



**WELLINGTON**  
SHIRE COUNCIL  
*The Heart of Gippsland*

## **Council Meeting Agenda**

**Meeting to be held at**

**Port Of Sale Business Centre**

**Foster Street, Sale**

**Tuesday 21 June 2016, commencing at 6pm**

**or join Wellington on the Web:  
[www.wellington.vic.gov.au](http://www.wellington.vic.gov.au)**

# ORDINARY MEETING OF COUNCIL – 21 JUNE 2016

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## 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 JUNE 2016

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**OBJECTIVE**

To adopt the minutes of the Ordinary Council Meeting of 7 June 2016 as tabled.

**PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**

**RECOMMENDATION**

*That Council adopt the minutes and resolutions of the Ordinary Council Meeting of 7 June 2016 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**





## **A - PROCEDURAL**

### **A6 ACCEPTANCE OF LATE ITEMS**



## **A - PROCEDURAL**

### **A7 NOTICE/S OF MOTION**



## **A - PROCEDURAL**

### **A8 RECEIVING OF PETITIONS OR JOINT LETTERS**

**ITEM A8(1)**

**OUTSTANDING PETITIONS**

ACTION OFFICER

GOVERNANCE

DATE:

21 JUNE 2016

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ITEM	FROM MEETING	COMMENTS	ACTION BY
Nil			

**ITEM A8(2)****RECEIPT OF PETITION: STREET SIGNAGE FOR DIRECTIONS TO THE MAFFRA HOSPITAL**

DIVISION: BUILT AND NATURAL ENVIRONMENT  
 ACTION OFFICER: GENERAL MANAGER BUILT & NATURAL ENVIRONMENT  
 DATE: 21 JUNE 2016

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

**OBJECTIVE**

To present Council with a petition in relation to the inadequate street signage for directions to the Maffra Hospital.

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

*That Council receive the attached petition in relation to street signage for directions to the Maffra Hospital.*

**BACKGROUND**

A petition containing 25 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.”



## MAFFRA HOSPITAL AUXILIARY

President: Artie Gray  
Secretary: Carol Whelan

Mayor & Councillors,  
Wellington Shire Council  
P O Box 506  
SALE 3850

Dear Mayor and Councillors,

On behalf of the Maffra Hospital Auxiliary, we bring to your attention our concerns regarding what we consider to be the inadequate street signage for directions to the Maffra Hospital.

In particular we refer to the sign on the corner of Powerscourt and Princess Streets which is extremely difficult to see until almost right at the street corner; seems to blend into the background, and is almost impossible to see at night time.

The hospital is a very important institution in the town, and as such, should be clearly signed with clear and precise directions prominently displayed so visitors and locals alike can easily and quickly find their way to the hospital.


Our suggestions to improve this situation include:-

- Increase the size of the sign
- Increase the height of the sign
- Have the sign painted in luminous paint so that it is readable 24 hours a day

We bring this matter to the council's attention as concerned citizens and enclose several photos taken only one house back from the corner to illustrate our concerns.

We trust this matter will be tabled for discussion and given due consideration.

Yours faithfully  
MAFFRA HOSPITAL AUXILIARY

  
ARTY GRAY, President

  
CAROL WHELAN, Secretary





Photo taken one house back from the corner of Princess & Powerscourt Streets, Maffra

**MAFFRA HOSPITAL AUXILIARY MEMBERS: & HOSPITAL STAFF**

Barbara Pitman	Kathy Malin
Ruth Riehl	Abil Thomas
Carol Hibell	Katherine Armstrong
Arlene Gray	Alice Elliott
Jean McInnes	J. OSMAND
Phyl Kobato	Barclay
Carol Spickett	
Elegance Dumas	
Jan Ray	
Jean Housley	
Ruth Hamilton	
M. G. NUN	
Jenny Bealgood	
Joshua Tallow	
Kelly Burley	
Ruth Weegmans	
SKANDAL	
Karen L Lufford	





**ITEM A8(3)****RESPONSE TO PETITION: MOSQUITO CONTROL ACTION REQUEST**

DIVISION: DEVELOPMENT  
 ACTION OFFICER: MANAGER MUNICIPAL SERVICES  
 DATE: 21 JUNE 2016

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

**OBJECTIVE**

To consider and respond to the petition received by Council at their Ordinary meeting on 7 June 2016, asking for “Council to undertake urgent and consistent measures to manage the ongoing Mosquito problem in the Golden Beach area”.

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

***That Council write to the head petitioner advising:***

***1. That on 6 October 2015 Council resolved:***

- ***To enter into an agreement with the Department of Health and Human Services for the provision of mosquito monitoring and spraying for a period of three mosquito breeding seasons whilst they undertake a state wide review of their Mosquito Management Framework and associated funding program.***
- ***To limit Council’s financial commitment to the mosquito monitoring and spraying program to \$25,000 p.a.***
- ***That the extent of mosquito monitoring and spraying be limited to those general areas outlined in the maps provided at Attachment 1; and***
- ***To continue to develop and implement education programs for the local communities affected; and***

***2. That having reviewed the data from the 2015/16 season, Council confirms that it intends to continue with the current management regime until the Department has concluded its state wide review.***

**BACKGROUND**

Council received a petition at its meeting of 7 June 2016 requesting that Council undertake urgent and consistent measures to manage the ongoing mosquito problem in the Golden Beach area.

Having undertaken a detailed review of Wellington Shire’s mosquito management program in 2015, Council resolved (refer attachment 2) to enter into an agreement with the Department of Health and Human Services (Department) that supports Council in continuing to provide mosquito

management activities for a further three years whilst the Department undertakes a state wide review of their Mosquito Management Framework and associated funding program.

Having implemented this revised program during the 2015/16 breeding period, all measures including adult trapping numbers, environmental indicators and zero disease notifications indicate the current level of mosquito larval work has been effective.

## **OPTIONS**

Council has the following options:

1. That Council write to the head petitioner advising :
  - That on 6 October 2015 Council resolved
    - To enter into an agreement with the Department of Health and Human Services for the provision of mosquito monitoring and spraying for a period of three mosquito breeding seasons whilst they undertake a state wide review of their Mosquito Management Framework and associated funding program.
    - To limit Council's financial commitment to the mosquito monitoring and spraying program to \$25,000 p.a.
    - That the extent of mosquito monitoring and spraying be limited to those general areas outlined in the maps provided at Attachment 1; and
    - To continue to develop and implement education programs for the local communities affected; and
  - That having reviewed the data from the 2015/16 season, Council confirms that it intends to continue with the current management regime until the Department has concluded its state wide review; or
2. Defer making a decision and seek additional information.

## **PROPOSAL**

That Council write to the head petitioner advising:

1. That on 6 October 2015 Council resolved:
  - To enter into an agreement with the Department of Health and Human Services for the provision of mosquito monitoring and spraying for a period of three mosquito breeding seasons whilst they undertake a state wide review of their Mosquito Management Framework and associated funding program.
  - To limit Council's financial commitment to the mosquito monitoring and spraying program to \$25,000 p.a.
  - That the extent of mosquito monitoring and spraying be limited to those general areas outlined in the maps provided at Attachment 1; and
  - To continue to develop and implement education programs for the local communities affected; and
2. That having reviewed the data from the 2015/16 season, Council confirms that it intends to continue with the current management regime until the Department has concluded its state wide review.

## **CONFLICT OF INTEREST**

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

## **COUNCIL PLAN IMPACT**

The Council Plan 2013-2017 Theme 7 Community Wellbeing states the following strategic objective and related strategy.

### Strategic Objective

*Enhance health and wellbeing for the whole community*

### Strategy 7.7

*Work in partnerships to provide leadership and strategic direction on issues or risks relating to community safety.*

**REVISED MOSQUITO MONITORING PROGRAM**  
**Updated Spraying and Monitoring Sites (NB: General areas of spraying)**

**GOLDEN BEACH**



**PARADISE BEACH**



**SEASPRAY**



**Seaspray**

Yellow Hatched Regions Represent Mosquito Spray Sites



Print Date: 04/03/16 9:40:47 PM  
 0 100 200 Meters  
 1:4,438

The Council has an agreement in place with Wellington City Council and the Dept. of Conservation and their agencies to not guarantee that the publication or content of any map is in any way approved by our partners and the location of any site is not intended to be used for any purpose other than the purpose for which it was created. The Council is not responsible for any loss or damage caused by reliance on any information contained in this map or its content.

**LOCH SPORT**



**Loch Sport**

Yellow Hatched Regions Represent Mosquito Spray Sites



Print Date: 05/03/16 9:40:11 PM  
 0 100 200 Meters  
 1:15,327

The Council has an agreement in place with Wellington City Council and the Dept. of Conservation and their agencies to not guarantee that the publication or content of any map is in any way approved by our partners and the location of any site is not intended to be used for any purpose other than the purpose for which it was created. The Council is not responsible for any loss or damage caused by reliance on any information contained in this map or its content.

LOCH SPORT Cont.



## COUNCIL REPORT 6 OCTOBER 2015

**ITEM C3.2**                      **REVISED MOSQUITO MONITORING PROGRAM**

DIVISION:                      DEVELOPMENT  
 ACTION OFFICER:              MANAGER MUNICIPAL SERVICES  
 DATE:                              6 OCTOBER 2015

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

**OBJECTIVE**

For Council to consider the implementation of a revised Mosquito Monitoring Program for three seasons 2015, 2016 and 2017 while the Department of Health and Human Services (DHHS) conduct a state wide review of its Mosquito Management Framework and associated funding program.

The department supports in principle the continuation of the program during the review period and has agreed to provide financial support on a 'dollar for dollar' basis over that time.

**PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**

Patricia Madeley Spokesperson Seaspray Ratepayer Group & Loch Sport Community Group Spoke to Council regarding the continuation of the Mosquito Monitoring Program and that given Council's current recommendation, request that she be kept informed on the following:

- Monitoring schedules
- Location of spraying areas
- Continue to use BTI as the chemical of choice for spraying of mosquitoes.

## RECOMMENDATION

*That:*

- 1. Council enters into an agreement with the Department of Health and Human Services for the provision of mosquito monitoring and spraying for a period of three mosquito breeding seasons whilst they undertake a state wide review of their Mosquito Management Framework and associated funding program;*
- 2. The agreement limits Council's financial commitment to the program to \$25,000 p.a.*
- 3. The extent of mosquito monitoring and spraying be limited to those general areas as outlined in the maps provided at attachment 1; and*
- 4. Council continues to develop and implement education programs for the local communities affected.*

**COUNCILLOR McCUBBIN / COUNCILLOR WENGER**

## RECOMMENDATION

*That:*

- 1. Council enters into an agreement with the Department of Health and Human Services for the provision of mosquito monitoring and spraying for a period of three mosquito breeding seasons whilst they undertake a state wide review of their Mosquito Management Framework and associated funding program;*
- 2. The agreement limits Council's financial commitment to the program to \$25,000 p.a.*
- 3. The extent of mosquito monitoring and spraying be limited to those general areas as outlined in the maps provided at attachment 1;*
- 4. Council continues to develop and implement education programs for the local communities affected; and*
- 5. Council writes to all parties that have made contact with Council about this matter providing them with an update on the status of the program.*

**CARRIED**

## BACKGROUND

Council undertook a service review in early 2015 that identified DHHS had, for a number of years, funded councils throughout Victoria to implement mosquito management programs. This funding program was originally developed on the basis that Councils contribute 50% of the overall costs. However in 2012 DHHS introduced a salary cap to its funding program, which meant that councils had to bear increasing costs.

The draft 2015/16 budget was advertised on 21 April 2015 and public feedback was invited. Submissions were considered on 2 June 2015 where Council determined that in their opinion the function of mosquito monitoring and spraying was undertaken for disease control purposes and therefore the responsibility of state government.

The Budget was formally adopted on 16 June 2015, Council made the decision to defer the provision of the mosquito monitoring and spraying program during the DHHS review period.

Ongoing community concern has continued with community members approaching both Council and DHHS with their concerns over the impact of this decision.



DHHS approached Council in mid-August 2015 respectfully requesting Council reconsider their position. They also confirmed that they would be making amendments to their payment system moving from a reimbursement model to one that better supports Council in their mosquito management activities.

Following the DHHS approach, Council developed a program that reduces ratepayer contributions whilst delivering a monitoring and spraying program that focuses on the highest permanent and visitor population centers where disease carrying mosquitos breed.

On 19 August 2015, Council officers held a consultation meeting with DHHS at which the Department advised the revised program will commence in 2018. If Council were to continue carrying out a mosquito monitoring program until that date they would be guaranteed funding under the new program. However if Council does defer the funding of the program they may not be in a position to include Wellington Shire Council in the revised program model scheduled for 2018.

The option to carry out a revised program for the period 2015-2018 could be considered as an alternative to deferring funding altogether.

The revised program will include the spraying and monitoring (including trapping) of three key coastal locations, which encompass the peak permanent and tourist populated affected sites. The areas are Loch Sport, Golden and Paradise Beach and Seaspray. Council will also commit to the delivery of higher level community education program for these communities.

## OPTIONS

Council has the following options:

1. Council enters into an agreement with the Department of Health and Human Services for the provision of mosquito monitoring and spraying as detailed in this report.
2. Defer the program in 2015/16 and await the DHHS review outcome in 2018.

## PROPOSAL

That Council enters into an agreement with the Department of Health and Human Services for the provision of mosquito monitoring and spraying for a period of three mosquito breeding seasons, whilst they undertake a state wide review of their Mosquito Management Framework and associated funding program. This agreement would limit Council's financial commitment to the program to \$25,000 p.a.

It is proposed that the extent of mosquito monitoring and spraying be limited to those general areas as outlined in the maps provided at attachment 1 and that Council continues to develop and implement education programs for the local communities affected.

## CONFLICT OF INTEREST

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

### **COMMUNICATION IMPACT**

Council Officers will develop and rollout an appropriate education program for the local communities affected.

### **COUNCIL PLAN IMPACT**

The Council Plan 2013-2017 Theme 7 Community Wellbeing states the following strategic objective and related strategy.

Strategic Objective

*Enhance health and wellbeing for the whole community*

Strategy 7.7

*Work in partnerships to provide leadership and strategic direction on issues or risks relating to community safety.*

### **FINANCIAL IMPACT**

The proposed program will see ratepayer contributions reduced from \$50,000.00 in 2014/15 to \$25,000.00 in 2015/16 should the recommendation be adopted

### **RESOURCES AND STAFF IMPACT**

The implementation of the newly revised program supporting the recommendation to this report can be undertaken within existing allocated resources.

ATTACHMENT 1

REVISED MOSQUITO MONITORING PROGRAM  
Updated Spraying and Monitoring Sites (NB: General areas of spraying)

GOLDEN BEACH



GOLDEN BEACH



SEASPRAY



**LOCH SPORT**



**LOCH SPORT cont.**



DATE . . .

TO WELLINGTON SHIRE COUNCIL MAYOR,  
MR. DARREN M<sup>o</sup> CUBBIN, 24.5.16

DEAR SIR,

PLEASE FIND ENCLOSED OVER 290!  
SIGNATURES FROM CONCERNED RESIDENTS  
AND VISITORS TO GOLDEN BEACH, WHO  
WERE BOTHERED AND BITTEN BY PERSISTANT  
MOSQUITOS.

WE ALL REQUEST THAT YOU LOOK INTO  
THE CONTROL OF THESE PESTS THAT  
SPOIL OUTDOOR LIVING AND ACTIVITIES  
IN THIS BEAUTIFUL AREA.

THANKING YOU.

YOURS SINCERELY.

L. Stephens.

13 PAGES OF SIGNATURES ATTACHED.



**Mosquito Control Action Request**  
**to**  
**Wellington Shire Council**  
**26/2/16**

WELLINGTON  
SHIRE COUNCIL  
24 MAY 2016  
RECEIVED

We, the undersigned, being residents or visitors to the Lakes Coastal areas, request Wellington Shire Council to undertake urgent & consistent measures to manage the ongoing Mosquito problem in the Golden Beach area.

Print Name	Your postcode	Signature
Shani	[REDACTED]	<i>Shani</i>
TERRY FELSBURG		<i>Terry Felsburg</i>
Hannah Felsburg		<i>H. G. Fels</i>
Daniel Felsburg		<i>[Signature]</i>
Kenny Watson		<i>Kenny Watson</i>
Tammy Jones		<i>Tammy Jones</i>
Trevor Dean		<i>Trevor Dean</i>
PETER STARK		<i>Peter Stark</i>
ANDREW MCHATHAM		<i>Andrew McChatham</i>
Jenny Collins		<i>Jenny Collins</i>
Colin Trotter		<i>Colin Trotter</i>
Christine Alexander		<i>Christine Alexander</i>
Maree Turner		<i>Maree Turner</i>
Yvette Ohlson		<i>Yvette Ohlson</i>
Kevin Torpley		<i>Kevin Torpley</i>
Mike O'Grady		<i>Mike O'Grady</i>
Chris Hopkins		<i>Chris Hopkins</i>
Hugo Gonzalez		<i>Hugo Gonzalez</i>
David Burley	<i>David Burley</i>	
COLIN RUFF	[REDACTED]	<i>Colin Ruff</i>

1 of 13

**Mosquito Control Action Request**

**to**

**Wellington Shire Council**

**28/2/16**

We, the undersigned, being residents or visitors to the Lakes Coastal areas, request Wellington Shire Council to undertake urgent & consistent measures to manage the ongoing Mosquito problem in the Golden Beach area.

Print Name	Your postcode	Signature
SCOTT CARR		
CARMEL HENDERSON		
SAM JOHNSTON		
Lisa Penny		
ANDY BROWN		
SIAM MITCHELL		
MARIO SANTANA		
Janice Davidson		
Wayne Gibson		
Kare Gibson		
Nicole Ashburn		
mea sim		
Lili Maginness		
Niam Darcy		
JOHN CUS		
Peter Macke		
Courtney Yates		
PATRICK LEYER		

**Mosquito Control Action Request**

**to**

**Wellington Shire Council**

**28/2/16**

We, the undersigned, being residents or visitors to the Lakes Coastal areas, request Wellington Shire Council to undertake urgent & consistent measures to manage the ongoing Mosquito problem in the Golden Beach area.

Print Name	Your postcode	Signature
Steve Debatue		SD
Maria Debatue		MD
Katrina Green		KG
TREVOR HORNIBROOK		[Signature]
Crazy Johnson		[Signature]
Lorena Christie		[Signature]
Shane Tyson		[Signature]
John Garratt		[Signature]
MARIKA JONES		[Signature]
ALLAN JONES		[Signature]
KAREN MORGAN		[Signature]
Steve Christian		[Signature]
Kyle Bailey		[Signature]
CHERIE BREWSTER		[Signature]
B JOHNSON		[Signature]
M. MAMBUUM		[Signature]
JAMES FOX	[Signature]	
Jennifer Johnson	[Signature]	

3 of 13



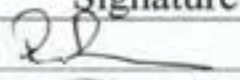

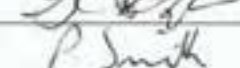
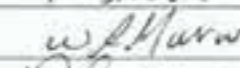


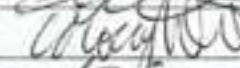
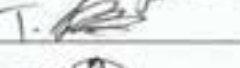

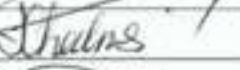

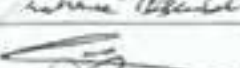
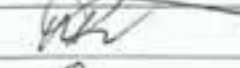





**Mosquito Control Action Request**

**to**

**Wellington Shire Council**

**28/2/16**

We, the undersigned, being residents or visitors to the Lakes Coastal areas, request Wellington Shire Council to undertake urgent & consistent measures to manage the ongoing Mosquito problem in the Golden Beach area.

Print Name	Your postcode	Signature
PETER BARTLETT		
Shelke Bartlett		
Sinead Red		
ALISA SMITH		
Wilma Marwood		
DAVID LITTLE		
JOSH CULLEN		
Hannah		
Cass O'Loughlin		
Toni Skinner		
cheryl Burge		
Carm Smith		
Janne Chalnes		
Angela Cochran		
GRAHAM BRANSON		
Cathy Burd		
Matthew Davis		
Tania Pasquato		

4 of 13

**Mosquito Control Action Request**

**to**

**Wellington Shire Council**

**28/2/16**

We, the undersigned, being residents or visitors to the Lakes Coastal areas, request Wellington Shire Council to undertake urgent & consistent measures to manage the ongoing Mosquito problem in the Golden Beach area.

Print Name	Your postcode	Signature
Raymond Milne	[Redacted]	<i>Raymond Milne</i>
John Stephens		<i>John Stephens</i>
John M. Linders		<i>J.M. Linders</i>
BRAD MARTIN		<i>Brad Martin</i>
Nacer Jones		<i>Nacer Jones</i>
Cathy Lovings		<i>Cathy Lovings</i>
Rehelle Stead		<i>Rehelle Stead</i>
Lea Dargan		<i>Lea Dargan</i>
LEN HUGHES		<i>Len Hughes</i>
KYLIE O'NEILL		<i>K. O'Neill</i>
Kerri O'Keefe		<i>Kerri O'Keefe</i>
NICK REO		<i>Nick Reo</i>
ABAUDINETTE		<i>Abaudinette</i>
E. THOMAS		<i>E. Thomas</i>
J ZAMMIT		<i>J Zammit</i>
R FANNEY	<i>R Fanney</i>	
J. COWLING	<i>J. Cowling</i>	
M. O'CONNOR	<i>M. O'Connor</i>	

5 of 13

**Mosquito Control Action Request**

**to**

**Wellington Shire Council**

**28/2/16**

We, the undersigned, being residents or visitors to the Lakes Coastal areas, request Wellington Shire Council to undertake urgent & consistent measures to manage the ongoing Mosquito problem in the Golden Beach area.

Print Name	Your postcode	Signature
Peter Kallaris		[Signature]
Shannon Mills		[Signature]
J.S. Hall		[Signature]
P. Considerini		[Signature]
Bruce Lehman		[Signature]
Shane Mackenzie		[Signature]
D. Cassidy		[Signature]
C. YATES		[Signature]
Paul Saksida		[Signature]
Long Lee		[Signature]
Meagan Zwick		[Signature]
DARREN CHICKEN		[Signature]
PATRICIA SINCHER		[Signature]
JANINE MACLEOD		[Signature]
Rosie Boyal		[Signature]
DAVID PENNY		[Signature]
Greg Lock	[Signature]	
Neva A Lock	[Signature]	

6 of 13

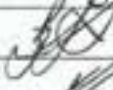
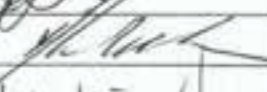




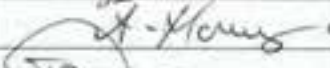
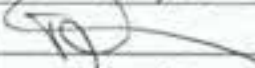
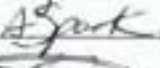

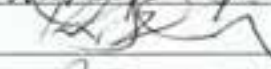
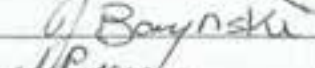






**Mosquito Control Action Request**

**to**

**Wellington Shire Council**

**28/2/16**

We, the undersigned, being residents or visitors to the Lakes Coastal areas, request Wellington Shire Council to undertake urgent & consistent measures to manage the ongoing Mosquito problem in the Golden Beach area.

Print Name	Your postcode	Signature
Graham Johnston		
Red Hook		
Wynne Holdsworth		
B. SHORT		
MATT MILLER		
ANDY BROWN		
ANNEKA HARRY		
TREV WRIGHTSWORTH		
ANNA SPARK		
TODD SPARK		
NEIL WRIGHTSWORTH		
Kevin Double		
Jean Baynski		
JANN PEPEYAN		
Sharon My		
Tiana Blake		
Katie Lurie		
NEIL DUGGAN		

7 of 8

**Mosquito Control Action Request**

**to**

**Wellington Shire Council**

**28/2/16**

We, the undersigned, being residents or visitors to the Lakes Coastal areas, request Wellington Shire Council to undertake urgent & consistent measures to manage the ongoing Mosquito problem in the Golden Beach area.

Print Name	Your postcode	Signature
LYNN STEPHENS		L Stephens.
NOEL TAYLOR		[Signature]
CORAL DEAN		[Signature]
JUNE HILFORD		J Hilford
A V. [unclear]		[Signature]
LORRAINE WILBERT		[Signature]
BOB APPEL		[Signature]
COLIN PRICE		[Signature]
JOHN BOUGHNER		[Signature]
ELAINE WITHERS		[Signature]
SHARON APPINELL		S. Appinell
PAUL POLLEY		[Signature]
VENONICA SHOOT		[Signature]
CHRISTINE HAWKER		[Signature]
KARIN ARCHOLD		[Signature]
FREDERICK EDGLEY		[Signature]
JENNIFER EDGLEY		[Signature]
HENRY GENELLI		[Signature]

**Mosquito Control Action Request**

**to**  
**Wellington Shire Council**

**28/2/16**

We, the undersigned, being residents or visitors to the Lakes Coastal areas, request Wellington Shire Council to undertake urgent & consistent measures to manage the ongoing Mosquito problem in the Golden Beach area.

Print Name	Your postcode	Signature
Sam Appinall	[Redacted]	[Signature]
Dave Beal		[Signature]
ANTHONY McLEAN		[Signature]
CYNTHIA LEWIS		[Signature]
JANNY BLUCKER		[Signature]
R. Howse		[Signature]
Tracey Lock		[Signature]
fronlett		[Signature]
NEIL LETT		[Signature]
DAVE GARNALD		[Signature]
GAM SETTS		[Signature]
Calvin Johnson		[Signature]
JASON BOW		[Signature]
Nicole Barnett		[Signature]
David Kerr		[Signature]
Tom Reed		[Signature]
STACEY HUTCHINS		[Signature]
Rina Emeli		[Signature]
June Griffiths	[Signature]	
Charlei Drew	[Signature]	
Diane Robinson	[Signature]	
COURTNEY YATES	[Redacted]	[Signature]



Tracey Lock

9 of 13

PRINT NAME

POSTCODE

SIGN.

Anthi Kailaris  
chris Cressis  
Hayley Haney

W. Ollayson  
DARREN ROBERTSON  
ALAN ROSAMILLO



*[Handwritten signature]*  
E. Cressis  
H. Haney  
W. Ollayson  
*[Handwritten signature]*  
*[Handwritten signature]*

**Mosquito Control Action Request**

**to**

**Wellington Shire Council**

**28/2/16**

We, the undersigned, being residents or visitors to the Lakes Coastal areas, request Wellington Shire Council to undertake urgent & consistent measures to manage the ongoing Mosquito problem in the Golden Beach area.

Heleena O'Sullivan

[Redacted]

*Allice*

Print Name	Your postcode	Signature
John Watt	[Redacted]	<i>John A Watt</i>
CHRIS YATES	[Redacted]	<i>Chris Yates</i>
Anne Ridgeway	[Redacted]	<i>anne R</i>
ITANA VOSMIK	[Redacted]	<i>Itana Vosnik</i>
EWELYN MACKIE	[Redacted]	<i>C. Mackie</i>
SUE ANASH	[Redacted]	<i>S. Anash</i>
CHRIS CRAFT	[Redacted]	<i>Chris Craft</i>
KARL PITZNER	[Redacted]	<i>K. Pitzner</i>
M. CONSIDINE	[Redacted]	<i>M. Conside</i>
MATTHEW WAT	[Redacted]	<i>M. Watt</i>
KEVIN STEKEL	[Redacted]	<i>Kevin Stekel</i>
COLIN TRUSS	[Redacted]	<i>Colin Truss</i>
ALEXEI DOURNAY	[Redacted]	<i>Alexei Dournay</i>
Tina Rigbova	[Redacted]	<i>Tina Rigbova</i>
Glenn Henderson	[Redacted]	<i>G. Henderson</i>
Amanda Oldham	[Redacted]	<i>Amanda Oldham</i>
D. SCHRAVEN	[Redacted]	<i>D. Schraven</i>
Kreso Kopic	[Redacted]	<i>Kreso Kopic</i>
Jenny Hutton	[Redacted]	<i>Jenny Hutton</i>
Tiffa Cotez	[Redacted]	<i>Tiffa Cotez</i>
Domna O'Brian	[Redacted]	<i>Domna O'Brian</i>
10 of 13 Terri Yates	[Redacted]	<i>Terri Yates</i>



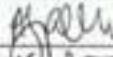

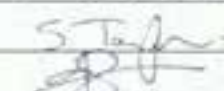
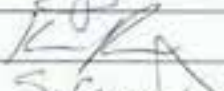
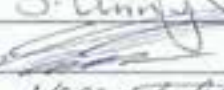
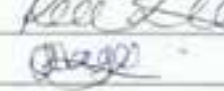
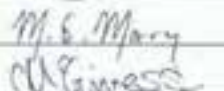

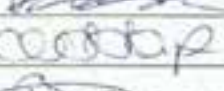
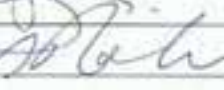






**Mosquito Control Action Request**

**to**

**Wellington Shire Council**

**28/2/16**

We, the undersigned, being residents or visitors to the Lakes Coastal areas, request Wellington Shire Council to undertake urgent & consistent measures to manage the ongoing Mosquito problem in the Golden Beach area.

Print Name	Your postcode	Signature
Amy GUPWEN		
Kate Tetley		
Michelle Johnson		
Sue Taylor		
Julie Smith		
Keruan Proctor		
Sharon Cunningham		
Zintrea Twiss		
Kelly Lett		
Carley Stagg		
Merran Mary		
Caitlin McInness		
Michael Wright		
Jake Richardson		
Onbe Middop		
Tason Bradley		
Sharon Johnson		

11 of 13


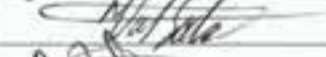
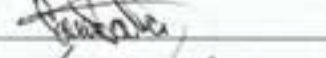
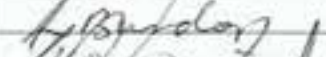





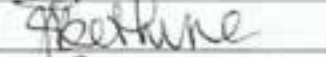


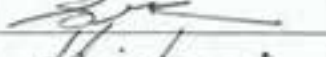

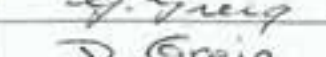
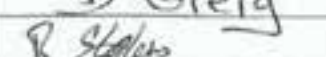


**Mosquito Control Action Request**

**to**

**Wellington Shire Council**

**28/2/16**

We, the undersigned, being residents or visitors to the Lakes Coastal areas, request Wellington Shire Council to undertake urgent & consistent measures to manage the ongoing Mosquito problem in the Golden Beach area.

Print Name	Your postcode	Signature
ALAN MIDDLEET		
Vicki Sabo		
George Sabo		
LUCIANA BURDON		
Greg Burdon		
Sean Boun		
Geron Wassau		
Andrew Barclay		
Sharnae Afton		
Brian Halliday		
Julia Bethune		
Pamela Gray		
GREGOR MYVAUGHAN		
G. McCulloch		
L. Fountain		
CATIE GREIG		
D. GREIG		
R. Stephens		

12 of 13

**Mosquito Control Action Request**

**to**

**Wellington Shire Council**

**28/2/16**

We, the undersigned, being residents or visitors to the Lakes Coastal areas, request Wellington Shire Council to undertake urgent & consistent measures to manage the ongoing Mosquito problem in the Golden Beach area.

Print Name	Your postcode	Signature
KEN FLEMING		[Signature]
BMC MILLAN		[Signature]
B. & A. [unclear]		[Signature]
[unclear]		[Signature]
Raymond Jay		[Signature]
Charles Howard		[Signature]
Les [unclear]		[Signature]
J. Tickner		[Signature]
D Bethune		[Signature]
A+H GASKIN		[Signature]
Tom [unclear]		[Signature]
[unclear]		[Signature]
[unclear]		[Signature]
Noreen Jones		[Signature]
Tony Leopold		[Signature]
Kim Harper		[Signature]
TESS SPARK	[Signature]	
AMANDA SPARK	[Signature]	

13 of 13

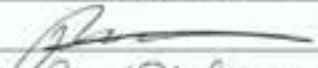
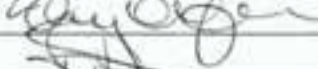

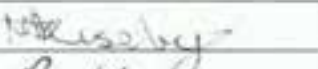
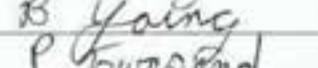
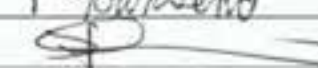



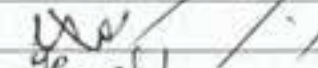
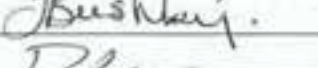

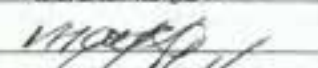





**Mosquito Control Action Request**

**to**

**Wellington Shire Council**

**28/2/16**

We, the undersigned, being residents or visitors to the Lakes Coastal areas, request Wellington Shire Council to undertake urgent & consistent measures to manage the ongoing Mosquito problem in the Golden Beach area.

Print Name	Your postcode	Signature
RICK BREWER		
Lynette Foreman		
Trevor Wright		
Colin Gemmistin		
Helena Riseley		
B YOUNG		
P TOWNSEND		
Hannah Clarke		
Mina Bartlett		
Red. Bartlett		
Ben Laway		
Shaun King		
KIAA Sokor		
TANIA BUSHBY		
DAVID BROWN		
Denise Brown		
Wendy Jones		
Karen Green		

14.

**Mosquito Control Action Request**  
**to**  
**Wellington Shire Council**  
**28/2/16**

We, the undersigned, being residents or visitors to the Lakes Coastal areas, request Wellington Shire Council to undertake urgent & consistent measures to manage the ongoing Mosquito problem in the Golden Beach area.

Print Name	Your postcode	Signature
Penny Evans		<i>Penny Evans</i>
Valma Cochrane		<i>Valma Cochrane</i>
JEFF BARTY		<i>Jeff Bartay</i>
Sharon Wescumbe		<i>Sharon Wescumbe</i>
W. NSAL		<i>W. NSAL</i>

14 1/2 !!



## **A - PROCEDURAL**

### **A9 INVITED ADDRESSES, PRESENTATIONS OR ACKNOWLEDGEMENTS**



## **A - PROCEDURAL**

### **A10 QUESTIONS ON NOTICE**



## A - PROCEDURAL

# A11 MAYOR'S REPORT



**ITEM A11(1)****MAYOR'S REPORT**

OFFICER: COUNCILLOR McCUBBIN

DATE: 21 JUNE 2016

**RECOMMENDATION***That the Mayor's report be noted.*

18 May 2016 – 21 June 2016

19 May	Stratford Volunteers Week celebration - Stratford Arts Trail Walk & lunch at Segue, Stratford	Cr Cleary attended.
19 May	Officially open the Heyfield & District Playgroup new equipment, St Michaels Primary School, Heyfield	Cr Hole attended.
19-20 May	South East Australian Transport Strategy (SEATS), Rockingham, WA	Deputy Mayor Cr Wenger attended.
20 May	Timber Towns Victoria meeting, Melbourne	Cr Hole attended.
21 May	Annual meeting of Gippsland Association of Affiliated Historical Societies - Presentation of awards and lunch, Briagolong	Mayor attended.
21 May	Lions Club of Yarram - Changeover Dinner, Yarram	Deputy Mayor Cr Wenger attended.
26 May	National Sorry Day – Ramahyuck, Sale	Cr Crossley attended.
26 May	Dairy Get Together, Maffra	Deputy Mayor Cr Wenger and Cr Hole attended.
27 May	Gippsland Local Government Network (GLGN) meeting and Infrastructure Victoria	Mayor attended.
27 May	Maffra Community Sports Club Grand Opening, Maffra	Mayor attended.
29 May	Botanical Gardens Australia & New Zealand Open Day, Botanical Gardens, Sale	Mayor attended.
29 May	Heyfield & District Community Bank - 15th birthday, Heyfield	Mayor and Cr Hole attended.

3 June	Yarram & District Dance Group Ball - 10th Annual Winter Ball and Dance Weekend, Yarram	Mayor attended.
5 June	Briagolong - Celebrating our Streets - Afternoon Tea, Briagolong	Cr Cleary attended.
9 June	C4G Invitation - Lunch with the Minister for Infrastructure & Transport The Hon Darren Chester, MP, Sale	Deputy Mayor Cr Wenger, Cr Crossley, Cr Davine, Cr Duncan and Cr Rossetti attended.
10 June	Careers Day in Yarra, Yarram Secondary College, Yarram	Mayor attended.
14 June	Council Community Meeting - Combined Halls Group meeting, Maffra Memorial Hall, Maffra	Mayor, Cr Crossley, Cr Duncan and Cr Hole attended
15 June	Civic Function - Unveiling of Allan McLean Portrait, Duart, Maffra	Mayor, Cr Crossley, Cr Duncan and Cr Hole attended.
18 June	Seaspray Surf Life Saving Club - Presentation night, Seaspray	Deputy Mayor Cr Wenger attended.
19-22 June	National General Assembly of Local Government Conference, Canberra	Cr Hole attended.
20 June	AGM - Sale City Band, Sale	Mayor attended.

**COUNCILLOR DARREN McCUBBIN**  
MAYOR



# **B –REPORT**

# **DELEGATES**



## C1 - REPORT

# CHIEF EXECUTIVE OFFICER

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

OFFICER: CHIEF EXECUTIVE OFFICER

DATE: 21 JUNE 2016

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

- 26 May Met with **Frank Evans, Central Gippsland Health Service**, Sale to discuss council assisting the hospital enforce their No smoking policy.
- 27 May Attended **Gippsland Local Government Network (GLGN)** Mayor's and CEO's meeting, Morwell.  
Attended **Infrastructure Victoria meeting**, Morwell.
- 30 May Attended the launch and briefing on the **Regional Network Development Plan** with The Hon Jacinta Allen MP, Warragul Railway Station precinct.  
Attended **C4G Member Briefing** with Minister for Employment & Public Transport, The Hon Jacinta Allen MP, Federation training Warragul.
- 1 June Met with Inspector **Rob Wallace, Victoria Police**.
- 2 June Attended Municipal Association Victoria (MAV) Forum, Melbourne
- 3 June Met with **Melina Bath, MP for Eastern Region**, Sale. Updated Melina on a range of matters including the Macalister Irrigation District, Council projects, budget etc  
Teleconference with **Gippsland Regional Plan Leadership Group**.
- 6 June Met with Board Members of **Destination Gippsland**, Sale.
- 7 June Met with **John Leslie, OBE** to update him on a range of council projects in which he has an interest, including the Sale Cultural Hub Precinct.
- 9 June Attending Committee for Gippsland meeting with **Minister for Infrastructure & Transport, The Hon Darren Chester MP** to discuss key infrastructure and transport priorities for Gippsland.
- 10 June Met with various staff and music promoter John Sinclair to discuss possible large music event in Sale
- 14 June Meeting with **The Hon Darren Chester MP** on behalf of Gippsland Local Government Network.  
Attended the **Combined Halls Dinner & Meeting**, Maffra

- 15 June            Attending the **Unveiling of Allan McLean Portrait** Civic Function, Maffra
- 16 June            Attending Regional Development Victoria Gippsland Committee meeting,  
Maffra
- 17 June            Attending Gippsland Local Government Network (GLGN) CEO's meeting,  
Morwell
- 19 – 22 June       Attending Australian **Local Government Association (ALGA) National  
General Assembly**, Canberra

**ITEM C1.2****APRIL 2016 PERFORMANCE REPORT**

DIVISION: CORPORATE SERVICES  
 ACTION OFFICER: GENERAL MANAGER CORPORATE SERVICES  
 DATE: 21 JUNE 2016

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

**OBJECTIVE**

For Council to receive and note the April 2016 Council Performance Report.

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

*That Council receive and note the April 2016 Council Performance Report as attached.*

**BACKGROUND**

The April 2016 Council Performance Report comprises key highlights towards achievement of the 2013 -17 Council Plan together with an overview of Council finances including an Income Statement 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.

**OPTIONS**

Following consideration of the attached April 2016 Performance Report, Council can resolve to either:

1. Receive and note the April 2016 Council Performance Report; or
2. Not receive and note the April 2016 Council Performance Report and seek further information for consideration at a later Council meeting.

**PROPOSAL**

That Council receive and note the attached April 2016 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**

Provision of a monthly financial report to the community facilitates accountability and transparency and ensures that Council and management are able to make informed decisions in a timely manner.

## **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**

There is no legislative requirement for provision of a monthly Council Performance report however, Council has determined that in the interests of accountability and transparency, this report will be provided to the community.

## **COUNCIL POLICY IMPACT**

The April 2016 Council Performance Report has been prepared in the context of existing Council policies.

## **COUNCIL PLAN IMPACT**

The Council Plan 2013–2017 Theme 2 Organisational states the following strategic objective and related strategy:

### Strategic Objective

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

### Strategy 2.2

*"Maintain processes and systems to ensure sound management."*

### 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.



# MAY PERFORMANCE REPORT

## May 2016 COUNCIL PLAN HIGHLIGHTS

### ***Draft Economic Development Strategy 2016-22 and Action Plan 2016-18***

Council approved the release of the draft Economic Development Strategy 2016-22 and associated Action Plan 2016-18 for consultation until 27 June 2016. after draft was developed following initial engagement with local businesses and industry groups.

### ***Dairy Price Impacts***

Council staff working with State Government, GippsDairy and local communities to support dairy farmers and other businesses impacted by the unanticipated reduction in farmgate milk price.

### ***Defence Project AIR 5428 Pilot Training System***

Council staff met with State Government, Defence, Lockheed Martin Australia and Pilatus representatives on the requirements for West Sale Airport as an auxiliary airfield for RAAF Base East Sale.

### ***Longford Development Plan***

The Minister for Planning has approved the inclusion of the Longford Development Plan into the Wellington Planning Scheme, which now provides the basis for future growth in the township.

### ***Gormandale rezoning***

The Minister for Planning has approved the rezoning of land in Calladale Court, Gormandale to allow for further township lot development.

### ***Art Gallery Program***

The Art Gallery hosted four exhibitions in May. These were Helen Wright's "The Edge of Reason", "Timelapse" an exhibition of old master prints matched against contemporary photography, and "The Craft Revolution" works from the collection from the 1970's.

At the Maffra Exhibition Space the Gallery hosted the George Gray Centre exhibition "Kaleidoscope" until 23 May and opened the Gippsland Art Gallery Volunteers exhibition "Guiding Lights" on May 26.

Gallery attendance until 23 May was 1,357 with 302 students and 36 teachers attending InReach sessions and 306 students and 10 teachers attending OutReach sessions.

The Art Gallery Technician, Lindsay Roberts, attended and presented at the Australian Government Cultural Institutions Digital Specialists (AGCIDS) Conference at the Australian National University in Canberra, 16 - 19 May.

### ***Library Activities***

Maffra Library hosted a local history group "Celebrating our Streets" event on 24 May with over 35 participants able to view photographs on digital television purchased with proceeds from 2015 Book Sale, which was conducted by Sale Central Rotary. Due to the success of this event the Local History Network are planning to run similar events in future and will partner with library branches with similar facilities.

A group of 20 knitters met at Sale Library for a special WARM session (community textile art project). This project allows participants to reflect on why the earth is warming and what we can do to create a sustainable and safe climate future.

The Library participated in the annual National Simultaneous Storytime that aims to encourage more young Australians to read and enjoy books. This year's event saw a simultaneous reading of the children's picture book 'I got this hat' by Jol and Kate Temple. All of our branches participated, with readings conducted during our Storytime sessions. Attendance: 136 children and 54 adults.

The Library was represented at Seniors Expo (Living Better Living Stronger) held at the Baptist Church hall on 4 May. The Library Coordinator was a guest speaker and presented "Tech Savvy Seniors @ your Library". Attendees expressed an interest at the expo and follow up visits to libraries have resulted in new memberships and increased resource utilisation.

### ***Entertainment Centre performances***

EBBWEC offered all local music students free tickets to see one of Australia's most established jazz musicians, Paul Grabowsky.

Students from Sale College, Traralgon Secondary School and Catholic College Sale attended the Melbourne Theatre Company (MTC) production of Peddling, a youth production which challenged both students and teachers.

Drama students from Catholic College Sale attended a fascinating and informative drama workshop from the Melbourne Theatre Company in the lead up to their performance of Peddling.

Three local vocalists were treated to a masterclass with star of the stage Rachael Beck, honing their music and singing ability and also working on stage craft and dance.

EBBWEC held auditions in May for Jack and the Beanstalk to be performed during the July schools holidays. Local children aged 7 -17 were able to audition to be in the show.

The visually impaired group who attend plays at the venue attended Ian Moss without any prompting from us, as they usually attend when a dinner and show with an artist talk is included.

EBBWEC sold over 2,000 tickets during the month of May.

### ***Healthy Lifestyles Updates***

Sport and Recreation Victoria (SRV) confirmed Council's funding application through the Country Football Netball Program has been successful. SRV will contribute \$100,000 towards the Stratford netball court relocation project. In addition, Council will contribute \$71,180 and the Stratford Football Netball Club will contribute \$15,000.

The Heyfield Outdoor Pool has been short-listed by Aquatics Recreation Victoria for the 'Outdoor Pool of the Year' Award. The awards ceremony will be held in Melbourne on 17 June.

Seventeen applications were received for Community Assistance Grants in the March 2016 round. Ten applications were approved for funding in May 2016. There were eight successful events totalling \$37,069 and two successful project applications totalling \$7,500.

### ***Volunteers Week / Volunteering in Wellington Website:***

WSC partnered with Neighbourhood and Community Houses across Wellington Shire to celebrate Volunteer Week.

A variety of events were held over the week, such as: outdoor pizza picnic at Gormandale, open day at Loch Sport, Dargo, Briagolong and Heyfield Houses and a Mystery Bus Tour that gave volunteers a sneak peek at the Port of Sale Cultural Hub development. Councillors attended the various events. Overall the feedback from the community and volunteers was very positive. Approximately 450 people attended the events.

The Volunteering in Wellington Website [www.volunteeringinwellington.com.au](http://www.volunteeringinwellington.com.au) was launched. This is a Healthy Wellington Initiative which provides information both for people looking for volunteer

opportunities in Wellington and for community groups and service providers who are looking for volunteers.

Part of the website campaign was to develop 7 short videos highlighting local volunteer / program listed on the site. These videos appeared on the Council Facebook page and attracted a large reach online. Number of views of the short videos ranged from 135 to 2157 views. The website attracted over 5000 hits in its first month of operation after the 'soft launch' in March – this has grown quickly to almost 12,000 hits in May when the site was officially launched.

### ***FreeZA***

Newly formed FReeZA group in Sale planning a Push Start Competition (aka Battle of the Bands) on 20 August that will take place within a music festival at Cobb and Co Stables.

### ***Emergency Management Updates***

The Municipal Emergency Management Plan Version 2.5 was endorsed by the Municipal Emergency Management Planning Committee (MEMPC) on 26 May 2016. Major changes included a complete rewrite of Part 1. Municipal Emergency Management Planning and the updating of Part 3 retitled Mitigation Arrangements (omitting the word Prevention from the title) following the Annual Risk Review by the MEMPC Emergency Risk Subcommittee.

Internal Service Level Agreement proposal submitted through the Wellington Improvement Ideas / Suggestions.

### ***Sustainability Living Education (SLED) Program***

Wellington Shire Council's Sustainability Officer Raquel Harris met with Baw Baw Shire Sustainability Officer this week to promote the program delivered by the Wellington Shire to our kindergartens and schools and the community groups. The SLED program has now been introduced to all Shires across the region with our Sustainability Officer mentoring other sustainability officers to provide successful Sustainable Living Education sessions.

### ***Conquest Upgrade***

Conquest, the corporate asset management system was upgraded during May to Version 3. The upgrade works were undertaken in-house by our assets team and IT staff which has resulted in savings of approximately \$20K in the capital budget.

### ***Port of Sale Cultural Hub tender***

Following completion of the design, the tender for the construction of the Port of Sale Cultural Hub has been advertised with a closing date of 8 July 2016. It is expected that a contract will be awarded in September.

### ***Road Construction Projects***

Good progress is being made on several large road construction projects, in particular;

- Valencia Creek Briagolong Road, Briagolong;
- Victoria Street, Briagolong.

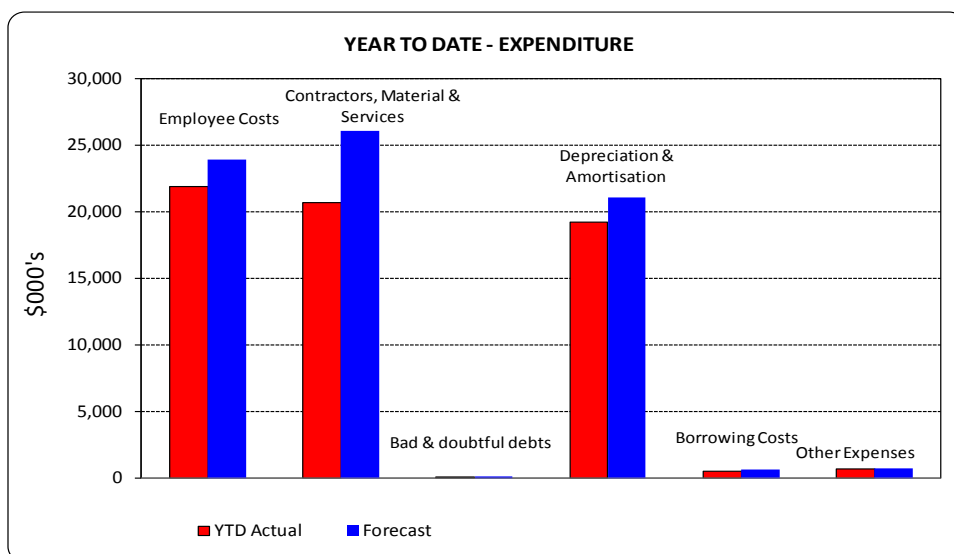
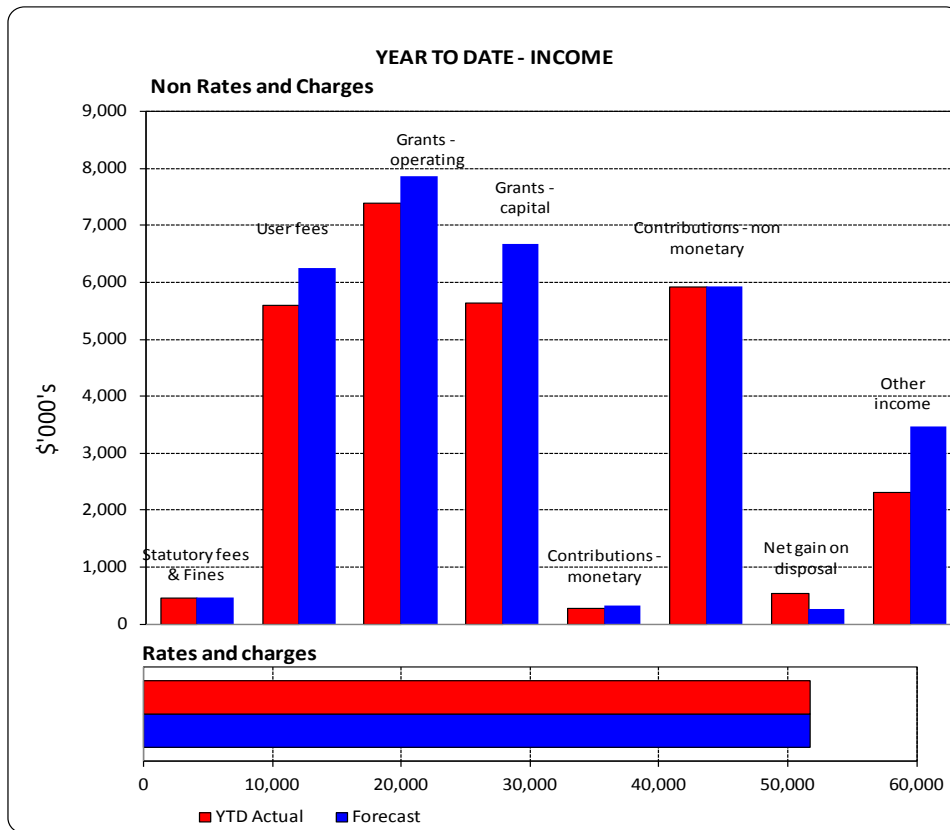
Practical completion on these two projects is expected during June.

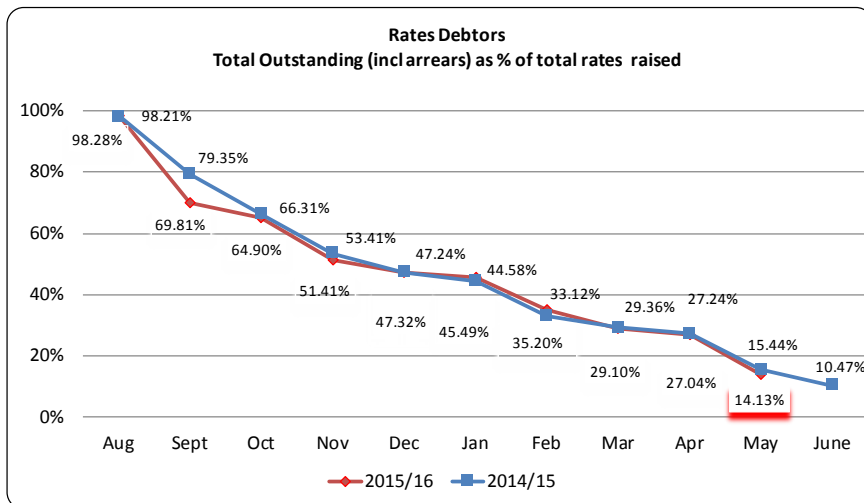


# MAY 2016 PERFORMANCE REPORT

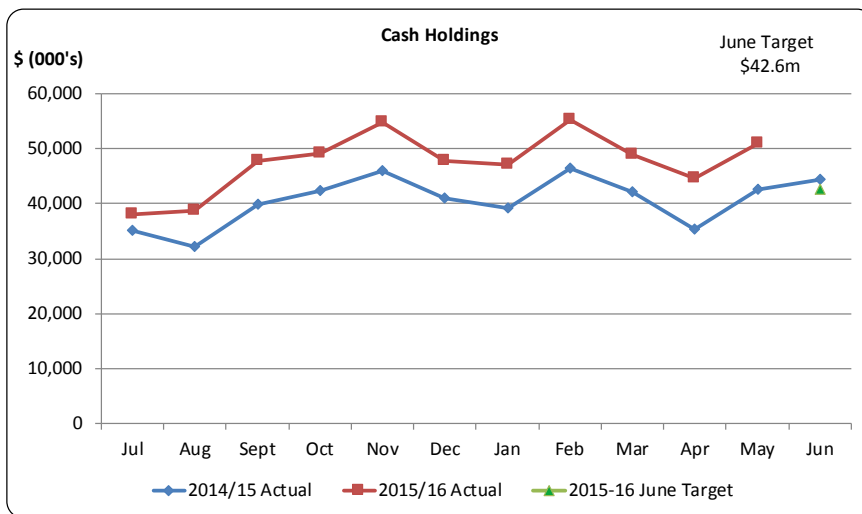
# MAY 2016 FINANCIAL HIGHLIGHTS

The financial highlight report as at 31 May 2016 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 May 2016 (14.13%) is slightly below than May 2015 (15.44%). Council is continuing its emphasis on debt collection on outstanding rate debtors of \$10.3 million. In 2014/15 during the month of June 2015, \$2.75 million of the outstanding rates was recovered through various debt recovery measures and it is expected the same trend will continue in June 2016.



Council cash holdings at the end of May 2016 of \$50.94 million are above the May 2015 balance of \$42.59 million. The higher than expected current cash holdings includes restricted funds of \$6.5 million to cash back reserves, \$8.2 million to cover provisions, \$0.77 million associated with unexpended 2014/15 carried forwards, \$9.57 million for 2015/16 operating and capital projects to be carried forward into 2016/17.

## INCOME STATEMENT

For the period ending 31 May 2016

	FULL YEAR 2015-16				
	Actual \$000's	Forecast \$000's	Commitments \$000's	Left to Spend/Receive (After Commitments) \$000's	Adopted Budget \$000's
<b>Income</b>					
Rates and charges	51,694	51,693		(1)	51,372
Statutory fees & fines	454	469		15	525
User fees	5,595	6,256		661	5,813
Grants - operating	7,382	7,860		478	13,648
Grants - capital	5,630	6,678		1,048	5,710
Contributions - monetary	279	329		50	486
Contributions - non monetary	5,920	5,920		-	-
Net gain on disposal of property, infrastructure, plant and equipment	214	258		44	236
Other income	2,724	3,464		740	2,492
<b>Total Income</b>	<b>79,892</b>	<b>82,927</b>	<b>-</b>	<b>3,035</b>	<b>80,282</b>
<b>Expenditure</b>					
Employee costs	21,866	23,937	15	2,056	24,327
Contractors, materials and services	20,692	26,038	602	4,744	30,612
Bad and doubtful debts	3	111	-	108	111
Depreciation and amortisation	19,262	21,059	-	1,797	22,155
Borrowing costs	564	652	-	88	731
Other expenses	698	764	-	66	461
<b>Total Expenditure</b>	<b>63,085</b>	<b>72,561</b>	<b>617</b>	<b>8,859</b>	<b>78,397</b>
<b>Surplus for the period</b>	<b>16,807</b>	<b>10,366</b>	<b>617</b>	<b>(5,824)</b>	<b>1,885</b>
<b>Other Comprehensive income</b>					
Asset Revaluation increment	575	575	-	-	-
<b>Total comprehensive result</b>	<b>17,382</b>	<b>10,941</b>	<b>617</b>	<b>(5,824)</b>	<b>1,885</b>

### SUMMARY

The operating result as at the end of May 2016 reflects a surplus of \$17.38 million against a full year forecast surplus of \$10.94 million.

#### **\$3.04 million income yet to be received/raised for the year includes;**

**\$1.05 million** - Major capital grants yet to be received or claimed for the year includes, McLoughlins Beach Footbridge (\$300k), McLoughlins Beach Boat Ramp (\$167k) and Manns Beach Boat Ramp (\$146k). The remaining forecast balance of \$280k for Roads to Recovery grant funding will not be received in 2015/16 and the Commercial road street scape improvement project is unlikely to be completed by 30 June 2016, delaying the grant funding claim until 2016/17.

**\$0.50 million** - A donation is expected to be received by the year end for Port of Sale Cultural Hub and Precinct Redevelopment.

**\$0.48 million** - The operating grants yet to be received or accrued by the year end include supplementary rate valuation and major asset revaluation claim for 2015/16 and the Positive Ageing Plan and Transition Support program grant funding.

**\$0.47 million** - Two months of commercial tipping fees are expected to be received for the year ending 30 June 2016.

**\$0.23 million** - This relates to one month of user fees for leisure and entertainment facilities and other registration fees for health, building and animal services provided by the Council.

**\$0.22 million** - Interest on investments and rent on Council properties expected for the remainder of 2015/16 financial year.

#### **\$8.86 million expenditure still to be incurred for the year includes;**

**\$2.06 million** - Employee salaries and associated costs to be incurred for the month of June 2016.

**\$1.80 million** - Depreciation charges (non cash) for June 2016 are yet to be processed with the final calculation to be determined at the end of the financial year.

**\$1.75 million** - Contractor and material expenditure (excluding road infrastructure) yet to be spent or accrued by 30 June 2016, which includes valuation contractor payments of \$235k, Rosedale Recreation Reserve Water Bore Project (\$201k) and application software and data communication maintenance of \$156k.

**\$1.13 million** - This include two months of waste management services, six months of the EPA landfill levy and associated waste management maintenance expenses for the remainder of 2015/16.

**\$0.54 million** - The majority of the expenditure yet to be expended in parks and environmental services include contractors and materials for tree maintenance, parks and reserves and minor parks redevelopment.

**\$0.52 million** - A contribution payment relating to Princess Highway - Cobains Road intersection upgrade (\$332k) and various community programs and events initiated by Council (\$185k).

**\$0.51 million** - Utility bills payable for the remainder of the year 2015/16.

**\$0.44 million** - Road infrastructure expenditure to be spent for the remainder of the year mainly relates to the ongoing maintenance of gravel and rural sealed roads and concrete path works programmed to occur by 30 June 2016.

**BALANCE SHEET**  
**As at 31 May 2016**

Actual		Actual	Adopted Budget	Forecast
May 15		May 16	June 16	June 16
\$000's		\$000's	\$000's	\$000's
<b><u>Current Assets</u></b>				
42,593	Cash and Cash Equivalents	50,943	31,374	42,600
6,740	Trade and Other Receivables	5,886	5,113	4,321
1,585	Other Assets	1,471	261	873
<b>50,918</b>	<b>Total Current Assets</b>	<b>58,300</b>	<b>36,748</b>	<b>47,794</b>
<b><u>Non Current Assets</u></b>				
1,246	Trade and Other Receivables	1,512	1,285	1,540
875,342	Property, Infrastructure, Plant & Equipment	894,311	888,344	900,144
346	Intangible Assets	656	766	836
<b>876,934</b>	<b>Total Non Current Assets</b>	<b>896,479</b>	<b>890,395</b>	<b>902,520</b>
<b>927,852</b>	<b>Total Assets</b>	<b>954,779</b>	<b>927,143</b>	<b>950,314</b>
<b><u>Current Liabilities</u></b>				
1,010	Trade and Other Payables	1,148	5,663	5,193
2,003	Interest Bearing Borrowings	1,938	1,871	1,481
5,365	Employee Benefits	5,800	6,090	6,432
1,344	Trust Deposits	2,648	720	900
540	Provisions	558	-	558
<b>10,262</b>	<b>Total Current Liabilities</b>	<b>12,092</b>	<b>14,344</b>	<b>14,564</b>
<b><u>Non Current Liabilities</u></b>				
11,848	Interest Bearing Borrowings	8,960	11,325	8,656
302	Employee Benefits	253	297	226
1,527	Provisions	1,603	916	1,603
<b>13,677</b>	<b>Total Non Current Liabilities</b>	<b>10,816</b>	<b>12,538</b>	<b>10,485</b>
<b>23,939</b>	<b>Total Liabilities</b>	<b>22,908</b>	<b>26,882</b>	<b>25,049</b>
<b>903,913</b>	<b>Net Assets</b>	<b>931,871</b>	<b>900,261</b>	<b>925,265</b>
<b><u>Represented by Ratepayer Equity</u></b>				
295,632	Accumulated Surplus	318,856	295,279	312,117
600,729	Reserves	606,539	600,729	606,539
7,552	Other Reserves	6,476	4,253	6,609
<b>903,913</b>	<b>Total Equity</b>	<b>931,871</b>	<b>900,261</b>	<b>925,265</b>



## CAPITAL EXPENDITURE PROGRAM

For the period ending 31 May 2016

	FULL YEAR 2015-16				
	Actual \$000's	Forecast \$000's	Commitments \$000's	Left to Spend/Receive \$000's	Adopted Budget \$000's
Art Gallery Stock	50	50	-	-	24
Bridges	1,107	1,597	-	490	3,200
Buildings	5,106	6,813	120	1,588	16,221
Drainage	132	196	-	64	290
Footpaths & Cycleways	373	654	28	252	1,449
Furniture & Fittings	180	181	-	0	44
Information Technology	150	245	-	95	276
Intangibles	150	285	30	105	625
Land	185	185	-	-	-
Landfill Improvements	21	60	-	39	1,530
Library Books	170	205	12	23	264
Open Space & Streetscapes	1,289	2,670	16	1,365	4,441
Plant, Machinery & Equipment	2,546	2,915	332	36	2,542
Roads	7,658	10,989	4	3,326	14,824
Waste Management	505	649	-	144	110
<b>Grand Total</b>	<b>19,622</b>	<b>27,691</b>	<b>542</b>	<b>7,528</b>	<b>45,840</b>

### SUMMARY YEAR TO DATE

As at 31 May 2016, the capital expenditure forecast is \$27.69 million with 145 projects planned for the year. 11 months through 2015/16 there has been \$19.62 million spent on the capital works program, this is 71% of the annual forecast expenditure. At this time of year we are awaiting invoices to finalise accounts for the financial year and for accruals where projects are completed by 30 June 2016.

Of the 145 projects planned for this year, 55% are complete, 30% have commenced, 2% are in the contract stage, and 8% are in preplanning. An amber status has been given to 1% of projects, these are projects for which there are concerns over whether the project can commence within the 2015/16 capital works program. 1% is for the Library self checkout kiosk which has been removed from the current year program and the remaining 3% are multi-year projects budgeted to be completed in future years.

80 projects have been completed by 31 May 2016. 97% of the total annual forecast expenditure has progressed to contract stage and beyond. 50 projects were carried forward from the 2014/15 program and 29 of those projects are now complete.

### MAY HIGHLIGHTS

Projects completed in May 2016 include the McAlister & Wellsford Roundabout in Stratford, the network connections program, the playgrounds and gravel paths renewal programs, and EBBWEC's new deck heaters and blinds.

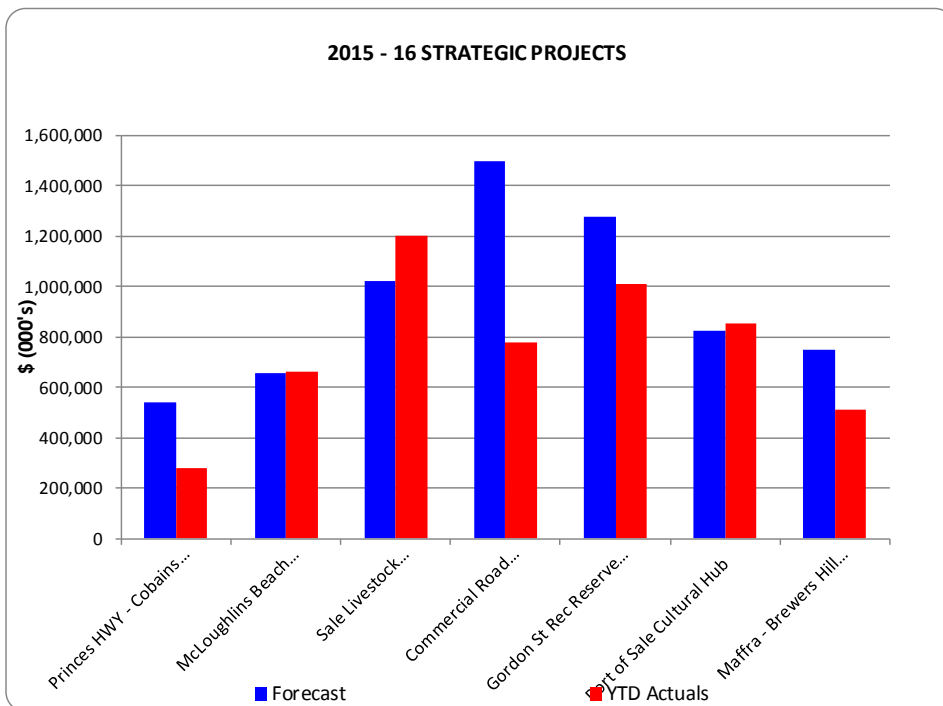
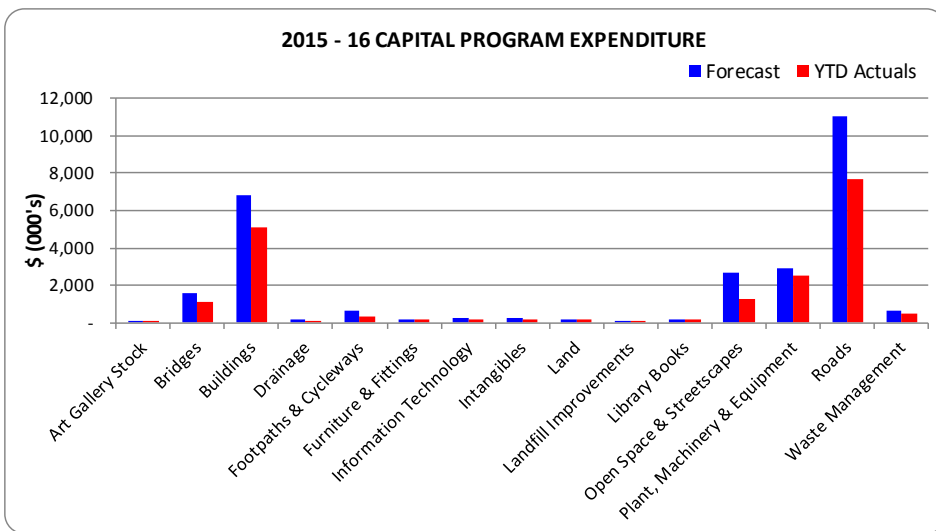
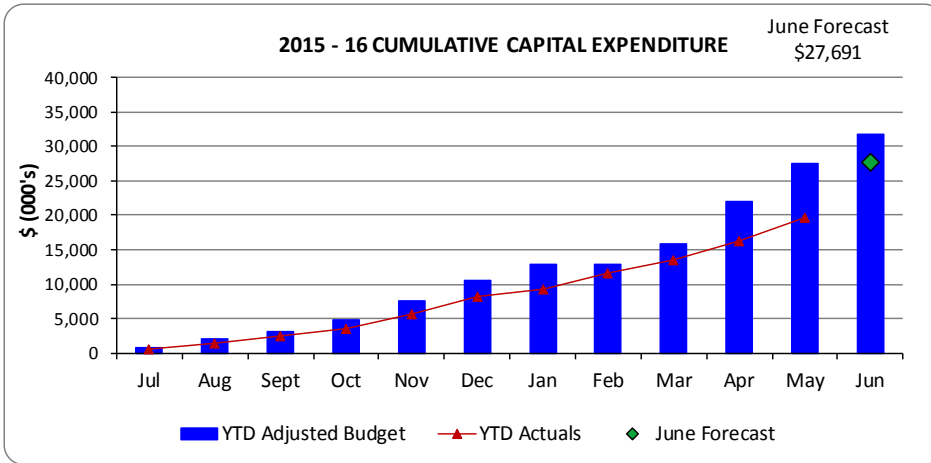
The annual road reseal program of \$3.8 million is now complete and awaiting the final invoices for payment (\$690k). Two of the four projects in the reconstruct roads program have been completed with remainder to be completed in June 2016 (\$645k). Hearthall road Sale reconstruction has commenced but works may not be completed until July 2016.

The architects of the Port of Sale Cultural Hub have finalised the design and the construction tender was advertised in May 2016, the contract is expected to be awarded in August 2016. The Gordon Street Recreation Reserve Clubrooms Redevelopment is nearing completion with some design issues yet to be resolved. There may be a partial handover in June 2016, with the final completion to be in July 2016.

The fleet renewal program is delaying several purchases until 2016/17 as they haven't reached the required mileage for changeover. The plant program is expecting to be completely expended by June 2016.

Works are progressing on Commercial Road Streetscape Improvements in Yarram with the median edge strip and drainage modifications complete. Work is currently progressing on the western footpaths & kerb and channel and will be completed in October 2016. The Sale CBD Infrastructure Renewal Program contains two key projects, Macarthur Street which commenced in May 2016 and is expected to be completed in June 2016 and Desailly, Cunninghame, Macalister Streets which will now be completed in 2016/17.

Council has received official notification that the Longford Landfill Rehabilitation (major operating project) has been confirmed as a "low risk" project allowing this project to progress into the next stage of planning.





## **C2 - REPORT**

# **GENERAL MANAGER CORPORATE SERVICES**

**ITEM C2.1****ASSEMBLY OF COUNCILLORS**

DIVISION: CORPORATE SERVICES

ACTION OFFICER: GENERAL MANAGER CORPORATE SERVICES

DATE: 21 JUNE 2016

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 31 May 2016 to 14 June 2016.

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

*That Council note and receive the attached Assembly of Councillors records received during the period 31 May 2016 to 14 June 2016.*

**BACKGROUND**

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

Below is a summary of all assembly of Councillors records received during the period 31 May 2016 to 14 June 2016.

<b>Assembly of Councillors summary of reports received during the period 31 May 2016 to 14 June 2016.</b>		
<b>Date</b>	<b>Matters considered</b>	<b>Councillors and officers in attendance</b>
6 June 2016	Port of Sale Cultural Hub / Precinct (Update)	Cr Davine Sharon Houlihan, Executive Manager Major Projects Anton Vardy – Director, Gippsland Art Gallery Sale Sarah Atkinson – Gallery Support Officer Simon Gregg – Curator, Gippsland Art Gallery Sale

7 June 2016	Councillor Diary Meeting	Cr Crossley, Cr Rossetti, Cr Cleary, Cr Davine, Cr McCubbin, Cr Wenger, Cr Hole David Morcom, Chief Executive Officer Sharon Willison, Mayoral & Councillor Support Officer
7 June 2016	Pre Council Agenda Scope of works to heat Yarram Pool Future of Cobains Hall Heritage Study Stage 2 – Key Findings and Recommendations Receipt and Consideration of 2016/17 budget submission The Dairy Industry Update Port Albert Planning – Next Steps Community Engagement Strategy Community Satisfaction Survey	Cr Crossley, Cr Rossetti, Cr Cleary, Cr Davine, Cr McCubbin, Cr Wenger, Cr Hole, Cr Duncan (Item 2 & 3) David Morcom, Chief Executive Officer Chris Hastie, General Manager Built and Natural Environment Arthur Skipitaris, General Manager Corporate Services Glenys Butler, General Manager Community & Culture John Websdale, General Manager Development Trish Dean, Governance Officer (Item 0) Paul Johnson, Manager Healthy Lifestyles (Item 1 & 2) Josh Clydesdale, Manager Land Use Planning (Item 3 & 6) Barry Hearsey, Coordinator Strategic Planning (Item 3) Ian Carroll, Manager Corporate Finance (Item 4) Karen McLennan, Service Review Coordinator (Item 7 & 8) Frances Ford, Manager Community Wellbeing (Item 8)
7 June 2016	Woodside Beach Caravan Park	Cr Rossetti, Cr McCubbin Chris Hastie, General Manager Built and Natural Environment John Tatterson, Manager Built Environment

## 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 at a future Council meeting.

## PROPOSAL

That Council note and receive the attached assembly of Councillors records received during the period 31 May 2016 to 14 June 2016.

## 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:

06 June 2016

**Gippsland Art Gallery Advisory Group**

### 2. ATTENDEES

#### Councillors

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
Cr Crossley		<input checked="" type="checkbox"/>	Cr McCubbin		<input checked="" type="checkbox"/>
Cr Rossetti		<input checked="" type="checkbox"/>	Cr Mclvor		<input checked="" type="checkbox"/>
Cr Cleary		<input checked="" type="checkbox"/>	Cr Wenger		<input checked="" type="checkbox"/>
Cr Davine	<input checked="" type="checkbox"/>		Cr Hole		<input checked="" type="checkbox"/>
Cr Duncan		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>

#### Officers In Attendance

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
D Morcom, CEO		<input checked="" type="checkbox"/>	G Butler, GML		<input checked="" type="checkbox"/>
A Skipitaris GMCS		<input checked="" type="checkbox"/>	J Websdale, GMD		<input checked="" type="checkbox"/>
C Hastie, GMB&NE		<input checked="" type="checkbox"/>	Sharon Houlihan	<input checked="" type="checkbox"/>	

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

Name	Item No.	Name	Item No.
Anton Vardy – Gallery Director		Simon Gregg - Curator	
Sarah Atkinson – Minute Secretary			
Brian Cantwell			
Bianca Taylor			
Robbie Aitken			
Brian Castles			

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

1. Port of Sale Cultural Hub/Precinct (update)

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

No Conflict of Interests declared.

## ASSEMBLY OF COUNCILLORS

**1. DATE OF MEETING:**

07 June 2016

**2. ATTENDEES:**

**Councillors:**

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

**Officers In Attendance:**

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

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

Name	Item No.	Name	Item No.
Sharon Willison	1		

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

**1. Councillors' Diary Meeting**

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

NIL



## ASSEMBLY OF COUNCILLORS

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**1. DATE OF MEETING:**

07 June 2016

**2. ATTENDEES:**

**Councillors**

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

**Officers In Attendance**

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
			John Tatterson	✓	
Chris Hastie	✓				

**Others in attendance**

Name	Item No.	Name	Item No.

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

Discussion on with Woodside Beach Caravan Park tenants that attended Council Meeting.

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

NIL

## ASSEMBLY OF COUNCILLORS

### 1. DATE OF MEETING:

07 June 2016

### 2. ATTENDEES:

#### Councillors:

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
Cr Crossley	✓		Cr McCubbin	✓	
Cr Rossetti	✓		Cr Mclvor		✓
Cr Cleary	✓		Cr Wenger	✓	
Cr Davine	✓		Cr Hole	✓	
Cr Duncan <i>(item 2&amp;3)</i>	✓				

#### Officers in Attendance:

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

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

Name	Item No.
Trish Dean	0
Paul Johnson	1
Paul Johnson	2
Josh Clydesdale, Barry Hearsey, Lorraine Huddle (Heritage Intelligence P/L)	3
Ian Carroll	4
John Websdale	5
John Websdale, Josh Clydesdale	6
Karen McLennan	7
Frances Ford, Karen McLennan	8

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

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>0. Pre-Council Agenda</li> <li>1. Scope of Works to Heat Yarram Pool</li> <li>2. Future of Cobains Hall</li> <li>3. Heritage Study Stage 2 – Key Findings and Recommendations</li> <li>4. Receipt and Consideration of 2016/17 Budget Submissions</li> </ul> | <ul style="list-style-type: none"> <li>5. The Dairy Industry Update</li> <li>6. Port Albert Planning- Next Steps</li> <li>7. Community Engagement Strategy</li> <li>8. Community Satisfaction Survey</li> </ul> |
|---|---|

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

**ITEM C2.2****2016/17 BUDGET, RATES, STRATEGIC RESOURCE PLAN, FEES AND CHARGES**

DIVISION: CORPORATE SERVICES  
 ACTION OFFICER: MANAGER CORPORATE FINANCE  
 DATE: 21 JUNE 2016

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

**OBJECTIVE**

For Council to adopt the 2016/17 Budget, declared rates and service charges for 2016/17, the 2016/17 Strategic Resource Plan (SRP) and fees and charges for 2016/17.

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

That:

1. Council adopt the 2016/17 Budget; and
2. Council adopt the declared Rates and Service Charges for 2016/17; and
3. Council adopt the 2016/17 Strategic Resource Plan; and
4. Council adopt the Fees and Charges for 2016/17.

**BACKGROUND**

At the Council meeting held on 19 April 2016, it was resolved that:

1. **Council advertise its 2016/17 Draft Budget in accordance with Section 129 of the Local Government Act 1989; and**
2. **Council consider submissions on the 2016/17 Draft Budget at a Council Meeting on Tuesday 7 June 2016 at 1pm; and**
3. **Council meet on Tuesday 21 June 2016 at 6pm to consider the formal adoption of the 2016/17 Budget.**

The 2016/17 Budget now presented for adoption, includes a capital works program of \$45.6 million. This program includes new works (not capital works carried forward) for 2016/17 of \$36.8 million, which comprises \$17.7 million on roads, footpaths, bridges and drainage, \$9.1 million on buildings and landfill improvements, \$3.2 million on parks, open space and streetscapes, \$3.0 million on plant and equipment, \$2.5 million on recreational, leisure and community facilities and \$1.3 million on other works.

In terms of operating results, the Budget, even with the introduction of rate capping, continues to focus on identifying sustainable cost savings whilst maintaining key service levels to the community.

## **OPTIONS**

Council has the following options:

1. Adopt the 2016/17 Budget, declared Rates and Service Charges, 2016/17 Strategic Resource Plan and Fees and Charges for the 2016/17 financial year; or
2. Amend the proposed 2016/17 Budget, Declared Rates and Service Charges 2016/17, Strategic Resource Plan and Fees and Charges for the 2016/17 financial year, prior to adoption; or
3. Seek further information prior to adoption at a future meeting of Council.

*The Local Government Act 1989* Section 130(3) requires that the Budget be adopted prior to 30 June 2016, therefore a Special Council Meeting would be required to re-present the Budget for council's consideration and still meet the legislative timeframe, should Option 2 or 3 be selected.

## **PROPOSAL**

That Council adopt the 2016/17 Budget, 2016/17, declared Rates and Service Charges, Strategic Resource Plan and Fees and Charges for the 2016/17 financial year.

## **CONFLICT OF INTEREST**

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

## **FINANCIAL IMPACT**

Since releasing the draft budget for public submissions, close monitoring of the progress of the capital works identified some delays in various projects. Additional incomplete capital works from 2015/16 total \$2.0 million and will be carried forward into the 2016/17 year, including \$0.55 million for the Sale CBD Streetscape renewal and \$0.45 million for the Rosedale Streetscape Renewal.

Seventeen budget submissions were received and discussed at the Council Meeting on 7 June 2016; however there are no major financial impacts as a result of Council's consideration of the 2016/17 budget submissions. For further information regarding the outcome of these submissions, refer to Attachment A.

The budget has been updated since the draft 2016/17 Budget was submitted to Council. Various minor amendments covering a range of functional areas have also been incorporated into the 2016/17 Budget as attached.

<b>SUMMARY OF AMENDMENTS</b>	
<b>Description</b>	<b>Better / (Worse) to 2016/17 Budget</b>
<b>INCOME</b>	<b>\$</b>
Operating Grants	
• Minor reduction in 2016/17 Victoria Grants Commission allocation and early receipt of funding for Walk to School program	(24,000)
• Re-classification of grant funding from operating program to capital program (no cash impact)	(150,000)
<b>Decreased Income</b>	<b>(174,000)</b>
<b>EXPENDITURE</b>	<b>\$</b>
Operating expenditure:	
• Net increase in contractor and material services expenditure related to carried forward of unexpended grant funding and planning reviews.	(98,000)
• Minor adjustment to employee costs	(51,000)
• Increase in estimated depreciation and amortisation (non-cash impact)	(179,000)
<b>Increased Expenditure</b>	<b>(328,000)</b>
<b>Total Net Movement between Draft and Adopted Budget Operating Result</b>	<b>(502,000)</b>
<b>Draft Budget - Operating Result</b>	<b>(541,000)</b>
<b>Final Adopted Budget - Operating Result</b>	<b>(1,043,000)</b>
<b>Movement</b>	<b>(502,000)</b>

It must be noted that the above detailed Final Adopted Budget - Operating Result, does not contain capital funds however, the "Total Comprehensive Result" (refer attached budget) includes capital funding.

Since the 2016/17 draft budget was issued, there have also been some changes to capital funding and as such the 2016/17 "Total Comprehensive Result" has decreased by (\$2.4M) to a surplus of \$16.5M.

The changes to capital funding comprise a delay in \$243,000 of grant funding to 2016/17 from 2015/16 projects now carried forward, reallocation of grant funding from operating to a capital project of \$150,000, an increase for net gains on disposal of assets \$468,000 and an adjustment to the timing of funding for the Port of Sale Cultural Hub totalling \$2.8M across future years.

## 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	0.005329	30,619,779
Commercial/Industrial	0.005329	8,405,618
Farm	0.004263	9,382,669
Cultural and Recreational Land		66,060
Supplementary Rates		200,000
<b>Total</b>		<b>48,674,126</b>

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)	\$181.00	3,387,761
Waste Infrastructure Charge	\$45.00	1,371,060
EPA Levy Charge	\$14.92	278,825
Boisdale Common Effluent System Charge	\$288.00	9,700
<b>Total</b>		<b>5,047,346</b>

All rates are levied on Capital Improved Values, which were revalued at 1 January 2016 and will be effective from 1 July 2016.

As declared in Council resolution dated 9 April 2016, Council also proposes:

- a rate rebate on land with a Deed of Covenant for conservation purposes, which will total approximately \$11,000.
- a Cultural and Recreational Land rate (excluding service charges) which totals \$66,060 and relates to recreational land that is deemed to benefit the community.

## LEGISLATIVE IMPACT

Council is required to advertise its intention to prepare a proposed Budget annually and give notice of declaration of rates and charges 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. This has now occurred.

Once adopted, the Final Budget must be submitted to the Minister by 30 June 2016.

## COUNCIL PLAN IMPACT

The revised 2013-17 Council Plan includes in our organisational vision that *'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.'*

Council is committed to maintaining a high standard of financial responsibility, and ensuring the long term financial sustainability of the organisation. This budget demonstrates prudent debt management and a strong focus on maintaining Council's assets to ensure that they are fit for purpose and can continue to deliver services well into the future.

### **COMMUNITY IMPACT**

The 2016/17 Budget reflects the financial impact of the services provided by Council to the ratepayers, residents and visitors, and as such will impact on the community.

### **CONSULTATION IMPACT**

Submissions on the 2016/17 Draft Budget were invited from individuals or organisations and these were presented at a Council meeting held on Tuesday 7 June 2016. This provided the opportunity for ratepayers or residents to put forward their views on the content of the 2016/17 Draft Budget, and make suggestions for future inclusions.

## BUDGET SUBMISSIONS 2016/17

	SUBMISSION	NUMBER RECEIVED	RECOMMENDED ACTION FOLLOWING COUNCIL REVIEW
1.	<b>Neighbourhood House Cluster</b> - Request for funding of \$10,000 per Neighbourhood House and Learning Centre in Wellington Shire	1	Council is unable to support the request for annual funding of \$10,000 for each of the ten Neighbourhood Houses and Community Learning Centres in the shire, but commits to continuing current levels of support to Neighbourhood Houses and Community Learning Centres across the shire. Council continues to provide opportunities for Neighbourhood Houses and Community Learning Centres to apply for support for specific initiatives through the Community Assistance Grant Scheme.
2.	<b>Loch Sport Men's Shed</b> - Request for financial contribution	1	Council will not provide an additional financial contribution to the Loch Sport Men's Shed as, since making this request, the Loch Sport Men's Shed has received a grant of \$15,000 through the Community Improvement Fund and received \$500 for the supply of gravel materials.
3.	<b>Charlies Street Boat Ramp Car Park, Loch Sport</b> - Objection to proposed works	1	Council to consider the submission from the Charlies Street Boat Ramp Community Group, as part of the concept development for the project.
4.	<b>Creation of a sealed exit road from Guthridge Parade to South Gippsland Highway at Existing Ground Level</b>	1	Council is unable to support the request for the construction of a new road between Lacey Street and the South Gippsland Highway in Sale, as the project has a very high cost and provides limited benefit to the broader community.
5.	<b>Objection to proposed rate increase</b>	1	The proposed 2016/17 rates have decreased to 2.5% (from 3.5% in 2015/16) in line with the State Government Rate Capping legislation and is also enabled by Wellington Shire Council's ongoing drive to reduce costs. No action required.
6.	<b>Request for information regarding the inclusion of funding for various projects in Loch Sport</b>	1	Council to provide specific information to Loch Sport CRG in relation to upcoming capital works projects in Loch Sport.



	SUBMISSION	NUMBER RECEIVED	RECOMMENDED ACTION FOLLOWING COUNCIL REVIEW
7.	<b>Dargo Swimming Hole Reserve</b> - Request for an allocation of \$2,980 for ongoing maintenance	1	Council to provide a once off payment of \$2,980 to the Dargo Hall and Recreation Reserve Committee in recognition of the work undertaken to maintain the Dargo Swimming Hole Reserve.
8.	Request for - <ul style="list-style-type: none"> <li>• Increase in maintenance contribution to <b>\$20,000 for Grand Strzelecki Track</b></li> <li>• Inclusion of funding for construction of the <b>Alberton to Port Albert Walking Track</b></li> </ul>	1	Council is unable to support the request for additional funding towards maintenance of Grand Strzelecki Track. However information about future proposed works for the Great Southern Rail Trail and the Alberton to Port Albert Walking Track will be provided.
9.	<b>Willow Park, Rosedale</b> - Request for approval to install permanent toilet facility	1	Council gives in-principle support to the Rosedale Chamber of Commerce to install a toilet facility at Willow Park, Rosedale subject to finalising appropriate planning approvals as soon as possible.
10.	<b>Footbridge across Flooding Creek at the western end of Macalister Street</b> - Request for funding of \$50,000 towards construction of	1	Council is unable to support the request for a funding contribution towards the construction of a footbridge as proposed as it does not meet the principles identified within Council's Walking and Cycling Strategic Plan.
11-16	<b>Boat trailer/RV parking area at Port Albert</b> - Objection to allocation of funds	6	Council to finalise concepts for upgrade works at the Port Albert boat ramp and parking areas and commence community engagement regarding the proposed works as soon as possible.
17.	<b>Bicycle Network</b> - Commending Council on its commitment to cycling, based on Council's expenditure in the draft budget	1	No action required.



# WELLINGTON SHIRE COUNCIL

## 2016/17 Budget

**21 June 2016**

This Budget Report has been prepared with reference to Chartered Accountants ANZ "Victorian City Council Model Budget 2016/2017" a best practice guide for reporting local government budgets in Victoria.

## 2016/17 Budget - Wellington Shire Council

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## 2016/17 Budget - Wellington Shire Council

### Mayor's Introduction

On behalf of Council, I am pleased to release Wellington Shire Council's proposed budget for 2016/17 to our community. This budget builds on our community's vision and Council Plan 2013-17 which focuses on six key areas:

- Leadership and Engagement
- Organisational
- Natural Environment
- Infrastructure
- Land Use Planning
- Economy
- Community Wellbeing

This is the final year of the current Council term. Our focus is to complete our current commitments set out in the Council Plan 2013-17.

As Councillors, it is our job to listen to community sentiment and understand your priorities. Since the start of our term in 2012, we have consistently heard from our community that Council's services are highly valued. We also hear that Council must remain financially responsible, keeping its rates as low as possible.

In response, Council has initiated an enterprise wide approach to identify savings with negligible impact on services to provide increased value for money to ratepayers.

The 2016/17 budget proposes a general rate increase of 2.5 per cent. This is in line with the new Fair Go Rates System which caps rates increases by Victorian councils to the forecast movement of 2.5 per cent in the Consumer Price Index (CPI).

Council will, with the introduction of rate capping, continue to focus on identifying sustainable cost savings that will enable our delivery of high quality, responsive and accessible services.

In the 2016/17 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.

Overall Council proposes to spend \$45.63 million during 2016/17 on capital works of which \$17.18 million will be funded from grants and contributions including Roads to Recovery funding, and grants toward the ongoing Port of Sale Redevelopment Project and Gippsland Regional Sporting Complex Stage 2A.

Some of the highlights from the 2016/17 capital works program are:

- Port Albert RV and boating parking improvements and Boating Infrastructure Action Plan works
- Redevelopment of the Cowwarr Recreation Reserve Clubrooms
- Commencement of Yarram Regent Theatre refurbishment works
- Streetscape renewal in Yarram and Stratford
- Reconstruction of Pearson Street Maffra
- Sale CBD streetscape renewal continuation along York St
- Golden Beach roundabout renewal and parking improvements
- Renewal of the McAlister Street and Wellsford Street roundabout and Redbank Road and Lee Street intersection in Stratford
- Widening of Rosedale Flynns Creek Road
- Pound Road West and Lower Jack Road intersection at Alberton
- Renewal of Lays Bridge at Carrajung

## 2016/17 Budget - Wellington Shire Council

We propose \$2.36 million on residential street schemes construction; and \$1.45 million for our annual footpaths and shared paths program. Our natural environment will benefit by a \$4.70 million investment in open space projects including streetscapes, parks, reserves, sportsgrounds, playgrounds and skate parks.

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 300,000 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.

Other key initiatives we will continue working toward include advocating for the relocation of the Federation Training's Fulham campus to Sale's CBD to improve access to education and training outcomes for our community; exploring options and opportunities for shared technology and back office processing services with other Gippsland councils; and undertaking a complete review of our community vision, *Wellington 2030*, which will involve a comprehensive service review across the organisation.

We have reviewed all fees and charges and where appropriate have increased them in line with statewide CPI.

Property revaluations will be applied in the 2016/17 financial year. That combined with the first year of the Fair Go Rates System may see some ratepayers with reduced average bills compared to the previous year.

Community feedback supports the use of borrowings rather than rates revenue to fund major long term community infrastructure. The community also strongly supports the maintenance of existing service levels and for these to be funded through a mix of rates revenue and user charges.

Council will continue to focus on identifying sustainable cost reductions to protect existing service levels. We will also explore new approaches for providing services to our community in a tighter fiscal environment and ensure that we engage with you on any planned changes.

The proposed budget was developed through a rigorous process of consultation and review and Council endorses it as financially responsible.

I encourage you to peruse this document.

**Cr Darren McCubbin**

**Mayor**

## 2016/17 Budget - Wellington Shire Council

### Executive Summary

Council has prepared a Budget for 2016/17 which is aligned to the vision in the Council Plan 2013-17. It seeks to maintain and improve services and infrastructure as well as deliver services that are valued by our community, and do this within the capped rate increase mandated by the State Government.

This Budget projects a small operational deficit of **(\$1.04 million)** before adding back significant capital funding of \$17.51 million (which supports a large capital works program in 2016/17)

#### 1. Key areas we are funding

- Ongoing delivery of services to the Wellington Shire Council community, funded by a budget of \$76.31 million (excluding funding for capital programs). These services are summarised in Section 2.
- A capital works program of \$45.6 million. This includes roads (\$15.2 m), bridges (\$3.2m), footpaths and bicycle paths (\$1.4m); buildings(\$10.9m); recreational leisure and community facilities (\$2.6m); parks open space and streetscapes (\$4.9m); plant and equipment (\$2.5m) and other (\$4.9m). The Statement of Capital Works can be found in Section 3 and further details on the capital works budget can be found in Sections 5, 6 and 12.

#### Strategic Objective 1: Leadership and Engagement

- 1) As Chair Council of the Gippsland Local Government Network (GLGN), Wellington will work with other Gippsland Councils to implement objectives in the Gippsland Regional Plan
- 2) Explore both Corporate (back office processing) and ICT Shared Services opportunities for the GLGN Councils.

#### Strategic Objective 2: Organisational

- 3) Drive the Wellington Shire Council Enterprise Agreement No 9 renegotiation to ensure adoption of an effective and workable agreement.
- 4) Implement Stage 3 of the Information Communications Technology (ICT) Strategic Road Map 2015-17 to achieve organisational wide infrastructure and technology improvements
- 5) Manage the Port of Sale Cultural Hub Project ICT and AV design and installation.
- 6) Plan and implement an organisational wide electronic document and records management system.
- 7) Implement new Position Descriptions, an automated Appraisal System and KPI reporting database across the organisation.
- 8) Adopt and implement the Domestic Wastewater Management Plan (DWMP).

#### Strategic Objective 3: Natural Environment

- 9) Establish a 5 year work plan (with responsible managers) to reduce energy consumption by 5% per year, at Council's top 5 energy using facilities, utilising Planet Footprint energy monitoring service to document actions implemented and track results.

#### Strategic Objective 4: Infrastructure

- 10) Progress the Port of Sale Cultural Hub construction project in line with the project plan
- 11) Progress the Port of Sale Precinct (The Port) redevelopment project in line with the project plan
- 12) Subject to receipt of State Government funding, support Defence Project AIR 5428 outcomes, by commencing detailed planning and project programming for upgrades at West Sale Airport including runway extension and asphalt overlay, runway lighting and other associated works.

## 2016/17 Budget - Wellington Shire Council

### Strategic Objective 5: Land Use Planning

- 13) Implement the North Sale Development Plan and Developer Contributions Plan into the Planning Scheme to support well planned housing growth.
- 14) Facilitate the release of industrial land in Wurruk/West Sale to support economic growth.

### Strategic Objective 6: Economy

- 15) Develop a report and roadmap to address further economic and social opportunities as a result of expansion of RAAF Base East Sale.
- 16) Strongly advocate for the relocation of the Federation Training's Fulham campus to Sale's CBD, and in doing so improve accessibility to education and training outcomes for the Wellington community.

### Strategic Objective 7: Community Wellbeing

- 17) Support the development of Yarram Early Learning Inc. to ensure the service is not dependent on a Council subsidy beyond June 2017.
- 18) Complete detail design for Gippsland Regional Sporting Complex Stage 2A.
- 19) Plan for the upgrade of Maffra Gymnastics Club and investigate further enhancements at Cameron Sporting Complex.
- 20) Oversee a review and update of Wellington 2030 and facilitate a comprehensive service review process across the organisation.

## 2. General Rates

- a. The average general rate will rise by 2.5% in line with the order by the Minister for Local Government on 14 December 2015 under the Fair Go Rates System.
- b. Key drivers
  - i. To fund ongoing service delivery – business as usual (balanced with greater service demands from residents)
  - ii. To fund renewal of infrastructure and community assets
  - iii. To cope with a reduction in funding from the Commonwealth Government via the Victoria Grants Commission caused by their freezing of indexation of the grant for the three years 2014/15, 2015/16 and 2016/17
- c. This will be a revaluation year. Valuations will be as per the General Revaluation dated 1 January 2016 and undertaken by valuers external to council staff.

## 3. Other Charges

- d. The garbage charge will increase from \$176 to \$181 and the waste infrastructure charge will increase from \$35 to \$45. On behalf of the State Government, Council collects the EPA Levy charge which will remain at \$14.92 for each property which receives a garbage collection service.
- e. The Boisdale Common Effluent System service charge will remain at \$288 (per connected property) and a septic tank pump out charge of \$100 will be introduced for 2016/17. This charge will recover a portion of the costs of delivering a sewerage system to the community of Boisdale.
- f. Refer Section 6 for further Rates and Charges details.

## 2016/17 Budget - Wellington Shire Council

### 4. Key Statistics

Total Income: \$93.82M (2015/16 = \$82.79M) - Includes Significant Capital Funding 2016/17  
Total Expenditure: \$77.35M (2015/16 = \$72.66M)

Operating result: Deficit (\$1.04M) (2015/16 = Deficit \$3.32M)

Operating result is an important measure of financial sustainability as it excludes all funds which are used for capital, from being allocated to cover operating expenses. In 2016/17 capital funds are defined as recurrent capital grants (Road to Recovery funding of \$9.30M), non recurrent grant funding of \$6.19 and other income to fund capital expenditure of \$2.02M and all have been excluded to determine the operating result.

Cash result: \$4.9M Deficit (2015/16 = \$1.0M Deficit)

(Refer Statement of Cash Flows in Section 3)

This is the net funding result after considering the funding requirements to meet loan principal repayments and reserve transfers.

Total Capital Works Program of \$45.6M

- o \$18.9M from Council operations (rates funded)
- o \$0.0M from borrowings
- o \$1.0M from asset sales
- o \$17.2M from external grants and contributions - (Recurrent and Non Recurrent)
- o \$8.5M from cash and reserves

### 5. Budget Influences

#### External Influences

The preparation of the budget is influenced by the following external factors:

- The Victorian State Government has introduced a cap on rate increases from 2016/17. The cap for 2016/17 has been set at 2.5%.
- State-wide CPI is forecast to be 2.5% for the 2016/17 year.
- The Victorian Wage Price Index is projected to be 3.25% in 2016/17.
- Council has estimated the increase in the levy payable to the State Government upon disposal of waste into landfill at 3.0% as this is yet to be announced.
- The Fire Services Property Levy will continue to be collected by Council on behalf of the State Government with the introduction of the Fire Services Property Levy Act 2012.

#### Internal Influences

As well as external influences, there are also a number of internal influences which are expected to have a significant impact in 2016/17 and represent challenges for the 2016/17 Budget. These matters have arisen from events occurring in the 2015/16 year resulting in variances between the forecast actual and budgeted results for that year and matters expected to arise in the 2016/17 year. These matters and their financial impact are set out below:

- Council must renegotiate a new Enterprise Bargaining Agreement for commencement in November 2016
- 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 2.5%, whilst minimising impact on service delivery, resulting in the:



## 2016/17 Budget - Wellington Shire Council

- Reduction in the provision of mosquito monitoring and spraying with Council's contribution reduced to matched government funding.
- Implementation of Information communication and technology (ICT) shared services initiative with East Gippsland Shire Council. This has resulted in one additional position with 50% of the cost reimbursed by East Gippsland Shire Council.
- Commencement in April 2016 an review of the Shire's strategic vision document Wellington 2030 and undertake a further service review process across the organisation by April 2017.
- Completion of Park Services service review with recommended actions to be implemented during 2016/17.
- Review and implementation of additional commercial income streams at West Sale Airport and Gippsland Regional Livestock Exchange.

### 6. Cost Shifting

Cost shifting occurs when Commonwealth and State programs transfer responsibilities to local government with insufficient funding or grants which don't keep pace with delivery costs.

#### **Co-funded services with Commonwealth and State Governments**

Council provide a number of services which are co-funded between Council, Commonwealth and State Governments, including school crossing supervision, state emergency services, mosquito monitoring and maintenance of VicRoads median strips. There is also co-funding arrangements for library services, the Art gallery and Entertainment centre. For a number of these services, the current funding agreement from the State government includes no CPI increases for the term of the agreement (for example the annual Regional Partnership Program funding for Art Gallery and the Entertainment Centre has remained fixed since 2011/12) with the total cost to Council of delivering these services increasing above CPI.

#### **Loss of funding in General**

A freeze on indexation of the federal financial assistance grants. The Commonwealth announced in its 2014-15 Budget that it would pause indexation of the total national pool of financial assistance grants to local government for three years (2014-15, 2015-16, 2016-17). The cumulative impact on Wellington Shire Council for the three years totals approximately \$2.6M

#### **Statutory fees that prohibit full cost recovery**

While most statutory fees are increased each July there are number that have not been consistently increased each year, including State- set planning fees, information certificates and caravan parks registration fees. Any revenue shortfall resulting from the inconsistency in increasing all statutory fees must be covered by ratepayers through rate income.

#### **Levies**

There are state government set levies such as the landfill levy and the animal registration levy where Council is required to pay the State government an amount each year. Any increases in these levies are reimbursed by ratepayers though the EPA charge or the annual animal registration charge.

#### **Statutory requirements lead to increased costs**

Since the introduction of Emergency Management Victoria, the facilitation role of Local Government in emergency management has increased significantly which has required Council to fund a full time position to provide this facilitation.

## **2016/17 Budget - Wellington Shire Council**

### **Budget Reports**

The following reports include all statutory disclosures of information and are supported by the analysis contained in section 8 to 15 of this report.

This section includes the following reports and statements in accordance with the Local Government Act 1989 and the Local Government Model Financial Report.

1. Links to Council Plan
2. Services and service indicators
3. Financial statements
4. Financial performance indicators
5. Grants and borrowings
6. Detailed list of capital works
7. Rates and charges

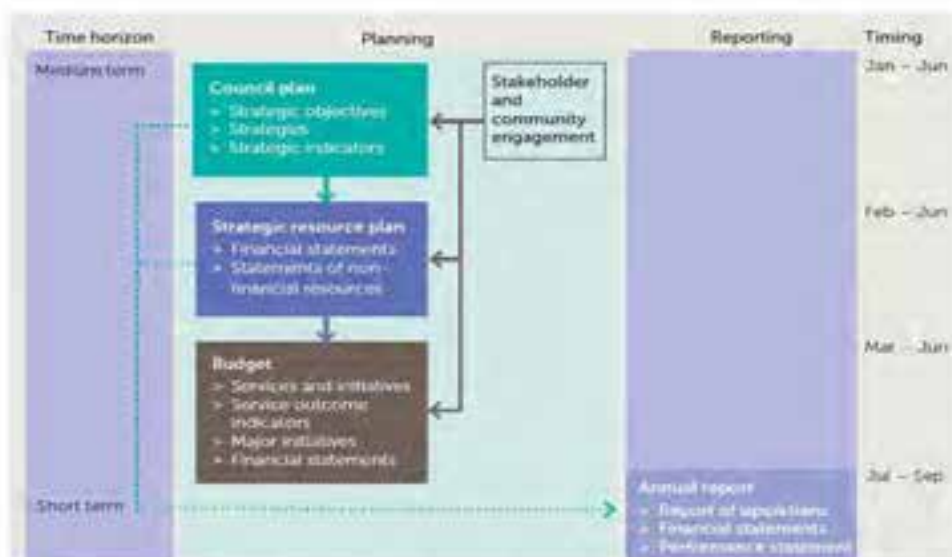
## 2016/17 Budget - Wellington Shire Council

### 1. Link 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.

## 2016/17 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
<b>Leadership and Engagement</b>	Our community is informed about Council business and is involved in Council decision making. Council advocates on behalf of the community.
<b>Organisational</b>	An organisation that is responsive, flexible, honest, accountable and consistent.
<b>Natural Environment</b>	A community focused on sustainable living and the future protection of Wellington's natural environment.
<b>Infrastructure</b>	Assets and infrastructure that meet current and future community needs.
<b>Land Use Planning</b>	Appropriate and forward looking land use planning that incorporates sustainable growth and development.
<b>Economy</b>	Supported business growth and employment, lifestyle opportunities and a vibrant tourism sector.
<b>Community Wellbeing</b>	Enhanced health and wellbeing for the whole community.

## 2016/17 Budget - Wellington Shire Council

### 2. Services and service performance indicators

This section provides a description of the services and initiatives to be funded in the Budget for the 2016/17 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.

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.

## 2016/17 Budget - Wellington Shire Council

### 2.1 Strategic Objective 1: Leadership and Engagement

To achieve our objectives, 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 <b>governance</b> includes the Mayor, Councillors, Chief Executive Officer and Executive Management Team and associated support which covers service provision across the entire organisation.	2,809 - <b>2,809</b>
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. <b>Initiatives</b> • Develop an internal communications plan that will establish and embed a shared understanding of corporate expectations, culture and the strategic framework	429 - <b>429</b>
<b>TOTAL LEADERSHIP AND ENGAGEMENT</b>		<b>3,238</b>

#### Major Initiatives

- 1) As Chair Council of the Gippsland Local Government Network (GLGN), Wellington will work with other Gippsland Councils to implement objectives in the Gippsland Regional Plan.
- 2) Explore both Corporate (back office processing) and ICT Shared Services opportunities for the GLGN Councils.

#### 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)	58 or more

## 2016/17 Budget - Wellington Shire Council

### 2.2 Strategic Objective 2: Organisational

To achieve our objective 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	<p>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.</p> <p>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.</p> <p><b>Initiatives</b></p> <ul style="list-style-type: none"> <li>• <i>Manage and deliver Information Communication Technology (ICT) services to East Gippsland Shire Council as per the Memorandum of Understanding.</i></li> </ul>	<p>2,649 (194) <hr/>2,455</p>
People and Excellence	<p>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.</p> <p>Human Resources provides a holistic service for the "whole of staff life", from recruitment to cessation.</p> <p>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.</p> <p><b>Initiatives</b></p> <ul style="list-style-type: none"> <li>• <i>Implement a new corporate planning and reporting system to ensure strategic organisational alignment and that reporting capabilities are optimised.</i></li> <li>• <i>Review Council's Business Continuity Planning framework to ensure that an effective plan is in place to maintain the continuity of critical business functions in the event of a business interruption event.</i></li> <li>• <i>Develop an organisation learning and development strategy to ensure that organisation learning needs are identified, prioritised and implemented cost effectively to achieve to identified outcomes.</i></li> </ul>	<p>2,059 (13) <hr/>2,046</p>

## 2016/17 Budget - Wellington Shire Council

Business area	Description of services provided	Expenditure (income) Net Cost \$'000	
Finance	<p>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.</p> <p>The unit also aims to provide a safe, reliable and sustainable fleet of vehicles to support the organisation in achieving its goals.</p> <p><b>Initiatives</b></p> <ul style="list-style-type: none"> <li>Identify and implemented an automated Credit Card module to enable procurement efficiency and compliance.</li> </ul>	<p>2,258</p> <p>(167)</p> <hr/> <p><b>2,091</b></p>	
Municipal Services	<p>The Municipal Services Business Unit is responsible for the provision of a broad range of services including:</p> <ul style="list-style-type: none"> <li>Statutory building services,</li> <li>Environmental health services, including <b>food safety</b> support programs</li> <li>Local Laws, including <b>animal management</b> services</li> <li>Customer Service</li> </ul> <p><b>Initiatives</b></p> <ul style="list-style-type: none"> <li>Develop and implement a Customer Service Strategy that defines the standards required to improve customer satisfaction across all Council services.</li> </ul>	<p>2,976</p> <p>(1,104)</p> <hr/> <p><b>1,872</b></p>	
<b>TOTAL ORGANISATIONAL</b>		<b>8,464</b>	
<b>Major Initiatives</b>			
3)	Drive the Wellington Shire Council Enterprise Agreement No 9 renegotiation to ensure adoption of an effective and workable agreement.		
4)	Implement Stage 3 of the Information Communications Technology (ICT) Strategic Road Map 2015-17 to achieve organisational wide infrastructure and technology improvements.		
5)	Manage the Port of Sale Cultural Hub Project ICT and AV design and installation.		
6)	Plan and implement an organisational wide electronic document and records management system.		
7)	Implement new Position Descriptions, an automated Appraisal System and KPI reporting database across the organisation.		
8)	Adopt and implement the Domestic Wastewater Management Plan (DWMP)		
<b>Service Performance Outcome Indicators</b>			
Service	Indicator	Performance Measure	Target
Animal Management	Health and safety	Animal prosecutions (Number of successful animal prosecutions)	15 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%



## 2016/17 Budget - Wellington Shire Council

### 2.3 Strategic Objective 3: Natural Environment

To achieve our objectives 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.  The unit is also responsible for moving the Wellington community towards a more sustainable future. Key priority areas include biodiversity, water consumption & quality, <b>waste management</b> and energy use.	12,490 (7,479) <b>5,011</b>

#### Initiatives

- Refine and implement the Wetlands Management Process into the Park Service operational plans.
- Initiate the Depot Nursery Climate Change plant trials.
- Identify the key recommendations of the Turf Management service review for implementation.

#### **TOTAL NATURAL ENVIRONMENT**

**5,011**

#### Major Initiatives

- 9) Establish a 5 year work plan (with responsible managers) to reduce energy consumption by 5% per year, at Council's top 5 energy using facilities, utilising Planet Footprint energy monitoring service to document actions implemented and track results.

#### 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)	30% or less

## 2016/17 Budget - Wellington Shire Council

### 2.4 Strategic Objective 4: Infrastructure

To achieve our objectives 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	The Assets and Projects Business Unit manages a diverse range of services for Council including: <ul style="list-style-type: none"> <li>• <b>Project Management</b> - which includes the implementation and management of capital projects from across the organisation in the order of \$28 million - \$45 million per annum.</li> <li>• <b>Asset Management and Information Systems</b> - 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.</li> <li>• <b>Infrastructure Planning</b> - which focuses heavily on new infrastructure development opportunities that have a strong external funding emphasis.</li> </ul> <p><b>Initiatives</b></p> <ul style="list-style-type: none"> <li>• <i>Progress the Residential Road and Street Construction Plan projects in line with the implementation plan.</i></li> <li>• <i>Oversight the supervision of the Princes Highway/Cobains Road Roundabout project in line with the project plan.</i></li> <li>• <i>Construct the Park Street Bridge, Sale as per the project plan.</i></li> <li>• <i>Progress the Cowwarr Recreation Reserve Clubrooms redevelopment project in line with the project plan.</i></li> </ul>	3,328 (30) <hr/> 3,298
Built Environment	The Built Environment Business Unit manages Council's building and infrastructure assets including: <ul style="list-style-type: none"> <li>• <b>Facilities</b> - Managing Council's building assets and infrastructure to ensure long term sustainability of effective service delivery for operational and community purposes.</li> <li>• <b>Planning</b> - effectively plan for the renewal and improvement of Council's infrastructure.</li> <li>• <b>Commercial Facilities management</b> - manage a range of commercial property portfolios including strategic projects in addition to completing the transactions for property acquisitions, disposal and transfers.</li> <li>• <b>Road Management &amp; Operations</b> - manage the maintenance of Council's road infrastructure in a coordinated way to maximise benefit to the community and road users.</li> </ul>	10,911 (5,444) <hr/> 5,467

## 2016/17 Budget - Wellington Shire Council

### Initiatives

- Finalise Operational Review for Yarram Aerodrome and present to West Sale Airport and Yarram Aerodrome Strategic Advisory Group.
- Review land identified as surplus to Council's requirements and update Land Sales Strategy.
- Finalise a Stormwater Management Plan which identifies levels of service and service gaps for all townships, supported by a capital works program.
- Initiate a minimum of four projects identified within the Residential Road and Street Construction Plan to the stage of public meetings and formal survey.
- Complete a review of Council's level of service for bituminous surfacing in residential streets and courts.
- Implement year 3 of the Boating Facilities Action Plan.
- Undertake a review of the 2013 – 2016 Boating Facilities Strategic Plan.

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### TOTAL INFRASTRUCTURE

8,765

### Major Initiatives

- |     |  |
|-----|--|
| 10) | Progress the Port of Sale Cultural Hub construction project in line with the project plan.   |
| 11) | Progress the Port of Sale Precinct (The Port) redevelopment project in line with the project plan  |
| 12) | Subject to receipt of State Government funding, support Defence Project AIR 5428 outcomes, by commencing detailed planning and project programming for upgrades at West Sale Airport including runway extension and asphalt overlay, runway lighting and other associated works. |

### 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 (in line with the target for Large Rural Council)

## 2016/17 Budget - Wellington Shire Council

### 2.5 Strategic Objective 5: Land Use Planning

To achieve our objective 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"> <li>• <b>Statutory planning</b> service;</li> <li>• Strategic land use planning service.</li> </ul> <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><b>Initiatives</b></p> <ul style="list-style-type: none"> <li>• <i>Implement the Heritage Study (Stage 2) into the Planning Scheme to protect the Shire's heritage assets.</i></li> </ul>	<p>1,667</p> <p>(299)</p> <hr/> <p>1,368</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 2016/17 is funded through unspent State Government grant funding carried forward.</p>	<p>489</p> <hr/> <p>489</p>
<b>TOTAL LAND USE PLANNING</b>		<b>1,857</b>

#### Major Initiatives

- |     |   |
|-----|---|
| 13) | Implement the North Sale Development Plan and Developer Contributions Plan into the Planning Scheme to support well planned housing growth. |
| 14) | Facilitate the release of industrial land in Wurruk/West Sale to support economic growth.   |

#### Service Performance Outcome Indicators

Service	Indicator	Performance Measure	Target
Statutory Planning	Decision Making	Council planning decisions upheld at VCAT (Percentage of planning application decisions subject to review by VCAT and that were not	70% or more

## 2016/17 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 <b>Economic Development</b> service aims to enhance and grow the diverse economy of this shire and drive key Council Strategic projects.	911
		-
		<b>911</b>

#### 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 and Government, facilitating supportive structures, networks 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

- Seek funding to develop a business case for the extension of the Great Southern Rail Trail through to Yarram and Port Albert, in order to increase visitation and business opportunities in adjacent areas.
- Implement the action plan associated with Wellington Shire Economic Development Plan 2016-2022.
- Advocate, in partnership with other Gippsland Shires, for increases and enhancements of V-line services to Gippsland to improve connectivity and access for residents.

#### **TOTAL ECONOMY**

**911**

#### Major Initiatives

- |     |   |
|-----|---|
| 15) | Develop a report and roadmap to address further economic and social opportunities as a result of expansion of RAAF Base East Sale.  |
| 16) | Strongly advocate for the relocation of the Federation Training's Fulham campus to Sale's CBD, and in doing so improve accessibility to education and training outcomes for the Wellington community. |

## 2016/17 Budget - Wellington Shire Council

### 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	<p>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.</p> <p>Services include:</p> <ul style="list-style-type: none"> <li>• Social Policy and Planning</li> <li>• Access and Inclusion</li> <li>• Youth Liaison</li> <li>• Arts Development</li> <li>• Community Engagement</li> </ul> <p><b>Initiatives</b></p> <ul style="list-style-type: none"> <li>• Undertake consultation and planning to ensure the development of a first draft of the Municipal Public Health and Wellbeing plan (2017-21) by June 2017.</li> <li>• Pursue funding opportunities to enable the development of a Positive Ageing Plan.</li> <li>• Complete a review of the Wellington Responsible Gaming Policy.</li> <li>• Finalise the Youth Council Development Strategy and commence implementation.</li> </ul>	2,222 (377) <hr/> <b>1,845</b>
Arts & Culture	<p>The Arts &amp; 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"> <li>• Gippsland Art Gallery</li> <li>• Libraries</li> <li>• Esso BHP Billiton Wellington Entertainment Centre (EBBWEC)</li> </ul> <p><b>Initiatives</b></p> <ul style="list-style-type: none"> <li>• Investigate and evaluate a replacement box office ticketing system for the Entertainment Centre.</li> <li>• Install patron self-checkout units at Sale Library.</li> <li>• Develop a program of annual exhibitions at Gippsland Art Gallery Sale designed to encourage emerging artists in Gippsland.</li> </ul>	3,167 (1,016) <hr/> <b>2,171</b>

## 2016/17 Budget - Wellington Shire Council

Business area	Description of services provided	Expenditure (Income) Net Cost \$'000
Healthy Lifestyles	<p>The Healthy Lifestyles Unit provides services and functions directed at fostering a healthy, well serviced community with a primary focus on community infrastructure planning, priorities and projects; project funding attraction; management and governance of community facilities and administration of Council's community assistance grants scheme.</p> <p>Services include:</p> <ul style="list-style-type: none"> <li>• Planning for and supporting recreation facilities that encourage the community to participate in physical and general wellbeing activities.</li> <li>• Planning for the development of community infrastructure that addresses community service needs.</li> </ul> <p><b>Initiatives</b></p> <ul style="list-style-type: none"> <li>• Establish a process that enables development and maintenance of 10 year capital planning of community facilities for Council approval.</li> <li>• Conduct a review of the community assistance grants program.</li> <li>• Implementation of the 2016/17 Aqua Energy and Gippsland Regional Sporting Complex Business Plan.</li> </ul>	<p>2,180</p> <p>(203)</p> <hr/> <p><b>1,977</b></p>
Leisure Services	<p>The Leisure Services Lifestyles Unit provides services and functions directed at fostering a healthier and more active community through the facilitation and provision of a range of recreation, fitness and community activities and programs at Council's recreation facilities.</p> <p>Services include:</p> <ul style="list-style-type: none"> <li>• Ensure Council owned recreation facilities are managed sustainably, are fully utilised and accessible to people of all abilities.</li> </ul> <p><b>Initiatives</b></p> <ul style="list-style-type: none"> <li>• Complete a business case for the redevelopment of 25 metre indoor pool</li> <li>• Implement the 2016/17 priorities emanating from the 2015-2020 Aquatic Strategy.</li> <li>• Inform Aqua Energy's business decisions through the cost allocation model data.</li> <li>• Implement actions and recommendations from the Leisure Services Marketing Plan.</li> </ul>	<p>3,668</p> <p>(2,129)</p> <hr/> <p><b>1,539</b></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><b>Initiatives</b></p> <ul style="list-style-type: none"> <li>• Ensure implementation of all municipal responsibilities for 2016/17 identified in the Municipal Emergency Management Plan.</li> <li>• Ensure implementation of all municipal responsibilities for 2016/17 identified in the Municipal Fire Management Plan.</li> </ul>	<p>775</p> <p>(296)</p> <hr/> <p><b>479</b></p>
<b>TOTAL COMMUNITY WELLBEING</b>		<b>8,011</b>

## 2016/17 Budget - Wellington Shire Council

### Major Initiatives

- 17) Support the development of Yarram Early Learning Inc. to ensure the service is not dependent on a Council subsidy beyond June 2017.
- 18) Complete detail design for Gippsland Regional Sporting Complex Stage 2A
- 19) Plan for the upgrade of Maffra Gymnastics Club and investigate further enhancements at Cameron Sporting Complex.
- 20) Oversee a review and update of Wellington 2030 and facilitate a comprehensive service review process across the organisation.

### Service Performance Outcome Indicators

Service	Indicator	Performance Measure	Target
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

### 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 2016/17 Annual Report. The Performance Statement will also include reporting on prescribed indicators of financial performance (outlined in section 4) 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

	Revenue \$'000	Expenditure \$'000	Net Cost \$'000
Leadership and Engagement	-	3,238	(3,238)
Organisational	1,478	9,942	(8,464)
Natural Environment	7,479	12,490	(5,011)
Infrastructure	5,474	14,239	(8,765)
Land Use Planning	299	2,156	(1,857)
Economy	-	911	(911)
Community Wellbeing	4,021	12,032	(8,011)
<b>Total services &amp; initiatives</b>	<b>18,751</b>	<b>55,008</b>	<b>(36,257)</b>
Other non-attributable			(13,132)
<b>Deficit before funding sources</b>			<b>(49,389)</b>
<b>Funding sources:</b>			
Rates			48,674
Capital Grants & Contributions			17,182
<b>Total funding sources</b>			<b>65,856</b>
<b>Surplus for the year</b>			<b>16,467</b>



## **2016/17 Budget - Wellington Shire Council**

### **3. Financial Statements**

This section presents information in regard to the Financial Statements. The budget information for the years 2017/18 to 2019/20 has been extracted from the Strategic Resource Plan.

The section includes the following financial statements in accordance with the Local Government Act 1989 and the Local Government Model Finance Report.

Comprehensive Income Statement

Balance Sheet

Statement of Changes in Equity

Statement of Cash Flows

Statement of Capital Works

Statement of Human Resources.

## 2016/17 Budget - Wellington Shire Council

### Comprehensive Income Statement

For the four years ending 30 June 2020

	Forecast	Budget	Strategic Resource Plan Projections		
	Actual 2015/16	2016/17	2017/18	2018/18	2019/20
	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Income</b>					
Rates and charges	51,694	53,722	55,787	58,198	60,561
Statutory fees & fines	469	461	482	482	483
User fees	6,256	6,117	6,290	6,471	6,619
Grants - Operating	7,850	13,619	13,937	14,038	14,548
Grants - Capital	6,548	15,483	6,802	5,996	6,070
Contributions - monetary -Operating	243	185	90	92	94
Contributions - monetary -Capital	86	949	1,436	1,097	1,406
Contributions - non - monetary	5,920	-	-	-	-
Net gain (loss) on disposal of property, infrastructure, plant and equipment	258	328	178	244	196
Other income- Operating	2,513	2,225	2,280	2,336	2,394
Other income- Capital	951	750	826	150	-
<b>Total income</b>	<b>82,786</b>	<b>93,819</b>	<b>88,087</b>	<b>89,104</b>	<b>92,371</b>
<b>Expenses</b>					
Employee costs	23,937	25,353	26,573	27,785	29,189
Materials and Services	26,060	29,122	28,610	28,384	28,053
Bad and doubtful debts	111	111	113	116	119
Depreciation and amortisation	21,138	21,780	22,882	23,445	23,963
Borrowing Costs	652	504	515	518	482
Other expenses	764	502	515	526	538
<b>Total expenses</b>	<b>72,662</b>	<b>77,352</b>	<b>79,211</b>	<b>80,774</b>	<b>82,344</b>
<b>Surplus for the year</b>	<b>10,124</b>	<b>16,467</b>	<b>8,876</b>	<b>8,330</b>	<b>10,027</b>
<b>Other comprehensive income Items that will not be reclassified to surplus or deficit:</b>					
Net asset revaluation increment	575	-	-	-	-
<b>Total comprehensive result</b>	<b>10,699</b>	<b>16,467</b>	<b>8,876</b>	<b>8,330</b>	<b>10,027</b>

## 2016/17 Budget - Wellington Shire Council

### Balance Sheet

For the four years ending 30 June 2020

	Forecast	Budget	Strategic Resource Plan Projections		
	Actual				
	2015/16	2016/17	2017/18	2018/19	2019/20
	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Assets</b>					
<b>Current assets</b>					
Cash and cash equivalents	43,359	38,498	39,655	40,748	36,974
Trade and other receivables	4,321	4,172	4,545	4,513	4,927
Non-Current Assets held for sale	218	0	0	0	0
Other assets	873	341	341	341	341
<b>Total current assets</b>	<b>48,771</b>	<b>43,009</b>	<b>44,541</b>	<b>45,602</b>	<b>42,242</b>
<b>Non-current assets</b>					
Trade and other receivables	1,540	2,115	2,787	3,383	4,118
Property, infrastructure, plant & equipment	899,007	921,865	928,962	936,892	947,469
Intangible assets	786	1,062	780	545	796
<b>Total non-current assets</b>	<b>901,333</b>	<b>925,042</b>	<b>932,529</b>	<b>940,820</b>	<b>952,383</b>
<b>Total assets</b>	<b>950,104</b>	<b>968,051</b>	<b>977,070</b>	<b>986,422</b>	<b>994,625</b>
<b>Liabilities</b>					
<b>Current liabilities</b>					
Trade and other payables	5,387	6,007	5,915	5,879	5,823
Trust funds and deposits	900	900	900	900	900
Provisions	6,801	7,171	7,489	7,804	8,171
Interest-bearing loans and borrowings	1,481	919	517	3,627	761
<b>Total current liabilities</b>	<b>14,569</b>	<b>14,997</b>	<b>14,821</b>	<b>18,210</b>	<b>15,655</b>
<b>Non-current liabilities</b>					
Provisions	1,829	1,343	1,854	1,866	1,879
Interest Bearing loans and borrowings	8,656	9,693	10,001	7,622	8,340
<b>Total non-current liabilities</b>	<b>10,485</b>	<b>11,036</b>	<b>11,855</b>	<b>9,488</b>	<b>10,219</b>
<b>Total liabilities</b>	<b>25,054</b>	<b>26,033</b>	<b>26,676</b>	<b>27,698</b>	<b>25,874</b>
<b>Net assets</b>	<b>925,050</b>	<b>941,518</b>	<b>950,394</b>	<b>958,724</b>	<b>968,751</b>
<b>Equity</b>					
Accumulated surplus	311,895	329,793	340,521	349,000	359,062
Reserves	613,155	611,725	609,873	609,724	609,689
<b>Total equity</b>	<b>925,050</b>	<b>941,518</b>	<b>950,394</b>	<b>958,724</b>	<b>968,751</b>

## 2016/17 Budget - Wellington Shire Council

### Statement of Changes in Equity

For the four years ending 30 June 2020

	Total \$'000	Accumulated Surplus \$'000	Asset Revaluation Reserve \$'000	Other Reserves \$'000
<b>2017</b>				
Balance at beginning of the financial year	925,050	311,895	606,539	6,616
Surplus/(deficit) for the year	16,468	16,468	-	-
Net asset revaluation increment/(decrement)	-	-	-	-
Transfer to other reserves	-	4,023	-	(4,023)
Transfer from other reserves	-	(2,603)	-	2,603
<b>Balance at end of the financial year</b>	<b>941,518</b>	<b>329,783</b>	<b>606,539</b>	<b>5,196</b>
<b>2018</b>				
Balance at beginning of the financial year	941,518	329,783	606,539	5,196
Surplus/(deficit) for the year	8,876	8,876	-	-
Net asset revaluation increment/(decrement)	-	-	-	-
Transfer to reserves	-	4,209	-	(4,209)
Transfer from reserves	-	(2,347)	-	2,347
<b>Balance at end of the financial year</b>	<b>950,394</b>	<b>340,521</b>	<b>606,539</b>	<b>3,334</b>
<b>2019</b>				
Balance at beginning of the financial year	950,394	340,521	606,539	3,334
Surplus/(deficit) for the year	8,331	8,331	-	-
Net asset revaluation increment/(decrement)	-	-	-	-
Transfer to reserves	-	2,857	-	(2,857)
Transfer from reserves	-	(2,708)	-	2,708
<b>Balance at end of the financial year</b>	<b>958,724</b>	<b>349,000</b>	<b>606,539</b>	<b>3,185</b>
<b>2020</b>				
Balance at beginning of the financial year	958,724	349,000	606,539	3,185
Surplus/(deficit) for the year	10,027	10,027	-	-
Net asset revaluation increment/(decrement)	-	-	-	-
Transfer to reserves	-	2,950	-	(2,950)
Transfer from reserves	-	(2,915)	-	2,915
<b>Balance at end of the financial year</b>	<b>968,751</b>	<b>359,062</b>	<b>606,539</b>	<b>3,150</b>

## 2016/17 Budget - Wellington Shire Council

### Statement of Cash Flow

For the four years ending 30 June 2020

	Forecast	Budget	Strategic Resource Plan Projections		
	Actual 2016/16 \$'000	2016/17 \$'000	2017/18 \$'000	2018/19 \$'000	2019/20 \$'000
	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)
<b>Cash flows from operating activities</b>					
Rates and charges	51,424	53,484	55,627	57,913	60,284
Statutory fees and fines	469	461	482	462	463
User fees	6,424	6,085	6,276	6,449	6,605
Grants - Operating	9,304	14,507	13,731	14,244	14,342
Grants - Capital	8,104	15,483	6,802	5,996	6,070
Contributions- monetary	350	612	829	611	729
Interest received	1,265	1,000	1,025	1,051	1,077
Trust funds and deposits taken	120	-	-	-	-
Other receipts	1,788	1,975	2,080	1,435	1,317
Employees costs	(23,685)	(24,959)	(26,234)	(27,449)	(28,799)
Materials and services	(26,772)	(28,511)	(28,713)	(28,430)	(28,119)
Other payments	(446)	(503)	(515)	(526)	(538)
<b>Net cash provided by operating activities</b>	<b>28,345</b>	<b>39,514</b>	<b>31,290</b>	<b>31,776</b>	<b>33,451</b>
<b>Cash flows from investing activities</b>					
Payments for property, infrastructure, plant and equipment	(26,602)	(45,626)	(30,246)	(31,867)	(35,418)
Proceeds from sale of property, infrastructure, plant and equipment	1,100	1,278	729	971	822
<b>Net cash used in investing activities</b>	<b>(25,702)</b>	<b>(44,348)</b>	<b>(29,519)</b>	<b>(30,896)</b>	<b>(34,596)</b>
<b>Cash flows from financing activities</b>					
Finance costs	(653)	(504)	(518)	(515)	(482)
Proceeds from borrowings	-	1,956	825	1,248	1,480
Repayment of borrowings	(2,990)	(1,481)	(919)	(517)	(3,627)
<b>Net cash used in financing activities</b>	<b>(3,643)</b>	<b>(29)</b>	<b>(612)</b>	<b>213</b>	<b>(2,629)</b>
<b>Net increase (decrease) in cash &amp; cash equivalents</b>	<b>(1,000)</b>	<b>(4,863)</b>	<b>1,159</b>	<b>1,093</b>	<b>(3,774)</b>
Cash & cash Equivalents at beginning of the financial year	44,359	43,359	38,496	39,655	40,748
<b>Cash &amp; cash equivalents at end of the financial year</b>	<b>43,359</b>	<b>38,496</b>	<b>39,655</b>	<b>40,748</b>	<b>36,974</b>

## 2016/17 Budget - Wellington Shire Council

### Statement of Capital Works

For the four years ending 30 June 2020

	Forecast	Budget	Strategic Resource Plan Projections		
	Actual 2015/16 \$'000	2016/17 \$'000	2017/18 \$'000	2018/19 \$'000	2019/20 \$'000
<b>Property</b>					
Land	185	-	1,235	125	-
Landfill Improvements	60	1,530	75	-	1,600
Buildings	1,850	10,913	4,810	5,725	5,780
<b>Total Property</b>	<b>2,095</b>	<b>12,443</b>	<b>6,120</b>	<b>5,850</b>	<b>7,380</b>
<b>Infrastructure</b>					
Roads	10,557	15,160	10,605	13,010	12,560
Bridges	1,530	3,200	817	474	531
Footpaths	704	1,449	1,900	765	1,492
Drainage	196	290	415	1,950	2,245
Recreational leisure and community facilities	2,091	2,645	2,185	1,515	1,405
Waste Management	649	110	320	400	180
Parks, open space and streetscapes	2,600	4,788	3,883	4,207	6,006
Aerodromes	248	485	910	410	75
Off Street Car Parks	223	96	56	-	-
Other Infrastructure	2,214	1,137	366	320	20
<b>Total Infrastructure</b>	<b>21,011</b>	<b>29,359</b>	<b>21,457</b>	<b>23,052</b>	<b>24,514</b>
<b>Plant &amp; Equipment</b>					
Plant, Machinery and Equipment	2,902	2,542	2,202	2,485	2,401
Furniture & Fittings	229	68	10	24	10
Computers and telecommunications	124	276	100	100	344
Library books	205	264	259	255	265
<b>Total Plant &amp; Equipment</b>	<b>3,461</b>	<b>3,150</b>	<b>2,571</b>	<b>2,865</b>	<b>3,020</b>
<b>Intangibles</b>	<b>235</b>	<b>675</b>	<b>100</b>	<b>100</b>	<b>504</b>
<b>Total Intangibles</b>	<b>235</b>	<b>675</b>	<b>100</b>	<b>100</b>	<b>504</b>
<b>Total capital works expenditure</b>	<b>26,802</b>	<b>45,626</b>	<b>30,248</b>	<b>31,867</b>	<b>35,418</b>
<b>Represented by:</b>					
New asset expenditure	499	2,063	1,362	-	-
Asset renewal expenditure	19,015	29,352	20,079	25,254	29,265
Asset expansion expenditure	954	3,917	3,595	1,443	1,586
Asset upgrade expenditure	6,333	10,294	5,212	5,170	4,567
<b>Total capital works expenditure</b>	<b>26,802</b>	<b>45,626</b>	<b>30,248</b>	<b>31,867</b>	<b>35,418</b>

## 2016/17 Budget - Wellington Shire Council

### Statement of Human Resources

For the four years ending 30 June 2020

	Forecast	Budget	Strategic Resource Plan Projections		
	Actual 2015/16 \$'000	2016/17 \$'000	2017/18 \$'000	2018/19 \$'000	2019/20 \$'000
<b>Staff expenditure</b>					
Employee costs - operating	23,937	25,353	26,573	27,785	29,189
Employee costs - capital	328	387	52	-	-
<b>Total staff expenditure</b>	<b>24,265</b>	<b>25,740</b>	<b>26,625</b>	<b>27,785</b>	<b>29,189</b>
	FTE	FTE	FTE	FTE	FTE
<b>Staff numbers</b>					
Employees	288.8	288.1	283.7	281.1	280.1
Capitalised Labour	(3.6)	(3.6)	(1.0)	0.0	0.0
<b>Total Staff numbers</b>	<b>285.2</b>	<b>284.5</b>	<b>282.7</b>	<b>281.1</b>	<b>280.1</b>

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

Department	Budget 2016/17 \$'000	Comprises	
		Permanent Full Time \$'000	Permanent Part Time \$'000
Built & Natural Environment	9,608	9,552	56
Chief Executive Officer	1,046	1,046	-
Community and Culture	5,307	3,601	1,706
Corporate Services	3,641	3,383	258
Development	4,399	3,754	645
<b>Total permanent staff expenditure</b>	<b>24,001</b>	<b>21,336</b>	<b>2,665</b>
Casuals and other expenditure	1,739		
Less: Capitalised Labour costs	(387)		
<b>Total operating expenditure</b>	<b>25,353</b>		

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

Department	Budget FTE	Comprises	
		Permanent Full Time	Permanent Part Time
Built & Natural Environment	115.6	115.0	0.6
Chief Executive Officer	7.0	7.0	-
Community and Culture	62.5	39.0	23.5
Corporate Services	38.4	35.0	3.4
Development	48.1	38.0	10.1
<b>Total permanent staff</b>	<b>271.6</b>	<b>234.0</b>	<b>37.6</b>
Casuals and other	16.5		
Less: Capitalised Labour costs	(3.6)		
<b>Total staff</b>	<b>284.5</b>		

## 2016/17 Budget - Wellington Shire Council

### 4. 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	Actual 2014/15	Forecast 2015/16	Budget 2016/17	Strategic Resource Plan Projections			Trend +/-	
					2017/18	2018/19	2019/20		
<b>Operating position</b>									
Adjusted underlying result	Adjusted underlying surplus (deficit) / Adjusted underlying revenue	1	8.5%	2.2%	10.0%	2.0%	5.0%	5.7%	+
	Permissible range: -20.0% to 20.0%								
<b>Liquidity</b>									
Working Capital	Current assets/Current liabilities	2	321.1%	334.8%	288.8%	300.5%	250.4%	269.8%	-
	Permissible range: 100.0% to 300.0%								
Unrestricted cash	Unrestricted cash / Current liabilities		156.8%	228.3%	229.3%	240.0%	201.8%	222.0%	o
	Permissible range: 0.0% to 200.0%								
<b>Obligations</b>									
Loans and borrowings	Interest bearing loans and borrowings / Rate revenue	3	26.8%	10.6%	19.8%	18.0%	10.3%	15.0%	+
	Permissible range: 0.0% to 50.0%								
Loans and borrowings	Interest and principal repayments / Rate revenue		7.3%	7.0%	3.7%	2.0%	1.8%	6.8%	-
	Permissible range: 0.0% to 10.0%								
indebtedness	Non-current liabilities / Own source revenue		20.4%	16.9%	18.1%	18.0%	14.0%	14.5%	+
	Permissible range: 0.0% to 50.0%								
Asset renewal	Asset renewal expenses / Asset Depreciation	4	69.4%	91.1%	137.0%	89.2%	109.3%	121.7%	+
	Permissible range: 50.0% to 100.0%								
<b>Stability</b>									
Rates concentration	Rate revenue / Adjusted underlying revenue	5	60.3%	60.0%	62.5%	60.0%	68.4%	68.4%	o
	Permissible range: 40.0% to 80.0%								



## 2016/17 Budget - Wellington Shire Council

Indicator	Notes	Actual 2014/15	Forecast 2015/16	Budget 2016/17	Strategic Resource Plan Projections			Trend +/-
					2017/18	2018/19	2019/20	
Rates effort	Rate revenue / Capital improved value of rateable properties in the municipality  Permissible range: 0.2% to 0.7%	0.54%	0.56%	0.56%	0.56%	0.59%	0.61%	o
<b>Efficiency</b>								
Expenditure level	Total expenses / Number of property assessments  Permissible range: \$2,000 to \$4,000	2,181.33	2,181.51	2,322.26	2,378.07	2,424.99	2,472.12	+
Revenue level	Residential rate revenue / Number of residential property assessments  Permissible range: \$800 to \$1,600	1,114.95	1,188.01	1,251.13	1,305.15	1,370.65	1,434.12	-
Workforce turnover	Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year  Permissible range: 5.0% to 20.0%	9.4%	12.0%	11.0%	10.0%	10.0%	10.0%	o

### 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

### 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. The adjusted underlying result calculation includes recurrent capital funding (i.e. Roads to Recovery funding) but excludes all other capital income. The 2016/17 adjusted underlying result reflects the increased allocation of Roads to Recovery funding for 2016/17 (\$9.3 million) which in future years will reduce to historical annual allocation of \$2.5 to \$3.0 million. The ratio shows a decrease in 2017/18 with future years increasing.

**2 Working Capital** - The proportion of current liabilities covered by current assets. Working capital is forecast to decrease in 2016/17 year due to a run down in cash reserves to fund the capital program. The trend in later years is to fluctuate between 250% 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 over the four year period.

## **2016/17 Budget - Wellington Shire Council**

### **5. Other budget information (required by the Regulations)**

This section presents other budget related information required by the Regulations.

This section includes the following statements and reports

- 5.1.1 Grants operating
- 5.1.2 Grants capital
- 5.1.3 Statement of borrowings

## 2016/17 Budget - Wellington Shire Council

### 5.1.1 Grants - operating (\$5.77 million increase)

Operating grants include all monies received from State and Federal sources for the purposes of funding the delivery of Council's services to ratepayers. Overall, the level of operating grants has increased by \$5.77 million compared to 2015/16. A list of operating grants by type and source, classified into recurrent and non-recurrent, is included below.

Operating Grants	Forecast Actual 2015/16 \$'000	Budget 2016/17 \$'000	Variance \$'000
<b>Recurrent - Commonwealth</b>			
Victoria Grants Commission	5,952	12,046	6,093
Roads to Recovery - Operating	95		(95)
<b>Recurrent - State Government</b>			
Libraries	309	309	-
Rural Access	220	248	28
Cultural Services	208	208	-
Municipal emergency	172	170	3
Parks & Environmental services	95	106	11
State Emergency Services	75	76	1
Environmental health	72	72	4
School crossing supervisors	69	69	-
Property valuation	209	67	(143)
Fire Service Property levy	55	55	-
Senior citizens	56	56	-
Community support programs	34	25	(9)
Other	12	12	-
<b>Total Recurrent grants</b>	<b>7,633</b>	<b>13,519</b>	<b>5,886</b>
<b>Non- Recurrent - State Government</b>			
Community & Recreation Facilities	17	100	83
Economic Development & Tourism	17	-	(17)
Community Support programs	148	-	(148)
Environmental Health	23	-	(23)
Other	12	-	(12)
<b>Total Non- Recurrent grants</b>	<b>217</b>	<b>100</b>	<b>(117)</b>
<b>Total Operating grants</b>	<b>7,850</b>	<b>13,619</b>	<b>5,769</b>

The increase in Victoria Grants Commission (VGC) funding results from the Commonwealth Government advising on 30 June 2015 that they would be advancing all councils approximately 50% of their 2015/16 Grants Commission allocation, resulting in this Council receiving \$6.07 million on the 30 June 2015. Advances are not expected to be brought forward in future years.

Council also expects a decrease in property valuations funding which is aligned with legislated statewide biannual revaluation schedules. The cessation of several non-recurrent grants which will not continue into 2016/17 are partially offset by the anticipated receipt of non-recurrent grant funding relating to the Cowwarr Recreation Reserve Clubroom Redevelopment (\$100,000).

## 2016/17 Budget - Wellington Shire Council

### 5.1.2 Grants capital (\$8.94 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 236.54% or \$8.94 million compared to 2015/16. Grant funding for the Port of Sale Cultural Hub and Precinct redevelopment (\$3.3 million), Gippsland Regional Sporting Complex Stage 2A (\$650,000) and Sale CBD Streetscape Renewal York Street (\$500,000) are expected in 2016/17. During 2016/17 the Roads to Recovery annual allocation of \$2.45 million, the 2016/17 additional allocation of \$5.11 million and the carried forward amount of \$1.74 million will be spent on projects such as Residential Road and Street Construction Plan Implementation, Park Street Bridge Renewal and the Stratford - Streetscape Renewal. Section 12 "Analysis of Capital Budget" includes a more detailed analysis of the capital grants expected to be received during 2016/17.

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

Grants - capital	Forecast	Budget 2016/17 \$'000	Variance \$'000
	Actual 2015/16 \$'000		
<b><u>Recurrent - Commonwealth</u></b>			
Roads to Recovery	4,625	9,295	4,670
<b>Total Recurrent grants</b>	<b>4,625</b>	<b>9,295</b>	<b>4,670</b>
<b><u>Non- Recurrent - State Government</u></b>			
Buildings	1,128	4,783	3,655
Parks and open space	86	820	734
Footpaths and cycleways	100	300	200
Bridges	500	285	(215)
Waste management	84	-	(84)
Plant, machinery and equipment	13	-	(13)
Library books	10	-	(10)
<b>Total Non- Recurrent grants</b>	<b>1,921</b>	<b>6,188</b>	<b>4,268</b>
<b>Total Capital grants</b>	<b>6,546</b>	<b>15,483</b>	<b>8,937</b>

### 5.1.3 Statement of Borrowings

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

	2015/16 \$	2016/17 \$
Total amount borrowed as at 30 June of the prior year	13,127	10,137
Total amount to be borrowed	-	1,958
Total amount projected to be redeemed	(2,990)	(1,481)
Total amount proposed to be borrowed as at 30 June	10,137	10,612

## 6. Capital Works Program

This section presents a listing of the capital works projects that will be undertaken for the 2016/17 year.

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

- New works for 2016/17
- Works carried forward from the 2015/16 year

2016/17 Budget - Wellington Shire Council

Capital works program  
For the year ending 30 June 2017

6.1 New works

Capital Works Area	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
<b>PROPERTY</b>									
<b>LANDFILL IMPROVEMENTS</b>									
Kilmany Landfill - Cell 2 Construction	1,500	-	1,500	-	-	-	-	1,500	-
Rosedale - Construct New Waste Cell	30	-	30	-	-	-	-	30	-
<b>TOTAL LANDFILL IMPROVEMENTS</b>	<b>1,530</b>	<b>-</b>	<b>1,530</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,530</b>	<b>-</b>
<b>BUILDINGS</b>									
Annual Toilet Renewal Program	100	-	100	-	-	-	-	100	-
Art Gallery Lighting (Port of Sale Cultural Hub)	80	-	-	-	80	-	-	80	-
EBBWEC - Cafe Deck Extension	35	-	-	35	-	-	-	35	-
EBBWEC - New Storage Space	50	-	-	-	50	-	-	50	-
EBBWEC - Energy Efficiencies (Solar System)	80	-	-	80	-	-	-	80	-
Maffra Depot Security Gates	50	-	30	20	-	-	-	50	-
Heyfield Pool - Building Renewal	65	-	52	13	-	-	-	65	-
Port of Sale Cultural Hub (Art Gallery/Library)	3,875	-	1,937	969	969	1,500	250	2,125	-
Port Of Sale Cultural Hub Roof Replacement	275	-	275	-	-	-	-	275	-
Port of Sale Precinct Redevelopment (The Port)	2,530	-	833	1,264	833	1,800	-	730	-
Public Toilet Water and Septic Renewal - Golden Beach & Loch Sport	95	-	97	38	-	-	-	95	-
Sale Depot - Energy Efficiencies (Solar System)	21	-	-	21	-	-	-	21	-
Sale Depot - Water Harvesting	16	-	-	16	-	-	-	16	-
Yarram - Regent Theatre Refurbishment Works	300	-	255	45	-	-	-	300	-
Yarram Depot - Bulk Storage Bays	18	-	-	-	18	-	-	18	-
<b>TOTAL BUILDINGS</b>	<b>7,590</b>	<b>-</b>	<b>3,338</b>	<b>2,501</b>	<b>1,750</b>	<b>3,300</b>	<b>250</b>	<b>4,040</b>	<b>-</b>
<b>TOTAL PROPERTY</b>	<b>9,120</b>	<b>-</b>	<b>4,868</b>	<b>2,501</b>	<b>1,750</b>	<b>3,300</b>	<b>250</b>	<b>5,570</b>	<b>-</b>

2016/17 Budget - Wellington Shire Council

Capital Works Area	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
<b>INFRASTRUCTURE</b>									
<b>ROADS</b>									
Aberton - Pound Road West and Lower Jack Road - Intersection	330	-	330	-	-	-	-	330	-
Asphalt Resealing - Urban Streets - Annual Program	600	-	600	-	-	-	-	600	-
Bonsdale - Bonsdale Newry Road Widening	180	-	90	90	-	180	-	-	-
Cowarr - Cowarr Seaton Road Widening	450	-	225	225	-	450	-	-	-
Cowarr - Sale Toongabbie Road Widening	300	-	150	150	-	300	-	-	-
Crest Widening - Tyles Road - Pearsonsdales	120	-	60	60	-	-	-	120	-
Final Seals for Road Projects - Annual Program	300	-	300	-	-	-	-	300	-
Golden Beach - Roundabout Renewal and Parking Improvements	400	-	300	100	-	-	-	400	-
Kerb & Channel Replacement - Annual Program	190	-	190	-	-	-	-	190	-
Kilmany - Settlement Road Lower Widening 1.8km	250	-	125	125	-	250	-	-	-
Maffra - Foster Street Reconstruction	100	-	100	-	-	-	-	100	-
Maffra - Pearson Street - Reconstruction	500	-	375	125	-	-	-	500	-
Port Albert - RV and Boating Parking Improvements	200	-	120	80	-	-	-	200	-
Port of Sale - traffic and parking improvements (The Port)	800	-	300	300	-	600	-	-	-
Project Advanced Planning	200	-	100	90	40	-	-	200	-
Residential Road and Street Construction Plan Implementation	2,350	-	1,418	943	-	1,485	874	-	-
Rosedale - Rosedale Flynns Creek Road Widening	900	-	450	450	-	900	-	-	-
Rural Road Resealing - Annual Program	2,025	-	2,025	-	-	-	-	2,025	-
Sale - Foster Street Pedestrian Crossing Improvements (The Port)	135	-	68	67	-	135	-	-	-
Sale - Outhridge Parade Reconstruction	375	-	300	75	-	75	-	300	-
Stratford - McAlister Street & Wellsford Street Renewal	400	-	300	100	-	-	-	400	-
Stratford - Redbank Road and Lee Street - Intersection	300	-	300	-	-	-	-	300	-
Tinamba Newry Road and Tinamba Glenmaggie Road	100	-	100	-	-	-	-	100	-
Unsealed Road Intersection Upgrades	200	-	100	100	-	-	-	200	-
Unsealed Roads Reconstruction - Annual Program	1,100	-	1,100	-	-	-	-	1,100	-
Urban Streets Resealing - Annual Program	500	-	500	-	-	-	-	500	-
Worby - Chrises Albert River Road Reconstruction 250m	50	-	50	-	-	50	-	-	-
Wuruk - Riverside Drive Reconstruction	250	-	250	-	-	250	-	-	-
Wuruk - Settlement Road Lower Widening 1.0km	150	-	75	75	-	150	-	-	-
Yarram Morwell Road / Grand Ridge Road landslip works	300	-	300	-	-	-	-	300	-
<b>TOTAL ROADS</b>	<b>13,864</b>	<b>-</b>	<b>10,698</b>	<b>3,125</b>	<b>40</b>	<b>4,835</b>	<b>874</b>	<b>8,165</b>	<b>-</b>
<b>BRIDGES</b>									
Forsyth's Bridge	200	-	200	-	-	200	-	-	-
Lays Bridge	250	-	250	-	-	250	-	-	-
Major Culvert & Floodway Renewal	120	-	120	-	-	-	-	120	-
Safety Barrier Renewal and Improvements	110	-	55	55	-	-	-	110	-
Sale - Park Street Bridge Renewal	1,300	-	1,300	-	-	1,300	-	-	-
Swing Bridge Drive Unit Refurbishment	150	-	150	-	-	-	-	150	-
Trenton Valley Bridge	250	-	250	-	-	250	-	-	-
<b>TOTAL BRIDGES</b>	<b>2,380</b>	<b>-</b>	<b>2,325</b>	<b>55</b>	<b>-</b>	<b>2,000</b>	<b>-</b>	<b>380</b>	<b>-</b>

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Capital Works Area	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
<b>FOOTPATHS</b>									
Annual Footpaths Access Improvement Program	120	-	120	-	-	-	-	120	-
Annual Footpaths Network Connections Program	64	-	-	32	32	-	-	64	-
Annual Footpaths Renewal Program (The Port)	250	-	250	-	-	-	-	250	-
Sale - Glebe Woodville Shared Path Construction	765	-	-	-	765	265	-	500	-
<b>TOTAL FOOTPATHS</b>	<b>1,199</b>	<b>-</b>	<b>370</b>	<b>32</b>	<b>797</b>	<b>265</b>	<b>-</b>	<b>934</b>	<b>-</b>
<b>DRAINAGE</b>									
Heyfield - Gordon Street Recreation Reserve Dam Wall Remediation	80	-	80	-	-	-	-	80	-
Minor Drainage Network - Renewal Works	160	-	160	-	-	-	-	160	-
Seaspray Flood Mitigation System - Pump Replacement	50	-	50	-	-	-	-	50	-
<b>TOTAL DRAINAGE</b>	<b>290</b>	<b>-</b>	<b>290</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>290</b>	<b>-</b>
<b>RECREATIONAL LEISURE AND COMMUNITY FACILITIES</b>									
Gippsland Regional Sporting Complex Stage II	1,700	1,700	-	-	-	650	550	500	-
GRSC Seating Improvements	25	-	5	20	-	-	5	20	-
Healthy Lifestyles Facilities - Pump Renewal Program	25	-	25	-	-	-	-	25	-
Maffra - Cameron Sporting Complex Stadium LED lighting upgrade	110	-	88	22	-	50	-	60	-
Outdoor Pools - Shade Structure Replacement	40	-	40	-	-	-	-	40	-
Outdoor Pools Security Fencing	30	-	30	-	-	-	-	30	-
Rosedale - Recreation Reserve Cricket Nets Upgrade	66	-	48	20	-	44	4	18	-
Sale - 25m Pool Plant Room Roof Renewal	10	-	10	-	-	-	-	10	-
Sale - Outdoor Pool Plant Room Replacement	300	-	300	-	-	-	-	300	-
Stratford - Recreation Reserve Additional Netball Court	185	-	37	148	-	100	15	70	-
<b>TOTAL RECREATIONAL LEISURE AND COMMUNITY FACILITIES</b>	<b>2,491</b>	<b>1,700</b>	<b>581</b>	<b>210</b>	<b>-</b>	<b>844</b>	<b>574</b>	<b>1,073</b>	<b>-</b>
<b>WASTE MANAGEMENT</b>									
Kilmory Landfill - Carpark final seal	10	-	10	-	-	-	-	10	-
Kilmory Landfill - Internal Access Road	30	-	-	30	-	-	-	30	-
Longford Landfill - EPA required monitoring bores (groundwater) x 2	20	-	-	-	20	-	-	20	-
Maffra Landfill - Entry Road Sealing	50	-	25	25	-	-	-	50	-
<b>TOTAL WASTE MANAGEMENT</b>	<b>110</b>	<b>-</b>	<b>35</b>	<b>55</b>	<b>20</b>	<b>-</b>	<b>-</b>	<b>110</b>	<b>-</b>
<b>PARKS OPEN SPACE AND STREETSCAPES</b>									
Coongulla - Woolenook Reserve Improvements	30	-	-	30	-	-	-	30	-
Golden Beach - Park Renewal	30	-	30	-	-	-	-	30	-
Gravel Path Renewal Program	84	-	84	-	-	-	-	84	-
Maffra - CBD Park Works	25	-	20	5	-	-	-	25	-
Maffra - Melkidge Hill Reserve Renewal	25	-	20	5	-	-	-	25	-
Playgrounds Expansion Program (The Port)	110	-	-	-	110	-	-	110	-
Playgrounds Renewal Program	200	-	200	-	-	-	-	200	-
Sale - Botanic Gardens Development	200	-	40	80	80	135	-	65	-
Sale - Goulakumar Cultural Trail Arts Renewal	30	-	30	-	-	-	-	30	-
Sale - Raglan Street Roundabout - Landscape Renewal	42	-	29	13	-	-	-	42	-
Sale - Skate Park Renewal (The Port)	120	-	72	34	34	-	-	120	-
Sale - CBD Streetscape Renewal (York Street)	1,500	-	750	750	-	500	-	1,000	-
Stratford - Streetscape Renewal	700	-	700	-	-	700	-	-	-
Stratford - Memorial Park irrigation	60	-	-	-	60	-	-	60	-
Yarram - Town Centre Median Irrigation Renewal/Upgrade	45	-	27	18	-	-	-	45	-
<b>TOTAL PARKS, OPEN SPACE AND STREETSCAPES</b>	<b>3,291</b>	<b>-</b>	<b>2,053</b>	<b>925</b>	<b>214</b>	<b>1,335</b>	<b>-</b>	<b>1,865</b>	<b>-</b>



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Capital Works Area	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
<b>AERODROMES</b>									
Aerodrome Minor Capital Works - Audit Works	75	-	45	15	15	-	-	75	-
West Sale Airport - ERAP Stage 2 Headworks	275	-	206	69	-	-	-	275	-
West Sale Airport - North West Corner Boundary Fencing	50	-	-	50	-	-	-	50	-
West Sale Airport - Perimeter Fencing	85	-	60	26	-	-	-	85	-
<b>TOTAL AERODROMES</b>	<b>485</b>	<b>-</b>	<b>311</b>	<b>150</b>	<b>15</b>	<b>-</b>	<b>-</b>	<b>485</b>	<b>-</b>
<b>OFF STREET CAR PARKS</b>									
Off Street Car Park Resealing	54	-	54	-	-	-	-	54	-
<b>TOTAL OFF STREET CAR PARKS</b>	<b>54</b>	<b>-</b>	<b>54</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>54</b>	<b>-</b>
<b>OTHER INFRASTRUCTURE</b>									
Boating Infrastructure Action Plan Works	517	-	310	207	-	367	-	120	-
Maffra Caravan Park - Amenities Refurbishment	38	-	38	-	-	-	-	38	-
<b>TOTAL OTHER INFRASTRUCTURE</b>	<b>555</b>	<b>-</b>	<b>348</b>	<b>207</b>	<b>-</b>	<b>367</b>	<b>-</b>	<b>158</b>	<b>-</b>
<b>TOTAL INFRASTRUCTURE</b>	<b>24,830</b>	<b>1,700</b>	<b>17,017</b>	<b>4,767</b>	<b>1,148</b>	<b>8,666</b>	<b>1,448</b>	<b>13,516</b>	<b>-</b>
<b>PLANT &amp; EQUIPMENT</b>									
<b>PLANT, MACHINERY AND EQUIPMENT</b>									
Fleet Renewal - Annual Program	1,268	-	1,268	-	-	-	-	1,268	-
Plant Renewal - Annual Program	1,274	-	1,274	-	-	-	-	1,274	-
<b>TOTAL PLANT, MACHINERY AND EQUIPMENT</b>	<b>2,541</b>	<b>-</b>	<b>2,541</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,542</b>	<b>-</b>
<b>FURNITURE &amp; FITTINGS</b>									
Gippsland Art Gallery (Sale) - Art Acquisitions	24	-	12	12	-	-	-	24	-
Library - Portable Hearing Loops	4	4	-	-	-	-	-	4	-
Library - Self Check Kiosk - Sale Library	40	-	-	-	40	-	-	40	-
<b>TOTAL FURNITURE &amp; FITTINGS</b>	<b>68</b>	<b>4</b>	<b>12</b>	<b>12</b>	<b>40</b>	<b>-</b>	<b>-</b>	<b>68</b>	<b>-</b>
<b>COMPUTERS AND TELECOMMUNICATIONS</b>									
IT - Hardware Upgrade	100	-	-	100	-	-	-	100	-
<b>TOTAL COMPUTERS AND TELECOMMUNICATIONS</b>	<b>100</b>	<b>-</b>	<b>-</b>	<b>100</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100</b>	<b>-</b>
<b>LIBRARY BOOKS</b>									
Library - Audio Visual Developments	48	-	48	2	-	-	-	48	-
Library - Book Collection Developments	175	-	166	9	-	-	-	175	-
Library - Cataloguing and Processing	41	-	39	2	-	-	-	41	-
<b>TOTAL LIBRARY BOOKS</b>	<b>264</b>	<b>-</b>	<b>251</b>	<b>13</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>264</b>	<b>-</b>
<b>TOTAL PLANT &amp; EQUIPMENT</b>	<b>2,972</b>	<b>4</b>	<b>2,804</b>	<b>125</b>	<b>40</b>	<b>-</b>	<b>-</b>	<b>2,973</b>	<b>-</b>

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Capital Works Area	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
<b>INTANGIBLES</b>									
Albert Applications (Software)	20	20	-	-	-	-	-	20	-
Library Management Database Software	44	-	44	-	-	-	-	44	-
<b>TOTAL INTANGIBLES</b>	<b>64</b>	<b>20</b>	<b>44</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>64</b>	<b>-</b>
<b>TOTAL NEW CAPITAL WORKS 2016/17</b>	<b>36,786</b>	<b>1,724</b>	<b>24,732</b>	<b>7,394</b>	<b>2,936</b>	<b>12,968</b>	<b>1,698</b>	<b>22,122</b>	<b>-</b>

6.2 Works carried forward from the 2015/16 year

Capital Works Area	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
<b>PROPERTY</b>									
<b>BUILDINGS</b>									
Port of Sale Bank Stabilisation	80	-	80	-	-	-	-	80	-
Port of Sale Cultural Hub (Art Gallery/Library)	2,928	-	1,484	732	732	500	-	2,428	-
Heyfield Pool - Building Renewal	85	-	88	17	-	-	-	85	-
Heyfield - Gordon Street Rec Reserve Clubroom Redevelopment	250	-	-	250	-	120	-	124	-
<b>TOTAL BUILDINGS</b>	<b>3,323</b>	<b>-</b>	<b>1,592</b>	<b>999</b>	<b>732</b>	<b>620</b>	<b>-</b>	<b>2,697</b>	<b>-</b>
<b>TOTAL PROPERTY</b>	<b>3,323</b>	<b>-</b>	<b>1,592</b>	<b>999</b>	<b>732</b>	<b>620</b>	<b>-</b>	<b>2,697</b>	<b>-</b>
<b>INFRASTRUCTURE</b>									
<b>ROADS</b>									
Cobains Road Reconstruction	200	-	120	80	-	200	-	-	-
Maffra - Brewers Hill Road 4.5km Reconstruction	200	-	150	50	-	200	-	-	-
Residential Road and Street Construction Plan Implementation	571	-	343	228	-	580	-	(9)	-
Sale - Outbridge Parade Reconstruction	200	-	180	40	-	200	-	0	-
Sale - Heathall Road 3.0km Reconstruction	125	-	125	-	-	125	-	-	-
<b>TOTAL ROADS</b>	<b>1,296</b>	<b>-</b>	<b>898</b>	<b>398</b>	<b>-</b>	<b>1,305</b>	<b>-</b>	<b>9</b>	<b>-</b>
<b>BRIDGES</b>									
Maxfields Bridge Renewal	570	-	570	-	-	285	-	285	-
Sale - Park Street Bridge Renewal	250	-	250	-	-	250	-	-	-
<b>TOTAL BRIDGES</b>	<b>820</b>	<b>-</b>	<b>820</b>	<b>-</b>	<b>-</b>	<b>535</b>	<b>-</b>	<b>285</b>	<b>-</b>
<b>FOOTPATHS</b>									
Gabe Woodella Shared Path Construction	250	-	-	-	250	250	-	-	-
<b>TOTAL FOOTPATHS</b>	<b>250</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>250</b>	<b>250</b>	<b>-</b>	<b>-</b>	<b>-</b>

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Capital Works Area	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
<b>RECREATIONAL LEISURE AND COMMUNITY FACILITIES</b>									
Lex Glover Regional Aquatic Complex - Air Handling Project Stage 2	120	-	30	90	-	-	-	120	-
Lex Glover Regional Aquatic Complex - Pool heating	35	-	9	26	-	-	-	35	-
<b>TOTAL RECREATIONAL LEISURE AND COMMUNITY FACILITIES</b>	<b>155</b>	<b>-</b>	<b>39</b>	<b>116</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>155</b>	<b>-</b>
<b>PARKS, OPEN SPACE AND STREETSCAPES</b>									
Loch Sport Foreshore Management Program	275	-	275	-	-	175	-	100	-
Port Albert - Rutter Park Shelter Upgrade	40	-	-	40	-	-	-	40	-
Rosedale - Streetscape Renewal	450	-	338	112	-	-	-	450	-
Maffra - Cameron Sporting Complex - Water Bore & Irrigation	70	49	-	21	-	10	-	60	-
Sale CBD Streetscape Renewal (York Street)	550	-	275	275	-	-	-	550	-
Yarram - Streetscape Renewal	290	-	200	-	-	-	-	200	-
<b>TOTAL PARKS, OPEN SPACE AND STREETSCAPES</b>	<b>1,585</b>	<b>49</b>	<b>1,088</b>	<b>448</b>	<b>-</b>	<b>185</b>	<b>-</b>	<b>1,400</b>	<b>-</b>
<b>OFF STREET CAR PARKS</b>									
Sale - Baldwin Reserve Car Park Reconstruction	42	-	42	-	-	-	-	42	-
<b>TOTAL OFFSTREET CAR PARKS</b>	<b>42</b>	<b>-</b>	<b>42</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>42</b>	<b>-</b>
<b>OTHER INFRASTRUCTURE</b>									
Loch Sport - Charles Street Boat Ramp	581	291	-	290	-	117	-	485	-
<b>TOTAL OTHER INFRASTRUCTURE</b>	<b>581</b>	<b>291</b>	<b>-</b>	<b>290</b>	<b>-</b>	<b>117</b>	<b>-</b>	<b>485</b>	<b>-</b>
<b>TOTAL INFRASTRUCTURE</b>	<b>4,729</b>	<b>340</b>	<b>2,887</b>	<b>1,252</b>	<b>250</b>	<b>2,301</b>	<b>-</b>	<b>2,338</b>	<b>-</b>
<b>PLANT &amp; EQUIPMENT</b>									
<b>FURNITURE &amp; FITTINGS</b>									
<b>TOTAL FURNITURE &amp; FITTINGS</b>									
<b>COMPUTERS AND TELECOMMUNICATIONS</b>									
End User Devices	85	-	33	32	-	-	-	85	-
IT Infrastructure	60	-	30	30	-	-	-	60	-
Remote Sites AV Technology	51	-	26	25	-	-	-	51	-
<b>TOTAL COMPUTERS AND TELECOMMUNICATIONS</b>	<b>176</b>	<b>-</b>	<b>89</b>	<b>87</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>176</b>	<b>-</b>
<b>TOTAL PLANT &amp; EQUIPMENT</b>	<b>176</b>	<b>-</b>	<b>89</b>	<b>87</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>176</b>	<b>-</b>
<b>INTANGIBLES</b>									
CMS Authority Contract Management Systems	545	-	-	545	-	-	-	545	-
Unified Communications	27	-	14	13	-	-	-	27	-
Library Management Database Software	40	-	40	-	-	-	-	40	-
<b>TOTAL INTANGIBLES</b>	<b>612</b>	<b>-</b>	<b>54</b>	<b>558</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>612</b>	<b>-</b>
<b>TOTAL CARRIED FORWARD WORKS FROM 2015/16</b>	<b>8,840</b>	<b>340</b>	<b>4,622</b>	<b>2,898</b>	<b>982</b>	<b>3,017</b>	<b>-</b>	<b>5,823</b>	<b>-</b>

## 6.3 Summary

Capital Works Area	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	12,443	-	6,461	3,500	2,462	3,926	250	8,267	-
INFRASTRUCTURE	29,359	2,040	19,905	6,019	1,397	12,057	1,445	15,854	-
PLANT & EQUIPMENT	3,148	4	2,892	212	40	-	-	3,149	-
INTANGIBLES	676	20	98	558	-	-	-	676	-
<b>TOTAL CAPITAL WORKS 2016/17</b>	<b>45,626</b>	<b>2,064</b>	<b>29,356</b>	<b>10,289</b>	<b>3,919</b>	<b>15,983</b>	<b>1,698</b>	<b>27,945</b>	<b>-</b>

WORKS DESCRIPTION	COST \$'000	Summary of Funding Sources			
		Grants \$'000	Contributions \$'000	Cash \$'000	Borrowings \$'000
Kilmany Landfill - Landfill Rehabilitation	1,200	-	-	1,200	-
Maffra Landfill - Landfill Rehabilitation	35	-	-	35	-
Princes Highway/Cobains Road Intersection Upgrade	1,300	-	-	-	1,300
Variable Message and Speed Radar Sign	18	-	9	9	-
Roadside Fire Hydrant Markers Replacement	25	-	-	25	-
Aerial Bundle Cable Program - (Power line bundling for high value tree avenues)	50	-	-	50	-
Yarram - Memorial Park - Landscape Renewal	50	-	-	50	-
Rosedale - Streetscape Renewal	60	-	-	60	-
Cowwarr - Recreation Reserve Clubroom Redevelopment	635	100	40	495	-
Roundabout and Splitter Island - OH&S and Landscaping Upgrade	40	-	-	40	-
Town Tree Replacement Program	38	-	-	38	-
Urban Furniture Renewal Program	84	-	-	84	-
West Sale Airport - Eastern Recreation Aviation Precinct - legal and consultants	15	-	-	15	-
Healthy Lifestyles Facilities - Facility Painting Program	35	-	-	35	-
Rosedale - Demolition of Dwelling	20	-	-	20	-
<b>TOTAL OPERATING PROJECTS</b>	<b>3,665</b>	<b>100</b>	<b>49</b>	<b>2,156</b>	<b>1,300</b>

## 2016/17 Budget - Wellington Shire Council

### 7. Rates and Charges

This section presents information about rates and charges which the Act and the Regulations require to be disclosed in the Council's annual budget

#### 7. Rates and charges

In developing the Strategic Resource Plan (SRP) as referred to in Section 14, rates and charges are an important source of revenue, averaging 57.3% of the total revenue received by Council annually. Planning for the impact of minimal rate increases has therefore been an important component of the Strategic Resource Planning (SRP) process. The State Government have introduced the Fair Go Rates System (FGRS) which sets out the maximum amount councils may increase rates in a year. For 2016/17 the FGRS cap has been set at 2.5% which applies to general rates. Council projected forward during the preparation of its last SRP, rate rises approximating 2.5% and as a result the operations have been streamlined over 2015/16 in readiness for the FGRS cap.

It is predicted that the 2016/17 operating position will be significantly impacted by wages growth and reductions in government funding. It will therefore be necessary to achieve future revenue growth while containing costs in order to annually achieve an almost breakeven operating position. The \$18.9 million contribution from operations toward capital investment for the 2016/17 year is only partially funding the capital works and in future years if rate capping continues rationalisation of the extent and criticality of expenditure will be crucial in managing the shire.

In order to achieve these objectives while maintaining service levels and a strong capital expenditure program, the average general rate will increase by 2.5% in line with the rate cap. Other charges including the Garbage charge, Waste Infrastructure charge and the EPA levy are outside the Fair Go Rate System (FGRS) and will be on a cost recovery basis. This will raise total rate and charges for 2016/17 of \$53.72 million, including \$0.20 million generated from supplementary rates.

#### 7.1 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	Budget 2015/16 cents/\$CIV	Budget 2016/17 cents/\$CIV	Change
General residential	0.005382	0.005329	-0.6%
Commercial/Industrial	0.005362	0.005329	-0.6%
Farm	0.004290	0.004263	-0.6%
Cultural & Recreational Land Act (rate concession)	N/A	N/A	N/A

#### 7.2 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	2015/16 \$	2016/17 \$
General residential	29,201,820	30,619,779
Commercial/Industrial	7,940,763	8,405,618
Farm	9,355,472	9,382,669
Cultural & Recreational Land	73,849	66,060
<b>Total amount to be raised by general rates</b>	<b>46,571,904</b>	<b>48,474,126</b>

Additional supplementary property valuation and new assessments occurring during 2015/16 are included in the budget.

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

Type of Property	2015/16 No.	2016/17 No.
General residential	28,102	28,141
Commercial/Industrial	1,494	1,513
Farm	3,658	3,618
Cultural & Recreational Land	37	37
<b>Total number of assessments</b>	<b>33,291</b>	<b>33,309</b>

## 2016/17 Budget - Wellington Shire Council

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

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

Type of Property	2015/16	2016/17
	\$	\$
General residential	5,446,068,607	5,745,677,300
Commercial/Industrial	1,480,933,000	1,577,335,000
Farm	2,180,966,000	2,200,921,000
Recreational Land	26,662,000	27,700,000
<b>Total value of land</b>	<b>9,134,629,607</b>	<b>9,551,633,300</b>

The uplift represents supplementary (new assessments of CIV) occurring/created during 2015/16 and in place for 2016/17.

7.6 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 2015/16	Per Rateable Property 2016/17	Change
	\$	\$	
Residential Garbage collection	176.00	181.00	2.8%
Commercial Garbage collection (includes GST)	193.60	199.10	2.8%
Waste Infrastructure Charge (Landfill operation and rehabilitation)	35.00	45.00	28.6%
EPA Levy Charge	14.92	14.92	-
Boisdale Common Effluent System and Pump out Charge( New) -Residential	268.00	388.00	34.7%
Boisdale Common Effluent System and Pump out Charge (New) - Commercial - includes GST	316.80	426.80	34.7%

Service rates are charges are not covered by FGRS

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

Type of Charge	2015/16	2016/17
	\$	\$
Kerbside collection (Garbage)	3,257,760	3,387,761
Waste Infrastructure Charge	1,059,065	1,371,080
EPA Levy Charge	276,169	278,825
Boisdale Common Effluent System Charge	7,500	9,700
<b>Total amount to be raised by service rates or charges</b>	<b>4,600,494</b>	<b>5,047,346</b>

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

	2015/16	2016/17
	\$	\$
Rates and charges	51,172,398	53,621,472
Supplementary rates	200,000	200,000
<b>Total</b>	<b>51,372,398</b>	<b>53,721,472</b>

## 2016/17 Budget - Wellington Shire Council

7.9 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;
- 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.

### 7.10. 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 0.005329 for all rateable general properties; and
- A rate of 0.004263 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 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 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.

## **Budget Analysis**

The following reports provide detailed analysis to support and explain the budget reports in the previous section.

This section includes the following analysis and information.

- 8 Summary of financial position
- 9 Budget influences
- 10 Analysis of operating budget
- 11 Analysis of budgeted cash position
- 12 Analysis of capital budget
- 13 Analysis of budgeted financial position

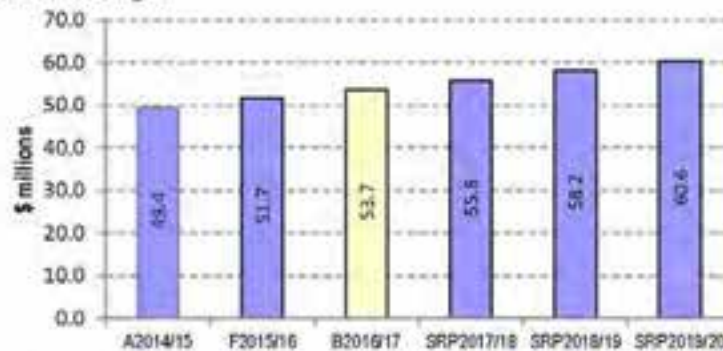


## 2016/17 Budget - Wellington Shire Council

### 8. Summary of financial position

Council has prepared a Budget for the 2016/17 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 about the rate increase, operating result, cash and investments, capital works, financial position, financial sustainability and strategic objectives of the Council.

#### 8.1 Total Rates and charges



A = Actual F = Forecast B = Budget SRP = Strategic Resource Plan estimates

Income from all rates and charges will increase by 3.93% for the 2016/17 year, raising total rates and charges income of \$53.72 million (15/16 \$51.69 million).

The Waste Infrastructure Charge will increase from \$35 to \$45, and the Garbage Charge will increase from \$171 to \$181.

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

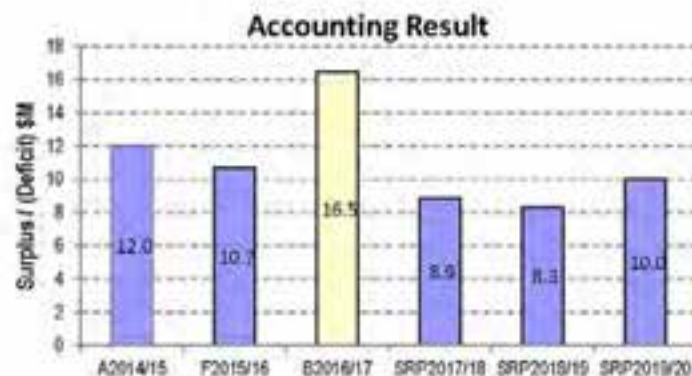
The Boisdale Common Effluent System service charge will remain at \$288 (per connected property) with an additional \$100 pump out charge to be introduced. This charge will recover a portion of the costs of delivering a sewerage system to the community of Boisdale. Refer to Sections 7 and 10 for more information.

#### 8.2 Operating result - Surplus/(Deficit)



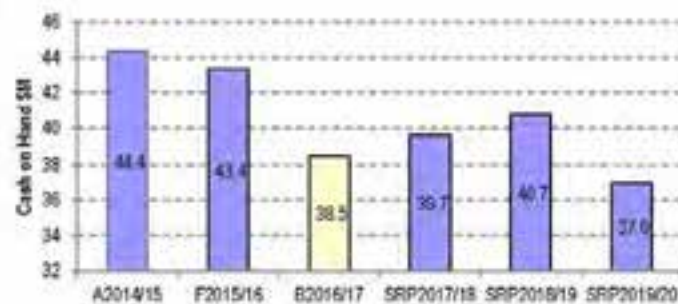
Operating result is an important measure of financial sustainability as it excludes all funds which are intended to be used for capital, from being allocated to cover operating expenses. For the 2016/17 financial year it is anticipated that the operating result will be a (deficit) of \$1.04 million.

## 2016/17 Budget - Wellington Shire Council



The accounting result is the surplus/(deficit) and includes all capital funding of \$16.50 million. This one off result is not anticipated beyond 2016/17. This capital funding includes \$9.30 million for Roads to Recovery allocation (\$6 million above normal recurrent levels), Port of Sale Cultural Hub redevelopment \$3.30 million, Gippsland Regional Sports Complex Stage 2A \$1.15 million, and other renewal projects necessary across the shire.

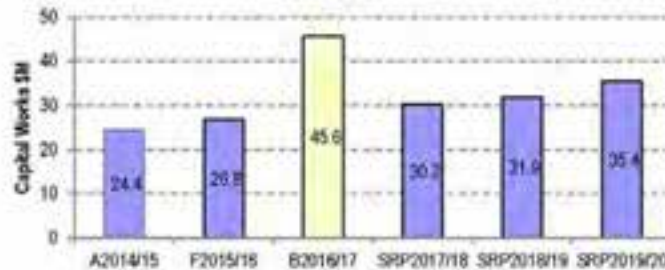
### 8.3 Cash and investments



Cash and investments are expected to decrease by \$4.86 million during the year to \$38.50 million as at 30 June 2017. The reduction in cash and investments is in line with Council's Strategic Resource Plan with cash and investments projected to be \$43.36 million as at 30 June 2016. This balance includes \$10.48 million of grant and rates funding (both operating and capital) for projects that will be completed in 2016/17.

## 2016/17 Budget - Wellington Shire Council

### 8.4 Capital works



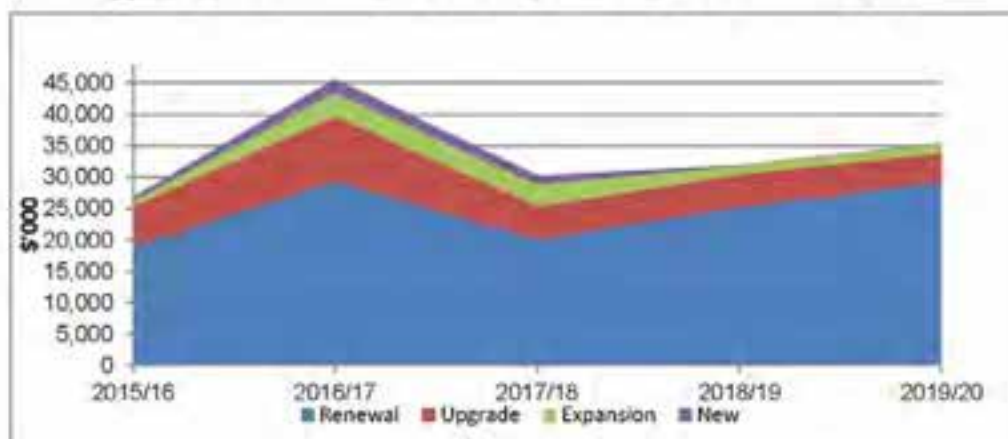
The capital expenditure program has been developed and prioritised based on a process of consultation that has enabled Council to assess needs and develop sound business cases for each project.

The capital works program for the 2016/17 year is expected to be \$45.63 million of which \$8.84 million relates to projects which will be carried forward from the 2015/16 year. The carried forward component is fully funded from the 2015/16 budget. Of the \$45.63 million of capital funding required, \$18.88 million will come from Council operations, \$15.13 million from external grants, contributions and asset trade-ins and the balance (including the carried forward component) of \$11.62 million from cash and investments and reserves.

The capital expenditure program has been set and prioritised based on a rigorous process of consultation that has enabled Council to assess needs and develop sound business cases for each project. This year's program includes a number of major projects including:

- Continuation of the Port of Sale Cultural Hub and Precinct Redevelopment (\$6.68 million and \$2.93 million carried forward from 2015/16)
- Residential Road and Street Construction Plan implementation (\$2.36 million and \$571,000 carried forward from 2015/16)
- Gippsland Regional Sporting Complex Stage 2A (\$1.70 million and \$1.35 million planned for 2017/18)
- Sale CBD Streetscape Renewal York Street (\$1.50 million)
- Kilmany New Cell Construction (\$1.50 million)
- Renewal of Park Street Bridge (\$1.3 million and \$250,000 carried forward from 2015/16)
- Rosedale Flynns Creek Road Widening (\$900,000)
- Port Albert RV and Boating Parking Improvements & Boating Infrastructure Action Plan Works (\$717,000)

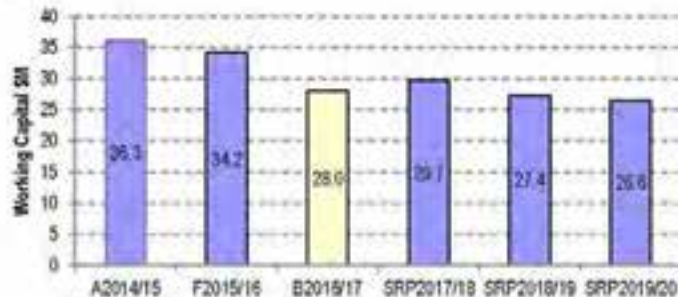
The following graph depicts how the capital works budget will be spent in the next four years.



Further information on the capital program and our current status regarding the renewal gap can be found in Section 16 - Infrastructure Information.

## 2016/17 Budget - Wellington Shire Council

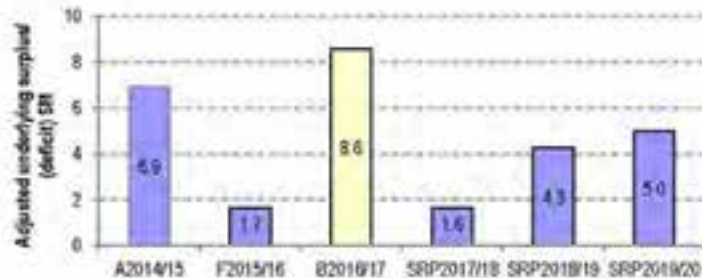
### 8.5 Financial position



The financial position is expected to improve with net assets (net worth) to increase by \$6.47 million to \$941.52 million although net current assets (Working Capital) will reduce by \$6.19 million to \$28.01 million as at 30 June 2017. This is mainly due to the use of cash reserves to fund the capital works program. (Net assets is forecast to be \$925.05 million as at 30 June 2016).

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 \$143.16 million over the next four years to tackle this area and fund major new capital initiatives.

### 8.6 Financial sustainability

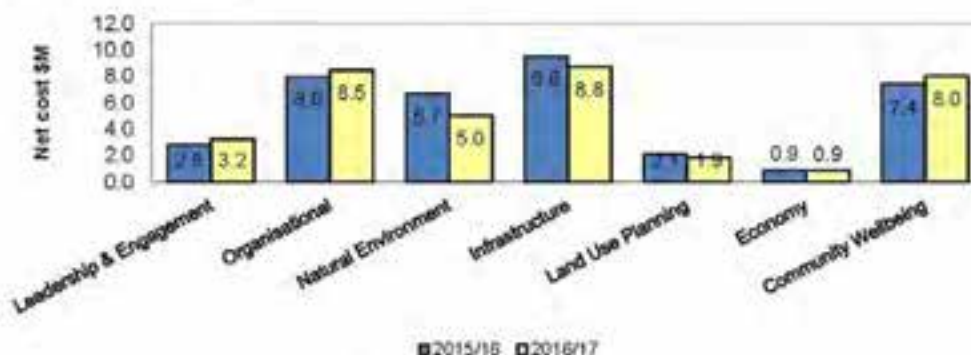


A high level Strategic Resource Plan (SRP) for the years 2016/17 - 2019/20 has been developed to assist Council in adopting a budget within a longer term prudent financial framework. The key objective of the Plan is financial sustainability in the medium to long term, while still achieving the Council's 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.

This contains operations surplus (deficit) and recurrent capital funding, it is considered representative of 'business as usual' for Local Government.

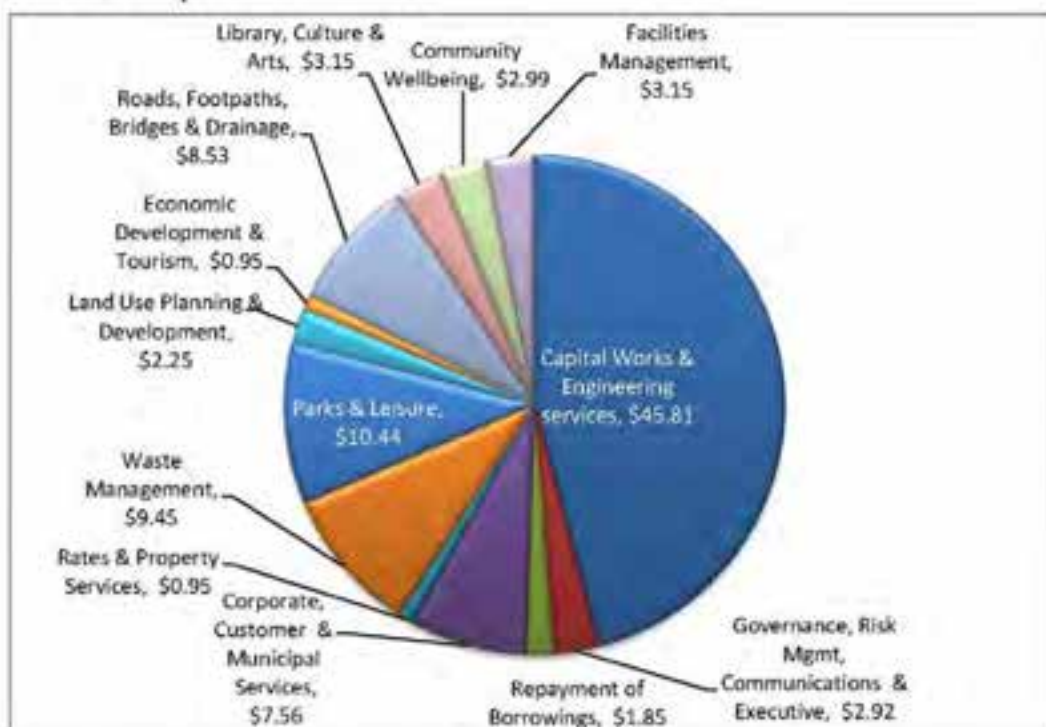
## 2016/17 Budget - Wellington Shire Council

### 8.7 Strategic objectives



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 2016/17 year.

### 8.8 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.

## 2016/17 Budget - Wellington Shire Council

### 9. Budget Influences

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

#### 9.1 External Influences

- Consumer Price Index (CPI) increases on goods and services of 1.7% per annum through the year to December quarter 2015 (ABS release 28 January 2016). Statewide CPI is forecast to be 2.5% for the 2016/17 year (Victorian Budget Papers 2015/16).
- Australian Average Weekly Earnings (AWE) growth for Public Sector fulltime adult ordinary time earnings in the 12 months to May 2015 was 1.7% (ABS release 13 August 2015). The wages price index in Victoria is projected to be 3.25% per annum in 2016/17 and the subsequent two years (Victorian Budget Papers 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. The impact of this freeze on indexation over three years is approximately \$2.6 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 July 2015, the Federal Government announced an increase in Roads to Recovery (R2R) funding, of which this Council received an allocation of \$1.905 million in 2015/16 and \$5.11 million in 2016/17. Previous to this announcement, the 2015/16 annual allocation of R2R funding had already been doubled from \$2.22 million to \$4.44 million. As a result of this increase Council resolved in October 2015 to include new projects, expand some projects currently funded from R2R and reallocated projects currently funded from rates to R2R funded.
- Council has estimated the increase in the levy payable to the State Government upon disposal of waste into landfill at 3.0%, 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.
- Councils across Australia raise approximately 3.5% 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 2016/17 borrowings of \$1.30 million contribution towards the Princes Highway/Cobains Road Intersection Upgrade (borrowings initially proposed for 2014/15).
- Proposed borrowings of \$0.67 million towards the residential street construction scheme which will then be repaid by the participating ratepayers over 5 to 10 years.
- Anticipated receipt of capital works funding of \$17.18 million for works associated with roads, bridges and footpaths (\$10.10 million), Port of Sale Cultural Hub (\$6.35 million), Gippsland Regional Sporting Complex Stage 2A (\$1.2 million), implementation of Boating Infrastructure plans (\$397,000) and other projects.
- The Fire Services Property Levy will continue to be collected by Council on behalf of the State Government with the introduction of the *Fire Services Property Levy Act 2012*.

## 2016/17 Budget - Wellington Shire Council

### 9.2 Internal Influences

As well as external influences, there are also a number of internal influences which are expected to have a significant impact in 2016/17 and represent challenges for the 2016/17 Budget. These matters have arisen from events occurring in the 2015/16 year resulting in variances between the forecast actual and budgeted results for that year and matters expected to arise in the 2016/17 year. These matters are set out below:

- Council's current Enterprise Bargaining Agreement concludes in November 2016 and negotiations are planned to commence mid 2016.
- 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 2.5%, whilst minimising impact on service delivery, resulting in:
  - Reduction in the provision of mosquito monitoring and spraying with Council's contribution reduced to matched government funding.
  - Implementation of Information communication and technology (ICT) shared services initiative with East Gippsland Shire Council. This has resulted in one additional position with 50% of the cost reimbursed by East Gippsland Shire Council.
  - Commence, in April 2016, an review of the Shire's strategic vision document Wellington 2030 and undertake a further service review process across the organisation by April 2017.
  - Service Review completion of Park Services with recommended actions to be implemented during 2016/17.
  - Review and implementation of additional commercial income streams at West Sale Airport and Gippsland Regional Livestock Exchange.

### 9.3 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 2015/16 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 2015/16 to be preserved; and
- Operating revenues and expenses arising from completed 2015/16 capital projects to be included.

### 9.4 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 2016/17 to 2019/20 (section 14), Rating Information (section 15) and Other Long Term Strategies (section 16) including borrowings and infrastructure.

## 2016/17 Budget - Wellington Shire Council

### 10. Analysis of operating budget

This section analyses the operating budget including expected income and expenses of the Council for the 2016/17 year.

#### 10.1 Budgeted income statement

	Ref	Forecast Actual 2015/16 \$'000	Budget 2016/17 \$'000	Variance \$'000
<b>Total income</b>	10.2	82,786	93,819	11,033
<b>Total Expenses</b>	10.3	(72,662)	(77,352)	(4,690)
<b>Surplus (deficit) for the year</b>		<b>10,124</b>	<b>16,467</b>	<b>6,343</b>
<b>Adjust for:</b>				
Grants – capital non-recurrent		(1,922)	(6,188)	(4,266)
Capital contributions		(86)	(949)	(863)
Capital other sources		(540)	(750)	(210)
Contributions - non monetary assets		(5,920)	-	5,920
<b>Adjusted underlying surplus</b>	10.1.1	<b>1,656</b>	<b>8,580</b>	<b>6,924</b>
<b>Adjust for:</b>				
Grants – capital -recurrent		(4,625)	(9,295)	(4,670)
Net gain (loss) on disposal of property, infrastructure, plant and equipment		(258)	(328)	(70)
Other non monetary capital adjustments		(93)	-	93
<b>Operating Result</b>	10.1.1	<b>(3,320)</b>	<b>(1,043)</b>	<b>2,277</b>

#### 10.1.1 Operating Result (\$2.28 million variance improvement)

##### Adjusted underlying surplus (\$6.92 million variance increase)

The operating result is an important measure of financial sustainability as it excludes all funds which are used for capital from being allocated to cover operating expenses. It is a measure of 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. Contributions of non-monetary assets and other non monetary adjustments including profit/loss on disposal of assets, recognition and derecognition of assets are also excluded as they are not part of Council's normal operations and the value of these adjustments assumed by Council is dependent on the level of activity each year. The underlying result for the 2016/17 year is a deficit of \$1.04 million which is an improvement of \$2.28 million from the 2015/16 year.

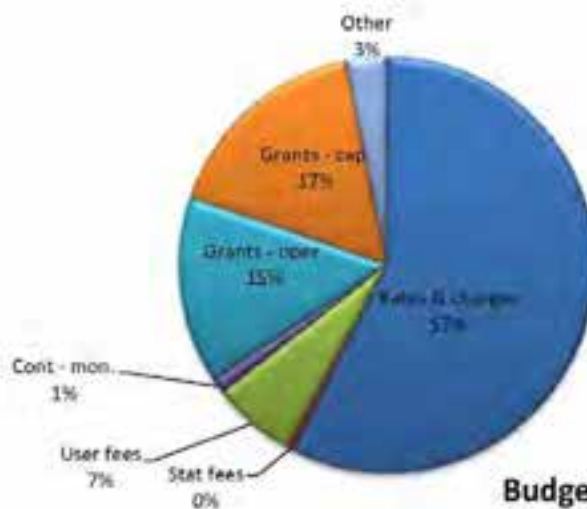
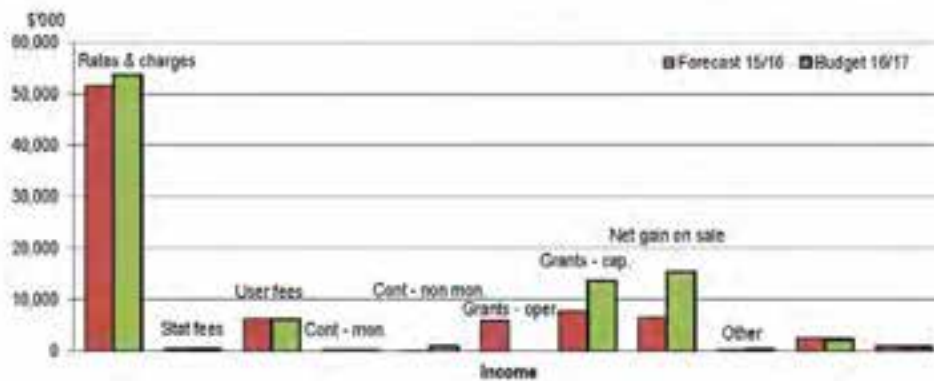
Local Government Reporting of 'adjusted underlying surplus/(deficit)' includes recurrent capital income. In 2016/17 this improves the operating deficit (\$1.04 million) by \$9.62 million giving an adjusted underlying surplus of \$8.58 million.



## 2016/17 Budget - Wellington Shire Council

### 10.2 Income

Income Types	Ref	Forecast	Budget	Variance
		Actual 2015/16 \$'000	2016/17 \$'000	\$'000
Rates and charges	10.2.1	51,694	53,722	2,028
Statutory fees & fines	10.2.2	469	461	(8)
User fees	10.2.3	6,256	6,117	(139)
Contributions - monetary -Operating	10.2.4	243	165	(78)
Contributions - monetary -Capital	10.2.4	86	949	863
Contributions - non- monetary	10.2.5	5,920	-	(5,920)
Grants - operating	5.1.1	7,850	13,619	5,769
Grants - capital	5.1.2	6,546	15,483	8,937
Net gain (loss) on disposal of property, infrastructure, plant & equip.	10.2.6	258	328	70
Other income- Operating	10.2.7	2,513	2,225	(288)
Other income- Capital	10.2.7	951	750	(201)
<b>Total Income</b>		<b>82,786</b>	<b>93,819</b>	<b>11,033</b>



**Budgeted income 2016/17**

## 2016/17 Budget - Wellington Shire Council

### 10.2.1 Rates and charges (\$2.03 million increase)

It is proposed that the total rates and charges income will increase by \$2.03 million to \$53.72 million. The general rate income will be calculated within the Fair Go Rates system and as per the Ministerial directive of 2.5% rise. The Waste Infrastructure Charge will rise from \$35 to \$45, Garbage Charge increase to \$181 and the separately itemised EPA Levy Charge introduced in 2011/12 will remain unchanged.

Section 7. Rates and Charges - includes a more detailed analysis of the rates and charges to be levied for 2016/17 and the rates and charges specifically required by the Regulations.

### 10.2.2 Statutory fees & fines (\$8,000 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 1.71% or \$8,000 compared to 2015/16, mainly due to an expected decrease in demand for Land Information Certificates.

### 10.2.3 User fees (\$139,000 decrease)

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.

User fees are projected to decrease by 2.22% or \$139,000 over 2015/16. The main areas contributing to the decrease include a reduction in waste management fees and a number of one-off reimbursements and other charges received in 2015/16. This is partly offset by additional income associated with the shared services initiative between Wellington Shire Council and East Gippsland Shire Council which came into effect part way through 2015/16. Leisure services have also increased by \$25,000 due to expected increased patronage of Council facilities. Council has reviewed all fees and charges and where appropriate has increased them in line with the Statewide CPI of 2.5%.

**A detailed listing of fees and charges is included in Appendix A.**

### 10.2.4 Contributions - monetary (\$785,000 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 \$785,000 compared to 2015/16. Contributions for operating projects has reduced by \$78,000 compared to 2015/16 due a reduction in a number of one-off contributions to be received towards community programs. The majority of the capital contribution increase relates to contributions by ratepayers to a special charge scheme (\$799,000), and further contributions towards sporting infrastructure projects (\$64,000).

### 10.2.5 Contributions - non- monetary (\$5.92 million decrease)

The 2015/16 forecast includes gifted and donated assets relating to infrastructure assets from new subdivisions, and land acquired under the Ninety Mile Beach Plan Voluntary Assistance Scheme. No non-monetary contributions have been budgeted for in 2016/17.

### 10.2.6 Net gain (loss) on disposal of property, infrastructure, plant & equip. (\$70,000 increase)

Proceeds from the disposal of Council assets is expected to be \$968,000 for 2016/17 and relate mainly to the planned cyclical replacement of part of the plant and vehicle fleet. The written down value of assets sold is anticipated to be \$805,000.

## 2016/17 Budget - Wellington Shire Council

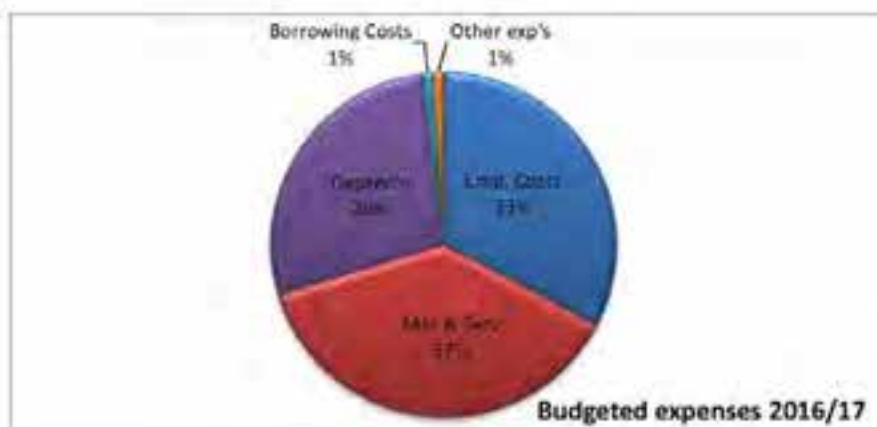
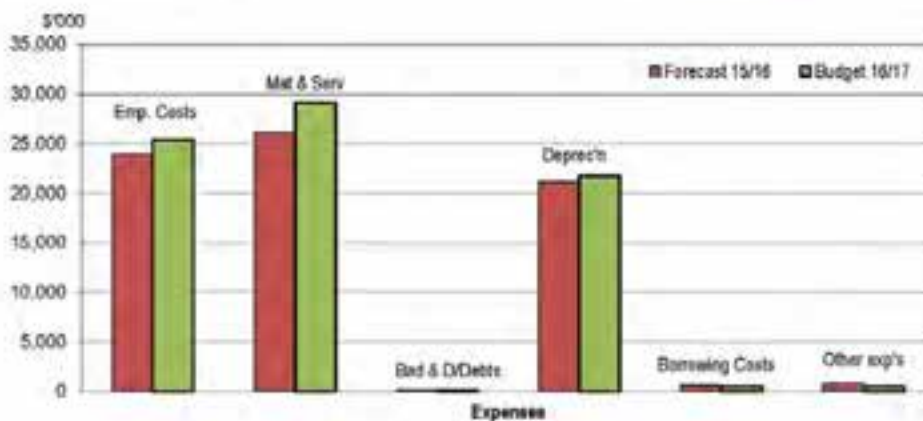
### 10.2.7 Other income (\$489,000 decrease)

Other income relates to a range of items such as donations for capital works, lease income for council properties and other miscellaneous income items. It also includes interest revenue on investments and rate arrears.

Other income is forecast to decrease by 16.44% or \$489,000 compared to 2015/16. The decrease in other income-operating is mainly due to a decline in interest on investment income of \$265,000 as a result of increased budgeted expenditure during 2016/17, which will result in fewer funds being available for investment during the year. There will be a net increase in capital income associated with donations of \$750,000 being received towards the Gippsland Regional Sporting Complex Stage 2A and the Port of Sale Cultural Hub, partly offset by no 2016/17 budget for the recognition of new assets 2015/16 (forecast \$411,000).

### 10.3 Expenses

Expenditure Types	Ref	Forecast	Budget 2016/17 \$'000	Variance \$'000
		Actual 2015/16 \$'000		
Employee costs	10.3.1	23,937	25,353	1,416
Materials & Services	10.3.2	26,060	29,122	3,062
Bad and doubtful debts		111	111	-
Depreciation and Amortisation	10.3.3	21,136	21,760	622
Borrowing Costs	10.3.4	652	504	(148)
Other expenses	10.3.5	764	502	(262)
<b>Total operating expenditure</b>		<b>72,662</b>	<b>77,352</b>	<b>4,690</b>



## 2016/17 Budget - Wellington Shire Council

### 10.3.1 Employee costs (\$1.42 million increase)

Employee costs include all labour related expenditure such as wages and salaries and on-costs such as allowances, leave entitlements, employer superannuation, rostered days off, etc. Employee costs are forecast to increase by 5.92% or \$1.42 million compared to 2015/16. This increase relates to four key factors:

- Council's Enterprise Bargaining Agreement (EBA).
- Band level increases.
- Council continues to review its operational structure, make efficiencies and reduce labour costs.
- Increases in FTE for 2016/17 have been offset by associated grant funding.

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

Division	Total	Comprises	
	Budget 2016/17 \$'000	Permanent Full Time \$'000	Permanent Part Time \$'000
Built & Natural Environment	9,608	9,552	56
Chief Executive Officer	1,048	1,046	-
Community and Culture	5,307	3,601	1,706
Corporate Services	3,641	3,383	258
Development	4,399	3,754	645
<b>Total permanent staff expenditure</b>	<b>24,001</b>	<b>21,336</b>	<b>2,665</b>
Casuals and other expenditure	1,739		
<b>Subtotal</b>	<b>25,740</b>		
Less: Capitalised Labour costs	(387)		
<b>Total Operating Expenditure</b>	<b>25,353</b>		

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

Division	Total	Comprises	
	Budget 2016/17 FTE	Permanent Full Time FTE	Permanent Part Time FTE
Built & Natural Environment	115.6	115.0	0.6
Chief Executive Officer	7.0	7.0	-
Community and Culture	62.5	39.0	23.5
Corporate Services	38.4	35.0	3.4
Development	48.1	38.0	10.1
<b>Total permanent staff</b>	<b>271.6</b>	<b>234.0</b>	<b>37.6</b>
Casuals and other	16.5		
Less: Capitalised Labour costs	(3.6)		
<b>Total Staff</b>	<b>284.5</b>		

## 2016/17 Budget - Wellington Shire Council

### 10.3.2 Materials & Services (\$3.06 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 11.75% or \$3.06 million compared to 2015/16. This increase in expenditure primarily relates to the rehabilitation of the Kilmany and Maffra landfill sites (\$1.35 million), a contribution towards the Princes Highway/Cobains Road Intersection Upgrade (\$1.3 million), and the Cowwarr Recreation Reserve Clubroom Redevelopment (\$635,000).

These have been partly offset by expected decreases in relating to agency staff backfilling vacant roles during 2015/16 (\$321,000) and the expected completion of the Rosedale Recreation Reserve Water Bore by 30 June 2016 (\$195,000).

### 10.3.3 Depreciation and Amortisation (\$622,000 increase)

Depreciation is an accounting measure which attempts to allocate the value of an asset over its useful life for Council's property, plant and equipment including infrastructure assets such as roads and drains. The increase of \$622,000 for 2016/17 is due mainly to the completion of the 2016/17 capital works program and the full year effect of depreciation on the 2015/16 capital works program. Refer to Section 12 'Analysis of Capital Budget' for a more detailed analysis of Council's borrowing strategy for the 2016/17 year.

### 10.3.4 Borrowing Costs (\$148,000 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 \$1.96 million are planned in 2016/17. (Refer to Section 16. 'Borrowing Strategy' for a more detailed analysis)

### 10.3.5 Other expenses (\$262,000 decrease)

Other expenses relate to a range of unclassified items including councillor allowances, asset write offs, operating leases and other miscellaneous expenditure items. Other expenses are forecast to decrease by 34.29% or \$262,000 compared to 2015/16, mainly due to the write off of road assets and the derecognition of roads which are no longer council maintained (non cash items). This is partly offset by the commencement of some new operating lease rentals.

## 2016/17 Budget - Wellington Shire Council

### 11. Analysis of budgeted cash position

This section analyses the expected cash flows from the operating, investing and financing activities of Council for the 2016/17 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.

#### 11.1 Budgeted cash flow statement

	Ref	Forecast Actual 2015/16 \$'000	Budget 2016/17 \$'000	Variance (Outflow) \$'000
<b>Cash flows from operating activities</b>	11.1.1			
<i>Receipts</i>				
Rates and charges		51,424	53,484	2,060
Statutory fees and fines		469	461	(8)
User Charges		8,424	6,065	(359)
Grants - operating		9,304	14,507	5,203
Grants - capital		8,104	15,483	7,379
Contributions		350	512	162
Interest		1,265	1,000	(265)
Trust funds and deposits taken		120	0	(120)
Other receipts		1,788	1,975	187
		<b>79,248</b>	<b>93,487</b>	<b>14,239</b>
<i>Payments</i>				
Payments to Employees		(23,685)	(24,959)	(1,274)
Payment to Suppliers		(26,772)	(28,511)	(1,739)
Other Payments		(446)	(503)	(57)
		<b>(50,903)</b>	<b>(53,973)</b>	<b>(3,070)</b>
<b>Net cash provided by operating activities</b>		<b>28,345</b>	<b>39,514</b>	<b>11,169</b>
<b>Cash flows from investing activities</b>	11.1.2			
Payments for Property, Infrastructure, Plant and Equipment		(26,802)	(45,626)	(18,824)
Proceeds from Sale of Property, Infrastructure, Plant and Equipment		1,100	1,278	178
<b>Net cash used in investing activities</b>		<b>(25,702)</b>	<b>(44,348)</b>	<b>(18,646)</b>
<b>Cash flows from financing activities</b>	11.1.3			
Finance costs		(653)	(504)	149
Proceeds from borrowings		-	1,956	1,956
Repayment of borrowings		(2,990)	(1,481)	1,509
<b>Net cash used in financing activities</b>		<b>(3,643)</b>	<b>(29)</b>	<b>3,614</b>
<b>Net decrease by cash and cash equivalents</b>		<b>(1,000)</b>	<b>(4,863)</b>	<b>(3,863)</b>
Cash and cash equivalents at the beginning of the year		44,359	43,359	(1,000)
<b>Cash and cash equivalents at end of the year</b>	11.1.4	<b>43,359</b>	<b>38,496</b>	<b>(4,863)</b>

Source: Section 3

## 2016/17 Budget - Wellington Shire Council

### 11.1.1 Operating activities (\$11.17 million increase)

The increase in cash inflows from operating activities is mainly due to significantly higher receipts of grant funding of \$12.58 million in 2016/17 with the major increases relating to the Roads to Recovery program (\$9.30 million), the Port of Sale Cultural Hub and Precinct Redevelopment (\$3.3 million) and a full year allocation of Victoria Grants commission allocation (an additional \$6.1 million). There is also additional \$2.06 million rates income along with increase in employee costs and material and suppliers including the deferral of the Kilmany landfill rehabilitation until 2016/17.

The net cash flows from operating activities does not equal the surplus 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 2015/16 \$'000	Budget 2016/17 \$'000	Variance \$'000
<b>Net surplus (deficit) for the year</b>	10,124	16,467	6,343
Depreciation	21,138	21,760	622
Loss (gain) on sale of assets	(258)	(328)	(70)
Write off of assets	237	-	(237)
Borrowing Costs	654	504	(150)
Non cash contributions	(5,920)	-	5,920
Recognition of assets	(411)	-	411
Derecognition of assets	81	-	(81)
Net movement in current assets and liabilities	2,700	1,111	(1,589)
<b>Cash flows available from operating activities</b>	<b>28,345</b>	<b>39,514</b>	<b>11,169</b>

### 11.1.2 Investing activities (\$18.65 million increase)

The \$18.65 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 16. More detailed information on the 2016/17 capital program can be found in Section 6 and 12.

### 11.1.3 Financing activities (\$3.61 million decrease)

The increase in loan borrowings results from the \$1.30 million to fund a contribution to the Princes Highway Cobains Road intersection upgrade (deferred from 2015/16) and to fund the residential street scheme (with funds to be repaid by ratepayers over a 5 to 10 year period). During 2016/17 loan principal and interest repayments have increased by \$1.66 million (refer to Section 16 Borrowing Strategy for further details).

### 11.1.4 Cash and cash equivalents at end of the year (\$4.86 million decrease)

Overall, total cash and investments is forecast to decrease by \$4.86 million to \$38.50 million as at 30 June 2017, partly due to some 2015/16 projects that will be completed in 2016/17 as well as reflecting Council's strategy of using excess cash and investments to support renewal of ageing infrastructure assets. 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.

## 11.2 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 2017 it will have cash and investments of \$38.50 million, which will be restricted as shown in the following table.

## 2016/17 Budget - Wellington Shire Council

	Ref	Forecast Actual 2015/16 \$'000	Budget 2016/17 \$'000	Variance \$'000
<b>Total cash and investments</b>		<b>43,359</b>	<b>38,498</b>	<b>(4,863)</b>
Restricted cash and investments				
- Statutory and non-discretionary reserves	11.2.1	(863)	(934)	(71)
- Cash held to fund carry forward works and programs	11.2.2	(8,271)	(2,620)	5,651
- Trust funds and deposits		(900)	(900)	-
<b>Unrestricted cash and investments</b>	11.2.3	<b>33,325</b>	<b>34,042</b>	<b>717</b>
- Discretionary reserves	11.2.4	(5,753)	(4,262)	1,491
<b>Unrestricted cash adjusted for discretionary reserves</b>	11.2.5	<b>27,572</b>	<b>29,780</b>	<b>2,208</b>

Source: Section 3

### 11.2.1 Statutory reserves (\$934,000)

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.

### 11.2.2 Cash held to fund carry forward works and programs (\$2.62 million)

An amount of \$6.27 million is forecast to be held at 30 June 2016 to fund works (for both capital and operating projects) budgeted but not completed in the 2015/16 financial year. In addition, there is also \$1.24 million of cash forecast within reserves at 30 June 2016 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 (\$2.62 million) relates to unspent grant funding for the delivery of the Wellington Coast Subdivision voluntary assistance scheme and emergency management programs, which will be spent over the next five years.

### 11.2.3 Unrestricted cash and investments (\$34.04 million)

The amount shown is in accordance with the definition of unrestricted cash included in Section 3 of the Regulations. These funds are free of statutory reserve funds and cash to be used to fund capital expenditure and other operating programs from the previous financial year.

### 11.2.4 Discretionary reserves (\$4.26 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. 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.

### 11.2.5 Unrestricted cash adjusted for discretionary reserves (\$29.78 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.



## 2016/17 Budget - Wellington Shire Council

### 12. Analysis of capital budget

This section analyses the planned capital expenditure budget for the 2016/17 year and the sources of funding for the capital budget.

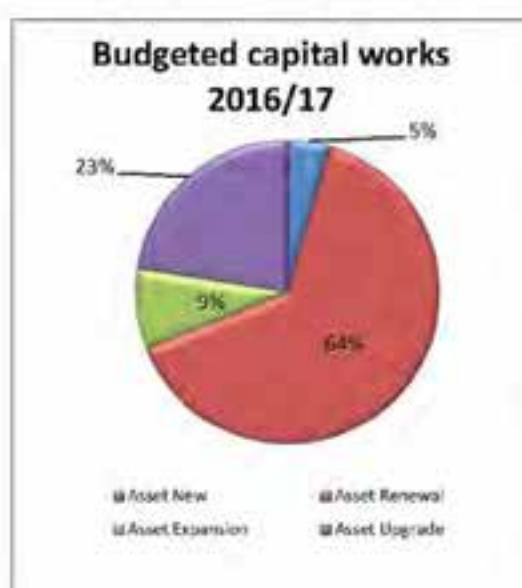
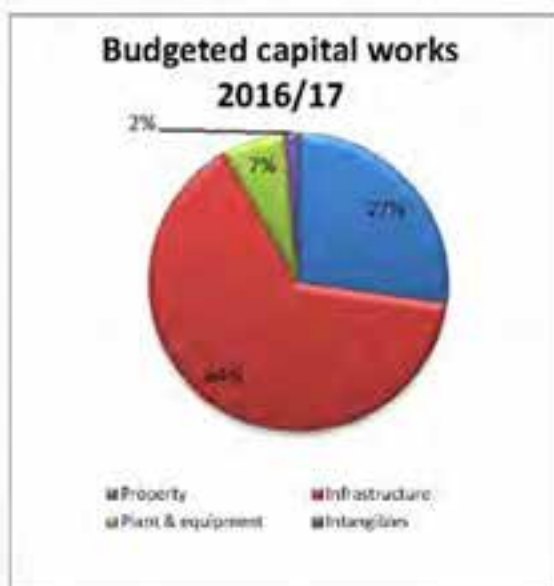
#### 12.1 Capital works

Capital Works Areas	Ref.	Forecast	Budget	Variance
		Actual 2015/16 \$'000	2016/17 \$'000	\$'000
<b>Works carried forward</b>	12.1.1			
<b>Property</b>				
Buildings		1,850	3,323	1,473
<b>Total Property</b>		<b>1,850</b>	<b>3,323</b>	<b>1,473</b>
<b>Infrastructure</b>				
Roads		663	1,296	433
Bridges		204	820	616
Footpaths		135	250	115
Drainage		-	-	-
Recreational leisure and community facilities		1,063	155	(908)
Waste Management		21	-	(21)
Parks, open space and streetscapes		1,110	1,585	475
Aerodromes		54	-	(54)
Off Street Car Parks		-	42	42
Other Infrastructure		134	581	447
<b>Total Infrastructure</b>		<b>3,583</b>	<b>4,729</b>	<b>1,145</b>
<b>Plant &amp; Equipment</b>				
Plant, Machinery and Equipment		113	-	(113)
Furniture & Fittings		6	-	(6)
Computers and telecommunications		124	176	52
<b>Total Plant &amp; Equipment</b>		<b>243</b>	<b>176</b>	<b>(67)</b>
<b>Intangibles</b>		183	611	428
<b>Total works carried forward</b>		<b>5,859</b>	<b>8,838</b>	<b>2,979</b>
<b>New works for 2016/17</b>				
<b>Property</b>	12.1.2			
Land		185	-	(185)
Landfill Improvements		60	1,530	1,470
Buildings		(0)	7,590	7,590
<b>Total Property</b>		<b>245</b>	<b>9,120</b>	<b>8,875</b>
<b>Infrastructure</b>	12.1.3			
Roads		9,693	13,864	4,171
Bridges		1,327	2,380	1,053
Footpaths		569	1,199	630
Drainage		198	290	94
Recreational leisure and community facilities		1,028	2,491	1,463
Waste Management		628	110	(518)
Parks, open space and streetscapes		1,490	3,201	1,711
Aerodromes		195	485	290
Off Street Car Parks		223	54	(169)
Other Infrastructure		2,080	556	(1,524)
<b>Total Infrastructure</b>		<b>17,428</b>	<b>24,630</b>	<b>7,202</b>

## 2016/17 Budget - Wellington Shire Council

<b>Plant &amp; Equipment</b>	12.1.4			
Plant, Machinery and Equipment		2,789	2,541	(248)
Furniture & Fittings		223	68	(155)
Computers and telecommunications		(0)	100	100
Library Books		205	264	59
<b>Total Plant &amp; Equipment</b>		<b>3,217</b>	<b>2,973</b>	<b>(244)</b>
<b>Intangibles</b>	12.1.5	51	64	13
<b>Total new works</b>		<b>20,942</b>	<b>36,787</b>	<b>15,845</b>
<b>Total capital works</b>		<b>26,802</b>	<b>45,626</b>	<b>18,824</b>

Capital Works Areas	Ref.	Forecast		Variance
		Actual 2015/16 \$'000	Budget 2016/17 \$'000	
<b>Represented by:</b>				
Asset New	12.1.6	499	2,063	1,564
Asset Renewal	12.1.6	19,015	29,352	10,337
Asset Expansion	12.1.6	954	3,917	2,963
Asset Upgrade	12.1.6	6,333	10,294	3,960
<b>Total capital works</b>		<b>26,802</b>	<b>45,626</b>	<b>18,825</b>



A more detailed listing of the capital works program is included in Section 6.

### 12.1.1 Carried forward works (\$8.84 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 2015/16 year it is forecast that \$8.84 million of capital works will be incomplete and carried forward into the 2016/17 year. The most significant of these projects is the Port of Sale Cultural Hub Redevelopment (\$2.93 million).

## **2016/17 Budget - Wellington Shire Council**

### **12.1.2 Property (\$9.12 million)**

The property class comprises land, landfill improvements and buildings.

For the 2016/17 year, \$9.12 million will be expended on building, building improvements and landfill improvements. The most significant projects include the Port of Sale Cultural Hub and Precinct Redevelopment (\$6.68 million), Gippsland Regional Sporting Complex Stage 2A (\$1.70 million), Kilmary Landfill – Cell 2 Construction (\$1.50 million) and the Yarram - Regent Theatre Refurbishment Works (\$300,000).

### **12.1.3 Infrastructure (\$24.63 million)**

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

For the 2016/17 year, \$13.86 million will be expended on roads. The more significant projects include the annual road reseals program (\$3.43 million), Roads to Recovery projects (\$9.30 million), Residential Road and Street Construction Plan Implementation (\$2.4 million) and the unsealed roads reconstruction annual program (\$1.10 million).

\$2.38 million will be expended on bridges with the most significant project being the Park St Bridge. \$1.20 million will also be expended on footpaths, with the most significant project being the Sale - Glebe Wooddella Shared Path Construction (\$765,000). \$290,000 will be expended on Drainage projects.

\$3.30 million will be expended on parks, open space, streetscapes and waste management. The most significant include the continuation of the Sale CBD Streetscape Renewal (York Street) (\$1.50 million), Stratford streetscape renewal (\$700,000), the Sale Botanical Gardens Development (\$200,000) and the annual Playgrounds Renewal Program (\$200,000). \$2.49 million will also be expended on recreational, leisure and community facilities including Gippsland Regional Sporting Complex Stage2A (\$1.70 million) and Cameron Sporting Complex LED lighting upgrade (\$110,000).

\$485,000 will be expended on Aerodromes and \$556,000 on other infrastructure including upgrades to Council managed boating facilities(\$517,000)

### **12.1.4 Plant and equipment (\$2.97 million)**

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

For the 2016/17 year, \$2.97 million will be expended on plant, equipment and other projects. The most significant projects include ongoing cyclical replacement of plant and vehicle fleet (\$2.54 million) and library material purchases (\$264,000).

### **12.1.5 Intangibles (\$64,000)**

For the 2016/17 year, \$64,000 will be expended on corporate systems and applications.

## 2016/17 Budget - Wellington Shire Council

### 12.1.6 Asset new (\$2.06 million), renewal (\$29.35 million), expansion (\$3.92 million) and upgrade (\$10.29 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.

The major new asset to be built in 2016/17 is the Gippsland Regional Sporting Complex Stage 2A (\$1.7 million)

The majority of renewal expenditure is related to infrastructure spending on roads, bridges, footpaths and drainage (\$15.50 million) and renewal of Council's plant and vehicle fleet (\$2.54 million). Other capital items to be renewed in 2016/17 include buildings (\$6.96 million) and open space projects (\$3.09 million).

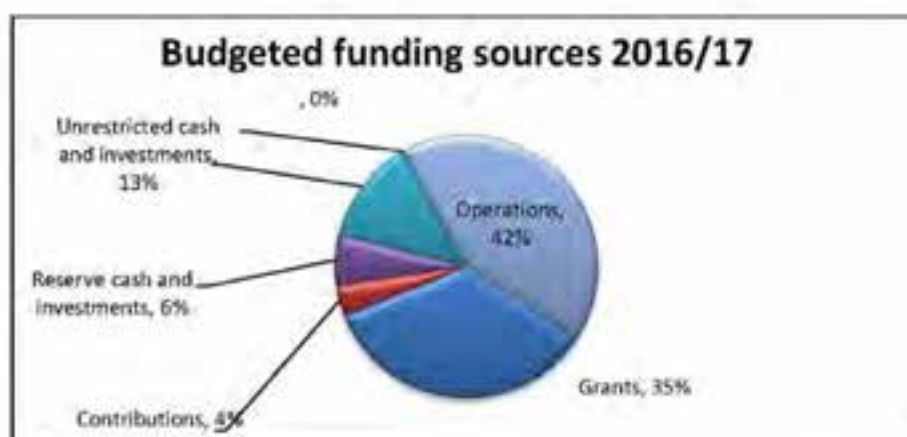
Capital items to be upgraded in 2016/17 include \$2.61 million for the Port of Sale Cultural Hub and Precinct Redevelopment, \$3.60 million in roads, bridges, footpaths and drainage, \$943,000 on the Sale CBD Streetscape Renewal (York Street), \$207,000 on Boating Infrastructure Action Plan Works and \$148,000 on the Stratford Recreation Reserve Additional Netball Courts.

Capital expansion projects in 2016/17 include the Port of Sale Cultural Hub (\$1.98 million) and the Glebe Woondella Shared Path Construction (\$785,000).

### 12.2 Funding sources

Sources of Funding	Ref	Forecast Actual 2015/16 \$'000	Budget 2016/17 \$'000	Variance \$'000
<b>Works carried forward</b>				
<b>Current year funding</b>				
Grants		2,605	3,017	412
Contributions		349	-	(349)
Council cash				
- Unrestricted cash and investments		3,807	5,822	2,015
<b>Total works carried forward</b>	12.2.1	<b>6,761</b>	<b>8,839</b>	<b>2,078</b>
<b>New Works</b>				
<b>Current year funding</b>				
Grants	12.2.2	6,546	12,466	5,920
Contributions		625	1,699	1,073
Council cash				
- Operations	12.2.3	9,393	18,879	9,487
- Proceeds on sale of assets	12.2.4	1,072	988	(104)
- Reserve cash and investments	12.2.5	2,397	2,775	378
<b>Total new works</b>		<b>20,033</b>	<b>36,787</b>	<b>16,753</b>
<b>Total funding sources</b>		<b>26,795</b>	<b>45,626</b>	<b>18,832</b>

## 2016/17 Budget - Wellington Shire Council



### 12.2.1 Carried forward works (\$8.84 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 2015/16 year it is forecast that \$8.84 million of capital works will be incomplete and carried forward into the 2016/17 year. Significant funding includes grants for the Port of Sale Cultural Hub (\$500,000) and the Roads to Recovery Program (\$1.74 million). A contribution was also received in 2015/16 towards the Port of Sale Cultural Hub. The balance of funding for the carried forward works comes from unrestricted cash.

### 12.2.2 Grants (\$12.47 million) and Contributions (\$1.70 million)

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

Grants are budgeted to be significantly higher for 2016/17 due to an increased allocation of funding received from the Federal Government's Roads to Recovery program (\$9.30 million). Other significant projects budgeted to receive grant funding include the Port of Sale Cultural Hub and Precinct Redevelopment (\$3.3 million), Gippsland Regional Sporting Complex Stage 2A (\$650,000), Sale CBD Streetscape Renewal (York Street) will receive \$500,000, Boating Infrastructure Action Plan Works (\$397,000) and the Sale - Giebe Woodella Shared Path Construction (\$300,000).

Contributions are budgeted to be received for projects including the Gippsland Regional Sporting Complex Stage 2A (\$500,000) and the Port of Sale Cultural Hub (\$250,000) in addition there will be a Special Charge Scheme for the Residential Road and Street Construction Plan Implementation (\$874,000).

### 12.2.3 Council cash - operations (\$18.88 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 budgeted that \$18.88 million will be generated from within operations to fund the 2016/17 capital works program.

### 12.2.4 Council cash - proceeds from sale of assets (\$968,000)

Proceeds from sale of assets includes trade-in of major plant (\$277,000) and motor vehicles (\$691,000) in accordance with Council's fleet and plant renewal policy.

### 12.2.5 Council cash - Reserve cash and investments (\$2.78 million)

Council has adequate cash reserves, which it is currently using to fund its annual capital works program. For 2016/17 \$2.78 million will be used to fund part of the new capital works program including Kilmany Landfill - Cell 2 Construction (\$1.5 million), plant renewal (\$997,000), playgrounds Expansion Program (The Port) (\$110,000), Maffra Landfill - Entry Road Sealing (\$50,000) and other smaller infrastructure projects.

## 2016/17 Budget - Wellington Shire Council

### 13. Analysis of budgeted financial position

This section analyses the movements in assets, liabilities and equity between 2015/16 and 2016/17. It also considers a number of key performance indicators.

#### 13.1 Budgeted balance sheet

	Ref	Forecast Actual 2016 \$'000	Budget 2017 \$'000	Variance \$'000
<b>Assets</b>				
<b>Current assets</b>	13.1.1			
Cash and Cash Equivalents		43,359	38,496	(4,863)
Trade and Other receivables		4,321	4,172	(149)
Other Assets		873	341	(532)
<b>Total current assets</b>		<b>48,771</b>	<b>43,009</b>	<b>(5,762)</b>
<b>Non-current assets</b>	13.1.1			
Trade and Other receivables		1,540	2,115	575
Property, Infrastructure, Plant & Equipment		899,007	921,865	22,858
Intangibles		786	1,062	276
<b>Total non-current assets</b>		<b>901,333</b>	<b>925,042</b>	<b>23,709</b>
<b>Total assets</b>		<b>950,104</b>	<b>968,051</b>	<b>17,947</b>
<b>Liabilities</b>				
<b>Current liabilities</b>	13.1.2			
Trade and Other Payables		5,387	6,007	(620)
Interest-Bearing Borrowings		1,481	919	563
Provisions		6,801	7,171	(370)
Trust funds and deposits		900	900	-
<b>Total current liabilities</b>		<b>14,569</b>	<b>14,997</b>	<b>(428)</b>
<b>Non-current liabilities</b>	13.1.2			
Interest-Bearing Borrowings		8,656	9,693	(1,037)
Provisions		1,829	1,843	(14)
<b>Total non-current liabilities</b>		<b>10,485</b>	<b>11,536</b>	<b>(1,051)</b>
<b>Total liabilities</b>		<b>25,054</b>	<b>26,533</b>	<b>(1,479)</b>
<b>Net assets</b>	13.1.3	<b>925,050</b>	<b>941,518</b>	<b>16,468</b>
<b>Equity</b>	13.1.4			
Accumulated surplus		311,895	329,783	17,888
Asset revaluation reserve		606,539	606,539	-
Other reserves		6,616	5,196	(1,420)
<b>Total Equity</b>		<b>925,050</b>	<b>941,518</b>	<b>16,468</b>

Source: Section 3

## 2016/17 Budget - Wellington Shire Council

### 13.1.1 Current Assets (\$5.76 million decrease) and Non-Current Assets (\$23.71 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 \$4.46 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.

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

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 (\$45.63 million of new assets), depreciation of assets (\$21.76 million) and the impact of asset sales (\$968,000).

### 13.1.2 Current Liabilities (\$428,000 increase) and Non-Current Liabilities (\$1.05 million increase)

Trade and other payables are those to whom Council owes money as at 30 June. These liabilities are budgeted to increase from the 2015/16 forecast by \$620,000.

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.

Interest-bearing loans are borrowings of Council. New loan borrowings of \$1.96 million are planned for 2016/17. Council will repay loan principal of \$1.48 million during the year.

### 13.1.3 Working Capital (\$6.19 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		
	Actual 2016 \$'000	Budget 2017 \$'000	Variance \$'000
<b>Current assets</b>	48,771	43,009	(5,762)
<b>Current liabilities</b>	(14,569)	(14,997)	(428)
<b>Working capital</b>	34,202	28,012	(6,190)
Restricted cash and investment current assets			
- Statutory reserves	(863)	(834)	(71)
- Cash held to fund carry forward works and programs	(10,477)	(2,620)	7,857
- Trust funds and deposits	(900)	(900)	-
<b>Unrestricted working capital</b>	21,962	23,558	1,596

## 2016/17 Budget - Wellington Shire Council

In addition to the restricted cash shown above, Council is also projected to hold \$4.26 million in discretionary reserves at 30 June 2017. 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.

### 13.1.4 Equity (\$16.47 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. \$17.89 million of the increase results directly from the surplus for the year. An amount of \$1.42 million (net) is budgeted to be transferred from other reserves to fund the capital works program. This is a transfer between equity balances only and does not have an impact on the total balance of equity.

### 13.2 Key assumptions

In preparing the Budgeted Balance Sheet for the year ended 30 June 2017 it was necessary to make a number of assumptions about assets, liabilities and equity balances. The key assumptions are as follows:

- A total of 91.0% of total rates and charges raised will be collected in the 2016/17 year.
- There will be new loan borrowings of \$1.96 million (see Section 5 - Borrowings for more information).
- Sundry debtors and creditors to remain consistent with 2015/16 levels.
- Employee entitlements to be increased by the Enterprise Bargaining outcome.
- Total capital expenditure to be \$45.63 million.
- Repayment of loan principal to be \$1.48 million.
- Proceeds from property sales will be transferred to reserve for funding future capital projects.



## Long Term Strategies

This section includes the following analysis and information.

- 14 Strategic resource plan
- 15 Rating information
- 16 Other long term strategies

## 2016/17 Budget - Wellington Shire Council

### 14. Strategic resource plan

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

#### 14.1 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 an SRP for the four years 2016/17 to 2019/20 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
- Obtain/maintain 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 16); 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.

#### 14.2 Financial resources

The following table summarises the key financial results for the next four years as set out in the SRP projections for years 2016/17 to 2019/20. Section 3 includes a more detailed analysis of the financial resources to be used over the four year period.

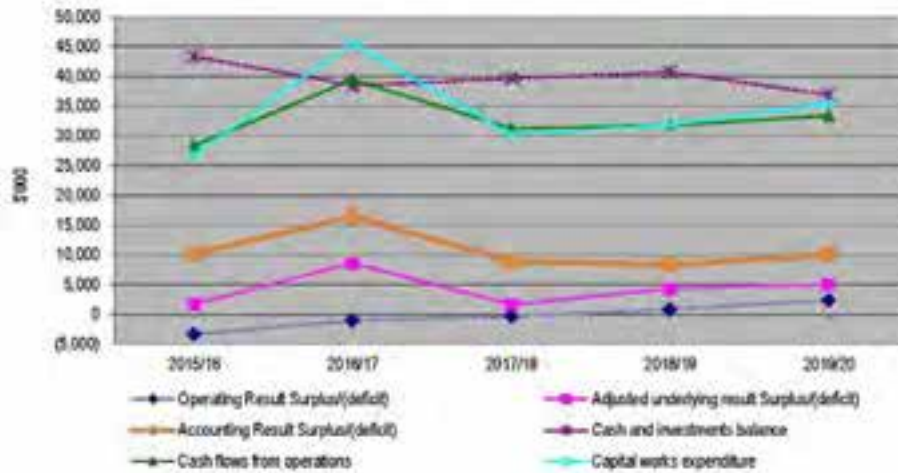
Indicator	Forecast		Strategic Resource			Trend +/-
	Actual	Budget	Projections			
	2015/16 \$'000	2016/17 \$'000	2017/18 \$'000	2018/19 \$'000	2019/20 \$'000	
Operating Result Surplus/(deficit)	(3,320)	(1,043)	(365)	643	2,355	+
Adjusted underlying result Surplus/(deficit)	1,655	8,580	1,638	4,287	5,001	+
Accounting Result Surplus/(deficit)	10,124	16,467	8,876	8,330	10,027	+
Cash and investments balance	43,359	38,496	39,655	40,748	36,974	-
Cash flows from operations	28,345	39,514	31,290	31,776	33,451	+
Capital works expenditure	26,802	45,626	30,248	31,867	35,418	+

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

## 2016/17 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 11)** - Cash and investments is forecast to decrease over the four year period from \$38.50 million to \$36.97 million and then continue increasing for the next four years.
- Rating information (Section 15)** - Modest increases are forecast over the four years at an average of 2.33%.
- Borrowing strategy (Section 16)** - Borrowings are forecast to decrease slightly over the four year period, from \$10.82 million to \$9.10 million. This includes \$1.96 million borrowings (including \$1.3 million deferred from 2015/16) in 2016/17, \$825,000 in 2017/18, \$1.25 million in 2018/19 and \$1.48 million in 2019/20.
- Infrastructure information (Section 17)** - Capital expenditure over the four year period will total \$143.16 million at an average of \$35.79 million per annum.

## 2016/17 Budget - Wellington Shire Council

### 15. Rating Information

This section contains information on Council's past and foreshadowed rating levels along with Council's rating structure and the impact of changes in property valuations. This section should be read in conjunction with Council's Rating Strategy which is available on Council's website.

#### 15.1 Rating context

In developing the Strategic Resource Plan (SRP- referred to in Section 14 ), rates and charges are identified as an important source of revenue, averaging 63.0% of the total revenue received by Council annually. Planning for the impact of minimal rate increases has therefore been an important component of the Strategic Resource Planning process. The level of required rates and charges has been considered in this context, with reference to Council's other sources of income and the planned expenditure on services and works to be undertaken for the Wellington Shire community.

State Government have introduced the Fair Go Rates System (FGRS) and maximum general rate increases of 2.5%. Operations have an imperative to budget and manage expenditure within these revenue levels.

#### 15.2 Current year rates and charges

##### General Rates

For 2016/17 the FGRS cap has been set at 2.5%. The cap applies to both general rates and municipal charges (Wellington Shire do not apply a municipal charge). Council projected forward during the preparation of its last SRP rate rises approximating 2.5% as a result the operations have been streamlined over 2015/16 in readiness for the FGRS cap.

##### 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 \$35 to \$45, 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 3.0% (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 contained and managed to lower levels 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.

In time this levy will need to be revisited.

##### 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. The 2016/17 charge will increase to \$388 per property (\$426.80 for commercial properties) in the coming year to incorporate a new pump out charge of \$100 per property.

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

## 2016/17 Budget - Wellington Shire Council

### 15.3 Future rates increases

The following table sets out future proposed increases in revenue from rates and charges and the total rates to be raised, based on the forecast financial position of Council as at 30 June 2016.

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	51,694
2016/17	1.97	3.0	0.0	0.0	53,722
2017/18	2.45	3.0	0.0	0.0	55,767
2018/19	2.45	3.0	0.0	0.0	58,198
2019/20	2.45	3.0	0.0	0.0	60,561

### 15.4 Rating structure

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

- Property values, form the central basis of rating under the *Local Government Act 1989*
- User pays component to reflect usage of services provided by Council.

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

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.

Having reviewed the various valuation bases options for determining property values, Council has determined to apply a Capital Improved Value (CIV) basis on the grounds that it provides the most equitable distribution of rates across the municipality, and enables the application of a differential rate to selected property categories. There are currently no plans to change that basis, but Council does review its rating structure every four years.

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 and Pump out 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 2016/17. A more detailed analysis of the rates to be raised is contained in Section 7 "Statutory Disclosures".

## 2016/17 Budget - Wellington Shire Council

Rate Type	How applied	2015/16	Draft 2016/17	Total Revenue Raised \$000's	Change
General rates	Cents/\$ CIV	0.005362	0.005329	39,025	-0.6%
Farm rates	Cents/\$ CIV	0.004290	0.004263	9,383	-0.6%
Recreational land rates	Cents/\$ CIV	N/A	N/A	66	N/A
Garbage Charge	\$/property	\$ 176.00	\$ 181.00	3,388	2.8%
EPA Levy Charge	\$/property	\$ 14.02	\$ 14.02	1,371	0.0%
Waste Infrastructure Charge	\$/property	\$ 35.00	\$ 45.00	279	28.6%
Boisdale Common Effluent System Charge	\$/property	\$ 288.00	\$ 388.00	10	34.7%

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.

### 15.5 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 it's 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 2016/17 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 2016/17 is expected to cost Council \$13,000.

### 15.6 General revaluation of properties

During the 2015/16 year, a revaluation of all properties within the municipality was carried out and will apply from 1 January 2016 for the 2016/17 financial year. The outcome of the general revaluation has been a moderate change in property valuations throughout the municipality. Overall, property valuations across the municipal district have increased by only 3.04%.

The following table summarises the valuation changes between the 2014 and 2016 general revaluations by property type, together with the rating changes between the 2015/16 and 2016/17 years based on a 2.5% average rate increase (general rate only), and the valuation movements listed. This table shows the variation in valuation changes between commercial and other types of properties.

Property Type	Valuation Change Increase / (Decrease)	Rates Increase / (Decrease)
Commercial / Industrial	96,402,000	454,855
Farm	19,955,000	27,197
General Residential	299,608,693	1,416,894

Council has chosen not to make any changes to the existing rate differential. Therefore, in aggregate, income from total rates coming directly from current ratepayers will increase by \$1.9 million.

## 2016/17 Budget - Wellington Shire Council

### 16. Borrowing Strategy

#### 16.1.1 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.

Year	Total Borrowings 30 June	Loans & Borrowings compared to rates	Loans & Borrowings repayments compared to rates
	\$'000	%	%
2014/15	13,127	26.6	7.3
2015/16	10,137	19.8	7.0
2016/17	10,612	19.8	3.7
2017/18	10,518	18.9	2.6
2018/19	11,249	19.3	1.8
2019/20	9,102	15.0	8.8
Permissible Range:		0% to 50%	0% to 10%

#### 16.1.2 Future Borrowings

The proposed 2016/17 borrowings is \$1.96 million including \$1.3 million contribution towards the Princes Highway/Cobains Rd Intersection upgrade project (\$1.8 million-originally planned for 2015/16). The remaining \$855,000 will fund Residential Street Construction Schemes and will be repaid by participating ratepayers over 5 to 10 years.

After making principal payments of \$1.48 million, Council's total borrowings as at 30 June 2017 will be \$10.61 million.

The following table sets out future proposed borrowings, based on the forecast financial position of Council as at 30 June 2016.

Year	New Borrowings \$'000	Principal Paid \$'000	Interest Paid \$'000	Balance 30 June \$'000
2015/16	-	2,990	653	10,137
2016/17	1,956	1,481	504	10,612
2017/18	625	919	518	10,518
2018/19	1,248	517	518	11,249
2019/20	1,480	3,627	482	9,102

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

- Residential Street Construction Schemes
- Major Drainage Development Schemes
- Sporting Infrastructure Plan implementation

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

	2015/16 \$'000	2016/17 \$'000
Total amount to be borrowed	-	1,956
Total amount projected to be redeemed	(2,990)	(1,481)
Total amount proposed to be borrowed as at 30 June	10,137	10,612

## 2016/17 Budget - Wellington Shire Council

### 16.2 Infrastructure

#### 16.2.1 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.

#### 16.2.2 Future capital works

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

	Forecast Actual		Budget	Strategic Resource Plan			Trend +/-
	2014/15			Projections			
			2015/16	2016/17	2017/18	2018/19	
Capital expenditure							
Capital works	\$'000	\$ 26,802	\$ 45,626	\$ 30,248	\$ 31,867	\$ 35,418	+
- New Assets	\$'000	\$ 499	\$ 2,003	\$ 1,362	\$ -	\$ -	-
- Asset renewals	\$'000	\$ 19,015	\$ 29,352	\$ 20,079	\$ 25,254	\$ 29,265	o
- Asset Expansions	\$'000	\$ 954	\$ 3,917	\$ 3,695	\$ 1,443	\$ 4,567	+
- Asset upgrades	\$'000	\$ 6,333	\$ 10,294	\$ 5,212	\$ 5,170	\$ 1,586	-
Capital expenditure/ Assessment	\$	709	805	1,370	908	957	+
Capital outlays/Total cash outflows	%	29.7%	33.4%	46.4%	35.3%	36.6%	o
Capital outlays/Rate revenue	%	49.4%	51.8%	84.9%	54.2%	54.8%	-
Asset renewals/Total depreciation *	%	69.4%	81.1%	137.0%	89.2%	109.3%	+

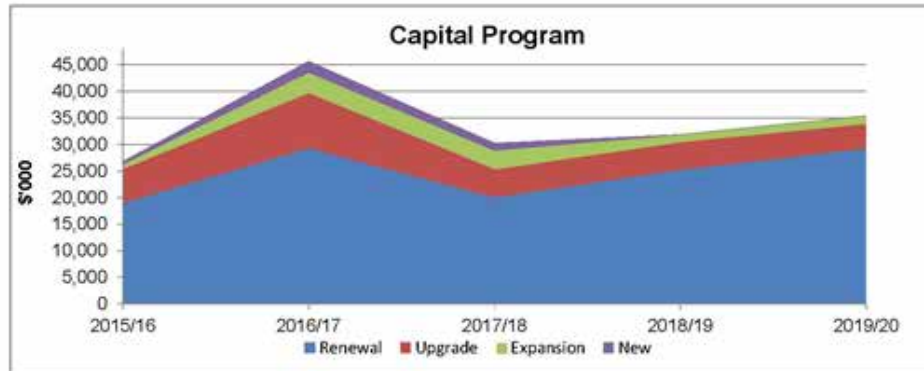
#### Key to Forecast Trend:

- + 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



## 2016/17 Budget - Wellington Shire Council

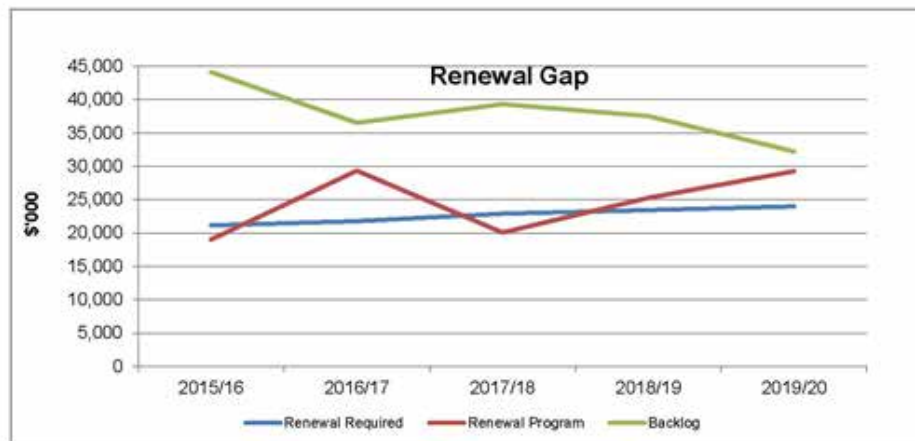
The following graph depicts how the capital works budget will be spent in the next four years. The increase in budgets on renewal projects in 2016/17 is due to the Kilmany New Cell Construction, Park Street Bridge and road renewals for rural and unsealed roads. The Port of Sale Cultural Hub and Precinct Redevelopment project is mostly renewal but have significant components classified as upgrade and expansion as well. The Residential Road and Street Construction Plan Implementation has both renewal and upgrade components, reflected in the increase in budgets in upgrade and renewal projects in 2016/17. The increase in budgets in expansion projects in 2016/17 is also due to the Glebe Woondella Shared Path Construction.



### 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.



## 2016/17 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 while the Capital Works program is working hard to reduce the backlog in the four year SRP. Backlog is the renewal works that Council has not been able to fund over the past years and is equivalent to the accumulated asset renewal gap.

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.

### 16.2.3 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 renewing and upgrading our extensive rural road and residential street network. In 2015/16 and for 2016/17 an additional allocation over and above the normal allocation has or is to be received.

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

### 16.2.4 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 (Kilmory and Maffra)
  - 1 licensed site not operating (Longford)
  - 1 unlicensed operating site (Rosedale)
  - 7 transfer stations (Kilmory, Stratford, Dargo, Heyfield, Seaspray, Yarram and Loch Sport)
- There are also a further 8 closed landfills under rehabilitation and after care.

In 2016/17 the Council will apply the waste infrastructure charge towards the following projects:

- Commence construction of new Kilmory landfill cell (\$1.5 million)
- Maffra Landfill – Entry Road Sealing (\$50,000)
- Rosedale Landfill - Construct New Waste Cell (\$30,000)
- Kilmory Landfill - Internal Access Road (\$30,000)
- Longford - EPA required monitoring bores (groundwater) x 2 (\$20,000)
- Kilmory transfer station- Carpark final seal (\$10,000)
- 2015/16 carried forward project - Rehabilitation of the Maffra Landfill (\$35,000)
- 2015/16 carried forward project - Rehabilitation of the Kilmory Landfill (\$1,200,000)

## **2016/17 Budget - Wellington Shire Council**

### **Appendix A**

#### **Fees and charges schedule**

The appendix presents the fees and charges of a statutory and non-statutory nature which will be charged in respect to various goods and services provided during the 2016/17 year.

**WELLINGTON SHIRE COUNCIL  
PROPOSED SCHEDULE OF FEES AND CHARGES AS AT 1 JULY 2016**

**GST INCLUSIVE**

**C=COUNCIL SET L=LEGISLATION**

Service	C/L	GST %	Fee 15/16 including Tax \$	Proposed Fee 16/17 including Tax \$	Effective Date
<b>ART GALLERY</b>					
Art Gallery Life Drawing Classes (6 week course)	C	10	150.00	150.00	01-Jul-16
<b>Art Gallery Education - Subscriptions</b>					
Primary Schools under 150	C	10	87.00	100.00	01-Jan-17
Primary Schools over 150	C	10	197.00	203.00	01-Jan-17
Secondary Schools	C	10	210.00	217.00	01-Jan-17
Specialist Schools	C	10	87.00	100.00	01-Jan-17
Kindergartens	C	10	97.00	100.00	01-Jan-17
Tertiary Institutions	C	10	328.00	338.00	01-Jan-17
Gecko Junior Memberships - First Child	C	10	13.00	14.00	01-Jan-17
Gecko Junior Memberships - Each Additional Child	C	10	9.00	9.00	01-Jan-17
<b>ESSO BHP BELLITON WELLINGTON ENTERTAINMENT CENTRE</b>					
<b>Main Stage Hire Rates</b>					
Commercial Rate per day (Max 14 hours)	C	10	1,208.00	1,375.00	01-Jul-16
Commercial - second performance on the same day	C	10	N/A	585.00	01-Jul-16
Community Rate per day (Max 14 hours)	C	10	770.00	795.00	01-Jul-16
Community - second performance on the same day	C	10	N/A	295.00	01-Jul-16
Commercial per Week	C	10	5,200.00	5,375.00	01-Jul-16
Community per Week	C	10	3,400.00	3,545.00	01-Jul-16
Commercial Rate - Short hire (max 4 hours)	C	10	835.00	865.00	01-Jul-16
Community Rate - Short hire (max 4 hours)	C	10	490.00	505.00	01-Jul-16
Rehearsal Room & Meeting Room & Foyer Rate per day (Max 8 hours)	C	10	275.00	285.00	01-Jul-16
Rehearsal Room & Meeting Room - Short hire (Max 4 hours)	C	10	145.00	150.00	01-Jul-16
<b>Ticket Fees</b>					
Ticket fees per ticket - Commercial	C	10	4.95	4.05	01-Jul-14
Ticket fees average per ticket - Community	C	10	2.45	2.75	01-Jul-16
Complimentary Ticket Fee	C	10	0.55	0.75	01-Jul-16
Credit Card fee - 4% of transaction value charged to the hirer.	C	10	4%	4%	01-Jul-14
<b>Tech Labour</b>					
Tech Labour Charge Out per hour - Commercial	C	10	47.00	48.00	01-Jul-16
Tech Labour Charge Out per hour - Community	C	10	45.00	45.00	01-Jul-14
<b>Labour Front of House</b>					
FOH Labour Charge out per hour - Commercial	C	10	42.50	45.00	01-Jul-16
FOH Labour Charge out per hour - Community	C	10	42.50	43.00	01-Jul-16
<b>Equipment</b>					
Use of Grand Piano - Commercial	C	10	156.00	255.00	01-Jul-16
Use of Grand Piano - Community	C	10	N/A	155.00	01-Jul-16
Piano Tune	C	10	Cost Price	250.00	01-Jul-16
Consumables (charged at cost +15%)	C	10	Cost price + 15%	Cost price + 15%	01-Jul-14
<b>LIBRARY</b>					
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 Fees per page	C	10	1.00	1.00	01-Jul-13
Mini-earphones	C	10	2.00	5.00	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	16.00	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 2016**

**C=COUNCIL SET L=LEGISLATION**

**GST INCLUSIVE**

Service	CL	GST %	Fee 15/16 including Tax \$	Proposed Fee 16/17 including Tax \$	Effective Date
<b>GIPPSLAND REGIONAL SPORTS COMPLEX</b>					
<b>Indoor Courts</b>					
Court Hire (peak) - per hour	C	10	45.00	47.00	01-Jul-16
Court Hire (off peak) - per hour*	C	10	33.00	34.70	01-Jul-16
* capped at 8 hours when all 4 courts are booked					
Training/Casual Use - adult / entry fee	C	10	5.70	5.90	01-Jul-16
Training/Casual Use - concession / entry fee	C	10	2.90	3.00	01-Jul-16
<b>Outdoor Courts</b>					
Outdoor Court with Lights - per hour (Capped at 6 Courts)	C	10	9.80	9.90	01-Jul-16
Outdoor Court no Lights - per hour (Capped at 6 Courts)	C	10	4.55	4.70	01-Jul-16
School Use	C	10	3.00	3.10	01-Jul-16
<b>Meeting/Club Rooms</b>					
Meeting Room - per hour	C	10	4.10	4.30	01-Jul-16
Club Room (half) - per hour	C	10	12.25	12.70	01-Jul-16
Club Room (full) - per hour	C	10	24.50	25.40	01-Jul-16
<b>Club Administration Office</b>					
Office Annual Hire Fee	C	10	305.00	305.00	01-Jul-16
<b>Team Match Fees - Competition run by W.S.C.</b>					
Indoor Soccer - per team	C	10	58.00	60.00	01-Oct-16
Indoor Netball - per team	C	10	58.00	60.00	01-Oct-16
Outdoor Netball - per team	C	10	36.00	38.00	01-Oct-16
<b>Training Session Passes</b>					
Training Casual Adult 10 Session Pass	C	10	51.30	53.10	01-Jul-16
Training Casual Concession 10 Session Pass	C	10	26.10	27.00	01-Jul-16
<b>AQUA ENERGY</b>					
<b>Aquatics Casual Entry</b>					
Swim Adult	C	10	6.00	6.20	01-Jul-16
Swim Concession	C	10	4.80	5.00	01-Jul-16
Swim Child (4-15)	C	10	4.00	4.10	01-Jul-16
Swim Family (Medicare card)	C	10	16.00	16.50	01-Jul-16
Swim, Sauna - Adult	C	10	8.40	8.50	01-Jul-16
Swim, Sauna - Concession	C	10	6.70	6.80	01-Jul-16
Swim School Group - per student	C	10	3.20	3.30	01-Jan-17
Swim School Group - Cost of instructor	C	10	40.50	41.70	01-Jan-17
<b>Group Fitness &amp; Gym Casual Entry</b>					
Group Fitness Adult	C	10	13.40	13.80	01-Jul-16
Group Fitness Concession	C	10	10.60	11.00	01-Jul-16
Group Fitness Schools - per student	C	10	7.20	7.40	01-Jan-17
Gym Adult	C	10	14.90	15.40	01-Jul-16
Gym Concession	C	10	12.00	12.30	01-Jul-16
Gym Teen (classes or gym)	C	10	6.70	6.90	01-Jul-16
Gym School Group - per student	C	10	8.00	8.20	01-Jan-17
Living Longer Living Stronger sessions (gym/fitness classes)	C	10	7.00	7.00	01-Jan-14
<b>Multi Visit Passes</b>					
10 visit Swim - Adult	C	10	54.00	55.80	01-Jul-16
10 visit Swim - Child	C	10	36.00	36.90	01-Jul-16
10 visit Swim - Concession	C	10	43.20	45.00	01-Jul-16
10 visit Swim - Family	C	10	144.00	148.50	01-Jul-16
10 visit Swim, Sauna - Adult	C	10	75.60	76.50	01-Jul-16
10 visit Swim, Sauna - Concession	C	10	60.30	61.20	01-Jul-16
10 visit Gym - Adult	C	10	134.10	138.60	01-Jul-16
10 visit Gym - Concession	C	10	108.00	110.70	01-Jul-16
10 visit Group Fitness - Adult	C	10	120.60	124.20	01-Jul-16
10 visit Group Fitness - Concession	C	10	97.20	99.90	01-Jul-16
10 visit Crèche - Member	C	10	86.60	89.30	01-Jul-16
10 visit Crèche - Non-Member	C	10	133.20	137.70	01-Jul-16
<b>Other</b>					
Crèche - Non members per child per session	C	10	14.80	15.30	01-Jul-16
Crèche - Gold & Aquatic members per child per session	C	10	7.40	7.70	01-Jul-16
Fitness Room Hire - Full Day	C	10	50.00	51.50	01-Jul-16
Fitness Room Hire - Half Day	C	10	25.00	25.80	01-Jul-16

**WELLINGTON SHIRE COUNCIL  
PROPOSED SCHEDULE OF FEES AND CHARGES AS AT 1 JULY 2016**

C=COUNCIL SET L=LEGISLATION

**GST INCLUSIVE**

Service	C/L	GST %	Fee 15/16 including Tax \$	Proposed Fee 16/17 including Tax \$	Effective Date
<b>AQUA ENERGY cont.</b>					
<b>Pool Hire</b>					
Swimming Pool Hire - whole pool per hour	C	10	136.00	140.10	01-Jul-16
Swimming Pool Hire - lane per hour	C	10	41.40	42.70	01-Jul-16
Pool Inflatable Hire - per hour	C	10	90.00	92.70	01-Jul-16
Additional Lifeguard - per hour	C	10	40.50	41.90	01-Jul-16
<b>Learn to Swim Lessons</b>					
Swim lessons - 30mins - Member	C		12.10	12.50	01-Jul-16
Swim lessons - 30mins - Non-Member	C		16.10	16.60	01-Jul-16
Swim lessons - 45mins - Member	C		13.10	13.50	01-Jul-16
Swim lessons - 45mins - Non-Member	C		17.10	17.60	01-Jul-16
Swim lessons - 1hour - Member	C		14.40	14.80	01-Jul-16
Swim lessons - 1hour - Non-Member	C		18.40	18.90	01-Jul-16
Private 1:1 - Half Hour - Member	C		39.30	39.90	01-Jul-16
Private 1:1 - Half Hour - Non-Member	C		42.20	43.00	01-Jul-16
Holiday Swim Program - Member	C		60.50	62.30	01-Jul-16
Holiday Swim Program - Non-Member	C		80.50	83.00	01-Jul-16
Disability - Achiever Program 1:1	C		26.00	26.90	01-Jul-16
Swim lesson - 30mins - Member Direct Debit - per lesson	C		9.70	10.00	01-Jul-16
Swim lesson - 30mins - Non-Member Direct Debit - per lesson	C		12.90	13.30	01-Jul-16
Swim lesson - 45mins - Member Direct Debit - per lesson	C		10.50	10.80	01-Jul-16
Swim lesson - 45mins - Non-Member Direct Debit - per lesson	C		13.70	14.10	01-Jul-16
Swim lesson - 1hour - Member Direct Debit - per lesson	C		11.60	11.90	01-Jul-16
Swim lesson - 1hour - Non-Member Direct Debit - per lesson	C		14.80	15.20	01-Jul-16
<b>Admin</b>					
Joining Fee (Direct Debit Membership)	C	10	88.00	70.00	01-Jul-16
Membership card replacement fee	C	10	8.30	8.60	01-Jul-16
<b>Term Memberships</b>					
Base Adult 12mth Membership - Aquatic	C	10	344.00	354.00	01-Jul-16
Aquatic 12mth - Adult	C	10	412.00	424.00	01-Jul-16
Aquatic 12mth - Concession	C	10	344.00	354.00	01-Jul-16
Aquatic 12mth - Child	C	10	298.00	306.00	01-Jul-16
Aquatic 12mth - Family	C	10	642.00	660.00	01-Jul-16
Aquatic 6mth - Adult	C	10	240.00	247.00	01-Jul-16
Aquatic 6mth - Concession	C	10	206.00	212.00	01-Jul-16
Aquatic 6mth - Child	C	10	187.00	188.00	01-Jul-16
Aquatic 6mth - Family	C	10	395.00	385.00	01-Jul-16
Aquatic 3mth - Adult	C	10	165.00	165.00	01-Jul-16
Aquatic 3mth - Concession	C	10	145.00	145.00	01-Jul-16
Aquatic 3mth - Child	C	10	136.00	136.00	01-Jul-16
Aquatic 3mth - Family	C	10	215.00	218.00	01-Jul-16
Base Adult 12mth Membership - Gold	C	10	927.00	955.00	01-Jul-16
Gold 12mth - Adult	C	10	995.00	1025.00	01-Jul-16
Gold 12mth - Concession	C	10	910.00	934.00	01-Jul-16
Gold 12mth - Family	C	10	1613.00	1662.00	01-Jul-16
Gold 6mth - Adult	C	10	532.00	548.00	01-Jul-16
Gold 6mth - Concession	C	10	439.00	452.00	01-Jul-16
Gold 6mth - Family	C	10	841.00	868.00	01-Jul-16
Gold 3mth - Adult	C	10	300.00	308.00	01-Jul-16
Gold 3mth - Concession	C	10	263.00	263.00	01-Jul-16
Gold 3mth - Family	C	10	455.00	468.00	01-Jul-16
Base LLLS	C	10	718.00	740.00	01-Jul-16
Living Longer Living Stronger - 12 month	C	10	786.00	810.00	01-Jul-16
<b>Corporate</b>					
Corporate 12mth - Adult 5+	C	10	903.00	930.00	01-Jul-16
Corporate 12mth - Family 5+	C	10	1459.00	1503.00	01-Jul-16
<b>Direct Debit Memberships - Fortnightly</b>					
Aquatic Direct Debit - Adult	C	10	14.40	14.40	01-Jul-16
Aquatic Direct Debit - Concession	C	10	10.60	10.90	01-Jul-16
Aquatic Direct Debit - Child	C	10	9.80	9.80	01-Jul-16
Aquatic Direct Debit - Family	C	10	23.70	23.70	01-Jul-16

**WELLINGTON SHIRE COUNCIL  
PROPOSED SCHEDULE OF FEES AND CHARGES AS AT 1 JULY 2016**

C=COUNCIL SET L=LEGISLATION

**GST INCLUSIVE**

Service	C/L	GST %	Fee 15/16 including Tax \$	Proposed Fee 16/17 including Tax \$	Effective Date
<b>AQUA ENERGY cont.</b>					
Gold Direct Debit - Adult	C	10	35.70	36.83	01-Jul-16
Gold Direct Debit - Concession	C	10	26.60	26.40	01-Jul-16
Gold Direct Debit - Family	C	10	59.50	61.30	01-Jul-16
Living Longer Living Stronger Direct Debit	C	10	27.60	28.50	01-Jul-16
Corporate Adult 5+ Direct Debit	C	10	32.20	33.10	01-Jul-16
Corporate Family 5+ Direct Debit	C	10	53.50	55.20	01-Jul-16
<b>Personal Training</b>					
Personal Training 1 Hour Session	C	10	55.60	57.30	01-Jul-16
Personal Training 1/2 Hour Session	C	10	36.10	37.20	01-Jul-16
Personal Training 1 Hour Session 1:2	C	10	67.00	69.00	01-Jul-16
Personal Training 1/2 Hour Session 1:2	C	10	46.40	47.80	01-Jul-16
Personal Training 1 Hour Session 1:3	C	10	N/A	62.80	01-Jul-16
Personal Training 1 Hour Session 1:4	C	10	N/A	66.40	01-Jul-16
<b>OUTDOOR POOLS</b>					
<b>Single Admission (All Pools)</b>					
Adult	C	10	8.00	6.20	01-Jul-16
Concession	C	10	4.80	5.00	01-Jul-16
Child (4-15)	C	10	4.00	4.10	01-Jul-16
Family	C	10	16.00	16.50	01-Jul-16
<b>Memberships/Season Passes (Salz, Maffra &amp; Yarram) 18 Weeks</b>					
Adult	C	10	119.10	122.65	01-Jul-16
Concession	C	10	95.60	98.30	01-Jul-16
Child (4-15)	C	10	79.70	81.70	01-Jul-16
Family	C	10	199.70	204.30	01-Jul-16
<b>Memberships/Season Passes (Stratford, Heyfield, Rosedale) 15 Weeks</b>					
Adult	C	10	89.30	102.25	01-Jul-16
Concession	C	10	79.70	82.00	01-Jul-16
Child (4-15)	C	10	65.40	69.10	01-Jul-16
Family	C	10	165.60	170.25	01-Jul-16
<b>LOCAL LAWS</b>					
Al fresco Dining Permit Annual Fee	C		165.00	170.00	01-Jul-16
Roadside Trading Permit (Weekly fee)	C		58.00	60.00	01-Jul-16
Local Laws permit - 1 year	C		90.00	95.00	01-Jul-16
Local Law permit - 3 years	C		152.00	157.00	01-Jul-16
Impounded Vehicle release fee	C		\$250.00 + towing fee	\$300.00 + towing fee	01-Jul-16
Shopping trolley impoundment release fee	C		130.00	135.00	01-Jul-16
Local Law Fines	L		100.00 = one penalty unit	100.00 = one penalty unit	01-Jul-16
VicRoads - Emergency works callout up to 3hrs	C	10	570.00	580.00	01-Jul-16
<b>ANIMALS</b>					
<b>Domestic Animals</b>					
<b>Dog Registrations:</b>					
Standard Fee	C		115.00	120.00	11-Apr-17
Dangerous, Menacing, Guard Dog or Restricted breed	C		NA	200.00	11-Apr-17
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) not applicable to dangerous, menacing, guard dog or restricted breeds	C		38.00	40.00	11-Apr-17
Pension Concession on above of 50%	C		50% of appropriate fee	50% of appropriate fee	11-Apr-17
<b>Cat Registrations:</b>					
Standard Fee	C		115.00	120.00	11-Apr-17
Reduced Fee (Sterilised, over 10 years old, kept for breeding at a licensed premises, owner a member of approved association)	C		38.00	40.00	11-Apr-17
Pension Concession on above of 50%	C		50% of appropriate fee	50% of appropriate fee	11-Apr-17
Tag Replacement Dog	C		6.00	6.00	11-Apr-17
Tag Replacement Cat	C		6.00	6.00	11-Apr-17
Animal Cage Deposits (Refundable)	C		65.00	65.00	11-Apr-17
Domestic Animal Business Registration	C		\$250.00 + Veterinarian fee if applicable	\$250.00 + Veterinarian fee if applicable	11-Apr-17
Domestic Animal Business Registration - Breeders	C		\$2500.00 flat fee + \$15.00 per breeding bitch + Veterinarian Fee if applicable	\$2500.00 flat fee + \$15.00 per breeding bitch + Veterinarian Fee if applicable	01-Jul-15

**WELLINGTON SHIRE COUNCIL**  
**PROPOSED SCHEDULE OF FEES AND CHARGES AS AT 1 JULY 2016**  
**GST INCLUSIVE**

C=COUNCIL SET L=LEGISLATION

Service	Cl.	GST %	Fee 15/16 including Tax \$	Proposed Fee 16/17 including Tax \$	Effective Date
<b>ANIMALS cont</b>					
Impound Penalties					
Release Penalty Dogs & Cats Registered	C		150.00	155.00	01-Jul-16
Release Penalty Unregistered Dogs & Cats, or subsequent Impound of Registered animal	C		180.00	185.00	01-Jul-16
Release Penalty Small Livestock - includes Sheep, Goats and Pigs	C		\$70.00 for 1st animal \$20.00 per subsequent animal + invoiced transportation costs	\$75 for 1st animal, \$40 per subsequent animal + invoiced transportation costs	01-Jul-16
Release Penalty Large Livestock - includes Cattle and Horses	C		\$120.00 for 1st animal \$20.00 per subsequent animal + invoiced transportation costs	\$125.00 for 1st animal \$40 per subsequent animal + invoiced transportation costs	11-Jul-16
<b>Sustenance fee, per day per animal - fee may be increased dependent on seasonal availability.</b>					
Small Livestock - includes Sheep, Goats and Pigs	C		12.00	14.00	01-Jul-16
Large Livestock - includes Cattle and Horses	C		15.00	16.00	01-Jul-16
<b>BUILDING</b>					
Building Permits Inspections - Minimum Rate	C	10	160.00	164.00	01-Jul-17
Building Report and Contents	L		244.00	250.00	01-Jul-17
Building Plan Copy	C	10	95.00	97.00	01-Jul-17
Building Plan Search Fee	C	10	80.00	82.00	01-Jul-17
Building Levy	L		0.13	0.20	01-Jul-17
Building Information Certificates	L		48.00	50.00	01-Jul-17
Building Information Certificates with Inspections	L		303.00	402.00	01-Jul-17
Copy of Occupancy Permit or Certificate of Final Inspection	L		38.50	40.00	01-Jul-17
Heritage/Demolition Response	L		85.90	82.00	01-Jul-17
Hoarding Permits	L		244.00	250.00	01-Jul-17
Lodgement Fees - Domestic	L		38.40	37.00	01-Jul-17
Lodgement Fees - Commercial	L		38.40	38.00	01-Jul-17
Stormwater Discharge Point	L		60.90	62.00	01-Jul-17
Swimming Pool Inspections	C	10	140.00	143.00	01-Jul-17
Places of Public Entertainment (PPES)	C	10	310.00	320.00	01-Jul-17
<b>HEALTH</b>					
Requested premises Inspection Fee	C		250.00	270.00	01-Jul-16
Registration - Food Premises- class 1*	C		440.00	460.00	01-Jul-16
Registration - Food Premises- class 2*	C		440.00	460.00	01-Jul-16
Registration - Food Premises - class 2 (Low volume)*	C		250.00	262.00	01-Jul-16
Registration - Food Premises- class 3*	C		250.00	262.00	01-Jul-16
Registration - Food Premises- class 3 (Low risk)*	C		105.00	110.00	01-Jul-16
Additional Registration Fee - per each additional staff over 5 EFT	C		18.00	18.00	01-Jul-16
Water Transport Vehicle	C		340.00	350.00	01-Jul-16
Handressers Lifetime Registration one off	C		130.00	240.00	01-Jul-16
Registrations - Hair/Beauty/Skin Penetration	C		130.00	135.00	01-Jul-16
Registrations - Prescribed Accommodation* (Rooming Houses)	C		190.00	198.00	01-Jul-16
Registrations - Caravan Parks per site	L		As per the Residential Tenancies (Caravan Parks and Movable Dwellings) Registration and Standards) Regulations 2010 No.48, Schedule 2.	As per the Residential Tenancies (Caravan Parks and Movable Dwellings) Registration and Standards) Regulations 2010, No.49 Schedule 2.	
Caravan Park - Application for Rigid Annex	C		240.00	248.00	01-Jul-16
* 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		98.00	100.00	01-Jul-16
Penalties - refer to relevant legislation	L				
Penalty amounts are determined as per the Monetary Unit Act					
violates	C		cost price + Administration Fee	cost price + Administration Fee	01-Jul-16



**WELLINGTON SHIRE COUNCIL  
PROPOSED SCHEDULE OF FEES AND CHARGES AS AT 1 JULY 2016**

C=COUNCIL SET L=LEGISLATION

**GST INCLUSIVE**

Service	C/L	GST %	Fee 15/14 including Tax \$	Proposed Fee 16/17 including Tax \$	Effective Date
<b>SEPTIC TANK FEES</b>					
Minor alteration	C		195.00	201.00	01-Jul-16
Major alteration	C		380.00	402.00	01-Jul-16
New Septic Tank	C		470.00	485.00	01-Jul-16
Additional inspections	C		104.00	107.00	01-Jul-16
Reissue of Permits	C		60.00	63.00	01-Jul-16
Report and Consent Request - unsewered areas	C		50.00	52.00	01-Jul-16
<b>PLANNING</b>					
Development Advice Request Fee	C	10	90.00	90.00	01-Jul-15
Development Advice Request Fee (Complex)	C	10	\$90.00 minimum plus \$50.00 per hour	\$90.00 minimum plus \$50.00 per hour	01-Jul-15
Strategic planning written advice	C	10	New fee	90.00	01-Jul-16
Valuation for public open space contribution	C	10	New fee	Cost of valuation	01-Jul-16
Preparation/review of section 173 agreements	C	10	200.00	200.00	01-Jul-15
Application to amend/void a section 173 agreement	C	10	502.00	502.00	01-Jul-15
Planning Permit Search and Copy Fee	C	10	100.00	100.00	01-Jul-15
Planning Permit and Endorsed Plans Search and Copy Fee	C	10	130.00	130.00	01-Jul-15
Planning Permit Extension of Time	C	10	200.00	200.00	01-Jul-15
Planning Permit Amended after notice has been given	L		102.00	102.00	17-Oct-14
<b>Dwelling</b>					
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		480.00	496.00	17-Oct-14
<b>Dwelling - Amendment to Permit</b>					
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		480.00	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)	L		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
<b>Subdivision</b>					
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 application 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

**WELLINGTON SHIRE COUNCIL  
PROPOSED SCHEDULE OF FEES AND CHARGES AS AT 1 JULY 2016**

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**GST INCLUSIVE**

Service	C/L	GST %	Fee 15/16 excluding Tax \$	Proposed Fee 16/17 including Tax \$	Effective Date
<b>PLANNING cont</b>					
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
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 statuses 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
<b>FACILITY HIRE</b>					
Gwen Webb Centre-Hire Charges					
Gwen Webb Centre Hire- Full Day*	C	10	51.00	53.00	01-Jul-16
Regular Hire (6 hours or less)	C	10	30.00	31.00	01-Jul-16
Stephenson Park - Mam Oval Hire Charges (Level 2)					
Part or full day hire - (community groups)	C	10	106.00	110.00	01-Jul-16
Part or full day hire - (schools casual hire)	C	10			01-Jul-16
Regular School Use - per season/per ground	C	10	210.00	217.00	01-Jul-16
Commercial/Private- Full Day*	C	10	353.00	364.00	01-Jul-16
Stephenson Park - Rotary Oval Hire Charges (Level 4)					
Part or full day hire - (community groups)	C	10	54.00	56.00	01-Jul-16
Part or full day hire - (schools casual hire)	C	10			01-Jul-16
Regular School Use - per season/per ground	C	10	106.00	110.00	01-Jul-16
Commercial/Private- Full Day*	C	10	118.00	122.00	01-Jul-16
Stephenson Park - Baseball Oval Hire Charges (Level 4) (Schools Casual Hire)					
Part or full day hire - (Community groups)	C	10	54.00	56.00	01-Jul-16
Part or full day hire - (schools casual hire)	C	10			01-Jul-16
Regular School Use - per season/per ground	C	10	106.00	110.00	01-Jul-16
Commercial/Private- Full Day*	C	10	118.00	122.00	01-Jul-16
Stephenson Park - Baseball Pitch Hire Charges (Level 2) (Schools Casual Hire)					
Part or full day hire - (Community groups)	C	10	106.00	110.00	01-Jul-16
Part or full day hire - (schools casual hire)	C	10			01-Jul-16
Regular School Use - per season/per ground	C	10	210.00	217.00	01-Jul-16
Commercial/Private- Full Day*	C	10	342.00	353.00	01-Jul-16
Stephenson Park Upstairs Function Room					
Seasonal user group subsidised rate- Full Day*	C	10	51.00	53.00	01-Jul-16
Non seasonal user Community Group - Full Day*	C	10	210.00	217.00	01-Jul-16
Commercial/Private- Full Day*	C	10	342.00	353.00	01-Jul-16

**WELLINGTON SHIRE COUNCIL**  
**PROPOSED SCHEDULE OF FEES AND CHARGES AS AT 1 JULY 2016**  
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Service	C/L	GST %	Fee 15/16 including Tax \$	Proposed Fee 16/17 including Tax \$	Effective Date
<b>FACILITY HIRE CONT</b>					
<b>Sale Main Oval - Hire Charges (Level 2)</b>					
Part or full day hire - (Community groups)	C	10	106.00	110.00	01-Jul-16
Part or full day hire - (schools casual hire)	C	10	FREE	FREE	01-Jul-16
Regular School Use - per season/per ground	C	10	210.00	217.00	01-Jul-16
Commercial/Private- Full Day*	C	10	353.00	364.00	01-Jul-16
<b>Sale Velodrome - Hire Charges (Level 2)</b>					
Part or full day hire - (Community groups)	C	10	106.00	110.00	01-Jul-16
Part or full day hire - (schools casual hire)	C	10	FREE	FREE	01-Jul-16
Regular School Use - per season/per ground	C	10	210.00	217.00	01-Jul-16
Commercial/Private- Full Day*	C	10	342.00	353.00	01-Jul-16
<b>Sale Lions Park (Little Aths) - Hire Charges (Level 2)</b>					
Part or full day hire - (Community groups)	C	10	106.00	110.00	01-Jul-16
Part or full day hire - (schools casual hire)	C	10	FREE	FREE	01-Jul-16
Regular School Use - per season/per ground	C	10	210.00	217.00	01-Jul-16
Commercial/Private- Full Day*	C	10	342.00	353.00	01-Jul-16
<b>Stead Street Oval - Hire Charges (Level 4) (Leisure/Club Hire)</b>					
Part or full day hire - (Community groups)	C	10	54.00	56.00	01-Jul-16
Part or full day hire - (schools casual hire)	C	10	FREE	FREE	01-Jul-16
Regular School Use - per season/per ground	C	10	106.00	110.00	01-Jul-16
Commercial/Private- Full Day*	C	10	118.00	122.00	01-Jul-16
<b>Warruk Oval - Hire Charges (Level 3)</b>					
Part or full day hire - (Community groups)	C	10	80.00	83.00	01-Jul-16
Part or full day hire - (schools casual hire)	C	10	FREE	FREE	01-Jul-16
Regular School Use - per season/per ground	C	10	158.00	163.00	01-Jul-16
Commercial/Private- Full Day*	C	10	234.00	242.00	01-Jul-16
<b>Stratford Pine Lodge Hire Charges (Level 4) (No Club or Recreation, Club/Leisure/Clubs)</b>					
Part or full day hire - (Community groups)	C	10	54.00	56.00	01-Jul-16
Part or full day hire - (schools casual hire)	C	10	FREE	FREE	01-Jul-16
Regular School Use - per season/per ground	C	10	106.00	110.00	01-Jul-16
Commercial/Private- Full Day*	C	10	118.00	122.00	01-Jul-16
<b>Light Usage Fee (rate per hour) (includes plug-in portable lighting)</b>					
Light Usage Fee (rate per hour)	C	10	10.00	12.00	01-Jul-16
Toilet cleaning charges to be added to Casual hire if applicable	C	10	28.00	30.00	01-Jul-16
<b>Notes</b>					
*Half day hire = 50% of scheduled full day fee					
*Half day = 6 hours or less					
Seasonal hire includes use of toilets and rubbish disposal					
<b>Yarran Meeting Rooms</b>					
Meeting Room 1 or 2 (max 25 people) per day Community Rate	C	10	48.00	51.00	01-Jul-16
Both Meeting Rooms 1 & 2 (max 50 people) per day Community Rate	C	10	98.00	102.00	01-Jul-16
Both Meeting Rooms 1 & 2 (max 50 people) per day Commercial Rate	C	10	200.00	208.00	01-Jul-16
Consulting Room 1 & 2 per hour	C	10	4.10	4.30	01-Jul-16
Consulting Room 1 & 2 per day	C	10	33.00	35.00	01-Jul-16
<b>Lakeside Entertainment &amp; Arts Facility (LEAF)</b>					
Weddings and Commercial Organisations	C	10	180.00	190.00	01-Jul-16
Not for profit/community organisations	C	10	FREE	FREE	01-Jul-16
Use of Concertina Doors	C	10	110.00	125.00	01-Jul-16
Use of Concertina Doors Community Groups	C	10	55.00	60.00	01-Jul-16
<b>Circus</b>					
Recreation Reserve Fees (Circus) Daily Fees	C	10	800.00	800.00	01-Jul-16
Diving Bridge Special Openings (minimum of 7 days notification)	C	10	455.00	468.00	01-Jul-16
<b>Port of Sale</b>					
Mooring Fees - Annual	C	10	910.00	1,000.00	01-Jul-16
Mooring - Temporary Per Week - Min 2 weeks (\$118.00), Max 12 weeks	C	10	52.50	58.00	01-Jul-16

**WELLINGTON SHIRE COUNCIL  
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**GST INCLUSIVE**

Service	C/L	GST %	Fee 15/16 including Tax \$	Proposed Fee 16/17 including Tax \$	Effective Date
<b>FACILITY HIRE CONT</b>					
<b>West Sale Airport</b>					
West Sale Airport Service Charge – Terminal Access – Per day for charter/commercial flights Rate capped to 100 days p.a.	C	10	95.00	110.00	01-Jul-16
West Sale Airport Service Charge – Use of Airside Apron Areas – per m2/p.a. 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).	C	10	33.00	33.00	01-Jul-16
West Sale Airport / Yarram Aerodrome Service Charge – Annual User Licence Agreement – Recreational Use.	C	10	NA	140.00	01-Jul-16
West Sale Airport / Yarram Aerodrome Service Charge – Annual User Licence Agreement – Light Commercial Use.	C	10	NA	690.00	01-Jul-16
West Sale Airport / Yarram Aerodrome Service Charge – Annual User Licence Agreement – Commercial Use.	C	10	NA	1300.00	01-Jul-16
West Sale Airport - Landing Fees Fee applied per aircraft landing (landing and takeoff) no charge for touch and goes. Military and other Aircraft with WSA and Yarram licence agreement exempt. RA Aus registered aircraft exempt. GA registered aircraft <5,700kg \$10. QA registered aircraft >5,700kg or rotary and all others \$25.	C	10	NA	10.00 to 25.00	01-Jul-16
Yarram Aerodrome - Landing Fees Fee applied per aircraft landing (landing and takeoff) no charge for touch and goes. Military and other Aircraft with Yarram and WSA licence agreement exempt. RA Aus registered aircraft exempt. GA registered aircraft <5,700kg \$5. QA registered aircraft >5,700kg or rotary and all others \$5.	C	10	NA	5.00	01-Jul-16
<b>MAP SALES</b>					
Hardcopy - Standard Map (Dekho, Internet, VicRoads) A3 Colour	C	10	11.75	12.00	01-Jul-16
Hardcopy - Standard Map (Dekho, Internet, VicRoads) A2 Colour	C	10	17.50	18.00	01-Jul-16
Hardcopy - Standard Map (Dekho, Internet, VicRoads) A1 Colour	C	10	29.00	30.00	01-Jul-16
Hardcopy - Aerial Photo Plot A4	C	10	11.75	12.00	01-Jul-16
Hardcopy - Aerial Photo Plot A3	C	10	17.50	18.00	01-Jul-16
Hardcopy - Aerial Photo Plot A2	C	10	29.00	30.00	01-Jul-16
Hardcopy - Aerial Photo Plot A1	C	10	40.00	41.00	01-Jul-16
<b>TIPPING FEES</b>					
Commercial Tonne	C	10	140.00	155.00	01-Jul-16
Compacted Commercial	C	10	161.00	167.00	01-Jul-16
Commercial m3	C	10	60.00	63.00	01-Jul-16
Domestic m3	C	10	30.00	31.00	01-Jul-16
Greenwaste m3	C	10	14.00	14.00	01-Jul-16
Clean Concrete Tonne	C	10	28.00	29.00	01-Jul-16
Clean Concrete m3	C	10	42.00	43.00	01-Jul-16
Separated Recyclables m3	C	10	FREE	FREE	01-Jul-16
Asbestos per tonne	C	10	100.00	100.00	01-Jul-16
Single Mattress	C	10	10.00	10.00	01-Jul-16
Double Mattress	C	10	15.00	15.00	01-Jul-16
<b>OTHER</b>					
Rechargeable works	C	10	By Quote	By Quote	01-Jul-15
Consent for Works Within Road Reserve	L		N/A	\$81.00 - \$568.00	01-Jul-16
Recovery cost for Free Hazard Removal Contractor plus an administration fee	C	10	Admin Cost \$155.00 + contractor cost	Admin Cost \$105.00 + contractor cost	01-Jul-15
Uninsured Direct Debit Fees	C		25.00	30.00	01-Jul-16
Dishonoured Cheque Fees	C		25.00	35.00	01-Jul-09
Land Information Certificates	L		24.90	24.90	29-Oct-15
Land Information Certificate – Urgent Fee	C	10	75.00	75.00	01-Jul-14
Duplicate Rate Notice	C	10	9.50	10.50	01-Jul-16
Rate Related Archive Search per hour	C	10	50.00	50.00	01-Jul-14
Freedom of Information Request	L		27.50	27.50	01-Jul-16
Freedom of Information Search Charges per hour or part of an hour (except if on a	L		19.90	20.40	01-Jul-16
Freedom of Information Supervisor Charges Per Quarter hour	L		5.00	5.00	01-Jul-16
Freedom of Information Photocopies-A4	L		0.20	0.20	01-Jul-16

## 2016/17 Budget - Wellington Shire Council

### Appendix B 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 2016/17 budget, which is included in this report, is for the year 1 July 2016 to 30 June 2017 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 2017 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.

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.

**With the introduction of the State Government Rate Capping legislation in 2015, Councils are now unable to determine the level of rate increase and instead must use a maximum rate increase determined by the Minister for Local Government which is announced in December for application in the following financial year.**

If a Council wishes to seek a rate increase above the maximum allowable it must submit a rate variation submission to the Essential Services Commission (ESC). The ESC will determine whether the rate increase variation submission has been successful by 31 May. In many cases this will require Councils to undertake 'public notice' on two separate proposed budgets simultaneously, i.e. the Ministers maximum rate increase and the Council's required rate increase. Wellington Shire Council has not moved to apply for a higher rate cap for 2016/17 as it has planned at the level gazetted 12 months earlier.

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 Minister of Local Government announces maximum rate increase	Dec
2 Officers update Council's long term financial projections	Dec/Jan
3 Council to advise ESC if it intends to make a rate variation submission	Jan/Feb
4 Council submits formal rate variation submission to ESC	Dec-Mar
5 Proposed budget (s) 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	

**WELLINGTON SHIRE COUNCIL  
STRATEGIC RESOURCE PLAN**

*For the four years ended 30 June 2020*

**Comprehensive Income Statement**  
**For the four years ended 30 June 2020**

	2017	2018	2019	2020
	\$'000	\$'000	\$'000	\$'000
<b>Income</b>				
Rates and charges:	53,722	55,767	58,188	60,561
Statutory fees and fines	461	462	462	463
User fees	6,117	6,200	6,471	6,819
Grants - Operating	13,619	13,937	14,038	14,548
Grants - Capital	15,453	6,802	5,990	6,070
Contributions - monetary- Operating	165	90	92	94
Contributions - monetary- Capital	940	1,436	1,097	1,406
Net gain/(loss) on disposal of property, infrastructure, plant and equipment	328	178	244	198
Other income- Operating	2,225	2,280	2,336	2,364
Other income- Capital	750	825	150	-
<b>Total income</b>	<b>93,818</b>	<b>88,087</b>	<b>89,104</b>	<b>92,371</b>
<b>Expenses</b>				
Employee costs	25,353	26,573	27,785	28,169
Materials and services	29,122	28,010	28,364	28,053
Bad and doubtful debts	111	113	118	119
Depreciation and amortisation	21,760	22,882	23,445	23,963
Borrowing costs	504	518	518	482
Other expenses	502	515	520	538
<b>Total expenses</b>	<b>77,352</b>	<b>79,211</b>	<b>80,724</b>	<b>82,344</b>
<b>Surplus/(deficit) for the year</b>	<b>16,467</b>	<b>8,876</b>	<b>8,330</b>	<b>10,027</b>
<b>Other comprehensive income</b>				
Items that will not be reclassified to surplus or deficit in future (Net asset revaluation increment/(decrement))	-	-	-	-
<b>Total comprehensive result</b>	<b>16,467</b>	<b>8,876</b>	<b>8,330</b>	<b>10,027</b>

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, it is necessary to consider number of external factors impacting on Council with the major impact being the Victorian Government introducing a cap on rates increases from 2016/17. In order to accommodate these factors council has continued our focus on cost reductions through operational efficiencies, resulting in proposed significant reduction in expenditure over the term of this strategic resource plan.

Income from all rates and charges will increase by \$2.03 million. The general rate income will be calculated within the Fair Go Rates system and as per the Ministerial directive of 2.5% rise. The Waste Infrastructure charge will increase to \$45, while the Garbage charge will increase to \$181. The EPA Levy Charge will also remain at \$14.92 for each property that receives a garbage collection service. An increase of 2.45% in the general rate in the dollar has been projected in subsequent years.

Fees and Charges (including statutory fees) will contribute approximately 7.0% of the Council's total revenue in 2016/17 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 and Contributions over the next four years will range from 24% to 32% 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. In 2015, the Federal Government announced an increase in Roads to Recovery (R2R) funding of which this Council received total additional allocation of \$7.01 million which will be expended by the end of 2017. In future years R2R funding will revert back to the annualised allocation of approximately \$2.3 million. The Victoria Grants Commission allocation for 2016/17 has remained at the 2014/15 allocation due to the three year indexation freeze on financial assistance grants. A 2.0% increase has been applied to 2017/18, 2018/19 and 2019/20 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 4.8% 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 4.4 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 of a number of major operating projects over the four year period, such as the rehabilitation of Longford, Malbra, Kilmany and Yarran landfill sites and a contribution towards the Princes Highway Cobains Rd intersection upgrade, these costs are forecast to increase by between 3.0% and 5.0% per annum.

**Balance Sheet**  
**For the four years ended 30 June 2020**

	2017 \$'000	2018 \$'000	2019 \$'000	2020 \$'000
<b>Assets</b>				
<b>Current assets</b>				
Cash and cash equivalents	38,498	39,955	40,748	36,974
Trade and other receivables	4,172	4,545	4,513	4,927
Other assets	341	341	341	341
<b>Total current assets</b>	<b>43,009</b>	<b>44,841</b>	<b>45,602</b>	<b>42,242</b>
<b>Non-current assets</b>				
Trade and other receivables	2,115	2,787	3,383	4,118
Property, infrastructure, plant and equipment	921,865	926,962	936,892	947,489
Intangible assets	1,062	760	545	796
<b>Total non-current assets</b>	<b>925,042</b>	<b>930,509</b>	<b>940,820</b>	<b>952,383</b>
<b>Total assets</b>	<b>968,051</b>	<b>975,350</b>	<b>986,422</b>	<b>994,625</b>
<b>Liabilities</b>				
<b>Current liabilities</b>				
Trade and other payables	6,007	5,915	5,879	5,823
Trust funds and deposits	900	900	900	900
Provisions	7,171	7,489	7,804	8,171
Interest-bearing loans and borrowings	919	517	3,627	761
<b>Total current liabilities</b>	<b>14,997</b>	<b>14,821</b>	<b>18,210</b>	<b>15,655</b>
<b>Non-current liabilities</b>				
Provisions	1,843	1,854	1,866	1,879
Interest-bearing loans and borrowings	9,693	10,001	7,622	8,340
<b>Total non-current liabilities</b>	<b>11,536</b>	<b>11,855</b>	<b>9,488</b>	<b>10,219</b>
<b>Total liabilities</b>	<b>26,533</b>	<b>26,676</b>	<b>27,698</b>	<b>25,874</b>
<b>Net assets</b>	<b>941,518</b>	<b>948,674</b>	<b>958,724</b>	<b>968,751</b>
<b>Equity</b>				
Accumulated surplus	329,783	340,521	349,000	359,062
Reserves	611,735	608,153	609,724	609,689
<b>Total Equity</b>	<b>941,518</b>	<b>948,674</b>	<b>958,724</b>	<b>968,751</b>

*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 2020**

	Total \$'000	Accumulated Surplus \$'000	Revaluation Reserve \$'000	Other Reserves \$'000
<b>2017</b>				
Balance at beginning of the financial year	925,050	311,805	606,539	6,816
Surplus/(deficit) for the year	16,468	16,468	-	-
Net asset revaluation increment/(decrement)	-	-	-	-
Transfers to other reserves	-	4,023	-	(4,023)
Transfers from other reserves	-	(2,603)	-	2,603
<b>Balance at end of the financial year</b>	<b>941,518</b>	<b>329,783</b>	<b>606,539</b>	<b>5,196</b>
<b>2018</b>				
Balance at beginning of the financial year	941,518	329,783	606,539	5,196
Surplus/(deficit) for the year	8,870	8,876	-	-
Net asset revaluation increment/(decrement)	-	-	-	-
Transfers to other reserves	-	4,209	-	(4,209)
Transfers from other reserves	-	(2,347)	-	2,347
<b>Balance at end of the financial year</b>	<b>950,394</b>	<b>340,521</b>	<b>606,539</b>	<b>3,334</b>
<b>2019</b>				
Balance at beginning of the financial year	950,394	340,521	606,539	3,334
Surplus/(deficit) for the year	8,331	8,331	-	-
Net asset revaluation increment/(decrement)	-	-	-	-
Transfers to other reserves	-	2,857	-	(2,857)
Transfers from other reserves	-	(2,708)	-	2,708
<b>Balance at end of the financial year</b>	<b>958,724</b>	<b>349,000</b>	<b>606,539</b>	<b>3,185</b>
<b>2020</b>				
Balance at beginning of the financial year	958,724	349,000	606,539	3,185
Surplus/(deficit) for the year	10,027	10,027	-	-
Net asset revaluation increment/(decrement)	-	-	-	-
Transfers to other reserves	-	2,950	-	(2,950)
Transfers from other reserves	-	(2,915)	-	2,915
<b>Balance at end of the financial year</b>	<b>968,751</b>	<b>359,062</b>	<b>606,539</b>	<b>3,150</b>

**Statement of Cash Flows**  
**For the four years ended 30 June 2020**

	2017	2018	2019	2020
	Inflows/ (Outflows)	Inflows/ (Outflows)	Inflows/ (Outflows)	Inflows/ (Outflows)
	\$'000	\$'000	\$'000	\$'000
<b>Cash flows from operating activities</b>				
Rates and charges	53,484	55,527	57,813	60,284
Statutory fees and fines	461	482	482	483
User fees	6,065	6,276	6,449	6,605
Grants - operating	14,507	13,731	14,244	14,342
Grants - capital	15,483	6,802	5,996	6,070
Contributions- monetary	512	829	611	729
Interest received	1,000	1,025	1,051	1,077
Other receipts	1,975	2,080	1,435	1,317
Employee costs	(24,959)	(26,234)	(27,449)	(28,799)
Materials and services	(28,511)	(28,713)	(28,430)	(28,119)
Other payments	(503)	(515)	(526)	(538)
<b>Net cash provided by/(used in) operating activities</b>	<b>39,514</b>	<b>31,290</b>	<b>31,776</b>	<b>33,451</b>
<b>Cash flows from investing activities</b>				
Payments for property, infrastructure, plant and equipment	(45,626)	(30,248)	(31,867)	(35,418)
Proceeds from sale of property, infrastructure, plant and equipment	1,278	728	971	822
<b>Net cash provided by/(used in) investing activities</b>	<b>(44,348)</b>	<b>(29,519)</b>	<b>(30,896)</b>	<b>(34,596)</b>
<b>Cash flows from financing activities</b>				
Finance costs	(504)	(518)	(518)	(482)
Proceeds from borrowings	1,956	825	1,248	1,480
Repayment of borrowings	(1,481)	(919)	(517)	(3,627)
<b>Net cash provided by/(used in) financing activities</b>	<b>(29)</b>	<b>(612)</b>	<b>213</b>	<b>(2,629)</b>
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>(4,863)</b>	<b>1,159</b>	<b>1,093</b>	<b>(3,774)</b>
year	43,359	38,496	39,655	40,748
year	<b>38,496</b>	<b>39,655</b>	<b>40,748</b>	<b>36,974</b>

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**

	2017 \$'000	2018 \$'000	2019 \$'000	2020 \$'000
<b>Property</b>				
Land	-	1,235	125	-
Land improvements	1,530	75	-	1,800
<b>Total land</b>	<b>1,530</b>	<b>1,310</b>	<b>125</b>	<b>1,800</b>
Buildings	10,913	4,810	5,725	5,780
<b>Total buildings</b>	<b>10,913</b>	<b>4,810</b>	<b>5,725</b>	<b>5,780</b>
<b>Total property</b>	<b>12,443</b>	<b>6,120</b>	<b>5,850</b>	<b>7,380</b>
<b>Plant and equipment</b>				
Plant, machinery and equipment	2,541	2,202	2,485	2,401
Fixtures, fittings and furniture	68	22	24	10
Computers and telecommunications	276	100	100	344
Library books	264	247	256	265
<b>Total plant and equipment</b>	<b>3,149</b>	<b>2,571</b>	<b>2,865</b>	<b>3,020</b>
<b>Infrastructure</b>				
Roads	15,180	10,605	13,010	12,560
Bridges	3,200	1,900	766	1,492
Footpaths and cycle ways	1,449	817	474	531
Drainage	200	415	1,960	2,245
Recreational, leisure and community facilities	2,848	2,185	1,515	1,405
Waste management	110	3,883	4,207	6,005
Parks, open space and streetscapes	8,788	320	400	180
Aerodromes	485	910	410	75
Off street car parks	98	58	-	-
Other infrastructure	1,137	300	320	20
<b>Total infrastructure</b>	<b>29,358</b>	<b>21,457</b>	<b>23,852</b>	<b>24,514</b>
Intangibles	875	100	100	504
<b>Total capital works expenditure</b>	<b>45,826</b>	<b>30,248</b>	<b>31,867</b>	<b>35,418</b>
<b>Represented by:</b>				
New asset expenditure	2,063	1,362	-	-
Asset renewal expenditure	29,352	20,079	25,354	29,205
Asset expansion expenditure	3,917	3,595	1,443	1,566
Asset upgrade expenditure	10,793	5,212	5,070	4,567
<b>Total capital works expenditure</b>	<b>45,826</b>	<b>30,248</b>	<b>31,867</b>	<b>35,418</b>

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 \$16.77 million.

**Borrowing Strategies**

Council's Long Term Financial Plan, takes 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 2016/17 to 2019/20, mainly for residential street construction schemes which will be repaid by participating ratepayers over 5 to 10 years. At the end of the four year financial period, total debt is forecast to be \$9.10 million - well within the relevant Local Government Reporting Framework indicators.

Other information  
For the four years ended 30 June

1. Summary of planned capital works expenditure

	Total \$'000	Asset Expenditure Types				Total \$'000	Funding Sources			
		New \$'000	Renewal \$'000	Expansion \$'000	Upgrade \$'000		Grants \$'000	Contributions \$'000	Council Cash \$'000	Borrowings \$'000
<b>2017</b>										
<b>Property</b>										
Land	-	-	-	-	-	-	-	-	-	-
Land improvements	1,530	-	1,530	-	-	1,530	-	-	1,530	-
<b>Total land</b>	<b>1,530</b>	<b>-</b>	<b>1,530</b>	<b>-</b>	<b>-</b>	<b>1,530</b>	<b>-</b>	<b>-</b>	<b>1,530</b>	<b>-</b>
Buildings	10,913	-	4,931	2,481	3,501	10,912	3,426	250	7,236	-
<b>Total buildings</b>	<b>10,913</b>	<b>-</b>	<b>4,931</b>	<b>2,481</b>	<b>3,501</b>	<b>10,912</b>	<b>3,426</b>	<b>250</b>	<b>7,236</b>	<b>-</b>
<b>Total property</b>	<b>12,443</b>	<b>-</b>	<b>6,461</b>	<b>2,481</b>	<b>3,501</b>	<b>12,442</b>	<b>3,426</b>	<b>250</b>	<b>8,766</b>	<b>-</b>
<b>Plant and equipment</b>										
Plant, machinery and equipment	2,541	-	2,541	-	-	2,542	-	-	2,542	-
Fixtures, fittings and furniture	68	4	12	40	12	68	-	-	68	-
Computers and telecommunications	276	-	88	-	188	276	-	-	276	-
Library books	264	-	251	-	13	264	-	-	264	-
<b>Total plant and equipment</b>	<b>3,149</b>	<b>4</b>	<b>2,891</b>	<b>40</b>	<b>213</b>	<b>3,149</b>	<b>-</b>	<b>-</b>	<b>3,149</b>	<b>-</b>
<b>Infrastructure</b>										
Roads	15,160	-	11,505	40	3,628	15,160	8,130	675	6,355	-
Bridges	3,200	-	3,145	0	55	3,200	2,535	-	665	-
Footpaths and cycle ways	1,449	-	370	1,047	32	1,449	515	-	934	-
Drainage	290	-	290	-	-	290	-	-	290	-
Recreational, leisure and community facilities	2,646	1,700	620	-	326	2,646	844	574	1,228	-
Waste management	110	-	35	20	55	110	-	-	110	-
Parks, open space and streetscapes	4,788	48	3,090	274	1,373	4,786	1,520	-	3,266	-
Aerodromes	485	-	311	15	159	485	-	-	485	-
Off street car parks	90	-	90	-	-	90	-	-	90	-
Other infrastructure	1,137	291	349	-	497	1,137	514	-	624	-
<b>Total infrastructure</b>	<b>29,359</b>	<b>2,040</b>	<b>18,901</b>	<b>1,386</b>	<b>6,022</b>	<b>29,359</b>	<b>12,057</b>	<b>1,449</b>	<b>15,853</b>	<b>-</b>
<b>Intangibles</b>	<b>675</b>	<b>20</b>	<b>97</b>	<b>-</b>	<b>558</b>	<b>675</b>	<b>-</b>	<b>-</b>	<b>675</b>	<b>-</b>
<b>Total capital works expenditure</b>	<b>45,626</b>	<b>2,063</b>	<b>29,351</b>	<b>3,917</b>	<b>10,294</b>	<b>45,626</b>	<b>15,483</b>	<b>1,699</b>	<b>28,444</b>	<b>-</b>

WELLINGTON SHIRE COUNCIL  
STRATEGIC RESOURCE PLAN

	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
<b>2018</b>										
<b>Property</b>										
Land	1,236	-	-	1,150	85	1,236	-	-	1,236	-
Land improvements	75	-	75	-	-	75	-	-	75	-
<b>Total land</b>	<b>1,310</b>	<b>-</b>	<b>75</b>	<b>1,150</b>	<b>85</b>	<b>1,310</b>	<b>-</b>	<b>-</b>	<b>1,310</b>	<b>-</b>
Buildings	4,810	-	2,563	1,105	1,143	4,810	2,700	250	1,860	-
<b>Total buildings</b>	<b>4,810</b>	<b>-</b>	<b>2,563</b>	<b>1,105</b>	<b>1,143</b>	<b>4,810</b>	<b>2,700</b>	<b>250</b>	<b>1,860</b>	<b>-</b>
<b>Total property</b>	<b>6,120</b>	<b>-</b>	<b>2,638</b>	<b>2,255</b>	<b>1,228</b>	<b>6,120</b>	<b>2,700</b>	<b>250</b>	<b>3,170</b>	<b>-</b>
<b>Plant and equipment</b>										
Plant, machinery and equipment	2,202	-	2,202	-	-	2,202	15	-	2,188	-
Fixtures, fittings and furniture	22	12	5	-	5	22	-	-	22	-
Computers and telecommunications	100	-	-	-	100	100	-	-	100	-
Library books	247	-	235	-	12	247	-	-	247	-
<b>Total Plant and equipment</b>	<b>2,571</b>	<b>12</b>	<b>2,442</b>	<b>-</b>	<b>117</b>	<b>2,571</b>	<b>15</b>	<b>-</b>	<b>2,558</b>	<b>-</b>
<b>Infrastructure</b>										
Roads	10,605	-	8,888	42	1,675	10,605	2,400	1,260	6,855	-
Bridges	817	-	760	-	58	817	75	75	667	-
Footpaths and cycle ways	1,900	-	584	1,133	183	1,900	700	-	1,200	-
Drainage	415	-	315	-	100	415	0	-	415	-
Recreational, leisure and community facilities	2,185	1,350	638	-	-	2,185	172	508	1,427	-
Waste management	320	-	170	100	-	320	-	-	320	-
Parks, open space and streetscapes	3,883	-	2,318	-	1,565	3,883	500	-	3,383	-
Aerodromes	910	-	850	15	41	910	-	-	910	-
Off street car parks	58	-	58	-	-	58	-	-	58	-
Other infrastructure	368	-	220	-	148	368	240	-	128	-
<b>Total infrastructure</b>	<b>21,457</b>	<b>1,350</b>	<b>15,000</b>	<b>1,340</b>	<b>3,767</b>	<b>21,457</b>	<b>4,087</b>	<b>2,811</b>	<b>15,360</b>	<b>-</b>
Intangibles	100	-	-	-	100	100	-	-	100	-
<b>Total capital works expenditure</b>	<b>30,248</b>	<b>1,362</b>	<b>20,079</b>	<b>3,690</b>	<b>5,212</b>	<b>30,248</b>	<b>4,802</b>	<b>2,261</b>	<b>21,185</b>	<b>-</b>

WELLINGTON SHIRE COUNCIL  
STRATEGIC RESOURCE PLAN

	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
<b>2019</b>										
<b>Property</b>										
Land	125	-	-	125	-	125	-	-	125	-
Land improvements	-	-	-	-	-	-	-	-	-	-
<b>Total land</b>	<b>125</b>	<b>-</b>	<b>-</b>	<b>125</b>	<b>-</b>	<b>125</b>	<b>-</b>	<b>-</b>	<b>125</b>	<b>-</b>
Buildings	5,725	-	4,075	675	975	5,725	2,400	-	3,325	-
<b>Total buildings</b>	<b>5,725</b>	<b>-</b>	<b>4,075</b>	<b>675</b>	<b>975</b>	<b>5,725</b>	<b>2,400</b>	<b>-</b>	<b>3,325</b>	<b>-</b>
<b>Total property</b>	<b>5,850</b>	<b>-</b>	<b>4,075</b>	<b>800</b>	<b>975</b>	<b>5,850</b>	<b>2,400</b>	<b>-</b>	<b>3,450</b>	<b>-</b>
<b>Plant and equipment</b>										
Plant, machinery and equipment	2,485	-	2,485	-	-	2,485	-	-	2,485	-
Fixtures, fittings and furniture	24	-	12	-	12	24	-	-	24	-
Computers and telecommunications	100	-	100	-	-	100	-	-	100	-
Library books	256	-	243	-	13	256	-	-	256	-
<b>Total plant and equipment</b>	<b>2,865</b>	<b>-</b>	<b>2,840</b>	<b>-</b>	<b>25</b>	<b>2,865</b>	<b>-</b>	<b>-</b>	<b>2,865</b>	<b>-</b>
<b>Infrastructure</b>										
Roads	13,010	-	10,681	44	2,085	13,010	3,050	600	9,300	-
Bridges	474	-	414	-	60	474	150	100	174	-
Footpaths and cycle ways	788	-	548	34	184	788	-	-	788	-
Drainage	1,950	-	1,600	-	330	1,950	-	297	1,653	-
Recreational, leisure and community facilities	1,515	-	1,518	-	-	1,515	200	100	715	500
Waste management	400	-	100	300	-	400	-	-	400	-
Parks, open space and streetscapes	4,207	-	2,677	250	1,080	4,207	38	100	4,071	-
Aerodromes	410	-	292	15	103	410	-	-	410	-
Off street car parks	-	-	-	-	-	-	-	-	-	-
Other infrastructure	320	-	192	-	128	320	180	-	180	-
<b>Total infrastructure</b>	<b>23,052</b>	<b>-</b>	<b>18,439</b>	<b>843</b>	<b>3,970</b>	<b>23,052</b>	<b>3,506</b>	<b>1,247</b>	<b>17,709</b>	<b>500</b>
<b>Intangibles</b>	<b>180</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>180</b>	<b>180</b>	<b>-</b>	<b>-</b>	<b>180</b>	<b>-</b>
<b>Total capital works expenditure</b>	<b>31,887</b>	<b>-</b>	<b>25,354</b>	<b>1,443</b>	<b>5,070</b>	<b>31,887</b>	<b>5,906</b>	<b>1,247</b>	<b>24,124</b>	<b>500</b>

WELLINGTON SHIRE COUNCIL  
STRATEGIC RESOURCE PLAN

2020	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
<b>Property</b>										
Land	-	-	-	-	-	-	-	-	-	-
Land improvements	1,600	-	1,600	-	-	1,600	-	-	1,600	-
<b>Total land</b>	<b>1,600</b>	<b>-</b>	<b>1,600</b>	<b>-</b>	<b>-</b>	<b>1,600</b>	<b>-</b>	<b>-</b>	<b>1,600</b>	<b>-</b>
Buildings	5,780	-	4,084	800	1,006	5,780	920	-	4,860	-
<b>Total buildings</b>	<b>5,780</b>	<b>-</b>	<b>4,084</b>	<b>800</b>	<b>1,006</b>	<b>5,780</b>	<b>920</b>	<b>-</b>	<b>4,860</b>	<b>-</b>
<b>Total property</b>	<b>7,380</b>	<b>-</b>	<b>5,684</b>	<b>800</b>	<b>1,006</b>	<b>7,380</b>	<b>920</b>	<b>-</b>	<b>6,460</b>	<b>-</b>
<b>Plant and equipment</b>										
Plant, machinery and equipment	2,401	-	2,401	-	-	2,401	-	-	2,401	-
Fixtures, fittings and furniture	10	-	5	-	5	10	-	-	10	-
Computers and telecommunications	344	-	145	-	199	344	-	-	344	-
Library books	265	-	252	-	13	265	-	-	265	-
<b>Total plant and equipment</b>	<b>3,020</b>	<b>-</b>	<b>2,803</b>	<b>-</b>	<b>217</b>	<b>3,020</b>	<b>-</b>	<b>-</b>	<b>3,020</b>	<b>-</b>
<b>Infrastructure</b>										
Roads	12,560	-	10,422	46	2,092	12,560	2,100	1,000	9,460	-
Bridges	531	-	469	-	63	531	350	-	181	-
Footpaths and cycle ways	1,492	-	567	735	190	1,492	500	-	992	-
Drainage	2,245	-	1,905	-	340	2,245	0	306	1,939	-
Recreational, leisure and community facilities	1,405	-	1,405	-	-	1,405	300	100	605	500
Waste management	180	-	180	-	-	180	-	-	180	-
Parks, open space and streetscapes	6,006	-	5,374	100	533	6,006	2,000	-	4,006	-
Aerodromes	75	-	45	15	15	75	-	-	75	-
Off street car parks	-	-	-	-	-	-	-	-	-	-
Other infrastructure	20	-	12	-	8	20	-	-	20	-
<b>Total infrastructure</b>	<b>24,514</b>	<b>-</b>	<b>20,376</b>	<b>896</b>	<b>3,249</b>	<b>24,514</b>	<b>5,150</b>	<b>1,406</b>	<b>17,458</b>	<b>500</b>
Intangibles	504	-	490	-	104	504	-	-	504	-
<b>Total capital works expenditure</b>	<b>35,418</b>	<b>-</b>	<b>26,265</b>	<b>1,896</b>	<b>4,567</b>	<b>35,418</b>	<b>6,070</b>	<b>1,406</b>	<b>27,442</b>	<b>500</b>

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**Statement of Human Resources**  
**For the four years ended 30 June 2020**

	2017	2018	2019	2020
	\$'000	\$'000	\$'000	\$'000
<b>Staff expenditure</b>				
Employee costs - Operating	25,353	26,573	27,785	29,189
Employee costs - Capital	387	52	0	0
<b>Total staff expenditure</b>	<b>25,740</b>	<b>26,625</b>	<b>27,785</b>	<b>29,189</b>
<b>Staff numbers</b>	<b>FTE</b>	<b>FTE</b>	<b>FTE</b>	<b>FTE</b>
Employees	288.1	283.7	281.1	280.1
Capitalised Labour	(3.6)	(1.0)	0.0	0.0
<b>Total staff numbers</b>	<b>284.5</b>	<b>282.7</b>	<b>281.1</b>	<b>280.1</b>



**Other Information**  
**For the four years ended 30 June 2020**

**2. Summary of planned human resources expenditure**

	2017	2018	2019	2020
	\$'000	\$'000	\$'000	\$'000
<b>Built and Natural Environment</b>				
Permanent - Full time	9,922	9,929	10,311	10,401
Permanent - Part time	58	59	65	64
<b>Total Built and Natural Environment</b>	<b>10,000</b>	<b>10,015</b>	<b>10,376</b>	<b>10,465</b>
<b>Chief Executive Officer</b>				
Permanent - Full time	1,040	1,000	1,026	1,100
Permanent - Part time	-	-	-	-
<b>Total Chief Executive Officer</b>	<b>1,040</b>	<b>1,000</b>	<b>1,026</b>	<b>1,100</b>
<b>Development</b>				
Permanent - Full time	3,754	3,875	4,302	4,357
Permanent - Part time	625	685	695	731
<b>Total Development</b>	<b>4,395</b>	<b>4,511</b>	<b>4,997</b>	<b>5,088</b>
<b>Corporate Services</b>				
Permanent - Full time	2,853	2,762	3,052	2,999
Permanent - Part time	250	205	228	200
<b>Total Governance</b>	<b>3,041</b>	<b>2,972</b>	<b>3,280</b>	<b>3,199</b>
<b>Community and Culture</b>				
Permanent - Full time	3,001	3,130	3,685	4,000
Permanent - Part time	1,256	1,261	1,345	1,358
<b>Total Community and Culture</b>	<b>4,307</b>	<b>4,479</b>	<b>5,030</b>	<b>5,358</b>
<b>Total Casuals and other expenditure</b>	<b>1,200</b>	<b>1,200</b>	<b>1,200</b>	<b>1,200</b>
<b>Total staff expenditure</b>	<b>25,745</b>	<b>26,626</b>	<b>27,785</b>	<b>29,188</b>
	<b>FTE</b>	<b>FTE</b>	<b>FTE</b>	<b>FTE</b>
<b>Built and Natural Environment</b>				
Permanent - Full time	115.0	114.0	113.5	113.0
Permanent - Part time	0.6	0.6	0.6	0.6
<b>Total Built and Natural Environment</b>	<b>115.6</b>	<b>114.6</b>	<b>114.1</b>	<b>113.6</b>
<b>Chief Executive Officer</b>				
Permanent - Full time	7.0	6.0	6.0	6.0
Permanent - Part time	-	-	-	-
<b>Total Chief Executive Officer</b>	<b>7.0</b>	<b>6.0</b>	<b>6.0</b>	<b>6.0</b>
<b>Development</b>				
Permanent - Full time	39.0	37.0	37.0	37.0
Permanent - Part time	12.1	12.7	12.7	12.7
<b>Total Development</b>	<b>49.1</b>	<b>47.7</b>	<b>47.7</b>	<b>47.7</b>
<b>Governance</b>				
Permanent - Full time	35.0	36.2	34.0	34.0
Permanent - Part time	3.4	3.4	3.4	3.4
<b>Total Governance</b>	<b>38.4</b>	<b>39.6</b>	<b>37.4</b>	<b>37.4</b>
<b>Community and Culture</b>				
Permanent - Full time	36.0	36.0	36.0	37.0
Permanent - Part time	23.5	22.5	21.9	21.3
<b>Total Community and Culture</b>	<b>59.5</b>	<b>58.5</b>	<b>57.9</b>	<b>58.3</b>
<b>Total Casuals</b>	<b>15.0</b>	<b>15.0</b>	<b>15.0</b>	<b>15.0</b>
<b>Total staff numbers</b>	<b>288.1</b>	<b>283.7</b>	<b>281.1</b>	<b>280.1</b>

**ITEM C2.3****AUDIT COMMITTEE MINUTES**

DIVISION: CORPORATE SERVICES  
 ACTION OFFICER: GENERAL MANAGER CORPORATE SERVICES  
 DATE: 21 JUNE 2016

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

**OBJECTIVE**

To receive and note the minutes of the Audit Committee meeting held on 25 May 2016.

**RECOMMENDATION**

*That:*

1. ***Council receive and note the minutes in brief (Attachment 1) and the confidential attachment at Item F1.1 Audit Committee Minutes of 25 May 2016; and***
2. ***The information contained in the confidential attachment Item F1.1 Audit Committee Minutes of 25 May 2016 of this Council meeting agenda and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the General Manager Corporate Services on 18 May 2016 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989: f) legal advice; and h) any other matter which the Council considers would prejudice the Council or any person; be designated confidential information under Section 77 Clause (2)(b) of the Local Government Act 1989.***

**BACKGROUND**

Council maintains an Audit Committee in accordance with Section 139 of the *Local Government Act 1989*. The Audit Committee is an independent advisory Committee to Council and its primary objective is to assist Council in the effective conduct of its responsibilities for financial reporting, management of risk, maintaining a reliable system of internal controls and facilitating the organisation's ethical development. Minutes of the Audit Committee are reported direct to Council. A copy of the minutes in brief from the Audit Committee meeting of 25 May 2016 can be found at Attachment 1 of this report and is provided for the information of Council and the public in general.

**OPTIONS**

Council has the following options:

1. To receive and note the minutes from the Audit Committee Meeting of 25 May 2016; or
2. To seek further information and consider the minutes at a future meeting.

**PROPOSAL**

To receive and note the minutes of the Audit Committee meeting held on 25 May 2016.

## **CONFLICT OF INTEREST**

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

## **LEGISLATIVE IMPACT**

The *Local Government Act 1989*, section 139(1) requires Council to establish an audit committee. Council's Audit Committee is an Advisory Committee to Council and operates within the Terms of Reference and Charter adopted by Council.

The Audit Committee Terms of Reference require the minutes of the Audit Committee to be forwarded to an ordinary meeting of the Council, including a report explaining any specific recommendations and key outcomes. The Audit Committee is also required to report annually to the Council summarising the activities of the Committee during the previous financial year.

This report complies with the legislative requirements and the Audit Committee Terms of Reference requirements.

## **COUNCIL PLAN IMPACT**

The Council Plan 2013–2017 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.

## **RISK MANAGEMENT IMPACT**

The Audit Committee Charter identifies the management of risk as one of the primary objectives of the Audit Committee. The Audit Committee monitors the risk exposure of Council by determining if management has appropriate risk management processes and adequate management information systems in place.

**MINUTES IN BRIEF OF WELLINGTON SHIRE COUNCIL AUDIT COMMITTEE  
MEETING ON WEDNESDAY 25 MAY 2016**

**Present:** Mr Peter Craighead (Chair)  
Mr Alan Hall  
Mr Joel Churchill  
Councillor Peter Cleary

**In attendance:** Mr David Morcom (Chief Executive Officer)  
Mr Ian Carroll (Manager Corporate Finance)  
Mrs Sheryl Saynor (Executive Support Officer)  
Mrs Mary Winter (Crowe Horwath)  
Mr Jon Wallace (Crowe Horwath)  
Mr Vineet Danwar (HLB Mann Judd)

1. **Welcome**
2. **Apologies** - Councillor John Duncan

3. **Closure of Meeting to Public:-**

*Alan Hall/Councillor Cleary*

*That the meeting be closed to the public under Section 89(2) of the Local Government Act 1989 to discuss personnel matters, legal advice and any other matter which the Council or special committee considers would prejudice the Council or any person.*

**CARRIED**

4. **Declaration of Conflict(s) of Interest:-**  
Nil

5. **Adoption of Previous Minutes – 25 February 2016:-**

*Councillor Cleary/Joel Churchill*

*That the Committee adopt the minutes of the previous meeting held on 25 February 2016.*

**CARRIED**

6. **Action Items from Previous Minutes**

*Alan Hall/Joel Churchill*

*That the Audit Committee recommend to Council that it receive the report.*

*That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 18 May 2016 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:*

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

*be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.*

**CARRIED**

**7. External Audit Strategy**

**Alan Hall/Councillor Cleary**

***That the Audit Committee recommend to Council that it receive the report.***

***That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Acting Chief Executive Officer on 18 May 2016 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:***

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

***be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.***

**CARRIED**

**8. Internal Audit Plan 2016/17**

**Councillor Cleary/Alan Hall**

***That the Audit Committee recommend to Council that it receive the report.***

***That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 18 May 2016 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:***

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

***be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.***

**CARRIED**

**9. Internal Audit: Review of Depot Operations**

**Alan Hall/Joel Churchill**

***That the Audit Committee recommend to Council that it receive the report.***

***That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 18 May 2016 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:***

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

***be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.***

**CARRIED**

**10. Status of Internal Audit Recommendations**

**Alan Hall/Councillor Cleary**

***That the Audit Committee recommend to Council that it receive the report.***

***That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 18 May 2016 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:***

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

***be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.***

**CARRIED**

**11. Review of Risk Strategy**

**Councillor Cleary/Joel Churchill**

***That the Audit Committee recommend to Council that it receive the report.***

***That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 18 May 2016 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:***

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

***be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.***

**CARRIED**

**12. Information Services Update**

**Joel Churchill/Alan Hall**

***That the Audit Committee recommend to Council that it receive the report.***

***That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 18 May 2016 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:***

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

***be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.***

**CARRIED**

**13. VAGO Report: Local Government: 2014-15 Audit Snapshot**

**Alan Hall/Councillor Cleary**

***That the Audit Committee recommend to Council that it receive the Report.***

***That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 18 May 2016 because it relates to the following grounds under Section 89(2) of the Act:***

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

***be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.***

**CARRIED**

**14. VAGO Report: Digital Dashboard: Status Review of ICT Projects and Initiatives – Phase 2**

**Councillor Cleary/Alan Hall**

***That the Audit Committee recommend to Council that it receive the Report.***

***That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 18 May 2016 because it relates to the following grounds under Section 89(2) of the Act:***

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

***be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.***

**CARRIED**

**15. Draft Council Plan**

**Alan Hall/Councillor Cleary**

***That the Audit Committee recommend to Council that it receive the Report.***

***That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 18 May 2016 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:***

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

***be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.***

**CARRIED**

**16. Draft 2016/17 Budget**

**Joel Churchill/Councillor Cleary**

***That the Audit Committee recommend to Council that it receive the Report.***

***That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 18 May 2016 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:***

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

***be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.***

**CARRIED**

**17. Financials**

**Alan Hall/Joel Churchill**

***That the Audit Committee recommend to Council that it receive the Report.***

***That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 18 May 2016 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:***

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

***be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.***

**CARRIED**

**18. Council Quarterly Performance Report**

**Alan Hall/Councillor Cleary**

***That the Audit Committee recommend to Council that it receive the Report.***

***That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 18 May 2016 because it relates to the following grounds under Section 89(2) of the Act:***

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

***be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.***

**CARRIED**

**19. Fraud Report**

**Councillor Cleary/Alan Hall**

***That the Audit Committee recommend to Council that it receive the report.***

***That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 18 May 2016 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:***

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

***be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.***

**CARRIED**

**20. Excessive Staff Leave**

**Councillor Cleary/Joel Churchill**

***That the Audit Committee recommend to Council that it receive the Report.***

***That the information, contained in the attached document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 18 May 2016 because it relates to the following grounds under Section 89(2) of the Act:***

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

***be designated confidential information under Clause 77 (2) (b) of the Local Government Act 1989.***

**CARRIED**

**21. Current Key Risk Matters**

**Alan Hall/Councillor Cleary**

***That the Audit Committee recommend to Council that it receive the report.***

***That the information, contained in the attached document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 18 May 2016 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:***

***f) legal advice;***

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

***be designated confidential information under Clause 77 (2) (b) of the Local Government Act 1989.***

**CARRIED**

**22. Risk Report**

**Councillor Cleary/Alan Hall**

***That the Audit Committee recommend to Council that it receive the report.***

***That the information, contained in the attached document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 18 May 2016 because it relates to the following grounds under Section 89(2) of the Act:***

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

***be designated confidential information under Clause 77 (2) (b) of the Local Government Act 1989.***

**CARRIED**



**23. Register of Commissioned Reports**

***Councillor Cleary/Alan Hall***

***That the Audit Committee recommend to Council that it receive the report.***

***That the information, contained in the attached document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 18 May 2016 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:***

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

***be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.***

***CARRIED***

**24. General Business**

**1. Local Authority Superannuation Fund**

**THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 3.46PM.**



## C3 - REPORT

# GENERAL MANAGER DEVELOPMENT

**ITEM C3.1****APRIL 2016 PLANNING DECISIONS**

DIVISION: DEVELOPMENT  
 ACTION OFFICER: MANAGER LAND USE PLANNING  
 DATE: 21 JUNE 2016

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

**OBJECTIVE**

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

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

***That Council note the report on recent planning permit trends and Planning Application Determinations between 1 April and 30 April 2016.***

**BACKGROUND**

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

A copy of planning permit decisions made between 1 April and 30 April 2016 is included in Attachment 1.

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

**OPTIONS**

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

**PROPOSAL**

That Council note the report on recent planning permit trends and planning application determinations between 1 April and 30 April 2016.

## **CONFLICT OF INTEREST**

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

## **COMMUNICATION IMPACT**

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

## **LEGISLATIVE IMPACT**

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

## **COUNCIL POLICY IMPACT**

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

## **COUNCIL PLAN**

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

Strategic Objective

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

Strategy 5.2

*“Provide user friendly, accessible planning information and efficient planning processes.”*

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

## **ENVIRONMENTAL IMPACT**

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

## ATTACHMENT 1

Application No/Year	Date Received	Property Title & Address	Proposal	Status
1707-2/1999	22/01/2016	Assessment No. 349811 PCA: 27B SEC: 6 518 WARRIGAL TOMS CREEK RD NEWRY	Amendment to permit to use and develop the land for extractive industry.	Permit Issued by Delegate of Resp/Auth 4/04/2016
560-2/2008	24/03/2015	Assessment No. 209015 CA: 30A 43 JOHNSONS LANE WILLUNG SOUTH	Use of the land for a dog breeding and boarding facility.	Permit Issued by Delegate of Resp/Auth 14/04/2016
95-3/2014	9/03/2016	Assessment No. 75192 LOT: D PS: 605819W 79-111 HOBSON ST STRATFORD	Amendment to permit for staged subdivision and removal of native vegetation.	Permit Issued by Delegate of Resp/Auth 29/04/2016
141-2/2014	7/04/2016	Assessment No. 217554 LOT: 691 PS: 52648 67 ASTRO AVE GOLDEN BEACH	Buildings and works for the development of a dwelling.	Permit Issued by Delegate of Resp/Auth 29/04/2016
353-1/2014	21/10/2014	Assessment No. 50799 CA: 42 CUNNINGHAME ST SALE	Use and development of the land associated with construction of a footbridge and the removal of native vegetation.	Permit Issued by Delegate of Resp/Auth 22/04/2016
397-2/2014	11/03/2016	Assessment No. 46573 LOT: 1 TP: 707247L 154-162 RAYMOND ST SALE	Amendment to permit for alterations and extension to an existing building.	Permit Issued by Delegate of Resp/Auth 11/04/2016
89-2/2015	31/03/2016	Assessment No. 274415 PC: 373421F 31 KIRKSOPP ST ALBERTON	Buildings and works associated with the development of a dwelling.	Permit Issued by Delegate of Resp/Auth 22/04/2016
240-2/2015	12/02/2016	Assessment No. 104455 PTL: 103 PS: 634482S 110 PRINCES HWY FULHAM	Amendment to permit for staged subdivision of the land into 40 lots.	Permit Issued by Delegate of Resp/Auth 4/04/2016
256-2/2015	21/03/2016	Assessment No. 343095 LOT: 3 PS: 131000 298 BACK WOMBAT RD BOISDALE	Amendment to permit for use and development of a single dwelling.	Permit Issued by Delegate of Resp/Auth 6/04/2016
261-1/2015	6/08/2015	Assessment No. 394700 LOT: 3 PS: 212793T OLD CARRAJUNG RD CARRAJUNG LOWER	Use and development of a dwelling associated with agriculture on a lot less than 40 hectares.	Refusal Issued by Delegate of Resp/Auth 20/04/2016
290-1/2015	1/09/2015	Assessment No. 105502 LOT: 2 PS: 743750 833 SALE-COWWARR RD NAMBROK	Re-subdivide the land to excise an existing dwelling.	Permit Issued by Delegate of Resp/Auth 5/04/2016

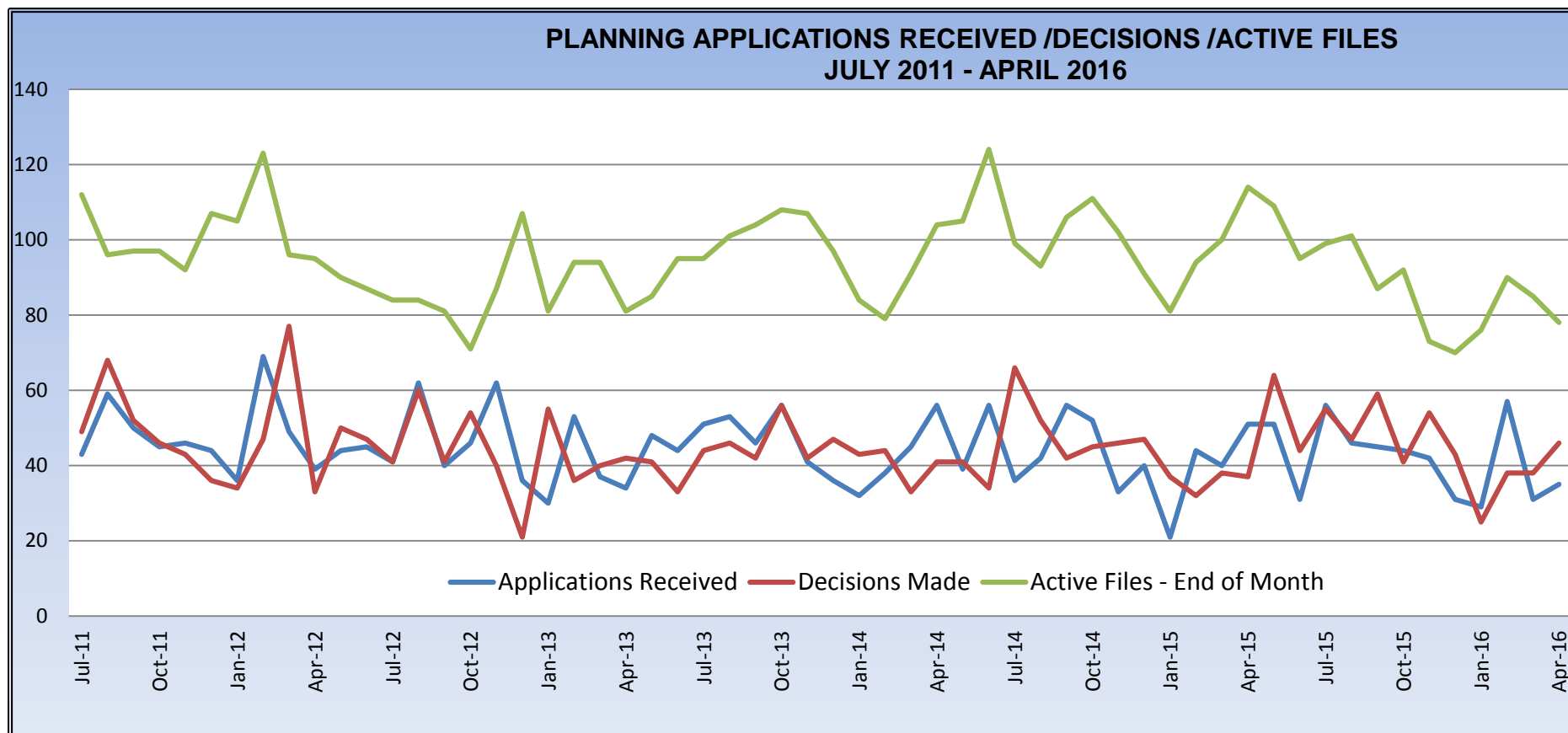
Application No/Year	Date Received	Property Title & Address	Proposal	Status
291-1/2015	1/09/2015	Assessment No. 103325 CA: 14 SEC: E 527 MAFFRA-ROSEDALE RD DENISON	Two Lot Subdivision of the Land (House Excision)	Permit Issued by Delegate of Resp/Auth 13/04/2016
324-1/2015	23/09/2015	Assessment No. 330506 LOT: 2 TP: 879619K 823 WEIR RD GLENMAGGIE	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 8/04/2016
355-2/2015	18/04/2016	Assessment No. 424317 LOT: E PS: 713659P 2 AUTHORS WAY SALE	Amendment to permit to display advertising sign.	Permit Issued by Delegate of Resp/Auth 28/04/2016
11-1/2016	14/01/2016	Assessment No. 237156 LOT: 2490 PS: 70941 341 NATIONAL PARK RD LOCH SPORT	Subdivision of the land into two lots.	Permit Issued by Delegate of Resp/Auth 6/04/2016
16-1/2016	22/01/2016	Assessment No. 1933 CP: 103605 135 CUNNINGHAME ST SALE	Buildings and works associated with alterations to existing dwelling.	Permit Issued by Delegate of Resp/Auth 4/04/2016
18-1/2016	28/01/2016	Assessment No. 206391 LOT: 3 PS: 123929 234 SEASPRAY RD LONGFORD	Subdivision of the land into two lots.	Permit Issued by Delegate of Resp/Auth 5/04/2016
22-2/2016	31/03/2016	Assessment No. 52001 LOT: 1 TP: 12920B 271 YORK ST SALE	Amendment to permit for building and works associated with construction of 3 extra motel rooms.	Permit Issued by Delegate of Resp/Auth 5/04/2016
24-1/2016	2/02/2016	Assessment No. 421388 LOT: 1 TP: 521548F 8 PRINCESS ST PORT ALBERT	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 11/04/2016
29-1/2016	5/02/2016	Assessment No. 187328 LOT: 58 BLK: B PS: 8478 4 DAVIS ST THE HONEYSUCKLES	Buildings and works associated with construction of an outbuilding with a reduced side boundary setback.	Permit Issued by Delegate of Resp/Auth 18/04/2016
32-1/2016	8/02/2016	Assessment No. 80127 LOT: 2 PS: 201127 16 PRINCES HWY STRATFORD	Subdivision of the land into two lots and the alteration of access to a Road Zone Category 1.	Permit Issued by Delegate of Resp/Auth 11/04/2016
34-1/2016	9/02/2016	Assessment No. 304733 PCA: 9 SEC: 50 99A POWERSCOURT ST MAFFRA	Buildings and works associated with extension to an existing dwelling, construction of a garage and alterations to access a Road Zone category 1.	Permit Issued by Delegate of Resp/Auth 5/04/2016
34-2/2016	18/04/2016	Assessment No. 304733 PCA: 9 SEC: 50 99A POWERSCOURT ST MAFFRA	Buildings and works associated with extension to an existing dwelling, construction of a garage and alterations to access a Road Zone category 1.	Permit Issued by Delegate of Resp/Auth 28/04/2016

<b>Application No/Year</b>	<b>Date Received</b>	<b>Property Title &amp; Address</b>	<b>Proposal</b>	<b>Status</b>
37-1/2016	10/02/2016	Assessment No. 219386 LOT: 888 PS: 52648 105 ASTRO AVE GOLDEN BEACH	Buildings and works associated with development of a single dwelling.	Permit Issued by Delegate of Resp/Auth 5/04/2016
42-1/2016	12/02/2016	Assessment No. 227611 PC: 375409J 13 CENTRE RD LOCH SPORT	Buildings and works associated with the construction of an outbuilding and a reduced side boundary setback.	Permit Issued by Delegate of Resp/Auth 18/04/2016
43-1/2016	12/02/2016	Assessment No. 234294 LOT: 1171 PS: 54791 14 LE GRAND CRT LOCH SPORT	Buildings and works associated with construction of a 12m x 7m x 4.8m high shed with a reduced side boundary setback.	Permit Issued by Delegate of Resp/Auth 27/04/2016
46-1/2016	15/02/2016	Assessment No. 307173 LOT: 2 TP: 61032F 69 JOHNSON ST MAFFRA	Buildings and works associated with development of a storage shed.	Permit Issued by Delegate of Resp/Auth 14/04/2016
47-1/2016	15/02/2016	Assessment No. 434662 LOT: 65 PS: 707316G 16 MORGAN ST SALE	Development of 3 dwellings on a lot and 3 lot subdivision.	Permit Issued by Delegate of Resp/Auth 8/04/2016
48-1/2016	16/02/2016	Assessment No. 382374 LOT: 1 PS: 424868Q CHESSUM RD LONGFORD	Buildings and works associated with construction of a clubhouse.	Permit Issued by Delegate of Resp/Auth 14/04/2016
50-1/2016	16/02/2016	Assessment No. 343558 LOT: 1 PS: 549864B 365A STRATFORD BOISDALE RD MAFFRA	Buildings and works associated with extensions to existing dwelling.	Permit Issued by Delegate of Resp/Auth 6/04/2016
52-1/2016	17/02/2016	Assessment No. 14258 PCA: 92 SEC: 1 1-5 MAFFRA-SALE RD SALE	Food and music event.	Permit Issued by Delegate of Resp/Auth 6/04/2016
55-1/2016	18/02/2016	Assessment No. 116517 PC: 359660R 346 SHORELINE DVE GOLDEN BEACH	Buildings and works associated with development of a single dwelling and removal of native vegetation.	Permit Issued by Delegate of Resp/Auth 21/04/2016
59-1/2016	22/02/2016	Assessment No. 433656 LOT: 2 PS: 742812U 891 STRATFORD BENGWORDEN RD	Creation of new access to a road zone.	Permit Issued by Delegate of Resp/Auth 14/04/2016
60-1/2016	22/02/2016	Assessment No. 426759 LOT: 14 PS: 631506W 19-21 NORTHLAND DVE SALE	Buildings and works associated with construction of a carpark and creation of access to a road zone.	Permit Issued by Delegate of Resp/Auth 8/04/2016
61-1/2016	24/02/2016	Assessment No. 37424 LOT: CM PS: 736784 20 ELGIN ST SALE	Subdivision of the land into 3 lots.	Permit Issued by Delegate of Resp/Auth 22/04/2016

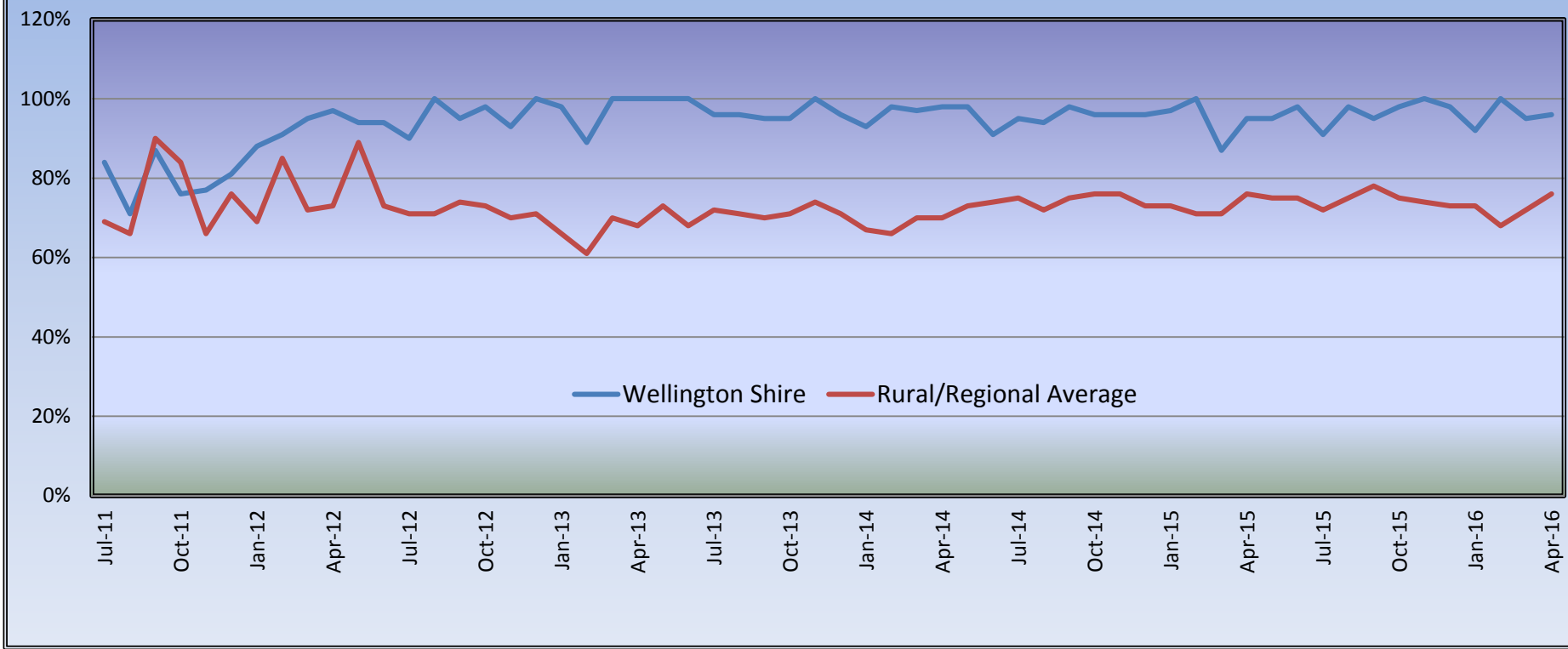
Application No/Year	Date Received	Property Title & Address	Proposal	Status
65-1/2016	25/02/2016	Assessment No. 105007 LOT: 1 PS: 540014B 4176 PRINCES HWY FULHAM	Use and development of the land for an art & craft centre associated with the existing dwelling.	Permit Issued by Delegate of Resp/Auth 15/04/2016
74-1/2016	9/03/2016	Assessment No. 411959 PPC: 164459 111 HOPKINS RD FULHAM	Two lot subdivision to excise an existing dwelling.	Permit Issued by Delegate of Resp/Auth 18/04/2016
76-1/2016	10/03/2016	Assessment No. 325332 CA: L8 62 DOWNINGS RD COWWARR	Buildings and works associated with development of a replacement dwelling.	Permit Issued by Delegate of Resp/Auth 29/04/2016
77-1/2016	11/03/2016	Assessment No. 82826 LOT: 1 TP: 562777H 49 COBAINS RD SALE	Subdivision of the land into two lots to excise an existing dwelling.	Permit Issued by Delegate of Resp/Auth 15/04/2016
82-1/2016	16/03/2016	Assessment No. 320598 LOT: 1 TP: 116334L 13 MILLS ST HEYFIELD	Re-subdivision of 2 existing lots.	Permit Issued by Delegate of Resp/Auth 11/04/2016
86-1/2016	18/03/2016	Assessment No. 38166 PCA: 19 SEC: 2 115 FOSTER ST SALE	Buildings and works associated with extension to an existing building.	Permit Issued by Delegate of Resp/Auth 29/04/2016
87-1/2016	18/03/2016	Assessment No. 425207 LOT: 1 PS: 649532V 50 LOWER HEART RD SALE	Buildings and works associated with extension to existing outbuilding with a reduced setback to a boundary and a waterway.	Permit Issued by Delegate of Resp/Auth 4/04/2016
94-1/2016	1/04/2016	Assessment No. 192310 PCA: 2 SEC: 3A 2194 PRINCES HWY ROSEDALE	Buildings and works associated with development of an extra storage building.	Permit Issued by Delegate of Resp/Auth 29/04/2016
100-1/2016	8/04/2016	Assessment No. 304394 CA: E 2 EMPIRE PL MAFFRA	Buildings and works associated with construction of a verandah to an existing building.	Permit Issued by Delegate of Resp/Auth 21/04/2016
109-1/2016	14/04/2016	Assessment No. 403931 LOT: 4 PS: 603021G 3/180-182 YORK ST SALE	Display advertising signs.	Permit Issued by Delegate of Resp/Auth 20/04/2016

**Total No of Decisions Made: 45**

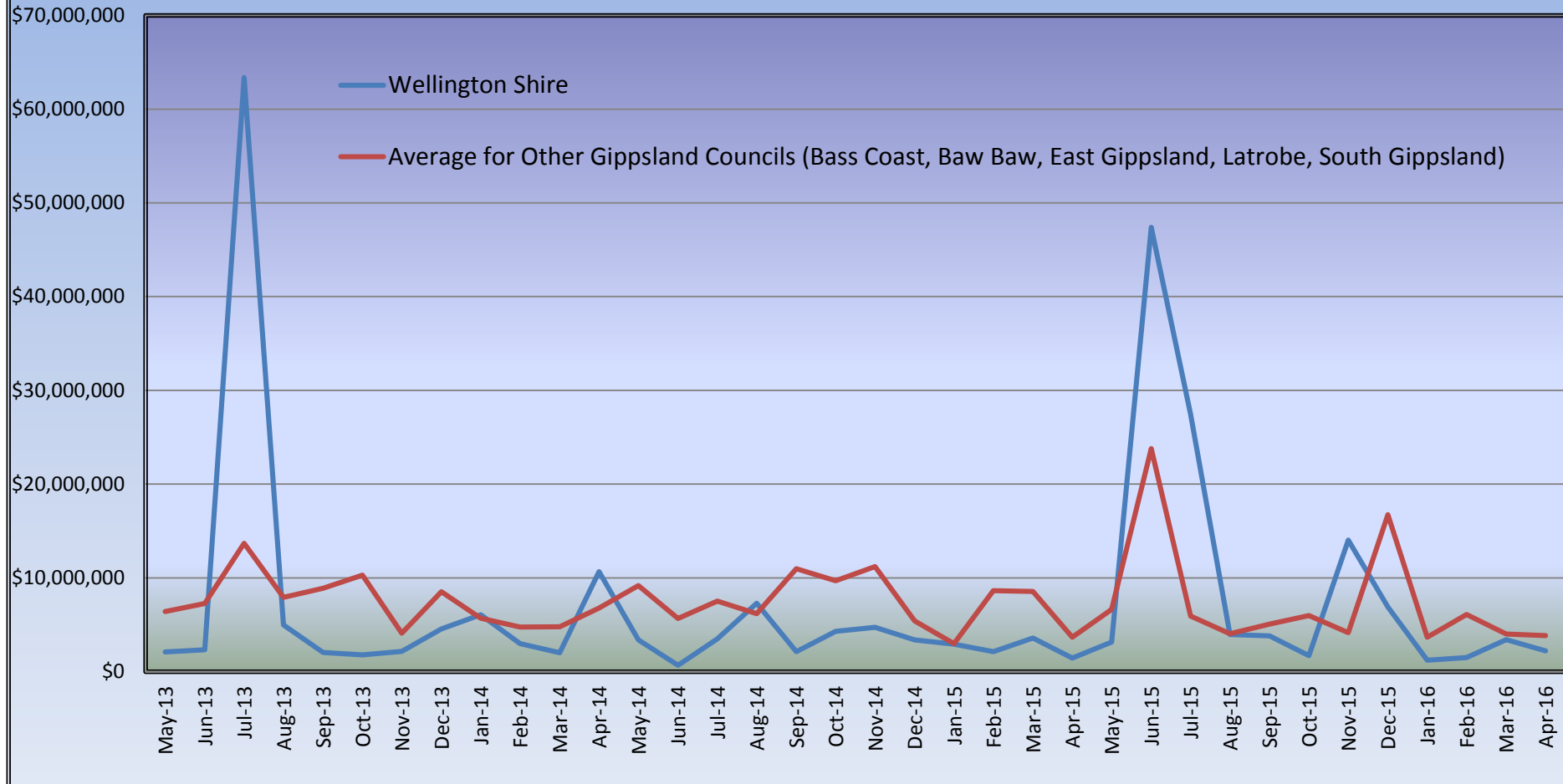




**DECISIONS ISSUED WITHIN 60 DAYS  
JULY 2011 - APRIL 2016**



**ESTIMATED VALUE OF WORKS  
MAY 2013 - APRIL 2016**



**ITEM C3.2****AMENDMENT C95: PORT ALBERT RURAL RESIDENTIAL LIFESTYLE LOTS REVIEW IMPLEMENTATION**

DIVISION: DEVELOPMENT  
 ACTION OFFICER: MANAGER LAND USE PLANNING  
 DATE: 21 JUNE 2016

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

**OBJECTIVE**

For Council to consider its position in response to the Minister for Planning's approval of Amendment C95 (Port Albert Rural Residential Lifestyle Lots Review and Planning Controls Review Implementation).

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

***That Council in response to the Minister for Planning's approval of Amendment C95 (Port Albert Rural Residential Lifestyle Lots Review and Planning Controls Review Implementation) take no further action with rezoning of extra land in Port Albert at this point in time, having regard to the Council Resolution of 2 December 2014:***

***"Should strong growth rates of rural residential lots be evident in Port Albert (following the rezoning of land identified in this motion), Council will review the potential for further rural residential rezoning in the context of the relevant planning policy applicable at the time."***

**BACKGROUND**

The Port Albert Rural Residential Lifestyle Lots Review (RLLLR) 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 RLLLR sought to identify specific opportunities for potential rezoning and associated planning scheme changes whilst taking into consideration the current supply of, and likely future demand for rural lifestyle lots and physical opportunities and constraints. Council formally adopted the RLLLR on 2 December 2014. At this time, Council also resolved that:

***"Should strong growth rates of rural residential lots be evident in Port Albert (following the rezoning of land identified in this motion), Council will review the potential for further rural residential rezoning in the context of the relevant planning policy applicable at the time"***.

Amendment C95 formally incorporated a number of the recommendations identified in the RLLLR into the Wellington Planning Scheme, including the rezoning of precinct 2 to the Rural Living Zone, rezoning Precinct 4 to the Low Density Residential Zone and rezoning part of Precinct 5 to the Rural Living Zone to provide for rural residential growth opportunities in the township.

Amendment C95 was formally adopted by Council on 15 March 2016 (see Attachment 1) and gazetted (following the Minister for Planning's approval) on 9 June 2016. As a result, land in Precinct 2, 4 and part of precinct 5 has now been rezoned and is available for rural residential development.

In response to the Amendment C95 Independent Planning Panel report, on 15 March 2016 Council also resolved to request that the Minister for Planning rezone additional land to the Rural Living Zone in Precinct 5, 6 and 7. The Minister for Planning has elected, however, to not rezone 'extra' land in the township to the Rural Living Zone (in precincts 5, 6 and 7) and has instead indicated that the 'most appropriate approach would be for Council to prepare and justify a normal planning scheme amendment.'

In response to this outcome, it is appropriate for Council to consider its position in relation to undertaking (or not undertaking) further strategic planning work in Port Albert to provide the strategic basis to rezone additional land for rural residential purposes. As discussed at past Council workshops, the benefits and costs (approximately \$100,000) of such work needs to be carefully considered by Council in the context of other Shire wide strategic planning projects, potential lot yields which may result should further land be successfully rezoned in Port Albert (approximately 40 additional lifestyle lots in Precincts 5, 6 and 7) and the need for relevant fire, flood and environmental overlays to be applied as part of this process (as suggested by the Amendment C95 Independent Planning Panel). In terms of the upcoming strategic planning work program, it is noted that on 17 May 2016 Council resolved to progress the West Sale/Wurruk Industrial Land Supply Strategy and the Heyfield Low Density Residential Land Supply Strategy in 2016/17, with appropriate budget allocations made.

From a financial and project management resourcing perspective, there is no opportunity for 'additional' strategic planning work to be undertaken in 2016/17. However, further strategic planning work in Port Albert could be undertaken in lieu of the 17 May 2016 project priorities if Council considered further strategic work in Port Albert to be of greater priority.

In determining a position, it is important for Council (and the community) to be aware that the Minister for Planning has just agreed to rezone Precinct 2, 4 and part of precinct 5 to facilitate appropriate rural residential growth in the township.

## **OPTIONS**

Council has the following options.

1. Take no further action with rezoning of extra land in Port Albert at this point in time, having regard to the Council Resolution of 2 December 2014:

*"Should strong growth rates of rural residential lots be evident in Port Albert (following the rezoning of land identified in this motion), Council will review the potential for further rural residential rezoning in the context of the relevant planning policy applicable at the time."*

2. Undertake further strategic planning work in Port Albert in 2016/17 in lieu of the currently planned West Sale/Wurruk Industrial Land Supply Strategy and the Heyfield Low Density Residential Land Supply Strategy.
3. Communicate to landowners seeking to have extra land rezoned to the Rural Living Zone that they pursue a private rezoning request with required strategic justification.
4. Seek further information for consideration at a future Council meeting.

## **PROPOSAL**

That Council in response to the Minister for Planning's approval of Amendment C95 take no further action with rezoning of extra land in Port Albert at this point in time, having regard to the Council Resolution of 2 December 2014:

*"Should strong growth rates of rural residential lots be evident in Port Albert (following the rezoning of land identified in this motion), Council will review the potential for further rural residential rezoning in the context of the relevant planning policy applicable at the time".*

## **CONFLICT OF INTEREST**

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

## **FINANCIAL IMPACT**

Should Council resolve to undertake further strategic planning work in Port Albert, consultant and Independent Planning Panel costs are expected to be in the order of \$100,000, for which no current 2016/17 budget allocation has been made. Should land in Precincts 5, 6 and 7 be successfully rezoned as a result of this process, approximately forty (40) additional lifestyle lots would be available.

## **COUNCIL PLAN IMPACT**

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

Strategic Objective

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

Strategy 5.1

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

Amendment C95 (and any further strategic planning work to be undertaken) is considered to support the above objective and strategy.

## **RESOURCES AND STAFF**

On 17 May 2016 Council resolved to progress the West Sale/Wurruk Industrial Land Supply Strategy and the Heyfield Low Density Residential Land Supply Strategy in 2016/17. Appropriate budget allocations have been made for these projects. From a financial and project management resourcing perspective, there is no opportunity for 'additional' strategic planning work to be undertaken in 2016/17. However, further strategic planning work in Port Albert could be undertaken in lieu of the 17 May 2016 project priorities if Council considered further strategic work in Port Albert to be of greater priority.

## **PLANNING POLICY IMPACT**

Any further strategic planning work to be undertaken in Port Albert will need to be advanced in the context of the current planning policy framework, including (but not limited to) considering the supply of rural residential land just released via the approval of Amendment C95 (in precinct 2, 4

and part of 5) and current flood policy arising from the recently released Victorian Floodplain Management Strategy.

## **ENVIRONMENTAL IMPACT**

Any further strategic planning work to be undertaken will need to consider and respond to environmental issues and constraints in consultation with relevant stakeholders such as the Country Fire Authority and the West Gippsland Catchment Management Authority (WGCMA). It is noted that, in relation to Precinct 7, the WGCMA would retain its objection to the rural residential rezoning of this area. There is, therefore, no guarantee that the rezoning of Precinct 7 (or indeed any other Precinct) for rural residential use would ultimately be supported by the Minister for Planning via a further planning scheme amendment process.

**ITEM C3.2 AMENDMENT C95: PORT ALBERT RURAL RESIDENTIAL LIFESTYLE LOTS REVIEW AND PLANNING CONTROLS REVIEW IMPLEMENTATION**

**DIVISION:** DEVELOPMENT  
**ACTION OFFICER:** MANAGER LAND USE PLANNING  
**DATE:** 15 MARCH 2016

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

### OBJECTIVE

For Council to resolve to:

1. Consider the Report of the Planning Panel and the associated recommendation for Amendment C95, pursuant to Section 27 of the *Planning and Environment Act 1987*; and
2. Adopt Planning Scheme Amendment C95 with minor changes in Precinct 5 (refer to **Attachment 1**) pursuant to Section 29 of the *Planning and Environment Act 1987*; and
3. Request the Minister for Planning to approve Planning Scheme Amendment C95 with minor changes in Precinct 5 pursuant to Section 31 of the *Planning and Environment Act 1987* and take no further action, having regard to the Council Resolution of 2 December 2014:

*"Should strong growth rates of rural residential lots be evident in Port Albert (following the rezoning of land identified in this motion), Council will review the potential for further rural residential rezoning in the context of the relevant planning policy applicable at the time";*

OR

3. Request the Minister for Planning to approve Planning Scheme Amendment C95 with minor changes in Precinct 5 pursuant to Section 31 of the *Planning and Environment Act 1987* and resolve to prepare a new Planning Scheme Amendment based on further strategic work to investigate replacing the Farming Zone (within the existing study area Precincts) with the most appropriate zone;

OR

3. Request the Minister for Planning to approve Planning Scheme Amendment C95 with minor changes in Precinct 5 pursuant to Section 31 of the *Planning and Environment Act 1987* and resolve to request the Minister for Planning to rezone additional land within Precincts 5, 6 and 7 (or other appropriate Precincts/combination thereof), to the Rural Living Zone 2 as illustrated in **Attachment 4**.



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

**Don Caithness, Yarram resident**

Mr Caithness has a vested interest (Farming Zone Precinct 6 & 7) and is opposed to this development, however on a wider scale the whole area from Port Albert to Old Tarraville Road National Park should reflect the current usage.

**Gary Proud, Port Albert resident**

Referred Council to recommendations on page 98 and would like to see Council adopt pursuant to section 31 of the *Planning and Environment Act 1987* along with last paragraph of page 18 from the panel report regarding Council undertaking a strategic planning analysis and removal of planning zones where inappropriate.

**Michael Glebov, Port Albert resident**

Spoke in support of option 3.2 pursuant to planning act however C95 requires further investigation relating to inappropriate default zoning anomalies that are still occurring within Port Albert.

## RECOMMENDATION

*That Council:*

1. Pursuant to Section 27 of the *Planning and Environment Act 1987*, consider the Report of the Planning Panel and the associated recommendation for Amendment C95; and
2. Pursuant to Section 29 of the *Planning and Environment Act 1987*, resolve to adopt Amendment C95 with minor changes in Precinct 5 (refer to Attachment 1); and
3. Pursuant to Section 31 of the *Planning and Environment Act 1987*, resolve to request the Minister for Planning to approve Amendment C95 with minor changes in Precinct 5 and take no further action, having regard to the Council Resolution of 2 December 2014:  
*“Should strong growth rates of rural residential lots be evident in Port Albert (following the rezoning of land identified in this motion), Council will review the potential for further rural residential rezoning in the context of the relevant planning policy applicable at the time”;*

OR

3. Pursuant to Section 31 of the *Planning and Environment Act 1987*, resolve to request the Minister for Planning to approve Amendment C95 with minor changes in Precinct 5 and resolve to prepare a new Planning Scheme Amendment based on further strategic work to investigate replacing the Farming Zone (within the existing study area Precincts) with the most appropriate zone;

OR

3. Pursuant to Section 31 of the *Planning and Environment Act 1987*, resolve to request the Minister for Planning to approve Amendment C95 with minor changes in Precinct 5 and resolve to request the Minister for Planning to rezone additional land within Precincts 5, 6 and 7 (or other appropriate Precincts/combination thereof), to the Rural Living Zone 2 as illustrated in Attachment 4.

### COUNCIL RECOMMENDATION

That Council:

1. Pursuant to Section 27 of the *Planning and Environment Act 1987*, consider the Report of the Planning Panel and the associated recommendation for Amendment C95; and
2. Pursuant to Section 29 of the *Planning and Environment Act 1987*, resolve to adopt Amendment C95 with minor changes in Precinct 5 (refer to Attachment 1); and
3. Pursuant to Section 31 of the *Planning and Environment Act 1987*, resolve to request the Minister for Planning to approve Amendment C95 with minor changes in Precinct 5 and resolve to request the Minister for Planning to rezone additional land within Precincts 5, 6 and 7 (or other appropriate Precincts/combination thereof), to the Rural Living Zone 2 as illustrated in Attachment 4.

**COUNCILLOR WENGER / COUNCILLOR McIVOR**

That Council:

1. Pursuant to Section 27 of the *Planning and Environment Act 1987*, consider the Report of the Planning Panel and the associated recommendation for Amendment C95; and
2. Pursuant to Section 29 of the *Planning and Environment Act 1987*, resolve to adopt Amendment C95 with minor changes in Precinct 5 (refer to Attachment 1); and
3. Pursuant to Section 31 of the *Planning and Environment Act 1987*, resolve to request the Minister for Planning to approve Amendment C95 with minor changes in Precinct 5 and resolve to request the Minister for Planning to rezone additional land within Precincts 5, 6 and 7 (or other appropriate Precincts/combination thereof), to the Rural Living Zone 2 as illustrated in Attachment 4.

**CARRIED**

## BACKGROUND

The Port Albert Rural Residential Lifestyle Lots Review (RLLLR) 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 RLLLR sought to identify specific opportunities for potential rezoning and associated planning scheme changes whilst taking into consideration the current supply of, and likely future demand for rural lifestyle lots and physical opportunities and constraints. Council formally adopted the RLLLR on 2 December 2014. At this time, Council also resolved that,

*"Should strong growth rates of rural residential lots be evident in Port Albert (following the rezoning of land identified in this motion), Council will review the potential for further rural residential rezoning in the context of the relevant planning policy applicable at the time".*

During the preparation of the RLLLR and with funding from the State Government's Rural Planning Flying Squad initiative, Meinhardt planning consultants also completed the 'Planning Controls Review' (PCR). A key purpose of the PCR study was to investigate and address community concerns that development opportunities and growth within the town were being restricted as a consequence of restrictive planning controls and to make recommendations regarding potential changes/modifications to the existing provisions. More specifically, opportunities to 'cut red tape' were explored, with the aim of providing a greater level of consistency in the decision-making process.

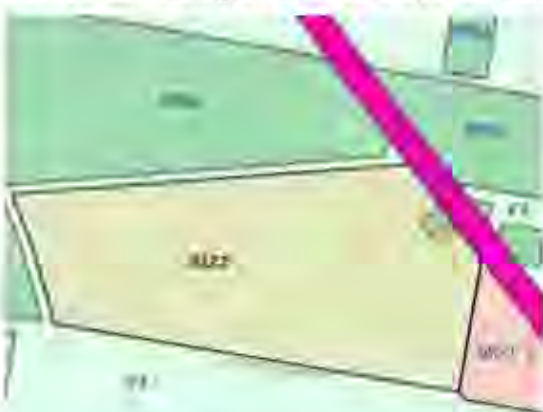
Amendment C95 seeks to implement and formally incorporate a number of the recommendations identified in both the RLLLR and PCR into the Wellington Planning Scheme.

On 21 April 2015 Council resolved to request the Minister for Planning to Authorise Council, as the Planning Authority, to proceed with exhibition of the Amendment. Authorisation was received on 6 May 2015 and Amendment C95 was formally exhibited from 25 June to 27 July 2015. The extent of the proposed changes that were exhibited from 25 June to 27 July 2015 are detailed below.

### Amendment C95 – Exhibited Proposals

#### 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. The proposed Clause 21.12-10 - Coastal Areas Strategic Framework can be found in **Attachment 1** to this Report.



#### Clause 43.02-9 - Design and Development Overlay - Schedule 9 (Port Albert and Palmerston)

Replace the 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 been removed from the Design and Development Overlay - Schedule 9 as they are duplicating exemptions that exist under Clause 62. The proposed Clause 43.02-9 can be found in **Attachment 1** to this Report.

#### Rezoning of Precinct 2 from the Farming Zone to the Rural Living Zone - Schedule 2:

Being 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 to facilitate rural residential development.



**Rezoning of Precinct 4 from the Farming Zone to the Low Density Residential Zone:** Land to the immediate north of the roundabout between Yarram-Port Albert Road and Lawrence Street to better reflect existing land use patterns.



**Rezoning of land within Precinct 5:**

- Rezoning of 68 and 86 Yarram-Port Albert Road to correct mapping anomalies; and
- Rezoning of land along Kilgowers Road from Farming Zone to Rural Living Zone - Schedule 2 in recognition of the existing development levels and their location on the fringe of Langsborough.



**Rezoning of the Caravan Park from the Farming Zone to the Rural Activity Zone:** at 95 Old Port Road in recognition of the significance that the community places on the site as a key tourism asset to the town.

All information in relation to Amendment C95 can be found on Council's website:

<http://www.wellington.vic.gov.au/Developing-Wellington/Planning-Scheme-Amendments/Amendment-C95>

At the close of the exhibition period, a total of twenty (20) submissions were lodged with Council.

Three (3) submissions were received from statutory authorities and one (1) internal submission was received from Council's Heritage Advisor.

- The Department of Environment, Land, Water and Planning (DELWP) support the Amendment.
- The West Gippsland Catchment Management Authority (WGCMA) do not object to the Amendment.
- The Country Fire Authority provided comments for consideration.
- Council's Heritage Advisor has no heritage concerns.

Sixteen (16) submissions were received from local residents and community groups, which raise the following key issues:

- Two (2) of the submissions raised issues in relation to vegetation:
  - One (1) submitter had concerns that further subdivision in Precinct 2 would have significant impacts on the existing vegetation due to clearing for dwellings, fence lines, driveways and other buildings.
  - One (1) submitter believes the vegetation assessment in Precinct 1, which identified that the biodiversity and environmental values of the precinct required protection, was erroneous and inaccurate.
- Three (3) of the submissions raised issues in relation to fire risk:
  - One (1) submitter questioned why fire risk was given as a reason not to rezone some areas whilst other areas that are also subject to fire risk (Precinct 2) are being rezoned.
  - Two (2) submissions questioned why some areas subject to fire risk (Precinct 2 and part Precinct 5) are being rezoned whilst land in Precinct 3 and other areas unaffected by fire are not being rezoned.
- Nine (9) of the submissions raised issues in relation to land use and the current zonings. More particularly that the Farming Zone was incorrectly applied in 2007 and doesn't reflect the existing land use or recognise (the submitters' views) that the land isn't suitable for farming.
- Four (4) of the submissions raised issues in relation to the use of 'precincts' instead of individually assessing properties based on size, attributes and most appropriate use.
- Four (4) of the submissions raised issues in relation to the justification of not rezoning certain areas due to inundation and flooding.
- Three (3) of the submissions raised issues with the accuracy of the supply/demand figures used in the RRLLR.
- Three (3) of the submissions raised questions about infrastructure levels, particularly, why the land proposed for rezoning is preferred over other land with better services and infrastructure.
- Two (2) of the submissions raised issues with the decision to retain their property in the Farming Zone despite the level of existing development on neighbouring properties.

### Planning Panel

At its meeting of 15 September 2015, Council resolved to request the Minister for Planning to appoint an independent Planning Panel under Part 8 of the *Planning and Environment Act 1987* to consider the submissions received. The Panel Hearing took place on 30 November and 1 December 2015 in Yarram.

Council's submission to the Planning Panel can be found in **Attachment 2** to this Report.

The Panel Report and its recommendations was received on 13 January 2016 and has been publicly available to view since Wednesday 10 February 2016. A copy of the Panel Report can be found in **Attachment 3** to this Report.

An overview of the Panel recommendations can be found in the Executive Summary on page (i) of the Report. Based on the reasons set out in the Report, the Panel made one recommendation to Council as follows:

1. ***Adopt Amendment C95 to the Wellington Planning Scheme as exhibited, subject to deleting Precinct 5 – rezoning of land at 68 and 86 Yarram-Port Albert Road.***

In its findings, the Panel concluded that:

*“...the proposed Amendment has strategic justification. The Panel supports the inclusion of the RLLR as a Reference Document and the inclusion of changes to clause 21.12-10 and 43.02-9 as exhibited.”*

With regard to the deletion of Precinct 5 – rezoning of land at 68 and 86 Yarram-Port Albert Road, which involves two separate parcels of land currently lying within two zones, the Panel noted that although it is generally good practice not to have land in more than one zone, zone boundaries do not necessarily have to follow a cadastre. In its view, rezoning the two parcels of land to suit property boundaries in this instance would only create further anomalies such as rural interface issues and as such did not support these changes. In response, it is proposed that Amendment C95 be changed to omit these two minor changes (refer to **Attachment 1** for a copy of Amendment C95 that is proposed for adoption).

As discussed at the Council Workshop of 2 February 2016, in addition to the recommendation contained in the Report, the Panel also provided commentary in relation to a number of other matters, including:

- Inappropriate application of the Farming Zone.

The Panel considered that the existing Farming Zone is inappropriate for most Precincts, but provided little specific guidance about appropriate future zoning except in relation to:

- Potentially applying the Rural Conservation Zone to Precinct 1 and the western areas (bordering the coast) of Precincts 2, 5 and 6; and
- Potentially applying the Rural Living Zone 2 to the north side of Gibson Street in Precinct 7 (in conjunction with relevant overlays).

The Panel considered that the appropriate zoning regime (to replace the inappropriate Farming Zone) should be addressed through further strategic work and could not be resolved through Amendment C95 as it would *‘transform’* the Amendment.

- A need to apply additional Overlays (Land Subject to Inundation Overlay (LSIO); Bushfire Management Overlay (BMO) and Environmental Significance Overlay (ESO))

The Panel is of the view that any future Amendment seeking to address the appropriateness of the Farming Zone should also incorporate relevant Overlays to areas identified as being at risk from fire and inundation.

## **OPTIONS**

Council has the following options:

1. Pursuant to Section 27 of the *Planning and Environment Act 1987* consider the Panel Report and associated recommendation for Amendment C95 and; pursuant to Section 29 of the *Planning and Environment Act 1987* resolve to adopt Amendment C95 with minor changes in Precinct 5 (refer to **Attachment 1**) and; pursuant to Section 31 of the *Planning and*

*Environment Act 1987*, resolve to request the Minister for Planning to approve Amendment C95 with minor changes in Precinct 5 and;

- a. Take no further action, having regard to the Council Resolution of 2 December 2014:

*"Should strong growth rates of rural residential lots be evident in Port Albert (following the rezoning of land identified in this motion), Council will review the potential for further rural residential rezoning in the context of the relevant planning policy applicable at the time"*

OR

- b. Resolve to prepare a new Planning Scheme Amendment based on further strategic work to investigate replacing the Farming Zone (within the existing study area Precincts) with the most appropriate zone;

OR

- c. Resolve to request the Minister for Planning to rezone additional land within Precincts 5, 6 and 7 (or other appropriate Precincts/combination thereof), to the Rural Living Zone 2 as illustrated in **Attachment 4**.

2. Pursuant to Section 27 of the *Planning and Environment Act 1987* consider the Panel Report and associated recommendation and seek further information or changes to Planning Scheme Amendment C95 for consideration at a future Council Meeting.
3. Pursuant to Sections 27 and 28 of the *Planning and Environment Act 1987* consider the Panel Report and associated recommendation and resolve to abandon Planning Scheme Amendment C95.

## PROPOSAL

*That Council:*

1. Consider the Report of the Planning Panel and the associated recommendation for Amendment C95, pursuant to Section 27 of the *Planning and Environment Act 1987*; and
2. Adopt Planning Scheme Amendment C95 with minor changes in Precinct 5 (refer to **Attachment 1**) pursuant to Section 29 of the *Planning and Environment Act 1987*; and
3. Request the Minister for Planning to approve Planning Scheme Amendment C95 with minor changes in Precinct 5 pursuant to Section 31 of the *Planning and Environment Act 1987* and take no further action, having regard to the Council Resolution of 2 December 2014:

*"Should strong growth rates of rural residential lots be evident in Port Albert (following the rezoning of land identified in this motion), Council will review the potential for further rural residential rezoning in the context of the relevant planning policy applicable at the time"*

OR



3. Request the Minister for Planning to approve Planning Scheme Amendment C95 with minor changes in Precinct 5 pursuant to Section 31 of the *Planning and Environment Act 1987* and resolve to prepare a new Planning Scheme Amendment based on further strategic work to investigate replacing the Farming Zone (within the existing study area Precincts) with the most appropriate zone;

OR

3. Request the Minister for Planning to approve Planning Scheme Amendment C95 with minor changes in Precinct 5 pursuant to Section 31 of the *Planning and Environment Act 1987* and resolve to request the Minister for Planning to rezone additional land within Precincts 5, 6 and 7 (or other appropriate Precincts/combination thereof), to the Rural Living Zone 2 as illustrated in Attachment 4.

### **CONFLICT OF INTEREST**

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

### **FINANCIAL IMPACT**

Council is required to pay the requisite statutory planning fees to the Minister for Planning for this Amendment. Should Council resolve to undertake further strategic planning work in Port Albert appropriate budget allocations would need to be made and project prioritisation would need to be evaluated against Council's other strategic planning priorities.

### **COMMUNICATION IMPACT**

Should the Minister for Planning approve Amendment C95, notice of the approval of the Amendment will appear in the Government Gazette and will be published in the Gippsland Times and Yarram Standard. All affected landowners will also be directly notified by letter.

### **LEGISLATIVE IMPACT**

The adoption of Amendment C95 and the request for the Minister's approval is in accordance with the requirements of the *Planning and Environment Act 1987*.

Wellington Shire Council is committed to upholding the Human Rights principles as outlined in the *Charter of Human Rights and Responsibilities Act 2006 (Vic)* and referred to in Council's Human Rights Policy. The Human Rights Checklist has been completed and 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 2013–2017 - Theme 5: Land Use Planning contains the following strategic objective and related strategy:

Strategic Objective

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

Strategy 5.1

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

Amendment C95 is considered to support the above objective and strategy.

## **PLANNING POLICY IMPACT**

Amendment C95 is consistent with the State Planning Policy Framework (SPPF) and will amend the Coastal Areas Strategic Framework within the Municipal Strategic Statement (MSS) of the Wellington Planning Scheme.

The change to the MSS seeks to introduce a further objective to Clause 21.12-10 supporting tourism and commercial growth in Port Albert.

## **ENVIRONMENTAL IMPACT**

The recommendations contained within the Port Albert RRLLR considered existing environmental constraints in assessing the suitability of land for rezoning for rural living purposes.

It is noted that in relation to the proposed rezoning of Precinct 2 to the Rural Living Zone, the CFA has confirmed its support for the preparation of a 'Memorandum of Understanding' with Council to ensure the referral of planning permit applications within the Precinct, until such time that appropriate Bushfire Management Overlay's are formally applied to the land. Officers will progress this initiative and present to Council for consideration once finalised.

It is also noted that, in relation to Precinct 7, notwithstanding the Panel's comments, the West Gippsland Catchment Management Authority would retain its objection to the rural residential rezoning of this area. There is therefore no guarantee that the rezoning of Precinct 7 (or indeed any other Precinct) for rural residential use would be fully supported – particularly without the appropriate strategic justification.

## **CONSULTATION IMPACT**

The public exhibition of Amendment C95 took place between 25 June and 27 July 2015 and included:

- Approximately 395 notification letters with Information Fact Sheets sent to all land owners/occupiers directly affected by the Amendment and to all landowners/occupiers on adjacent lots.
- Eleven (11) notification letters were sent to the relevant Statutory Authorities and Ministers.
- Notification in Gippsland Times (23 June 2015) and Yarram Standard (24 June 2015).
- Council Strategic Planner was available at the Yarram Service Centre each Tuesday of the public exhibition period to speak with the community about the Amendment.

Information regarding Amendment C95 was also provided in the following locations:

- Fact Sheets were placed in the Port Albert General Store.
  - Information provided to the Port Albert Progress Association for inclusion in its newsletter, '*The Tattler*'.
  - Hard copy available for viewing in Council's Yarram and Sale Customer Service Centres.
- In the event that the Amendment is approved by the Minister for Planning:

- all landowners directly affected by the Amendment will be notified of the Minister's decision by letter; and
- public notification will be given in both the local newspaper and Government Gazette.

*Planning and Environment Act 1987*

**WELLINGTON PLANNING SCHEME  
AMENDMENT C95  
EXPLANATORY REPORT**

**Who is the planning authority?**

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

The Amendment has been made at the request of Wellington Shire Council.

**Land affected by the Amendment**

The Amendment applies to all land in Port Albert and its surroundings with specific land parcels proposed for rezoning listed below:

<b>Title Details</b>	<b>Property Address</b>	<b>Proposed</b>
Lot 1: TP: 909418 (CA: 78C)	45-53 Kilgowers Rd, LANGSBOROUGH	Rezone from FZ to RLZ2
Lot: 2 TP: 909418 (PCA: 74A) and Lot: 1 TP: 159829 (PCA: 74A)	35-43 Kilgowers Rd, LANGSBOROUGH	Rezone from FZ to RLZ2
Lot 1: TP: 740953 (PCA: 74B)	25-33 Kilgowers Rd, LANGSBOROUGH	Rezone from FZ to RLZ2
Lot: 1 TP 120168 (PCA: 74B)	Kilgowers Rd, LANGSBOROUGH	Rezone from FZ to RLZ2
Lot: 1 TP: 120167 (PCA: 74B)	Kilgowers Rd, LANGSBOROUGH	Rezone from FZ to RLZ2
CA: 75B	5-13 Kilgowers Rd, LANGSBOROUGH	Rezone from FZ to RLZ2
CA: 78B	55-63 Kilgowers Rd, LANGSBOROUGH	Rezone from FZ to RLZ2
LOT: 3 PS: 145912	185 Yarram-Port Albert Rd, PORT ALBERT	Rezone from FZ to RLZ2
LOT: 2 PS: 145912	183 Yarram-Port Albert Rd, PORT ALBERT	Rezone from FZ to RLZ2
LOT: 4 PS: 145912	Old Port Foreshore Rd, PORT ALBERT	Rezone from FZ to RLZ2
LOT: 1 PS: 145912	181 Yarram-Port Albert Rd, PORT ALBERT	Rezone from FZ to RLZ2
LOT: 1 TP: 744656H	Old Port Foreshore Rd, PORT ALBERT	Rezone from FZ to RLZ2
LOT: 1 TP: 330200N	80 Old Port Foreshore Rd, PORT ALBERT	Rezone from FZ to RLZ2
LOT: 1 TP: 803338W	130 Yarram-Port Albert Rd, LANGSBOROUGH	Rezone from FZ to RLZ2
CA: 139	106 Old Port Foreshore Rd, PORT ALBERT	Rezone from FZ to RLZ2
CA: 140	130 Old Port Foreshore Rd, PORT ALBERT	Rezone from FZ to RLZ2
CA: 78A	Port Albert-Tarraville Rd, LANGSBOROUGH	Rezone from FZ to RLZ2
CA: 145A	Yarram-Port Albert Rd, PORT ALBERT	Rezone from PPRZ to RLZ2
CA: 1 SEC: 11	170 Yarram-Port Albert Rd, PORT ALBERT	Rezone from FZ to LDRZ
CA: 6 SEC: 11 and CA: 7 SEC: 11	33 Fitzroy St, PORT ALBERT	Rezone from FZ to LDRZ
PC: 356366H (UR: 40688)	172 Yarram-Port Albert Rd, PORT ALBERT	Rezone from FZ to LDRZ
Lot: E TP: 253 (CA: 5 SEC: 8), Lot: B TP: 253 (CA: 6 SEC: 8), Lot: C TP: 253, Lot: F TP: 253, Lot: D TP: 253	22 Fitzroy St, PORT ALBERT	Rezone from FZ to LDRZ

CA: 9 SEC: 7	39 Lawrence St, PORT ALBERT	Rezone from FZ to LDRZ
Lot: 1 TP: 120781 (PCA: 8 SEC: 7)	37 Lawrence St, PORT ALBERT	Rezone from part FZ and part PUZ6 to LDRZ
Lot: 1 TP: 12078 (PCA: 7 SEC: 7)	35 Lawrence St, PORT ALBERT	Rezone from part FZ and part PUZ6 to LDRZ
LOT: 1 TP: 14607U and CA: 2 SEC: 7	23-25 Lawrence St, PORT ALBERT	Rezone from FZ to LDRZ
LOT: 2 & 3 TP: 14607U	23-25 Lawrence St, PORT ALBERT	Rezone from part FZ and part PUZ6 to LDRZ
CA: 3 SEC: 7	15 Egerton St, PORT ALBERT	Rezone from FZ to LDRZ
CA: 4 SEC: 7	13 Egerton St, PORT ALBERT	Rezone from FZ to LDRZ
CA: 5 SEC: 7	31 Lawrence St, PORT ALBERT	Rezone from FZ to LDRZ
Lot: 1 TP: 120779 (PCA: 6 SEC: 7)	33 Lawrence St, PORT ALBERT	Rezone from FZ to LDRZ
CA: 1 SEC: 7	Lawrence St, PORT ALBERT	Rezone from FZ to LDRZ
CA: 10 SEC: 8, Lot: 1 TP: 10339, PCA: 7 SEC: 8, CA: 14 SEC: 8, CA: 15 SEC: 8	24 Fitzroy St, PORT ALBERT	Rezone from FZ to LDRZ
CA: 2002	Egerton/Lawrence St, PORT ALBERT	Rezone from FZ to LDRZ
CA: 10 SEC 7	Lawrence St, PORT ALBERT	Rezone from FZ to LDRZ
CA: 8 SEC: 11	Yarram-Port Albert Rd, PORT ALBERT	Rezone from PPRZ to LDRZ
CA: 46, LOT: 1 PS: 510876M and CA: 48	95 Old Port Rd, LANGSBOROUGH	Rezone from FZ to RAZ

#### What the amendment does

The Amendment proposes to implement the recommendations of the *Port Albert Planning Controls Review (June 2014)* and the *Port Albert Rural Residential Lifestyle Lots Review (December 2014)*. The amendment seeks to apply the Rural Living Zone to appropriate areas in the Port Albert Hinterland to provide additional rural living opportunities, apply the Low Density Residential Zone to an area of land in recognition of the existing level and pattern of development, apply the Rural Activity Zone to land in recognition of its existing use as a caravan park, amend Clause 21.12-10 to encourage tourism and economic growth in Port Albert and amend Schedule 9 to Clause 43.02-9 to remove unnecessary requirements and introduce exemptions to minor buildings and works to effectively manage land development in Port Albert.

The Amendment proposes to:

- Rezone land at 95 Old Port Road, Langsborough being Lot: 1 PS: 510876M, CA: 46 and CA: 48 in the Parish of Alberton East from Farming Zone to Rural Activity Zone
- Rezone land at 130 Yarram-Port Albert Road, Langsborough being Lot: 1 TP: 803338 and PT75C in the Parish of Alberton East from Farming Zone to Rural Living Zone Schedule 2
- Rezone land at 5-13 Kilgowers Road, Langsborough being CA: 75B in the Parish of Alberton East from Farming Zone to Rural Living Zone Schedule 2
- Rezone land at 25--53 Kilgowers Road, Langsborough being Lot: 1 TP: 740953 (PCA: 74B), Lot 1: TP: 120167 (PCA: 74B), Lot: 1 TP: 120168 (PCA: 74B), Lot: 1 TP: 159829 (PCA: 74A), Lot: 2 TP: 909418 (PCA: 74A) and Lot: 1 TP: 909418 (PCA: 78C) in the Parish of Alberton East from Farming Zone to Rural Living Zone Schedule 2.
- Rezone land at 55-63 Kilgowers Road, Langsborough being CA: 78B in the Parish of Alberton East from Farming Zone to Rural Living Zone Schedule 2

- Rezone land at Port Albert-Tarraville Road, Langsborough being CA: 78A in the Parish of Alberton East from Farming Zone to Rural Living Zone Schedule 2
- Rezone land at 130 Old Port Foreshore Road, Port Albert being CA:140 in the Parish of Alberton East from Farming Zone to Rural Living Zone Schedule 2
- Rezone land at 106 Old Port Foreshore Road, Port Albert being CA: 139 in the Parish of Alberton East from Farming Zone to Rural Living Zone Schedule 2
- Rezone land at Old Port Foreshore Road, Port Albert being Lot: 1 TP: 744656H in the Parish of Alberton East from Farming Zone to Rural Living Zone Schedule 2
- Rezone land at 80 Old Port Foreshore Road, Port Albert being Lot: 1 TP:330200N in the Parish of Alberton East from Farming Zone to Rural Living Zone Schedule 2
- Rezone land at Old Port Foreshore Road, Port Albert being Lot: 4 PS: 145912 in the Parish of Alberton East from Farming Zone to Rural Living Zone Schedule 2
- Rezone land at 183 Yarram-Port Albert Road, Port Albert being Lot: 2 PS: 145912 in the Parish of Alberton East from Farming Zone to Rural Living Zone Schedule 2
- Rezone land at 185 Yarram-Port Albert Road, Port Albert being Lot: 3 PS: 145912 in the Parish of Alberton East from Farming Zone to Rural Living Zone Schedule 2
- Rezone land at Yarram-Port Albert Road, Port Albert being CA: 145A in the Parish of Alberton East from Public Park and Recreation Zone to Rural Living Zone Schedule 2
- Rezone land at 181 Yarram-Port Albert Road, Port Albert being Lot: 1 PS: 145912 in the Parish of Alberton East from Farming Zone to Rural Living Zone Schedule 2
- Rezone land at Yarram-Port Albert Road, Port Albert being CA: 8 SEC: 11 in the Parish of Alberton East from Public Park and Recreation Zone to Low Density Residential Zone
- Rezone land at 33 Fitzroy Street, Port Albert being CA: 7 SEC: 11 and CA: 6 SEC 11 in the Parish of Alberton East from Farming Zone to Low Density Residential Zone
- Rezone land at 170 Yarram-Port Albert Road, Port Albert being CA: 1 SEC: 11 in the Parish of Alberton East from Farming Zone to Low Density Residential Zone
- Rezone land at 24 Fitzroy Street, Port Albert being Lot: 1 TP: 10339, PCA: 7 SEC: 8, CA: 10 SEC: 8, CA: 14 SEC: 8 and CA: 15 SEC: 8 in the Parish of Alberton East from Farming Zone to Low Density Residential Zone
- Rezone land at 22 Fitzroy Street, Port Albert being Lot: B (CA: 6 SEC: 8), Lot C, Lot D, Lot E (CA: 5 SEC: 8) and Lot F on TP:253 in the Parish of Alberton East from Farming Zone to Low Density Residential Zone
- Rezone land at 172 Yarram-Port Albert Road, Port Albert being PC: 356366 in the Parish of Alberton East from Farming Zone to Low Density Residential Zone
- Rezone CA 2002 in the Parish of Alberton East from Farming Zone to Low Density Residential Zone
- Rezone land at Lawrence Street, Port Albert being CA: 1 SEC: 7 in the Parish of Alberton East from Farming Zone to Low Density Residential Zone
- Rezone land at 23-25 Lawrence Street, Port Albert being CA: 2 SEC: 7 in the Parish of Alberton East from Public Use Zone 6 to Low Density Residential Zone
- Rezone land at 23-25 Lawrence Street, Port Albert being Lot: 1 14607U in the Parish of Alberton East from Farming Zone to Low Density Residential Zone
- Rezone land at 23-25 Lawrence Street, Port Albert being Lot: 2 & 3 TP: 14607U from part Farming Zone and part Public Use Zone 6 to Low Density Residential Zone
- Rezone land at 15 Egerton Street being CA: 3 SEC: 7 in the Parish of Alberton East from Public Use Zone 6 to Low Density Residential Zone

- Rezone land at 13 Egerton Street, Port Albert being CA: 4 SEC: 7 in the Parish of Alberton East from Public Use Zone 6 to Low Density Residential Zone
- Rezone land at 31 Lawrence Street, Port Albert being CA: 5 SEC: 7 in the Parish of Alberton East from Public Use Zone 6 to Low Density Residential Zone
- Rezone land at 33 Lawrence Street, Port Albert being Lot: 1 TP: 120779 (PCA: 6 SEC: 7) in the Parish of Alberton East from Public Use Zone 6 to Low Density Residential Zone.
- Rezone land at 35 Lawrence Street, Port Albert being Lot 1 TP120780 (PCA: 7 SEC: 7) in the Parish of Alberton East from part Farming Zone and part Public Use Zone 6 to Low Density Residential Zone
- Rezone land at 37 Lawrence Street, Port Albert being Lot: 1 TP: 120781 (PCA: 8 SEC: 7) in the Parish of Alberton East from part Farming Zone and part Public Use Zone 6 to Low Density Residential Zone
- Rezone land at 39 Lawrence Street, Port Albert being CA: 9 SEC: 7 in the Parish of Alberton East from Farming Zone to Low Density Residential Zone
- Rezone land at Lawrence Street, Port Albert being CA: 10 SEC: 7 in the Parish of Alberton East from Farming Zone to Low Density Residential Zone
- Amend Clause 21.12-10 - Coastal Areas Strategic Framework to expand on the current objective for Port Albert and Palmerston in order to provide support for tourism and commercial growth
- Amend Schedule 9 to Clause 43.02 - DDO9 to replace a redundant height benchmark for precincts 1 and 2 of DDO9 which currently refers to the Port Albert Hotel; and to align permit exemptions with the Heritage Overlay (HO34)
- Amend Planning Scheme Maps 207, 208, 209 and 211

## **Strategic assessment of the Amendment**

### **Why is the Amendment required?**

Amendment C55 to the Wellington Planning Scheme, which implemented the findings of the *Wellington Shire Rural Zones Review Volumes 1 and 2 (2009)*, received 16 submissions from the Port Albert, Langsborough and Alberton areas raising issues regarding the application of the Farming Zone to their land. The submissions suggested farming to be an inaccurate description of the land and that it should be rezoned for rural residential purposes. While the decision was made that the issues raised were not for the Panel to resolve, the Panel recommended 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."*

As a result, Council engaged planning consultants Spiire in 2014 to undertake the *Port Albert Rural Residential Lifestyle Lots Review (December 2014)* to investigate the perceived mismatch of zoning to rural properties and review rural living opportunities for the coastal township of Port Albert.

The Port Albert community has also recently raised concerns that development opportunities and growth in the town are being restricted by Port Albert's planning framework. This prompted Council to seek assistance from the State Government's *'Rural Council Planning Flying Squad'*, to undertake a focussed review of the existing planning controls that apply to the Port Albert Township. Meinhardt planning consultants were appointed to undertake the study.

The *Planning Controls Review (June 2014)* study explored opportunities to 'cut red tape', with the aim of providing a greater level of consistency in the decision making process across the controls, than currently exists. The report identified short and medium-long term opportunities to improve the existing planning framework and reduce red tape.

Amendment C95 is now required to implement a number of recommendations from the *Port Albert Rural Residential Lifestyle Lots Review* (adopted by Council on 2 December 2014) and the *Port Albert Planning Controls Review (June 2014)*. The amendment seeks to rezone land to provide for additional rural living opportunities, reduce unnecessary and duplicate planning regulation and align permit exemptions.

### **How does the Amendment implement the objectives of planning in Victoria?**

The amendment is consistent with and implements the objectives of planning in Victoria specified in Section 4 of the *Planning and Environment Act 1987*. In particular, the amendment implements:

- Objective 4(1) (a) – by providing for the fair and orderly, economic and sustainable use and development of the land.

The rezoning of the identified land will make provision for appropriately located rural living land in Port Albert while the amendments to local provisions will reduce unnecessary and duplicate controls which will reduce red tape and provide for a more simplified planning framework for Port Albert.

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

The *Port Albert Rural Residential Lifestyle Lot Review* and *Port Albert Planning Controls Review* have given consideration to environmental, social and economic impacts. The reports have given consideration the relevant practice notes including Practice Note 37 which recognises 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*'.

#### **• Environmental**

The rezoning recommendations contained within the *Port Albert Rural Residential Lifestyle Lots Review* gave consideration to existing environmental constraints when considering the suitability of land for rezoning for Rural Living purposes. Of the nine (9) precincts identified in the study area, six (6) of the precincts were identified as unsuitable for rural living use due to the following environmental constraints:

- 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 location at the edge of Ramsar Convention listed and significant coastal wetland areas.
- The close proximity of coal resources to the north of the study area.

The areas proposed for rezoning have existing levels of rural residential development and are relatively free from environmental constraints.

In reviewing the planning framework in Port Albert, Meinhardt reviewed the application of the controls applying to the main township area in order to assess their suitability and application extent. A key finding was that Port Albert has a number of special



characteristics which warrant a level of protection through planning systems including environmental and landscape protection and that the planning framework for Port Albert is complex in recognition of these values. As such no changes have been recommended in regards to the extent or suitability of the controls.

- **Social**

It is recognised that there are limited social services and infrastructure within Port Albert and its Hinterland with residents relying on Yarram as the nearest service centre. Existing residents must travel for education and health, public transport is not available and retail services are limited to small operations in the Port Albert town area. In addition to this, some land in the *Port Albert Rural Residential Lifestyle Lot Review* study area is in close proximity to land utilised for significant levels of agricultural production which acts as a constraint due to the potential impact of residential development on agriculture arising from a conflict in land uses.

The extent of land identified for rezoning will not create an increased demand for costly or inefficient social services nor will it result in conflicting uses with adjoining land. The social impacts of the proposed changes are considered to be minimal.

- **Economic**

- The extent of land proposed to be rezoned has been influenced by considerations such as the ability to appropriately and sustainably service additional rural residential land. There is currently limited infrastructure within the Port Albert Hinterland and the extent of land proposed for rezoning reflects this.
- The importance of agriculture to the Shire's economy has also been considered and where appropriate, productive agricultural land within the region is to be protected through the retention of the Farming Zone in these areas.
- The proposed rezonings have the ability to foster additional economic development through increased residential development and increased population levels.
- It has been recognised in the *Port Albert Planning Controls Review* that there is a shortcoming in the objective of Clause 21.12-10 which is potentially impacting tourism and commercial growth in Port Albert. The scheme contains a number of strategies encouraging economic development, tourism, and major tourism uses in Port Albert though it is currently difficult to achieve this with the single objective in Clause 21.12-10 - *To protect and enhance the character and environment of Port Albert*. It has been recommended to introduce a further objective to Clause 21.12-10 supporting tourism and commercial growth which has the potential to positively contribute to the economy in Port Albert

#### **Does the Amendment address relevant bushfire risk?**

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. 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. 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.

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

The implementation of the short term recommendations of the *Port Albert Planning Controls Review* will have no impact on the level of bushfire risk. Notwithstanding this, the CFA will be consulted again during the public exhibition stage of the amendment process.

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

The amendment complies with the requirements of the Ministerial Direction on the Form and Content of Planning Scheme pursuant to s 7(5) of the *Planning and Environment Act 1987* (the Act).

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

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

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

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

The amendment supports the State Planning Policy Framework relating to Settlement (Clause 11), Built Environment and Heritage (Clause 15) and Housing (Clause 16) through the provision of Rural Living land that will provide for a range of lot sizes to meet the needs and aspirations of different groups of people and will ensure sufficient land is available to meet forecast demand.

The proposed changes to existing provisions applying to the township will help to facilitate and encourage tourism and economic development (Clause 17) and encourage development while ensuring that it respects the existing character and heritage qualities of Port Albert.

The amendment also supports the State Planning Policy Framework relating to Environmental and Landscape Values (Clause 12), Environmental Risk (Clause 13) and Natural Resource Management (Clause 14). Specifically, the proposed changes take into consideration the extent of existing significant vegetation coverage within the area and associated fire risk; flooding and inundation including potential for increased tidal inundation; the existence of Ramsar Convention listed and significant coastal wetland areas; the close proximity of coal resources to the north and the use of surrounding land for significant levels of agricultural production.

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

The amendment supports and implements the Local Planning Policy Framework and Municipal Strategic Statement in a number of different ways. The amendment addresses the objectives of Clause 21.04 – Settlement, Clause 21.12 – Coastal Areas Strategic Framework, Clause 22.02 – Rural Policy and Clause 22.03 – Heritage Policy and the MSS by encouraging tourism, economic and residential development and also providing for rural living areas located in close proximity to an existing settlement while taking into consideration:

- Environmental values such as existing wetland areas and significant levels vegetation.
- Environmental risks including the existence of both fire and flooding/inundation risk in the area.
- The importance of protecting natural resources such as the coal resources and highly productive agricultural land in the Port Albert Hinterland.
- The limited infrastructure in the Port Albert Hinterland and the ability to properly service additional rural residential land.
- The existing heritage qualities of Port Albert

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

The amendment uses the most appropriate Victorian Planning Provision tools to achieve the strategic objective of the Scheme. This proposed amendment seeks to utilise existing zones and apply them to appropriate areas within the Port Albert Hinterland while amending

existing provisions applying to the township to appropriately manage land development in Port Albert.

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

In undertaking the *Port Albert Rural Residential Lifestyle Lot Review*, Spiire engaged with a number of statutory authorities who subsequently provided submissions which were factored into the final recommendations report. A summary of these submissions can be found below.

DEPI/DELWP – RCZ implementation is supported in Precincts 1 and 3. Precinct 6 expansion of ESO1 is consistent with environmental objectives. Council should take into account VPP Amendment VC109 in relation to RCZs, clearance and defensible space for dwellings.

South Gippsland Water - any proposed smaller lots (less than 4000m<sup>2</sup>) will need to connect to South Gippsland Water's sewerage network and larger allotments will need to have the ability to treat and retain effluent on site in accordance with EPA standards and approved by Council.

West Gippsland Catchment Management Authority (WGCMA) - Final recommendations supported.

Country Fire Authority - indicated additional rural residential development would need to be cognisant of fire protection guidelines which may require certain land sizes and vegetation setbacks.

The views of the relevant agencies will be sought during the public exhibition process.

### **Does the Amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment is not likely to have a significant impact on the transport system, as recognized in Section 3 of the *Transport Integration Act 2010*. The statements of policy principles under Section 22 of the *Transport Integration Act 2010* are not relevant to the current proposal.

### **Resource and administrative costs**

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

It is considered that implementation of the recommendations of the *Port Albert Rural Residential Lifestyle Lots Review* and the *Port Albert Planning Controls Review* into the Wellington Planning Scheme will have a positive effect on Council resources and decrease administrative costs through the provision of updated, clear and concise planning regulations.

### **Where you may inspect this Amendment**

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

Wellington Shire Council  
Sale Service Centre  
18 Desailly Street  
Sale VIC 3850

Wellington Shire Council  
Yarram Service Centre  
156 Grant Street  
Yarram VIC 3971

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.dtpli.vic.gov.au/publicinspection](http://www.dtpli.vic.gov.au/publicinspection) .

**21.12 COASTAL AREAS STRATEGIC FRAMEWORK**

01/06/2014  
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.



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**

18/12/2013  
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**

18/12/2013  
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**

18/12/2013  
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.

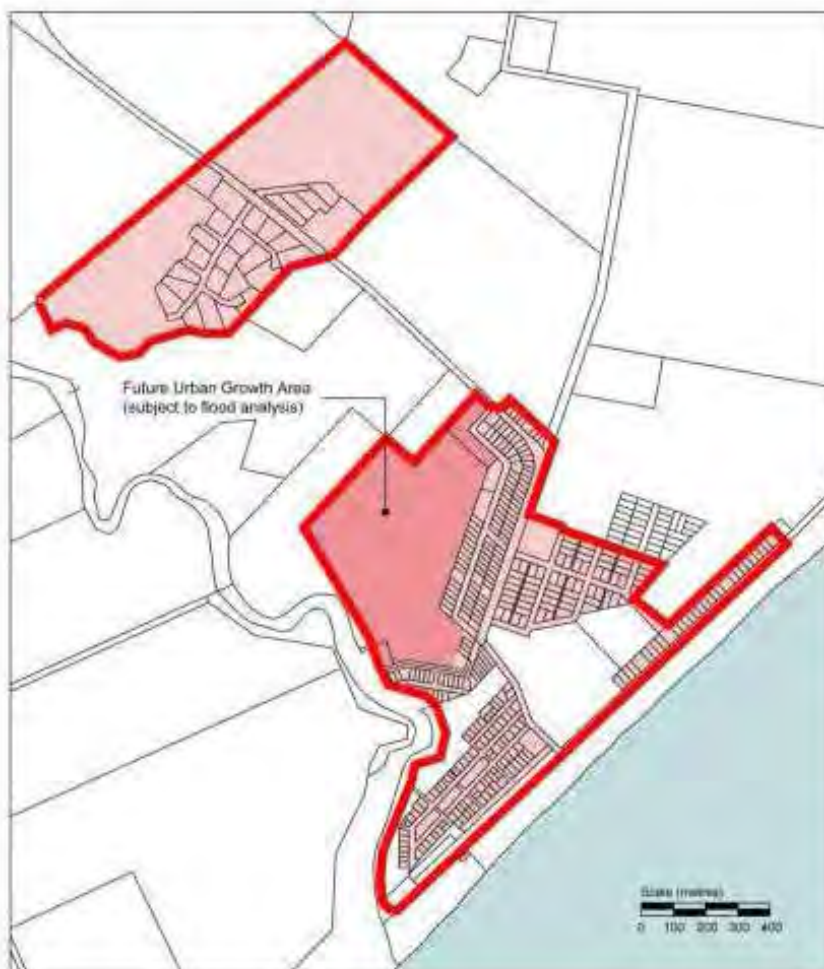
**Objective 2**




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**

18/12/2013  
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  
MANNS 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  
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**

01/06/2014  
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.

12/07/2007  
Proposed  
C86

## 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  
C86

#### 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



Precinct Boundaries  
Precinct 1 – Heritage Tourism  
Precinct 2 – Secondary Tourism  
Precinct 3 – Taravale Road Historic  
Precinct 4 – Residential  
Precinct 5 – Central Area Spine

#### 2.0

12/07/2007  
Proposed C86

#### 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 a chimney or flue pipe.
- 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, 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**

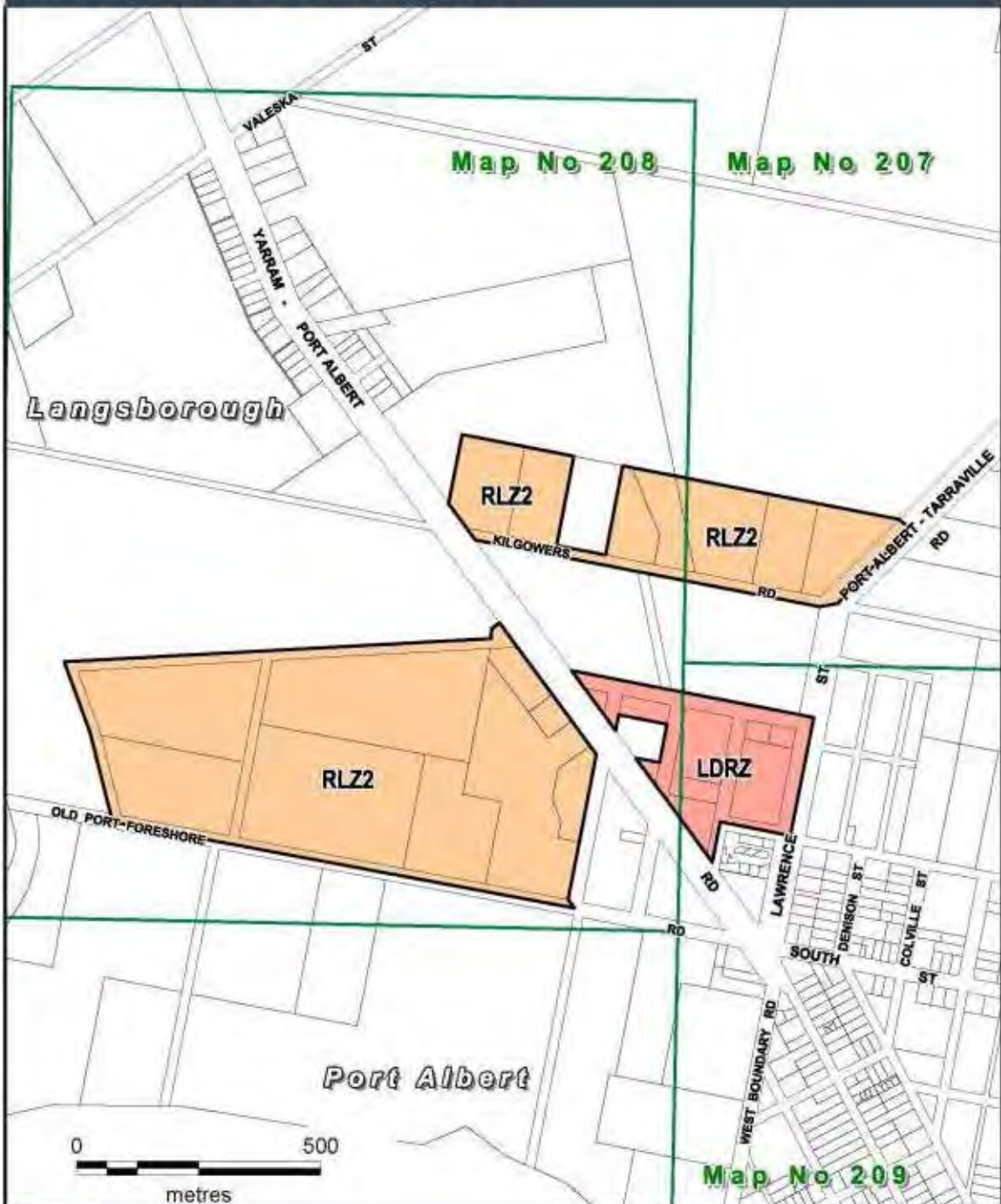
Before deciding on an application the responsible authority must consider:

- The guidelines for each particular Precinct contained within the *Port Albert / Palmerston Urban Design Guidelines*.

**Reference Document**

Port Albert / Palmerston Urban Design Guidelines, 2007.

WELLINGTON PLANNING SCHEME



LEGEND

- RLZ2 Rural Living Zone - Schedule 2
- LDRZ Low Density Residential Zone

Part of Planning Scheme Maps 207, 208 & 209

AMENDMENT C95

| Planning Mapping Services |  
 | Planning Information Services |  
 | Planning |



WELLINGTON PLANNING SCHEME



LEGEND

**RAZ** RURAL ACTIVITY ZONE

Part of Planning Scheme Maps 207 & 211

**AMENDMENT C95**

- | Planning Mapping Services |
- | Planning Information Services |
- | Planning |



Department of  
Environment, Land,  
Water & Planning  


881

*Planning and Environment Act 1987*

**WELLINGTON PLANNING SCHEME**

**AMENDMENT C95**

**INSTRUCTION SHEET**

The planning authority for this amendment is the Wellington Shire Council.

The Wellington Planning Scheme is amended as follows:

**Planning Scheme Maps**

The Planning Scheme Maps are amended by a total of 2 attached maps sheets.

**Zoning Maps**

1. Amend Planning Scheme Map Nos. 207, 208, 209 and 211 in the manner shown on the 2 attached maps marked "Wellington Planning Scheme, Amendment C95".

**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

2. In Local Planning Policy Framework – replace Clause 21.12 with a new Clause 21.12 in the form of the attached document.
3. In Overlays – Clause 43.02, replace Schedule 9 with a new Schedule 9 in the form of the attached document.

End of document

# **PART A SUBMISSION**

**Planning Panel Hearing**

# **AMENDMENT C95**

**to the Wellington Planning Scheme**

**PORT ALBERT RURAL RESIDENTIAL LIFESTYLE LOTS  
REVIEW AND PLANNING CONTROLS REVIEW  
IMPLEMENTATION**

**Submission by Wellington Shire Council**

**23 November 2015**



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## Attachments

- Attachment 1: C95 Submission Summary & Response table
- Attachment 2: New Zones for Rural Victoria Final Package (DSE, 2009)
- Attachment 3: Rural Zones Review: Volume 1 (Maunsell/Aecom, 2009)
- Attachment 4: Rural Zones Review: Volume 2 (Maunsell/Aecom, 2009)
- Attachment 5: Environmental Investigations Report (Aecom, 2010)
- Attachment 6: Strategic Planning for Gippsland Rural Areas (Maunsell/Aecom, 2007)





## 1. Introduction

This submission is made by the Wellington Shire Council (the Council), which is the Planning Authority for Planning Scheme Amendment C95 – Port Albert Rural Residential Lifestyle Lots Review and Planning Controls Review Implementation.

Amendment C95 has been prepared to implement the recommendations of both the '*Port Albert Rural Residential Lifestyle lots Review*' (Spiire, December 2014) and the '*Port Albert Planning Controls Review*' (Meinhardt, July 2014) into the Wellington Planning Scheme.

The Part A Submission provides the following:

- previous Planning Scheme Amendments considered to be relevant to Amendment C95
- Strategic Justification for Amendment C95:
  - background to the Planning Controls Review (Meinhardt, July 2014);
  - background to the Rural Residential Lifestyle Lots Review (Spiire, December 2014);
- an explanation of the proposed Planning Scheme Amendment;
- the chronology of events in relation to the Planning Scheme Amendment process;
- the strategic land use planning assessment; and
- the key issues raised in submissions and Council's responses.

Additional supporting documentation, which was not already included as part of the Panel Documents, is available to view on Council's website. This includes the following documents:

- Strategic Planning for Gippsland Rural Areas (Maunsell/Aecom, 2007)
- Rural Zones Review Volumes 1 & 2 (Maunsell/Aecom 2009), and
- Environmental Investigation Report (Aecom 2010).



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## 2. Port Albert Land Use Planning Context

The following Amendments and studies contain important information regarding the planning history in Port Albert and are considered to be relevant in providing an important land use planning context for Amendment C95.

### Planning Scheme Amendment VC24

(Approved/Gazetted 11/06/2004)

The 'Final Report New Format Planning Schemes' (Planning Panels Victoria, April 1999) reviewed the suite of rural zones (Rural Zone, Environmental Rural Zone) and issues arising from their application in new format planning schemes. The Review identified a number of significant shortcomings including:

- The ambit of discretion in the zones was too wide.
- The zone purposes were unclear and did not match the use and development controls in the zone.
- There was no zone that unambiguously catered for agriculture.
- There was significant potential for conflict between agricultural and non-agricultural land uses within the zones.

The Explanatory Report associated with Amendment VC24 acknowledged that:

*'Since the existing rural zones were introduced in 1996 there has been concern that the zones do not adequately recognise the importance of agriculture and have led to increased land use conflicts by allowing a range of non-agricultural uses to establish in rural areas.'*

Amendment VC24 sought to address these issues through the introduction of the Farming Zone and Rural Activity Zone into the Victorian Planning Provisions. The purpose of the new Farming Zone was to unambiguously cater for and encourage agricultural land uses whilst discouraging uses that could undermine this key purpose of the zone. The purpose of the Rural Activity Zone on the other hand, was/is to cater for areas where agricultural activities and other land uses can co-exist, allowing for non-agricultural uses where they are compatible with the agricultural, environmental and landscape qualities of the area. Changes were also made to relevant State Planning Policy at Clause 17.05 (Agriculture) to recognise the important role of productive agricultural land in Victoria.

### Planning Scheme Amendment C43

(Approved/Gazetted 12 July 2007)

Amendment C43 was prepared by the Minister for Planning and introduced the Farming Zone (FZ) and Rural Conservation Zone (RCZ) into the Wellington Planning Scheme. The Amendment resulted in the direct translation of the 'old' rural zones (Rural Zone &



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Environmental Rural Zone) to the new rural zones (Farming Zone & Rural Conservation Zone).

### **Strategic Planning for Gippsland Rural Areas**

(Known as the 'Gippsland Rural Areas Project' or GRAP) (Maunsell/Aecom, August 2007)

During 2007 Wellington Shire participated in the 'Strategic Planning for Gippsland Rural Areas Project', which was completed shortly after the direct translation of the new rural zones into Gippsland planning schemes. This study provided a basis for a review of rural land uses and a model framework for the review and application of rural zones. The study included contributions from six Gippsland Councils, the Department of Planning and Community Development (DPCD), the Department of Primary Industries (DPI) and the Municipal Association of Victoria (MAV) and was completed by consultants Maunsell/AECOM. In the case of Wellington Shire, the study recommended that:

- Agricultural strategic importance is defined;
- Physical Land Units are identified;
- Rural Planning Policy Units are identified; and
- A draft Planning Scheme Amendment is prepared.

Consequently, Wellington Shire Council allocated funds for the completion of a 'Wellington Shire Rural Zones Review' to assess the application of the new zones across the Shire.

### **Rural Zones Review & Environmental Investigation Report**

(Maunsell/Aecom & EnPlan Partners, January 2009) & (Aecom, July 2010)

The primary purpose of the Rural Zones Review was to propose the application of the rural land use zones introduced by Amendment VC24 in 2004. The Review made six key recommendations, subject to further environmental considerations, which were as follows:

1. Introduction of Planning Units.
2. Introduction of a local Rural Areas Policy.
3. The application of Schedule 8 of the Environmental Significance Overlay (ESO8) to all Special Water Supply Catchment Areas.
4. Rezoning of land in the Dargo area from Rural Conservation Zone to Farming Zone – Landowners in this area suggested translation to the RCZ was incorrect and further investigations confirmed this. The previous zone, Rural (River Valley) Zone, under the Avon Planning Scheme had the purpose: 'To provide for the continued use of the land for commercial farming purposes.'
5. Rezoning of land on Old Port Foreshore Road from Farming Zone to Rural Conservation Zone (subject to clarification of environmental considerations).

(NB: During community consultation sessions held in Yarram and within written submissions to the *Wellington Shire Rural Zones Review*, landholders suggested that



land along the Old Port Foreshore Road in Port Albert should be rezoned from its existing Farming Zone to allow for rural lifestyle lots (e.g. Rural Living Zone or Low Density Residential Zone)).

6. The application of the Rural Activity Zone to specific sites around the Shire.

The Rural Zones Review (Volumes 1 & 2) was formally adopted by Council in January 2009.

On the basis of the recommendation that land only be rezoned subject to environmental considerations, an *Environmental Investigation Report* (Aecom, July 2010) was subsequently completed, which provided a number of recommendations on whether to rezone land throughout the Shire to Farming Zone or retain it in the Rural Conservation Zone. Land on Old Port Foreshore Road in Port Albert was also considered in the *Environmental Investigation Report*. The report concluded that:

- For land north of Old-Port Foreshore Road, no environmental values were identified which would warrant rezoning of the land to RCZ.
- For land south of Old-Port Foreshore Road, consideration should be given to rezoning the area to RCZ as the land is well vegetated and adjoins the Nooramunga Marine and Coastal Park. The report recommended that:

*'the rezoning of these properties to RCZ should be considered following a study of the whole Port Albert Area and its surrounds to consider the application of the Rural Conservation Zone and other rural zoning options available under the VPPs. p. 12'*

### **Planning Scheme Amendment C55**

(Authorised 11 November 2011 – Approved/Gazetted 1 May 2014)

In its original form, Amendment C55 proposed to implement the findings of the adopted Rural Zones Review. The Amendment proposed:

- Rezoning of agricultural land in the Wonnangatta and Dargo River Valleys from the Rural Conservation Zone to the Farming Zone.
- Rezoning of 4 Crown Land parcels in the Dargo area from Rural Conservation Zone to the Public Conservation and Resource Zone.
- Extending the application of Schedule 8 to the Environmental Significance Overlay to all areas within a Special Water Supply Catchment Area.
- Inserting 'Planning Units' into the Municipal Strategic Statement.
- Inserting a new local Rural Policy.
- Consequential changes to the local provisions of the Wellington Planning Scheme.

The Amendment was exhibited from 30 August to 12 October 2012 with 29 submissions received during this period, 16 of which were from the Port Albert, Langsborough and Alberton areas.



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The submissions received from the Port Albert area questioned the appropriateness of the application of the Farming Zone to land around Port Albert and suggested that the Rural Living Zone or Low Density Residential Zone be applied to these areas instead. In its submission to the Panel, Council commented:

*'Without exception the submissions received from the Port Albert area made comment on the potential for residential zones to be applied to land surrounding Port Albert. The Environmental Investigation Report completed as part of the Wellington Shire Rural Zones Review focused only on land in Old Port Foreshore Road and identified land to the south of the road as having potential for rezoning to the Rural Conservation Zone subject to a study of the whole Port Albert Area. A review of zoning for residential purposes in the Port Albert area needs to be separately considered to ensure the complexities of the planning controls, opportunities and constraints are all taken into account.'*

In its submission to the Panel, Officers reported that in response to these submissions, Council, at its 2 April 2013 meeting, had resolved:

*'That Council proceeds with a dedicated review of rural residential lot opportunities in Port Albert in the 2013/14 strategic planning work program (subject to approving the draft 2013/14 budget allocation made for this project).'*

The Panel recommended that the Amendment be adopted as exhibited (with changes) and in consideration of the submissions from the Port Albert area provided the additional recommendation (consistent with Council's resolution) 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.'*

The Panel acknowledged that there may be properties that were translated into the Farming Zone that could not be farmed, though it was also made clear by the Panel in its report that it was, '... not suggesting that these properties all become Rural Residential or Rural Living Zones (as the strategic work has not been undertaken or provided), but that the review investigate the appropriateness of zoning in this area.'

Amendment C55 was ultimately split into two parts with Part 1 comprising all components of the Amendment except all matters relating to the Special Water Supply Catchments and Part 2 which included all matters relating to the special water supply catchments. C55 (Part 1) was formally adopted by Council on 17 December 2013 and forwarded to the Minister for Planning on 2 January 2014 for approval with Part 2 of the Amendment being abandoned. Amendment C55 (Part 1) was approved by the Minister for Planning and came into effect 1 May 2014.

### **Planning Scheme Amendment C33**

(Authorised 25 May 2009 – Approved/Gazetted 16 January 2014)

Amendment C33 to the Wellington Planning Scheme was prepared by Wellington Shire Council at the request of the West Gippsland Catchment Management Authority.



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Amendment C33 sought to apply updated/new flood overlays to areas known to be affected by mainstream flooding during a 100-year ARI (average recurrence interval) flood. The Amendment affected various flood-prone areas within the Shire (including Port Albert), as identified by the East & West Gippsland Catchment Management Authorities (EGCMA & WGCMA), in association with the Wellington Shire Council.

The new flood extents were informed by, and representative of, current and best available scientific data (at the time) and were based on numerous studies, including the Flood Data Transfer Project (DSE 2000), the Rosedale Flood Warning Upgrade Project (GHD 2002), the Gippsland Lakes Flood Level Modelling Project (CEAH 2004), the Port of Sale Hydrological Study (SMEC 2004), aerial flood photography taken during major floods in 2001 and 2007 (WGCMA) and detailed topographical data (LIDAR) captured by DSE during 2008.

The Amendment was exhibited from 4 February to 18 March 2010. 139 submissions were received, a large number of which were unresolved with the main issues raised relating to the accuracy of data used to define overlay boundaries; the applicability of overlays to individual properties; and the social and economic impact of the overlays on individual landowners and affected communities, particularly in the township of Port Albert. 95 submissions were received from Port Albert alone, most of which remained unresolved because submitters objected to the imposition of a Land Subject to Inundation Overlay (LSIO) over much of the town when no such overlay had existed in the past. Submitters also disagreed with the LSIO on the grounds that a realistic basis did not exist in respect to the 1 in 100 year tidal inundation elevation used and consequently it was excessive in its extent.

The Panel Hearing for Amendment C33 was held on 23 and 24 November 2010. In relation to the submission raised by those in Port Albert, the Panel noted that:

- The predictions in the CSIRO report (Climate Change in Eastern Victoria – Stage 3 Report, 2006) relied upon to inform the extent of the LSIO and FO in Port Albert report were made on the basis of limited data and may not have reliably represented the complexity of the marine/terrestrial/climatic interface and, consequently, the elevation of the 1 in 100 year ARI tidal storm surge event for Port Albert. On this basis, the Panel recommended a review of the CSIRO report to determine the extent to which it could be relied upon.
- The CSIRO report, however, represented the best available information and that, with the precautionary principle in mind, should be applied until better data becomes available.

The Panel recommended that Amendment C33 be adopted as amended and endorsed by Council at its 7 September 2010 meeting, subject to a number of minor changes.

The Amendment was adopted by Council in April 2011. In 2014 the Minister for Planning approved the Amendment, with changes. These changes included the exemption of the urban areas (Residential 1 Zone (R1Z), Commercial 1 Zone (C1Z / B1Z) and Commercial 2 Zone (C2Z/ B4Z)) of Port Albert from the Land Subject to Inundation Overlay and Flood Overlay controls. The Amendment appeared in the Government Gazette and came into effect on 16 January 2014.



### 3. Strategic Justification for Amendment C95

#### Port Albert Planning Controls Review (PCR)

The PCR (Planning Controls Review) was undertaken by Meinhardt planning consultancy (through the then Department of Planning and Community Development's 'Rural Council Planning Flying Squad' funding) and a final report was provided to Council in June 2014.

A key component of the PCR 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 critically reviewed:

- 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 Planning Provisions as well as reference material.
- Recent permit trends - in order to understand recent and historical development patterns and trends in Port Albert.
- Planning issues raised by Council, or that had been identified 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 Review

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 and documented 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.



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#### **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 been removed from DDO-9 as they are duplicating exemptions that exist under Clause 62.

#### **Port Albert Rural Residential Lifestyle Lots Review (RLLR)**

The Rural Residential Lifestyle Lot Review (RLLR) 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.'*

Spire town planning consultants were appointed to undertake the RLLR, which began in March 2014 and was developed through a process that involved a significant amount of background and research work, detailed analysis and community involvement.

A key component of the RLLR was to investigate and address (community) concerns regarding the perceived mismatch of zoning to rural properties and other anomalies brought about by more recent changes to the Wellington Planning Scheme and the associated uncertainty surrounding ongoing land use and development rights. In particular, concerns were raised over the direct translation of land from the Rural Zone (RUZ) to the Farming Zone (FZ) in 2007.

The purpose of the RLLR was to determine the extent of available land that has a rational potential to be rezoned to increase the provision of rural lifestyle living opportunities in Port Albert. The RLLR provides a sequenced analysis of the following key strategic considerations:

- The role and significance of the Study Area (*refer to Figure 1*) in both a regional and local context.
- The significant physical opportunities and constraints of the Study Area (*refer to Figure 2*).
- 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 the state, regional and local levels - including planning policy and controls.

The above analysis is based on a thorough review of:

- The Wellington Planning Scheme and relevant recent Planning Scheme Amendments.
- A series of relevant strategic studies.
- The outcomes of targeted community and stakeholder consultation.





Figure 1: Study Area

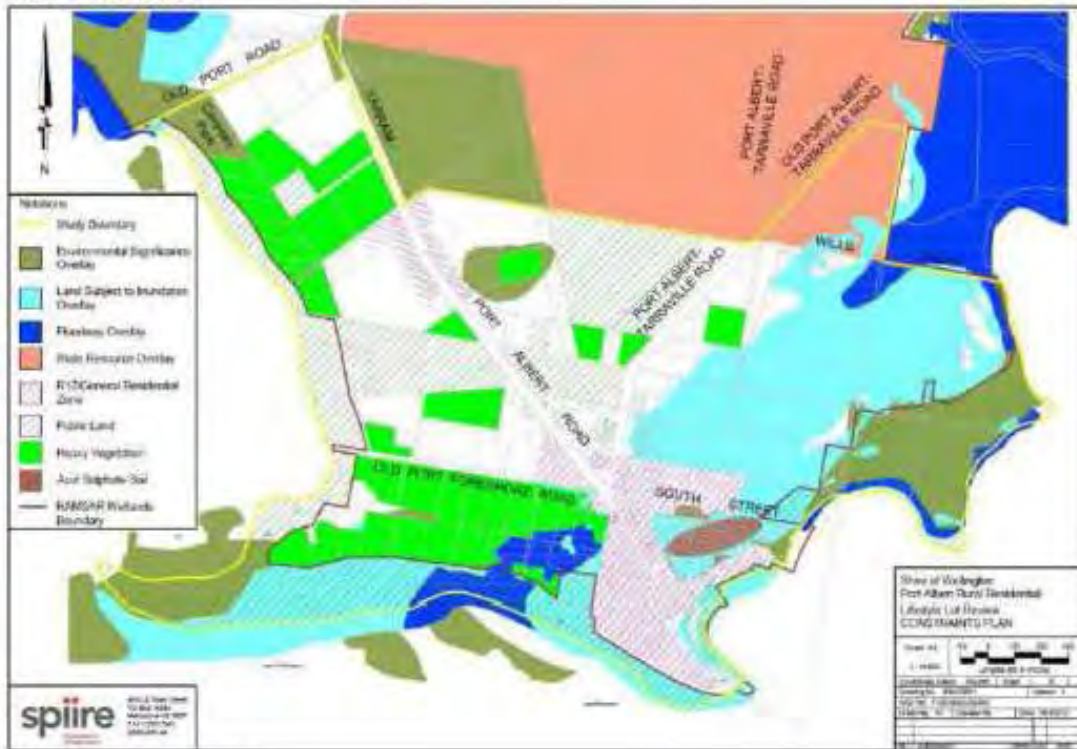


Figure 2: Constraints Map



### Review Methodology

The Study Area was divided into a total of nine (9) individual precincts as shown in Figure 3 (below) in accordance with state government guidance, which advocated an approach focused on larger strategic areas rather than on an individual 'lot-by-lot' basis.

The extent of the precincts was determined on an assessment of both the planning controls that apply to the land and an on-site assessment including: land use, vegetation cover, environmental issues and access constraints. All of the precincts are currently within the Farming Zone.



Figure 3: Study Precinct Areas

### Final Review Recommendations

Overall, the final RLLR report found that there is some scope to provide rural living opportunities within the Study Area.

The findings of the RLLR are 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.



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- 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.

In the context of State and Local Planning Policy and having regard to the relevant Planning Practice Notes<sup>1</sup>, the Review provides the following recommendations in respect of each of the nine individual precinct areas:

**Precinct 1:** Investigate rezoning Precinct 1 to Rural Conservation Zone – Schedule 1.

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

**Precinct 3:** Investigate rezoning Precinct 3 to Rural Conservation Zone – Schedule 1 in recognition of the environmental constraints and potential impacts that development could have on the characteristics and function of the wetlands and disturbance of Coastal Acid Sulphate Soils.

**Precinct 4:** 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 based on previous detailed discussions with Council*).

**Precinct 5:** Rezone land at 68 and 86 Yarram-Port Albert Road to correct mapping anomalies, investigate the rezoning of land at Lot 2 LP95313 from the General Residential Zone to Farming Zone 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.

**Precinct 6:** 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 existing caravan park.

**Precinct 7:** Retain land in Precinct 7 within the Farming Zone to reflect existing constraints.

**Precinct 8:** Retain Precinct 8 within the Farming Zone in view of the existing environmental constraints - including inundation and the potential for agricultural activity to occur.

**Precinct 9:** Retain Precinct 9 in the Farming Zone given the need to protect the land because of its identification in the Regional Growth Plan for coal resources and the constraints placed on development due to the land's inundation levels.

Subject to meeting the provisions of the Wellington Planning Scheme and obtaining planning approval, the recommended rezonings could provide the potential for 17 new dwellings.

<sup>1</sup> Planning Practice Note 37: *Rural Residential Development (DTPLI, 2013)*  
 Planning Practice Note 42: *Applying the Rural Zones (DTPLI, 2013)*



In view of the existing Strategic Planning Work Program and competing priorities, the further investigative work required to support the potential rezoning within Precincts 1, 3, 5 and 6 is highly likely to be a longer-term action for Council. In addition, given that the focus for the Review was to identify opportunities for rural living growth, implementation actions focus on rezoning Precincts 2 and part of Precinct 5 to the Rural Living Zone – Schedule 2, rezoning mapping anomalies at 68 and 86 Yarram-Port Albert Road and rezoning the caravan park in Precinct 6 to the Rural Activity Zone.



#### 4. Planning Scheme Amendment C95

##### Land affected by the Amendment

The Amendment applies to all land in Port Albert and its surroundings with specific land parcels proposed for rezoning listed below:

Property Address	Title Details	Proposed
45-53 Kilgowers Rd, LANGSBOROUGH	Lot 1: TP: 909418 (CA: 78C)	Rezone from FZ to RLZ2
35-43 Kilgowers Rd, LANGSBOROUGH	Lot: 2 TP: 909418 (PCA: 74A) and Lot: 1 TP: 159829 (PCA: 74A)	Rezone from FZ to RLZ2
25-33 Kilgowers Rd, LANGSBOROUGH	Lot 1: TP: 740953 (PCA: 74B)	Rezone from FZ to RLZ2
Kilgowers Rd, LANGSBOROUGH	Lot: 1 TP 120168 (PCA: 74B)	Rezone from FZ to RLZ2
Kilgowers Rd, LANGSBOROUGH	Lot: 1 TP: 120167 (PCA: 74B)	Rezone from FZ to RLZ2
5-13 Kilgowers Rd, LANGSBOROUGH	CA: 75B	Rezone from FZ to RLZ2
55-63 Kilgowers Rd, LANGSBOROUGH	CA: 78B	Rezone from FZ to RLZ2
185 Yarram-Port Albert Rd, PORT ALBERT	LOT: 3 PS: 145912	Rezone from FZ to RLZ2
183 Yarram-Port Albert Rd, PORT ALBERT	LOT: 2 PS: 145912	Rezone from FZ to RLZ2
Old Port Foreshore Rd, PORT ALBERT	LOT: 4 PS: 145912	Rezone from FZ to RLZ2
181 Yarram-Port Albert Rd, PORT ALBERT	LOT: 1 PS: 145912	Rezone from FZ to RLZ2
Old Port Foreshore Rd, PORT ALBERT	LOT: 1 TP: 744656H	Rezone from FZ to RLZ2
80 Old Port Foreshore Rd, PORT ALBERT	LOT: 1 TP: 330200N	Rezone from FZ to RLZ2
130 Yarram-Port Albert Rd, LANGSBOROUGH	LOT: 1 TP: 803338W	Rezone from FZ to RLZ2
106 Old Port Foreshore Rd, PORT ALBERT	CA: 139	Rezone from FZ to RLZ2
130 Old Port Foreshore Rd,	CA: 140	Rezone from FZ to RLZ2



<b>PORT ALBERT</b>		
<b>Port Albert-Tarraville Rd, LANGSBOROUGH</b>	CA: 78A	Rezone from FZ to RLZ2
<b>Yarram-Port Albert Rd, PORT ALBERT</b>	CA: 145A	Rezone from PPRZ to RLZ2
<b>68 Yarram-Port Albert Rd, LANGSBOROUGH</b>	PCA: 76A	Rezone from part GRZ1 to FZ
<b>86 Yarram-Port Albert Rd, LANGSBOROUGH</b>	LOT: 1 PS: 39784	Rezone from part FZ to GRZ1
<b>170 Yarram-Port Albert Rd, PORT ALBERT</b>	CA: 1 SEC: 11	Rezone from FZ to LDRZ
<b>33 Fitzroy St, PORT ALBERT</b>	CA: 6 SEC: 11 and CA: 7 SEC: 11	Rezone from FZ to LDRZ
<b>172 Yarram-Port Albert Rd, PORT ALBERT</b>	PC: 356366H (UR: 40688)	Rezone from FZ to LDRZ
<b>22 Fitzroy St, PORT ALBERT</b>	Lot: E TP: 253 (CA: 5 SEC: 8), Lot: B TP: 253 (CA: 6 SEC: 8), Lot: C TP: 253, Lot: F TP: 253, Lot: D TP: 253	Rezone from FZ to LDRZ
<b>39 Lawrence St, PORT ALBERT</b>	CA: 9 SEC: 7	Rezone from FZ to LDRZ
<b>37 Lawrence St, PORT ALBERT</b>	Lot: 1 TP: 120781 (PCA: 8 SEC: 7)	Rezone from part FZ and part PUZ6 to LDRZ
<b>35 Lawrence St, PORT ALBERT</b>	Lot: 1 TP: 12078 (PCA: 7 SEC: 7)	Rezone from part FZ and part PUZ6 to LDRZ
<b>23-25 Lawrence St, PORT ALBERT</b>	LOT: 1 TP: 14607U and CA: 2 SEC: 7	Rezone from FZ to LDRZ
<b>23-25 Lawrence St, PORT ALBERT</b>	LOT: 2 & 3 TP: 14607U	Rezone from part FZ and part PUZ6 to LDRZ
<b>15 Egerton St, PORT ALBERT</b>	CA: 3 SEC: 7	Rezone from FZ to LDRZ
<b>13 Egerton St, PORT ALBERT</b>	CA: 4 SEC: 7	Rezone from FZ to LDRZ
<b>31 Lawrence St, PORT ALBERT</b>	CA: 5 SEC: 7	Rezone from FZ to LDRZ
<b>33 Lawrence St, PORT ALBERT</b>	Lot: 1 TP: 120779 (PCA: 6 SEC: 7)	Rezone from FZ to LDRZ
<b>Lawrence St, PORT ALBERT</b>	CA: 1 SEC: 7	Rezone from FZ to LDRZ
<b>24 Fitzroy St, PORT ALBERT</b>	CA: 10 SEC: 8, Lot: 1 TP: 10339, PCA: 7 SEC: 8, CA: 14 SEC: 8, CA: 15 SEC: 8	Rezone from FZ to LDRZ
<b>Egerton/Lawrence St, PORT ALBERT</b>	CA: 2002	Rezone from FZ to LDRZ



Lawrence St, PORT ALBERT	CA: 10 SEC 7	Rezone from FZ to LDRZ
Yarram-Port Albert Rd, PORT ALBERT	CA: 8 SEC: 11	Rezone from PPRZ to LDRZ
95 Old Port Rd, LANGSBOROUGH	CA: 46, LOT: 1 PS: 510876M and CA: 48	Rezone from FZ to RAZ

### What the Amendment does:

The Amendment implements the recommendations of the Port Albert Rural Residential Lifestyle Lots Review (2014) and Planning Controls Review (2014).

### Local Planning Policy changes are:

#### 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.

#### 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 been removed from DDO-9 as they are duplicating exemptions that exist under Clause 62.

### Proposed zoning changes are:



**Rezone Precinct 2 to RLZ 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.

**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 roundabout 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.

**Consequent changes to the Planning Scheme maps are:**

- Amend Planning Scheme Maps 207, 208, 209 and 211



## 5. Chronology of Events

### Council resolution and request for Authorisation

At the Council meeting of 21 April 2015 it was resolved:

*'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.'*

Council received Authorisation (No.A03063) to prepare Amendment C95 on 6 May 2015.

### Exhibition of the Amendment

The Amendment was placed on public exhibition from 25 June to 27 July 2015.

The Planning Scheme Amendment and supporting documents were made available on the internet and to view in hard copy at both the Sale Service Centre and the Yarram Service Centre.

Notification letters with Fact Sheets were sent to:

- The prescribed ministers
- 8 statutory authorities
- 395 landowners and occupiers directly affected by the Amendment and to all landowners and occupiers on adjacent lots.

Notices appeared in the following publications:

- Gippsland Times (Tuesday 23 June 2015);
- Yarram Standard (Wednesday 24 June 2015); and
- Government Gazette (Thursday 25 June 2015).

Fact Sheets were made available at the Port Albert General Store and notice information was provided to the Port Albert Progress Association to distribute via its newsletter 'The Tattler'. A Council Planner was available to meet at the Yarram Service Centre each Tuesday of the exhibition period to speak with the community about the Amendment.

At the end of the exhibition period a total of 20 submissions were received.

### Request for a Panel

At its meeting of 15 September 2015 Council resolved:

*That:*

1. Council pursuant to Section 22 of the Planning and Environment Act 1987 consider all submissions made to Planning Scheme Amendment C95.
2. Council having considered all submissions made, resolve to request the Minister for Planning to appoint a panel pursuant to Section 23 of the Planning and Environment Act 1987.



A Planning Panel Hearing to consider all submissions to Amendment C95 was requested on 17 September 2015.



## 6. Strategic Assessment

### Why is the Amendment required?

Amendment C55 to the Wellington Planning Scheme, which implemented the findings of the *Wellington Shire Rural Zones Review Volumes 1 and 2 (2009)*, received 16 submissions from the Port Albert, Langsborough and Alberton areas raising issues regarding the application of the Farming Zone to their land. The submissions suggested farming to be an inaccurate description of the land and that it should be rezoned for rural residential purposes. While the decision was made that the issues raised were not for the Panel to resolve, the Panel endorsed the need for the study by recommending 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 engaged planning consultants Spiire in March 2014 to undertake the *Port Albert Rural Residential Lifestyle Lots Review (December 2014)* to investigate the perceived mismatch of zoning to rural properties and review rural living opportunities for the coastal township of Port Albert.

The Port Albert community has also recently raised concerns that development opportunities and growth in the town are being restricted by Port Albert's planning framework. This prompted Council to seek assistance from the State Government's *'Rural Council Planning Flying Squad'*, to undertake a succinct, focussed review of the existing planning controls that apply to the Port Albert Township. Meinhardt planning consultants were appointed to undertake the study.

The *Planning Controls Review (June 2014)* study explored opportunities to 'cut red tape', with the aim of providing a greater level of consistency in the decision-making process across the controls, than currently exists. The report identified short and medium-long term opportunities to improve the existing planning framework and reduce red tape.

Amendment C95 is now required to implement a number of recommendations from the *Port Albert Rural Residential Lifestyle Lots Review* (adopted by Council on 2 December 2014) and the *Port Albert Planning Controls Review* (June 2014). The Amendment seeks to rezone land to provide for additional rural living opportunities, correct a number of zoning anomalies, reduce unnecessary and duplicate planning regulation and align permit exemptions.

### How does the Amendment implement the objectives of planning in Victoria?

The Amendment is consistent with and implements the objectives of planning in Victoria specified in Section 4 of the *Planning and Environment Act 1987*. In particular, the Amendment implements:

- Objective 4(1)(a) – by providing for the fair and orderly, economic and sustainable use and development of the land.

The rezoning of the identified land will make provision for appropriately located rural living land in Port Albert while the amendments to local provisions will reduce unnecessary and



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duplicate controls which will reduce red tape and provide for a more simplified planning framework for Port Albert.

### **How does the Amendment address the environmental effects and any relevant social and economic effects?**

The *RRLLR* and *PCR* have been prepared having regard to environmental, social and economic impacts. The reports have given consideration to the relevant practice notes including Practice Note 37 which recognises 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*.'

#### • **Environmental**

The rezoning recommendations contained within the *Port Albert Rural Residential Lifestyle Lots Review* considered existing environmental constraints when assessing the suitability of land for rezoning for Rural Living purposes. Of the nine (9) precincts identified in the Study Area, six (6) of the precincts were identified as being unsuitable for rural living use given the following environmental constraints:

- 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 location at the edge of Ramsar Convention listed and significant coastal wetland areas.
- The close proximity of coal resources to the north of the Study Area.

The areas proposed for rezoning have existing levels of rural residential development and are relatively free from the more extensive environmental constraints of land elsewhere within the Study Area.

In reviewing the planning framework within Port Albert, Meinhardt reviewed the application of the controls applying to the main township area in order to assess their suitability and application extent. A key finding was that Port Albert has a number of special characteristics which warrant a level of protection through planning systems including environmental and landscape protection and that the planning framework for Port Albert is complex in recognition of these values. As such no changes have been recommended in regards to the extent or suitability of the controls.

#### • **Social**

It is recognised that there are limited social services and infrastructure within Port Albert and its hinterland with residents relying on Yarram as the nearest service centre. Existing residents must travel for education and health, public transport is not available and retail services are limited to small operations in the Port Albert town area. In addition to this,



some land in the *Port Albert Rural Residential Lifestyle Lot Review* Study Area is in close proximity to land utilised for significant levels of agricultural production, which acts as a constraint due to the potential impact of residential development on agriculture arising from a conflict in land uses.

The extent of land identified for rezoning will not create an increased demand for costly or inefficient social services nor will it result in conflicting uses with adjoining land. The social impacts of the proposed changes are considered to be minimal.

• **Economic**

- The extent of land proposed to be rezoned has been influenced by considerations such as the ability to appropriately and sustainably service additional rural residential land. There is currently limited infrastructure within the Port Albert Hinterland and the extent of land proposed for rezoning reflects this.
- The importance of agriculture to the Shire's economy has also been considered and where appropriate, productive agricultural land within the region is to be protected through the retention of the Farming Zone in these areas.
- The proposed rezonings have the ability to foster additional economic development through increased residential development and increased population levels.
- It has been recognised in the *Port Albert Planning Controls Review* that there is a shortcoming in the objective of Clause 21.12-10 which is potentially impacting tourism and commercial growth in Port Albert. The scheme contains a number of strategies encouraging economic development, tourism, and major tourism uses in Port Albert though it is currently difficult to achieve this with the single objective in Clause 21.12-10 - *To protect and enhance the character and environment of Port Albert*. It has been recommended to introduce a further objective to Clause 21.12-10 supporting tourism and commercial growth which has the potential to positively contribute to the economy in Port Albert

**Does the Amendment address relevant bushfire risk?**

The land within the (RRLLR) Study Area is not currently affected by the Bushfire Management Overlay (BMO). However under the provisions of the Building Regulations the whole of Port Albert is located within a Bushfire Prone Area.

Recent fire history and the density and status of existing vegetation cover in the area leads to a high level of fire risk. The CFA, whose views were sought in relation to the RRLLR indicated additional rural residential development would need to be cognisant of fire protection guidelines, which may require certain land sizes and vegetation setbacks.

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

The implementation of the short term recommendations of the *Port Albert Planning Controls Review* will have no impact on the level of bushfire risk.

Notwithstanding this, the CFA were consulted again during the public exhibition stage of the Planning Scheme Amendment process. The CFA did not object to the Amendment, however it did recommend the application of the BMO as the land proposed for Rural Living Zone – Schedule 2 in both Precinct 5 (north side of Kilgowers Road, Langsborough) and Precinct 2



(North of Old Port Foreshore Road) is in an area where the vegetation meets the criteria for BMO mapping.

Council and the CFA have been engaged in ongoing discussions relating to the CFA's submission and the level of fire risk in the area affected by the Amendment to ensure that it (the CFA) is satisfied with the proposal and to determine the most appropriate way to deal with any potential risk. The CFA has indicated that the fire safety requirements can be considered and addressed separately from Amendment C95 as part of any future development proposal in Port Albert, which will be adequately dealt with as part of the existing planning and building permit processes.

### **Does the Amendment comply with the requirements of any Minister's Direction applicable to the Amendment?**

The Amendment complies with the requirements of the Ministerial Direction on the Form and Content of Planning Scheme pursuant to s 7(5) of the *Planning and Environment Act 1987* (the Act).

Pursuant to section 12 of the Act, the Amendment complies with the following applicable Ministerial Directions:

- **Ministerial Direction No. 11 - Strategic Assessment of Amendments** ensures a comprehensive strategic evaluation of a Planning Scheme Amendment and the outcomes it produces. This section of the submission addresses the strategic considerations outlined in the guidelines.
- **Ministerial Direction No. 13**  
This Planning Scheme Amendment has considered the views of the relevant floodplain manager and is consistent with all policies, objectives and strategies for coastal Victoria as outlined in the State Planning Policy Framework.
- **Ministerial Direction No. 15 - The Planning Scheme Amendment Process.**  
This Planning Scheme Amendment is accompanied by all of the required information.

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

The following Clauses of the State Planning Policy Framework (SPPF) are considered to be relevant to the proposed Amendment:

#### **CLAUSE 11 - SETTLEMENT**

**11.02-1: Supply of urban land**, which seeks to:

*'...ensure a sufficient supply of urban land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.'*

The Amendment supports and implements State Policy relating to settlement through the provision of sufficient rural residential land to meet forecast demand. The Amendment proposes to rezone 66ha of land to the Rural Living Zone – Schedule 2. Taking into consideration existing levels of demand in Port Albert and the potential for further subdivision



in the proposed zone, this will accommodate projected population growth over at least a 15 year period.

#### **CLAUSE 12 – ENVIRONMENTAL AND LANDSCAPE VALUES**

**Clause 12.01-1: Protection of biodiversity, which seeks to:**

*'... To assist the protection and conservation of Victoria's biodiversity, including important habitat for Victoria's flora and fauna and other strategically valuable biodiversity sites'*

**12.02-1: Protection of coastal areas, which seeks to:**

*'...recognise and enhance the value of the coastal areas to the community and ensure sustainable use of natural coastal resources.'*

**12.02-2: Appropriate development of coastal areas, which seeks to:**

*'...ensure development conserves, protects and seeks to enhance coastal biodiversity and ecological values.'*

**12.04-1: Environmentally sensitive areas, which seeks to:**

*'...protect and conserve environmentally sensitive areas.'*

The Amendment has taken into consideration the potential impacts of land use change on the biodiversity and environmental sensitivity of the area. The Amendment recognises the significant levels of vegetation and areas of environmental sensitivity, the existence of acid sulphate soils and the location of the area being adjacent to Ramsar Convention listed and significant coastal wetlands (Nooramunga Marine and Coastal Park). These considerations have contributed to the identification of the land proposed for rezoning.

#### **CLAUSE 13 - ENVIRONMENTAL RISK**

**13.01-1: Coastal inundation and erosion, which seeks to:**

*'...plan for and manage the potential coastal impacts of climate change.'*

**13.02-1: Floodplain management, which seeks to:**

*'...assist the protection of:*

- *Life, property and community infrastructure from flood hazard.*
- *The natural flood carrying capacity of rivers, streams and floodways;*
- *The flood storage function of floodplains and waterways.*
- *Floodplain areas of environmental significance or of importance to river health.'*

Council has undertaken extensive consultation with West Gippsland Catchment Management Authority at both the study (RLLR) stage and during exhibition of the Amendment, to identify land affected by inundation under current conditions and the potential impacts of a 0.8 metre rise in sea levels by 2100. Land affected by coastal hazards is being retained in Farming Zone to avoid development in these areas.

**13.05-1: Bushfire planning strategies and principles, which seeks to:**

*'...assist to strengthen community resilience to bushfire.'*





Although the land proposed for rezoning is not affected by the Bushfire Management Overlay, bushfire hazard in the area has been identified and been given consideration. The CFA were consulted at both the study stage and during the Amendment to ensure fire risk was adequately considered and the risk to residents, property and community infrastructure will not increase as a result of future land use and development.

#### **CLAUSE 14 - NATURAL RESOURCE MANAGEMENT**

**14.01-1: Protection of agricultural land, which seeks to:**

*'...protect productive farmland which is of strategic significance in the local or regional Context.'*

The Amendment recognises the areas of productive agricultural land to the north of the Study Area and also, that while the Port Albert Hinterland isn't used for traditional agricultural pursuits, that it is utilised for agriculture at a smaller or more intensive scale. The Hinterland area is important in both the agricultural productivity of the region and preventing incompatible land uses affecting productive agricultural land to the north. The farming zone has been retained in the Hinterland where appropriate.

**14.03: Resource Exploration and Extraction, which seeks to:**

*'...encourage exploration and extraction of natural resources in accordance with acceptable environmental standards and to provide a planning approval process that is consistent with the relevant legislation.'*

The Amendment recognises the close proximity of coal resources to the north of Port Albert and the importance of ensuring that the opportunity for exploration and extraction of natural resources is protected. Land affected by the State Resource Overlay is not proposed for rezoning and will remain in the Farming Zone.

#### **CLAUSE 15 – BUILT ENVIRONMENT AND HERITAGE**

**15.01-1: Urban design, which seeks to:**

*'...create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.'*

The Amendment proposes to make a number of changes to the Design and Development Overlay 9 that applies to the Port Albert Township. These changes will remove unnecessary requirements and introduce exemptions to minor buildings and works to effectively manage land development in Port Albert. The changes will not affect the intention of the Design and Development Overlay and the overlay will still ensure development does not detract from the natural and built character of Port Albert.

#### **CLAUSE 16 - HOUSING**

**16.02-1: Rural residential development, which seeks to:**

*'...identify land suitable for rural living and rural residential development'*

The Port Albert Rural Residential Lifestyle Lots Review was undertaken to review rural Living opportunities for the coastal township of Port Albert and provides the strategic justification for the proposed rezonings that form a component of Amendment C95. The study was 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.



## CLAUSE 17 – ECONOMIC DEVELOPMENT

**17.01-1: Business**, which seeks to:

*'...encourage development which meet the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.'*

**17.03-1: Facilitating tourism**, which seeks to:

*'...encourage tourism development to maximise the employment and long-term economic, social and cultural benefits of developing the State as a competitive domestic and international tourist destination.'*

The proposed changes to the existing provisions applying to the township will align the current objective for Port Albert with existing strategies for the town and in doing so will help to facilitate and encourage tourism and economic development. The proposed rezonings have the ability to foster additional economic development through increased residential development and an increased population level.

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

The following Clauses of the Local Planning Policy Framework (LPPF) are considered to be relevant to the proposed Amendment:

**Clause 21.04: Settlement & Housing** - *refers to how and where growth should be accommodated over the next fifteen years. Appropriateness of development depends on infrastructure services and the encroachment of urban settlement on highly valuable agricultural land, coal related land and natural environment.*

Based on current data and recent trends, the Amendment will potentially provide an additional 17 years of land for the future growth of Port Albert. The extent of land identified for rezoning will not create a requirement to provide additional infrastructure nor will it encroach on the highly valuable agricultural land and coal resources to the north of the Township. The sensitive natural environment in the Port Albert hinterland, including the Nooramunga Marine and Coastal Park, has been considered and has greatly influenced the location and extent of land proposed for rezoning.

**Clause 21.12: Coastal Areas Strategic Framework** - *sets out the current direction for land use and development within Port Albert.*

The proposed revision to Clause 21.12-10 seeks to strengthen support for existing strategies identified for Port Albert in the Wellington Planning Scheme by expanding on the currently limited objective and in doing so providing additional support for tourism and commercial growth in Port Albert.

**Clause 21.13: Environment and Landscape Values** – *recognises that the Shire's rural areas contain some of the most ecologically important and diverse areas in the State, that these areas have high natural value and require protection from the significant issues, including inappropriate development and removal of native vegetation.*



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As addressed in the previous section, the Amendment has taken into consideration the potential impacts of land use change on the biodiversity and environmental sensitivity of the area. The Amendment recognises the significant levels of vegetation and areas of environmental sensitivity, the existence of acid sulphate soils and the location of the area being adjacent to Ramsar Convention listed and significant coastal wetlands (Nooramunga Marine and Coastal Park). These considerations have informed the location and extent of land identified for rezoning.

**Clause 21.14: Environmental Risk** - *acknowledges that the Shire contains areas which are liable to flooding and susceptible to fire, and also other environmental risks including climate change and land degradation and that potential impacts of these risks need to be managed appropriately through land management practices and the prevention of inappropriate development.*

Council has undertaken extensive consultation with West Gippsland Catchment Management Authority at both the Review (RLLR) stage and during exhibition of the Amendment, to identify land affected by inundation under current conditions and the potential impacts of a 0.8 metre rise in sea level by 2100. Land affected by coastal hazards is being retained within Farming Zone to avoid development in these areas. Extensive consultation has also been undertaken with CFA to ensure fire risk in the area has been appropriately considered.

**Clause 21.15: Natural Resource Management', Clause 22.06: Coal Resources Policy and Clause 22.07: Coal Buffers Policy** - *acknowledges the Shires natural resources including significant coal resources and productive agricultural land and the need for recognition and protection of these important resources.*

As discussed in the previous section, consideration has been given to the close proximity of coal resources to the north of Port Albert and the importance of ensuring that the opportunity for exploration and extraction of natural resources is protected. Land affected by the State Resource Overlay is not proposed for rezoning and will remain in the Farming Zone.

**Clause 22.02: Rural Policy** – *The rural policy recognises the importance of agriculture to the Shire's economy and the need to protect productive agricultural land from fragmentation and inappropriate land use and development that has the potential to threaten the future value of the Shires agricultural sector.*

The Amendment also recognises the areas of productive agricultural land to the north of the Study Area and also, that while the Port Albert Hinterland isn't used for traditional agricultural pursuits, it is utilised for agriculture at a smaller or more intensive scale. The Hinterland area is important in both the agricultural productivity of the region and preventing incompatible land uses affecting productive agricultural land to the north. The farming zone has been retained in the Hinterland where appropriate.

**Clause 21.16: Built Environment and Heritage** - *acknowledges that the built form within the Shire requires careful consideration and guidance due to significant variation within the municipality and significant heritage assets need to be considered in land use and development decisions.*

**Clause 22.03: Heritage Policy** – *provides direction for the most appropriate ways to undertake works in heritage places and encourages a community climate of respect for, and appreciation of, Wellington Shire's heritage.*



The Amendment proposes to make a number of changes to the Design and Development Overlay 9 that applies to the Port Albert Township. These changes will remove extraneous requirements and introduce exemptions to minor buildings and works to effectively manage land development in Port Albert. The changes will not affect the intent of the Design and Development Overlay, which will still ensure that development does not detract from the natural and built character of Port Albert.

**Clause 21.17: Economic Development** - *refers to the importance of tourism and its significant potential for growth, the need to diversify the Shire's economic base and the need to protect the Shire's rural areas and high quality agricultural land.*

The proposed changes to existing provisions applying to the township will align the current objective for Port Albert with existing strategies for the town and in doing so will help to facilitate and encourage tourism and economic development. The proposed rezonings have the ability to foster additional economic development through increased residential development and increased population levels.

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

The Amendment uses the most appropriate Victorian Planning Provision tools to achieve the strategic objectives of the Scheme. This proposed Amendment seeks to utilise existing zones and apply them to appropriate areas within the Port Albert Hinterland while amending existing provisions applying to the township to appropriately manage land development in Port Albert.

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

In undertaking the *Port Albert Rural Residential Lifestyle Lot Review (2014)*, Spiire engaged with a number of statutory authorities who subsequently provided submissions which were factored into the final recommendations report. A summary of these submissions can be found below:

**DEPI/DELWP** – Rural Conservation Zone implementation is supported in Precincts 1 and 3. Precinct 6 expansion of ESO1 is consistent with environmental objectives. Council should take into account VPP Amendment VC109 in relation to RCZs, clearance and defensible space for dwellings.

**South Gippsland Water** - any proposed smaller lots (less than 4000m<sup>2</sup>) will need to connect to South Gippsland Water's sewerage network and larger allotments will need to have the ability to treat and retain effluent on site in accordance with EPA standards and approved by Council.

**West Gippsland Catchment Management Authority (WGCMA)** - Final recommendations supported.

**Country Fire Authority (CFA)** - indicated additional rural residential development would need to be cognisant of fire protection guidelines, which may require certain land sizes and vegetation setbacks.

As part of the exhibition for the Amendment, letters were sent to 8 statutory authorities. Responses were received from three (3) Authorities (West Gippsland Catchment Management Authority, Department of Environment, Land, Water and Planning; Country Fire Authority). One (1) internal response was also received from Council's heritage advisor.



**Department of Environment, Land Water and Planning (DELWP)** - indicated its support for the proposed Amendment in its current form.

**West Gippsland Catchment Management Authority (WGCMA)** - raised no objections.

**Country Fire Authority (CFA)** - Recommend application of the BMO to the land proposed for Rural Living Zone – Schedule 2 in both Precinct 5 (north side of Kilgowers Road, Langsborough) and Precinct 2 (north of Old Port Foreshore Road) as these areas of vegetation meet the criteria for BMO mapping and would ensure that bushfire mitigation measures are considered and incorporated into future development.

**Councils Heritage Advisor** - raised no objections to the proposed Amendment.

Following the directions hearing held in Yarram on 20 October 2015, Council reached out to the remaining authorities providing an additional opportunity to make a submission to the Amendment. No further submissions were received.

#### **Does the Amendment address relevant requirements of the Transport Integration Act 2010?**

The Amendment is not likely to have a significant impact on the transport system due to the small scale of the proposed rezonings. New rural living zoned land will utilise existing road infrastructure

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

It is considered that implementation of the recommendations of the *Port Albert Rural Residential Lifestyle Lots Review* and the *Port Albert Planning Controls Review* into the Wellington Planning Scheme will have a positive effect on Council resources and decrease administrative costs through the provision of updated, clear and concise planning regulations.



## 7. Summary of issues raised in submissions and Council's response

At the close of the exhibition period, twenty (20) submissions were lodged with Council. Three (3) submissions were received from statutory authorities, one (1) internal response was received from Council's heritage advisor and sixteen (16) submissions were received from members of the community.

All submissions and responses can be found in the response to submissions table (**Attachment 1**).

The submissions will be addressed as follows:

- A. Statutory Authorities
- B. Zoning/Land use Issues
- C. Environmental Issues
- D. 'Other' planning matters

### A. Statutory Authorities

#### **Submissions:**

**West Gippsland Catchment Management Authority (WGCMA)** - Does not object to the Amendment.

**Country Fire Authority (CFA)** - recommend application of the BMO to the land proposed for Rural Living Zone – Schedule 2 in both Precinct 5 (north side of Kilgowers Road, Langsborough) and Precinct 2 (north of Old Port Foreshore Road) as these areas of vegetation meet the criteria for BMO mapping.

**Department of Environment, Land, Water and Planning (DELWP)** - supports the Amendment.

**Council's Heritage Advisor** - No heritage concerns with the proposed Amendment.

#### **Council response to the comments from statutory authorities**

In response to the submission made by the CFA, Council consider the recommended application of the Bushfire Management Overlay as a matter that is outside the scope of the current Planning Scheme Amendment and as such should be considered as a separate process on a more holistic basis in consultation with both the CFA and DELWP.

Notwithstanding this, Council has been engaged in ongoing discussions with the CFA regarding its submission and the level of fire risk in the area to ensure that it (the CFA) is satisfied with the proposal and to determine the most appropriate way to deal with any potential fire risk.

The CFA has indicated that fire safety requirements can be considered and addressed separately from Amendment C95 as part of any future development proposal in Port Albert and can be dealt with through existing planning and building permit processes.



## B. Zoning/Land Use Issues

(Submissions 5, 6, 7, 9, 10, 11, 12, 13, 14, 16, 17, 18)

### Key issues raised by submitters

Twelve (12) of the submissions raised issues regarding the relationship between existing land uses and the current zonings. More particularly, that the Farming Zone was incorrectly applied to land in 2007 and doesn't reflect the existing land use or recognise (the submitters' views) that the land isn't suitable for farming.

### Council response to the submissions

#### *Application of the Farming Zone in 2007:*

The submitters' believe that the translation of the former Rural Zone (RUZ) to the Farming Zone (FZ) in 2007 was incorrect and 'removed' property owners existing use rights. Whilst the former RUZ allowed for a wide range of uses, the purpose of the zone was: *'To provide for the sustainable use of land for Extensive animal husbandry (including dairying and grazing) and Crop raising (including Horticulture and Timber production)'* - in other words, to provide for agricultural uses. A permit was required for a dwelling on lots less than 40Ha in the RUZ.

In assessing an application for a dwelling in the RUZ, consideration had to be given as to whether the dwelling was 'reasonably required' for the operation of the rural activity conducted on the land. Despite these requirements, the ambit of discretion in the zone was regarded as being (amongst other things), too wide, which was leading to the loss of agricultural land and creating land use conflicts as incompatible uses were allowed to be established in close proximity to one another.

The purpose of the new FZ was to provide a zone that *unambiguously* catered for agriculture. The reason for the introduction of the zone was to address the issues evident with the RUZ since its application into the new format planning scheme (refer to [Section 2](#)).

As detailed in the document, *'New Zones for Rural Victoria Final Package'* (DSE, 2009) ([Attachment 2](#)), the Minister for Planning recognised the need at the time to retain existing rights and early in the consultation period announced that existing use rights would remain for dwellings within the FZ. These retained rights were that:

- A property owner will continue to be able to seek a permit for a dwelling on lots less than 40 hectares or the scheduled lot size
- A property owner will continue to be able to seek a permit for a second dwelling on a lot.
- A property owner will continue to be able to seek a permit to excise an existing dwelling, subject to a condition preventing further subdivision of the resultant lots.

A key difference between the zones was that the FZ introduced the requirement for permit applications to be supported by a written statement explaining how the proposal responds to the decision guidelines of the zone.

The application of the FZ in 2007 was a direct translation from the former RUZ and was undertaken as a 'Ministerial Amendment' by the Minister for Planning.



### ***RLLLR and Amendment C95:***

The Rural Residential Lifestyle Lots Review being implemented as part of Amendment C95 was required to consider a range of factors beyond the existing land use in assessing the most appropriate zone for each precinct (including environmental constraints, access, agricultural productivity, services and infrastructure levels). Where it has been determined that rural living development would not be suitable due to constraints, it was considered that the retention of the existing Farming Zone is the most appropriate way to prevent inappropriate land use and development.

## **C. Environmental Issues**

*(Submissions 3, 4, 7, 11, 13 15 & 17)*

### **Key issues raised by submitters:**

- Two (2) of the submissions (3 & 7) raised issues in relation to vegetation:
  - a) One (1) submitter had concerns that further subdivision in Precinct 2 would have significant impacts on the existing vegetation due to clearing for dwellings, fence lines, driveways and other buildings.
  - b) One (1) submitter believes the vegetation assessment in Precinct 1, which identified that the biodiversity and environmental values of the precinct required protection, was erroneous and inaccurate.
- Four (4) of the submissions (3, 4, 13 & 15) raised issues in relation to fire risk. The submission raised in relation included:
  - a) General agreement with the fire risk assessment
  - b) Concern with proposed level of human activity in Precinct 2 given level of fire risk
  - c) Questioned why areas affected by bushfire are being proposed for rezoning if this this was given as a reason not to rezone other land.
  - d) Questioned why areas affected by bushfire are proposed for rezoning when there is filled, vacant (Farming Zone) land in the township that is unaffected by fire.
- Four (4) of the submissions (4, 7, 11 & 17) raised issues in relation to the justification of not rezoning certain areas due to inundation and flooding.

### **Council response to the submissions**

#### **1. Vegetation:**

- a) The views of DELWP were sought as part of the consultation process. DELWP raised no issues regarding vegetation removal and responded in support of the Amendment. Any removal, destruction or lopping of native vegetation requires a planning permit (unless specifically exempted) and must comply with the requirements of Clause 52.17. In instances where native vegetation is permitted to be removed, it is required that an offset is provided in a manner that makes a contribution to Victoria's biodiversity that is equivalent to the contribution made by the native vegetation being removed.
- b) The biodiversity significance identified in Precinct 1 is based on the findings of a professional study undertaken in 2010 by consultants Aecom – *'Environmental Investigation Report: Wonnangatta Valley and Port Albert*



*The Heart of Gippsland*



(2010)<sup>1</sup>. The significance of the vegetation, in combination with its location in the context of the neighbouring Nooramunga Marine and Coastal Park, means that it is valuable and requires protection.

## 2. Fire

As outlined above, in determining the potential for Precincts to be rezoned, a range of factors were considered - one of which was fire risk. None of the Precincts are currently affected by the Bushfire Management Overlay (BMO) under the planning system, but all land is affected by Bushfire Prone Area mapping under the building provisions.

During the preparation of the RRLLR, advice was sought from the Country Fire Authority (CFA) who had no objection to the proposed rezonings. Advice was again sought from the CFA during the exhibition of Amendment C95, at which time it was indicated that land affected by the proposed rezoning is not currently affected by the BMO, but the vegetation in these areas meets the criteria in DELWP 'Advisory Note 46: Bushfire Management Overlay Mapping Methodology and Criteria'.

Accordingly, the CFA welcomed further discussion with Council about the application of the BMO. Council believes that the potential application of the BMO to land in Port Albert (and in other relevant areas of the municipality) is a matter for consideration outside of the current C95 Amendment process, which will allow consideration of the matter to be conducted in a more holistic (not piecemeal) manner in full consultation with both the CFA and DELWP.

Following discussions between Council and CFA regarding the level of fire risk in the Port Albert area, the CFA has indicated that the fire safety requirements can be considered and addressed separately from Amendment C95 as part of any future development proposal in Port Albert, which can/will be adequately dealt with as part of existing planning and building permit processes.

## 3. Flooding

During the preparation of the RRLLR and as part of Amendment C95, technical flooding advice was sought from the relevant statutory authority, which in this instance is the West Gippsland Catchment Management Authority (WGCMA). The WGCMA advised that higher standards apply to the proposed rezoning of land compared to infill development:

- a. For rezoning that is likely to increase the number of residents, the WGCMA's first test is to determine if the land is predominately flood free in a 1% AEP (Annual Exceedance Probability) flood (i.e. enough flood free land to build a house, shed and driveway).
- b. The 'Guidelines for Coastal Catchment Management Authorities: Assessing development in relation to sea level rise (June 2012)', state that greenfield development (i.e. conversion of rural land to an urban use) will be assessed against a 1% AEP benchmark that includes an allowance of 0.8m rise in mean sea level.

Where the WGCMA has indicated that it would not support rezoning due to potential inundation and flooding, the land is either already subject to inundation under current



climatic conditions or would be affected under future climatic conditions (2100) to an extent that the land would not satisfy the first test of being 'predominantly flood free'.

#### **D. 'Other' planning matters**

*(Submissions, 7, 10, 11, 12, 13, 16 & 17)*

##### **Key issues raised by submitters:**

1. Four (4) of the submissions (7, 10, 11 & 17) raised issues in relation to the use of 'precincts' instead of individually assessing properties based on size, attributes and most appropriate use.
2. Three (3) of the submissions (7, 10 & 16) raised issues with the accuracy of the supply/demand figures used in the RLLR.
3. Three (3) of the submissions (12, 13 & 17) raised questions about infrastructure levels, particularly, why the land proposed for rezoning is preferred over other land with better services and infrastructure.
4. Two (2) of the submissions (11 & 17) raised issues with the decision to retain their property in the Farming Zone despite the level of existing development on neighbouring properties.

##### **Council response to the submissions**

1. Assessment of properties on an individual basis is neither an accepted strategic planning approach nor best practice – a view advocated and supported by DELWP. Properties need to be considered within the wider landscape context with precincts having been determined by a combination of factors including existing planning controls, land use, vegetation and access constraints. This approach is also consistent with *Practice Note 37: Rural Residential Development* (DELWP), which focuses on areas rather than individual lots and land parcels.
2. The RLLR looked at a number of data sources when assessing supply and demand for housing/residential lots in Port Albert. This included:
  - a) Anecdotal evidence gathered from discussions with the community and local estate agents who suggested that there is a level of demand for rural residential land in the Port Albert hinterland.
  - b) Victoria in Future 2012 (VIF 2012 – DELWP) projections.
  - c) Council building/planning permit data.

Officers believe that this provided the most accurate, up-to-date data available at the time that the RLLR was undertaken. This also complies with State Planning Policy, which requires consideration, where relevant, of Victorian Government population projections and land supply estimates when planning for sufficient supply of land to meet forecast demand.

3. In relation to both issues 3 & 4 above - as previously discussed, the RLLR was required to consider a number of different factors (including the existing land use, environmental constraints, access, agricultural productivity, service provision and infrastructure levels) when assessing the most appropriate zone for each precinct. Where properties have access and services but are not recommended for rezoning, other constraints are present that make residential development inappropriate in these areas.



*The Heart of Gippsland*

## Attachments



*Planning and Environment Act 1987*

Panel Report

Wellington Planning Scheme Amendment C95

Port Albert Rural Residential Lifestyle Lots Review

13 January 2016

*Planning and Environment Act 1987*

Panel Report pursuant to Section 25 of the Act

Wellington Planning Scheme Amendment C95

Port Albert Rural Residential Lifestyle Lots Review

13 January 2016



Brett Davis, Chair



Geoffrey Carruthers, Member

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## List of Abbreviations

AEP	Annual Exceedance Probability
AHD	Australian Height Datum
ARI	Average Recurrence Interval
BMO	Bushfire Management Overlay
CFA	Country Fire Authority
DELWP	Department of Environment, Land, Water and Planning
FZ	Farming Zone
GRZ	General Residential Zone
LSIO	Land Subject to Inundation Overlay
PAPA	Port Albert Progress Association
PCR	Planning Controls Review (Meinhardt June 2014)
RAMSAR <sup>1</sup>	Convention on Wetlands
RCZ	Rural Conservation Zone
RLZ	Rural Living Zone
RRLLR	Rural Residential Lifestyle Lots Review (Spiire October 2014)
RZ	Rural Zone
SLR	Sea Level Rise
SPPF	State Planning Policy Framework
WGCMA	West Gippsland Catchment Management Authority

<sup>1</sup> RAMSAR - an intergovernmental treaty that provides the framework for national action and international cooperation for the conservation and use of wetlands and their resources.



## Overview

### Amendment Summary

<b>The Amendment</b>	Wellington Planning Scheme Amendment C95
<b>Common Name</b>	Port Albert Rural Residential Lifestyle Lots Review
<b>Subject Site</b>	Port Albert township
<b>The Proponent</b>	Wellington Shire Council
<b>Planning Authority</b>	Wellington Shire Council
<b>Authorisation</b>	Requested 21 April 2015
<b>Exhibition</b>	25 June to 27 July 2015
<b>Submissions</b>	20

### Panel Process

<b>The Panel</b>	Brett Davis (Chair) and Geoffrey Carruthers
<b>Directions Hearing</b>	Yarram Service Centre, Yarram, 20 October 2015
<b>Panel Hearing</b>	Yarram Service Centre, Yarram, 30 November and 1 December 2015
<b>Site Inspections</b>	Unaccompanied, 20 October and 30 November 2015
<b>Date of this Report</b>	13 January 2016

## Executive Summary

Wellington Planning Scheme Amendment C95 (the Amendment) was prepared by Wellington Shire Council (Council) as Planning Authority. As exhibited, the Amendment proposes to:

- Implement the recommendations and findings of the Port Albert Rural Residential Lifestyle Lots Review (2014) and the Port Albert Planning Controls Review (2014)
- Rezone nominated land near Port Albert to Rural Living Zone, Low Density Residential Zone, Rural Activity Zone, Farming Zone and General Residential Zone
- Make associated changes to Clause 21.12 - Coastal Areas Strategic Framework and to the Design and Development Overlay, Schedule 9.

Council received 20 submissions, with the majority opposing the Amendment. The reasons for opposition included:

- Inappropriate justification
- Council is too conservative (not rezoning enough land)
- The Farming Zone translation is flawed
- Effect on property values and rates
- Inefficient in-depth investigation.

In the majority of cases, the Panel finds that the existing the Farming Zone (FZ) for most precincts is inappropriate. It was disappointing that Council did not look to go further with its recommendations in order to rectify this. However it is beyond the role of this Panel to recommend broad scale rezoning of land when there remain several outstanding issues - particularly flood inundation and fire risks.

The Country Fire Authority (CFA) preference was for a Bushfire Management Overlay to be used, however for various reasons the Amendment was not exhibited with one. As such, the CFA relied upon bushfire management planning Memorandum of Understanding with Council. This has yet to be finalised.

The West Gippsland Catchment Management Authority (WGCMA) outlined that a majority of the subject sites will be affected with an increase in AHD level predictions to the year 2100. The WGCMA was of the view that this ruled out rezoning of land. What was not clear to the Panel is why this could still not be mitigated through an overlay or planning control, and was not a reason to 'quarantine' unviable farmland.

Neither the Council nor any submitters presented the Panel with expert evidence on matters such as land supply, fire and inundation issues. Council relied on the work undertaken by Spiire, the Port Albert Rural Residential Lifestyle Lots Review (2014) (RRLLR). This document clarifies precinct boundaries.

The focus of the RRLLR is to identify opportunities for rural living growth, rather than broader issues of the applicability or relevance of the FZ as it has been applied to Port Albert.

Limited land supply was raised by a number of submitters. There is evidently little apparent land supply or demand issue. The empirical data that was presented to the Panel by Council is the best available reasoning, and satisfies the Panel.

The Panel encourages Council as a priority to undertake a rigorous strategic approach to predicted climate change implications in Port Albert, and that the input of the WGCMA and CFA is applied on a precinct basis, rather than rely upon applying conditions on an individual site-by-site permit basis. The precincts adopted as part of this Amendment should be the basis on which to prepare future Amendments with all information at hand.

The close proximity to a RAMSAR listed marine reserve and wetlands require further attention. As part of further strategic work, a contiguous Rural Conservation Zone (RCZ) buffer at the RAMSAR interface is suggested as a salient consideration.

The Panel is empathetic to issues raised in Precinct 7 however it agrees with the recommendation of Council not to rezone any further land at this stage.

With regard to the 'anomalies' put forward by Council, the Panel notes that zone boundaries don't necessarily have to follow a cadastre. In this case, rezoning the land to suit property boundaries would create another anomaly and it did not support these changes.

The Panel believes that the responsible course of action for Council is to conduct a review of the issues identified by the Panel, and consider the factors that have changed and update the RRLLR accordingly. The review should, as a minimum, consult the WGCMA, Port Albert Progress Association (PAPA) and the CFA; and preferably also involve a community consultation component in order to gain back some of the lost ownership of the outcome expressed by the Port Albert community. This should address the appropriateness of the FZ (with a view to removing it), meaningful land supply analysis and include how to apply Land Subject to Inundation and Bushfire Management Overlays concurrently with any future Planning Scheme Amendments relating to the Port Albert precincts.

#### **Recommendation**

**Based on the reasons set out in this Report, the Panel recommends:**

- 1 Adopt Amendment C95 to the Wellington Planning Scheme as exhibited, subject to deleting Precinct 5 - rezoning of land at 68 and 86 Yarram-Port Albert Road.**

## 1 Background

Wellington Planning Scheme Amendment C95 (the Amendment) was prepared by Council as Planning Authority. As exhibited, the Amendment proposes to:

- Implement the recommendations and findings of the Port Albert Rural Residential Lifestyle Lots Review (RLLR) (2014) and the Port Albert Planning Controls Review (2014);
- Rezones nominated land near Port Albert variously to Rural Living Zone (RLZ), Low Density Residential Zone (LDRZ), Rural Activity Zone (RAZ), Farming Zone and General Residential Zone (GRZ) and;
- Makes associated changes to Clause 21.12 - Coastal Areas Strategic Framework and to the Design and Development Overlay, Schedule 9 (DDO9).

Those in attendance at the Panel Hearing are listed in Table 1.

Table 1. Parties to the Panel Hearing

Submitter	Represented by
Wellington Shire Council	Mr Barry Hearsey (Coordinator on Planning) Mr Ben Proctor (Strategic Planner)
West Gippsland Catchment Management Authority	Mr Wayne Gilmore
Country Fire Authority Mr Don Caithness Mr John Coghill and J Kerndge Mr Michael Glebov	Mr Jude Kennedy and Ms Ann Coxon
Port Albert Progress Association	Mr Saul Stainer Mr Michael Hobson
Mr Gary Proud Mr Peter and Mrs Jill Coates Ms Jacqueline Chelebian (by phone)	

### 1.1 Right of reply

At the conclusion of the Hearing, the Panel requested Council to provide its 'right of reply' in writing addressing the following issues:

- *Noting the new information tabled by the WGCMA during the Hearing, expand its reasons why the RLZ and RAZ have been chosen, and if it relies on the Spiire report in forming its recommendations*
- *Clarification on the criteria applied in determining zones and precincts and how was this applied*
- *Clarification regarding how the CFA and bushfire requirements could be dealt with in the absence of applying the BMO*

- Council provides an electronic copy of the 2002 Port Albert Master Plan and EnPlan document raised in submissions.

The Right of Reply was submitted to Planning Panels Victoria and all parties on 7 December 2015.

## 1.2 Procedural matter

Gary Proud (submitter 16) raised a procedural issue in writing on 24 July 2015, and again at the Directions Hearing on 20 October 2015, questioning whether the Panel Hearing should be convened at all, when the Council has not complied with the Section 4 Objectives requirements of the *Planning and Environment Act 1987* (the Act). He submitted that Council had failed to provide for fair, orderly, economic, and sustainable use and development of land. He asserted that Council had never undertaken the review of the previous use of the subject sites prior to Amendment C43, which was recommended in the Amendment C55 Panel report in 2013<sup>2</sup>.

At the Directions Hearing the Panel ruled that the Amendment had been properly prepared by Council and approved by DELWP in accordance with Ministerial Direction 11 (Strategic Assessment Guidelines) and the Form and Content of Planning Schemes under Section 7(5) of the Act.

## 1.3 Previous amendments

### Amendment C43

Amendment C43 was prepared by the Minister for Planning and introduced the FZ and RCZ into the Wellington Planning Scheme. The Amendment resulted in the direct translation of the 'old' rural zones (Rural Zone and Environmental Rural Zone) to the new rural zones FZ and RCZ.

### Amendment C55

In its original form, Amendment C55 proposed to implement the findings of the adopted Rural Zones Review by:

- Rezoning of agricultural land in the Wonnangatta and Dargo River Valleys from the Rural Conservation Zone to the Farming Zone.
- Rezoning of 4 Crown Land parcels in the Dargo area from Rural Conservation Zone to the Public Conservation and Resource Zone.
- Extending the application of Schedule 8 to the Environmental Significance Overlay to all areas within a Special Water Supply Catchment Area.
- Inserting 'Planning Units' into the Municipal Strategic Statement.
- Inserting a new local Rural Policy.
- Consequential changes to the local provisions of the Wellington Planning Scheme.

The Panel acknowledged that there may be properties that were translated into the Farming Zone that could not be farmed, though it was also made clear by the Panel in its report that it was, "... not suggesting that these properties all become Rural Residential or Rural Living

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<sup>2</sup> Panel report Amendment C55, July 2013, page 16

*Zones (as the strategic work has not been undertaken or provided), but that the review investigate the appropriateness of zoning in this area.'*

Amendment C55 was ultimately split into two parts with Part 1 comprising all components of the Amendment except all matters relating to the Special Water Supply Catchments and Part 2 which included all matters relating to the special water supply catchments. C55 (Part 1) was formally adopted by Council on 17 December 2013 and forwarded to the Minister for Planning on 2 January 2014 for approval with Part 2 of the Amendment being abandoned. Amendment C55 (Part 1) was approved by the Minister for Planning and came into effect 1 May 2014.

### **Amendment C33**

Amendment C33 was prepared by Wellington Shire Council in 2010 at the request of the WGCMA. Amendment C33 sought to apply updated/new flood overlays to areas known to be affected by mainstream flooding during a 1 in 100 year ARI (Average Recurrence Interval) flood. ARI is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event

The Amendment affected various flood prone areas within the Shire (including Port Albert), as identified by the East and West Gippsland Catchment Management Authorities in association with the Wellington Shire Council.

The new flood mapping extents were informed by, and representative of, best available data at the time, and were based on numerous studies: including the Flood Data Transfer Project (DSE 2000), the Rosedale Flood Warning Upgrade Project (GHD 2002), the Gippsland Lakes Flood Level Modelling Project (CEAH 2004), the Port of Sale Hydrological Study (SMEC 2004), aerial flood photography taken during major floods in 2001 and 2007 (WGCMA) and detailed topographical data (LIDAR) captured by DSE during 2008.

Amendment C33 was exhibited from 4 February to 18 March 2010, and 139 submissions were received. A large number of submissions were unresolved with the main issues raised relating to the accuracy of data used to define overlay boundaries; the applicability of overlays to individual properties; and the social and economic impact of the overlays on individual landowners and affected communities, particularly in the township of Port Albert.

Ninety-five submissions were received from Port Albert, most of which remained unresolved because submitters objected to a Land Subject to Inundation Overlay (LSIO) being introduced over much of the town, when no such overlay had existed in the past. Submitters also disagreed with the LSIO on the grounds that a realistic basis did not exist in respect to the 1 in 100 year tidal inundation elevation used, and consequently the LSIO was excessive in its extent.

The C33 Panel noted that:

- *The predictions in the CSIRO report (Climate Change in Eastern Victoria – Stage 3 Report, 2006) relied upon to inform the extent of the LSIO and FO in Port Albert report were made on the basis of limited data and may not have reliably represented the complexity of the marine/terrestrial/climatic interface and, consequently, the elevation of the 1 in 100 year ARI tidal storm surge event for Port Albert. On this basis, the Panel recommended a*

*review of the CSIRO report to determine the extent to which it could be relied upon.*

- *The CSIRO report, however, represented the best available information and that, with the precautionary principle in mind, should be applied until better data becomes available.*

Council adopted the Amendment in April 2011, and subsequently in 2014 the Minister for Planning approved the Amendment, with changes. These changes included the exemption of the town centre urban areas (Residential 1 Zone (R1Z), Commercial 1 Zone (C1Z / B1Z) and Commercial 2 Zone (C2Z/ B4Z)) of Port Albert from the Land Subject to Inundation Overlay and Flood Overlay controls. The Amendment came into effect on 16 January 2014.

#### 1.4 Precinct recommendations

The Amendment includes the RRLLR as a reference document. Council informed that Panel that further investigative work would be required to support potential rezoning within Precincts 1, 3, 5 and 6.

Table 2 RRLLR Recommendations

Precinct	Recommendation
Precinct 1	Investigate rezoning to RCZ1 (long term and not included in this Amendment)
Precinct 2	Rezone to RLZ2
Precinct 3	Investigate rezoning to RCZ1 (long term and not included in this Amendment)
Precinct 4	Rezone to LDRZ
Precinct 5	Rezone land to correct mapping anomalies and investigate the rezoning of land at Lot 2 LP95313 from GRZ to FZ and rezone land along Kilgowers Road to RLZ2
Precinct 6	Retain in the FZ. Investigate extending the ESO2 to land at 19 Old Port Road. Apply the RAZ to the caravan park.
Precincts 7,8,9	Retain in FZ.

#### 1.5 Issues dealt with in this report

The Panel considered all written submissions, as well as submissions presented to it during the Hearing. In addressing the issues raised in those submissions, the Panel has been assisted by the information provided to it as well as its observations from inspections of specific sites.

This report deals with the following matters:

- Planning Context
- Strategic Justification
- General Issues with the Farming Zone
- Other issues
- Precincts.

## 1.6 Property devaluation and rates

A number of submitters were concerned that the Amendment would or may devalue their property. There are numerous factors that can influence property value and no evidence was presented to indicate or prove the Amendment would influence a property's value.

The Panel informed submitters that it has been a long held legal principle at PPV and VCAT hearings that the impact or otherwise of planning decisions upon property values is not a matter that should influence our considerations.

The Panel refers to Mitchell C92:

*The core consideration for amendments in clause 10.04 of the planning scheme, namely balancing competing objectives in the SPPF in favour of net community benefit and sustainable development, will, and has, generally resulted in amendments placing controls on private land being strongly weighted to the broader community benefit rather than any individual's real or perceived disbenefit or loss of personal benefit.*

*In relation to property devaluation, the Panel has not been presented with any evidence that substantiates such claims. Furthermore, it considers that even if there is some level of property devaluation associated with the Amendment, this does not weigh against the overall benefit to the community of the Amendment.<sup>3</sup>*

On the matter of rate notices raised by submitters, the Panel notes that this does not form part of its ambit of discretion nor does it make any further comment on the matter.

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<sup>3</sup> Mitchell C92 Panel Report, pg 33



## 2 Planning context

Council provided a response to the Strategic Assessment Guidelines as part of the Explanatory Report.

The Panel has reviewed the policy context of the Amendment, and relies upon Council's submitted appraisal of the relevant zone and overlay controls and other relevant planning strategies:

### 2.1 Policy framework

#### (i) State Planning Policy Framework

Council submitted that the Amendment is supported by the following clauses in the SPPF:

##### Clause 11 - Settlement

##### Clause 12: Environmental and Landscape Values

##### Clause 12.01-1: Protection of biodiversity, which seeks:

*to assist the protection and conservation of Victoria's biodiversity, including important habitat for Victoria's flora and fauna and other strategically valuable biodiversity sites.*

##### Clause 12.02-1: Protection of coastal areas, which seeks to:

*recognise and enhance the value of the coastal areas to the community and ensure sustainable use of natural coastal resources.*

##### Clause 12.02-2: Appropriate development of coastal areas, which seeks to:

*ensure development conserves, protects and seeks to enhance coastal biodiversity and ecological values.*

##### Clause 12.04-1: Environmentally sensitive areas, which seeks to protect and conserve environmentally sensitive areas.

The Amendment has considered the potential impacts of land use change on the biodiversity and environmental sensitivity of the area. The Amendment recognises the significant levels of vegetation and areas of environmental sensitivity, the existence of acid sulphate soils and the location of the area being adjacent to RAMSAR Convention listed and significant coastal wetlands (Nooramunga Marine and Coastal Park). These considerations have contributed to the identification of the land proposed for rezoning.

##### Clause 13: Environmental Risk

##### Clause 13.01-1: Coastal inundation and erosion, which seeks to:

*plan for and manage the potential coastal impacts of climate change.*

##### Clause 13.02-1: Floodplain management, which seeks to:

*assist the protection of life, property and community infrastructure from flood hazard. The natural flood carrying capacity of rivers, streams and floodways!*

*The flood storage function of floodplains and waterways. Floodplain areas of environmental significance or of importance to river health.*

Council consulted with the WGCMA at both the RRLR stage and during exhibition of the Amendment, to identify land affected by inundation under the DELWP advice regarding the potential impacts of a 0.8 metre rise in sea levels by 2100. Land affected by coastal hazards is proposed to be retained in FZ to avoid development in these areas.

**Clause 13.05-1: Bushfire planning strategies and principles**, which seeks to:

*assist to strengthen community resilience to bushfire.*

Although the land proposed for rezoning is not affected by the Bushfire Management Overlay (BMO), bushfire hazard in the area has been identified and been given consideration. The CFA was consulted at both the study stage and during the Amendment to ensure fire risk was adequately considered and the risk to residents, property and community infrastructure will not increase as a result of future land use and development.

#### **Clause 14 - Natural Resource Management**

**Clause 14.01-1: Protection of agricultural land**, which seeks to:

*protect productive farmland which is of strategic significance in the local or regional context.*

The Amendment recognises the areas of productive agricultural land to the north of the Study Area and also, that while the Port Albert Hinterland is not used for traditional agricultural pursuits, that it is utilised for agriculture at a smaller or more intensive scale. The Hinterland area is important in both the agricultural productivity of the region and preventing incompatible land uses affecting productive agricultural land to the north. The farming zone has been retained in the Hinterland where appropriate.

**Clause 14.03: Resource Exploration and Extraction**, which seeks to:

*encourage exploration and extraction of natural resources in accordance with acceptable environmental standards and to provide a planning approval process that is consistent with the relevant legislation.*

The Amendment recognises the close proximity of coal resources to the north of Port Albert and the importance of protecting the opportunity for exploration and extraction of natural resources. Land affected by the State Resource Overlay is not proposed for rezoning and will remain in the FZ.

#### **Clause 15 – Built Environment and Heritage**

**Clause 15.01-1: Urban design**, which seeks to:

*create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.*

The Amendment proposes to make a number of changes to the DDO9 that applies to the Port Albert Township. These changes will remove unnecessary requirements and introduce exemptions to minor buildings and works to effectively manage land development in Port Albert. The changes will not affect the intention of the Design and Development Overlay

and the overlay will still ensure development does not detract from the natural and built character of Port Albert.

**Clause 16: Housing**

**Clause 16.02-1: Rural residential development**, which seeks to:

*identify land suitable for rural living and rural residential development*

The Port Albert Rural Residential Lifestyle Lots Review was undertaken to review rural living opportunities for the coastal township of Port Albert and provides the strategic justification for the proposed re-zonings that form a component of Amendment C95. The study was 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.

**Clause 17: Economic Development**

**Clause 17.01-1: Business**, which seeks to:

*encourage development which meet the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.*

**Clause 17.03-1: Facilitating tourism**, which seeks to:

*encourage tourism development to maximise the employment and long-term economic, social and cultural benefits of developing the State as a competitive domestic and international tourist destination.*

The proposed re-zonings have the ability to foster additional economic development through increased residential development and an increased population.

**(ii) Local Planning Policy Framework and the Wellington Shire Municipal Strategic Statement**

Council submitted that the Amendment supports the following local planning objectives:

**Clause 21.04: Settlement and Housing**

*Based on current data and recent trends, the Amendment will potentially provide an additional 17 years of land for the future growth of Port Albert. The extent of land identified for rezoning will not create a requirement to provide additional infrastructure nor will it encroach on the highly valuable agricultural land and coal resources to the north of the Township. The sensitive natural environment in the Port Albert hinterland, including the Nooramunga Marine and Coastal Park, has been considered and has greatly influenced the location and extent of land proposed for rezoning.*

**Clause 21.12: Coastal Areas Strategic Framework** - sets out the current direction for land use and development within Port Albert.

*The proposed revision to Clause 21.12-10 seeks to strengthen support for existing strategies identified for Port Albert in the Wellington Planning Scheme*

*by expanding on the currently limited objective and in doing so providing additional support for tourism and commercial growth in Port Albert.*

**Clause 21.13: Environment and Landscape Values**

*The Amendment has taken into consideration the potential impacts of land use change on the biodiversity and environmental sensitivity of the area. The Amendment recognises the significant levels of vegetation and areas of environmental sensitivity, the existence of acid sulphate soils and the location of the area being adjacent to RAMSAR Convention listed and significant coastal wetlands (Nooramunga Marine and Coastal Park). These considerations have informed the location and extent of land identified for rezoning.*

**Clause 21.14: Environmental Risk**

Council submitted that it had undertaken extensive consultation with WGCMA at both the RRLR stage and during exhibition of the Amendment, to identify land affected by inundation under current conditions and the potential impacts of a 0.8 metre rise in sea level by 2100. Land affected by coastal hazards is being retained within FZ to avoid development in these areas. Extensive consultation has also been undertaken with CFA to ensure fire risk in the area has been appropriately considered.

**Clause 21.15: Natural Resource Management, Clause 22.06: Coal Resources Policy and Clause 22.07: Coal Buffers Policy**

*Consideration has been given by Council to the close proximity of coal resources to the north of Port Albert and the importance of ensuring that the opportunity for exploration and extraction of natural resources is protected. Land affected by the State Resource Overlay is not proposed for rezoning and will remain in the FZ.*

**Clause 22.02: Rural Policy**

*The Amendment recognises the areas of productive agricultural land to the north of the Study Area and that while the Port Albert Hinterland is not used for traditional agricultural pursuits, it is utilised for agriculture at a smaller or more intensive scale.*

**Clause 21.16: Built Environment and Heritage and Clause 22.03: Heritage Policy**

*The Amendment proposes to make a number of changes to the Design and Development Overlay 9 that applies to the Port Albert Township. These changes will remove extraneous requirements and introduce exemptions to minor buildings and works to effectively manage land development in Port Albert. The changes will not affect the intent of the Design and Development Overlay, which will still ensure that development does not detract from the natural and built character of Port Albert.*

## 2.2 Planning scheme provisions

The Amendment applies the appropriate Victorian Planning Provisions tools to achieve the strategic objectives of the Scheme. This proposed Amendment seeks to utilise existing zones and apply them to appropriate areas within the Port Albert Hinterland while amending existing provisions applying to the township to appropriately manage land development in Port Albert.

### (i) Zones

The FZ, RL22, LDRZ, RAZ and GRZ form part of the Amendment.

It is proposed to amend the Design and Development Overlay Schedule 9 to streamline the control and provide greater clarity to permit applicants and Council. Council submitted:

*The DDO states that buildings should not exceed the height of the Port Albert Hotel. This control is now redundant. It is proposed to amend Schedule 9 to change this control so that buildings should not exceed a height of 9m above ground level (previously surveyed height of the Port Albert Hotel).*

*Further exemptions for minor buildings and works such as sheds, outbuildings and minor extensions will be introduced.*

*Exemptions in the overlay that already exist elsewhere in the Scheme will be removed.*

The proposed zones are shown in Figure 1.



Figure 1 Proposed Zones  
Source Council Part A Submission

## **2.3 Ministerial Directions and Practice Notes**

### **(i) Ministerial Directions**

Council submitted that the Amendment meets the relevant requirements of the following Ministerial Directions:

- Ministerial Direction 11 (Strategic Assessment Guidelines) and the Form and Content of Planning Schemes under Section 7(5) of the Act.
- Ministerial Direction 13 (Floodplain Management) the Amendment has considered the views of the relevant floodplain manager and is consistent with all policies, objectives and strategies for coastal Victoria as outlined in the State Planning Policy Framework.
- Ministerial Direction 15 the Amendment is accompanied by all of the required information.

### **(ii) Planning Practice Notes**

Council submitted that the Amendment meets the relevant requirements of the following Planning Practice Notes (PPN):

- PPN37: Rural Residential Development (November 2013)
- PPN42: Applying the Rural Zones (November 2013).

The Amendment complies with the requirements of the Ministerial Direction on the Form and Content of Planning Scheme pursuant to s 7(5) of the Act.

## **2.4 Discussion**

The Panel concludes that the Amendment is supported by, and implements, the relevant sections of the State and Local Planning Policy Framework.

## 3 Strategic justification

### 3.1 The issue

Does the proposed Amendment have strategic justification?

### 3.2 Evidence and submissions

As outlined in Council's Part A submission, two studies were commissioned by Council in relation to the Amendment:

- Rural Residential Lifestyle Lot Review (December 2014)
- Port Albert Planning Controls Review (PCR) June 2014.

#### RRLLR

The RRLLR identified the most appropriate locations to provide rural living opportunities in Port Albert and surrounding areas. The study provided Council with the strategic justification required to change the zoning of land and as such only land identified in the study can be rezoned.

Council submitted the opportunities for rezoning have been influenced by a number of different factors including:

- *The supply of standard town lots within the area for sale or development.*
- *The level of anticipated population growth for the study area.*
- *The 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.*
- *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.*

The recommendations of the RRLLR are proposed to be implemented by re-zoning specific areas of land around Port Albert, the subject of this Amendment. These are outlined in Table 2.

## PCR

The short-term recommendations of the PCR are reflected in both the local policy section of the Planning Scheme that relates to Port Albert and also in Design and Development Overlay – Schedule 9 (DDO9) that applies to the Port Albert Township.

Council submitted that Amendment C55 to the Wellington Planning Scheme, which implemented the findings of the *Wellington Shire Rural Zones Review Volumes 1 and 2 (2009)*, received 16 submissions from the Port Albert, Lansborough and Alberton areas raising issues regarding the application of the FZ to their land. The submissions suggested farming to be an inaccurate description of the land and that it should be rezoned for rural residential purposes. While the decision was made that the issues raised were not for the Panel to resolve, the Panel endorsed the need for the RRLLR study by recommending 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.<sup>4</sup>*

Council outlined that a central component of the RRLLR was to investigate and address community concern regarding the perceived mismatch of zoning to rural properties and other anomalies brought about by recent zone translation changes to the Wellington Planning Scheme, and the associated uncertainty surrounding ongoing land use and development rights.

The study was 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.

Council submitted the RRLLR study provided 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.*

This was based upon a review of the Wellington Planning Scheme, relevant recent amendments and a series of relevant strategic studies.

The RRLLR found that there is some scope to provide further rural living opportunities within and around Port Albert, whilst considering the constraints of the area. Council submitted that this finding was based on:

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<sup>4</sup> Amendment C55, Panel report 2013, page 16



- *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.*
- *The outcomes of targeted community and stakeholder consultation.*
- *The prevalence of small lot and undeveloped subdivisions.*

In addition, *The Port Albert Planning Controls Review (PCR)* was undertaken by Meinhardt and a final report was provided to Council in June 2014.

Council submitted that:

*a key component of the PCR 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.*

Meinhardt critically reviewed 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 Planning Provisions as well as reference material:

- Recent permit trends - in order to understand recent and historical development patterns and trends in Port Albert.
- Planning issues raised by Council, or that had been identified through community consultation.

The key PCR issues as summarised by Council were:

#### **Complexity of the Existing Planning Framework**

*Port Albert has a number of special characteristics that 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 that contribute to these controls. A review of these provisions was a key focus of the PCR and a number of recommendations were made in this regard.*

#### **Opportunities to Reduce Red Tape**

*The report identified short and medium-long term opportunities to improve the existing planning framework and reduce red tape. 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.*

#### **Design and Development Overlay 9 (DDO9)**

The PRC recommended aligning the DDO9 expectations with the current Port Albert Precinct permit exemptions. As discussed in Chapter 2, this involves removing a reference in the Schedule that identifies the Port Albert Hotel as the height benchmark as the Hotel no longer exists. The adopted approach is to specify a preferred building height of 9 metres above ground level.

#### **Clause 21.12-10 Coastal Areas Strategic Framework**

The Amendment expands on the current objective for Port Albert and Palmerston to increase support for tourism and commercial growth.

Council concluded that Amendment C95 is required to implement a number of recommendations from the RLLR and PCR.

### **3.3 Discussion**

The Panel finds that sufficient strategic justification exists for Amendment C95. Council has undertaken the necessary strategic work which forms the basis of its recommendations.

### **3.4 Conclusions**

The Panel concludes that the proposed Amendment has strategic justification. The Panel supports the inclusion of the RLLR as a Reference Document and the inclusion of changes to Clause 21.12-10 (Coastal Areas Strategic Framework) and Clause 43.02-9 (DDO9) as exhibited.

## 4 General issues with the Farming Zone

### 4.1 The issue

Should land continue to be zoned for farming purposes?

### 4.2 Evidence and submissions

Twelve (12) submissions (5, 6, 7, 9, 10, 11, 12, 13, 14, 16, 17 and 18) raised issues regarding the relationship between existing land uses and the current zonings. More particularly, that the FZ was incorrectly applied to land in 2007 and does not reflect the existing land use or recognise that the land is not suitable for farming.

Council noted that the application of the FZ in 2007 was a direct translation from the former RZ, and was undertaken by the Minister for Planning. It submitted that the primary purpose of the RZ was to provide for agricultural uses, and that a permit was required for dwellings on less than 40ha. The application of the RZ did not remove development rights for dwellings from property owners.

Several submissions stated that the translation of the former RZ to the FZ in 2007 created disadvantage, and removed property owners existing use rights. The former RZ allowed for a wide range of uses, the purpose of the zone was:

*To provide for the sustainable use of land for Extensive animal husbandry (including dairying and grazing) and Crop raising (including Horticulture and Timber production)*

This was intended to provide for agricultural uses.

Council submitted that in assessing an application for a dwelling in the RZ, consideration had to be given as to whether the dwelling was 'reasonably required' for the operation of the rural activity conducted on the land. Despite these requirements, the ambit of discretion in the zone was regarded as being too wide, which was leading to the loss of agricultural land and creating land use conflicts as incompatible uses were allowed to be established in close proximity to one another.

The purpose of the new FZ was to provide a zone that unambiguously catered for agriculture. The reason for introducing the zone was to address the issues evident with the RZ since its application into the new format planning scheme.

Council submitted that in 2009 the Minister for Planning released 'New Zones for Rural Victoria Final Package' (DSE, 2009) which recognised the need to retain existing use rights. Early in the consultation period the Minister announced that existing use rights would remain for dwellings within the FZ. These retained rights were that:

- *A property owner will continue to be able to seek a permit for a dwelling on lots less than 40 hectares or the scheduled lot size.*
- *A property owner will continue to be able to seek a permit for a second dwelling on a lot.*

- *A property owner will continue to be able to seek a permit to excise an existing dwelling, subject to a condition preventing further subdivision of the resultant lots.*

Council outlined that a key difference between the zones was that the FZ introduced the requirement for permit applications to be supported by a written statement explaining how the proposal responds to the decision guidelines of the zone.

The RRLR was required to consider a range of factors beyond the existing land use in assessing the most appropriate zone for each precinct (including environmental constraints, access, agricultural productivity, services and infrastructure levels). Council submitted:

*Where Spiire has determined that rural living development would not be suitable due to constraints, Council considered that the retention of the existing FZ is the most appropriate way to prevent inappropriate land use and development.*

The Port Albert Progress Association (PAPA), representing approximately 75 local property owners and residents, has formed a consensus view following direct monthly member meetings and dialogue with Council's consultants. It has repeatedly submitted that the FZ have been too broadly applied and was a constraint to growth and development.

### **4.3 Discussion**

The Panel is in a similar predicament to that of the previous C55 Panel, in that it has not been appointed to consider whether the implementation of the Amendment C43 (Rural Zones Translation) was appropriate. This was a state-wide planning process at the direction of the Minister for Planning. The 'New Zones for Rural Victoria Final Package' in 2009 appears to have provided some options for the affected Port Albert landowners.

The intention of the relevant C55 recommendation was to undertake rigorous analysis to produce strategic planning outcomes and address the on-going concerns of the submitters to that Panel. Council has attempted to do this in part through the RRLR. As discussed in Chapter 3 the Panel is of the view that the RRLR and Council could have gone further with its redressing of the FZ.

By way of example Ms Chelebian (submitter 17) submitted the precinct assessment process was too broadly applied, and individual properties were clearly too small for viable farming (Precinct 7). Ms Chelebian also highlighted that the subject to inundation could be addressed under rural residential zoning, where the land was obviously not productive due to flooding. She submitted that an inundation or flood overlay should not be justification for retaining the FZ, and the portion of Precinct 7 fronting Gibson Street to the north should be removed.

In a further example the Panel regards the Precinct 4 FZ as being inappropriately applied previously, as the majority of this site is essentially a rural residential area.

In relying upon the RRLR and PCR work Council has sought to have its consultants engage with the community and landowners, several of whom are evidently opposed to the FZ being applied to their properties.

Given the prolonged and consistent opposition by the PAPA, Amendment C95 has evidently not achieved a significant consensus within the Port Albert community either. The Panel is of the view that the application of the FZ has been too broad, and that further analysis is justified. This analysis goes beyond this particular Amendment and should be undertaken as a strategy priority by the Council.

#### **4.4 Conclusion**

Given the focus of the Amendment, RRLR and PCR was to identify opportunities for rural living growth and reducing red tape, part of this has been addressed by this Amendment. As repeatedly stated, the Amendment in the Panel's view has not gone far enough. For the Panel to recommend rezoning of precincts not considered in detail by the Council would, in its mind result in a transformation of the Amendment. That is, removal of the FZ from a majority of the precincts would be seen as something quite different to what this Amendment has proposed.

The Council should immediately undertake a strategic planning analysis to consider introducing the RCZ, RAZ and RLZ to address the broader issue of the removing FZ where it is inappropriate. The Environmental Significance Overlay, LSIO, and BMO should be applied concurrently with any future amendments.

## 5 Precincts

### 5.1 What are the issues?

The issues relate to Council's recommendations as exhibited and whether or not they are supported. This chapter reviews the issues grouped by precinct.

### 5.2 Evidence and submissions

Council in its Part A submission outlined that the focus for the RRLLR review was to identify opportunities for rural living growth. Council specified that re-zoning parts of Precincts 2 and 5, and rectifying zoning anomalies, were its primary recommendations.

The RRLLR concluded that whilst the local community has concerns with the current application of planning controls, it had identified a number of zoning anomalies in the area that ought to be rectified to ensure proper land use planning. The report analysed the Port Albert Hinterland Study Area in nine precincts, (Figure 2 below identifies all nine precincts).



Figure 2 Port Albert Rural Residential Lifestyle Lots Review precincts

The RRLLR illustrated a number of constraints across the amendment area. These are shown in Figure 3 and explained in the next section.



Figure 3 Constraints Plan  
Source RRLLR

### 5.2.1 Vegetation

Two (2) of the submissions (3 and 7) raised issues in relation to vegetation. One submitter had concerns that further subdivision in Precinct 2 would have significant impacts on the existing vegetation due to clearing for dwellings, fence lines, driveways and other buildings.

The Coates' submission (6) regarding the vegetation assessment in Precinct 1 (that identified that the biodiversity and environmental values of the precinct required protection), was that the RRLLR was erroneous and inaccurate.

Council submitted that the views of DELWP were sought as part of the consultation process. DELWP raised no issues regarding vegetation removal and responded in support of the Amendment. Any removal, destruction or lopping of native vegetation requires a planning permit (unless specifically exempted) and must comply with the requirements of Clause 52.17. In instances where native vegetation is permitted to be removed, it is required that an offset is provided in a manner that makes a contribution to Victoria's biodiversity that is equivalent to the contribution made by the native vegetation being removed.

The biodiversity significance identified in Precinct 1 is based on the findings of a professional study undertaken in 2010 by consultants AECOM – 'Environmental Investigation Report: Wannangatta Valley and Port Albert (2010)'. The significance of the vegetation, in combination with its location in the context of the neighbouring Nooramunga Marine Reserve and associated wetlands, means that it is valuable and requires protection.

## 5.2.2 Fire

Submissions (3, 4, 13 and 15) raised issues in relation to fire risk including:

- General agreement with the fire risk assessment
- Concern with proposed level of human activity in Precinct 2 given level of fire risk
- Questioned why areas affected by bushfire are being proposed for rezoning if this was given as a reason not to rezone other land
- Questioned why areas affected by bushfire are proposed for rezoning when there is filled, vacant FZ land in the township that is unaffected by fire.

Council submitted that in determining the potential for precincts to be re-zoned, a range of factors was considered - one of which was fire risk. The BMO currently affects none of the precincts under the planning system, but Bushfire Prone Area mapping under the building provisions affects all land.

Council submitted that advice was sought during the preparation of the RRLR from the CFA which had no objection to the proposed re-zonings. Advice was also sought from the CFA during the exhibition of Amendment C95, at which time it was indicated that land affected by the proposed re-zoning is not currently affected by the BMO, but the vegetation in these areas meets the criteria in DELWP 'Advisory Note 46: Bushfire Management Overlay Mapping Methodology and Criteria'.

The CFA engaged in further discussion with Council about the application of the BMO. Council submitted that the potential application of the BMO to land in Port Albert (and in other relevant areas of the municipality) is a matter for consideration outside of the current C95 Amendment process. The consideration of a BMO is to be conducted in a more holistic manner at a future time, in full consultation with both the CFA and DELWP.

The CFA in presenting to the Panel advised that it and Council agreed that:

*the fire safety requirements can be considered and addressed separately from Amendment C95 as part of any future development proposal in Port Albert, which can and will be adequately dealt with as part of existing planning and building permit processes.*

Don Caithness (submitter 4) suggested to the Panel that fire risk in the region surrounding Port Albert was significant. He highlighted the racecourse area as a high-risk source bushfire threat to the Old Port and Precinct 1, and that vegetation removal was an important mechanism for lessening risk to life and property. The Panel accepts local experience and knowledge as an important source of anecdotal information, and agrees the bushfire management overlays should be a priority for rural residential development areas.

## 5.2.3 Flooding

Submissions (4, 7, 11 and 17) raised issues in relation to the justification of not re-zoning certain areas due to inundation and flooding.

Council submitted that during the preparation of the RRLR and as part of Amendment C95, technical flooding advice was sought from the WGCMA. The WGCMA advised that increased climate change risk criteria apply to the proposed re-zoning of coastal land (compared to infill development).



The WGCMA's primary consideration for re-zoning whether it is likely to increase the number of residents, and to determine if the land is predominately flood prone in a 1% AEP (Annual Exceedance Probability) storm event by year 2100. AEP is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%), and may be expressed as the reciprocal of ARI.

The 'Guidelines for Coastal Catchment Management Authorities: Assessing development in relation to sea level rise (June 2012)', state that greenfield development, that is, conversion of rural land to an urban use, will be assessed against a 1% AEP benchmark that includes an allowance of 0.8m rise in mean sea level.



Figure 4 Year 2100 1% AEP inundation prediction  
Source (WGCMA presentation - document 2)

Where the WGCMA has indicated that it would not support re-zoning due to potential inundation and flooding, the land is either already subject to inundation under current climatic conditions or would be affected under future climatic conditions (by year 2100) to an extent that the land would not satisfy the first test of being 'predominantly flood free'.

Don Calthness (submitter 4) submitted at the Hearing that flooding was improbable due to the Port Albert township being remote from the Albert River. The Panel however agrees with the WGCMA that a future significant risk of inundation is likely from the predicted 0.8m rise in sea level and storm surge impacts along the coastline.

Wayne Gilmore from the WGCMA advised the Panel that the change from the 1 in 100 year ARI to a 1% AEP in 2100 brought little change to the flood mapping extent boundaries, when the same 2008 LIDAR data had been used. He stated that the existing considerations were assessed against the 1% AEP at a 1.75m AHD (obtained from the CSIRO in 2006). Adding the

0.8m predicted sea level rise by 2100, and 0.13m storm surge impact, produced at higher flood level datum at **2.68m AHD** (obtained from the CSIRO in 2009). This extended the boundaries of flood mapping predictions.

The SPPF clause 13.01.1 consideration requires planning for at least 0.8m sea level rise by 2100 to ensure that land subject to coastal hazards is identified and appropriately managed to ensure that future development is not at risk. Whilst the WGCMA submission is that several precincts have been identified that would not satisfy the first test of being '*predominantly flood free*', the Panel regards the implementation of an LSIO as being an appropriate planning tool to address flood risk. This could particularly apply to Precinct 7, where residential development building applications could note the current flood level datum advice and build floor levels at 600mm higher, ie: 3.28 AHD. This approach would address the aspirations of the Port Albert Progress Association, and not prohibit residential development in light of the identified risk of flooding.

### 5.3 Precinct 1

Precinct 1 has not been included in this Amendment for any change.

The PAPA submitted that the FZ was too restrictive, and the RCZ was inappropriate by producing a barrier to critical tourism investment. The Association wanted the northern part of Precinct 1 to be included into the RLZ proposed for Precinct 2.

Mr and Mrs Coates (submitter 6), stated that their property is mainly sandy acid soils and low in phosphate. With a family ownership history dating back to the early 1990's, their property in Precinct 1 evidently has little viable prospect as non-intensive farming or agricultural land. The submitter regarded the application FZ as "*inconsistent and unreasonable*", when land immediately north of Old Port Foreshore Road (Precinct 2) is proposed as RL22.

In response to the WGCMA 2100 1% AEP flood datum evidence to the Panel Hearing, the entire Precinct 1 should be covered by a LSIO. This will effectively not prohibit rural living on the lots already subdivided. Minimum lot sizes should be 40 ha, to maintain low-density living impact, and support the apparent conservation protection value.

Farming will continue to be allowed, provided that it is consistent with the environmental values of the area, and not directly or indirectly threaten the conservation of the natural environment. This could address the concerns of Mr and Mrs Coates and the PAPA, and provide for further productive activities such as flower growing and glasshouse horticulture. Facilities for the public education and wetlands interpretation could also be considered under a RCZ.

Whilst this only responds in part to the submission of Mr and Mrs Coates in terms of their long held aspirations for Rural Residential Living lots on their landholding, the Panel concludes that the conservation values enshrined in the RAMSAR convention and the CSIRO's predicted impacts of climate change carry significant weight in our determination. The Coates acknowledged that theirs is not variable traditional farming land. It could however be put to good purpose for the benefit of environmental conservation for future generations, provide selective intensive horticultural and tourism opportunities, and still provide low density rural residential living on 40 ha lots.

### 5.3.1 Conclusion

The Panel concludes that RLZ should not be allowed due to the conservation protection value of the site. The Panel does not support the PAPA view that the northern part Precinct 1 (abutting Old Port Foreshore Road) should be combined with the zoning for Precinct 2.

The Panel notes the RLLR recommended that Precinct 1 be investigated for re-zoning to RCZ in recognition of its biodiversity and environmental values. Council did not progress this recommendation as part of this Amendment. If the rationale for not amending Precinct 1 to RLZ is based upon its proximity to the Nooramunga Marine Reserve and Environmental Significance Overlay (ESO2), LSIO, and the BMO, then Council should demonstrate strategic planning consistency and pursue re-zoning to the RCZ.

### 5.4 Precinct 2

Precinct 2 is north of Old Port Foreshore Road, and consists of 8 lots averaging 4.75 ha. Five of these lots are already developed with dwellings, and no overlays are applied. The Amendment proposes that existing rural residential development and little agricultural activity warrant the precinct being re-zoned from FZ to RLZ.

Precinct 2 differs from Precinct 1 in that it has less conservation protection significance, and is not currently flood prone. It does not extend westward to the Marine Reserve, and the ESSO covers none of the precinct. It could however be subject to inundation during a future 1% AEP storm event by 2100 as advised by the WGCMA, and it would therefore be appropriate for Council to apply a LSIO to the entire precinct in a future amendment.

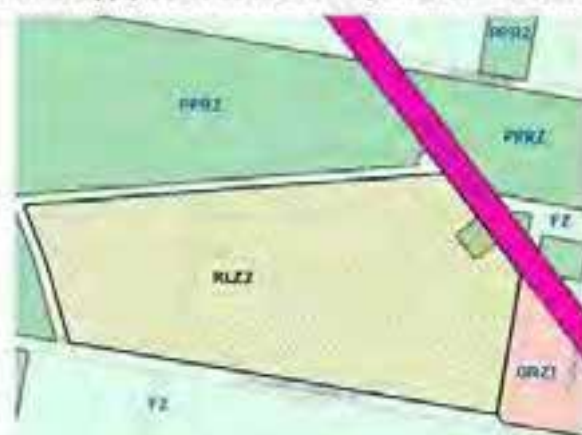


Figure 5 Proposed Zone for Precinct 2  
Source Council Part A Submission pg.18

This outcome would in-part meet the aspirations of the PAPA by providing more rural residential living opportunities within close proximity to the township. The LSIO would not in itself prohibit development, but address the predicted risk of flooding at the Building Permit stage.

Based upon the CFA submissions, the application of a BMO would not be required for Precinct 2.

#### **5.4.1 Conclusions**

The Panel supports the rezoning as exhibited from FZ to RLZ2.

#### **5.5 Precinct 3**

The Precinct 3 is immediately east and south of the Port Albert Residential area, and is a swampy area with wetland type vegetation. It is currently affected by a LSIO and ESO, and subject to Coastal Acid Sulphate soils.

It has only one dwelling on the 75 individual allotments that average 1,600m<sup>2</sup> and road access is difficult. The RRLR recommended that the precinct be re-zoned to RCZ to prevent inappropriate development and serious impacts upon infrastructure and human health from disturbing Acid Sulphate soils.

PAPA appeared to have overlooked this fact in its submission, and rather relied upon potential for future seawall or levy banks works to provide flood mitigation of Precinct 3, and fulfil the development proposed within the Port Albert Masterplan (2002).

The Panel is of the view that reliance upon year 2002 analysis for development planning, in such a low-lying area containing dangerous Acid Sulphate soils, ignores the State Government directions and climate change policies.

Council has strongly indicated during Right of Reply its reliance upon the RRLR recommendations, and that the RRLR had already been adopted by Council.

#### **5.5.1 Conclusions**

For Precinct 3, the Panel concurs that what is proposed in Amendment C95 is the most appropriate strategic planning path, and finds that, based upon the WGCMA's evidence, that a Land Subject to Inundation (LSIO) should be applied to Precinct 3 in any future amendment.

#### **5.6 Precinct 4**

Precinct 4 has 17 small allotments averaging 2,500m<sup>2</sup>, with 4 lots having been developed (Figure 6). The majority of the site is currently zoned FZ and affected by Heritage and Design and Development Overlays. It is essentially a rural residential area however, and Council had previously agreed to re-zone the land to GRZ.

The PAPA submission supported this precinct being LDRZ.

#### **5.6.1 Conclusion**

Whilst the site is within the Port Albert township, where the general lot size pattern is 1,500m<sup>2</sup>, the Panel is of the view that LDRZ of 2,000m<sup>2</sup> is an appropriate outcome. The land should also be covered a LSIO, in-line with the WGCMA flood datum evidence as previously discussed for any future amendment.



Figure 6 Proposed Zone for Precinct 4  
Source: Council Part A Submission pg.18

### 5.7 Precinct 5

Precinct 5 contains several zone “anomalies” at the interface between RLZ and FZ. The land along the northern side of Kilgowers Road is mainly developed to rural residential dwellings, with access provided from Yarram-Port Albert Road.

Council submitted the lots along the Yarram-Port Albert Road are zoned GRZ1, but the landowner at number 68 has specifically requested that allotment be re-zoned FZ to recognise that it is part of a larger farmland holding.



Figure 7 Zoning anomalies  
Source: Council Part A Submission pg.19

The allotment at the rear of S6 Yarram-Port Albert Road is conversely proposed to be re-zoned from FZ to GRZ so that the whole site is within one zone.

With regard to number 68, it appears clear that the existing use points toward a GRZ for the portion that abuts the western boundary of Yarram-Port Albert Road. Servicing by water, drainage, and sewer are additional development considerations for the land to the west of the existing GRZ. It should not be FZ, on the basis of a lesser net community benefit

compared to GRZ development. It is highly unlikely that any intensive farming would occur in this section given the interface issues.

At a time in the future, the owner of this land could enact Clause 64.03, *Subdivision of land in more than one zone* to enable future subdivision at an appropriate time along this frontage to Yarram-Port Albert Road.

The same principle of using Clause 64.03 applies in the situation at 86 Yarram-Port Albert Road. The Panel sees no reason to change the zoning from FZ to GRZ. The Panel acknowledges it is generally good planning practice not to have land in more than one zone. However zone boundaries don't have to follow a cadastre at the expense of common sense and it did not support these changes.

The RRLLR recommended that the lots west of the Yarram-Port Albert Road be re-zoned from GRZ to FZ to prevent further residential development in this area. Council has chosen not to implement this recommendation as part of C95.

The PAPA submission was that the boundaries of the precinct had been poorly designated because there is wide diversity in land use. It highlighted that the western part of Precinct 5 contain land that is heavily vegetated and bordering the Nooramunga Marine Reserve. The Panel's view is that this would indicate that the western border of the precinct should be zoned RCZ.

The PAPA submission appeared to suggest that a buffer transition should be created at some point west of this residential area, to transition the zone to RCZ at the Marine Reserve. This could ideally be contiguous along the boundary of the Marine Reserve from Old Port Road to Old Port Foreshore Road, ie: along the western boundaries of Precinct 6, 5, 2, and 1. Council should further investigate this concept, as it is beyond what has been previously proposed and considered in C43 and C55, and this subject Amendment C95.

### **5.7.1 Conclusion**

The Panel concludes that this particular precinct has been poorly analysed and the outcomes proposed are not an appropriate use of the land. The Panel finds insufficient justification to re-zone lots at 68 and 86 Yarram-Port Albert Road for the reasons explained. The Panel did not regard what is proposed as resolving anomalies, but creating them. If the planning is to be undertaken on a precinct basis, then continuity should be created, not ad hoc zone interfaces.

### **5.8 Precinct 6**

Precinct 6 is land south of Old Port Road, west of the Yarram-Port Albert Road, and abuts the Nooramunga Marine Reserve to the west that is covered by an ESO1. It's 16 lots average 5.4 ha in size, and contains both rural residential development and extensive dense vegetation. There are 7 dwellings in the precinct, and a caravan park at the western end of Old Port Road. There are endangered EVC riparian scrub areas existing in the eastern portion of the precinct.

Whilst the RRLLR recognised that the further development within the Seahaven Caravan Park is permissible under the current FZ, Council could respond to community concerns and

apply a RAZ to that portion of the precinct. Council seeks to implement this proposal within Amendment C95.



Figure 8 Proposed RAZ at Seahaven Caravan Park  
Source Council Part A Submission pg.19

### 5.8.1 Conclusion

The Panel finds that the rezoning of the Seahaven Caravan Park to RAZ is appropriate in order to further satisfy SPPF Clause 17.03-1: *Facilitate Tourism development*.

## 5.9 Precinct 7

The precinct is defined as an irregular shaped area along Port Albert-Tarraville Road at the edge of the Palmerston subdivision, comprising 51 allotments. Thirty-five of these lots in the south-western corner are less than 1,000m<sup>2</sup>, with the remaining 16 lots varying between 0.4 and 4ha. The smaller southern lots are affected by a LSIO, and the WGCMA evidence indicates that these are at risk of increased inundation in a 1% AEP storm event by 2100.

The RRLR recommended that the precinct be retained as FZ, on the basis that some low levels of farming activity. It further concluded that the flood overlay should prevent rural residential development. The PAPA opposed this recommendation and sought a RLZ.

Whilst SPPF Clause 13.01-1 requires planning to consider at least a 0.8m sea level rise by 2100, and avoidance of development in identified coastal hazard areas, the Panel is of the view that land along Gibson Street has appropriately been identified as at risk of flooding in a 1% AEP storm event. The application of a LSIO should not prohibit residential development if appropriate floor height measures can be undertaken within the Building Permit process.

Ms Jacqueline Chelebian submission (number 17) was that a LSIO should not be a factor for retaining the FZ. Whilst Ms Chelebian submitted that the existing dwellings north of Gibson Street have been able to address inundation with appropriate building considerations, she sought the equal planning consideration as that applied to the properties on the south side of Gibson Street. She highlighted that the general terrain is level, and that flood line delineation along Gibson Street appeared "perplexing".

Mr Wesley (submitter 11) argued that properties needed to be assessed individually and his land was too small to productively farm land.

The Panel is empathic with the PAPA, Mr Wesley and Ms Chelebian's submissions that this portion of Precinct 7 (referred to by them as 7A) is more suitable for rural residential than farming, however taking into account broader demand and supply, it agrees with the recommendation of Council not to rezone any further land at this stage. The parcels do not warrant an inclusion on their own. The arguments aligning precinct 7A as suggested by Ms Chelebian warrant further review and consultation prior to any rezoning occurring.

It urges the Council to review the lots abutting the northern side of Gibson Street for RLZ2 as part of a broader amendment that incorporates the BMO and LSIO.

### 5.10 Discussion

It is evident to the Panel that Council and the relevant referral authorities have previously considered a raft of issues in Amendments C33, and C55. These considerations have formed the basis for Council's attempt to balance the appropriate planning with the aspirations and needs of the Port Albert community. The predicted impacts of climate change have however progressed during the period of this endeavour, and Council has chosen not to accommodate the appropriate overlays as part of this Amendment C95. It proposes a "more holistic approach" at some later date.

Whether in fact this can be achieved within an appropriate and acceptable timeframe, or whether C95 is just a further incremental step in conflict, is of concern to the Panel.

Both LSIO and BMO are planning tools that should not by themselves restrict development, but they address the risk of flooding and bushfire.

Having regard to updated climate change and higher flood datum predictions, Council should immediately implement the application of the LSIO (as adopted in C33), and BMO's to the subject precincts, as per the Panel's Recommendations.

Mr Gary Proud (submission number 16) highlighted a broad range of issues relating to State Planning policy and the approach taken by Wellington Council in the C33, C55, and C95 Amendments. He particularly questioned whether Council had complied with Ministerial Directions in reviewing its Municipal Strategic Statement. He referred the Panel to the Wellington Rural Zones Review<sup>5</sup> report (pages 46, 105, 108) where anomalies are identified in the transition from RZ to FZ in relation to as-of-right uses.

The section 4.7.8.2 of the Rural Zones Review comments on the Inappropriately Zoned Tourist Activities:

*Some tourist activities are presently inappropriately zoned resulting from the Minister for Planning's 2007 direct translation to the Victoria's 'new' rural zones. This is because some uses are prohibited in the FZ that were discretionary or as-of-right uses in the previous Rural Zone (RZ). A key challenge for this project is how best manage these non-conforming uses with*

<sup>5</sup> Wellington Shire Rural Zones Review, by Maurisell and EnPlan Partners, 27 January 2009



*existing use rights, such as school camp areas, bed and breakfasts, caravan parks etc.*

The Panel notes the Maunsell EnPlan analysis and conclusions, has previously dealt to this FZ issue in chapter 5, and agrees that the zones have been too broadly applied. The Rural Residential and Rural Conservation Zonings should be implemented as soon as practicable by Council, reflected in throughout this report. This will build upon and reinforce previous consultations and studies commissioned by the Council.

Finally, the Panel believes investigation into whether a Rural Conservation Zone buffer should be created along the interface with the Nooramunga Marine Reserve, in recognition of its RAMSAR significance should also be prioritised in its work program.

### **5.11 Recommendations**

The Panel recommends:

- 1 Adopt Amendment C95 to the Wellington Planning Scheme as exhibited, subject to deleting Precinct 5 - rezoning of land at 68 and 86 Yarram-Port Albert Road.**

## 6 Other issues

### 6.1 Issue

Has the Amendment considered the appropriate use of zones, heritage, conservation, climate change implications, and economic development?

### 6.2 Submissions

Mr Michael Hobson (PAPA Vice President) submitted to the Panel (document 5) an expansive history of Port Albert and highlighted its significance in the establishment of Victoria and Gippsland region since 1835. He submitted that the township played an important role in the tourism of the Wellington Shire, and that the viability of the sector and other commerce relied upon steady growth in local population.

He submitted that the 75 member's views are representative of the community in seeking the Council's support for population growth, and the planning for additional general and low-density residential and rural lifestyle allotments.

He considered the WGCMA's advice was inconsistent because other neighbouring coastal townships such as Golden/Paradise Beach and Loch Sport are treated with more flexibility in relation to predicted inundation risk. He referred to the Maunsell *"Strategic Planning for Gippsland Rural Areas"* in 2007, and suggested that the likelihood of extreme rain and extreme storm surge events happening at the same time as a high tide is not considered to be high.

Mr Hobson acknowledged that the LSIO in reality reflects the worst case scenario for a 1 in 100 year flood event, and that floor levels of new building could be raised 30cm above flood AHD level. He stated:

*The PAPA regarded that Council's reliance upon the WGCMA and RRLR analysis in relation to the risk of flooding as greatly overstated.*

Mr Hobson conveyed the PAPA's strong concern that the FZ translation from RZ by Council had been both *"lazy and inappropriate"*, particularly when nearly all the properties within the various precincts were not viable farming land. He noted that the study area is not of local, regional, or State significance in terms of agriculture production and employment.

He submitted that the area contains more than 40 rural residential lifestyle lots that are not reasonably required for agricultural activity. It was Mr Hobson's view that many of these properties protect and enhance the natural resources, biodiversity, and landscape and heritage values of the study area.

Mr Hobson submitted that the PAPA had repeatedly made submissions to Council that rural land needs to be zoned to reflect its existing use.

He also questioned the process undertaken by AECOM during the *"Environmental Investigation Report"*, and the narrow focus upon FZ and RCZ. He submitted that RLZ and RAZ should have also been considered. He acknowledged the AECOM finding with respect to EVC 48 (Heathy Woodlands north of Old Port Foreshore Road), but questioned the rigour of desktop investigation of EVC 10 (Estuarine Wetland south of Old Port Foreshore Road).

There was no field site visit of the properties to the south, and AECOM relied upon EVC database and aerial photography to reach the assessment conclusions that were subsequently relied upon by Spiire.

The PAPA regarded the market demand analysis relied upon by Spiire as “*totally fallacious*”, and sought to lift the current restrictions that are impeding the progress of Port Albert. Mr Hobson argued the precinct analysis applied has grouped differing land parcels with too much diversity together, and failed to group similar land parcels together.

Mr Saul Stainer (PAPA President) submitted (document 6) that there had been 35 new dwellings built between 2001-2007 (average 5.8 pa, or 17% increase), and that Port Albert had been growing at a “*remarkable rate*”, greater than the 1.3% per annum now projected by Council. He suggested that Council would continue to stifle growth with Amendment C95.

Council submitted it saw no empirical data to contradict its conclusions regarding demand for rural residential development, and supported the transition of Rural to FZ, and in its right of reply stated:

*Council is confident and firmly of the view that the strategic land use planning justification exists to fully support the changes that C95 proposes to make to the Wellington Planning Scheme.*

### 6.3 Discussion

Evidently the PAPA and the Council have reached little agreement during the Amendment process and previous Amendments C33 and C55. Multiple studies and report recommendations precede the submissions made to this Panel, and the weight given to these must reflect the chronology and the update State Government policies, particularly regarding climate change predictions.

The PAPA assertions regarding market demand for rural residential living lots are largely anecdotal, notwithstanding the reported in-writing substantiation by local licenced real estate agents. Mr Stainer’s submitted data implied 11 building permits issued between 2001 - 2007 translated into 35 new dwellings.

Whether not creating additional supply is stifling economic development and population growth is difficult to prove, and the Panel must rely upon the analysis provided by Council. It is evident that Council seeks to support tourism and economic development, and that this could produce “*organic*” population growth.

Whether what is proposed achieves 17 years supply of RLZ lots is broadly circumstantial. Many outside “*global*” factors could contribute to the future population growth and development prospects for Port Albert. This demand and supply issue should be continuously monitored and reviewed. No firm evidence was presented to the Panel regarding the current total number of dwellings in Port Albert, and analysis of the range of permanent and weekend residences. Both Council and the submitters could have done more to present their respective arguments.

The attention of the Panel was directed to an international accord in relation to climate change remedial action, and this may have a positive impact upon the sea level rise and

extreme heat and rainstorm events. The Panel encourages PAPA to recognize that the submissions by the WGCMA and CFA are based upon the best and most qualified data available to the State Government and Wellington Shire Council. These predictions have changed significantly since many of the previous planning studies and reports were compiled. There is accredited substantiation of climate change, and land use planning must respond appropriately, while providing zones for the most appropriate use of the land and net community benefit.

The RAMSAR Convention is significant, and Australia has international responsibilities in relation to the Nooramunga Marine Reserve and associated wetlands. The conservation of identified EVC areas is also a significant consideration, as is the sustainability of viable farming land.

The history and heritage of Port Albert is clearly substantial, and the Panel recognises the aspirations of the PAPA. The Panel has no concerns with the Amendment in relation to heritage considerations.

#### **6.4 Conclusion**

The submissions from PAPA raised the important considerations of heritage, conservation, climate change implications, and economic development. This in part acknowledges the complexity of the planning policy framework being applied to Port Albert. The Panel concludes that Council has identified these relatively special characteristics in its approach to Amendment C95.

## Appendix A List of Submitters

No.	Submitter
1	Heritage Intelligence Pty Ltd
2	West Gippsland Catchment Management Authority
3	A and V Macmelkan
4	D Caithness
5	G Maher
6	P F and F G Coates
7	M Glebov
8	D Goodall
9	D and J Hogan
10	Port Albert Progress Association
11	A Wesley
12	S Stainer
13	R Cookson
14	R J and G J Kee
15	E R and B M Garland
16	G Proud
17	J Chelebian
18	J Coghill and J Kerridge
19	Department of Environment, Land, Water and Planning
20	Country Fire Authority

## Appendix B Document list

No	Document	Presented by
1	Wellington Shire Part B submission	Ben Proctor
2	WGCMA submission	Wayne Gilmore
3	Michael Glebov submission	
4	John Coghill submission	
5	Port Albert Progress Association	Michael Hobson
6	Port Albert Progress Association	Saul Stainer
7	CFA submission	Jude Kennedy and Ann Coxon
8	Gary Proud submission	
9	"House of Lords (UK)" extract "Sea level change"	Graeme Ireland
10	Peter and Jill Coates submission	
11	Coastal Planning Media Release	Gary Proud
12	Don Caithness submission	
13	Wellington Council "Right of Reply"	Ben Proctor and Barry Hearsey post Hearing



### Proposed RLZ2 Additional Rezonings



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1:14,500

Print Date: 25/02/2016 11:23:57 AM

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## C4 - REPORT

# GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT



**ITEM C4.1****WOONDELLA & GLEBE SHARED PATH**

DIVISION:

BUILT AND NATURAL ENVIRONMENT

ACTION OFFICER:

GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT

DATE:

21 JUNE 2016

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

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

***That Council endorse Option A as shown in Attachment One as the preferred alignment for a new walking and cycling path between the Glebe and Woondella estates and the intersection of Raglan Street and Reeve Street, noting it is the preferred alignment of 75% of survey respondents.***

**OBJECTIVE**

For Council to endorse Option A as the preferred alignment for a new walking and cycling path between the Glebe and Woondella estates and the intersection of Raglan Street and Reeve Street.

**BACKGROUND**

A shared walking and cycling path linking the Glebe and Woondella estates with the Sale CBD was identified as a high priority project within the Wellington Shire Council Walking and Cycling Strategic Plan 2012-16.

Flowing from this strategic identification, an assessment of potential alignments for installation of a shared walking and cycling path between these points was undertaken. The assessment included analysing alternative alignments and consideration of Cost, Linkage, Security, User Experience, Travel Time and Delivery Risk factors.

As a result of this assessment, two potential alignments were identified. As shown in **Attachment One**, these include the following:

1. Option A – A path alignment located on Cemetery Road, freehold land and Saleyards Reserve;
2. Option B – A path alignment located on Cemetery Road, Dawson Street and Saleyards Road.

Both options require road improvement works on Cemetery Road to enable the required space for construction of a shared walking and cycling path. These works include installation of kerb and channel for a distance of approximately 260m, abutting 10 properties, in addition to widening of the road formation.

Both options require the acquisition of land. Option A requires the acquisition of a combined 480 square metres from two properties, to connect between Saleyards Reserve and Cemetery Road. Option B requires the acquisition of approximately 200 square metres of land from one property at the corner of Cemetery Road and Dawson Street.

A comprehensive community engagement strategy was implemented seeking feedback on preference between these two options, as described further in this report. In summary, the engagement resulted in a clear community preference, with 75% of respondents indicating support for Option A.

## **OPTIONS**

1. Endorse commencement of a shared walking and cycling path located on alignment option A, in line with allocated budgets of 2015-16, 2016-17 and 2017-18; or
2. Endorse commencement of a shared walking and cycling path located on alignment option B, in line with allocated budgets of 2015-16, 2016-17 and 2017-18; or
3. Do not commence activities associated with this project.

## **PROPOSAL**

That Council endorse Option A as shown in Attachment One as the preferred alignment for a new walking and cycling path between the Glebe and Woondella estates and the intersection of Raglan Street and Reeve Street, noting it is the preferred alignment of 75% of survey respondents.

## **CONFLICT OF INTEREST**

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

## **FINANCIAL IMPACT**

The project is programmed for completion over 3 financial years. There is \$250,000 allocated within the 2015-16 financial year budget, \$800,000 allocated within the draft 2016-17 budget and \$400,000 allocated within the capital works program for the 2017-18 financial year, totalling \$1.45M.

Preliminary cost estimates for Option A amount to \$1.38M. Preliminary cost estimates for Option B amount to \$1.21M.

## **COMMUNICATION IMPACT**

Information regarding Council's decision will be provided to the broader community and directly to participants of the community engagement process.

## COUNCIL PLAN IMPACT

The recommendation supports the following objectives of the Council Plan 2013-2017:

Theme 4 – Infrastructure:

Strategic Objective

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

Strategy 4.1

*“Undertake service delivery planning to provide community assets in response to identified needs.”*

Theme 7 – Community Wellbeing:

Strategic Objective

*“Enhance health and wellbeing for the whole community.”*

Strategic Indicator

*“Increased opportunity for people to access footpaths, bikeways, tracks and trails”*

## RESOURCES AND STAFF IMPACT

The recommendation can be implemented within existing allocated resources.

## COMMUNITY IMPACT

The engagement process has confirmed a positive community response to the project proposal.

Many survey respondents indicated intentions to utilise the new path for both recreation and active transport, aligning strongly to the objectives of the Walking and Cycling Strategic Plan 2012-16.

## CONSULTATION IMPACT

A comprehensive engagement strategy was implemented to seek feedback from the community relating to preferences between the following two potential route options:

1. Option A – A path alignment located on Cemetery Road, freehold land and Saleyards Reserve;
2. Option B – A path alignment located on Cemetery Road, Dawson Street and Saleyards Road.

The engagement strategy included development of a brochure with relevant project information and opportunity to submit feedback. A copy of the publication is included as **Attachment Two**.

The brochure was delivered to all properties within the Glebe, Woondella and Boulevard estates. Additionally, an online survey was established as an alternative feedback method and to capture views of community members outside of the Glebe, Woondella and Boulevard estates.

Information relating to the engagement opportunity was provided through a media release, published in the Gippsland Times and on Wellington Shire Councils' website.

A total of 98 formal responses were received as a result of the community engagement. 75% of respondents who indicated a preferred alignment selected Option A, while 25% indicated a preference for Option B.

75% of survey respondents indicated they were from Glebe, Woondella and Boulevard estates while 25% were from other parts of the community.

There was a theme reflected in comments, highlighting views that Option A was a safer alignment to Option B, due to being more removed from the road network. In contrast to this feedback, there was also a comparative amount of feedback noting concerns that the route through Saleyards Reserve in Option A had issues in relation to personal security, isolation and limited passive surveillance.

Other comments included a view that lighting would be required through Saleyards Reserve. A provision for lighting has been made within project estimates. Additionally, there was consistent feedback related to concern with the crossing of Cemetery Road at Ralph Avenue. Traffic calming measures and lighting are to be considered through project design, to maximise safety.

## **RISK MANAGEMENT**

As with all projects, there are elements of project delivery risk associate with the proposal.

The proposed alignment of Option A has a portion of the route located on privately owned land, which requires suitable arrangements to facilitate construction of the path. Additionally, Wellington Shire Council is yet to receive formal authorisation from Victrack in relation to the rail level crossing at Raglan Street.

There has been sufficient time allocated within the project plan to mitigate delivery risks associated with the project.

ATTACHMENT ONE – OPTIONS MAP



## ATTACHMENT TWO – COMMUNITY ENGAGEMENT BROCHURE



Wellington Shire Council will soon construct a shared pathway, linking the large residential area between Sale-Maffra Road and Cemetery Road with the Sale CBD. This includes the Woondella, Glebe and Billabong Estates.

We expect to begin constructing an accessible 2.5m wide concrete path that will accommodate pedestrians, cyclists and mobility devices in late 2016.

Building this path is a high priority project, identified in Council's Walking and Cycling Strategic Plan 2012-16 as one that will significantly benefit residents in terms of access to the new estates. It will also provide excellent health and wellbeing outcomes.

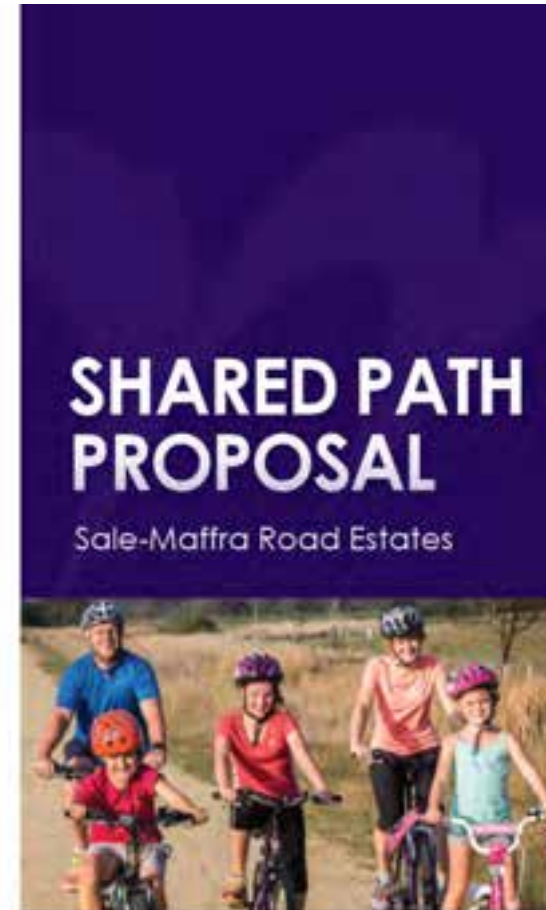
**There are two possible options for this path.** We would like your help to decide which one our community prefers us to build, considering views on safety, convenience and user experience.



**Sale Service Centre**  
18 Desailly Street (PO Box 506), Sale Victoria 3850  
Telephone 1300 366 244

**Yarram Service Centre**  
156 Grant Street, Yarram Victoria 3971  
Telephone (03) 5182 5100

**Web** [www.wellington.vic.gov.au](http://www.wellington.vic.gov.au)  
**Email** [enquiries@wellington.vic.gov.au](mailto:enquiries@wellington.vic.gov.au)





## Shared Path Proposal Questionnaire

Which is your preferred pathway option?

Option A  Option B

Are you a resident or a non-resident of the Woodella, Globe and Billabong Estates?

Resident  Non-Resident (Postcode: \_\_\_\_\_)

Estate Residents Only:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Comments/Suggestions/Feedback:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Please return completed form to the Wellington Shire Council Sale Service Centre at 18 Denally Street, Sale-Or post for Shared Path Proposal, PO Box 506, Sale VIC 3850.

Alternatively you may complete this form online at [www.wellington.gov.au](http://www.wellington.gov.au)

The preferred option will be announced late 2016, with works to commence shortly after. If you have any questions regarding this project, please call our Built Environment Planning Team on 1300 204 244.

We may use your contact details for future events, advice and other matters to assist the project and residents of the Woodella, Globe and Billabong Estates. Please be assured that your details will not be shared with any other Wellington Shire Council or any other person.

**ITEM C4.2****NORTH SHIRE LITTER BINS CONTRACT 2015 - 042**

DIVISION: BUILT & NATURAL ENVIRONMENT  
 ACTION OFFICER: MANAGER NATURAL ENVIRONMENT & PARKS  
 DATE: 21 JUNE 2016

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

**OBJECTIVE**

The purpose of this report is for Council to consider entering into a contract for the North Shire Litter Bins Contract 2015-042.

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

- 1. Council adopt the recommendations contained in the attached confidential Tender Evaluation Report at Item F1.2 Contract 2015-042 North Shire Litter Bins; and***
- 2. The information contained in the confidential document Item F1.2 North Shire Litter Bins of this Council meeting agenda and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the General Manager Built & Natural Environment on 2 June 2016 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989: d) Contractual matters be designated confidential information under Section 77 Clause (2)(b) of the Local Government Act 1989, except that once this recommendation has been adopted the name of the successful tenderer can be made public.***

**BACKGROUND**

Council provides litter bins in various towns across the shire. The North Shire Litter Bins Contract seeks to engage a suitably qualified private contractor to carry out emptying and cleaning of Litter Bins and Enclosures in the townships of Boisdale, Briagolong, Cowwarr, Gormandale, Heyfield, Hollands Landing, Maffra, Marlay Point, Newry, Rosedale, Sale, Stratford & Tinamba.

The contract is for a fixed three year term with a Council option for a further two year extension.

Provision of litter bins are guided by Council's Litter Bins Policy.

**OPTIONS**

Council have the following options available:



1. Adopt the recommendations contained in the attached confidential Tender Evaluation Report for contract 2015-042 North Shire Litter Bins; or
2. Not enter into a contract.

## **PROPOSAL**

That Council adopt the recommendations contained in the attached confidential Tender Evaluation Report for contract 2015-042 North Shire Litter Bins.

## **CONFLICT OF INTEREST**

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

## **FINANCIAL IMPACT**

The value of this contract falls within recurrent council budget for these works (\$217,330 16/17 Financial Year).

## **LEGISLATIVE IMPACT**

Wellington Shire Council is committed to ensuring the Contract tendering process complies with the *Victorian Local Government Act 1989* and the Victorian Local Government Code of Tendering.

## **RESOURCES AND STAFF IMPACT**

This contract will be managed with the resources of the Natural Environment & Parks unit.

## **COMMUNITY IMPACT**

To provide the community with clean, regularly serviced litter bins.

## **ENVIRONMENTAL IMPACT**

The proposed contract allows for proper disposal of litter bin waste as per EPA requirements.

## **RISK MANAGEMENT IMPACT**

It is considered that the proposed contract works will not expose Wellington Shire Council to any significant risks. All OH&S risks will be discussed with the contractor and allocated to the party in the best position to manage each risk.

**ITEM C4.3****WEST SALE AIRPORT EASTERN RECREATION AVIATION  
PRECINCT FREEHOLD LAND DEVELOPMENT STAGES TWO  
ONWARDS**

DIVISION: BUILT AND NATURAL ENVIRONMENT  
 ACTION OFFICER: GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT  
 DATE: 21 JUNE 2016

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

**OBJECTIVE**

The objective of this report is to seek Council authorisation to progress further stages of freehold land sales within the Eastern Recreational Aviation Precinct (ERAP) at West Sale Airport (WSA).

The report also seeks to resolve a method for adjusting the Annual User Licence Fee (Licence Fee) in line with Council's Framework for fees and charges at West Sale Airport within the Eastern (Recreational Aviation) Precinct.

**RECOMMENDATION**

***That***

- 1. Council authorise the Chief Executive Officer to offer for sale the remaining land within the West Sale Airport – Eastern (Recreational Aviation) Precinct in line with the updated Land Sales Framework 2016 (Confidential Attachment).***
- 2. Council advertises its intention to sell land at West Sale Airport at or above market value, subject to the provisions of the Local Government Act 1989 section 189 and 223, including calling for submissions in relation to the proposed sale.***
- 3. Subject to not receiving any submissions, Council authorise the Chief Executive Officer to progress the sale at or above the current market value including executing necessary documents.***
- 4. In line with Council's framework for fees and charges at West Sale Airport that future adjustments to the Annual User Licence Fee above CPI be capped to increases in property values within the Eastern (Recreational Aviation) Precinct.***
- 5. The information contained in the Confidential Attachments and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the General Manager Built and Natural Environment on 14 June 2016 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989: h) any other matter which the Council or special committee considers would prejudice the Council or any person; be designated confidential information under Section 77 Clause (2)(b) of the Local Government Act 1989.***

## **BACKGROUND**

A number of previous Council reports, workshops and advisory group meetings have been completed which have discussed freehold land sales at West Sale Airport.

On 19 May 2015 Council resolved that:

- 1. Council authorise the Chief Executive Officer to:**
  - a. Execute necessary documentation associated with applying for a plan of subdivision for all lots within the Eastern Recreational Aviation Precinct.**
  - b. Sell land to existing lessees within Stage One described as Lots 7A, 7B, 7C, 7D, Lot 8 and Lot 22 of the West Sale Airport – Eastern Recreational Aviation Precinct at or below market value in line with the Land Sales Framework (Confidential Attachment Six).**
  - c. Sell land within Stage 1b of the West Sale Airport – Eastern Recreational Aviation Precinct at or below market value in line with the Land Sales Framework (Confidential Attachment Six).**
  
- 2. Council advertises its intention to sell land at West Sale Airport, described as Stage One and 1b in Attachment One, at or below market value, subject to the provisions of the Local Government Act 1989 section 189 and 223, including calling for submissions in relation to the proposed sale.**

Subsequently public notices were placed calling for submissions and an application for a planning permit made. No submissions were received and a planning permit was issued for the entire subdivision on 7 January 2016.

Contracts of Sale for lots within Stage One have been issued and settlement will be completed once titles are issued later in 2016.

To ensure that the ERAP development can be completed in a timely and cost effective manner, and to respond to interested purchasers with some certainty, this report now seeks to:

1. Progress the statutory requirements and Council approvals for the sale of the further stages.
2. Provide Council with an updated Land Sales Framework.
3. Present a Framework for Aerodrome Fees and Charges and specifically provide a mechanism as to how increases to the Licence Fee are made.

## **OPTIONS**

Council has the following options:

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

## PROPOSAL

That:

1. Council authorise the Chief Executive Officer to offer for sale the remaining land within the West Sale Airport – Eastern (Recreational Aviation) Precinct in line with the updated Land Sales Framework 2016 (Confidential Attachment).
2. Council advertises its intention to sell land at West Sale Airport at or above market value, subject to the provisions of the Local Government Act 1989 section 189 and 223, including calling for submissions in relation to the proposed sale.
3. Subject to not receiving any submissions, Council authorise the Chief Executive Officer to progress the sale at or above the current market value including executing necessary documents.
4. In line with Council's framework for fees and charges at West Sale Airport that future adjustments to the Annual User Licence Fee above CPI be capped to increases in property values within the Eastern (Recreational Aviation) Precinct.
5. The information contained in the Confidential Attachments and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the General Manager Built and Natural Environment on 14 June 2016 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989: h) any other matter which the Council or special committee considers would prejudice the Council or any person; be designated confidential information under Section 77 Clause (2)(b) of the Local Government Act 1989.

## CONFLICT OF INTEREST

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

## FINANCIAL IMPACT

Council's draft 2016/17 budget makes provision for capital works to progress the development. As presented in earlier reports and noted in the Land Sale Framework, the proposed revenue from the sale of land within the ERAP will be greater than the costs of developing lots for sale.

Land values have previously been obtained from the Valuer General Victoria and the sale of further Stages 2 onwards is to be *at or above market value*.

## COMMUNICATION IMPACT

A variety of documents including an Information Package and marketing material is proposed to be developed and will be used as a key communication tool with current and prospective purchasers, users and wider stakeholders at WSA.

## **LEGISLATIVE IMPACT**

In terms of meeting aviation regulations, codes, standards and guidelines suitably experienced and qualified consultants have developed / reviewed reports and plans.

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

Land valuations must also be obtained which are not more than six months old. Council has a valuation current as of January 2015 and these will be updated in 2016.

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

## **COUNCIL POLICY IMPACT**

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

## **COUNCIL PLAN IMPACT**

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

### Strategic Objective

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

### Strategy 4.1

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

### Strategy 4.2

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

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

## **PLANNING POLICY IMPACT**

No planning policy impacts have been identified.

## **RESOURCES AND STAFF IMPACT**

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

## **COMMUNITY IMPACT**

It is generally considered that the "freeing up" of land for purchase within the ERAP will be well received by interested parties including current lessees within the proposed freeholding lots.

## **ENVIRONMENTAL IMPACT**

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

## **CONSULTATION IMPACT**

Feedback from discussions with current occupiers indicates that provision of freehold land is likely to be well received and activate recreational aviation at WSA.

As outlined above, under the *Local Government Act 1989 (Vic)* Council would be required to consider submissions in the event submissions were received.

## **RISK MANAGEMENT IMPACT**

Consideration has been given to mitigate any risks to Council in the development of the WSA ERAP.



## **C5 - REPORT**

# **GENERAL MANAGER COMMUNITY AND CULTURE**

**ITEM C5.1****BRIAGOLONG QUARRY RESERVE COMMITTEE OF MANAGEMENT MINUTES**

DIVISION: COMMUNITY AND CULTURE  
 ACTION OFFICER: MANAGER HEALTHY LIFESTYLES  
 DATE: 21 JUNE 2016

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 Quarry Reserve Committee of Management's Annual General Meeting held on 21 March 2016 including audited financial statements and minutes from the Ordinary Meetings held on 7 December 2015 and 21 March 2016.

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

***That Council receive the minutes from the Briagolong Quarry Reserve Committee of Management's Annual General Meeting held on 21 March 2016 including audited financial statements and minutes from the Ordinary Meetings held on 7 December 2015 and 21 March 2016.***

**BACKGROUND**

The Briagolong Quarry 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 Quarry Reserve for the community in an efficient, effective and practical manner.
- To undertake activities designed to protect, promote, utilise and develop the Briagolong Quarry 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 Ordinary Meeting, with no conflicts being declared.



## **OPTIONS**

Council has the following options:

1. Receive the minutes from the Briagolong Quarry Reserve Committee of Management's Annual General Meeting held on 21 March 2016 including audited financial statements and minutes from the Ordinary Meetings held on 7 December 2015 and 21 March 2016; or
2. Seek further information to be considered at a future Council Meeting.

## **PROPOSAL**

That Council receive the minutes from the Briagolong Quarry Reserve Committee of Management's Annual General Meeting held on 21 March 2016 including audited financial statements and minutes from the Ordinary Meetings held on 7 December 2015 and 21 March 2016.

## **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 Quarry Reserve Committee of Management are open to the public.

WELLINGTON  
SHIRE COUNCIL  
23 MAR 2016  
RECEIVED

**BRIAGOLONG QUARRY RESERVE  
Special Committee of Council  
ANNUAL GENERAL MEETING  
MINUTES**

MEETING DATE: 21/3/2016 MEETING TIME: 7:35

MEETING VENUE: BRIAG PUB

Meeting Opened Time:

1. Present / Apologies

Name	Title	Present / Apology
Peter Cleary	Councillor	/
Warrick Brown	Chairperson	/
Graeme Appleton		/
Jacob Taylor		-
Jodie Taylor		-
Kaye Whitworth		/
<del>Marty Geaney</del>		-

Quorum Achieved  Yes / No

2. Declaration of Conflicts of Interest ✓

3. Confirmation of Minutes of Previous Annual General Meeting

Moved: APPLETS      Seconded: PETER      CARRIED ✓

4. Business Arising from Previous AGM

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**5. Reports**

**5.1 Chairperson's Report (Attached)**

**5.2 Treasurer's Report (Attached)**

**5.3 User Group Reports**

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**6. Election of Office Bearers**

**All positions declared vacant.**

**6.1 Chairperson**

**Name:** WARRICK BROWN

**Moved:** APPLES

**Seconded:** PETER

**CARRIED**

**6.2 Secretary**

**Name:**

**Moved:** VACANT

**Seconded:**

**CARRIED**

**6.3 Treasurer**

**Name:**

**Moved:** VACANT

**Seconded:**

**CARRIED**

**6.4 Special Committee Fact Sheet read Yes / No**

**7. Schedule of Fees**

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8. Committee's Rules for the Reserve (Attached) \_\_\_\_\_

9. Forward Planning Strategies

TABLES  
FIRE RINGS

10. Next Calendar Year Meeting Dates

2ND MONDAY MARCH, JUNE, SEPTEMBER, DECEMBER

11. Next Annual General Meeting

2ND MONDAY MARCH 2017

Meeting Closed Time:

7:43 PM

**Briagolong Quarry Reserve**  
**STATEMENT OF EXPENDITURE**  
 From 1st July 2014 to 30th June 2015

<u>Balance as at July 1 2014</u>	<u>8,445.20</u>	✓
<u>Income</u>		
Camping Donations	4,960.00	
Operating Subsidy	950.00	
Special Grant	0.00	
<u>Total Income</u>	<u>5,910.00</u>	-
<u>Expenditure</u>		
Materials	1,195.00	✓
Works	0.00	
Caretaker Sub	3,750.00	✓
Bank Fees	122.50	✓
<u>Total Expenditure</u>	<u>5,067.50</u>	✓
<u>Balance as at 30 June 2015</u>	<u><u>9,287.70</u></u>	✓

Reviewed / Audited By  
 - *[Signature]*  
 21/6/2016  
 21/6/2016

**Briagolong Quarry Reserve**  
**STATEMENT OF EXPENDITURE - REVENUE**  
 From 1st July 2014 to 30th June 2015

Date			Received From	Camping Fees	Operatin Subsidy	Special Grant	Total
Day	Month	Year					
7	July	2014	Various	2,000.00	✓		2,000.00
30	Mar	2015	Various	630.00	✓		630.00
7	April	2015	Various	1,730.00	✓		1,730.00
14	May	2015	Wellington Shire sub		950.00	✓	950.00
25	Jun	2015	Various	600.00	✓		600.00
							0.00
				4,960.00	950.00	0.00	5,910.00
				✓	✓		✓

**Briagolong Quarry Reserve**  
**STATEMENT OF EXPENDITURE**  
 From 1st July 2014 to 30th June 2015

Date			Paid To	Ref	Materials	Works	CareTaker Sub	Bank Fees	Total
Day	Month	Year							
1	Jul	2014	Commonwealth Bank				10.00	✓ 10.00	
1	Aug	2014	Commonwealth Bank				10.00	✓ 10.00	
4	Aug	2014	Commonwealth Bank				2.50	✓ 2.50	
4	Aug	2014	W. Brown	209		750.00		✓ 750.00	
19	Aug	2014	Pine Mulch Haulage	210	1,100.00			✓ 1,100.00	
1	Sep	2014	Commonwealth Bank				10.00	✓ 10.00	
16	Sep	2014	W. Brown	211		750.00		✓ 750.00	
1	Oct	2014	Commonwealth Bank				10.00	✓ 10.00	
1	Nov	2014	Commonwealth Bank				10.00	✓ 10.00	
1	Dec	2014	Commonwealth Bank				10.00	✓ 10.00	
1	Jan	2015	Commonwealth Bank				10.00	✓ 10.00	
13	Jan	2015	W. Brown	212		750.00		✓ 750.00	
1	Feb	2015	Commonwealth Bank				10.00	✓ 10.00	
1	Mar	2015	Commonwealth Bank				10.00	✓ 10.00	
1	Apr	2015	Commonwealth Bank				10.00	✓ 10.00	
20	Apr	2015	W. Brown	213		750.00		✓ 750.00	
1	May	2015	Commonwealth Bank				10.00	✓ 10.00	
1	Jun	2015	Commonwealth Bank				10.00	✓ 10.00	
21	Jun	2015	The SWF Group	214	95.00			✓ 95.00	
29	Jun	2015	W. Brown	215		750.00		✓ 750.00	
								0.00	
								0.00	
					1,195.00	0.00	3,750.00	122.50	5,067.50
									✓

## CHAIRMAN'S REPORT

OVER THE LAST 12 MONTHS WE HAVE BEEN BUSY GENERAL MAINTAINANCE OF THE RESERVE, WE HAVE MOWED AND HAD SEVERAL GENERAL CLEAN UP WORKING BEES.

WE HAVE ALSO FINISHED THE PUMP SHED AND ASSOCIATED WORKS WITH THAT IE COMMISSIONING THE NEW PUMP SYSTEM.

A PAINTING DAY WAS ORGANISED LAST OCTOBER TO REPAINT THE SHELTER.



2016/2017 WORKS PLAN!  
OVER THE NEXT 12 MONTHS WE  
INTEND TO PURCHASE AND INSTALL NEW  
PICNIC TABLES IN THE RESERVE.

WE WILL ALSO BE DOING GENERAL  
MAINTENANCE IE MOWING, GRAFFITI REMOVAL  
AS REQUIRED.

WELLINGTON  
SHIRE COUNCIL  
23 MAY 2016  
RECEIVED

**BRIAGOLONG QUARRY RESERVE  
Special Committee of Council**

**MINUTES**

MEETING DATE: 7/12/2014 MEETING TIME: 7.30

MEETING VENUE: BRIAGOLONG HOTEL

Meeting Opened Time:

**1. Present / Apologies**

Name	Title	Present / Apology
Peter Cleary	Councillor	A-POL
Warrick Brown	Chairperson	✓
Graeme Appleton		✓
Jacob Taylor		✓
Jodie Taylor		✓
Kaye Whitworth		✓
Marty Geaney		

Quorum Achieved?  Yes /  No

**2. Declaration of Conflicts of Interest** ✓

**3. Confirmation of Minutes of Previous Meeting (note any corrections)**

Moved: APPLES

Seconded: KAY

CARRIED ✓

Chairperson to sign and date previous minutes to be filed by Secretary

**4. Business Arising from Previous Minutes**

WORTHING BEE WAS A SUCCESS, THANKS TO HIM, WAYNE AND DEB BENSON FROM GIMBRACH AND BEN AND BELLA FROM FROM BRIAGOLONG, NOW MEMBERS VOLUNTEERING THEIR TIME.

FIRE RINGS ONGANG



**10. New Rules of the Committee to be endorsed by Council**

**11. General Business**

RESERVE NEEDS MOWING, WARRICK AND APPLIES TO ORGANISE

THERE IS SOME RENDERING TO DO ON THE TOWER'S TAP TO BE INSTALLED IN PUMP SHED, WARRICK TO CONTACT WIESCH.

MERRY CHRISTMAS TO ALL !!

**12. Next Meeting** 15/3/2016

**Meeting Closed Time:** 7.55

These minutes are:

Confirmed as true and correct on 21/3/2016  
Date

Or

Corrections have been made and noted at the meeting on .....  
Date

Chairperson Signature *Warrick Bu*

**BRIAGOLONG QUARRY RESERVE  
Special Committee of Council**

**MINUTES**

MEETING DATE: 21/3/2016 MEETING TIME: 7:45

MEETING VENUE: BRIAGOLONG HOTEL

Meeting Opened Time:

**1. Present / Apologies**

Name	Title	Present / Apology
Peter Cleary	Councillor	/
Warrick Brown	Chairperson	/
Graeme Appleton		/
Jacob Taylor		
Jodie Taylor		
Kaye Whitworth		/
Mary <del>Cooney</del>		

WELLINGTON  
SHIRE COUNCIL  
23 MAY 2016  
RECEIVED

Quorum Achieved?  Yes  No

**2. Declaration of Conflicts of Interest** /

**3. Confirmation of Minutes of Previous Meeting (note any corrections)**

Moved: PETER Seconded: APPLES CARRIED /

Chairperson to sign and date previous minutes to be filed by Secretary

**4. Business Arising from Previous Minutes**

None

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10. New Rules of the Committee to be endorsed by Council

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11. General Business

.....  
TOILET HAS BEEN PUMPED OUT (SEPTIC)  
.....  
NEW RECEIPT BOOK FOR PUB  
.....  
TABLES QUOTE HAS BEEN RECEIVED \$650  
.....  
MOWING HAS BEEN DONE SEVERAL TIMES  
.....  
RESERVE IS BEGINNING VERY POPULAR  
.....  
BOOKS HAVE BEEN AUDITED  
.....  
THERE IS A CAMPER THAT HAS OVER STAYED HIS TIME  
.....  
~~ED~~  
.....  
HAPPY EASTER !!  
.....  
.....

12. Next Meeting

Meeting Closed Time: 8:05

These minutes are:

Confirmed as true and correct on .....  
Date

Or

Corrections have been made and noted at the meeting on .....  
Date

Chairperson Signature.....

**ITEM C5.2****PROVISION OF AQUATIC FACILITIES AND SERVICES 2015-2020**

DIVISION: COMMUNITY AND CULTURE  
 ACTION OFFICER: MANAGER HEALTHY LIFESTYLES  
 DATE: TUESDAY, 21 JUNE 2016

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

**OBJECTIVE**

For Council to endorse the Provision of Aquatic Facilities and Services 2015-2020 Final Report ('Final Report').

**PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**

<b>RECOMMENDATION</b>
-----------------------

<p><b><i>That Council endorse the Provision of Aquatic Facilities and Services 2015-2020 Final Report.</i></b></p>
--

**BACKGROUND**

The overall purpose of the Final Report was to ensure Wellington Shire Council continues to provide and operate aquatic facilities that meet the needs of community and industry, are a high standard and present best value for the Wellington Shire communities. Part of the scope of the project was to also investigate options for the possible future redevelopment of Aqua Energy and determine the feasibility of the preferred option.

Significant community consultation was undertaken during the development of the Final Report.

On 1 December 2015 Ms Karen Evans, consultant from InSynch Consultancy Group, presented to Council on the draft final report. Ms Evans revisited on 15 December 2015 and responded to specific questions from Council.

On 29 April 2016, officers presented to Council the proposed priority projects emanating from the Final Report.

**OPTIONS**

Council has the following options:

1. Endorse the Provision of Aquatic Facilities and Services 2015-2020 Final Report; or
2. Not endorse the Provision of Aquatic Facilities and Services 2015-2020 Final Report and seek additional information to be presented at a future Council meeting.



## PROPOSAL

It is proposed that Council endorse the Provision of Aquatic Facilities and Services 2015-2020 Final Report.

## CONFLICT OF INTEREST

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

## FINANCIAL IMPACT

There is no financial impact endorsing the Final Report. Endorsement of the Final Report does not endorse the implementation of any specific project. All projects emanating from the Final Report will be brought to Council for further consideration at a later date.

## COMMUNICATION IMPACT

The Final Report contains proposed future development options for the Aqua Energy facility. These options may generate some public interest.

## COUNCIL PLAN IMPACT

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

Strategic Objective: Enhanced health and wellbeing for the whole Community.

Strategy 7.1: Support access to a range of recreational opportunities for all sectors of the community.

Strategy 7.3: Ensure services relating to safety, health and wellbeing are highly effective and valued by the community.

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

## CONSULTATION IMPACT

Summary of community consultation in the development of the Final Report.

Category	Consultation Method	Number
Facility users	Surveys	340
General community	Surveys and street stalls	171
Schools	Phone calls	25
Council staff	Meetings and focus groups	19
Community and user groups	Phone calls	22
Local competitors	Phone calls	6
Other Councils	Phone calls	5
Sporting bodies	Phone calls	3

**ITEM C5.3****DRAFT WELLINGTON SHIRE COUNCIL COMMUNITY ENGAGEMENT STRATEGY 2016-20**

DIVISION: COMMUNITY AND CULTURE  
 ACTION OFFICER: MANAGER COMMUNITY WELLBEING  
 DATE: 21 JUNE 2016

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

**OBJECTIVE**

The purpose of this report is for Council to endorse the draft Wellington Shire Council Community Engagement Strategy and release it to the community for comment for a period of five weeks.

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

That Council endorse the draft Wellington Shire Council Community Engagement Strategy 2016-20 and release it to the community for comment for a period of five weeks.

**BACKGROUND**

In 2011 Council's first community engagement strategy was developed by the Media and Public Relations Unit of Wellington Shire Council and involved extensive public consultation.

The Community Engagement Strategy 2011-15 included a detailed action plan. The majority of this action plan was completed with an allocated resource provided to deliver the listed activity. The current draft Wellington Shire Council Community Engagement Strategy 2016-20 for consideration reflects the intent of the 2011 Strategy and is user friendly, simplified for community understanding and less reliant on a staffing resource that is no longer available.

Community Engagement is the responsibility of all Council Business Units. The Community Wellbeing Unit will facilitate building the capacity of staff to engage with their community through the process documented in the strategy. However managers and leaders will be responsible to ensure consistency in the community engagement process across the organisation.

Community input will be welcomed on this draft revised strategy.

**OPTIONS**

Council have the following options:

1. Endorse the draft Wellington Shire Council Community Engagement Strategy 2016-20 and release it to the community for comment for a period of five weeks; or
2. Request changes to the draft Wellington Shire Council Community Engagement Strategy 2016-20 before it is released to the community and present to a future Council Meeting.

## **PROPOSAL**

It is proposed that Council endorse the Draft Wellington Shire Council Community Engagement Strategy 2016-20 and release it to the community for comment for a period of five weeks.

## **CONFLICT OF INTEREST**

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

## **COUNCIL POLICY IMPACT**

A draft Wellington Shire Council Community Engagement Policy has been developed to support the Wellington Shire Council Community Engagement Strategy 2016-20 and will be brought to Council for adoption once the draft Strategy has been adopted.

## **COUNCIL PLAN IMPACT**

The Council Plan 2013–17 Theme 1 Leadership and Engagement states the following strategic objective and related strategy:

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

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

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

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

## **RESOURCES AND STAFF IMPACT**

A working group made up of staff representing all Divisions will continue to meet and develop a new action plan with strategies to ensure consistent community engagement practice across the organisation. The Community Engagement Officer (previously titled, Community Planning Officer) now has responsibility for both community planning across the Shire and support for consistent community engagement practice within Council.

## **CONSULTATION IMPACT**

In 2011 over 1800 residents provided input for the development of the Community Engagement Strategy 2011-2015. The current draft Community Engagement Strategy 2016-2020 is a simplified version of the original. A group of internal staff met over a period of twelve months to revise the document.

If Council supports the recommendation, it is proposed that community consultation on the draft revised strategy will be completed by late July 2016.

# Community Engagement Strategy 2016 to 2020



*Tell me, I forget.*

*Show me, I remember.*

*Involve me, I understand.*

- Chinese proverb

Wellington Shire Council is committed to genuine and effective community engagement in council planning and decision making. Good engagement allows the Council and those with whom it engages to understand wider perspectives and aspirations of communities and to look at alternative solutions. Community Engagement processes also provide the basis for productive relationships, improved dialogue and deliberation, and ultimately, better democracy.

This Community Engagement Strategy applies to Council Officers and those working within Wellington Shire Council who need to consider community engagement.

Alongside this strategy sits a set of tools to assist Council staff in planning, preparing, implementing and reporting on community engagement processes.

Wellington Shire is home to over 40,000 people who live across more than 30 communities that range in size from a handful of people to 14,000 in the major centre of Sale. The needs of all of these people and communities differ.

In 2010, over 1800 Wellington Shire residents and ratepayers provided input into the development of Council's first Community Engagement Strategy 2011-2015. Appendix A - Community Consultation Findings Report contains additional detail on the extensive consultation process undertaken. It was the most comprehensive consultation that Council has carried out and, in reviewing the Strategy for 2015 – 2018, it was recognised that two of the key learnings were still particularly relevant and in need of further work by Council:

1. Closing the feedback loop in community engagement processes, and
2. The development of consistent community engagement practices across the organisation.

# What is community engagement?

The International Association for Public Participation (IAP2), the recognised international leader in community engagement, provides the following definition: **Community engagement is 'any process that involves the public in problem solving or decision making and uses public input to make decisions'**.

Depending on the situation engagement can be formal or informal, direct or indirect, within the community or within the organisation.

IAP2 has developed **core values** for community engagement, which Council has adopted and are committed to using in the development and implementation of community engagement processes.

## Community engagement does:

1. Assume that the public have a right to be involved in decisions about actions that could affect their lives.
2. Include the promise that the public's contribution will influence the decision.
3. Promote sustainable decisions by recognising and communicating the needs and interests of all participants, including decision makers.
4. Seek out and facilitate the involvement of those potentially affected by or interested in a decision.
5. Seek input from participants in designing how they participate.
6. Provide participants with the information that they need to participate in a meaningful way.
7. Communicate to participants how their input will affect the decision.

## Community engagement does not:

1. Take away decision making powers from councillors or the organisation. It adds value to the process by increasing the understanding of the issues.
2. Involve gaining community input where a decision has already been made or where the community cannot effectively influence a final decision.
3. Engage on matters that are outside the scope of influence of the community. Constraints, limitations and non-negotiables will be made clear from the start.
4. Involve a process that expects participants to agree. Instead, it is an open process that creates opportunities to explore and discuss options, alternatives, needs and requirements, problem solve and reach consensus.
5. Apply a rigid model or approach to every project. Community engagement must be flexible, open and responsive, and should be tailored to each project.

# Why is Community Engagement important for Council?

It is now widely recognised that community engagement is an effective way of doing business, leading to better outcomes for the organisation and community.

As our primary approach in working externally and internally, Council:

- Enables our community to work together and respond on issues that matter to them.
- Provides opportunity to build stronger relationships between Council and the community it serves.
- Builds on the communities understanding of council's role and responsibilities as well as our financial and legislative requirements.
- Improves outcomes through the early identification of issues.

Improves the quality of service delivery and policy development, to ensure they reflect the needs, interest and values of community.

## The objectives of the Community Engagement Strategy

The objectives of the Community Engagement Strategy are to:

- Ensure all staff have an understanding and is aware of the commitment by Council to involve the public in the decision making process about issues that affect them.
- Ensure all Wellington Shire Council staff operate under the same code of conduct and set of guiding principles thereby bringing consistency and understanding to any community engagement process.
- Embed a consistent approach to community engagement across the organisation by providing guides, tools and training to all staff.

# Who do we engage with?

To ensure that all voices are heard on a given topic, it is important that Council is mindful of the varying communities of interest that may be impacted by a decision.

The table below identifies the different subgroups Council engages with:

## Community Stakeholders

Those identified as being directly affected by the decision or those with an interest in a plan, project or decision made by Council.

## Community Groups and Organisations

Those that provide a local service, work directly with community groups and organisations representing the views of their sector including sporting groups, special interest groups, place based interest groups and Community Planning Groups.

## Council Staff

Anyone who is involved in community engagement activities including Councillors, council management and officers, contractors and consultants associated with Council.

## Government and Non-Government Agencies

Including health, education, aged care, family services, emergency services, various government departments, youth, disability services, child support services and Aboriginal services.

## Funding Partners

Organisations that provide sponsorship or funding to support the delivery of programs, services, capital projects and other initiatives.

## Community

The people who live within the shire including individuals that work, visit and invest in the municipality. The general public includes residents, ratepayers, land owners, service users, workplace communities, ethnic and religious communities, Aboriginal communities, age based groups, people with a disability and those who have an interest in Wellington Shire Council.

## Industry and Business Stakeholders

Those that are in a business or are involved in an industry which is directly affected or have an interest in Council decisions, projects and plans.

The IAP2 Public Participation Spectrum developed by the International Association for Public Participation gives an indication of the methods and circumstances by which an engagement process with the community will be undertaken.

# iap2 public participation spectrum

developed by the international association for public participation



	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
<b>PUBLIC PARTICIPATION GOAL</b>	To provide the public with balanced and objective information to assist them in understanding the problems, alternatives and/or solutions.	To obtain public feedback on analysis, alternatives and/or decision.	To work directly with the public throughout the process to ensure that public issues and concerns are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision-making in the hands of the public.
<b>PROMISE TO THE PUBLIC</b>	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and issues are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for direct advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.
<b>EXAMPLE TOOLS</b>	<ul style="list-style-type: none"> <li>• Fact sheets</li> <li>• Websites</li> <li>• Open houses</li> </ul>	<ul style="list-style-type: none"> <li>• Public comment</li> <li>• Focus groups</li> <li>• Surveys</li> <li>• Public meetings</li> </ul>	<ul style="list-style-type: none"> <li>• Workshops</li> <li>• Deliberate polling</li> </ul>	<ul style="list-style-type: none"> <li>• Citizen Advisory committees</li> <li>• Consensus-building</li> <li>• Participatory decision-making</li> </ul>	<ul style="list-style-type: none"> <li>• Citizen juries</li> <li>• Ballots</li> <li>• Delegated decisions</li> </ul>

## become a member

IAP2 is a member driven organization that can help you to grow professionally, provide you with training opportunities and increase networking with other public participation practitioners locally, nationally, and internationally. If you would like to learn more about IAP2's activities in your area or the benefits of becoming a member, please contact:



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Role of the Community	Listen	Contribute	Participate	Partner	Decide
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Decision making in local government is the responsibility of elected Councillors. Councillors by the very nature of the Local Government Act 1989 are ultimately responsible for the decisions of Council and to that end are unable to assign full decision making responsibilities to non-elected individuals. Wellington Shire Council believes that our community is able to experience the ultimate level of 'empower' (or empowerment) possible in this context, when it elects Council every four years.



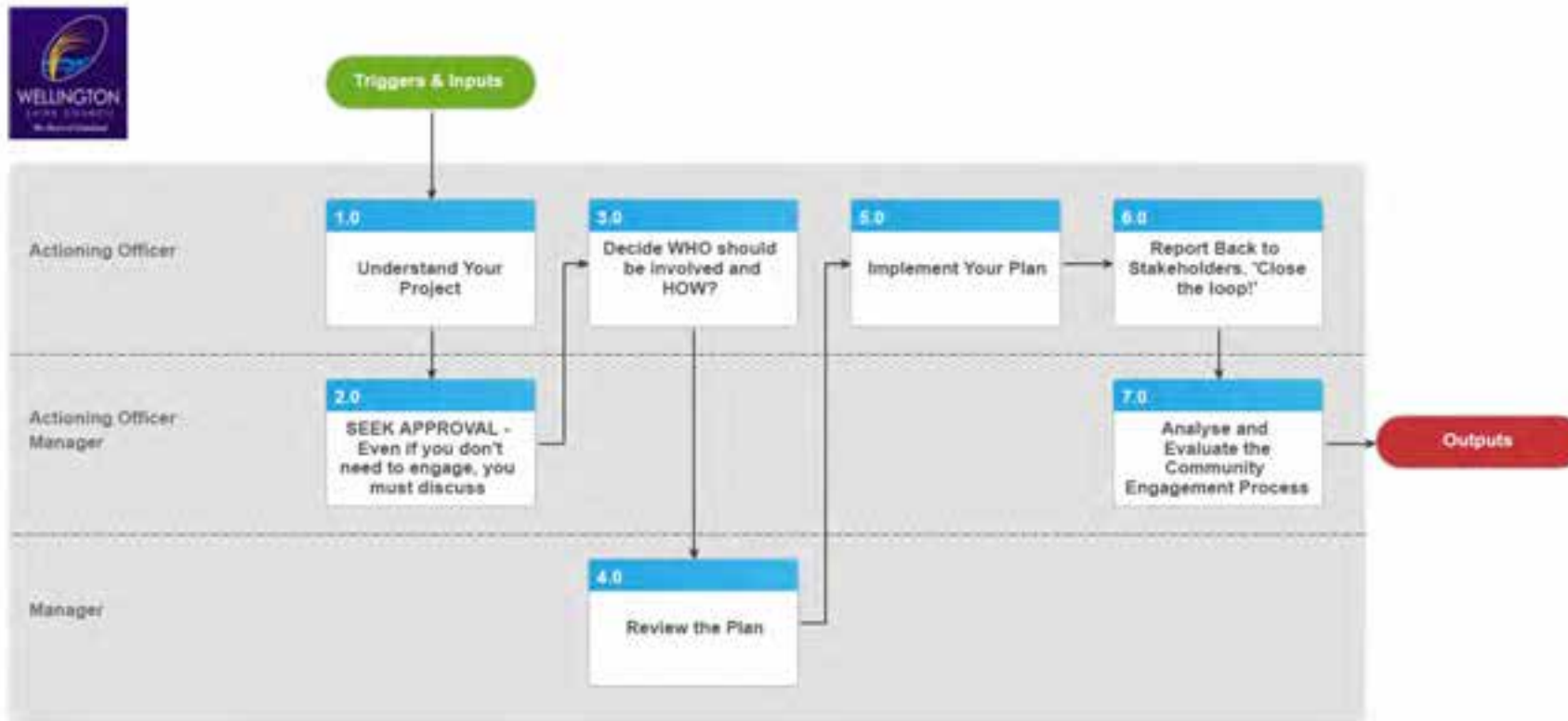
# Levels of engagement examples

Different issues and situations will call for different engagement methods.

The table below shows examples of the different Levels of Engagement (and associated engagement tools) in past Council projects.

<b>Level of Engagement</b>	<b>Wellington Shire Council Project Examples</b>	<b>Examples of Tools and Techniques</b>
Inform	<ul style="list-style-type: none"> <li>• Thomson River Caravan Park</li> <li>• Ninety Mile Beach Plan</li> <li>• Emergency Events</li> <li>• Annual Fire Prevention Inspections</li> <li>• Hard waste collection schedule</li> </ul>	<ul style="list-style-type: none"> <li>• Wellington Matters</li> <li>• Wellington News</li> <li>• Council's social media channels; Facebook and YouTube</li> <li>• Letters and email</li> <li>• Media and community newsletter releases, articles and interviews</li> <li>• Council website</li> <li>• Public meetings</li> </ul>
Consult	<ul style="list-style-type: none"> <li>• Council budget</li> <li>• King George V Jubilee Avenue restoration</li> <li>• Community Engagement Strategy development</li> <li>• Boisdale Sewerage Scheme</li> <li>• Open Space Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Survey</li> <li>• Social media questions</li> <li>• Seek public submissions and information</li> <li>• Focus groups</li> <li>• Have your say online forum</li> <li>• Shopping centre displays</li> </ul>
Involve	<ul style="list-style-type: none"> <li>• Yarram Hub development</li> <li>• Cultural Hub development</li> <li>• Agricultural Position Paper</li> <li>• Australia Day Awards</li> <li>• Port Albert Lifestyle Lots Review</li> </ul>	<ul style="list-style-type: none"> <li>• Project steering group</li> <li>• One on one information and discussion sessions</li> <li>• Round Table discussions</li> <li>• Neighbourhood meetings</li> </ul>
Collaborate	<ul style="list-style-type: none"> <li>• Briagolong Town Tree Plan</li> <li>• Sale Livestock Exchange refurbishment</li> <li>• Recreation Reserve Masterplans</li> <li>• Community Plans</li> <li>• Town entry sign statements</li> <li>• Healthy Wellington</li> </ul>	<ul style="list-style-type: none"> <li>• Public meetings</li> <li>• Project steering groups</li> <li>• Working groups/special interest/user groups such as Community Planning Groups</li> </ul>
Empower	<ul style="list-style-type: none"> <li>• Council Elections</li> </ul>	<ul style="list-style-type: none"> <li>• Democratic Vote</li> </ul>

# Wellington Shire Council Community Engagement Process



## **Keeping community engagement at the front of Council activity**

A toolkit and a four year action plan will support the delivery of genuine and effective community engagement across council. The Community Engagement Steering Group, made up of representatives from a range of council business units, community groups and individual community members will meet on a quarterly basis to monitor progress within the action plan and add to the toolkit.

Essential to the successful implementation of the strategy will be the training and development of Council staff in the processes of community involvement.

## **Used in the development of this strategy we recognise the work of:**

- Launceston City Council
- Engaging Canberrans: A guide to community engagement
- Warringah Council Community Engagement Strategy 2011



**D. URGENT BUSINESS**



**E. FURTHER GALLERY AND CHAT ROOM COMMENTS**



**F. CONFIDENTIAL ATTACHMENT/S**

**F. CONFIDENTIAL ATTACHMENT/S**

**ITEM F1.1      AUDIT COMMITTEE MINUTES  
(REFER TO ITEM C2.3 OF THIS AGENDA)**

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**ORDINARY COUNCIL MEETING  
21 JUNE 2016**

On this 18<sup>th</sup> day of May 2016, in accordance with Section 77 Clause (2)(c) of the *Local Government Act 1989*; I, Arthur Skipitaris (Delegate) declare that the information contained in the attached document **AUDIT COMMITTEE MINUTES 25 MAY 2016** is confidential because it relates to the following grounds under Section 89(2) of the *Local Government Act 1989*:

- f) legal advice
- h) any other matter which the Council or special committee considers would prejudice the Council or any person.



.....  
General Manager Corporate Services (Delegate)

**ITEM F1.2      NORTH SHIRE LITTER BINS CONTRACT 2015-042  
(REFER TO ITEM C4.2 OF THIS AGENDA)**



**ORDINARY COUNCIL MEETING  
21 JUNE 2016**

On this 2 June 2016, in accordance with Section 77 Clause (2)(c) of the *Local Government Act 1989*, I, Chris Hastie declare that the information contained in the attached document **NORTH SHIRE LITTER BINS CONTRACT 2015-042** is confidential because it relates to the following grounds under Section 89(2) of the *Local Government Act 1989*:

d)      ***Contractual matters.***



.....  
**Chris Hastie General Manager Built and Natural Environment**

**ITEM F1.3 WEST SALE AIRPORT EASTERN RECREATIONAL AVIATION PRECINCT  
FREEHOLD LAND DEVELOPMENT  
(REFER TO ITEM C4.3 OF THIS AGENDA)**



**ORDINARY COUNCIL MEETING  
21 JUNE 2016**

On this 14 day of June 2016, in accordance with Section 77 Clause (2)(c) of the *Local Government Act 1989*, I, Chris Hastie declare that the information contained in the attached document **WEST SALE AIRPORT EASTERN RECREATIONAL AVIATION PRECINCT FREEHOLD LAND DEVELOPMENT** is confidential because it relates to the following grounds under Section 89(2) of the *Local Government Act 1989*:

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



.....  
**General Manager Built and Natural Environment**





**G. IN CLOSED SESSION**

**G. IN CLOSED SESSION**

**COUNCILLOR**

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

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

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**IN CLOSED SESSION**

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**COUNCILLOR**

**That:**

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**That:**

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