

AGENDA

Ordinary Council Meeting

7.00pm Tuesday 22 January 2019

**VENUE:
Bannockburn Shire Hall
Council Chambers
12 High Street, Bannockburn**

NEXT ORDINARY COUNCIL MEETING
6.00pm Tuesday 26 February 2019

Copies of Golden Plains Shire Council's Agendas & Minutes
Can be obtained online at www.goldenplains.vic.gov.au

Code of Conduct Principles

WORKING TOGETHER

We Councillors will:

- acknowledge and respect that a diversity of opinion exists among us;
- recognise that each of us has different life experience, knowledge and values, and that all of these contribute collectively to our discussions;
- behave with courtesy towards each other, Council officers and our citizens;
- conform to the policy and precedents that guide the conduct of meetings;
- attend punctually and participate in all relevant meetings, workshops and briefings;
- share reasonably in the representation, ceremonial and hosting tasks of the full Council; and
- honour the majority decisions made by the Council, irrespective of our own position, and explain these decisions frankly to the community, once made.

BEHAVING WITH INTEGRITY

We Councillors will:

- identify our financial and personal interest, or potential interest, in any matter that comes before the Council;
- be honest and truthful;
- comply with laws and the regulations deriving there from;
- respect Council property and be frugal in its use, where allowed;
- avoid using our position for personal gain or to achieve advantage over others or to obtain preferential treatment;
- be sympathetic to the legitimate concerns of our citizens;
- act impartially when making decisions and have due regard to the needs of the community as a whole, rather than that of narrow vested interest; and
- acknowledge the role of Council officers in providing advice to us and in implementing Council decisions.

MAKING COMPETENT DECISIONS

We Councillors will:

- without diminishing the short term focus, approach decisions with due regard to the long term needs of the municipality;
- form policies with regard to the needs of the entire Shire;
- direct our attentions to the strategic and statutory needs of the municipality rather than short term, transient, operational issues;
- seek to fully inform ourselves on the issues before Council before making a decision;
- take all reasonable steps to improve our knowledge of matters relevant to our municipal duties; and
- use and respect the professional knowledge of Council officers and other advisers to Council.

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1 OPENING DECLARATION

We the Councillors of Golden Plains Shire declare that we will undertake, on every occasion, to carry out our duties in the best interest of the community and that our conduct shall maintain the standards of the code of good governance so that we may faithfully represent and uphold the trust placed in this Council by the people of Golden Plains Shire.

2 ACKNOWLEDGEMENT OF COUNTRY

Council acknowledges the traditional Wadawurrung owners of this land. Council pays its respects to Wadawurrung Elders both past and present and extends that respect to all Aboriginal and Torres Strait Islander People who are part of Golden Plains Shire.

3 APOLOGIES AND LEAVE OF ABSENCE**4 CONFIRMATION OF MINUTES**

That the minutes of the meeting of Council, 18 December 2018 as circulated, be confirmed.

5 DECLARATION OF CONFLICT OF INTEREST

6 BUSINESS REPORTS FOR DECISION

6.1 HONOUR BOARD PRESENTATION

File Number:

Author: Sharon Naylor, Executive Assistant - Chief Executive Officer

Authoriser: Eric Braslis, CEO

Attachments: 1. **OAA Barwon Regional Group Letter to Golden Plains Shire**

Council would like to thank Peter Doak OAM for the donation and presentation of an Australian Honours (Medals) Board to the Golden Plains Shire Council.

Note - Council will need to resolve to suspend standing orders to allow for the presentation and then to resume standing orders in order to move back into Council reports / ordinary business.



Barwon Regional Group Order of Australia Association

Mr Eric Braslis
Chief Executive Officer
Golden Plains Shire
enquiries@gplains.vic.gov.au

3 December 2018

Dear Eric

Greetings.

I write to you on behalf of the Order of Australia Association (Barwon Regional Group Committee) of which I am the immediate past Chair, to finalise the donation and presentation of a very striking Australian Honours (Medals) Board to the Golden Plains Shire. This Board and contents are valued at \$800. Discussions were held with Rod Nicholls before his retirement, and with the then Mayor of the day Cr Des Phelan, and our offer was accepted. The Order of Australia Committee then placed an order for the provision of Honours Boards and three of these have already been presented to COGG, and lately to the Borough of Queenscliffe and Surf Coast Shire at a meeting of their Councils. We also provided appropriate pamphlets and clear Perspex holder as part of the information "package" to each local Government area.

Our committee, and our National Organisation under the auspices of the patron – our Governor General, are keen to raise awareness of the Honours System with the prime intention of increasing the numbers of nominations of worthy people who reside in your Shire.

Eric, the real issues are that apparently many Australians either lack the confidence or knowledge of the nomination process, or can't think of a worthy candidate which both you and I know not to be the actual case! Part of the plan to redress this lack of knowledge and interest has led our committee to fund the donation of the Board and gifting this to Golden Plains LGA. We would hope that the Board would be placed in a prominent position – preferably a publicly accessed thoroughfare, to pique the interest of community members.

The dimensions of the Honours Board – which is beautifully framed and with a glass front to protect and preserve the contents: width 60.5cm depth 58.5cm. A local to our region, the late Stuart Devlin, designed the Order of Australia insignias back in 1976, and these designs have remained unchanged since that time.

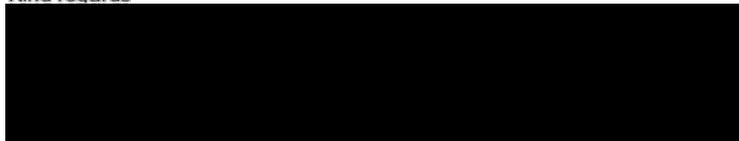
Of course obviously I don't need point out that the Australian Honours system is a vital part of our communities. Honours help define, encourage and reinforce our national aspirations, ideals and standards by identifying those amongst us who make an outstanding contribution to our society.

As you would know, the recipients of Australian Honours and awards are very special men and women whose actions have set them apart and enriched our community across a broad range of professional, public and community service sectors. They've not 'put their hands up' to be noticed, but have got on with providing enduring service in many different ways. You will no doubt also be very aware of the many community members within your own Local Government area who have been recognised in the past for their service to the communities comprising Golden Plains Shire.

I do hope that we may arrange an appropriate time as soon as practicable to formally present this gift of an Honour Board at Council's earliest convenience.

Please don't hesitate to make contact if you require additional information.

Kind regards



6.2 DELEGATES REPORT - 19 DECEMBER 2018 TO 21 JANUARY 2019

File Number: 78-07-002
Author: Sharon Naylor, Executive Assistant - Chief Executive Officer
Authoriser: Eric Braslis, CEO
Attachments: Nil

Cr Owen Sharkey

19 December Mayoral Student Award presentation at Lethbridge Primary School
 20 December Interview with ABC
 20 December Golden Plains Twilight Market
 15 January Councillor Briefing Meeting
 19 January Mecha Festival of Experimental Art

6.3 PLANNING APPLICATION P18-223 - 9 LOT RESIDENTIAL SUBDIVISION AT 97 SMITH ROAD, LETHBRIDGE

File Number:

Author: [REDACTED] Statutory Planning Team Leader

Authoriser: [REDACTED], Director Assets and Amenity

Applicant: Lethbridge Property Developments Pty Ltd

Owner: [REDACTED]

Proposal: The development of the land for a nine (9) lot subdivision

Location: 97 Smith Road, Lethbridge

Attachments:

1. Concept Plan (under separate cover)
2. Copy of Objections (under separate cover)

RECOMMENDATION

That Council resolves to issue a Notice of Decision to grant a permit for the development of the land for the purposes of a nine [9] lot subdivision at 97 Smith Road, Lethbridge (Lot 1 PS 304651), with conditions as listed in the report.

EXECUTIVE SUMMARY

This report provides a background to the application, a summary of relevant planning considerations and an officer recommendation which supports the issue of a planning permit.

This application seeks to subdivide the land into nine [9] Low Density Residential lots. The lots are proposed to range from 4,521 to 6,341 square metres, with an average lot size of 5,272 square metres. A common property driveway is proposed to service Lots 5, 6, 7, 8 and 9 and equates to an area of approximately 2,039 square metres with a 10 metre wide frontage to Smith Road. The proposed subdivision access road would have an irregular 'dog-leg' shape on account of the existing access arrangements associated with the adjoining land to the east. It is proposed that the remaining lots will gain access from Steddy Road.

The existing dwelling, existing stone building and another shed on proposed Lot 6 are to be retained. Three [3] other sheds are to be removed from the site.

All lots are capable of capable of accommodating building envelopes with boundary setbacks at least commensurate to those specified in the DDO5. (Refer to Attachment 1).

Wastewater, as per all LDRZ land in the municipality, is to be treated on-site using individual septic systems. Wastewater envelopes do not exceed 15% of the lot areas. The lots will be connected to reticulated water and electricity.

Some of the Cypress trees located near the Smith Road-Steddy Road intersection may require removal to facilitate access to Lots 1 and 2 from Steddy Road – this would not require planning approval. The scattered trees associated with proposed Lots 7, 8 and 9 may be removed by future owners to accommodate dwelling construction. Where possible, trees will be retained through the subdivision process.

PURPOSE

This application has been referred to Council meeting for determination as there are six [6] outstanding objections to the planning permit proposal.

CONFLICT OF INTEREST

In accordance with section 80B of the *Local Government Act* 1989, the Officer preparing this report and any authorisers declare no conflict of interest in regards to this matter.

COUNCIL PLAN

Managing natural and built environments.

BACKGROUND INFORMATION

The subject site is known as Lot 1 on Plan of Subdivision 304651, Parish of Wabdallah, 97 Smith Road, Lethbridge. The site is zoned Low Density Residential and subject to the Design and Development Overlay 5 – Low Density Residential Zone Setbacks (DDO5) and partially subject to the Environmental Significance Overlay 3 – Mt Misery Creek, Surface Hill – Smythesdale, Klein and Swanston Road Area, Dereel, Swamp Road – Dereel, Yarrowee Creek, Teesdale Reserve, Moorabool Valley, Sutherland Creek, Meredith, Steiglitz (DDO3).

Smith Road is an extension of Broom Road, which runs east off the Midland Highway, with Steddy Road running north-south off Smith Street. This site is part of the eastern extent of the Low Density Residential Zone in Lethbridge. Adjoining this subject site is land within the Rural Activity Zone (RAZ). Land on the western side of the Midland Highway in Lethbridge consists of large areas of Township Zone.

The subject site as indicated below, at the eastern extent of the LDRZ



The subject site is approximately 4.9 hectares in area and almost square in shape. It has approximately 80 metres of frontage to Smith Road and 200 metres to Steddy Road. Properties to the west of Steddy Road are generally uniformly square or rectangular in shape and many are smaller than this site; there are lots down to 0.41 ha in area in some instances. South of Smiths Road there are a number of larger lots located between Weston Road and Dillon Road.

The site has an existing access point on Smith Road which adjoins a battle-axe arrangement associated with the neighbouring property to the east. There are an existing dwelling and outbuildings in the north-east corner of the site and some more centrally located outbuildings.

Cypress trees are located along the property boundary at the corner of Steddy Road and Smith Road. Along these same boundaries there are sections of stone fencing. There are a number of mature trees scattered centrally and across the western portion of the site.

The site is relatively flat, with the exception of the north-east corner, which falls away gently towards the Moorabool Valley, incorporating a small part of the escarpment edge.

Smith Road and Steddy Road are Council roads with a bitumen seal and informal drainage.

CONSULTATION

Notice of the application was given in accordance with section 52 (1) (a) and (d) of the *Planning and Environment Act 1987*. Notice was given by mail to eight [8] adjoining and neighbouring owners and / or occupiers and two [2] signs were placed on-site. Six [6] objections to the application were received.

A consultation meeting was held on 12 November 2018. A number of matters were discussed in detail and some actions for Council to follow up resulted from the meeting. The matters raised by objectors and the follow up from the consultation are discussed in more detail later in the report.

ASSESSMENT

Golden Plains Planning Scheme

Local Planning Policy Framework (LPPF)

Clause 21.02-2 Townships

Over time the Golden Plains Shire's towns will become more urbanised. There is a substantial supply of residential land in all urban centres and towns in the Shire, which means new demands for residential development can be accommodated within the existing areas of towns. In addition, significant scope exists for the consolidation of sites and intensification of development in existing towns without altering the character or quality of these areas.

Clause 21.03-1 Biodiversity

The municipality is home to a wealth of flora and fauna, including rare and threatened species and communities, major waterways and freshwater wetlands.

21.08 Local areas – Small towns

Town structure plans have been prepared for most small settlements and establish a basis for future strategic planning decisions in each town. Structure plans address:

- The preferred layout of residential, commercial, community and other land uses based on a ten-year outlook
- Infrastructure servicing
- Desired future character
- Environmental sustainability

22.09 Low Density Residential Subdivision Policy

This policy seeks to ensure the elements of land capability and character are addressed when considering subdivision applications.

Zone and Overlay provisions

Clause 32.03 Low Density Residential Zone

The purpose of this zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework
- To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

Clause 42.01 Environmental Significance Overlay

The purpose of this overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework
- To identify areas where the development of land may be affected by environmental constraints
- To ensure that development is compatible with identified environmental values

Schedule 3 Environmental objectives to be achieved:

- To protect the conservation values of the above areas
- To protect natural environmental processes, maintain biodiversity and protect natural resources of soil, water, flora and fauna
- To protect habitat for fauna
- To protect geological formations and landscape values
- To protect significant vegetation, protect wetland habitat for fauna and protect geologically significant features

Clause 43.02 Design and Development Overlay

Purpose:

- To implement the Municipal Planning Strategy and the Planning Policy Framework
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

Schedule 5 – Low Density Residential Zone Setbacks

- To ensure that the siting and design of buildings creates an attractive low density residential environment
- To ensure that development has regard to the low density residential character of the area
- To ensure that a high level of amenity is maintained in low density residential areas.

Clause 53.01 Public Open Space Contribution and Subdivision

A person who proposes to subdivide land must make a contribution to the Council for Public Open Space in an amount specified in the schedule to this clause. Golden Plains Shire does not have a schedule within the scheme; therefore it reverts to value specified in the *Subdivision Act 1988*. A contribution will be required as a condition on permit.

General provisions

The decision guidelines contained in clause 65.02 of the planning scheme require Council to consider the following matters, including, but not limited to:

- The suitability of the land for subdivision
- The subdivision pattern having regard to the physical characteristics of the land, including existing vegetation
- The area and dimensions of each lot in the subdivision

DISCUSSION

Planning scheme

This application responds well to the overarching objectives of the planning scheme that encourage developers to make appropriate use of existing appropriately zoned land. The subdivision is located within the existing Lethbridge town boundary and is serviced via existing infrastructure, which will be upgraded and provided in accordance with referral requirements.

The existing rural character of the area has been acknowledged through the design process, with the subdivision providing more generous setbacks than those required by policy. Some mature trees on-site will be protected, which is in keeping with the objectives of clause 22.09. Land capability has been rigorously assessed and found to be satisfactory and capable of accommodating a total of nine [9] lots.

Objectors' concerns

Matters raised by the objectors are summarised as follows:

Loss of residential character in relation to privacy, outlook, setbacks from boundaries and reduced lot sizes. Loss of amenity on account of associated noise and other neighbour issues such as dogs.

The minimum lot size for LDRZ land is 0.4 ha. Each of the proposed lots would have an area in excess of the minimum lot size requirement. Many areas of LDRZ across the municipality include lots far greater than the 0.4 ha minimum, which were created at a time when the minimum area exceeded 0.4 ha. Infill subdivision is an appropriate use of land zoned for residential purposes when all relevant considerations have been addressed, as is the case with this application.

It is acknowledged that these smaller lots are a departure from lot sizes in the immediately adjoining vicinity; however, lot sizes in the area vary considerably. There are five properties fronting Steddy Road, one of which has a battle-axe driveway. Two of these properties have been previously subdivided, the smallest containing a total area of approximately 0.8 ha. There are lots located west of the subject site fronting Brady Road that are approximately 0.41 ha. In contrast, there are much larger lots on the southern side of Smith Road, including one with an area of 7 ha. It can therefore be concluded the character of the area in relation to lot size is not uniform.

There is, however, consistency in the setback of dwellings from boundaries along the western side of Steddy Road. The average is approximately 16 metres. The original application proposed a building envelope setback of 10 metres for Lots 1 to 4 fronting Steddy Road. As a result of consultation and consideration of objections, the applicant has increased this to 20 metres, which is 10 metres more than the minimum setbacks specified in the DOO5.

Although land with the LDRZ can expect a different level of amenity in terms of volume of traffic and separation between dwellings than the General Residential Zone for example, it is still a residential zone and cannot be expected to be free of noise and activity associated with residential use of land.

Local Planning Policy 22.09 – Low Density Residential Subdivision – states that established character of low density residential areas is generally derived from the expansive open areas surrounding dwellings and outbuildings. Large old trees and buildings are generally set back from road frontages. The proposed layout is consistent with this policy and its objectives, providing at least 0.4 ha lot sizes with setbacks greater than those set out in the DDO and vegetation being retained where practicable.

Detrimental impact on farming operations and the right-to-farm (within the RAZ) that the proposed subdivision would cause. It would be incompatible with the requirements of the planning scheme to protect the productivity of agricultural land. The legal use of firearms in the RAZ on land within close proximity to the relatively small lots is a potential source of conflict which will impact on the ability to farm.

The subject site is zoned LDRZ and directly adjoins land within the RAZ. The creation of additional lots will not impact on the use of the RAZ land. In-fill subdivision and development does not take away the right to use the RAZ land for farming purposes. The legal use of firearms on any property always requires the due diligence of the user. The site as it exists contains a dwelling, residents who live on-site and horses. The requirements related to the responsible use of firearms on farming land are a pre-existing condition and are not considered to be grounds for not supporting this proposal.

Loss of residential amenity from potential multi-storey house construction on these allotments overlooking our house.

Double-storey dwellings do not dominate the LDRZ setting in the Golden Plains Shire on account of the size of allotments – which provide for large houses, if desired, coupled with ample room for landscaping, shedding and open space, which is limited in a GRZ setting. However, the applicant has proposed a single-storey building restriction on Lots 3 to 7 inclusive in response to objector concerns.

Detrimental impact on current water pressure and flow rates. Detrimental impact on internet bandwidth.

The application was referred to Barwon Water, which has set out the permit conditions required to be met prior to release of new titles. There is no longer a requirement to refer subdivision applications to Telstra. The required standard telecommunications conditions will be applied.

Ability of lots to contain waste-water and stormwater discharge within proposed allotment boundaries. Negative health and environmental impacts from septic/waste-water.

A Land Capability Assessment was supplied with this application, as required. Additional land capability information was provided by the applicant post consultation in response to those concerns expressed regarding the findings of the report and the ability of the lots to adequately deal with effluent. A further review of the original and additional information has satisfied Council's Environmental Health Department and conditions will be applied accordingly.

Rise in vehicle and pedestrian traffic. Smith Road and Steddy Road in their current state would not be able to safely handle the increase.

The application has been referred to Council's Engineering Department, which has assessed the proposal and has deemed the road network capable of accommodating traffic associated with the additional lots. Appropriate access to each lot will be required.

CULTURAL HERITAGE IMPLICATIONS

The proposal does not require the preparation of a Cultural Heritage Management Plan under the Aboriginal Heritage Regulations 2007.

CONCLUSION

The application satisfies the provisions of relevant Planning Policy Framework, Municipal Strategic Statement and Local policy. The application is in line with the provisions of the Low Density Residential Zone and accords with the relevant decision guidelines of the Planning Scheme (Clause 65).

P18-223 Recommended conditions

Amended plans prior to certification

1. Before the plan of subdivision is certified under the *Subdivision Act* 1988, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and then form part of the permit. The plans must be drawn to scale with dimensions and be generally in accordance with the plans submitted with the application, but modified to show:
 - a) All bearings and distances, levels, street names, lot numbers, lot sizes, easements, common property and other relevant information
 - b) Easements in favour of relevant authorities
 - c) Location of a bin pad to serve Lots 5, 6, 7, 8 and 9. It must be capable of serving up to 10 Council-issue bins at one time
 - d) Any changes necessary to the width and alignment of the common property to meet the requirements of conditions 15 and 18

Endorsed plans

2. The layout of the subdivision and the size and dimensions of the proposed lots must confirm generally with the endorsed plans.

Easements prior to certification

3. Prior to the plan of subdivision being certified under the *Subdivision Act* 1988, all existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside on the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.

Open space contribution

4. Before the statement of compliance is issued under the *Subdivision Act 1988* the applicant or owner must pay to the responsible authority, as a financial contribution to open space, a sum equivalent to 5 per cent of the site value of all land in the subdivision. The applicant must pay on demand to Council, the Council's reasonable costs and expenses to provide valuation for payment of open space.

Development contribution

5. Prior to the issue of Statement of Compliance for each stage, a Development Contribution of \$12,000 in total (\$1,500 for each new lot) must be paid to the responsible authority.

Telecommunications

6. The owner of the land must enter into agreement with:
 - a) a telecommunications network or service provider for the provision of telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
 - b) a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
7. Before the issue of a Statement of Compliance for any stage of the subdivision under the *Subdivision Act 1988*, the owner of the land must provide written confirmation from:
 - a) a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time;
 - b) a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in area where the National Broadband will not be provided by optical fibre.

Engineering - EMP Prior to commencement

8. Prior to the commencement of construction, an Environmental Management Plan must be submitted to and approved by the responsible authority. The plan must outline how issues such as runoff, mud on roads, dust generation and erosion and sediment control will be managed on site during and post construction phase. Details of a contact person / site manager must also be provided so that this person can easily be contacted should any issues arise. Management measures are to be in accordance with EPA guidelines for Environment Management, 'Doing It Right On Subdivisions' Publication 960, September 2004.
9. Prior to approval of Construction Plans, the following information must be provided:
 - a) Provide full drainage analysis and design of minor (5 Year) and major (100 year) events, considering all contributing external and internal catchment areas and detailing how the site is to be drained in accordance with the requirements of the Golden Plains Shire Council contained in the Infrastructure Design Manual (IDM)
 - b) Provide full drainage analysis considering all contributing external and internal catchment area and detailing how peak flow rates from the development are retarded to pre-development levels in accordance with requirements of the Golden Plains Shire Council contained in the Infrastructure Design manual (IDM)
 - c) Provide analysis and computations demonstrating storm water discharge quality from the development meets current best practice performance as contained in Urban Stormwater – Best Practice Environmental Management Guidelines and in accordance with requirements of Golden Plains Shire Council contained in the Infrastructure Design Manual (IDM)
 - d) All to the satisfaction of the responsible authority.

173 Agreement

10. Prior to the issue of Statement of Compliance under the *Subdivision Act 1988*, the owner / subdivider of the land must enter into an agreement under section 173 of the *Planning and Environment Act 1987* with the Responsible Authority. The agreement must be in a form to the satisfaction of the Responsible Authority, and the applicant must be responsible for the expense of the preparation and registration of the agreement, including the Responsible Authority's reasonable costs and expenses (including legal expenses) incidental to the preparation, registration and enforcement of the agreement. The agreement must contain covenants to be registered on the Title of the property so as to run with the land, and must provide for the following:
- a) The collection of garbage and / or recycling will be at a location as shown on the endorsed plan of subdivision which will not be contained within lot boundaries or common property
 - b) Bins associated with Lots 5, 6, 7, 8 and 9 must be placed out for collection on Smith Road and on a pad consisting of crushed rock, the pad to be located and constructed to the satisfaction of the responsible authority
 - c) The single-storey stone building as identified in the south-western corner of Lot 6 is to be retained. It must not be modified, altered or demolished without the written consent of the responsible authority
 - d) Lots 1 and 2 must not create any vehicular access to the common property.
11. The owner must pay the costs of preparation, review, execution and registration of the agreement and the agreement must be registered on the newly created title/s of all stages of the subdivision.

Engineering - Detailed Construction Plans

12. Prior to certification and before construction works associated with the development or subdivision commence, detailed construction plans and specifications must be submitted to and be approved by the responsible authority. Construction plans must be to the Golden Plains Shire Council standards and specifications as detailed in the current Infrastructure Design manual (IDM).

The construction plans must include the following:

- a) Proposed drainage works
- b) Common property construction
- c) Full depth shoulders to a minimum of 1.5 metres to IDM standards along the length of the development on Steddy Road and Smith Road.
- d) Bin pad location
- e) Vehicle crossings on Steddy Road for Lots 1, 2, 3 and 4 and on the common property for Lots 5, 6, 7, 8 and 9.

Prior to Statement of Compliance

13. Prior to the issue of Statement of Compliance, the following drainage works must be completed to the satisfaction of the responsible authority:
- a) Provide piped underground or open earth drainage discharging to the nominated legal point of discharge
 - b) Provide to each allotment in the subdivision with a discharge point
 - c) Provide drainage retardation to limit peak flow rates to pre-development levels
 - d) Consent of affected downstream owners with regard to creation of drainage easement and construction of works for discharge to Moorabool River.

14. Prior to the issue of Statement of Compliance, the applicant / developer must provide vehicle access to each lot in accordance with the requirements of the Golden Plains Shire Council as contained in the IDM, standard drawing SD255 and to the satisfaction of the responsible authority. The applicant / developer is required to apply for a vehicle crossing permit prior to the construction of a vehicle crossing.
15. Prior to the issue of Statement of Compliance, a minimum 5 metre wide all weather vehicle access must be provided for the length of the common property shared access for Lots 5, 6, 7 8 and 9, conforming to the requirements of the Golden Plains Shire Council as contained in the IDM. As part of the development works, the all-weather access road must be all weather sealed, concreted or brick paved from the existing edge of seal, for the length of the shared access and must be constructed to a standard which will provide access for emergency vehicles, including CFA fire trucks in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width with inclusive of a turn-around to CFA requirements, all to the satisfaction of the responsible authority.
16. Prior to the issue of Statement of Compliance, the applicant / developer must construct road works, drainage and other civil works in accordance with approved plans and specifications and in accordance with the requirements of the Golden Plains Shire Council contained in the IDM, to the satisfaction of the responsible authority.
17. Prior to issue of Statement of Compliance, drainage As Constructed Plans must be provided to the satisfaction of the responsible authority.

Engineering - General

18. Prior to the issue of certification, information including diagrams, prepared by a suitably qualified and experienced engineer, must be submitted to the responsible authority which demonstrate that emergency vehicles including CFA fire trucks are capable of being accommodated via the common property driveway including being able to use the turning circle area. All to the satisfaction of the Responsible Authority.
19. Prior to Certification of the Plan of Subdivision, all existing and proposed easements and sites for existing or required utility services, drainage and roads on the land must be set aside in the Plan of Subdivision submitted for certification in favour of the relevant authority for which the easement or site is created.
20. All works must be undertaken in a manner that minimises soil erosion. Soil erosion control measures must be employed through the construction and post construction phase of the development and any exposed areas of soil must be stabilised to prevent soil erosion to the satisfaction of the responsible authority.
21. A twelve [12] month Defects Liability Period will apply to all assets that are to be vested in Council.
22. Prior to the issue of Statement of Compliance a maintenance bond of 5% of the cost of works must be lodged with Council for the term of the defects liability period.
23. Pursuant to section 17(2)(b) of the *Subdivision Act* 1988 and clause 8 of the Subdivision (Permit and Certification Fees) Regulations 1989, the prescribed maximum fee for supervision of work will be up to 2.5 per cent of the cost of constructing these works, which are subject to supervision. Such a fee must be paid to the responsible authority prior to the issue of Statement of Compliance.
24. Pursuant to section 43(2)(a)(iv) of the *Subdivision Act* 1988 and clause 9 of the Subdivision (Permit and Certification Fees) Regulations 1989, the prescribed maximum fee for checking engineering plans will be 0.75 per cent of the estimated cost of constructing the works proposed on the engineering plan. Such a fee must be paid to the responsible authority prior to the issue of Statement of Compliance.

Environmental Health

25. Prior to certification, a restriction must be placed on the plan of subdivision that provides for the following:
- Any septic tank system on the lots must consist of a system that treats and disposes of effluent to a minimum of secondary level in accordance with Environmental Protection Authority and Council requirements
 - This requirement is at the owner's expense and must not be varied except with the written consent of the responsible authority.
26. Before the issue of a statement of compliance under the *Subdivision Act* 1988, the existing septic tank system must be altered / decommissioned / replaced so that it treats and disposes of effluent to a minimum of secondary level in accordance with the latest version of the 'EPA Code of Practice – Onsite Wastewater Management' and Council requirements.
27. All wastewater must be treated and retained within the lot/s in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act* 1970.

Protection of vegetation

28. During subdivision construction works:
- suitable fencing (para webbing is acceptable) must be constructed around the trees specified for retention
 - areas within the fenced off tree protection zones must not be used for any other purpose, including storage of materials or vehicles
 - signage must be displayed on the fencing identifying the areas as tree protection zones

Expiry

29. This permit will expire if:
- The plan of subdivision is not certified within two [2] years of the date of this permit; or
 - The registration of any stage of subdivision is not completed within five [5] years of the date of certification of the plan of subdivision.
- The responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within six [6] months afterwards.

Barwon Water (General)

30. The plan of subdivision must be referred to Barwon Water in accordance with the *Subdivision Act* 1988 and any subsequent amendments to the plan provided to Barwon Water.

Barwon Water (Potable water)

31. The provision and installation of a potable water supply to the development.
32. Reticulated potable water mains are required. This work must be undertaken by a Barwon Water accredited Consultant and accredited Contractor following the 'Developer Works' process.

Barwon Water's records indicate an existing Water Service by Agreement for this site; this service is to be abolished. Private potable water service pipes are not permitted to cross allotment boundaries and must be plugged and abandoned at the boundaries of such allotments.

33. The payment of a standardised New Customer Contribution is required for any new connection or any upsize to an existing connection. The number of standardised charges applied will be determined on the basis of an equivalent lot calculation and are based on potable domestic water meter size or water service size (where a meter is not being fitted). An equivalent lot is a measure of the additional demand a connection will place on the infrastructure in terms of

the water consumption and sewerage discharge for an average connection utilising a 20mm tapping and/or meter. If there is more than one [1] meter within a single meter assembly, the size of the largest meter (excluding the fire service meter) will determine the number of equivalent connections. If there is a combined fire and domestic meter assembly proposed (incorporating a low flow meter), whereby the meter size is largely dictated by the fire service requirements, the developer is required to submit to Barwon Water the proposed peak flow (probable simultaneous demand) associated with the domestic supply in accordance with AS/NZS 3500. Barwon Water will then assess the equivalent connections.

Note: The developer is to apply to Barwon Water for details relating to servicing requirements and costing for the provision of a potable water supply and, where applicable, recycled water and/or sewerage services to the subdivision.

Note: It would be appreciated if all communication between the developer / agent and Barwon Water quote Barwon Water reference number L013193.

Powercor

34. The plan of subdivision submitted for certification under the *Subdivision Act* 1988 shall be referred to Powercor Australia Ltd in accordance with section 8 of that Act.

The applicant shall:

- a) Provide an electricity supply to all lots in the subdivision in accordance with Powercor's requirements and standards, including the extension, augmentation or re-arrangement of any existing electricity supply system, as required by Powercor. (A payment to cover the cost of such work will be required). In the event that a supply is not provided the applicant shall provide a written undertaking to Powercor Australia that prospective purchasers will be so informed.
- b) Where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. You shall arrange compliance through a Registered Electrical Contractor.
- c) Any buildings must comply with the clearances required by the Electricity Safety (Installations) Regulations
- d) Any construction work must comply with Energy Safe Victoria's 'No Go Zone' rules.

6.4 PLANNING APPLICATION P16-289 FOR THE USE AND DEVELOPMENT OF THE LAND FOR A POULTRY FARM (FREE RANGE LAYER FARM) AT 133 BOOLEY ROAD, GHERINGHAP

File Number:

Author: [REDACTED], Statutory Planning Team Leader

Authoriser: [REDACTED], Director Assets and Amenity

Applicant: [REDACTED]

Owner: [REDACTED]

Proposal: The use and development of the land for the purposes of a poultry farm (free range layer farm)

Location: Lot 2 on Plan of Subdivision 519023 (133 Booley Road, Gheringhap)

Attachments:

1. Recommended Conditions
2. Locality map (under separate cover)
3. Copy of application and plans PART 1 (under separate cover)
4. Copy of application and plans PART 2 (under separate cover)
5. Copy of application and plans PART 3 (under separate cover)
6. Copy of objections (under separate cover)
7. Referral responses (under separate cover)

RECOMMENDATION

That Council resolves to issue a Notice of Decision to Grant a Permit for the use and development of land for the purposes of a poultry farm (free range layer farm) at Lot 2 on Plan of Subdivision 519023 (133 Booley Road, Gheringhap), subject to the conditions contained in the attachment to this report.

EXECUTIVE SUMMARY

This report relates to a planning permit application for the use and development of land for the purposes of a poultry farm (free range layer farm) at 133 Booley Road, Gheringhap. This report provides a background to the application and a summary of the relevant planning considerations.

PURPOSE

The application has been referred to the Council Meeting for determination because there are objections to the application.

CONFLICT OF INTEREST

In accordance with Section 80B of the *Local Government Act* 1989, the Officers preparing this report declare no conflict of interest in regard to this matter.

COUNCIL PLAN

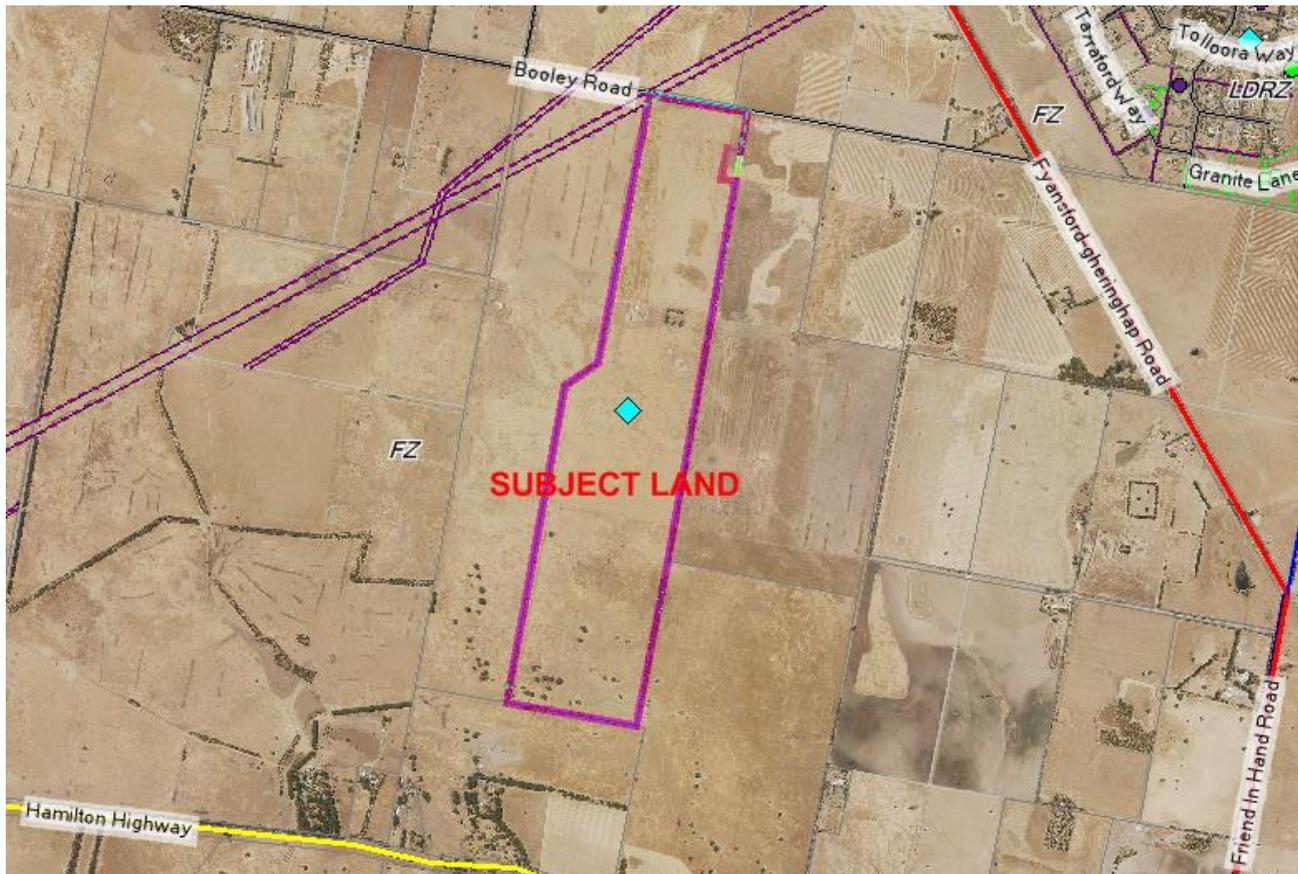
Managing natural and built environments.

BACKGROUND INFORMATION

Site description

The subject land is known as Lot 2 on Plan of Subdivision 519023 and is situated at 133 Booley Road, Gheringhap (refer to Attachment 2 - Locality map). The land is 108.3 hectares in area and contains an existing dwelling. Access to the land is from Booley Road which is an all-weather gravel road managed by Council. The site is generally flat and cleared with no native vegetation. There

are two modest sized dams located approximately 100 metres south east of the dwelling and some planted vegetation located approximately 50 metres east of the dwelling (refer to aerial map below).



The site is in a Farming Zone (FZ) and the Land Subject to Inundation Overlay (LSIO) partly applies along a drainage line that intersects the land along the eastern side boundary. Adjoining and nearby land is similarly zoned. Land parcel sizes in the immediate area vary though are consistently used for agricultural purposes including broad-acre grazing and cropping as well as three (3) existing broiler poultry farms located to the north west of the subject site, with a buffer distance to the proposed facility's free range area being of at least 1.5km. The nearest dwelling not in the same ownership is located at least 500 metres to the south of the free range area.

The proposal

This application proposes the use and development of the land for a poultry farm consisting of a free range layer farm. A copy of the application and plans is provided in Attachments 3-5. The development consists of two separate sheds (one single shed and one double shed) and associated free range areas. A total of 135,000 birds will be placed on the farm with 45,000 birds housed in each of the three shed sections.

The design and operations are summarised as follows:

- One single shed – 141.8m long x 23.4m wide x 4m high. Consisting of a bird housing section and incorporating an egg packing room
- One double shed – 288m long x 23.4m wide x 4m high. Containing two bird housing sections and a centrally located egg packing room including staff amenities and offices.
- Shed materials – steel framed sheds with curtain walls for ventilation and lower wall consisting of vermin-proof concrete. Coloured steel roofing.
- Free range areas located on either side of the sheds.
- Chickens to be housed in sheds but allowed to range within the fenced free range areas during daylight hours. The sides of the sheds will be provided with suitable openings to allow the chickens to access the free range areas.

- Birds will be reared off site and delivered to the farm with each batch of birds remaining on the site for a maximum of 56 weeks.
- Standalone amenities building – 6m long x 4.8m wide x 3.3m high. Containing office, shower, toilets and staff amenities.
- Three water storage tanks and six feed silos.
- Three phase power supply with emergency backup generator in the event of mains power failure.
- Shed clean up – Litter removed at the end of each batch. No free flowing water generated in shed clean up. Sheds cleaned then sanitized with low volume high pressure spray allowing evaporation within the sheds. Stormwater to be directed into open drains and discharged to proposed retention basins.
- Dead and diseased birds – collected daily, frozen and removed off-site on a regular basis.
- Vehicle access – access from Booley Road. It is proposed that heavy vehicles will travel between the site and Midland Highway via Ryan Road and Booley Road. Driveway crossing and internal roadway constructed from Booley Road to the facility to accommodate heavy vehicles.
- Traffic movements – an average of approximately 12 truck movements per week and 46 small vehicle visits per week.
- Landscaped buffer area proposed on the northern side of the free range area.

CONSULTATION

Notice of the application was given in accordance with Section 52 (1) (a) and (d) of the *Planning and Environment Act 1987*. Notice was provided by mail to adjoining and neighbouring owners and occupiers within 1km of the site. Notice was also carried out by placing a sign on the site and by publishing a notice in the Geelong Advertiser newspaper.

As a result of the public notice, 10 objections were received. A copy of the objections is provided in Attachment 6. The main grounds of objection are as follows:

Impact of buffer zones on adjoining properties. The objectors are concerned that the 500m buffer zone around the proposed poultry farm which encroaches into adjoining properties will unreasonably restrict use and development of adjoining land. Concerns were also raised regarding the impact of the proposed poultry farm and its buffer zones on the nearby Gheringhap Employment Precinct.

Increased traffic. Concerns have been raised regarding increased traffic, particularly heavy vehicles, generated by the proposed poultry farm. Concerns relate to the inadequacy of the existing road network including gravel roads, safety risks associated with hazardous intersections, and the spread of dust to neighbouring properties.

Odour. The objectors are concerned that the surrounding area will be adversely affected by odour emissions from the proposed poultry farm.

Environmental concerns. Concerns have been raised that the proposed poultry farm will contaminate ground water, damage native grasses and degrade soils.

Vermin. Concerns are held that the poultry farm will attract vermin to the area, including rodents, feral cats and foxes.

Noise. Concerns have been raised regarding noise impacts of the proposed poultry farm on surrounding properties.

Devaluation. Objectors are concerned that the proposed poultry farm and its buffer zones will decrease the value of their properties.

Visual impact. Objectors are concerned regarding the visual impact of the development on the surrounding area and questioned the effectiveness of any proposed landscaping to screen the development.

Disease. Objectors are concerned regarding spread of disease to other poultry farms and animals in the area.

All objectors and the applicant were invited to a consultation meeting held on 18 April 2018. There was no resolution or agreement reached at the meeting.

The applicant subsequently submitted amended plans in response to the concerns of objectors and Council officers that the buffer zone of the poultry farm would unreasonably impact the use of adjoining properties. The amended plans moved the proposed single shed and associated free range area to the centre of the property thereby reducing the impact of the buffer zone on adjoining properties.

It was determined that notice should be given of the amended application and the application was re-advertised to all objectors and persons previously notified. None of the objections were withdrawn as a result of the re-advertising however one new objection was received.

ASSESSMENT

The application was originally submitted to Council on 26 October 2016 and proposed the use and development of the land for a broiler farm. The application was subsequently amended on 30 August 2017 to an application for a free range egg layer farm. As discussed above, the applicant submitted amended plans in response to objectors concerns.

The application was referred under Section 55 of the Act to AusNet Services in accordance with Clause 66.02-4 of the planning scheme (buildings and works within 60m of a major electricity line or easement). AusNet Services had no objection to the issue of a permit subject to conditions being placed on the permit. Advice on the application was also sought from the EPA and Corangamite Catchment Management Authority (CCMA). These parties also had no objection to the issue of a permit. A copy of the referral responses is provided in attachment 7.

On 21 September 2018, new animal industries planning reforms came into effect. The reforms introduced new land use definitions and associated planning controls for animal industries into the Victoria Planning Provisions and all local planning schemes in Victoria. As a result of the reforms the land use definition of the proposed use has changed from 'intensive animal husbandry' to 'poultry farm' and the application must meet Clause 53.09 – Poultry Farms. The reforms to the planning scheme do not have any impact on the application as the proposal satisfies the new controls.

Golden Plains Planning Scheme

Planning Policy Framework (PPF)

Clause 13.07-1S Land use compatibility

The objective of this clause is:

- To safeguard community amenity while facilitating appropriate commercial, industrial or other uses with potential off-site effects.

Strategies

- To ensure the compatibility of a use or development as appropriate to the land use functions and character of the area by:
- Directing land uses to appropriate locations
- Using a range of building design, urban design, operational and land use separation measures

Clause 14.01 Agriculture

The objective of this clause is:

- To protect the state's agricultural base by preserving productive farmland

Strategies includes, but are not limited to:

- Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors
- Prevent inappropriately dispersed urban activities in rural areas
- Protect strategically important agricultural and primary production land from incompatible uses

Limit new housing development in rural areas by:

- Directing housing growth into existing settlements
- Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses

Clause 14.01-2S Sustainable agricultural land use

Objective

- To encourage sustainable agricultural land use.

Strategies include, but are not limited to:

- Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices
- Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing
- Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes
- Facilitate the establishment and expansion of cattle feedlots, piggeries, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment

Planning Policy Framework (PPF)

Clause 17.01-1S Diversified economy

Objective

- To strengthen and diversify the economy

Strategies include but are not limited to:

- Support rural economies to grow and diversity

Clause 17.01-1R2 Diversified economy – Geelong G21

Strategies include but are not limited to:

- Build on the region's competitive strengths, including tourism and agricultural land resources and economic, social and natural assets
- Support industries that utilise skills within the region

Local Planning Policy Framework (LPPF)

Clause 21.05-1 Agriculture

The local policy for agriculture (Clause 21.05-2) emphasises the economic importance of agricultural industries to the Shire and recognises that an important land use management issue is the potential for conflict between sensitive uses and agricultural practices. The agriculture policy seeks to ensure

that the use and development of rural land is both compatible and complementary to agricultural activities and to encourage agricultural diversity and promote opportunities for new farming enterprises.

Clause 21.07-3 South East Area

This policy sets out the direction for future development and land use in the South East Area of the Shire, including the Gheringhap precinct. The policy supports agricultural use of land identified in areas excluded from development for business purposes and seeks to protect the amenity of existing and planned residential area of Batesford, and houses between urban settlements. The subject land is located outside the areas identified in the South East Framework Plan for business development.

Clause 21.07-6 Gheringhap

The Gheringhap Structure Plan identifies land suitable as an employment area for commercial, industrial and agricultural development. The subject land is not in the area identified in the structure plan and is located approximately 950m south of the employment area identified in the plan.

Clause 22.03 Intensive animal husbandry

This policy applies to application for the use and development of land for intensive animal husbandry that are not covered by a Code of Practice incorporated into the planning scheme. The policy recognises that the proper siting and design of intensive animal husbandry is needed to ensure residential amenity and environmental quality is protected. This is to be achieved through the use of buffer distances to neighbouring dwellings (500m) and watercourses (200m), waste management measures and landscaping.

Zone and overlay provisions

Clause 32.07 Farming Zone (FZ)

The site and surrounding land is included in the Farming Zone (FZ). The purpose of the Farming zone is to:

- Implement relevant policy
- To provide for the use of land for agriculture
- To ensure non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture
- To encourage the retention of employment and population to support rural communities
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision
- To provide for the use and development of land for the specific purposes identifies in a schedule to this zone.

Clause 44.04 Land subject to Inundation Overlay (LSIO)

The subject site is partly affected by the LSIO, which covers a drainage line traverses the land along the eastern side boundary only. However, as noted in the referral response from the Corangamite Catchment Management Authority, the proposed buildings will be located over 100 metres from the nearest drainage line and outside of the 1% AEP flood extent.

Particular provisions

Clause 53.09 Poultry Farms

The purpose of Clause 53.09 of the planning scheme is to facilitate the establishment and expansion of poultry farms in a manner that is consistent with orderly and proper planning and the protection of the environment. While Clause 53.09 contains no specific requirements applying to a poultry farm of this type Council is required to consider the decision guidelines at Clause 53.09-6 which includes the following matters:

- The purpose of the relevant zone.

- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The need to protect amenity of existing uses on adjoining land.
- The impact of the use of the land on the surrounding area, including from the emission of noise, light, vibration, odour, dust, or waste products.

General provisions

The decision guidelines as per Clause 65 of the Golden Plains Planning Scheme requires Council to consider the following matters, as appropriate:

- The matters set out in Section 60 of the Act
- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies
- The purpose of the zone, overlay or other provision
- Any matter required to be considered in the zone, overlay or other provision
- The orderly planning of the area

Biosecurity Guidelines for Poultry Producers

The Biosecurity Guidelines for Poultry Producers (Department of Environment and Primary Industries, 2008) provides guidelines for effective biosecurity procedures to limit the spread of infectious diseases and pests, both within a poultry farm and from one poultry farm to others. The guidelines recommend the application of biosecurity buffer distances between poultry farms but do not include buffer distance requirements to domestic poultry/bird keeping. The guidelines recommend a 1000m buffer distance between new and existing poultry farms.

DISCUSSION

Planning scheme

The proposed application responds well to the relevant policies within the Golden Plains Planning Scheme. State policy recognises the value and importance of agricultural land as is specified in Clause 14.01. Further, this policy also makes clear that housing development should be directed to appropriate locations, i.e. lifestyle properties should pursue appropriate zones such as Low Density Residential or Rural Living Zones rather than using FZ land.

This proposal is consistent with Clause 14.01-2S (Sustainable agricultural land use) as it encourages a genuine farm enterprise and diversification. The proposed use will develop new infrastructure on the site and provide an existing grazing enterprise with a new business opportunity. The proposal also complies with the newly introduced Poultry Farm provisions (Clause 53.09).

The proposal is also supported by the local agriculture policy (Clause 21.05-1) and the South East Area policy (Clause 21.07-3) because it is located on land identified for agricultural use and is outside the areas identified for business development. The application also satisfies the recommended buffer distances set out in the local policy for Intensive Animal Husbandry (Clause 22.03) which specifies that no enclosures, yards or buildings in which animals are raised should be located within 200m of any river, creek, water course or pondage, and 500m of a dwelling on any other property, or 30m of a road. The proposed poultry farm is not within 200m of any watercourse and there are also no neighbouring dwellings within the 500m buffer.

Objector's concerns

Impact of buffer zones on adjoining properties. The local policy for Intensive Animal Husbandry (Clause 22.03) sets out buffer distances to ensure that the proposed poultry farm does not adversely affect adjoining properties. The policy recommends a 500m buffer distance between the poultry

farm and neighbouring dwellings. The proposed buffer zone extends beyond the boundaries of the subject land and covers part of the adjoining properties. Objectors are concerned that the buffer zone will inhibit the future use and development of their properties in particular the construction of a dwelling and believe that the buffer zone should be wholly contained within the poultry farm property boundaries.

The local policy does not require that the buffer zone be wholly contained within the boundaries of the subject land. It is a general principle of other Intensive Animal Husbandry codes and regulations (i.e. the Broiler Code) that the buffer zone of a facility may extend beyond the boundaries of the site provided it does not unreasonably impact adjoining properties or remove the ability for a dwelling to be established on adjoining vacant lots. The amended plans submitted by the applicant ensures that there is sufficient area on the adjoining properties for the siting and construction of a dwelling beyond the area affected by the buffer zone. The amended plans also ensure that the buffer zone does not encroach into the area identified for future use and development as part of the Gheringhap Employment Precinct.

Increased traffic. Objectors are concerned regarding traffic impacts resulting from the proposed poultry farm including the inadequacy of the existing road network, safety risks and the spread of dust. Advice on the application was sought from Council's Works Engineer regarding traffic and the use of the existing road network. The proposed poultry farm will generate only 12 heavy vehicle movements per week. The Works Engineer has advised that the existing road network has the capacity for the additional traffic movements generated by the proposed poultry farm. These roads are currently used by trucks to service other poultry farms and agricultural uses in the area and have no restrictions relating to heavy vehicle use.

Odour. The planning scheme including the local policy for Intensive Animal Husbandry seeks to ensure that intensive animal husbandry uses are suitably located to ensure that the environment and residential amenity is protected from adverse impacts including offensive odours. To achieve this outcome the local policy recommends a buffer distance of 500m between the poultry farm and neighbouring dwellings. The proposed poultry farm satisfies the recommended buffer distance requirements and the siting and design of the farm will ensure there are no adverse impacts due to odour.

Environmental concerns. As discussed the local policy recommends buffer distances to ensure that Intensive Animal Husbandry uses do not contaminate waterways or adversely affect the natural environment. The proposed poultry farm satisfies the recommended 200m setback to watercourses. There is no evidence to suggest that the proposed use will have any impact on groundwater or soils. The applicant submitted a flora assessment of the site which confirmed that no native vegetation will be impacted by the proposal.

Vermin. The proposed poultry farm will employ a range of measures to control vermin including the installation of concrete shed walls to restrict access to vermin, sealing of feed silos and undertaking a regular rodent baiting program.

Noise. The planning scheme seeks to ensure that proposed use and development is suitably located and that land use separation techniques are applied (i.e. adequate buffers) to ensure there are no adverse effects from noise. The proposed 500m buffer between the poultry farm and neighbouring dwellings is considered to be adequate to ensure that the amenity of the area is not adversely affected by noise.

Devaluation. It is difficult to speculate on property values as a range of factors affect them. Property devaluation is not a material planning consideration and Council can only consider matters that may affect them such as amenity issues as addressed above. VCAT has consistently dismissed property devaluation per se as a valid ground of refusal.

Visual impact. Conditions of the permit requiring landscaping around the perimeter of the poultry farm and that external materials of buildings be muted tones and non-reflective will ensure there the development has no visual impact on the surrounding area.

Disease. Appropriate biosecurity measures will be implemented to prevent the spread of disease including the application of biosecurity buffers in accordance with the Biosecurity Guidelines for Poultry Producers, vaccination of birds, and site control procedures.

CULTURAL HERITAGE IMPLICATIONS

The proposal does not require the preparation of a Cultural Heritage Management Plan (CHMP) under the Aboriginal Heritage Regulations 2007.

CONCLUSION

The application satisfies the State and Local planning policies, the Farming Zone, and the decision guidelines of the Planning Scheme (Clause 65). The application complies with the requirements of the Local Policy for Intensive Animal Husbandry (Clause 22.03) and there is suitable separation between the proposed poultry farm and sensitive land uses. The proposal will facilitate the establishment of an important and productive agricultural industry in a manner that is consistent with orderly and proper planning and the protection of the environment. It is considered that the grant of a permit will not cause material detriment to any person.

PLANNING APPLICATION P16-289 FOR A POULTRY FARM (FREE RANGE LAYER FARM) AT LOT 2 PS519023V (133 BOOLEY ROAD, GHERINGHAP)

RECOMMENDED CONDITIONS FOR A NOTICE OF DECISION TO GRANT A PERMIT

1. Before the use and development starts, an amended landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the planning permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plan must generally in accordance with the plans submitted with the application but modified to show:
 - a) Additional screening planting of trees and shrubs along the external boundaries of the free range areas. All plants must be indigenous to the locality in accordance with the revised species list provided by Council's Natural Resources Officer.
 - b) The location and type of all proposed screening and other plantings and landscaping.
 - c) Anticipated tree or shrub height and width of maturity.
 - d) Timetables for plantings and arrangements for maintenance of landscaped areas.
2. The layout of the site and the size of the buildings and works, as shown on the endorsed plans, must not be altered or modified without the consent in writing of the responsible authority.
3. All trees, shrubs and grasses included in the endorsed Landscape Plan must be planted prior to the completion of the development or within six months of the commencement of the use whichever is the earlier, and must thereafter be maintained to the satisfaction of the responsible authority.
4. Before the development commences, an Environment Management Plan (the EMP) for the operation of the layer farm to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the EMP will be endorsed and will then form part of the permit.
5. Reviews of the EMP must be undertaken in accordance with the endorsed EMP. Any revision to the EMP must be to the satisfaction of the responsible authority and must be submitted to and approved by the responsible authority. When approved, the revised EMP will be endorsed and will then form part of the permit.
6. The use must at all times be undertaken in accordance with the most current version of the endorsed EMP.
7. The use and development approved by this permit must at all times be conducted in accordance with the requirements of:
 - a) The Code for Accepted Farming Practice for the Welfare of Poultry (December 2003) (as amended); and
 - b) Each of the permit documents to the satisfaction of the responsible authority.
8. No polluted or sediment laden runoff is to be discharged directly and indirectly into drains or watercourses.
9. Before the development commences, all stormwater for areas not associated with the farm shall be diverted away from the farm and discharged to the satisfaction of the responsible authority.

10. The manner of discharge of all water from the site must be to the satisfaction of the responsible authority.
11. The applicant must ensure that appropriate measures must be implemented throughout the construction stage of the development to rectify and/or minimize mud, crushed rock or other debris being carried onto public roads from the subject land, to the satisfaction of the responsible authority.
12. The applicant must ensure that throughout the construction stage of the development dust suppression is undertaken to ensure that dust does not cause a nuisance to surrounding properties to the satisfaction of the responsible authority.
13. Construction and post-construction activities associated with the development of the site must be carried out in accordance with Construction Techniques for Sediment Pollution Control (EPA Publication 275).
14. No advertising sign shall be located on any part of the site unless it conforms with the provisions of the Golden Plains Planning Scheme.
15. Dead birds must be collected at least daily and promptly chilled/frozen and subsequently removed from the subject land, or composted in accordance with EPA Victoria's Environmental Guidelines for Composting and Other Organic Recycling Facilities and the endorsed Environmental Management Plan. Dead birds must not be incinerated or buried on-site, except in an emergency situation with the written approval of the responsible authority.
16. If the responsible authority determines that the amenity of nearby residents is adversely affected by the emission of an unreasonable level of odour from the site, the permit holder must immediately and to the satisfaction of the responsible authority take such action as is required to prevent those emissions, which may include adjusting stocking density, removing litter immediately, or any other actions reasonably required to rectify the emission of offensive odour.
17. The permit holder must use its best endeavours to avoid sanitizing sheds with odorous chemicals which give rise to offensive odour being detectable off site. Airborne sprays or chemical odour must not be transmitted beyond the site to the detriment of any person to the satisfaction of the responsible authority.
18. The poultry sheds and all feed stores must be vermin and bird proof to the satisfaction of the responsible authority.
19. The loading and unloading of vehicles and the delivery of goods to and from the premises must at all times be carried out entirely within the site.
20. The surface of the car parking, loading areas and access lanes must be constructed and maintained to the satisfaction of the responsible authority to prevent dust and drainage run-off.
21. Security lighting or external floodlighting (if required) must be installed in such a manner that it does not create amenity problems outside the site.
22. All walls of the poultry sheds and other buildings hereby permitted must be coloured or painted in non-reflective muted tones to the satisfaction of the responsible authority.

23. All goods and materials must be stored out of view or in such a manner as not to be unsightly when viewed from adjoining properties and nearby roads to the satisfaction of the responsible authority.
24. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - a) transport of materials, goods or commodities to or from the land
 - b) appearance of any building, works or materials
 - c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot,
 - d) ash, dust, waste water, waste products, grit or oil
 - e) presence of vermin

Golden Plains Shire Works Department conditions

25. The applicant must ensure that all heavy vehicles and delivery and pick up vehicles associated with the use and development of the land for the purposes of intensive animal husbandry (free range egg layer farm) access the site from Booley Road via Ryan Road only. No heavy vehicles are permitted to turn right from Ryan Road onto the Midland Highway (left turn permitted) when leaving the site.
26. Before the development commences unless otherwise agreed by Council all internal access roads shall be constructed, formed and drained to the satisfaction of the responsible authority.
27. Before the development commences unless otherwise agreed by Council B Double vehicle crossing must be provided generally conforming to the requirements of Golden Plains Shire Council contained in the Infrastructure Design Manual (IDM) standard drawing SD 265 including sealing of Booley Road and required widening immediately adjacent to entry and set back of entry gate to the satisfaction of responsible authority.
28. Before the development commences, engineering plans and details for the design of the vehicle crossing, car parking, internal access roads, drainage, stormwater detention and diversion systems shall be prepared, submitted and approved by the responsible authority. The stormwater detention and diversion system must be designed to collect, treat and store all runoff from the sheds, sealed, traffic areas and associated buildings for the critical 10% AEP event. Discharge from the stormwater detention system must not exceed the flow from the predeveloped critical 10% AEP storm event. The stormwater detention dam design must provide for a clay lined or equivalent non-permeable base and walls.
29. Before the use commences, a Traffic Management Plan must be prepared to the satisfaction of the responsible authority. When approved by the responsible authority, the Traffic Management Plan shall be endorsed and then form part of this permit. The Traffic Management Plan must include, but not necessarily be limited to:
 - a) Demonstrate that all vehicles turn movements likely to access the site will be wholly contained within existing or proposed pavement areas of Booley Road, Ryan Road and Midland Highway Intersection.
 - b) Details of briefings to be given to all farm workers and contract drivers about the Traffic Management Plan and enforcement of its requirements, including a recording system of when and to whom such briefings are given.
 - c) Detailing all permissions necessary and the recording of such permissions granted for the operation of B-doubles to and from the free range egg farm.
 - d) A requirement to limit the speed of all heavy vehicles, including all commercial vans, trucks, semi trailers and B-doubles to 20 km/h within the site and 40 km/h on Booley Road and Ryan Road.
 - e) A requirement to avoid use of engine compression brakes and detail other driver behaviour to reduce noise levels to a minimum.

- f) A requirement for all heavy vehicles and delivery/pick up vehicles to access the site only from Booley Road via Ryan Road.
- g) A requirement for all delivery or pick vehicles loading or unloading on the site to move only in a forward direction or otherwise be fitted with low noise or inaudible reversing alarms.
- h) A requirement for all forklifts and other similar vehicles such as loaders etc used on the site to be fitted with and use inaudible reversing alarms.
- i) Delivery or pick up times to accord with the requirements of this permit.

Note: A works within road reserve permit must be obtained from the responsible authority prior to the carrying out of any vehicle crossing works.

AUSNET SERVICES CONDITIONS

- 30. Vehicle access to property limited to 4.3 metre maximum height, as current design traverses easement with minimal clearance.
- 31. Precautions must be taken to ensure no parking can occur under lines, i.e. signs, bollards etc.

6.5 PLANNING APPLICATION P17-188 FOR RACING DOG KEEPING AND TRAINING AT 150 QUARRY ROAD, LETHBRIDGE**File Number:****Author:** [REDACTED], Statutory Planning Team Leader**Authoriser:** [REDACTED], Director Assets and Amenity**Applicant:** [REDACTED]**Owner:** [REDACTED]**Proposal:** Racing dog keeping and training**Location:** 150 Quarry Road, Lethbridge (Lot 1 on Title Plan 582122X)**Attachments:**

1. Copy of application and plans (under separate cover)
2. Copy of objections (under separate cover)

RECOMMENDATION

That Council resolves to issue a Notice of Decision to Refuse to Grant a Permit for the use and development of the land for racing dog keeping and training at 150 Quarry Road, Lethbridge (Lot 1 on Title Plan 582122X) on the following grounds:

1. The application does not satisfy Clauses 13.05-1S & 13.07-1S of the planning scheme and the decision guidelines of the Farming Zone, because the proposed facility has not been suitably located or designed to ensure that community amenity will not be detrimentally impacted by noise emissions.
2. The application does not satisfy Clause 53.12 of the Golden Plains Planning Scheme because it fails to comply with planning requirements for racing dog keeping and training, in particular it does not meet the setback and design requirements contained in Clauses 4.2, 4.5, 4.7 & 4.8.

EXECUTIVE SUMMARY

This report relates to a planning permit application for the use and development of land for racing dog keeping and training at 150 Quarry Road, Lethbridge. This report provides a background to the application and a summary of the relevant planning considerations.

PURPOSE

The application has been referred to the Council Meeting for determination because there are objections to the application and Council officers have determined that the application does not satisfy the provisions of the planning scheme and should be refused.

CONFLICT OF INTEREST

In accordance with Section 80B of the *Local Government Act* 1989, the Officers preparing this report declare no conflict of interest in regards to this matter.

COUNCIL PLAN

Managing natural and built environments.

BACKGROUND INFORMATION

The subject land is situated at 150 Quarry Road, Lethbridge and is formally described as Lot 1 on Title Plan 368644. The land contains an existing dwelling and sheds and has a total area of approximately 7 hectares. The land is generally flat and cleared except for planted vegetation. Access to the land is from Quarry Road, which is an all-weather gravel road maintained by Council.

The land is located on the north-west fringe of the Lethbridge township and the surrounding area is predominately used for rural residential purposes. There are dwellings on all of the lots adjoining

the subject land. A business providing swimming classes operates from the property directly to the south.

Locality map



The application proposes the use and development of the land for racing dog keeping and training (refer to Attachment 1 – copy of application and plans). The racing dog facility is proposed to accommodate 50 adult greyhounds and 20 puppies up to 3 months of age. The facility involves the breeding of greyhounds, rearing (whelping) of puppies up to 14 months of age, and temporary housing of retired greyhounds as part of the Greyhound Adoption Program (GAP).

The facility consists of a fully enclosed kennel located in an old shearing shed. The shed currently accommodates 7 dogs, and an outdoor whelping area, rearing yards and straight dog run. The outdoor yards contain sleeping shelters for the dogs and are enclosed with colorbond steel and wire fencing that ranges in height from 1.2 to 1.6 metres.

CONSULTATION

Notice of the application was given in accordance with Section 52 (1) (a) and (d) of the Planning and Environment Act 1987. Notice was provided by mail to 10 adjoining and neighbouring owners and occupiers.

As a result of the public notice, a total of 18 objections were received. Two objections are from neighbouring landowners who have expressed concerns regarding the impact of the proposal on the amenity of the area, with the primary concern being noise from barking dogs. The other 16 objections are from persons living outside the local area who have concerns regarding animal welfare. A copy of the objections is provided in Attachment 2.

The objectors living locally and the applicant were invited to a consultation meeting on 24 September 2018. There was no resolution or agreement reached at the meeting.

ASSESSMENT

The application was submitted to Council on 1 August 2017 and a preliminary assessment of the application was undertaken. A number of requests for more detailed information were made throughout the assessment process including a formal request made on 7 November 2018 to which

the applicant responded on 14 November 2018. There are no referral authorities specified in the planning scheme for an application of this type.

Site visits by Council officers have confirmed that the use has commenced without planning approval. Council's Local Laws officers attended the property on 12 November 2018 to respond to a complaint regarding escaped dogs. As a result the applicant was fined under the Domestic Animals Act 1994 for a dog at large and evidence provided by neighbours suggests that dogs have escaped the premises on other occasions.

Planning Scheme

Planning Policy Framework (PPF)

Clause 13.05-1S Noise abatement

This policy seeks to ensure that development is not prejudiced and community amenity is not reduced by noise emissions, using a range of design and land use separation techniques as appropriate to the land use functions and character of the area.

Clause 13.07-1S Land use compatibility

The objective of this policy is to safeguard community amenity while facilitating appropriate commercial, industrial or other uses with potential off-site effects. The policy seeks to ensure the compatibility of a use or development as appropriate to the land use functions and character of the area by directing land uses to appropriate locations and using a range of design, operational and land use separation measures.

Local Planning Policy Framework (LPPF)

Clause 21.08-5 Lethbridge town structure plan

The subject land is outside the town boundary shown on the Lethbridge Structure Plan and the Structure Plan does not contain any specific policies related to the subject land or to a use of this type.

Zone and overlay provisions

The site and surrounding land is located in a Farming Zone (FZ). The purpose of the Farming Zone is, among other things, to provide for the use of land for agriculture and to ensure that non-agricultural uses do not adversely affect the use of land for agriculture. A permit is required to use and develop land for racing dog keeping and training under the provisions of the Farming Zone. Before deciding on an application to use and develop land, Council must consider the decision guidelines contained in the Farming Zone, which include the following matters:

- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.
- The impact on the character and appearance of the area.

There are no overlays applying to the land.

Particular provisions

Clause 53.12 Racing dog keeping and training

The purpose of Clause 53.12 of the planning scheme is to ensure that the use and development of land for racing dog keeping and training is consistent with orderly and proper planning. An application to use land, or construct a building or construct or carry out works, for racing dog keeping or racing dog training under a provision of a rural zone must comply with *Planning requirements for racing dog keeping and training* (Department of Environment, Land, Water and Planning, August 2017). The planning requirements are an incorporated document in the planning scheme and sets out requirements related to the scale, siting and design of racing dog facilities.

General provisions

The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines contained in Clause 65 of the planning scheme. Before deciding on an application the responsible authority must consider, as appropriate:

- The matters set out in Section 60 of the Act.
- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area.
- The proximity of the land to any public land.

DISCUSSION

Planning scheme

It is considered that the application does not satisfy the provisions of the planning scheme, including the Planning Policy Framework (Clauses 13.05-1S & 13.07-1S), Farming Zone and Clause 53.12 which seek to ensure that uses with potential off-site effects are suitably located in order to protect community amenity. Clause 53.12 of the planning scheme requires that an application must comply with *Planning requirements for racing dog keeping and training* which includes requirements related to the siting and design of racing dog facilities to ensure that community amenity is not reduced by noise emissions. The proposed racing dog facility fails to meet the Planning requirements in relation to setbacks (Clause 4.2 & 4.7), fencing (Clause 4.5), and kennel construction (Clause 4.8).

Clause 4.2 of the Planning requirements requires that kennels and yards be appropriately set back from neighbouring dwellings including that exercise yards have a setback of 100m and Clause 4.7 requires that outside feeding areas be located at least 500m from a neighbouring dwelling. The proposed use does not meet the setback requirements because the nearest neighbouring dwelling is located a distance of only 80m from the facility with another two dwellings located within a distance of approximately 200m.

Clause 4.5 requires that adequate fencing is provided to prevent the escape of dogs and stipulates that fencing must have a height of at least 1.5 metres. The fencing at the facility does not meet the requirements because it has a height of only 1.2 metres in parts and incidents of dogs escaping from the premises is evidence that the fencing is not adequate to prevent the escape of dogs.

Clause 4.8 sets out kennel construction requirements to minimise noise impacts on adjoining properties. To meet the requirements kennels must either be located more than 500m from neighbouring dwellings or be constructed using methods and materials that reduce noise levels. The proposed kennels do not meet the requirements as they are located only 80m from the nearest neighbouring dwelling and have not been constructed using methods and materials to reduce noise.

Objectors concerns

Noise impacts. The proposed racing dog facility is not considered to be suitably located and appropriately set back to neighbouring dwellings in order to protect community amenity from noise emissions. As discussed, the Planning requirements sets out clear guidelines for the siting and construction of kennels, yards and feeding areas to minimise noise impacts on the surrounding area. As the application fails to meet the Planning requirements Council officers are not satisfied that noise levels will be reduced to acceptable levels to protect the amenity of the area. It is therefore the opinion of officers that the application should be refused.

Animal welfare. A number of objections were received regarding the treatment of animals in the greyhound racing industry. The proposed facility must meet State Government Codes and Standards for the welfare of animals. Facilities complying with current animal welfare standards are

lawful and operating within community expectations. Any changes to animal welfare standards are a matter for State authorities and the moralities of such operations are not a planning consideration.

RISK & FINANCIAL IMPLICATIONS

The application does not present any risk management or financial implications for Council.

CULTURAL HERITAGE IMPLICATIONS

This proposal does not require the preparation of a Cultural Heritage Management Plan under the Aboriginal Heritage Regulations 2007.

CONCLUSION

The application is not considered to satisfy the provisions of the planning scheme, in particular the Planning Policy Framework (Clauses 13.05-1S & 13.07-1S), decision guidelines of the Farming Zone, Clause 53.12 of the planning scheme, and the *Planning requirements for racing dog keeping and training*. The proposed racing dog facility does not meet setback and design requirements which are designed to ensure that community amenity is impacted by noise emissions. It is therefore recommended that the application be refused.

6.6 INVERLEIGH STREETSCAPE DRAFT MASTER PLAN

File Number:**Author:** [REDACTED], Team Leader of Roads & Waste Services**Authoriser:** [REDACTED], Director Assets and Amenity**Attachments:** 1. Inverleigh Streetscape Draft Master Plan Report - 27 November 2018

RECOMMENDATION

That Council defer consideration of adoption of the final draft of the Inverleigh Streetscape Master Plan to the 26 March 2019 Ordinary Council Meeting.

EXECUTIVE SUMMARY

At the Ordinary Council Meeting on 27 November 2018, Council considered an officer's report which recommended the introduction in High Street, Inverleigh of one-way traffic flow in the service roads in the final draft of the Inverleigh Streetscape Master Plan. Council resolved at that meeting to defer further consideration of the matter until the January 2019 Ordinary Council Meeting.

Following on from the November 2018 Ordinary Meeting, Council representatives (Cr Sharkey and Cr Evans), the Director Assets and Amenity, and the Team Leader Roads & Waste met with the Inverleigh Progress Association and some invited community members at Inverleigh on Monday 17 December 2018.

Council officers then met on-site at the Inverleigh CFA Station on Thursday 3 January 2019 to discuss the concerns that the Brigade members had raised and associated matters.

Council officers then participated in a meeting on Friday 11 January with the project consultants (MESH), the traffic management consultant, and a Regional Roads Victoria traffic engineering representative to discuss options to respond to all of the matters / issues / concerns that have been raised by Inverleigh community members who are opposed to the introduction of one-way traffic flow in the service roads.

The Inverleigh community members have been advised that Council representatives and the project consultants will be meeting with them again on the evening of Monday 25 February 2019 to present a final draft of the Streetscape plans, which will have been amended – where practicable and possible – to address the concerns raised in the plans presented to them in December last year. The venue and meeting commencement time are yet to be confirmed.

Because of the period of time required to consider the matters raised and to prepare amended plans, and present the plans to the Inverleigh community, it will not be possible to present the final draft of the Streetscape plans to Council in January or February.

Accordingly, Council is requested to defer its final decision on the Inverleigh Streetscape Master Plan to the March 2019 meeting cycle.

BACKGROUND

Refer to Attachment 1.

DISCUSSION

Officers remain optimistic that the refinements and amendments currently being made to the Streetscape Master Plan, with one-way traffic flow remaining, will be more acceptable to the Inverleigh community when presented to them, and that they will agree that the proposed changes, if implemented, will benefit the community by:

- Enhancing pedestrian accessibility and safety, with particular benefits for older persons, school-aged children and people with mobility challenges.

- Supporting social life in the community by providing spaces that are more attractive and comfortable for people to stay, rest and interact.
- Supporting local traders by providing an improved environment for alfresco dining.
- Providing more opportunities for streetscape beautification, furniture, landscaping and vehicle parking.

CONSULTATION

Refer to Attachment 1.

CONFLICT OF INTEREST

In accordance with section 80B of the *Local Government Act* 1989, the Officer preparing this report declares no conflict of interest in regards to this matter.

CONCLUSION

Council is being requested to defer consideration of the final draft of the Inverleigh Streetscape Master Plan to the March 2019 Ordinary Council Meeting to allow more time for further amendments to be made to the plans and more community consultation and engagement.

6.7 INVERLEIGH STREETScape DRAFT MASTER PLAN

File Number:

Author: [REDACTED], Team Leader of Roads & Waste Services

Authoriser: [REDACTED] Director Assets and Amenity

- Attachments:**
1. Draft Streetscape Master Plan (under separate cover)
 2. Have Your Say Survey Results (under separate cover)
 3. VicRoads Meeting Minutes (under separate cover)
 4. Petition objecting to proposed changes to one-way service road (under separate cover)

RECOMMENDATION

That Council:

1. Notes the petition received in response to the Draft Inverleigh Streetscape Master Plan.
2. Adopts the introduction in High Street Inverleigh of one-way service roads in the final Draft of the Inverleigh Streetscape Master Plan that will be presented to Council for approval.
3. Notifies the petition submitter of the decision to transition the traffic flow in the High Street Inverleigh Service Roads from "two-way" to "one-way".

EXECUTIVE SUMMARY

The proposed Inverleigh Streetscape Master Plan will benefit the community by:

1. Enhancing pedestrian accessibility and safety, with particular benefits for older persons, school aged children and people with mobility challenges.
2. Supporting social life in the community by providing spaces that are more attractive and comfortable for people to stay, rest and interact.
3. Supporting local traders by providing improved environment for alfresco dining.
4. Providing more opportunities for streetscape beautification, furniture, landscaping and vehicle parking.

BACKGROUND

Development of the Inverleigh Streetscape Master plan initiated from community concerns on the south side of the Hamilton Highway between East Street and Dundas Street. It was viewed by the community that this area was in need of urgent improvement based on the high interaction between pedestrians and traffic and poor provision for vehicle parking and pedestrians.

This area has a high number of very popular local businesses fronting this section of roadway including the Inverleigh Hotel, service station café, bakery and provedore. The verge area of the service road in front of these business is increasingly busy as it caters for the overflow parking of cars visiting the town and these businesses which is causing damage to township trees and infrastructure.

As a result of the above concerns, Council budgeted \$40,000 in its 2017/18 budget to fund the development of the Inverleigh Streetscape Master Plan in close consultation with the Inverleigh community. Council appointed MESH consulting to facilitate the development of the draft Inverleigh Streetscape Master Plan. It is proposed the physical civil works be undertaken during 2019/20 subject to a successful capital budget bid of \$450,000 for the upgrade of the Southern service road between Dundas and East Street.

It is proposed the Inverleigh streetscape be upgraded incrementally and generally in accordance with the attached draft Master Plan, Attachment 2.

CONSULTATION

Stakeholder engagement has underpinned the development of the draft Master Plan. Key methods of engagement have included:

- 1) The project had an on-line presence through a number of channels including Have Your Say Survey, Council's website and Council's Facebook page.
- 2) Council published articles regarding consultation and updates in local community news letters.
- 3) Relevant authorities, including Regional Roads Victoria (RRV) have been involved and have contributed to the plan.
- 4) Similarly, the Inverleigh community has been informed and engaged throughout the process. A total of 81 surveys were received, followed by two listening posts providing one-on-one discussions about the draft plan with up to 70 individuals.
- 5) Consultation and development of the draft Inverleigh Streetscape Masterplan was aligned with consultation and preparation of the Inverleigh Structure Plan to ensure transparency and integration of these projects.

A summary of survey results of the community engagement demonstrated a strong interest in the Inverleigh Streetscape and a strong sense of community spirit. Most respondents chose to provide answers to the open-ended questions. The comments are wide ranging and reflect a diversity of community opinion on many issues. There were plenty of great ideas shared and are summarised as follows:

How do Inverleigh residents typically get in to the town centre, and what do they like about High Street?

Respondents typically travel to the Inverleigh town centre by car and walking, and particularly like the green and leafy landscape, the small country town feel and the wide roads (including the service roads).

What could be done to improve High Street?

When asked about improvements in High Street, most residents would like to see more landscaping, improved drainage including Water Sensitive Urban Design (WSUD), and a unique town entrance sign which is currently being undertaken by the Inverleigh Progress Association. Additional suggestions for improving the Inverleigh Streetscape included improving the drainage and formalising car parking.

What are the main traffic and car parking issues in High Street?

Most respondents considered that a pedestrian crossing would solve one of the main traffic issues, followed closely by the need to change ad hoc car parking under trees and in nature strips. Interestingly, the suggestions for overcoming traffic or parking issues indicated that the traffic and parking was okay, equally with the need for formalised parking bays.

What do you value most about the trees along High Street?

When asked what they value most about the trees along High Street most respondents liked the greening of the streetscape, followed by the significant height and thirdly the shade and shelter that the trees provide.

What is your primary role in the Inverleigh Community, and how old are you?

The survey revealed that the primary role in the Inverleigh Community held by most respondents was a local resident/property owner and individuals were primarily between 35 and 54 years of age.

Key issues raised during consultation and officer responses are summarised below:

Issue 1: One way service road is not supported and a petition with over 250 signatures was submitted to Council by the proprietors of 12 High Street, Inverleigh being the General Store/Post Office. Of the total number of signatories, 62 (or 23%) were not residents of Inverleigh.

Response: Council conducted a traffic survey of the existing movements within the service roads to ascertain the status of current flow; which identified the movements in the table and plan below:

North Service Road	West of West St	% ADT	West of Newman (School)	% ADT	West of Dundas St	% ADT	West of East St	% ADT	% Average Northern
ADT Combined	6		152		91		383		
West	3	50%	25	16%	20	22%	150	39%	32%
East	3	50%	127	84%	71	78%	232	61%	68%

South Service Road	West of West St ADT	% ADT	West of Newman	% ADT	West of Dundas St	% ADT	West of East St	% ADT	% Average Southern
ADT Combined	52		98		71		303		
West	31	60%	54	55%	45	63%	181	60%	59%
East	21	40%	45	46%	27	38%	122	40%	41%



The results identified across the four blocks, on average 32% of vehicles travelled West and 68% travelling East in the Northern Service Road. The percentage is higher 78% for traffic flow in the block West of Dundas Street, predominantly due to the Primary School enforcing a one-way movement for the safety of the school children.

For the Southern Service Road, on average 59% of vehicles are travelling West and 41% are travelling East across the 4 blocks.

When Council consulted with Regional Roads Victoria (RRV) they responded with the following comments:

"The key points are that we want to aim for consistency with the movements of traffic through the service roads. For one way, consideration will be needed for appropriate signage/line-marking and the arrangement of angled parking. The combination of the one way and the median island strip will also suggest an increase in turning movements to access/exit the service roads and the opposite bound roads."

"RRV is more inclined with the one-way concept which could provide a future opportunity for businesses to have more room for outdoor dining. The only exception maybe to retain two-way in certain areas such as allowing access for Sacred Heart Catholic Church and a couple of properties west of it"

Notwithstanding the views of the petition, in the interests of public safety and more opportunities for streetscape beautification etc, the officer's advice is for Council to adopt a one-way movement through the Inverleigh service roads (East direction on the northern side and west direction on the southern side) as it provides the following benefits to the community:

- 1) Safer vehicle and pedestrian movements
- 2) Widening of the nature strip by an additional 3.4m approximately to allow greater alfresco dining opportunities on the south side of High Street and more space for landscaping, street furniture and carparking
- 3) Supports social life in the community by providing spaces that are more attractive and comfortable for people to stay, rest and interact.

Issue 2: Pedestrian crossing of the Hamilton Highway

Response: Council responded with the inclusion of centre medium into the Draft Streetscape Master Plan providing a refuge and it encourage pedestrians to cross at set points at either ends of the medium.

When Council consulted with RRV they responded with the following comments:

"The mix of landscaping on the median island can potentially encourage pedestrians to use the breaks in the garden beds with the granitic gravel to use as their crossing points. It would be more preferred if pedestrians as well as truck drivers at the parking bays were encouraged to use each end of the median to cross safely."

Issue 3: Raised Safety Platform for Pedestrian

Response: The raised cobbled road detail being blue stone type platforms provide a set location for vehicles to slow, officers would not encourage that Council endorse pedestrians to have right of way at these locations and that appropriate signage be installed to clearly communicate this.

When Council consulted with RRV they responded with the following comments:

A couple suggestions were made in regards of providing treatments that encourage slower speeds for oncoming traffic at locations with pedestrian activity. Raised safety platforms on entry/along the service road or locations such as East St would be ideal, however there needs to be a clear indication for who has right of way as these raised crossings without the zebra line marking can be confusing for both pedestrians and drivers.

Issue 4: Entry and exit into the Petrol Service Station

Response: Council is to consider amendment to the Draft Streetscape Master Plan to incorporate a deceleration lane as recommended by RRV comments below.

"With current speeds, the proposed access to the Shell station may have vehicles travelling at a high speed without slowing down to enter past the service road into the station. A deceleration lane would be a possible solution to have vehicles slow down before entering."

FINANCIAL & RISK MANAGEMENT IMPLICATIONS

There is currently no funding allocated towards the Inverleigh Streetscape Upgrade, however Council officers will be seeking funding opportunities as they arise. Stage 1 will be submitted to Council as a Budget Bid for \$450,000. Should the recommendations to generally adopt this Draft Master Plan Council officers will proceed to prepare the final draft of the streetscape master plan for presentation to Council for adoption.

6.7 GOLDEN PLAINS SHIRE ENVIRONMENT STRATEGY 2019-2027

File Number:

Author: Dale Smithyman, Natural Resources Officer

Authoriser: Greg Anders, Director Assets and Amenity

Attachments: 1. Golden Plains Shire Environment Strategy 2019-2027 (under separate cover)

RECOMMENDATION

That Council adopt the Golden Plains Shire Environment Strategy 2019-2027 and commit to implementing the recommended actions and programs subject to resource availability.

KEY POINTS

In 2011, Council adopted the Environment Strategy 2011-2016. The strategy addressed a range of environmental focuses and included a robust community consultation process. A new Environment Strategy; encompassing the period 2019-2027, was developed in 2018 through a comprehensive consultation process. The new draft strategy is ambitious and has been deliberately designed to align strongly to the Council Plan and reflect the capabilities of a rural Shire with settlements dispersed throughout the municipality, with an associated rate resource base.

This draft Environment Strategy was on public display from the end of September 2018 for a period of four (4) weeks. Four (4) written submissions were received. Review of the submissions was undertaken by the Technical Reference Group and some modifications were made to the document. The final Environment Strategy has now been reworked into the Council corporate document scheme and is presented to Council for adoption.

Discussion

The public exhibition process resulted in four (4) written submissions being received. Submissions were received from [REDACTED]. Three submissions sought stronger environmental controls being enacted within the municipality to protect water and waterways, biodiversity and to better manage climate impacts, growth and urban sprawl. One submission sought to specifically address the use of the term 'regenerative farming' and replace it with 'sustainable farming'.

The following key changes were adopted from the submissions received:

- Rewording of the definition of Environmental Sustainability - *Environmental sustainability is the process of maintaining change in a balanced fashion, where our patterns of living meet the needs of the present ~~without compromising the ability to meet the needs of~~ and provide long term environmental quality for future generations.*
- Inclusion of an advocacy Key Implementation Measure under the Leadership Theme - *Undertake advocacy on behalf of the community to State and Federal levels of government in support of environmental issues and solutions.*
- Rewording the Water Security Target 3.3.1 *Apply a 50% increase in the minimum width requirements for native vegetation buffers at the top of the batter, adjacent to waterways in new developments for environmentally significant areas to provide a more flexible and workable target. The new target reads T 3.3.1: Apply appropriate environmental and open space areas in addition to minimum width buffers adjacent to waterways in new development areas.*
- Change Theme 2.3 Regenerative Farming to Sustainable Farming. Regenerative farming is viewed as a subset of the wider sustainable farming movement.
- Add a Key Implementation Measure in Theme 3.3 Water Security – *Advocate for environmental flows in waterways across the municipality.*

These changes are not considered to significantly change the scope or intent of the Strategy.

Community Engagement

To inform the strategy's development a comprehensive community engagement process and public exhibition period has been undertaken. The IAP2 (International Association of Public Participation) Spectrum, which is the international standard and framework for community engagement, identified 'Involve' as the level of community engagement.

Financial Implications

The strategy will be delivered within the recurrent Council budget allocation on an annual basis. For the delivery of the implementation plans and associated actions, advocating for improved resourcing and external funding, and securing partnership commitments, will be required to ensure the broadest focus can be achieved.

Social Implications

The strategy will contribute towards improving the social environment by improving community connectedness and resilience; delivering improvements to the natural and built environments; and supporting the economic environment of the Golden Plains Shire.

Risk Management Implications

As recently stated in the Climate Change Adaptation Governance Assessment for Golden Plains Shire;

'Climate change is already manifesting as a legal, economic and environmental risk. Local governments make decisions that span generations (e.g. roll-out of infrastructure, planning for future settlements) and as such need to be actively assessing and responding to the direct and indirect risks that climate change represents.'

'Climate change is increasingly seen as a financial management issue. The cost of direct and indirect impacts will cascade through the economy and affect costs associated with a local government's activities and responsibilities. The Local Government Act 1989 requires Councils to manage financial risks'.

The risk implications are broad and varied, which is fundamentally why the strategy is broad in its focus and works across Council departments, tenures and disciplines. Only together with the community will Council be able to engage and resolve these issues at the municipal level.

Communications

On adoption of the Strategy, the Environmental Services Team will advise the community and stakeholders through Councils social and printed media.

CONCLUSION

A comprehensive environment strategy has been delivered that provides a strong and clear framework for informing the environmental direction and implements commitments over the next 8 years. This Strategy provides flexibility and is adaptable to changing priorities, variations in funding and resourcing opportunities. The Strategy is now considered ready to be adopted by Council.

6.8 COUNCILLOR 2019 CONVERSATION POSTS REPORT

File Number:**Author:** Felicity Bolitho, Connected Communities Team Leader**Authoriser:** Patti Wenn, Acting Director Community Services**Attachments:** 1. Proposed 2019 Councillor Conversation Posts

RECOMMENDATION

That Council:

1. Acknowledge the success of the 2018 Councillor Conversation Posts program.
2. Commit to attend and actively engage with the community at a minimum of six Councillor Conversation posts across the Shire throughout 2019.

EXECUTIVE SUMMARY

In line with the *Local Government Act Review*, and based on the success of Golden Plains Shire Councillor Conversation Posts throughout 2018, it is proposed that Council continue to hold a series of Conversation Posts throughout the Shire in 2019. The *Local Government Act Review* has set expectations for all councils to adopt and maintain a community engagement policy; collaborate with community; develop a community vision; and develop local laws in accordance with a council's community engagement policy.

BACKGROUND

In 2015 the Victorian Government embarked on the most significant reform agenda in local government since the generational reforms on the 1990s. With the release of an ambitious Ministerial Statement in August 2015, the Government committed to deliver a seventeen-point action plan to overhaul governance, capacity and performance of councils over this term of Government. As part of these reforms item four is *Councils will undertake deliberative community engagement processes before adopting a four-year Council plan and a four-year budget, so communities better inform strategic directions and spending opportunities for council.*

Council Plan 2017-2021

Community engagement is an underpinning mechanism for Council to deliver on the following Council Plan outcomes:

Promoting Healthy & Connected Communities

- *“Build strong, vibrant communities that provide opportunities for all people to engage, connect and participate.”*
- *Delivering good Governance & Leadership*
- *“Increase trust, ensure open and transparent good governance and active engagement through Council Planning and decision making in the long term interests of the community.”*
- *“Encourage active community engagement, genuine, effective consultation and accountability through reporting of achievements – ‘doing what we say we will do’”*

In 2018 Council ran its first round of Council Conversation Posts in Rokewood, Inverleigh, Bannockburn, Smythesdale and Napoleons. The purpose of these conversations posts were to deliver on our commitment to enhance opportunities for the community to be involved in Council decision making. They were largely successful and proved a useful way to reach members of the public who we may have not previously engaged with.

Overwhelmingly the feedback was positive from the community with comments such as “I had no idea that Council actually came to talk to us”, “It’s good to see Council here” and “At least you are out here listening”. The common theme of questions/concerns that required follow up included Rates, Waste, Mowing/slashing and Community Planning.

Below is a table of recorded attendance at Councillor Conversation posts in 2018.

Location	No. of Councillors	No. of Senior Staff	No. of Officers
Bannockburn	3	2	1
Rokewood	5	1	2
Smythesdale	3	2	2
Inverleigh	5	3	2
Napoleons	4	1	2

POLICY CONTENT

State Government legislation will soon mandate that councils prepare and implement a community engagement strategy for engaging the local community to develop and review a strategic community plan or vision document. The community engagement strategy must identify relevant stakeholder groups in the community and outline the methods, i.e. conversation posts that the council will use to engage each of these groups.

DISCUSSION

Effective Community Engagement supports Councils capacity to achieve the Golden Plain's Shire overarching Council Plan 2017-2021. It provides framework for addressing the need for sustained collaboration, partnership and new ways of involving, empowering our community in decision making. Our community told us they value improving community engagement and responsiveness and increasing citizen engagement. Golden Plains Shire are committed to various approaches to engagement methods. Current research suggests the benefits and importance of face to face community engagement varies, several key benefits are commonly identified.

- Increased likelihood that projects or solutions will be widely adopted by the community.
- Community members who have participated in engagement activities show a significant commitment to making the projects happen.
- Increased levels of trust in Council and Governance.
- Working together improves communication and understanding. Thus, Community feel there is shared knowledge between Council and the Community.
- By engaging locally you create a more effective solution by drawing on citizen's knowledge and working with a diverse range of groups creates solutions that are practical and cost effective.
- It empowers and integrates people from different backgrounds.
- Groups that feel ignored or forgotten can gain greater control over their lives and communities.
- Creates a local network of community members.
- The more community are aware of what is happening, they're more likely to move towards a common goal.
- The visual factor – by attending events Council are seen in the community and perception from the Community is that Council want to hear what they have to say.

Proposed Schedule of Councillor Conversation Posts

Where possible, Councillor Conversation posts will be scheduled to run concurrently with other events including community consultation on strategy development or proposed significant changes to policy (e.g waste contract).

Attachment 1 shows three conversation posts that are locked in based on previous success and acknowledgment of geography, and maximum reach to community. These dates can be advertised in the Gazette and social media platforms to give long lead time for the community to attend.

It is also important to allow flexibility for the annual program of posts to take advantage of emerging opportunities that may come up throughout the year. These locations may include, community events, community spaces, school fetes and CFA training sessions.

Where possible, consideration will be taken for diversity of locations that will ensure a balance between maximum reach and a diversity of community representation/access. These dates/locations will be investigated by the Community Engagement Officer with the remaining three dates to be advised. Councillors will be briefed mid-year for the second half of the conversation post program.

Benefits to Community

It's what our community told us they wanted. Improving community engagement and responsiveness and increasing citizenship engagement.

Community vision

To be effective Council needs a combination of representative and participatory democracy, and particularly during the development and review of Council's Community Strategic Plan. Failure to effectively involve the community in the planning process could pose long term problems to the success of the Plan.

Councillor Engagement builds trust

Trust and understanding are likely to build relationships and have the opportunity to form purposeful networks and partnerships. In this type of environment, collaboration occurs more easily. Engaging in a two way flow of information that generates clear understanding of processes and outcomes between both parties. When meaningful engagement is carried out, each party generates an understanding of the values, position, constraints and motivations of the other party resulting in true and reliable information being shared.

Overall challenges

Finding staff and managers who are able to work evenings and weekends can be difficult due to existing personal commitments. Can be resource-intensive for low participation rates if location, time, or event is inappropriate for the topic. Limited involvement from Councillors and Senior Managers can make it difficult for Officers to respond to community questions and complaints outside their area of expertise. Community members may not have enough advance warning to enable maximum participation when conversation posts are ad-hoc and project-based, as opposed to a regular calendar of conversation posts.

Risks of not holding Conversation Posts

Reputational risks. Meaningful community engagement is critical because of the evidence on non – participation in its various forms. Non-participation is known form of exclusion from valued settings and activities (e.g., through unemployment, disability, poverty) and/or having no capacity to shape what happens in those settings or activities.

The cost of poor engagement processes and tools

Communities recognise poor engagement processes and tools. Poorly managed community engagement will lead to scepticism and ultimately, a loss of trust. Council need to use the right process in the right way.

Managing community expectations

Engagement does not give decision –making powers to non – elected representatives. Sometimes engagement can raise unrealistic expectations of both Council and Community. However, once again this is usually down to a product of poor practises. How much is too much? More engagement

is not necessarily better. What is more appropriate is that the correct form of engagement needs to be undertaken and understood.

Poor internal follow up

The process of reporting back to community about how their concerns or suggestions have influenced the project decisions can help establish credibility, manage expectations and reduce consultation fatigue or cynicism. A community member can experience a significant drop in participation rate and an increase in scepticism among the stakeholders if using the “parachute consultation” style, where consultation occurs periodically but the outcomes are not communicated to those who participated. Internal commitment to follow up ‘customer service requests’ is required. The community will judge Council on the closing the loop with an enquiry or question, even if it is not the answer that community may want to hear.

CONSULTATION

These posts address the legislated need to consult with community, they give the community opportunity to speak face to face to councillors about issues that affect them or provide input in to Council projects and strategies that Council may not have considered. Overtime this shared information exchange helps to open dialogues it also builds trust and ownership over decisions.

By setting out the dates early, Council can communicate to the community when and where we will hold the Conversations Posts in the lead up to the engagement activity we will heavily promote through our Social Networks, our website, the Gazette and other forums advertising to community members to stop by and speak with us.

CONFLICT OF INTEREST

In accordance with Section 80B of the Local Government Act 1989, the Officer preparing this report declares no conflict of interest in regards to this matter.

CONCLUSION

Conversation posts are an essential tool for Councillors and Senior Council staff to engage with the community as per legislated need. Given the success of the 2018 posts, Councillors’ commitment to attend and actively participate in future Conversation Posts is sought.

It is proposed that Councillors make a commitment to holding a minimum of six Councillor Conversation posts across the Shire throughout 2019 with a mixture of fixed and flexible dates proposed. Where possible, Councillor Conversation posts will be scheduled to run concurrently with other events including community consultation on strategy development or proposed significant changes to policy (e.g waste contract).

Flexibility of some dates/locations is required to take advantage of emerging opportunities or community events that may come up throughout the year. These locations may include, community events, community spaces, school fetes and CFA training sessions.

Where possible consideration will be taken for diversity of locations that will also have maximum impact in terms of number of residents reached and diversity of community will be investigated by the Community Engagement Officer. Councillors will be briefed mid-year for the second half of the conversation post program.

Proposed Councillor Conversation Posts in 2019

CONFIRMED POSTS

BANNOCKBURN - APRIL

Date: Saturday 6th April
Concurrent engagement: Waste Strategy Draft Consultation Paper
Event type: Golden Plains Farmers Market
Location: Bannockburn
Expected attendance: Medium/Large
Crowd type: Residents, families, senior citizens, mothers, children.

ROKEWOOD - APRIL

Date: Saturday 13 April
Concurrent engagement: Waste Strategy Draft Consultation Paper
Event type: Football match Rokewood FC v Carnham/Linton FC
Location: Rokewood Rec Reserve
Expected attendance: Large
Crowd type: Families, youth, sporting groups

INVERLEIGH – APRIL

Date: Thursday 25 April
Concurrent engagement: Nil
Event type: Football match FC Inverleigh v Bannockburn
Location: Inverleigh Football Club
Expected attendance: Large
Crowd type: Families, youth, sporting groups

LINTON - OCTOBER

Date: Third week of October (exact date to be confirmed)
Concurrent engagement: Nil
Event type: Arts and Culture
Location: Linton
Expected attendance: Small
Crowd type: Artists, residents

OPTIONS FOR FURTHER TWO FLEXIBLE POSTS

Community Engagement Officer to explore opportunity on below locations and advise Councillors.

- Teesdale Turtle Bend
- Community Markets Smythesdale
- School Fetes (Dates to be confirmed) e.g Napoleons
- CFA Training Sessions (smaller townships)
- Cinema Pop Up (towns to be determined)
- Release of proposed strategy developments such as recreation, youth, waste, community vision, capital projects and the re-purpose of the Council Chambers.

6.9 COUNCIL PLAN IMPLEMENTATION

File Number:

Author: Claire Tehan, People and Culture Manager

Authoriser: Claire Tehan, Acting Director Corporate Services

Attachments:

1. Pillar 1 - Healthy and Connected Communities (under separate cover)
2. Pillar 2 - Local Economies (under separate cover)
3. Pillar 3 - Natural & Built Environment (under separate cover)
4. Pillar 4 - Good Governance & Leadership (under separate cover)

RECOMMENDATION

That Council note the report and achievements attained in the implementation of the actions contained in the Council Plan 2017-2021 for the second quarter ending December 2018.

EXECUTIVE SUMMARY

The purpose of this report is to update Council on the progress made in completing the 2018-19 actions contained in the Council Plan 2017-2021.

BACKGROUND

The Council Plan 2017-2021 contains 40 actions framed around 4 Pillars. This is the second quarterly report to Council regarding implementation of the Plan for 2018-19. Council's management team has established an implementation timetable and monitors the organisation's progress of the Plan on a monthly basis to ensure that all of the actions set by Council are achieved by the end of the year. Each of the actions is numbered for ease of reference.

POLICY CONTENT

Council Plan 2017-2021

DISCUSSION

The following table indicates the quarter the actions are budgeted to be completed (●) and the quarter they are completed and reported on to Council is shown by a tick (✓).

Pillar 1: Healthy & Connected Communities						
Action	Strategy	Sept	Dec	Mar	June	PM Ref
1. Provide and support programs, activities, and spaces to promote and encourage health and wellbeing for people of all ages and abilities	• Access & Inclusion				●	1.3.01
	• Arts & Culture				●	
	• Community Development				●	
	• Recreation				●	
	• Youth		✓			
2. Develop a longer term vision and planning for an integrated approach to providing quality health and community services infrastructure	• Municipal Public Health & Wellbeing Plan				●	1.3.02

3. Support local sporting and community groups to provide participation and engagement opportunities and continue to encourage and value volunteering in our community	• Recreation				•	1.1.01
4. Provide and support contemporary and innovative community development programs initiatives and opportunities	• Community Development				•	1.2.01
5. Identify, facilitate and advocate for initiatives to increase access to public and community transport	• Ageing Well				•	1.2.02
6. Support people at all life stages and abilities to maximise their potential and participation in community life	• Municipal Early Years		✓			1.2.03
	• Events, Marketing & Communications	✓				
7. Lobby, advocate and work with others to maintain and enhance the safety and security of all people across our community and proactively address family violence	• Governance	✓				1.3.03
8. Communicate, consult, and engage with our community to ensure the provision of responsive and effective services and to enable people to increase control over, and to improve, their wellbeing	• Community Engagement				•	1.3.04
	• Events, Marketing & Communications	✓				
9. Respect, celebrate and protect the history and diversity of our heritage, the arts and community spaces	• Arts & Culture				•	1.2.04
10. Implement a range of activities and programs to support young people in our Shire to be healthy, resilient and empowered	• Youth		✓			1.3.05

Pillar 2: Local Economies

11. Implement a strategic approach to support, promote and grow our local business sector, attract new business investment, and build our visitor economy	• Economic Development & Tourism				•	2.1.01
Action	Strategy	Sept	Dec	Mar	June	PM Ref
12. Promote and support the development and sustainability of our rural economy	• Economic Development & Tourism			•		2.1.02

	<ul style="list-style-type: none"> Road 				•	
	<ul style="list-style-type: none"> Road Management Plan 				•	
13. Promote and support innovative, environmentally sustainable and value adding approaches and solutions within our business, rural and visitor economies	<ul style="list-style-type: none"> Economic Development & Tourism 				•	2.1.03
	<ul style="list-style-type: none"> Environment 				•	
	<ul style="list-style-type: none"> Events, Marketing & Communications 	✓				
14. Advocate, facilitate and provide built, service and technology infrastructure to support business and industry growth and development	<ul style="list-style-type: none"> Economic Development & Tourism 				•	2.1.04
15. Promote and advocate for education, vocational and lifelong learning opportunities to support skill development and employment opportunities	<ul style="list-style-type: none"> Youth 		✓			2.1.05
16. Lobby, advocate, collaborate and develop strategic relationships with government, business, community and key stakeholders to facilitate local economic development and job creation	<ul style="list-style-type: none"> Economic Development & Tourism 				•	2.1.06
	<ul style="list-style-type: none"> Events, Marketing & Communications 	✓				
17. Encourage greater investment in the Shire through creative industries, local events and festivals	<ul style="list-style-type: none"> Events, Marketing & Communications 	✓				2.1.07
	<ul style="list-style-type: none"> Economic Development & Tourism 				•	
Pillar 3: Natural & Built Environment						
18. Support and encourage community resilience to respond to a changing climate and the impact of natural disasters	<ul style="list-style-type: none"> Environment 				•	3.1.01
19. Define a pathway to achieving carbon neutrality for Council operations	<ul style="list-style-type: none"> Environment 				•	3.1.02
20. Encourage all landholders to more effectively manage the risk of pest and invasive plants across the municipality	<ul style="list-style-type: none"> Environment 				•	3.1.03

21. Implement waste management and minimisation practices that are innovative, effective and reflect best practice	<ul style="list-style-type: none"> Waste 			●		3.2.01
22. Promote and support innovative and environmentally sustainable management of water resources through strategic partnerships	<ul style="list-style-type: none"> Environment 				●	3.1.04
Action	Strategy	Sept	Dec	Mar	June	PM Ref
23. Review the existing Road Strategy and Road Asset Management Plan in consultation with the community and continue to advocate for improvements to arterial roads and highways	<ul style="list-style-type: none"> Road 				●	3.3.01
	<ul style="list-style-type: none"> Road Management Plan 				●	
24. Implement our Paths and Trails Strategy to increase safety, connectivity, and active transport networks within and between townships	<ul style="list-style-type: none"> Paths & Trails 				●	3.4.01
25. Progressively review township structure plans and urban design frameworks to effectively manage growth, encourage diversity and maintain township character	<ul style="list-style-type: none"> Urban Design Frameworks 		✓			3.5.01
26. Proactively support and encourage an increase in civic pride and build ownership of place	<ul style="list-style-type: none"> Community Development 				●	3.6.01
27. Invest in maintenance, renewal and improvement of community infrastructure	<ul style="list-style-type: none"> Bannockburn Community Infrastructure Development Plan 			●		3.3.02
	<ul style="list-style-type: none"> Recreation 			●		
28. Implement the Municipal Fire Management Plan and fire related statutory controls	<ul style="list-style-type: none"> Environment 				●	3.1.05
	<ul style="list-style-type: none"> Governance 	✓				
29. Work with the community and fire agencies to improve community preparedness and resilience	<ul style="list-style-type: none"> Environment 				●	3.1.06
Pillar 4: Good Governance & Leadership						
30. Develop a long term (25 year) community plan outlining a future vision for Golden Plains Shire	<ul style="list-style-type: none"> Governance 				●	4.1.01
31. Continue long term financial planning that outlines the emerging challenges for the Shire	<ul style="list-style-type: none"> Finance 	✓				4.2.01

32. Further develop and implement an advocacy framework in partnership with the community	<ul style="list-style-type: none"> Economic Development & Tourism 			●		4.3.01
33. Maintain active regional partnerships with a focus on economic development, wellbeing, environmental sustainability and shared services	<ul style="list-style-type: none"> Economic Development & Tourism 			●		4.3.02
34. Provide a consistent coordinated and innovative approach to communicating with the community	<ul style="list-style-type: none"> Events, Marketing & Communications 	✓				4.4.01
35. Review decision making and governance processes and structures to improve transparency, accountability and progressively implement Council's Community Engagement Strategy	<ul style="list-style-type: none"> Community Engagement 			●		4.1.02
36. Build commitment to the organisational Customer Service Charter	<ul style="list-style-type: none"> Customer Service 				●	4.5.01
37. Work towards the application of 'deliberative engagement' processes	<ul style="list-style-type: none"> Community Engagement 			●		4.1.03
Action	Strategy	Sept	Dec	Mar	June	PM Ref
38. Continue to implement Council's commitment to equal employment opportunity and influencing broader access, inclusion and gender equity issues in our community	<ul style="list-style-type: none"> Organisational Development 		✓			4.6.01
39. The Golden Plains Community and Civic Centre will be a redevelopment of the Bannockburn Customer Service Centre to provide a suite of community, municipal and office spaces to meet the needs of community access to Council, Council governance processes and Council staff delivery of the key pillars of the Council Plan	<ul style="list-style-type: none"> Governance 				●	4.6.02
40. Provide a workplace that facilitates the highest level of productivity and supports a healthy lifestyle for employees	<ul style="list-style-type: none"> Governance 				●	4.6.03
	<ul style="list-style-type: none"> Organisational Development 		✓			

A detailed explanation of actions can be obtained from Attachments 1 to 4 – Council Plan 2017-2021 Actions Quarterly Report for December 2018.

CONSULTATION

A formal consultation process was not required.

CONFLICT OF INTEREST

In accordance with Section 80B of the Local Government Act 1989, the Officers preparing and authorising this report declare no conflict of interest in regards to this matter.

CONCLUSION

The implementation timetable above is an effective monitoring method to enable Council to complete the 2018-19 actions contained in the 2017-2021 Plan.

6.10 GEELONG RURAL AND PERI URBAN SCOPING STUDY

File Number:**Author:** Sharon Naylor, Executive Assistant - Chief Executive Officer**Authoriser:** Eric Braslis, CEO**Attachments:** 1. Geelong and Peri Urban Scoping Study letter

RECOMMENDATION

That Council;

1. Advise the City of Greater Geelong that it will not be making a financial contribution towards the preparation of a Peri Urban Scoping Study.
2. Suggest that the Rural and Peri Urban Advisory Committee write to the Minister for Agriculture raising its concerns relating to small farm biosecurity issues.

EXECUTIVE SUMMARY

The City of Greater Geelong (COGG) recently established a Rural and Peri Urban Advisory (RAPUAC) Committee. At a recent meeting, the Committee discussed the preparation of a scoping study for a multipurpose small scale livestock and information exchange. It is envisioned that such a study would cost \$100k and a contribution of \$15k is being sought from the Golden Plains Shire.

BACKGROUND

The COGG RAPUAC, which includes a representative from the surrounding G21 Councils was established to consider and provide advice to Council (CoGG) on matters relevant to rural and peri urban constituents. This group recently resolved to ask the CoGG to refer the preparation of a scoping study to the 2019/20 CoGG budget process and write to the Councils of Golden Plains, Surf Coast, Wyndham and Moorabool requesting a financial contribution to the study.

POLICY CONTENT

In line with the Council Plan, supporting our business community, and in particular the agricultural sector is vital to our local economy.

DISCUSSION

There is no doubt that agriculture and animal husbandry plays a significant contribution to the regional economy, however the ways in which the sector operates is much different that it has done historically. The decision of the CoGG to exit from the saleyard business saw the facility shut in 2017 and more recently the City of Ballarat doing the same, allowing for such operations to be owned and operated by the private sector. These commercial operations have seen significant investments made into new and more modern animal friendly facilities, ones that local and regional farmers have applauded.

A secondary issue that has been raised by the RAPUAC relates to biosecurity issues, resulting from the movement of small numbers of stock between properties. This more pressing issue is a concern, however the concerns are not isolated to the G21 region, but are more a State-wide concern, and something that should be addressed by the Department of Agriculture.

CONSULTATION

To date, the conversations have been limited to the RAPUAC, however the attached letter has been forwarded to the G21 Board, Golden Plains, Surf Coast, Moorabool Shires and Wyndham City Council seeking a financial contribution. Although at this stage a formal response have not been provided by any of the groups, the G21 Board has indicated that at this stage it's not a priority and would need much more detail before it considered supporting the proposal and it is understood that

Colac Otways Shire would unlikely wish to contribute to such a study as they currently own and operate a facility which services much of the region.

CONFLICT OF INTEREST

In accordance with Section 80B of the Local Government Act 1989, the Officer preparing this report declares no conflict of interest in regards to this matter.

CONCLUSION

With an existing saleyards at Colac and brand new facility in Ballarat, it is considered that the regional is sufficiently cater for, and that if there was such a demand for a facility to cater to the niche market of small hobby farmers, the private sector would establish one. However, it is acknowledged that such small scale farming enterprises may pose significant biosecurity issues that should be addressed by the State government.

CITY OF GREATER GEELONG

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Mr Eric Braslis
 Chief Executive Officer
 Golden Plains Shire Council
 2 Pope Street
 BANNOCKBURN VIC 3331

23 November 2018

Doc No: D18-463086

Dear Eric

Re: Funding support for the Rural and Peri Urban scoping study

In February 2018, the City of Greater Geelong Council endorsed the formation of a Rural and Peri Urban Advisory Committee. This committee is chaired by Cr Jim Mason and has representation from a wide group of rural interests & skills. Cr Evans from Golden Plains Shire is an active participant on the committee.

The objective of the committee is to consider and provide advice to Council on matters relevant to rural and peri urban constituents. A number of matters are being considered by the committee. One of the primary areas of focus and discussion for the committee has been the transition strategies for saleyard services following the full closure of the Geelong Saleyards in 2017. The saleyard services included a livestock exchange, an information exchange and hygiene/vehicle wash down.

The Rural and Peri Urban Advisory Committee, through Cr Mason presented a report to the City of Greater Geelong Council which recommended to Council that:

- a. *A scoping study for a multi- purpose small-scale livestock and information exchange in the G21 region (Scoping Study) to be commissioned that pulls together existing reports, industry information and analyses existing data relating to the local use of saleyards including demographics of the users, with further consideration to economic, social and environmental benefits and the current behaviours and needs of stakeholders;*
- b. *The Committee supports, in principle, a shared funding arrangement between stakeholder Councils for the Scoping Study. The Committee recommends that the Council engage with each interested Council to determine each Council's cost contribution; and*
- c. *That the outcomes of the Scoping Study be the subject of further recommendations from the Committee to the Council.*



The following Council resolution was carried at the Community Focus Council Meeting on 9 October 2018:

That Council:

1. **Notes the update of the activities of the Committee;**
2. **Notes the recommendations of the Committee;**
3. **Refers the consideration of an allocation of adequate funding to conduct the Scoping Study to the 2019/20 budget process; and**
4. **Requests the Chief Executive Officer to engage with the relevant Councils to determine each Council's cost contribution to the Scoping Study.**

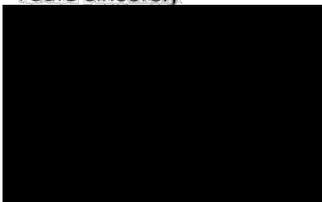
Carried.

The committee believe \$100,000 would be a suitable sum to undertake a scoping study for a multi-purpose small scale livestock information exchange. The committee also discussed and agreed that funding for a study should be shared across interested Council's and financial contributions would be based on a usage model derived from historical data from previous volumes at the Geelong Saleyards.

The G21 Geelong Regional Alliance has indicated it will consider an allocation of funding to support this project. This letter is to seek a financial contribution of \$15,000 from Golden Plains Shire. We will be considering our contribution through our budget process and will also request financial contributions from Wyndham City Council, Surf Coast Shire and Moorabool Shire Council.

Should you have any questions relating to this letter or the Rural and Peri Urban Advisory Committee, please do not hesitate to contact [REDACTED], Manager Economic Development & Events on [REDACTED] or [REDACTED].

Yours sincerely



CHIEF EXECUTIVE OFFICER

6.11 TRAFFIC MANAGEMENT SERVICES (GPS-RFT 15/2018) - AWARDING OF TENDER**File Number:****Author:** Tony Talevski, Team Leader of Roads & Waste Services**Authoriser:** Greg Anders, Director Assets and Amenity**Attachments:** Nil**RECOMMENDATION**

That Council;

1. Award contract GPS-RFT 15/2018, for the Provision of Traffic Management Services to GO Traffic Pty Ltd for the tendered schedule of rates for the initial contract term of three years with a two year extension option.
 2. Delegate to the Chief Executive Officer or his delegate authority to execute the associated Contract on behalf of Council.
 3. Delegate to the Chief Executive Officer or his delegate authority to extend the GPS-RFT 15/2018 Traffic Management Services contract at the end of the initial contract period for a further two years.
-

EXECUTIVE SUMMARY

This report informs Council of the recent procurement process for the establishment of a preferred supplier who is suitably qualified and experienced to supply traffic management services in accordance with approved traffic management plans at work sites on road reserves within the municipality.

BACKGROUND

Council requires a suitably qualified contractor to provide Traffic Management Services to Council associated with civil construction and maintenance works.

Any works required to maintain the care and management of roads will be conducted under safety guidelines that meet Australian Standards and relevant State Authority guidelines. Traffic Management plans, site processes and required written procedures will conform to AS 1742.3 2009 and Code of Practice 2010 ensuring safety of pedestrians, Council staff and traffic while undertaking road maintenance and construction works.

Labour, vehicles, plant, equipment, signs and devices necessary for the protection of traffic and pedestrians affected by the conduct of any works or events undertaken by or facilitated with the approval of Council will be supplied by the contractor.

Traffic Management under this contract is provided as part of routine and periodic maintenance and capital works on local roads. This contract is a direct replacement of Contract GPS-T8/2014 Panel of Contractors for Traffic Management Services which has reached the end of its maximum term.

EVALUATION PROCESS

The Tender Evaluation Panel (TEP) conducted a thorough evaluation of all conforming tenders. The evaluation panel determined a consensus for each weighted criteria to allow an evaluation score for each tender. The TEP was formed with the following personnel:

1. Name	2. Position	3. Role
[REDACTED]	Works Manager	Scoring
	Team Leader of Roads & Waste Services	Scoring
	Superintendent of Works	Scoring
	Procurement & Contracts Officer	Non Scoring & Panel Chair

All members of the TEP have completed conflict of interest and confidentiality deeds prior to being provided with any of the Tender submissions. The TEP note that there were no Conflicts declared for this evaluation. Each conforming submission was reviewed and evaluation using the agreed evaluation criteria as follows:

4. Mandatory Criteria	5.
Occupational Health & Safety	Pass/Fail
Quality Policy & Management System	Pass/Fail
Environmental Policy & Management System	Pass/Fail

6. Weighted Criteria	Weighting
7. Capability	8. 25%
9. Capacity	10. 25%
11. Price	12. 45%
13. Local Content	14. 5%
Total	15. 100%

Evaluation Outcome

Below are the weighted assessment results of the quantitative / qualitative and pricing criteria.

Specialty Equipment	Weighted Assessment Score (%)	Rank
Go Traffic Pty Ltd	80.3	1
Tender B	71.2	2
Tender C	62	3
Tender D	60.6	4
Tender E	56.75	5

Councillors have previously been provided with a copy of the Tender Evaluation Report.

While the tender did allow for the provision of a panel of suppliers at Councils' discretion, due to the nature of a panel of suppliers arrangement and the belief of the evaluation team that it is unlikely

that the work can be divided equally between suppliers, it is the Evaluation Team's recommendation that one [1] Tenderer only be awarded the contract.

The Evaluation Panel recommends awarding the contract to Go Traffic Pty Ltd for the following reasons:

1. They have extensive local government experience
2. They have many years of industry experience
3. They are well resourced in regard to staff, plant and equipment levels
4. Accredited safety and quality systems are in place
5. They have a well maintained fleet
6. They have depots in Geelong and Ballarat, allowing service to both ends of the Shire.

FINANCIAL & RISK MANAGEMENT IMPLICATIONS

Provision of traffic management services during road maintenance and construction activities adds to the project cost, which is allowed for in establishing the budget for each project.

In the 2017/18 financial year Council spent approximately \$200,000 on traffic Management services. This would be considered a normal yearly spend on road safety services.

CONFLICT OF INTEREST

In accordance with section 80B of the *Local Government Act* 1989, the Officer preparing this report declares no conflict of interest in regards to this matter.

CONCLUSION

Based on the tender information received and the detailed assessment by the tender evaluation panel, Go Traffic Pty Ltd was deemed to provide best value to Council with a weighted score of 80.3/100.

6.12 ASSEMBLY OF COUNCILLORS**File Number:** 02-03-004**Author:** Sharon Naylor, Executive Assistant - Chief Executive Officer**Authoriser:** Eric Braslis, CEO**Attachments:** 1. Assembly of Councillors**RECOMMENDATION**

That Council notes the Assembly of Councillors Record from 19 December 2018 to 21 January 2019 as attached.

EXECUTIVE SUMMARY

To present Council with written records of Assembly of Councillors in accordance with section 80A of the Local Government Act 1989 from 19 December 2018 to 21 January 2019.

BACKGROUND

In accordance with Section 80A of the Local Government Act 1989 a written record of assembly of Councillors must be reported at an ordinary Council meeting and minuted as soon as practicable.

DISCUSSION

The record must include:

1. The names of all Councillors and members of Council staff attending
2. The matters considered
3. Any conflict of interest disclosures made by a Councillor attending
4. Whether a Councillor who has disclosed a conflict of interest left the assembly

CONSULTATION

A formal consultation process is not required.

CONFLICT OF INTEREST

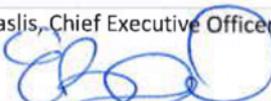
In Accordance with Section 80B of the Local Government Act 1989, the Officer preparing this report declares no conflict of interest in regards to this matter.

CONCLUSION

The information provided in this report is compliant with Section 76A of the Local Government Act 1989.



Assembly of Councillors Record

Date of meeting:	Tuesday 15 January 2019
Time:	12.30pm
Purpose of meeting:	Councillor Briefing session
Councillors present:	Cr Owen Sharkey Cr Des Phelan Cr David Evans Cr Helena Kirby Cr Les Rowe Cr Nathan Hansford Cr Joanne Gilbert
Apologies:	Claire Tehan, Acting Director Corporate Services
Council staff present:	Eric Braslis, Chief Executive Officer Greg Anders, Director Assets & Amenity Patti Wenn, Acting Director Community Services Dean Veenstra, Acting Community Development Manager Felicity Bolitho, Connected Communities Team Leader Dale Smithyman, Acting Environmental Team Leader Sarah Fisher, Statutory Planning Team Leader Paige Whyte, Community Engagement Officer
Other people present:	Mark Howe
Conflict of Interest Disclosures (Councillors)	Nil
Conflict of Interest Disclosures (Officers)	Nil
Matters discussed:	<p>Presentation CEO Annual Review – Mark Howe</p> <p>Council Reports</p> <ul style="list-style-type: none"> - Traffic Management Services (GPS-RFT 15/2018) - Awarding of Tender - Inverleigh Streetscape Draft Master Plan - Planning Application P18-223 for the development of the land for a (9) lot subdivision - Planning Application P16-289 for the use and development of the land for a poultry farm (free range layer farm) at 133 Booley Road, Gheringhap - Planning application P17-188 for racing dog keeping and training at 150 Quarry Road, Lethbridge - Golden Plains Shire Environment Strategy 2019-2027 - Councillor 2019 Conversation Posts Report - Council Plan Implementation - Citizenship Ceremony - Honour Board Presentation - Geelong Rural and Peri Urban scoping study <p>Council Updates</p> <ul style="list-style-type: none"> - Bridges Renewal Program – Federal Dept of Infrastructure and Regional Development <p>Confidential Report</p> <ul style="list-style-type: none"> - Early Years Services Review <p>Council Issues SMT Only CEO Only</p>
Completed by:	Eric Braslis, Chief Executive Officer 

7 NOTICES OF MOTION

Nil

8 PETITIONS

9 CONFIDENTIAL ITEMS

Nil