



# Council Meeting Agenda

**Linton Customer Service Centre**

**Tuesday 27 June 2017, 4.00pm**

**Embargoed until 5pm on Friday 23 June 2017**

## **Our Vision**

*Golden Plains Shire offers a lifestyle and opportunities that foster social, economic and environmental wellbeing.*

*In partnership with the community we will provide strong leadership, encourage sustainable development and ensure quality services, to continue to improve the quality of life of residents.*

## **Opening Prayer**

*Almighty God,*

*Help us to undertake our duties impartially and honestly, in the best interests of the people of the Golden Plains Shire.*

*We make this prayer through Jesus Christ Our Lord.*

*Amen.*

## **Acknowledgement of Traditional Custodians**

*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.*

## 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. PRESENT

Cr Des Phelan, Mayor  
Cr David Evans  
Cr Joanne Gilbert  
Cr Nathan Hansford  
Cr Helena Kirby  
Cr Les Rowe  
Cr Owen Sharkey

Rod Nicholls  
Greg Anders  
Jillian Evans  
Richard Trigg  
Felicity Bolitho  
Petra Neilson (Minutes)

Chief Executive Officer  
Director Assets & Amenity  
Director Community Services  
Director Corporate Services  
Acting Manager Executive Unit  
Council Support Officer

**Gallery**

## 2. APOLOGIES

### **3. DECLARATIONS, MINUTES & ASSEMBLIES**

#### **3.1. DECLARATIONS OF INTEREST**

Councillors must disclose a conflict of interest in accordance with Section 79 of the *Local Government Act 1989*.

#### **3.2. CONFIRMATION OF MINUTES**

*Recommendation*

- 1. That the Minutes of the Ordinary meeting of Council held 23 May 2017, as circulated, be confirmed.**
- 2. That the Minutes of the Special meeting of Council held 13 June 2017, as circulated, be confirmed.**

### 3.3. ASSEMBLIES OF COUNCILLORS

File: 02-03-004

#### 3.3.1 Council Briefing: Central Highlands Regional Partnership (23 May 2017)

Meeting type and name	Council Briefing: Central Highlands Regional Partnership
Meeting date and time	1.05pm Tuesday 23 May 2017
Matters discussed	Central Highlands Regional Partnership
Councillor information	Nil
Councillors	Cr Des Phelan Cr David Evans Cr Joanne Gilbert Cr Nathan Hansford Cr Helena Kirby Cr Lew Rowe Cr Owen Sharkey
Apology	Nil
Staff	Rod Nicholls, Chief Executive Officer Greg Anders, Director Assets & Amenity Jillian Evans, Director Community Services Richard Trigg, Director Corporate Services Mike Barrow, Manager Executive Unit Petra Neilson, Council Support Officer
Guests	Andrew Burgess, RDV George Fong, Chair CH Regional Partnership
Declarations of Interest	Nil

#### 3.3.2 Council Briefing: VicRoads (23 May 2017)

Meeting type and name	Council Briefing: VicRoads
Meeting date and time	1.34pm Tuesday 23 May 2017
Matters discussed	VicRoads
Councillor information	Nil
Councillors	Cr Des Phelan Cr David Evans Cr Joanne Gilbert Cr Nathan Hansford Cr Helena Kirby Cr Lew Rowe Cr Owen Sharkey
Apology	Nil
Staff	Rod Nicholls, Chief Executive Officer Greg Anders, Director Assets & Amenity Jillian Evans, Director Community Services Richard Trigg, Director Corporate Services Mike Barrow, Manager Executive Unit David Greaves, Works Manager Richard Troeth, Senior Communications & Marketing Officer Petra Neilson, Council Support Officer
Guests	Mark Koliba, Regional Director VicRoads Sam Pirrotta, VicRoads
Declarations of Interest	Nil



### 3.3.3 Council Briefing: Development Opportunity (23 May 2017)

Meeting type and name	Council Briefing: Development Opportunity
Meeting date and time	2.30pm Tuesday 23 May 2017
Matters discussed	Development Opportunity
Councillor information	Nil
Councillors	Cr Des Phelan Cr David Evans Cr Joanne Gilbert Cr Nathan Hansford Cr Helena Kirby Cr Lew Rowe Cr Owen Sharkey
Apology	Nil
Staff	Rod Nicholls, Chief Executive Officer Greg Anders, Director Assets & Amenity Jillian Evans, Director Community Services Richard Trigg, Director Corporate Services Mike Barrow, Manager Executive Unit Petra Neilson, Council Support Officer
Guests	Nil
Declarations of Interest	Nil

### 3.3.4 Council Briefing: Commonwealth Home Support Program and National Disability Insurance Scheme (23 May 2017)

Meeting type and name	Council Briefing: Commonwealth Home Support Program and National Disability Insurance Scheme
Meeting date and time	3.00pm Tuesday 23 May 2017
Matters discussed	Commonwealth Home Support Program and National disability Insurance Scheme
Councillor information	Nil
Councillors	Cr Des Phelan Cr David Evans Cr Joanne Gilbert Cr Nathan Hansford Cr Helena Kirby Cr Lew Rowe Cr Owen Sharkey
Apology	Nil
Staff	Rod Nicholls, Chief Executive Officer Greg Anders, Director Assets & Amenity Jillian Evans, Director Community Services Richard Trigg, Director Corporate Services Mike Barrow, Manager Executive Unit Terry Fraser, Human Services Manager April Archibald, Agenda and Disability Services Team Leader Felicity Bolitho, Executive Unit Team Leader Helena Charles, Senior Economic Development Officer Petra Neilson, Council Support Officer
Guests	Nil
Declarations of Interest	Nil

### 3.3.5 Council Workshop: To Consider Council Plan & Budget submissions (13 June 2017)

Meeting type and name	Council Workshop: to consider Draft 2017-18 Council Plan and Draft 2017-18 Budget submissions
Meeting date and time	7.22pm Tuesday 13 June 2017
Matters discussed	Submissions to the Draft 2017-18 Council Plan and Draft 2017-18 Budget submissions
Councillor information	Nil
Councillors	Cr Des Phelan Cr David Evans Cr Joanne Gilbert Cr Nathan Hansford Cr Helena Kirby Cr Lew Rowe Cr Owen Sharkey
Apology	Nil
Staff	Rod Nicholls, Chief Executive Officer Greg Anders, Director Assets & Amenity Jillian Evans, Director Community Services Richard Trigg, Director Corporate Services Mike Barrow, Manager Executive Unit Jason Clissold, Finance Manager Louisa White, Community Development Officer David Greaves, Works Manager Bree Doody, Community Development Team Leader Susan Firth-McCoy, Community Engagement Officer Nick Howard, Management Accountant Petra Neilson, Council Support Officer
Guests	Nil
Declarations of Interest	Nil

#### *Recommendation*

***That Council notes the record of assemblies of Councillors:***

- 1. Council Briefing: Central Highlands Regional Partnership (23 May 2017)***
- 2. Council Briefing: VicRoads (23 May 2017)***
- 3. Council Briefing: Development Opportunity (23 May 2017)***
- 4. Council Briefing: Commonwealth Home Support Program and National disability Insurance Scheme (23 May 2017)***
- 5. Council Workshop: to consider Draft 2017-18 Council Plan and Draft 2017-18 Budget submissions (13 June)***

### 3.3.6 Confidential Council Workshop: CEO Recruitment (27 June 2017)

Meeting type and name	CEO Recruitment
Meeting date and time	Tuesday 27 June 2017
Matters discussed	Recruitment process of CEO and confidential contractual matters
Councillor information	
Councillors	Cr Des Phelan Cr David Evans Cr Joanne Gilbert Cr Nathan Hansford Cr Helena Kirby Cr Lew Rowe Cr Owen Sharkey
Apology	Nil
Staff	Richard Trigg, Director Corporate Services
Guests	Terry Bramham, Macquarie Lawyers
Declarations of Interest	Nil

#### *Recommendation*

***That Council notes the record of the confidential Council Workshop: CEO Recruitment held 27 June 2017 and ratifies the decisions made earlier this day.***

### **3.4. ADVISORY COMMITTEES OF COUNCIL**

#### **3.4.1 Audit & Risk Committee**

Richard Trigg, Director Corporate Services  
File: 02-01-001

No meeting held.

#### **3.4.2 Confidential: Chief Executive Officer (CEO) Review Committee**

Cr Des Phelan, Chairperson  
File: 02-01-002

No meeting held.

## **4. REPORTS**

### **4.1. KEY RESULT AREA – CITIZEN & CUSTOMER SERVICE**

No report

## 4.2. KEY RESULT AREA – CIVIC LEADERSHIP

### 4.2.1 Adoption of the Council Plan 2017-2021

Department	Governance
Unit	Executive Unit
Senior Manager	Rod Nicholls, Chief Executive Officer
Responsible Manager	Mike Barrow, Manager Executive Unit
Author	Mike Barrow, Manager Executive Unit
File References	EDMS file: 01-01-014
Council Plan Link	Civic Leadership
Relevant Council Strategies	<ul style="list-style-type: none"> <li>▪ Council Plan 2017-2021</li> <li>▪ Strategic Resource Plan</li> </ul>
Relevant Policies & Legislative Frameworks	<ul style="list-style-type: none"> <li>▪ Local Government Act 1989</li> <li>▪ Public Health and Wellbeing Act 2008</li> </ul>
Attachments	1. Council Plan & SRP 2017-2021

#### *Declarations of Interest: Councillors & Officers*

Rod Nicholls: In providing this advice as the senior manager, I have no disclosable interests in this report.

Mike Barrow: In providing this advice as the responsible manager and author, I have no disclosable interests in this report.

#### *Purpose*

The purpose of this report is to present the Council Plan 2017-2021 including the Municipal Public Health and Wellbeing Plan and the Strategic Resource Plan.

#### *Background*

Under section 125 of the Local Government Act 1989 (LGA), the Council Plan is a four year plan to be developed by each newly elected Council that describes Council's vision, mission and values; strategic objectives; strategic directions and indicators of achievement. It includes the Strategic Resource Plan (SRP) that provides for the financial and non-financial resources that Council has forecast to be required to fund the delivery of the objectives contained in the Council Plan.

The Public Health and Wellbeing Act 2008 (PHWA) requires Council to prepare a Municipal Public Health and Wellbeing Plan (MPHWP) within 12 months of the election of a new Council. Section 27 of the PHWA allows for the integration of the MPHWP into the Council Plan. The MPHWP is integrated within the Council Plan 2017-2021.

The Golden Plains Shire draft Council Plan, adopted by Council for a period of public consultation under Section 223 of the LGA, includes the Strategic Resource Plan and Municipal Public Health and Wellbeing Plan is a single strategic high level plan that will deliver on Council's Vision for:

***"A healthy, safe, vibrant, prosperous and sustainable community supported by strong leadership, transparent governance and community partnerships - Our Community, Our Economy, and Our Pride."***

It clearly expresses Council's Values of:

- Honesty and Integrity
- Leadership
- Accountability
- Adaptability and
- Fairness

It is a responsive document developed through the most engaging community process ever undertaken at Golden Plains Shire – a process established to ensure that Council has listened to its community.

It is a responsible and accountable document representing to Council's stated Mission:

- demonstrating good governance and involving the community in decision making
- working and advocating in partnership with our community to address social, economic and environmental challenges
- promoting gender equality and equity and inclusion for all
- sustaining a focus on long term outcomes and delivering increased public value through good decision-making and wise spending
- building awareness and strategic alliances with government, regional groups and community.

It is a contemporary document responding to community priorities through four strategic directions:

1. Promoting healthy and connected communities
2. Enhancing local economics
3. Managing natural and build environments
4. Delivering good governance and leadership

The following table provides an understanding of the exhaustive process undertaken to develop the draft Council Plan.

Council Plan Process		Timing
1.	Appointment of Steering Group – Directors, Managers, relevant officers.	June 2016
2.	Appointment of consultant group mach2	Aug 2016
3.	Appointment of Community Reference Group (CRG) – location, age, gender representation	Sep 2016
4.	Staff workshop – Directors, Managers, Team Leaders	Oct 2016
5.	Municipal Scan – data gathering and analysis	Nov 22016
6.	Community Survey – on line 'Your Say' and hard copy	Sep – Dec 2016
7.	Community Listening Posts – markets, community facilities	Nov – Dec 2016 Feb – March 2017
8.	Community Workshops <ul style="list-style-type: none"> <li>▪ Smythesdale, Bannockburn, Rokewood – initial input</li> </ul>	Jan 2017
9.	Key findings paper	Feb 2017
10.	CRG workshops <ul style="list-style-type: none"> <li>▪ Bannockburn – initial input</li> <li>▪ Rokewood – first draft Council Plan review</li> <li>▪ Smythesdale (28 June Evaluation)</li> </ul>	Jan – June 2017
11.	Council Workshops <ul style="list-style-type: none"> <li>▪ Smythesdale – initial input</li> <li>▪ Bannockburn - Key findings review</li> <li>▪ Bannockburn – first draft Council Plan review</li> </ul>	Oct 2016 – June 2017
12.	Council Meeting - adopted the draft Council Plan for community submission through the S. 223 process.	24 May 2017
13.	Public submissions – eight written submissions including comprehensive input from the Community Reference Group.	May – June 2017

## *Discussion*

As required under section 223 of the *Local Government Act 1989* (the Act), Council has received written submissions and heard verbal submissions to the Council Plan. Written submissions were received from:

- G21 Regional Alliance
- Council Plan Community Reference Group
- Mr Noel Barlow of Newtown
- Mr Glenn Harris of Batesford
- Ms Julie Lee of Ballarat
- Mr Cameron Steele of Bannockburn
- Ballarat Community Health
- Women's Health Grampians

At the 13 June special meeting to hear verbal submissions the following people presented to their submissions:

- Mr Des Joyce representing the Community Reference Group
- Ms Julie Lee

It is noteworthy that many of the submissions were complimentary of the inclusion of the MPHWP and the focus on prevention of family violence. There were also a high number of suggested amendments to add clarity to the document or enhance its aim to represent community aspirations. All submissions were taken into account in the development of the final of the Council Plan.

Following the Special Meeting of Council on 13 June, Council met to acknowledge and review the feedback and deliberate possible amendments to the Draft Council Plan. The Agenda provides a list of items raised in submissions and how they have been addressed in the amended Council Plan. Submitters will receive a written response to their submission following this meeting.

### **Under Strategic Direction Promoting Healthy & Connected Communities:**

- It will add clarity and make the intent more specific to add “**equitable**” to the following statement regarding increased access to local health and community services.

*Facilitate increased and equitable access to local health and community services to meet the current and future needs of our community. (page 14)*

- State Government has mandated the inclusion of family violence and gender equity in Municipal Health and Wellbeing Plans. This has been incorporated with 2017 - 2021 Plan. The shield icon as a symbol for the role of Council in the primary prevention of family violence may not be the most appropriate. An alternative icon symbol representing equity will replace it. (page 11)
- A minor amendment to the following sentence will enhance the scope of the strategic direction, be more inclusive and would recognise the interconnectedness of all communities.
- *We commit to creating a healthy, active and safe community that provides opportunities for all residents to connect and engage with their local, and broader, community. (page 14)*
- While “*people of all ages*” includes **young people** it will add an emphasis compatible with Council's strong history in delivering youth services to specifically mention young people.
- *Implement a range of activities and programs to support young people in our Shire to be healthy, resilient and empowered. (page 14)*
- It will strengthen the strategic intent and align the following statement more clearly with the Plan's Health & Wellbeing priorities to add “**healthy environments**” to “Strengthen and develop collaborative partnerships with others to improve health and wellbeing for all people in our community with priorities including healthy eating ...”.

*Strengthen and develop collaborative partnerships with others to improve health and wellbeing for all people in our community with priorities including healthy eating, healthy environments, physical activity and health service provision. (page 14)*



**Under Strategic Direction Managing the Natural and Built Environment:**

- It will add clarity to replace “landcare groups and small allotment owners’ with “... **all landholders** “
- *Encourage all landholders to more effectively manage the risk of pest and invasive plants across the municipality.* (page 18)
- It will strengthen the strategic intent to add “**conserve and enhance**” to the statement “We work to promote, and protect the natural environment.
- *We work to promote, conserve, enhance and protect the natural environment and ensure that growth and change in the built environment is managed for the benefit of all of our community.* (page 18)
- It will strengthen the strategic intent to change “Explore achieving carbon neutrality to
- *Define a pathway to achieving carbon neutrality.”* (page 18)
- Given the Community Reference Group emphasis on bush fire management it is appropriate to add more specific reference to managing this risk.

**What are we going to do...**

- Work with fire management agencies and the community to manage and reduce the risk of fire with a view to protecting life and property while maintaining our natural environment.

**How we will go about it...**

1. *Implement the Municipal Fire Management Plan and fire related statutory controls*
2. *Work with the community and fire agencies to improve community preparedness and resilience.*

**How will we know we are successful...**

- *Reduced fire impacts within the community.* (page 18)

**Under Strategic Direction Delivering Good Governance and Leadership:**

- The Golden Plains Community and Civic Centre is Council’s most significant project over the next four years. It is referenced in the Plan under Strategic Direction Delivering Good Governance & Leadership page 20; however this item will be enhanced to be more descriptive about the proposed development.

*Provide a civic and community centre that encourages community access and participation and represents a model of environmentally sustainable design. (Existing)*

*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. The estimated cost included in the Strategic Resource plan is \$10m. (page20).*

- It will add greater clarity to amend “Doing what we say” to
- *Doing what we say we will do.* (page 20)
- It will strengthen the strategic intent and more closely align to Council Values to add “**open and**” to the statement “Increase trust, ensure transparent governance ...”. Openness implies a willingness to allow the community into the process.
- *Increase trust, ensure open and transparent good governance and active engagement through Council planning and decisions making in the long-term interests of the community.* (page20).

Council also considered and approved amending the draft Council Plan in line with these suggestions:

- The Council Plan declares on page 22 that it will implement the Plan through operating as a leader, service provider, deliverer, advocate, partner, facilitator, funder, planner and regulator. Adding as a **listener** will add an important emphasis and provide assurance to the community that there will be ongoing engagement and consultation.
- *"Listener engaging with and listening to the community"* (page 22)
- A statement around Council's inclusion in Communities of Respect and Equality Alliance (CoRE), words to the effect of 'council will support and encourage and act on the CoRE plan to prevent violence against women could be included under the heading of *How we will go about it* (page 14). It will strengthen the community's understanding of Council's commitment to act on family violence and gender equity to add the following.

*Council will support and encourage and act on the Communities of Respect and Equality Alliance (CoRE) plan to prevent violence against women. (page 11)*

- The Council Plan is a high level strategic document and does not include a detailed action plan however clarity on the implementation process is important and 'annual priority action planning' will be added to the infographic on page 23 to add clarity.
- The Council Plan represents the community aspiration more clearly when page order is changed so that the Strategic Directions follow *"What our community told us is important"* and *"What the research tells us about our Shire"*.
- The Draft Plan uses three types of bullet points for strategies, objectives and measures of success. *A consistent single style of bullet point will be used.*

Council approved all of the listed amendments to the draft Council Plan 2017-2021 including the Strategic Resource Plan and Municipal Health and Wellbeing Plan. It was agreed that the Plan is a responsive document based on community and key stakeholder input; and it responds to the needs of the community and their aspirations. It was agreed that the amendments added greater clarity and emphasis to the way in which Council will deliver its Vision and Mission through the Council Plan.

### ***Community Engagement***

The Council Plan is the result of a comprehensive examination of the demographic, economic and social profile of Golden Plains Shire; a comprehensive community engagement process enhanced by the detailed contribution of the Community Reference Group; extensive involvement of Golden Plains Shire staff leadership and a series of workshops with Council. It is also based on 23 years of local history and a broad range of operational strategies and plans that represent the merging of professional best practice with community aspirations.

### ***Financial & Risk Management Implications***

The Council Plan sets out Council's agenda for the next four years, and how it will be resourced and funded through the Strategic Resource Plan. It takes into account:

- Council's Rating Strategy - general rates; differentials; and the municipal charge
- State Government 'Fair Go' rates system that limits annual average rate increases. The 2017 – 2021 Strategic Resource Plan assumes an annual cap of 2.0% for the next four years.
- Major initiatives that include capital works and significant strategic planning commitments such as the Golden Plains Community and Civic Centre.
- Waste management that includes Council's Garbage Charge inclusive of the State Government Landfill Levy.
- Financial performance and sustainability that includes measures of Council's ability to absorb foreseeable changes without having to make disruptive revenue and expenditure changes; capacity to meet agreed service needs of the community; and the governance and management frameworks in place for community engagement, planning, monitoring, reporting and decision making.

It is considered that there are no risk management implications related to this report.

### ***Economic, Social & Environmental Implications***

Council has set out in developing the Council Plan to strategically address in a comprehensive manner the economic, social or environmental challenges for Golden Plains Shire over the next four years.

Fundamental to Council achieving its Vision is the commitment to Health and Wellbeing expressed through incorporation of the MPHWP in the Council plan. This creates a single, high level plan to drive an emphasis on health and wellbeing across Council and strengthen the monitoring, reporting and public accountability of health and wellbeing matters from across Council departments.

Health and wellbeing priorities permeate the Council Plan identifying opportunities in each of the four pillars. On the direction of State Government this includes a strong and specific focus on prevention of family violence. It also includes action on gender equity, one of the key determinants of a healthy and safe society.

### ***Communications***

A communication plan has been developed to inform the community of the adoption of the Council Plan.

### ***Conclusion***

Council is required under the Local Government Act 1989 to set a four year Council Plan by 30 June 2017. Council is also required under the Public Health and Wellbeing Act 2008 to deliver a MPHWP Plan. Under Section 27 of this act the MPHWP Plan has been incorporated into the Council Plan to create a single, high level plan to guide Council and drive an emphasis on health and wellbeing across all areas of Council service delivery. It is a four year plan underpinned by long term strategic financial planning in the SRP and the annual budget process.

The final draft Council Plan provides a clear direction and the capacity to deliver on Council's vision of:

***"A healthy, safe, vibrant, prosperous and sustainable community supported by strong leadership, transparent governance and community partnerships - Our Community, Our Economy, and Our Pride."***

The Council Plan including the Strategic Resource Plan and Municipal Health and Wellbeing Plan is a responsive plan based on extensive community and key stakeholder input; it responds to the needs of the community and their aspirations. Submissions received through the S.223 process have been generally supportive and suggestions made through this process could add greater clarity and emphasis to the way in which Council will deliver its Vision and Mission through the Council Plan.

### ***Recommendation***

***That Council adopt the Council Plan 2017-2021.***

#### 4.3. **KEY RESULT AREA – ECONOMIC DEVELOPMENT**

No report

## 4.4. KEY RESULT AREA – ENVIRONMENT & LAND USE PLANNING

### 4.4.1 Municipal Fire Prevention Officer

Department	Assets and Amenity
Unit	Development
Senior Manager	Greg Anders, Director Assets and Amenity
Responsible Manager	Tim Waller, Development Manager
Author	Tim Waller, Development Manager
File References	EDMS file: 53-01-001 and 55-01-004
Council Plan Link	N/a
Relevant Council Strategies	N/a
Relevant Policies & Legislative Frameworks	Country Fire Authority Act 1958
Attachments	Nil

#### *Declarations of Interest: Councillors & Officers*

Greg Anders: In providing this advice as the senior manager, I have no disclosable interests in this report.

Tim Waller: In providing this report as the responsible manager and author, I have no disclosable interests in this report.

#### *Purpose*

The purpose of this report is to appoint a new Municipal Fire Prevention Officer due to the departure of the previous Officer.

#### *Background*

Section 96A of the *Country Fire Authority Act 1958* requires each Municipal Council to appoint a person to be the fire prevention officer for the purposes of the Act.

#### *Discussion*

Following the resignation of the previous Municipal Fire Prevention Officer (MFPO), Simon Howland, Council is required to appoint another officer to this role. Martin Roberts is the new Environment Services Team Leader and the position of MFPO is included in his position description.

#### *Community Engagement*

A formal consultation process is not required.

#### *Financial & Risk Management Implications*

It is considered that there are no financial or risk management implications.

#### *Economic, Social & Environmental Implications*

It is considered that there are no economic, social or environmental implications.

#### *Communications*

It is considered that a communication plan is not required.

#### *Conclusion*

As Council needs to appoint a Municipal Fire Prevention Officer under section 96A of the *Council Fire Authority Act 1958*, Martin Roberts should be appointed to fulfil this position.

***Recommendation***

***That Council appoint Martin Roberts, Environmental Services Team Leader to the role of Municipal Fire Prevention Officer.***

#### 4.4.2 Planning Application P17-016 for the Use of Land for Agriculture & Removal of Native Vegetation at 19 Parkinsons Road, Napoleons

Directorate	Assets and Amenity
Unit	Development
Senior Manager	Greg Anders, Director Assets and Amenity
Responsible Manager	Tim Waller, Development Manager
Responsible Team Leader	Sarah Fisher, Planning Team Leader
Author	Leigh Page, Town Planner
File References	P17-016
Relevant Policies & Legislative Frameworks	Golden Plains Planning Scheme
Proposal Summary	The Use of the Land for Agriculture and Removal of Native Vegetation
Land Address	19 Parkinsons Road, Napoleons, CA A47A Parish of Yarrowee
Applicant	Brad Hall
Zone & Overlay Summary	<ul style="list-style-type: none"> <li>▪ Rural Living Zone</li> <li>▪ Design and Development Overlay 7</li> <li>▪ Bushfire Management Overlay</li> </ul>
Attachments	<ul style="list-style-type: none"> <li>2. P17-016 Application, Site Plan, Farm Management Plan</li> <li>3. P17-016 Locality Plan</li> <li>4. P17016 Copy of Objections</li> </ul>

#### ***Declarations of Interest: Councillors & Officers***

Greg Anders: In providing this advice as the senior manager, I have no disclosable interests in this report.

Tim Waller: In providing this advice as the responsible manager, I have no disclosable interests in this report.

Sarah Fisher: In providing this advice as the responsible team leader, I have no disclosable interests in this report.

Leigh Page: In providing this advice as the author, I have no disclosable interests in this report.

#### ***Purpose***

This report relates to a planning permit application for the use of the land for agriculture and removal of native vegetation at 19 Parkinsons Road, Napoleons. The application has been referred to Council for determination as objections to the application have been received. This report provides a background to the application, a summary of the relevant planning considerations and an officer recommendation.

#### ***Proposal***

The application proposes the use of the land for agriculture (garlic farm) and removal of native vegetation (refer to attachment 2). The garlic farm will be 1 acre in size, and will be split into two half acre sections and farmed on a rotating basis, with each section producing approximately 400kg of garlic each season

Garlic is planted by a small mechanical planter being drawn behind a tractor and is typically completed within one day. At the time the garlic is fully grown, it is harvested by hand after tilling the ground. The garlic is then hung in an existing shed onsite to naturally air cure. Once ready, the garlic is trimmed of all excess roots and leaf matter and placed in cardboard boxes for sale. The applicant will transport the garlic off site when it is ready for sale.

A portion of the area where the garlic is to be planted contains native grasses. This area is 0.5 acres and consists of remnant native grasses. There are no native trees to be removed as a result of this application.

### ***Site Description***

The subject site is located at 19 Parkinsons Road, Napoleons. The lot is located within the Rural Living Zone and is surrounded by this zoning to the south and east, with Rural Activity Zone to the north and west. The garlic farm is to be conducted towards the south west corner of the land.

The lot has a total area of 7.9 hectares and contains a dwelling and associated outbuildings, which are located across the boundary of the site with Crown Allotment A47B. Both allotments are within the same ownership. The site also contains scattered with trees (refer to attachment 3).

### ***History***

The application was received by Council on 27 January 2017 and a preliminary assessment of the application was undertaken.

The applicant initially proposed two separate 1 acre areas for garlic production. The second area was proposed to be centrally located towards the north of the lot which is covered by native grasses. The total native vegetation clearance for the initial application was to be approximately 1.9 acres.

As a result of the objections and consultation meeting, which will be discussed later in this report, the applicant amended the proposal to remove the proposed north planting area which contained the larger patch of native vegetation.

The initial application was referred to the Department of Environment Land Water and Planning (DELWP) under Section 55 of the Planning and Environment Act 1987. DELWP have responded and have advised that they do not object to the issuing of the planning permit subject to conditions being included in the planning permit. The conditions relate to offset requirements for the clearance of the native vegetation.

The application was advertised and a number of objections were received. As a result of issues raised and further discussion in the consultation meeting, the applicant amended the application to delete the area proposed for planting in the north of the subject site which is covered in native grass. The objectors and consultation will be discussed in more detail later in the report.

Given the reduction in the native vegetation to be cleared, the application was re-referred to DELWP for any further comments. DELWP have responded and advised that as the amount of native vegetation is to be reduced to less than 0.5 hectares, no referral is required to be considered by DELWP and their initial requirements are removed.

The application was also internally referred to Council's Natural Resources Officer (NRO). The NRO have also advised that offsets will be required and need to be secured before any of the native vegetation is cleared.

### ***Communications***

Notice of the application was given in accordance with Section 52 (1)(a) and (d) of the Planning and Environment Act 1987 (the Act). Notice was provided by mail to 8 adjoining and neighbouring owners and occupiers. Notice was also carried out by placing a sign on the site.

### ***Summary of Objections***

As a result of the public notice nine (9) objections were received (refer attachment 4). The objections relate to the clearance of native vegetation, the introduction of weeds, impacts on the water supply of dams onsite, and the impacts on native wildlife.

A consultation meeting was held on 3 May 2017. As a result of the objections and discussion at the consultation meeting, the applicant has amended their application to remove the proposed plot in the northern section of the site. In doing so, the amount of native vegetation to be removed has been reduced significantly from over 1.5 acres to 0.5 acres.



An amended Biodiversity Assessment Report was submitted to remove the northern 1 acre planting area from the application. The new assessment relates to the reduced amount of native vegetation removal, which is 0.5 acres.

### *Golden Plains Planning Scheme*

#### **State Planning Policy Framework (SPPF)**

##### Clause 12.01-1 Protection of biodiversity

The objective of this policy is to assist in the protection and conservation of Victoria's biodiversity, including important habitat for Victoria's flora and fauna and other strategically valuable biodiversity sites.

The policy seeks to use state wide biodiversity information to identify high value biodiversity and consider the impact of land use and development on these values. The policy also provides for the protection and management of sites containing high value biodiversity and to consider the impacts of any change in land-use or development that may affect the biodiversity value of adjoining national parks and conservation reserves or wetlands.

##### Clause 12.01-2 Native Vegetation Management

The objective of this policy is to ensure that permitted clearing of native vegetation results in no net loss in the contribution made by native vegetation to Victoria's biodiversity.

The policy seeks to ensure that a risk based approach is applied to managing native vegetation that makes a significant contribution to Victoria's biodiversity. This is undertaken by avoiding the removal of native vegetation that makes a significant contribution to Victoria's biodiversity or to minimise the impacts on Victoria's biodiversity.

Where native vegetation is permitted to be removed, it must be ensured that an offset is provided in a manner that makes a contribution to Victoria's biodiversity that is equivalent to the contribution made by the native vegetation to be removed.

##### Clause 14.01 Sustainable agricultural land use

The objective of this policy is to encourage sustainable agricultural land use. The policy seeks to ensure agricultural and productive rural land use activities are managed to maintain the long term sustainable use and management of existing natural resources and to encourage sustainable agricultural and associated rural land uses and support and assist the development of innovative approaches to sustainable practices.

#### **Zone & Overlay Provisions**

The site is within the Rural Living Zone and all of the land is subject to Design and Development Overlay 7 (Rural Living Zone Outbuildings and Sheds) and the Bushfire Management Overlay.

The purpose of the zone, among others, is to provide for residential use in a rural environment, to provide for agricultural land uses which do not adversely affect the amenity of the surrounding land uses, and to protect and enhance the natural resources, biodiversity and landscape values of the area..

No planning permit is required for use of the land for agriculture under the provision of the Design and Development Overlay 7 or the Bushfire Management Overlay.

## Particular Provisions

### Clause 52.17 Native Vegetation

A permit is required under Clause 52.17-2 to remove native vegetation. The purpose of this Clause is, among other things, avoid the removal of native vegetation that makes a significant contribution to Victoria's biodiversity, minimise impacts on Victoria's biodiversity from the removal of native vegetation, to ensure offsets are provided where native vegetation is permitted to be removed.

### General Provisions

The decision guidelines contained in Clause 65 of the planning scheme require 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.
- The effect on the amenity of the area.
- The proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.

## *Discussion*

The application is considered to satisfy the provisions of the State Planning Policy Framework, the Local Planning Policy Framework, Rural Living Zone (35.03), Clause 52.17 (Native vegetation) and Clause 65 of the Victoria Planning Provisions.

The use of agriculture is in keeping with the purpose of the Rural Living Zone which allows for a mix of residential use and agricultural uses. Given the small scale of the garlic farm, it is considered that it will be able to be farmed with little to no impact to the adjoining and nearby agricultural or residential uses. The garlic will be planted and harvested and transported off site by the owners.

The extent of the application has been amended following the consultation meeting to reduce the amount of native vegetation to be removed from the site. Further, the proposed garlic farm has been sited in the proposed position to limit the amount of native vegetation to be cleared whilst still being able to operate a workable garlic farm.

The proposed area for native vegetation removal has been assessed to be a low risk based pathway. The risk based pathway is based on whether the removal could significantly impact Victoria's rare and threatened species. This assessment is determined by two factors, the extent of the native vegetation to be removed and the risk category of the vegetation to be removed.

The final revised biodiversity assessment report submitted identifies the total area of native vegetation to be cleared will be 0.214 hectares with an offset amount of 0.023 general biodiversity equivalence units.

As outlined previously, the application has been amended to reduce the amount of native vegetation to be cleared for the garlic production, from approximately 1.5 acres to 0.5 acres.

### **Matters Raised by Objectors**

The concerns raised by objectors to the application are addressed as follows:

**Native vegetation removal;** the application has been referred to the Department of Environment, Land, Water and Planning (DELWP) for their comments and consent relating to the application.

Both DELWP and Council's Natural Resources Officer (NRO) have reviewed the submitted biodiversity assessment report and agree with the low risk significance and the offset requirements contained within this report. Council's NRO have undertaken an inspection of the site and advised that the area is of low native vegetation significance.

**Introduction of weed species;** the submitted management plan outlines the weed management practices the applicant intends to implemented onsite. A condition in the planning permit will require that this management plan be followed at all times.

**Issues with water supply in dam;** the applicant has advised that the dam located onsite will provide more than enough water required for garlic production. The dams are not anticipated to be emptied as a result of this proposal.

**Impacts on wildlife;** the application proposes the removal of native grasses which have been assessed and categorised as being of a comparatively low biodiversity/habitat value, no native trees will be removed as a result of this application. Limiting the impacts on higher quality native vegetation, and not removing any trees, common habitat, and food supply for native wildlife, is considered to minimise impacts on native fauna.

### ***Cultural Heritage Implications***

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

### ***Financial & Risk Management Implications***

It is considered that there are no financial or risk management implications.

### ***Economic, Social & Environmental Implications***

It is considered that there are no economic, social, or environmental implications.

### ***Conclusion***

The application satisfies the provisions of the State and Local Planning Policy Framework, the provisions of the Rural Living Zone, Clause 52.17 (Native Vegetation) and the decision guidelines of the Planning Scheme (Clause 65). It is therefore considered that the grant of a permit will not cause material detriment to any person.

### ***Recommendation***

***That Council resolves to issue a Notice of Decision to Grant a Permit for the use of the land for agriculture and removal of native vegetation at Crown Allotment A47A, Parish of Yarrowee (19 Parkins Road, Napoleons), subject to the following conditions.***

- 1. Before the use commences or any native vegetation is removed, an amended site plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must be generally in accordance with the plans submitted with the application, dated 30 January 2016, but modified to show:***
  - a) A one (1) acre area for garlic production, located in the south west corner of the site***
  - b) The location of all mature trees within 10 metres of the garlic production area***
  - c) All existing buildings and works, access tracks, and dams on site.***

2. ***The use of the land and native vegetation removal as shown on the endorsed plans must not be altered without the written consent of the responsible authority.***
3. ***The use of the land for agriculture (garlic farm) may only be conducted in accordance with the endorsed management plan, unless otherwise agreed in writing by the responsible authority.***
4. ***Native vegetation removal must be the minimum extent necessary for the agricultural use and every endeavour must be made to retain existing native vegetation.***
5. ***Maximum care must be exercised to ensure that native vegetation to be retained is not damaged.***
6. ***All existing native trees within proximity to the agricultural use must be protected and managed so that the use and development does not negatively impact on the tree/s.***
7. ***No native vegetation, other than that shown on the endorsed plan, shall be destroyed, felled, lopped, ring barked or uprooted, without the consent of the responsible authority.***
8. ***To offset the removal of 0.214 hectares of native vegetation the permit holder must secure a native vegetation offset, in accordance with the Permitted Clearing of Native Vegetation – Biodiversity Assessment Guidelines (DEPI 2013) and Native Vegetation Gain Scoring Manual (DEPI 2013) as specified below:***
  - a) ***A general offset of 0.023 general biodiversity equivalence units with the following attributes:***
  - b) ***Be located within the Corangamite Catchment Management Authority boundary or Golden Plains Shire municipal district***
  - c) ***Have a strategic biodiversity score of at least 0.080***
9. ***Before any native vegetation is removed, evidence that the required offset for the project has been secured and must be provided to the satisfaction of the responsible authority. The offset evidence can be:***
  - a) ***A security agreement signed by both parties, to the required standard, for the offset site or sites, including a 10 year offset management plan and/or***
  - b) ***An allocated credit extract from the Native Vegetation Credit Register.***
10. ***In the event that a security agreement is entered into as required by condition 9, the applicant must provide the annual offset site condition report to the responsible authority by the anniversary date of the execution of the offset security agreement, for a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of the responsible authority.***
11. ***The 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) ***Emissions of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam soot, ash, dust, waste water, waste products, grit or oil;***
  - d) ***Presence of vermin.***
12. ***This permit will expire if one of the following circumstances applies:***
  - a) ***The native vegetation removal and the use is not started within two years from the date of issue.***
  - b) ***The use is discontinued for a period of two(2) years or more.***

***The responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months afterwards.***

#### 4.4.3 Planning Application P16-214 for a Two Lot Subdivision at 139 Haddon-Preston Hill Road, Haddon

Directorate	Assets and Amenity
Unit	Development
Senior Manager	Greg Anders, Director Assets and Amenity
Responsible Manager	Tim Waller, Development Manager
Responsible Team Leader	Sarah Fisher, Planning Team Leader
Author	Peter O'Brien, Town Planner
File References	Planning application P16-214
Relevant Policies & Legislative Frameworks	Golden Plains Planning Scheme
Proposal Summary	Two lot subdivision
Land Address	139 Haddon-Preston Hill Road, Haddon (Lot 1 on Plan of Subdivision 525662Y)
Applicant	John Gerrard
Zone & Overlay Summary	<ul style="list-style-type: none"> <li>▪ Rural Living Zone (RLZ)</li> <li>▪ Design &amp; Development Overlay – Schedule 7 (DDO7)</li> <li>▪ Bushfire Management Overlay (BMO)</li> </ul>
Attachments	5 P16-214 Copy of application and plans 6 P16-214 Locality map 7 P16-214 Copy of objections

#### *Declarations of Interest: Councillors & Officers*

Greg Anders: In providing this advice as the senior manager, I have no disclosable interests in this report.

Tim Waller: In providing this advice as the responsible manager, I have no disclosable interests in this report.

Sarah Fisher: In providing this advice as the responsible team leader, I have no disclosable interests in this report.

Peter O'Brien: In providing this advice as the author, I have no disclosable interests in this report.

#### *Purpose*

This report relates to a planning permit application for a two lot subdivision at 139 Haddon-Preston Hill Road, Haddon. The application has been referred to the Council Meeting for determination because there are objections to the application and Council officers do not have delegated powers to decide an application where there are objections. This report provides a background to the application, a summary of the relevant planning considerations and an officer recommendation.

#### *Proposal*

The application proposes the development of the land for a two lot subdivision (refer to Attachment 5 – copy of application and plans). It is proposed to subdivide the land as follows:

- Proposed lot 1 is a vacant lot with an area of 1.028ha. The lot is located on the northern (Haddon-Preston Hill Road) boundary of the property. The lot is rectangular in shape with a frontage to Haddon Preston Hill Road of 137.64m and a depth of 75m. The lot is mostly cleared and provides for the siting of a dwelling without the removal of native vegetation and outside the Bushfire Management Overlay.

- Proposed lot 2 contains the balance of the land and the existing dwelling, sheds and dams. The lot has a total area of 4.929ha. The lot retains the existing driveway to the dwelling and has a frontage to Haddon-Preston Hill Road of 60m. Most of the lot is covered by remnant native trees.

### ***Site Description***

The subject land is situated at 139 Haddon-Preston Hill Road, Haddon and is formally described as Lot 1 on Plan of Subdivision 525662Y. The land is not affected by any restrictive covenants. The site is located in a rural residential area of Haddon, approximately 4km south-west of the Haddon town centre (refer to Attachment 6 – locality map). The site contains an existing dwelling, sheds and dams and has a total area of 5.957ha. The land is undulating and is mostly covered by native trees however there is a cleared area between the dwelling and the northern (road) boundary. Access to the site is from Haddon-Preston Hill Road which is a sealed road managed by Council. Surrounding land is in a Rural Living Zone except for land on the northern side of Haddon-Preston Hill Road which is in a Rural Activity Zone.

### ***History***

The application was received by Council on 24 August 2016 and a preliminary assessment of the application was undertaken. The application was referred under Section 55 of the Planning & Environment Act 1987 ('the Act') to the CFA in accordance with the provisions of the Bushfire Management Overlay. The application was also internally referred to Council's Works Engineer. These parties had no objection to the issue of a permit subject to conditions being placed on a permit.

### ***Communications***

Notice of the application was given in accordance with Section 52 (1)(a) of the Act. Notice was provided by mail to 5 adjoining owners and occupiers.

### ***Summary of Objections***

As a result of the public notice three objections were received. A copy of the objections are provided as Attachment 7. The objectors concerns relate to the impact of the subdivision on the character of the area, loss of privacy, property devaluation, increased traffic, noise and the effects on native wildlife.

A consultation meeting with the objectors and the applicant was held on 8 November 2016 to attempt to resolve the objectors concerns and reach a mediated outcome. Only one of the three objectors was able to attend the meeting. In response to the objectors concerns the applicant agreed to a restriction being placed on the subdivision that no buildings or access is permitted within 30m of the eastern property boundary, that there is no further subdivision, and that the land is not used for any noxious or offensive trade activities. The applicant also agreed to the planting of suitable screening trees along the eastern boundary. Despite the concessions made by the applicant, none of the objections were withdrawn.

### ***Golden Plains Planning Scheme***

#### **State Planning Policy Framework (SPPF)**

##### **Clause 13.05 Bushfire**

The objective of this policy is to strengthen community resilience to bushfire. The overarching strategies are to prioritise the protection of human life over other policy considerations in areas at risk from bushfire and where appropriate, apply the precautionary principle when assessing the risk to life, property and community infrastructure from bushfire.

##### **Clause 16.02-1 Rural residential development**

This policy aims to identify land suitable for rural living and rural residential development. Planning for rural living should avoid or significantly reduce adverse economic, social and environmental impacts.



#### Clause 19.03-2 Water supply, sewerage and drainage

The objective of this policy is to plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment. Planning should ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.

### **Local Planning Policy Framework (LPPF)**

#### Clause 21.01 Municipal Strategic Statement (MSS)

The MSS identifies key land use planning and development issues which includes managing residential growth and protecting and enhancing the natural and built environment. The north-west area of the Shire is recognised as an area that reflects a rural residential character, centred on communities of interest. This is distinct from other residential areas of the shire where urban type development is focussed around townships.

#### Clause 21.03-4 Subdivision for dwellings outside townships

This policy recognises that there is a considerable amount of potential infill rural residential development within the rural living zoning of the north-west area. Strategies include requiring new subdivision to recognise and maintain the surrounding lot configurations and lot size, and to provide appropriate infrastructure including on-site effluent disposal.

#### Clause 21.04 Environment and natural resources

The local policies for the environment include policies relating to Bushfire. The Bushfire policy (Clause 21.04-4) recognises that fire risk is an issue in areas such as Haddon. It is a strategy of this policy to ensure that development in areas of high wildfire risk does not increase the potential for fire risk to built assets and human life.

#### Clause 21.07-4 North-west area

The north-west area of the Shire contains a mix of township areas, rural living and rural areas. It is policy that proposed subdivisions and new development is designed and located so as to ensure recognition of existing rural amenity and character, land and environmental management including the retention of native vegetation, the disposal of effluent, and manage potential threats from wildfire hazards.

### **Zones and overlays**

#### Clause 35.03 Rural Living Zone (RLZ)

The site and surrounding land is in a Rural Living Zone. The primary purpose of the RLZ is to provide for residential use in a rural environment.

A permit is required to subdivide land under the provisions of the RLZ. The subject land is in the 2 hectare minimum lot area specified in the schedule to the zone. Pursuant to clause 35.03-3 of the RLZ a permit may be granted to create smaller lots provided the number of lots is no more than the number the land could be subdivided into in accordance with a schedule to the zone. The subject land has a total area of 5.957ha and can be subdivided into a total of two lots in accordance with the minimum lot area specified in the schedule to the zone. Therefore in this case a smaller lot can be created provided that the subject land is not subdivided into any more than two lots.

Before deciding on an application the responsible authority must consider the decision guidelines of the RLZ, including the following matters:

- Any impact caused by the proposal on soil and water quality.
- The impact of the development on the flora, fauna and landscape features of the locality.
- The need to protect and enhance the biodiversity of the area, including the need to retain vegetation and faunal habitat.
- The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

#### Clause 43.02 Design & Development Overlay – Schedule 7 (DDO7)

The land is affected by a Design and Development Overlay – Schedule 7. A permit is required for subdivision under the provisions of the DDO however the schedule relates to the construction of outbuildings and sheds. The decision guidelines of the DDO require Council to consider whether development resulting from the subdivision will be in keeping with the character and appearance of the area.

#### Clause 44.06 Bushfire Management Overlay (BMO)

The land is partly affected by the Bushfire Management Overlay. The proposed lot layout allows a new dwelling to be sited outside the area affected by the BMO. The BMO seeks to ensure that the development of land prioritises the protection of human life and to ensure that development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level. A permit is required for subdivision and an application must be referred to the CFA under the provisions of the BMO.

### Particular provisions

#### Clause 52.47 Planning for bushfire

The provisions of this clause apply to an application in the Bushfire Management Overlay. An application for subdivision must satisfy the bushfire protection objectives set out in the clause. These objectives include ensuring that development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape, development is sited to minimise the risk from bushfire, and development is sited to provide safe access for vehicles, including emergency vehicles.

### General provisions

The decision guidelines contained in Clause 65 of the planning scheme require 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.
- The effect on the amenity of the area.
- The proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.



## ***Discussion***

### **Planning Scheme**

The application is considered to satisfy the relevant provisions of the planning scheme including State and Local planning policies, the Rural Living Zone, Design & Development Overlay Schedule 7, Bushfire Management Overlay, Clause 52.47, and Clause 65 of the Victoria Planning Provisions.

The application satisfies the local policy for the North-west area (Clause 21.07-4) and Rural Living Zone because the proposed subdivision will protect and maintain the amenity and character of the area, provides appropriate infrastructure such as drainage and roads, and provides for on-site effluent disposal. The provisions of the Rural Living Zone allow for the land to be subdivided into two lots. Whilst the proposed vacant lot is smaller in size than those in the surrounding area it provides a cleared building envelope that avoids the removal of native vegetation and provides adequate setbacks to the road and neighbouring dwellings.

The subject land is serviced by a sealed road and the proposed lots are considered to be of adequate size for the treatment and retention of all wastewater. In respect to the provisions of the BMO the proposed subdivision is supported by the CFA because it reduces bushfire risk due to the proposed vacant lot being located outside the BMO.

### **Objectors' concerns**

The concerns raised by the objectors are addressed as follows:

**Character.** The objectors are concerned that the proposed subdivision, particularly the size of the proposed vacant lot, is inconsistent with the character of the area. The character of the area is dominated by extensive areas of native vegetation. The proposed lot layout has been designed to protect the character of the area by ensuring that vegetation is retained. The proposed vacant lot provides a cleared building envelope that avoids the removal of vegetation and is outside the BMO. The planning scheme allows for the subdivision of the land and the cleared area at the front of the property is the obvious location for a building envelope. The creation of larger lots would require the removal of a large amount of vegetation for a building envelope which would have a greater impact on the character of the area.

**Privacy.** The proposed subdivision provides adequate setbacks to neighbouring dwellings. The applicant has agreed to a restriction being placed on the subdivision that no buildings or access is permitted within 30m of the nearest neighbour's (eastern) boundary. This would mean that a new dwelling would be located towards the middle of the lot and away from neighbouring properties. The applicant has also agreed to the planting of suitable screening trees along the eastern boundary.

**Property devaluation.** Property values are not a material planning consideration. There are many factors that affect property values and VCAT has consistently dismissed property devaluation as a valid ground of refusal.

**Increased traffic and noise.** The proposed subdivision will result in only one new dwelling. The site has access from a sealed road which has the capacity for additional traffic. In regard to noise the proposed lot layout and restrictions provides adequate separation between the existing and future dwellings to ensure that amenity is not reduced by noise.

**Native wildlife.** The proposed lot layout has been designed to avoid the removal of native vegetation. This will ensure that existing habitat for wildlife is retained.

### ***Cultural Heritage Implications***

It is considered there are no cultural heritage implications.

### ***Financial & Risk Management Implications***

It is considered there are no financial or risk management implications.

### *Economic, Social & Environmental Implications*

It is considered that there are no economic, environmental or social implications.

### *Conclusion*

The application satisfies the provisions of the State and Local Planning Policy Frameworks, the Rural Living Zone, Design & Development Overlay Schedule 7, Bushfire Management Overlay, Clause 52.47, and the decision guidelines of the Planning Scheme (Clause 65). The proposed subdivision design will have no adverse effect on the character of the area because it retains existing vegetation and provides adequate setbacks to adjoining properties, is capable of treating and retaining all wastewater, and has adequate infrastructure. For these reasons the issue of a permit is not considered to cause material detriment to any person.

### *Recommendation*

***That Council resolve to issue a Notice of Decision to Grant a Permit for the development of a two lot subdivision at 139 Haddon-Preston Hill Road, Haddon (Lot 1 on Plan of Subdivision 525662Y), subject to the following conditions:***

- 1. The layout of the subdivision and the size and dimensions of the proposed lots must conform generally with the endorsed plan.***
- 2. Before the certification of the plan of subdivision under the Subdivision Act 1988, the following restrictions must be placed on the plan of subdivision:***
  - a) that no buildings or access is permitted within 30m of the eastern boundary of proposed lot 1,***
  - b) that there is no further subdivision, and***
  - c) that the land is not used for any noxious or offensive trade activities***
- 3. Before the certification of the plan of subdivision under the Subdivision Act 1988, a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. The landscape plan must show:***
  - a) Appropriate planting of trees along the eastern boundary of proposed lot 1 in order to provide an effective visual screen to the adjoining property. All species selected must be indigenous to the local area.***
- 4. Before the issue of a statement of compliance under the Subdivision Act 1988, the landscaping shown on the endorsed landscape plan must be completed to the satisfaction of the responsible authority.***
- 5. The Owner of the land must enter into an agreement with:***
  - a) a 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 National Broadband Network will not be provided by optical fibre.***
- 6. 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 an area where the National Broadband Network will not be provided by optical fibre.***

7. ***The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.***
8. ***All existing and proposed easements and sites for existing or required utility services 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 to be created.***
9. ***The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.***
10. ***This permit will expire if:***
  - a) ***The plan of subdivision is not certified within two years of the date of this permit; or***
  - b) ***The registration of the subdivision is not completed within five years of the date of certification.***

***The responsible authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards.***

***Note: Prior to certification the responsible authority will require a plan showing the location of all existing and proposed vehicle crossings. The plan is required to show setback distances of existing and proposed crossovers from the closest property boundary to the satisfaction of the responsible authority. The plan is required to satisfy Regulation 29 of the Subdivision (Procedures) Regulations 2011, allowing the allocation of street numbers.***

***Golden Plains Shire Works department conditions***

11. ***Before the issue of a statement of compliance under the Subdivision Act 1988, a vehicle crossing must be provided to Lot 1 by provision of a crushed rock drive entry, reinforced concrete pipe culvert and mountable end walls conforming to the requirements of Golden Plains Shire Council contained in the Infrastructure Design Manual (IDM) standard drawing SD 255 and to the satisfaction of responsible authority.***
12. ***Before the issue of a statement of compliance under the Subdivision Act 1988, the existing vehicle crossing to Lot 2 must be upgraded to conform to the requirements of Golden Plains Shire Council contained in the Infrastructure Design Manual (IDM) standard drawing SD 255 and to the satisfaction of responsible authority.***

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

***Note: Works Department will not consent to the issue of a statement of compliance until such time as the applicant contact provides satisfactory evidence of compliance with the above conditions.***

#### 4.4.4 Planning Scheme Amendment C75 – Rezoning 385 Common Road, Inverleigh

Directorate	Assets and Amenity
Unit	Development
Senior Manager	Greg Anders, Director Assets and Amenity
Responsible Manager	Tim Waller, Development Manager
Responsible Team Leader	Sarah Fisher, Team Leader
Author	Fiona Maw, Strategic Planner
File References	EDMS file: 60-02-075
Council Plan Link	Encourage and facilitate sustainable land use and development and protect and enhance the natural environment.
Relevant Council Strategies	Inverleigh Structure Plan
Overlays	<ul style="list-style-type: none"> <li>▪ Environmental Significance Overlay Schedule 2 – Watercourse Protection</li> <li>▪ Floodway Overlay</li> <li>▪ Land Subject to Inundation</li> </ul>
Relevant Legislation	<ul style="list-style-type: none"> <li>▪ Golden Plains Planning Scheme</li> <li>▪ Planning and Environment Act 1987</li> </ul>
Attachments	<ul style="list-style-type: none"> <li>8. Inverleigh Structure Plan 2005</li> <li>9. Inverleigh Residential Growth Areas</li> <li>10. Inverleigh Structure Plan review 2005</li> <li>11. Proposed Planning Zones</li> </ul>

#### *Declarations of Interest: Councillors & Officers*

Greg Anders: In providing this advice as the senior manager, I have no disclosable interests in this report.

Tim Waller: In providing this advice as the responsible manager, I have no disclosable interests in this report.

Sarah Fisher: In providing this advice as the responsible team leader, I have no disclosable interests in this report.

Fiona Maw: In providing this advice as the author, I have no disclosable interests in this report.

#### *Purpose*

The purpose of this report is to consider an application to amend the Golden Plains Planning Scheme as requested by the Ramsey Property Group and prepared by David Lock & Associates, to rezone approximately 85.4 hectares of land at Common Road, Inverleigh (Amendment C75), from Farming Zone to predominantly Low Density Residential Zone with the remaining portion to Public Park and Recreation Zone (refer Attachment 11). It also seeks to apply the Design and Development Overlay – Schedule 5 (DDO5) to the area proposed to be rezoned to Low Density Residential Zone.

This report seeks from Council, authority to prepare and exhibit the amendment.

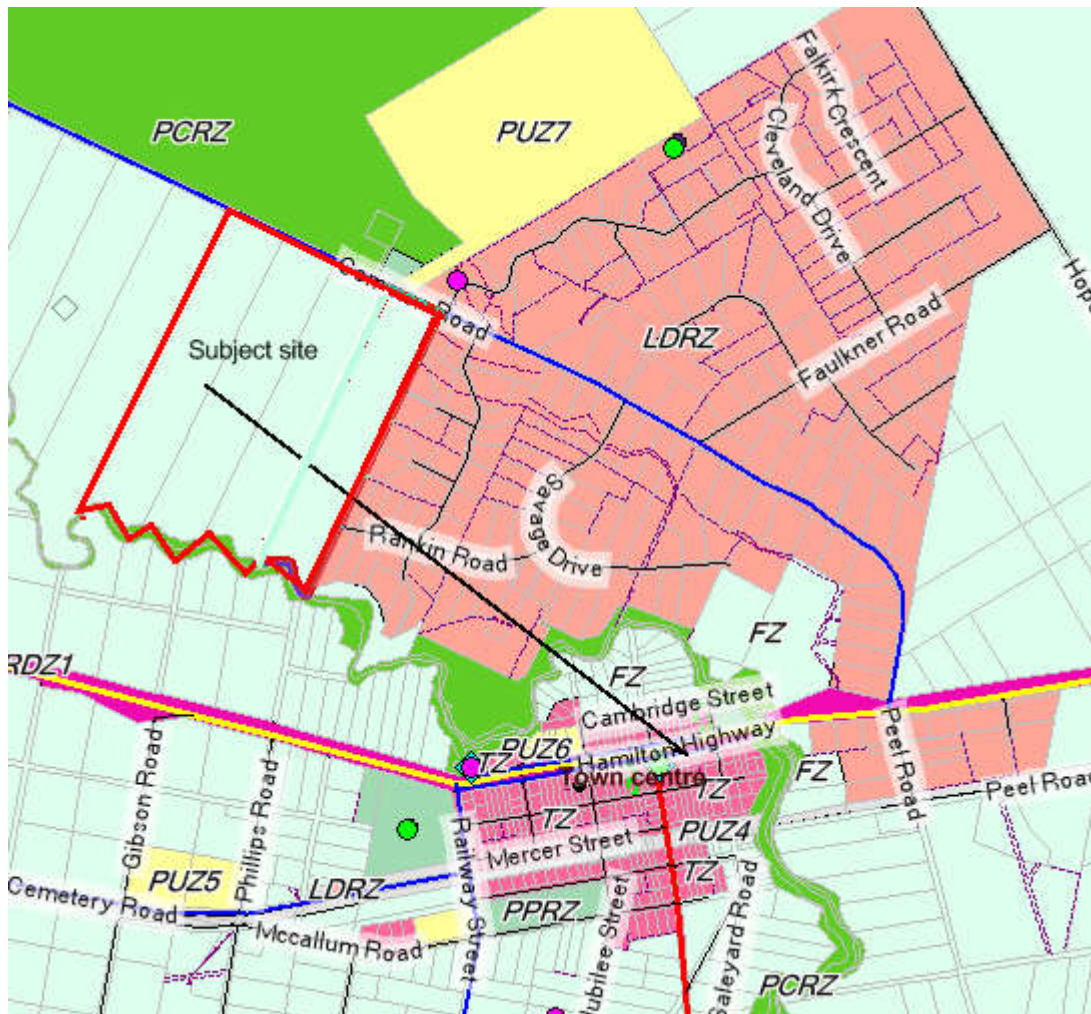
#### *Background*

The title details for the subject land is described as Certificate of Title Volume 10913 Folio 793, comprising portions 26, 27, 28 and 29, located at 385 Common Road, Inverleigh.

This subject site is located approximately 1.4km north-west of the town centre, and fronts Common Road.



The four rectangular parcels as highlighted on the map represent the land proposed to be rezoned as part of Amendment C75.



The site is currently zoned Farming Zone and is subject in parts to Environmental Significance Overlay 2 (Watercourse Protection), Floodway Overlay and the Land Subject to Inundation Overlay.

The subject site adjoins the western extent of the town's most recent low density residential development and is accessible from Common Road. Immediately north of the site, is the Inverleigh Common – Flora and Fauna Reserve that is owned and managed by Parks Victoria. The western boundary consists of farm land, with low density residential development abutting the boundary to the east. The southern boundary adjoins the Leigh River environs.

The site has been used for agricultural purposes, particularly grazing over the years and there are no buildings or infrastructure, aside from some stock troughs.

These four rectangular allotments have a total area of approximately 85.4 hectares. The lots are generally flat with some gentle fall and natural drainage towards the middle of the site. The front portion of the site near Common Road contains scattered Red Gum trees. The site has almost 800 metres of frontage to Common Road with a post and wire fence delineating the boundary. The frontage to the Leigh River is approximately 850 metres long and winds its way along the southern border.

At the rear of the site, an escarpment that provides a dramatic vista to the south west beyond Inverleigh and towards the Barabool Hills, falls away steeply to the Leigh river flat environs. The width of the river flat varies from approximately 200 metres to significantly less. The escarpment is generally devoid of significant vegetation, though a large patch of native grasses (including

Stipa grass) was identified on the steep escarpment near the south eastern boundary of the site. In addition a large infestation of the weed Gorse (*Ulex Europaeus*) was also identified. The river itself is very well vegetated with remnant River Red Gum being the dominant species.

The site is identified as Future Low Density Residential as per the Inverleigh Structure Plan Review 2005 (refer Attachment 8 and 11).

### *Proposal*

The proposed rezoning of the subject land from Farming Zone to Low Density Residential Zone accords with the Inverleigh Structure Plan (Attachment 8). As previously noted, the structure plan refers to the subject land as 'Future Low Density Residential'. It is identified as area 8 in the proposed development sequence provided in the Inverleigh Structure Plan Review 2005 (Attachment 9). The majority of area 1, the whole of area 2 and part of area 3 having been developed between 2005 and 2015. This rezoning forms a natural extension of the existing western township boundary.

Council's statistics show that the population of Inverleigh has increased by 148 households in the 10 years from 2005 to 2015. This represents an additional 400 people living in Inverleigh over this time representing an annual growth rate of 5.2%. These figures demonstrate that Inverleigh's population has grown faster in 10 years, than was expected in 15 years.

The faster than anticipated uptake is thought to be in response to factors such as the opening of the Geelong Ring Road and new commercial ventures. Education and sporting facilities, among other things, make Inverleigh a popular choice for those seeking a change in lifestyle, in a location that is within easy commuting distance to the employment, education and higher order services of Geelong, in particular.

The proposed rezoning of the majority of the land to Low Density Residential is intended to allow for the future subdivision of the land into low density residential lots.

The purpose of the Low Density Residential Zone is *'To provide for low-density residential development on lots, which in the absence of reticulated sewerage, can treat and retain all wastewater'*. The proposed rezoning reflects the intended use of the land.

The applicant submits that:

- This is the logical extension of the low density development to the south east;
- The site can be readily connected to the existing road network via Common Road;
- The land is identified in the Inverleigh Structure Plan Review 2005 for long term Low Density Residential development with no minimum lot size;
- The rezoning will not impede on the continued operation of farms adjacent to it;
- Due to manageable site constraints, the proposal can quickly respond to Inverleigh's lot supply shortage;
- The (developable area) of the site has limited ecological values, with the scattered trees identified toward the Common Road boundary of the site able to be protected through appropriate vegetation protection envelopes;
- On site treatment and retention of waste water can be achieved within each future lot; and
- The site can be readily serviced.

Additional supporting information was also supplied by the applicant highlighting the greater than expected demand for Low Density Residential land in Inverleigh.

*'While the average annual growth rate was 14 houses per annum over the 10 year period from 2005 to 2010, the actual growth rate over the six year period when land was on the market (2010-2016) was 23 lots per annum. As a result there is now very limited low-density housing available in Inverleigh with only ad-hoc lots available'.*

The proposed application of the Design and Development Overlay – Schedule 5 (DDO5) to the area proposed to be rezoned to Low Density Residential Zone will ensure that an attractive low density residential environment is created and a high level of amenity is afforded.

The proposed rezoning of the remaining portion of the subject site to Public Park and Recreation Zone ensures that a usable portion of the Leigh River environs will be retained for public recreation and access, maintaining the 'green link' identified in the Inverleigh Structure Plan Review 2005 (Attachment 8 and 10).

The addition of a trail in this zone will be required by the developer during the subdivision phase.

In relation to servicing capability, existing reticulation mains along Common Road can be readily connected to service the subject site. Barwon Water has advised that extension of the existing network can meet the requirements of the proposed LDRZ lots.

Reticulated sewerage infrastructure is not available in Inverleigh. Installation of a package sewerage treatment plant will be required for each lot at development stage to ensure safe and efficient disposal of sewerage waste. A Land Capability Assessment report prepared by St Quentin Consulting has been submitted. This report identifies some constraints across the site which will need to be considered to enable safe and suitable effluent disposal, however these constraints are not considered to prevent the satisfactory completion of the proposed development.

The internal road network will be designed and constructed to meet standard Council requirements. A Traffic Impact Assessment prepared by TrafficWorks has been submitted with the application to assess the impact of the development on the subject site and surrounding road network and to evaluate an internal road layout.

No drainage system currently exists at the subject site. A Stormwater Management Plan has been prepared by TGM Group Pty Ltd and submitted as part of the application to ensure that water quantity (drainage) and quality within the site meets Urban Stormwater Best Practice Environmental Management Guidelines and the stormwater quality objectives with the Golden Plains Planning Scheme and the *Planning and Environment Act 1987*.

The Corangamite Catchment Management Authority (CCMA) has been involved in preliminary discussions and does not object to the rezoning of the land.

An Erosion and Landslide report prepared by St Quentin was submitted as part of the application. The majority of the site and the portion proposed to be developed, is considered to have a Very Low to Low risk of landslide susceptibility.

The report also found that there are possible landslide events which may present risks to life and property, however subject to their recommendations and mitigation of the risks, there were no geotechnical reasons to prevent the issue of planning approval for the proposed development.

The area referred to that may present possible risks, is the escarpment area. It is proposed to be fenced off and restricted from development, contains areas of both moderate and low risk. This area is proposed to be tightly controlled via planning permit conditions at the subdivision stage.

A portion of the escarpment area is proposed to be rezoned to Public Park and Recreation Zone to cater for a future walking trail (an extension of the existing trail). It is anticipated the trail will traverse areas of both low and moderate risk. It is recommended that the final trail alignment is approved by a suitably qualified geotechnical engineer.

A Bushfire Planning Assessment report prepared by Ecotide was submitted as part of the application. The Country Fire Authority (CFA) have provided some preliminary comments including identifying potential changes to the Bushfire Management Overlay (BMO) impacting on the site will require further consideration at subdivision stage. The CFA have identified the predominate bushfire risk to the site arises from the Inverleigh Common Flora and Fauna Reserve on the northern boundary. Attention will be required to be given to the northern boundary if it's within this 150 metres of BMO extension and to southern boundary of the site to allow for CFA access.

A Vegetation Assessment report prepared by Mark Trengove Ecological Services has been submitted as part of the application. This report states that the site appears to have a history of disturbance and is currently grazed. Scattered remnant River Red Gums occur within the northern elevated plain. Scattered areas of native grass vegetation occur on the escarpment. In summary, this report concludes that it would appear that, with appropriate design and buffer areas, the potential exists to develop the northern extent of the Environmental Significance Overlay 2 while also ensuring that the values of the overlay are appropriately protected.

The applicant provided cultural heritage information with the application in the form of preliminary advice, prepared by Dig international Pty Ltd Cultural Heritage Management. There are no Aboriginal archaeological sites recorded on the site. No further archaeological investigation is required at this time.

It should be noted, however, that development or subdivision (considered high impact activities) of any portion of a property that includes an area of cultural sensitivity, such as the subject site, requires a Cultural Heritage Management Plan prior to the commencement of works.

Powercor has advised that the site can be connected to the electricity grid in accordance with normal residential requirements.

There is no reticulated gas supply available in the Inverleigh area.

Access to the telephone service is available in accordance with normal residential practice. Telstra does not envisage any problems servicing the development.

Golden Plains Shire will provide a fortnightly domestic garbage collection and weekly domestic recyclables collection service which can be extended to accommodate this new residential development.

The applicant submits that the proposed rezoning of the land is intended to allow for the future subdivision of land into low density, lifestyle lots, with land supply shortages necessitating this rezoning.

After the rezoning process is finalised, a planning permit is required for subdivision. There is no minimum lot size specified in the Schedule to the Low Density Residential Zone for this site. Lot sizes may be determined by other factors such as land capability assessment.

In addition, it is noted that the Golden Plains Shire Council is in the early stages of developing a new Inverleigh Structure Plan. There is the possibility that the new Structure Plan may review the current 1-2 hectare minimum lot size requirements of Inverleigh (not applicable to this site) and provide for a greater diversity of lot sizes to cater for the anticipated population growth.

In summary, there is no evidence to suggest that the proposed rezoning would be unfeasible on account of servicing, infrastructure or environmental constraints.

### ***Discussion***

This Amendment will support the Inverleigh Structure Plan Review 2005 in providing additional residential zoned land, in an identified location, to meet the residential land demand in Inverleigh.

In a Strategic Planning report to Council in 2015, identifying the need for a new Inverleigh Structure Plan, it was noted that there was a 5.7 year supply of zoned rural residential land remaining in Inverleigh. The current supply is well below Councils aim of maintaining a 10 to 15 year supply of land.

While there is ample land identified for future residential development purposes within Inverleigh, much of the land identified in the initial stages (ie. Area 1, 2 and 3) has since been developed. Land identified in the following stages as per the sequence plan (ie Areas 4, 5, 6 and 7) have been found to contain greater constraints to development including large minimum lot sizes, multiple landowners, infrastructure development and environmental constraints. Despite the subject site initially considered a later stage in the sequence plan, it forms a natural extension of the existing Inverleigh Township and is able to meet the necessary infrastructure and servicing requirements, along with the ability to manage environmental risks that much of Inverleigh is subject to.



The need for additional land, its physical location together with the level of information supplied signifies that Council officers are satisfied that this proposal can work through the next stage of the amendment process.

This report seeks from Council, authority to prepare and exhibit an amendment for the rezoning of land (consisting of 4 lots) at 385 Common Road Hopes, Inverleigh, from Farming Zone to Low Density Residential Zone.

### ***Community Engagement***

Community engagement will be encompassed as part of the next step in the Amendment process where Council will seek authority from the Department of Environment, Land, Water and Planning (DELWP) to prepare and exhibit an amendment.

As part of this process the community, relevant agencies and landowners will have the opportunity to provide comment on the amendment through the formal exhibition process. Amendments are made available for public inspection during office hours at the Bannockburn Customer Service Centre and online through the Golden Plains Shire Council and Department of Environment, Land, Water and Planning (DELWP) websites.

### ***Cultural Heritage Implications***

The applicant provided cultural heritage information with the application in the form of preliminary advice, prepared by Dig international Pty Ltd Cultural Heritage Management. There are no Aboriginal archaeological sites recorded on the site. No further archaeological investigation is required at this time.

It should be noted, however, that development or subdivision (considered high impact activities) of any portion of a property that includes an area of cultural sensitivity, such as the subject site, requires a Cultural Heritage Management Plan prior to the commencement of works.

### ***Financial & Risk Management Implications***

The application for this amendment has been made by the Ramsey Property Group who will bear the costs of the amendment process, with the 'Acceptance of costs' form signed and received by Golden Plains Shire Council. Therefore it is considered that financial implications associated with the planning scheme amendment process are acceptable.

There are not considered to be any risk management implications.

### ***Economic, Social & Environmental Implications***

There are not considered to be any economic, social or environmental implications.

### ***Communications***

It is not considered that a communication plan is required.

### ***Conclusion***

Amendment C75 proposes to rezone the land at 385 Common Road, Inverleigh (Portions 26, 27, 28 and 29 on Certificate of Title, Volume 10913, Folio 793) from Farming Zone to Low Density Residential Zone and Public Park and Recreation Zone, at the request of the Ramsey Property Group. It also seeks to apply the Design and Development Overlay – Schedule 5 (DDO5) to the area proposed to be rezoned to Low Density Residential Zone. The amendment will ensure that there is a suitable supply of low density residential land developed in an orderly and timely manner consistent with the Inverleigh Structure Plan Review 2005.

### ***Recommendation***

***That an application be made to the Minister for Planning for the authority to prepare and exhibit an amendment (C75) to the Golden Plains Planning Scheme under Section 9(2) and Section 19 of the Planning and Environment Act 1987, to rezone approximately 85.4 hectares of land at Common Road, Inverleigh from Farming Zone to predominantly Low Density Residential Zone and to apply (DDO5) to the new Low Density Residential Zone.***

## 4.5. KEY RESULT AREA – FINANCIAL MANAGEMENT

### 4.5.1 Provision of Banking and Bill Payment Services

Directorate	Corporate Services
Unit	<ul style="list-style-type: none"> <li>▪ Finance</li> <li>▪ Customer Service</li> </ul>
Senior Manager	Richard Trigg, Director Corporate Services
Responsible Manager	Jason Clissold, Finance Manager
Author	Jason Clissold, Finance Manager
File References	EDMS File: 26-05-002
Council Plan Link	Civic Leadership
Relevant Council Strategies	
Relevant Policies & Legislative Frameworks	Local Government Act 1989
Attachments	12. Confidential - Provision of Banking and Bill Payment Services

#### *Declarations of Interest: Councillors & Officers*

Richard Trigg: In providing this advice as the senior manager, I have no disclosable interests in this report.

Jason Clissold In providing this advice as the responsible manager and author, I have no disclosable interests in this report.

#### *Purpose*

This report seeks Council approval to the awarding of a tender for the Provision of Banking and Bill Payment Services.

#### *Background*

Council's existing banking contract with ANZ Bank (ANZ) expires on 30 September 2017. Council also utilises the services on Bendigo Bank (Bendigo) and Commonwealth Bank of Australia (CBA) to complement the ANZ contract.

In March 2017, Golden Plains Shire Council, Warrnambool City Council, Glenelg Shire Council and Corangamite Shire Council initiated a collaborative tender process for the provision of banking and bill payment services. As the four Council's current banking contracts all expired within six months of each other, it was considered advantageous to undergo a single tender process to seek a common provider for banking services.

This approach resulted in a reduced administration burden for three of the four Councils and encouraged tenderers to submit more competitive pricing to successfully obtain the business of all four Councils. Corangamite Shire Council offered to undertake the administration of the tender process, with the assistance of Whitmore Consulting. Corangamite Shire Council allocated the tender Contract No. 2017016.

#### *Discussion*

Due to the detailed and technical nature of the banking and bill payment sector, Whitmore Consulting was engaged to:

1. develop a specification for the tender;
2. to undertake a detailed technical review of the tenders received; and
3. present an Assessment of Presentations for the Evaluation Panel's consideration.

Andrew Whitmore has twenty-five years' experience in the Transaction Banking sector of the Banking and Finance Industry, having worked at the four major domestic banks and Citigroup during that time. He has spent the last 8 years working with Local Government and other sectors, ensuring an informed analysis of tender responses for banking and related services.

### ***Tender Evaluation***

Five tenders were received as follows:

1. ANZ Bank (ANZ)
2. Commonwealth Bank of Australia (CBA)
3. National Australia Bank (NAB)
4. Westpac Banking Corporation (WBC)
5. WBC (State Purchase Contract)

Four of the tenders conformed to the specification, with WBC's alternative (State Purchase Contract) tender being classified as non-conforming. This tender would require Council to append to an existing contract with Conformance requirements already satisfied.

Given Bendigo Bank did not respond to the tender, it should be noted that the specification provided for Council's daily banking requirements to remain with the Bannockburn branch. Council officers have also met with the manager of the Bannockburn Branch to see how Council can best support it on a day-to-day basis.

The tenders were evaluated based on the following criteria:

Tender price .....	25%
Product .....	20%
Relationship Management.....	20%
Community Commitment.....	20%
Implementation .....	5%
Innovation .....	5%
Level of Local Content.....	5%

Tender price was allocated a weighting of 25% to ensure price was considered the most critical aspect of the tender.

Product range was allocated a weighting of 20% as the security, accessibility, flexibility and useability of banking products is critical is maximising efficiency for Council's customers and officers. Large amounts of time can be wasted in navigating and using less flexible products.

Relationship Management was allocated a weighting of 20% as a strong relationship with the bank can greatly assist further product enhancements and cost savings. A proactive supplier will bring new ideas and products to Council that they may not otherwise be aware of.

Community Commitment was allocated a weighting of 20% as it was seen as an important factor for Council to encourage and support the banks to invest in the local community that they operate within.

While important, but not as critical, Implementation, Innovation and Level of Local Content were each allocated a weighting of 5% to ensure tenderers addressed these requirements to ensure Best Value.

The tender evaluation panel conducted a thorough evaluation of all tenders. The evaluation panel determined a consensus score for each criteria to allow an evaluation score for each tender, out of 10. The highest score is deemed to provide Best Value over all for Council and the community.

Please refer to the attached confidential report for further detail.

### ***Community Engagement***

A formal consultation process was not required.

***Financial & Risk Management Implications***

The recommended tender represents a small comparable saving to Council's current banking arrangements, but a considerable increase in functionality, capacity and opportunity to further reduce costs.

It is considered that there are no risk management implications.

***Economic, Social & Environmental Implications***

It is considered that there are no economic, social or environmental implications.

***Communications***

It is considered that a communication plan is not required.

***Conclusion***

Based on tender information obtained and detailed assessment of the tenders, the tender from CBA was deemed to provide the Best Value to Council with a weighted score of 7.55/10 and is therefore the preferred tender.

***Recommendation***

***That Council resolves to award the Provision of Banking and Bill Payment Services contract to Commonwealth Bank of Australia as per the conditions contained within the tender document.***

#### 4.5.2 Adoption of 2017-18 Golden Plains Shire Council Budget

Department	Corporate Services
Unit	Finance
Senior Manager	Rod Nicholls, Chief Executive Officer
Responsible Manager	Richard Trigg, Director Corporate Services
Author	Jason Clissold, Finance Manager
File References	EDMS file: 40-01-013
Council Plan Link	Financial Management
Relevant Council Strategies	
Relevant Policies & Legislative Frameworks	<ul style="list-style-type: none"> <li>▪ Local Government Act 1989</li> <li>▪ Local Government Amendment (Fair Go Rates) Act 2015</li> <li>▪ Valuation of Land Act 1960</li> </ul>
Attachments	13. Submissions

#### *Declarations of Interest: Councillors & Officers*

Rod Nicholls: In providing this advice as the senior manager, I have no disclosable interests in this report.

Richard Trigg: In providing this advice as the responsible manager, I have no disclosable interests in this report.

Jason Clissold: In providing this advice as the author, I have no disclosable interests in this report.

#### *Purpose*

The purpose of this report is to formally adopt the 2017-18 budget pursuant to Section 127 of the Local Government Act 1989.

#### *Background*

Section 130 of the Local Government Act 1989 requires Council to adopt the Annual Budget by 30 June each year. To achieve this Council has undertaken the following process:

**Table 1**

Budget Process	Timing
1. Community Engagement Activities	Ongoing
2. Analysis and consideration of Community Engagement activities	Dec – Jan
3. Officers prepare operating and capital budgets	Dec – Feb
4. Council receives Draft Budget for review	March
5. Council workshop/s conducted to review Draft Budget	March/ April
6. Draft Budget submitted to Council for 'in principle' approval	April
7. Public notice advising intention to adopt Budget	April
8. Proposed Budget available for public inspection and comment	April
9. Submissions period closes (28 days)	May
10. Submissions considered by Council	June
11. Budget presented to Council for adoption	June
12. Copy of adopted Budget submitted to the Minister	June

As part of Council's ongoing Community Engagement activities, Council and officers have undertaken many forms of engagement with the community since November 2015. The feedback from this engagement has been utilised throughout the process of developing both the Council Plan and Annual Budget.

This ongoing engagement will assist Council to focus on a broader range of strategic issues in the Shire, rather than seeking limited feedback within small periods of specified time.

The process undertaken in preparing the annual budget has been lengthy and detailed and the document has been carefully prepared to ensure it delivers the strategies Council has outlined in the 2017-2021 Council Plan and to a standard that is acceptable to the Golden Plains community.

Prior to the draft budget being finalised, Council reviewed the document and participated in a workshop to ensure it delivered the services and initiatives contained in the Council Plan and again reflective of the feedback from the community. The final draft of the budget was discussed at the April Council meeting where Council confirmed its support for the document and resolved to place it on public exhibition and invite submissions from the community.

After making the document available for public inspection and inviting submissions under Section 223 of the Local Government Act, Council received a total of eleven submissions, addressing a total of nineteen issues. Five of the submissions were in support of the budget and specific programs within it.

A Special Meeting of Council was held on Tuesday 13 June 2017 to hear from the four submitters below, who requested to address Council in support of their submission.

- Mrs Jenny Blake
- Mr David Head
- Mr Peter Keays
- Mr Pieter Kulk

After having listened to the submitters and reviewing the written submissions, Council undertook detailed discussion of the issues raised during a workshop following the Special Meeting.

While Council acknowledged the feedback, it was considered that the issues raised in the submissions related to matters that Council were already aware of and had already adopted a position on. Therefore, Council did not alter the underlying assumptions contained in the budget and agreed that the Budget be adopted on 27 June 2017 as exhibited.

This agenda provides a response to each of the issues raised in the submissions. Submitters will receive a written response to their submission following this meeting.

### *Discussion*

2017-18 will be the second year of operating within the State Government's Fair Go Rates System (FGRS). As per the determination by the Minister for Local Government, in December 2016, the average rate increase in Council's 2017-18 budget will be capped at 2.0%. This has been reduced from a cap of 2.5% in 2016-17. The Strategic Resource Plan (SRP) assumes an annual cap of 2.0% for the next four years.

Council's strong strategic planning and financial discipline have built a solid foundation for Council to commence operating within a 'rate capping' environment. However, the increased demands for services that come with a growing community will continue to place pressure on Council resources.

As per Section 127 of the Local Government Act, the following six initiatives have been identified by Council as priorities to be undertaken during the 2017-18 financial year:

1. Council will support the opening of the Bannockburn P-12 school in January 2018 through the planning for future development and facilitation of programs to support secondary school students in the local community.

Council will be working towards increasing:

- the number of students involved in employment training programs;
  - the number of students employed in part time and casual employment;
  - the activity at the hub and the library;
  - community engagement and community development activities with young people; and
  - the options for transport.
2. Funding has been secured to build stage one of the Bannockburn Civic Heart Precinct. Stage one will be a \$2.6m project to create a play space with water play elements, a new car park, public toilets, a BBQ area, shade and a paved plaza next to the Bannockburn Library and Cultural Centre.
  3. In 2017-18 Council will complete a Northern Settlement Strategy that will explore where the projected growth in the North of the Shire can be sustainably accommodated. It will identify the most sustainable locations for growth and development and those areas where growth should not be encouraged.
  4. 2017-18 will be the first full year of operation of the new Resource Recovery Centre at Rokewood. This facility replaces the landfill which had operated at the site for a period in excess of twenty years. The facility will provide convenient and safe access to waste and recyclables containers and will also provide for the disposal of waste oil, tyres, vehicle batteries, mattresses, empty chemical containers, gas bottles, scrap metal and white goods. The facility will continue to be open to the public for 5 hours each Sunday.
  5. Golden Plains Shire Council is focused on providing quality customer service and achieving efficiencies for residents. As part of these efforts, this Budget allocates \$500k for community engagement, and detailed architectural and engineering designs for redevelopment of the existing customer service centre located at 2 Pope Street, Bannockburn. The Golden Plains Community and Civic Centre is one aspect of a broader Civic Precinct including the Bannockburn Family Services Centre, planned for the site in future. This will enable Council to deliver community services from this site for many years to come.

Council has made this decision for a number of reasons, including the need to provide more modern and welcoming public areas, improve efficiencies in our operations, and provide improved access and transparency around monthly Council meetings.

The existing Shire Hall and Customer Service Centre are over 120 and 40 years old respectively and present a number of building compliance and safety issues, resulting in increased spending on building maintenance. In addition, the customer service areas are outdated and do not provide privacy for residents to discuss sensitive issues such as planning matters.

The redeveloped facility will have an increased focus on the availability of dedicated community space within the central building.

6. During 2017-18 Council will advocate for a new emergency services precinct in Bannockburn with a purpose built multifunction centre to accommodate the CFA and SES.



As mentioned earlier there were eleven submissions received (refer attached). These submissions detail a total of nineteen separate issues. Table 2 summarises the submissions and the issues contained within them.

**Table 2**

Submitter	Issue
Mr John Anderson	1. FTE levels and the impact of Golden Plains Community and Civic Centre
	2. Staff turnover and retention
Mr Kevin and Mrs Jenny Blake	3. Drainage budget
	4. Golden Plains Community and Civic Centre
Golden Plains Arts Inc.	5. Arts and culture
Mr David Head	6. Council borrowings
	7. Golden Plains Community and Civic Centre
Mr Matt Jury	8. Lethbridge Tennis Club
Mr Peter Keays	9. Batesford play space
	10. Golden Plains Community and Civic Centre
Mr Pieter Kulk	11. Funding of additional FTE
	12. Replacement of fleet vehicles
	13. Depreciation and amortisation
	14. Debt finance
	15. Population growth and infrastructure
	16. Interest expense
	17. Golden Plains Community and Civic Centre
	18. Investment in smaller communities
	19. Local Authorities Superannuation Fund
	20. Receipts from ratepayers
	21. 2019-20 debt repayment
	22. Kubota 4WD tractor
Maude Recreation Reserve Committee	23. Maude community facility project
Mr Murray and Mrs Bettine Satchell	24. Maude community facility project
Smythesdale Progress Association	25. Smythesdale Gardens public toilet
Mr Greg Vaughan	26. McPhillips Road Bannockburn
	27. Community Grants program

The following commentary is provided in response to the issues identified within the submissions.

## **Mr John Anderson**

### **1. FTE levels and the impact of Golden Plains Community and Civic Centre**

Firstly the submission enquired as to why there is no target for reducing staff numbers and why the increased efficiencies to be achieved from the development of the Golden Plains Community and Civic Centre have not resulted in reduced staff.

Council has never indicated that it would be reducing staff levels and has committed to maintaining service levels for an ever growing community. This growth, in fact, places additional pressure on Council to maintain the service levels within existing resources.

There has been no increase in staff levels, funded by rates, since 2016, which in real terms is an effective reduction from previous projections. Council's level of FTE/ population ratio of 9.8 per 1,000 residents is much less than similar sized councils.

The modest growth of 2 FTE per annum planned for the years 2018-19 through to 2020-21, will be required just to maintain service levels. As stated, the development of the Golden Plains Community and Civic Centre is expected to improve efficiencies, but this project is not expected to be completed until 2020, so the impact of these efficiencies will not impact the current four year projections.



## **2. Staff turnover and retention**

The submission raised concern over Council's level of staff turnover and what efforts Council is employing to retain staff. This workforce turnover is projected to be 13% per annum for the foreseeable future.

Council is comfortable that this level of turnover remains healthy and is consistent with both the public and private sectors. This is supported by the following:

- Council's actual turnover for 2015-16 was 11.84%, compared to 11.55% for all other Victorian councils and 12.51% for similar councils;
- Council has an ageing workforce which will result in several retirements in the coming years, which will contribute to this turnover; and
- A survey conducted by the Australian Human Resource Institute in 2015 showed the average staff turnover for Australian organisations was 16%, up from 12% in 2012. This is a trend expected to continue with the proliferation of social media and professional networking websites, such as LinkedIn, Seek, etc. which makes it much simpler for employees to move jobs.

In ensuring workforce turnover is minimised, Council offers competitive salary and numerous other contemporary employment benefits, such as family friendly and purchase leave provisions. The development of the Golden Plains Community and Civic Centre will greatly improve employee working conditions, which will have a positive impact on this indicator.

### **Mr Kevin and Mrs Jenny Blake**

This submission acknowledged the challenge Council faces in operating within the Fair Go Rates System (FGRS) and provided support for the inclusion of the Batesford play space and general funding provided for rural road projects.

## **3. Drainage budget**

The first of two issues raised within Mr and Mrs Blake's submission related to road side drainage concerns within the Shire and went on to give some specific examples.

The submission referred to pages 25 and 36 of the budget document referring to the capital budget and operating budget for drainage respectively. Primarily capital expenditure on drainage is intended to alleviate minor drainage problems that arise during a financial year and are of a capital nature. There was no capital budget provided for in the 2017-18 budget, therefore, any demand in this area will need to be funded from the drainage maintenance budget of \$445k. It should be noted that \$230k of this is allocated directly to rural drainage maintenance.

In response to the drainage issue resulting from the heavy autumn rains, it is not viable for Council to provide infrastructure (roads or drainage) to cope with storms of that magnitude. This rain event was considered a natural disaster by the Commonwealth-State Natural Disaster Relief and Recovery Arrangements (NDRRA) and as such placed a significant burden on Shire resources.

Council will continue to review its strategy on how it allocates its scarce resources between the increasing demands of infrastructure maintenance. Under the FGRS it is critical that Council, at least, maintains its current infrastructure renewal gap.

#### 4. Golden Plains Community and Civic Centre

The second issue within Mr and Mrs Blake's submission raised concern regarding the need for a redeveloped Golden Plains Community and Civic Centre. The need for improved Council facilities was identified by Council in 2012 and significant planning and research has been undertaken since this time.

The project outcomes are twofold. Firstly, the community has been requesting a more modern customer service space and Council chamber equipped to allow access and viewing by all residents. Secondly, the current use of four portable buildings by staff is not conducive to an efficient workplace.

As summarised in Table 3, the proposed new community and civic centre building will significantly increase (by 18 times) the area available for Council and public access. i.e. from 36m<sup>2</sup> to 647m<sup>2</sup>.

**Table 3**

Existing Customer Services centre (total area 900m <sup>2</sup> )		Proposed community and civic centre (total area 2,395m <sup>2</sup> )	
Customer services staff area	Council/public access area	Customer services staff area	Council/public access area
864m <sup>2</sup> (96%)	36m <sup>2</sup> (4%)	1,748m <sup>2</sup> (73%)	647m <sup>2</sup> (27%)

More specifically, the decision to commence the project in 2017-18 will address the following

- Of the one hundred and twenty-one (121) staff based at the existing Bannockburn Customer Service Centre, there are fifty (or 41%) accommodated in four (4) temporary portable facilities, three (3) of which do not have any basic sink/ water facilities.
- There are numerous examples in the current precinct and buildings of non-compliance with the Building Code of Australia.
- The staff amenities (including the toilets, kitchen area, tea rooms and shower) are all substandard for the numbers of staff using them.
- The IT equipment server room is in need of upgrade.
- There is no protection from the elements for staff walking between the portables and the main building.
- The workstations are very old and quite crowded.
- The ceiling tiles are continually falling onto the floor.
- There are very serious concerns with pedestrian safety (parents and their children at risk) due to vehicles driven by Council staff and customers utilising the same car parking and drop-off areas as the parents accessing the Family Services Centre.
- Disability access standards and requirements are not being satisfied at the existing Bannockburn Customer Service Centre and at the Shire Hall.
- There are not sufficient meeting rooms for Council staff to comfortably meet with ratepayers to discuss personal matters (such as planning applications) and the lack of privacy for confidential discussions is a frequent occurrence and concern.
- The Shire Hall is inadequate as a Council Chamber and community function space. The community has provided feedback on the need for better audio and visibility, and citizenship ceremonies are cramped.
- To ensure it was well informed prior to making this decision, Council conducted a number of workshops and briefings that generated considerable discussion and debate. One of these workshops was attended by Baumgart Clark, who were the architects engaged to prepare concepts drawings and costings. Council took this opportunity to further inform itself of the project requirements and desired outcomes.

A comprehensive communications and engagement plan has been developed in order to provide the community with ample opportunity to keep informed, have their say on how they might like to use the new public spaces and to view concept plans.

The alternative solutions suggested in the submission do not reflect modern practices or research, and actually produce disenchantment and disconnectedness within the business by employees. Also, they do not address community feedback on providing adequate customer service and Council meeting spaces.

## Golden Plains Arts Inc.

### 5. Arts and culture

The submission from Golden Plains Arts Inc. requested Council's continued support for and commitment to arts and culture funding, citing a number of successful projects and programs which the group trusts will continue.

Local Government is universally acknowledged as having a critical role to play in fostering and building local cultural and arts activity to support cultural development. In Golden Plains Shire, arts and culture is central to the quality of life of residents and building vibrant communities. It also plays a role in attracting visitors and supporting economic development in rural communities. Council offers a range of services, events and activities which aim to inspire, celebrate and activate arts and creativity across the Shire.

#### Mr David Head

### 6. Council borrowings

Mr Head raised concerns around the level of borrowings detailed in the 2017-18 budget. In particular the level of debt for the 2019-20 financial year, which will be \$14.76m or 64.8% of rates and charges.

It must be noted that Council's 2019-20 balance sheet also includes a \$1.3m cash sinking fund purposely established to offset the interest only borrowings undertaken utilising the MAV Local Government Funding Vehicle. If this was compared to a traditional Principle and Interest loan the net balance of borrowings would be \$13.47m, or 59.16%, of rates and charges in 2019-20. This is illustrated in table 4 below.

**Table 4**

	2017-18	2018-19	2019-20	2020-21
Borrowings	\$7.89m	\$12.60m	\$14.76m	\$14.78m
Sinking fund	(\$1.93m)	(\$2.72m)	(\$1.29m)	(\$2.26m)
Net Borrowings	\$5.96m	\$9.88m	\$13.47m	\$12.52m
Rates and Charges	\$21.20m	\$21.97m	\$22.77m	\$23.59m
Effective Borrowing Ratio	28.1%	44.97%	59.16%	53.07%

Mr Head also raised concerns about the servicing costs of these borrowings and the applicable interest rate applied. Council is anticipating that servicing costs will remain at approximately 2-3% of rates and charges which is considered sustainable. This ratio will increase during the year Council accesses its sinking fund to repay large portions of interest only debt. i.e. in 2019-20 the ratio is expected to be 13.7%.

### 7. Golden Plains Community and Civic Centre

Mr Head raised concerns as to what the projected borrowings of over \$10m relate to and assumed that it relates to the Golden Plains Community and Civic Centre development, which it does.

It is correct that the budget does not detail this information, as this data is disclosed in the four year Strategic Resource Plan, within the Council Plan.

Mr Head raised concerns in relation to the planning process Council has undertaken in arriving at the decision to proceed with this project. A detailed response to this has been provided within item 4 in this report.

**Mr Matt Jury**

**8. Lethbridge Tennis Club**

The submission received from Mr Matt Jury expressed support for the inclusion of the proposed power upgrade for the Lethbridge Tennis Club. This project will enable the Tennis Club to install additional lighting. The Club will be responsible for sourcing funding for future lighting.

**Mr Peter Keays**

**9. Batesford play space**

Mr Keays put forward a number of concerns with locating the proposed Batesford play space in Tolloora Way.

Providing a community play space presents Batesford residents with a new opportunity to engage in local activity that would be unstructured and complimentary to current visitation to the site.

Council will work with the Dog Rock's Reserve Committee to ensure the final design maintains the natural feel of the property.

The play space has strong community support with the action being identified in the Recreation Strategy as a priority one project through extensive community consultation. The recent positive feedback through social media regarding the funding announcement, coupled with the strong leadership and drive from the Batesford Community Coordinators, has resulted in this much needed community play space becoming a reality for the families of Batesford.

Currently, all visitors to the Dog Rocks are being directed to the entrance to the reserve at the Tolloora Way end, to prevent visitors parking on the blind hill crest of Dog Rocks Road (the other pedestrian access gate to the reserve). As such, visitors are currently either walking to the site or driving. This play space will incorporate defined car parking to accommodate both visitors to the play space and Dog Rocks reserve. The play space will provide a path from the car park to the entrance gate of the reserve.

In regards to the Dog Rocks view, the concept plan was designed to take into consideration the natural surrounds of the site, and only natural elements have been recommended in order to blend in with the natural elements on site, and not to detract (no brightly coloured plastics). Low profile elements are recommended in the middle to not impede view of the Dog Rocks, with natural screening on the adjacent neighbour's property side of the fence to offer privacy.

**10. Golden Plains Community and Civic Centre**

The submission also raised some concerns in relation to the Golden Plains Community and Civic Centre.

Firstly, Mr Keays is concerned that there is no commitment for the rest of the project and that the \$500k may be wasted. Mr Keays goes on to acknowledge that the current customer service centre appears inadequate but believes the current project is 'too grand' and would like Council to reconsider the size of the project and undertake public consultation.

In response to these concerns, and in addition to the comments in item 4 of this report, it should be reiterated that a proportion of the \$500k has been allocated for community engagement and consultation regarding the public areas of this project, which will be undertaken before commencing detailed design and construction. Council has recently reaffirmed its commitment to deliver this project in full.

In response to the statement that the project is 'too grand', when compared to other contemporary office buildings, the concept design and projected budget would indicate that it will be a relatively modest project. The plan utilises significant components of the existing building to keep costs to a minimum.

## **Mr Pieter Kulk**

The submission from Mr Pieter Kulk sought to clarify some of the technical detail within the budget document. A total of 12 queries or comments were identified. Each of these are briefly addressed below

### **11. Funding of additional FTE**

The submission queried how the additional 3 FTE in the Statement of Human Resources are to be funding in the 2017-18 budget.

The net increase in FTE is the result of several staffing changes, but predominately resulting from a new structure to be implemented in the Bannockburn Family Services Centre which is predicting a \$550k increase in revenue and an increase in the number of places available for the children of Golden Plains. Therefore, the increase in FTE has been funded by an increase in user fees.

It must be noted that Council has legislative requirements to satisfy regarding staff ratios in children's services provision.

### **12. Replacement of fleet vehicles**

The submission queried the quote contained in the Executive Summary that states 'Deferred replacement of fleet vehicles', which appears to be in contradiction to page 59 and 60 that details the fleet vehicles to be replaced during 2017-18.

This statement is made in the context of what short term strategies Council has implemented since the introduction of the Fair Go Rates System to reduce the need for Council to apply for a rate cap variation. The deferral of fleet vehicle replacement was undertaken in 2016-17 and now 50% of the fleet is due for replacement in 2017-18.

### **13. Depreciation and amortisation**

The submission seemed to request an explanation of how depreciation and amortisation are accounted for in the budget.

The initial recognition of an asset is debited to the Balance Sheet. Depreciation is then allocated as a non-cash expense (as required under Australian Accounting Standards) in the Income Statement. In simple terms the depreciation is included in Council's retained earnings and cash balance which will be utilised to assist asset renewal in the future.

AASB 116 defines Depreciation as 'the systematic allocation of the depreciable amount of an asset over its useful life.'

### **14. Debt finance**

The submission included the question '*Does using debt finance where appropriate mean there could be more borrowings?*'

Once the Annual Budget is adopted there cannot be any additional borrowings for the 2017-18 year, unless Council resolves to prepare a 'Revised Budget' under section 146 of the Act.

Under the Local Government Act Council is required to meet the principles of sound financial management. This includes not only making decisions whether critical projects or programs should proceed, given Council's sustainability, but also how they are to be funded to ensure the burden is shared equitably by the community.

Future year borrowing projections are reviewed by Council annually as part of the process of reviewing the Long Term Finance Plan, Strategic Resource Plan and Annual Budget.

## 15. Population growth and infrastructure

The submission made the following observations in relation to Council operations.

*'High population growth may be challenging but would also bring in more finance through subdivision developments and then rates and user pay items.'*

*'... greater demands for footpaths, curb and channel, drainage and sealed roads, surely on all new subdivision developments are now the responsibility of the developer which would limit the cost to older areas only.'*

Both these statements are correct and are considered an important aspect in preparing Council's long term financial plan and annual budget.

## 16. Interest expense

The submission questioned how borrowing costs can decrease, when Council plans to increase borrowings by \$650k.

It should be clarified that Council borrowings will actually increase by \$393k, which is the net result of repaying \$257k of existing debt and obtaining \$650k of new debt.

The reasons for the reduced borrowing costs are:

- The interest rate forecast on the new debt is significantly less than the interest rate on the borrowings to be repaid; and
- The new debt is planned to be drawn down in March 2018, so there will only be three months of interest attributable to the 2017-18 financial year.

## 17. Golden Plains Community and Civic Centre

The submission asked whether a *'realistic total costing'* of the Golden Plains Community and Civic Centre should be undertaken and presented to ratepayers and whether Council would be able to access any grant funding to assist with the project.

A critical aspect of the planning, research and concept design of this project involved engaging quantity surveyors to provide cost estimates. As the need for this project was first identified by Council in 2012, the cost estimates have been updated on a number of occasions to ensure they are current.

Council is not expecting to be able to obtain any funding for this project. However, all options have been and will continue to be explored by Council.

## 18. Investment in smaller communities

The submission asked why more money is being spent in smaller communities such as Rokewood and Maude.

It is assumed that the submission is referring to the Rokewood Recreation Reserve Pavilion and the Maude Recreation Reserve Pavilion. These two projects have been identified as important pieces of infrastructure for the Rokewood and Maude communities and are both in dire need of improvements.

Both these projects are subject to successfully obtaining a significant community contribution and government funding respectively.

## 19. Local Authorities Superannuation Fund Defined Benefit Plan

Mr Kulk raised a query surrounding the Local Authorities Superannuation Fund Defined Benefit Plan and the fact Council does not expect a call to be made and no provision has been made in 2017-18. Mr Kulk asked whether this means Council has no knowledge of anyone due to retire who could draw on the super fund.

In response to this it must be noted that the fund is an industry fund that was closed in 1994 and is administered by Vision Super. As the fund must be 100% funded at all times, there is no direct relationship between Golden Plains Shire Council employees retiring and having to make a call. As at 31 March 2017, the fund was 106.6% funded as per the Vested Benefit Index (VBI) applied to the fund.

For further information on the LASF Defined Benefit Plan, please refer to the Employer information booklet which can be found at: <https://www.visionsuper.com.au/images/fact-sheets/LASF-Defined-Benefit-Employer-booklet-April-2016.pdf>

## 20. Receipts from Ratepayer

The submission stated that the Statement of Cash Flows shows receipts from ratepayers increasing by 3.65% and whether this is greater than 2% as a result of property revaluations.

There are a number of factors that need to be considered in explaining why this figure is greater than 2%, including:

- (a) This line item in the statement also includes revenue from the annual garbage charge, which is exempt from the 2% rate cap in 2017-18.
- (b) The prescribed rate cap formula utilises an 'average' per assessment value based on an 'annualised' rate base from the prior (or base) year. Therefore, it is not as simple as comparing the 2017-18 figure in the cash flow to the 2016-17 budget figure.
- (c) The Statement of Cash Flows takes into account the timing of receipts and payments and will not necessarily reflect the level of revenue or expenditure on the Income Statement, i.e. if a ratepayer does not pay their 2016-17 rates notice until the 2017-18 year, then the revenue must be accounted for in 2016-17, but the cash flow will not account for it until the 2017-18 year.

In addition, it must be noted that 2017-18 is not a revaluation year. However, even if there was a revaluation, this would not result in an increase in revenue for Council. A revaluation has the effect of redistributing the rate burden based on comparable property values.

It is a common misconception that Council receives additional rate revenue during a revaluation year, where increased property values are experienced.

## 21. 2019-20 Loan Repayments

The submission asked *'where does the finance for 931% increase in the repayment of borrowings to 2019-20 come from'*.

This query relates to the \$2.65m of 'Repayment of Borrowings' contained in the Statement of Cash Flows for 2019-20. This figure predominately relates to the repayment of Council's interest only loans under the Local Government Funding Vehicle and will be funded from the sinking fund established by Council to meet these obligations.



## **22. Kubota 4WD tractor**

This query stated *'Is the Kubota 4wd tractor for \$170k on page 60 the same as the one on page 65 for \$89k?'*

The answer to this is yes. The \$170k on page 60 relates to the total estimated cost of the tractor. The additional columns on page 60 show that this has been classified as \$81k renewal and \$89k upgrade. Further commentary on capital renewal and upgrade is provided within Notes 26 and 27 on pages 61 and 65 respectively.

## **Maude Recreation Reserve Committee**

### **23. Maude community facility**

The submission received from the Maude Recreation Reserve Committee expressed support for the draft 2017-18 Council Budget and the inclusion of the new Maude community facility construction project to replace existing buildings that are in need of major repair. The submission reiterated the strong relationship between Council and the Maude district over many years, and indicates that the Maude Community Planning group also endorses Council's plan for the new community facility.

The current deteriorating tennis shed building has been the local community hub for 45 years. It has served as tennis clubrooms and public hall since then. The local community has maintained and developed it over the years however the current building is now riddled with white ants, the foundations have sunk and the ceilings are sagging. It now needs replacing.

The design brief is to provide a facility which is slightly larger than the existing structure and contains a hall area, semi commercial kitchen, amenities (unisex indoor accessible toilet/s) and veranda.

The facility is currently used by over 20 different groups and a new facility will attract an even greater number of users.

## **Mr Murray and Mrs Bettine Satchell**

### **24. Maude community facility project**

The submission sought Council's support for the Maude community facility project to be included in the draft 2017-18 Council Budget. Refer commentary at item 23.

## **Smythesdale Progress Association**

### **25. Smythesdale Gardens public toilet**

The submission received from the Smythesdale Progress Association expressed support for the inclusion of the Smythesdale Gardens Public Toilet project in the draft budget.

The submission went on to reinforce the need for this project stating numerous benefits it will bring to the Smythesdale community.

## **Mr Greg Vaughan**

### **26. McPhillips Road Bannockburn**

The submission by Mr Greg Vaughan requested an update on the progress of the works currently being carried out on McPhillips Road Bannockburn and whether there was any expenditure for this project contained within the 2017-18 draft budget.

Roads to Recovery funding provided \$800k for stage 1 of McPhillips Road in 2016-17. The program allocates a further \$650k for a continuation of the work down to Imperial Way in 2017-18.

The McPhillips Road section in front of the supermarket and hotel will not be upgraded until the new complex is completed.



## 27. Community Grants program

The second issue raised by Mr Greg Vaughan related to the process Council undertakes in issuing Community Grants.

The Community Grants policy was last reviewed and adopted by Council on the 20 December 2016. The policy outlines:

- Council's commitment to providing the community with funding;
- Provides a broad framework which guides the grant administration and assessment process;
- Ensures that the administration and assessment of all grant applications are transparent, equitable, inclusive and understood by the community; and
- Identifies acquittal and evaluation requirements to ensure Council and funding recipients remain appropriately accountable.

### *Community Engagement*

As part of Council's Community Engagement Strategy, Council has implemented an ongoing process which has seen Councillors and officers participate in many engagement activities prior to, and throughout, the process of developing the draft Budget and Council Plan.

Also, as required under the Local Government Act 1989, the draft Budget was released for public inspection and comment for a period of at least 28 days.

### *Financial & Risk Management Implications*

The financial outcomes included in the 2017-18 budget are critical in ensuring Council's long term financial sustainability.

The Financial Performance Indicators disclosed in the budget reflect Council's ongoing commitment to sound financial management. The indicators Council considers critical are outlined in Table 5 and shows that the 2017-18 results are generally positive when compared to best practice and Council's preferred targets.

**Table 5**

Indicator	Budget 2017-18	Best Practice	GPS Target	Traffic Light Position
Surplus <sup>1</sup>	\$2,987k	>\$0	>\$5,000k	Green
Adjusted Underlying Result <sup>2</sup>	(\$85k)	>\$0	>\$0	Red
Working Capital (%) <sup>3</sup>	188%	>100%	>180%	Green
Discretionary Retained Earnings <sup>4</sup>	\$3,897k	>\$1,000k	>\$2,000k	Green
Borrowings (% of Rates and Charges) <sup>5</sup>	37.2%	<60%	<30%	Amber
Cash Balance <sup>6</sup>	\$6,580k	>\$0	>\$5,000k	Green
Rate Determination <sup>7</sup>	\$920k	>\$0	>\$0	Green

Indicators that meet both Best Practice and GPS Target are given a 'Green' light, one of the two targets 'Amber' and neither target a 'Red' light.

It is considered that there are no risk management implications.

<sup>1</sup> Surplus – The net result of total revenue and expenditure, including non-cash items such as depreciation.

<sup>2</sup> Adjusted Underlying Result – Surplus less non-recurrent capital grants, non-monetary asset contributions and other contributions to fund capital expenditure. These items have the potential to incorrectly inflate the operating surplus.

<sup>3</sup> Working Capital – This is a measure of Council's ability to meet its short term commitments.

<sup>4</sup> Discretionary Retained Earnings – The component of total equity that is not committed (includes proceeds from sale of land at Bakers Lane and VGC received in advance).

<sup>5</sup> Borrowings – Balance of total interest bearing loans and liabilities as a percentage of rates and charges (including garbage charges). The prudent limit is considered to be 60%.

<sup>6</sup> Cash Balance – The total cash and cash equivalents.

<sup>7</sup> Rate Determination – This calculation demonstrates Council's ability to fund its capital program from operations. A deficit means retained earnings will be depleted further.

### ***Economic, Social & Environmental Implications***

It is considered there are no economic, social or environmental implications.

### ***Communications***

Council's communications plan includes a range of methods including media releases, newsletters, published Fact Sheets and inviting submissions from the public.

### ***Conclusion***

While negatively impacted by the second year of the State Governments rate capping framework, the draft 2017-18 budget still delivers the core services required of Council while maintaining a sustainable financial position. This has been achieved by implementing some cost savings and efficiency gains identified within Council's Community First program and also several short term initiatives that cannot be sustained in the long term.

Council's financial discipline over recent years has allowed it to implement the strategies and deliver the services detailed within its Council Plan, during a challenging period, without placing its financial sustainability at risk. This has built a strong foundation to commence operating within a rate capping environment.

The Council Plan strategies and long-term financial plans adopted by Council underpin the preparation of the 2017-18 Budget. It is also framed by the Shire's unique demographics, increased demand for new services, growing rating base, extensive local road network of 1,800 kilometres and the competing interests between rural and urban communities. It is also important to note that a key ingredient in delivering budgeted outcomes continues to be the hard work of the Shire's many volunteers.

Importantly, the budget decisions made by Council today will impact not only on the next 12 months, but will set the scene for Council's continued long-term viability and strategic direction. Continuing to manage in a steady and decisive manner will set Golden Plains Shire Council up to deliver on its aspirations to work towards a more healthy, vibrant and sustainable future. This is the key to creating and delivering greater value for our communities over the longer term.

The draft Budget provides Council with a clear direction and the capacity to make Golden Plains Shire a great regional municipality where opportunities for residents, businesses and investors continue to grow.

### ***Recommendation***

***That Council, having considered all verbal and written submissions received, resolves that the 2017-18 budget pursuant to Section 127 of the Local Government Act 1989 be adopted with the following declaration of rates;***

#### ***Amount intended to be raised***

In order to implement these programs and initiatives an amount of \$21,130,847 (or such other amount as is lawfully raised) will need to be declared as the amount which Council intends to raise by general rates, the municipal charge and the annual service charges, which amount is calculated as follows:

General Rate .....	\$16,654,012
Municipal Charge .....	\$2,320,650
Annual Service (Garbage) Charge .....	\$2,156,185

#### **1. General Rates**

1.1. A general rate be declared in respect of the 2017-18 Financial Year.

1.2. It be further declared that the general rate be raised by the application of differential rates.

- 1.3. A differential rate be respectively declared for rateable land having the respective characteristics specified below, which characteristics will form the criteria for each differential rate so declared:

1.3.1. Residential Improved

Any land which:

- 1.3.1.1. is used primarily for residential purposes; and
- 1.3.1.2. does not have the characteristics of Residential Improved (Growth Area).

1.3.2. Residential Improved (Growth Area)

Any land which:

- 1.3.2.1. is used primarily for residential purposes;
- 1.3.2.2. is located within any of the areas bounded by the continuous and unbroken lines in the plans attached to this resolution; and
- 1.3.2.3. is designated as such in Council's rating database.

1.3.3. Business, Industrial and Commercial

Any land which:

- 1.3.3.1. is used primarily for commercial or industrial (including extractive industry) purposes; and
- 1.3.3.2. does not have the characteristics of Business, Industrial and Commercial (Growth Area).

1.3.4. Business, Industrial and Commercial (Growth Area)

Any land which:

- 1.3.4.1. is used primarily for commercial or industrial (including extractive industry) purposes;
- 1.3.4.2. is located within any of the areas bounded by the continuous and unbroken lines and the plans is attached to this resolution; and
- 1.3.4.3. is designated as such in Council's rating database.

1.3.5. Farm Land

Any land which:

- 1.3.5.1. is not less than 40 hectares in area; and
- 1.3.5.2. is used primarily for grazing, dairying, pig-farming, poultry-farming, fish-farming, tree-farming, bee-keeping, viticulture, horticulture, fruit-growing or the growing of crops of any kind or for any combination of those activities; and
- 1.3.5.3. is used by a business that:
  - 1.3.5.3.1. has a significant and substantial commercial purpose or character; and
  - 1.3.5.3.2. seeks to make a profit on a continuous or repetitive basis from its activities on the land; and
  - 1.3.5.3.3. is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way that it is operating.

Or

Any land which:

- 1.3.5.4. is not less than 2 hectares in area and not more than 40 hectares in area; and
- 1.3.5.5. is intensively farmed; and
- 1.3.5.6. is used by a business that:
  - 1.3.5.6.1. has a significant and substantial commercial purpose or character; and
  - 1.3.5.6.2. seeks to make a profit on a continuous or repetitive basis from its activities on the land; and
  - 1.3.5.6.3. is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way that it is operating.

1.3.6. Farm Land (Growth Area)

- 1.3.6.1. is not less than 40 hectares in area; and
- 1.3.6.2. is used primarily for grazing, dairying, pig-farming, poultry-farming, fish-farming, tree-farming, bee-keeping, viticulture, horticulture, fruit-growing or the growing of crops of any kind or for any combination of those activities; and
- 1.3.6.3. is used by a business that:
  - 1.3.6.3.1. has a significant and substantial commercial purpose or character; and
  - 1.3.6.3.2. seeks to make a profit on a continuous or repetitive basis from its activities on the land; and
  - 1.3.6.3.3. is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way that it is operating. and
- 1.3.6.4. is located within any of the areas bounded by the continuous and unbroken lines in the plans attached to this resolution; and
- 1.3.6.5. is designated as such in Council's rating database.

Or

Any land which:

- 1.3.6.6. is not less than 2 hectares in area and not more than 40 hectares in area; and
- 1.3.6.7. is intensively farmed; and
- 1.3.6.8. is used by a business that:
  - 1.3.6.8.1. has a significant and substantial commercial purpose or character; and
  - 1.3.6.8.2. seeks to make a profit on a continuous or repetitive basis from its activities on the land; and
  - 1.3.6.8.3. is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way that it is operating. and
- 1.3.6.9. is located within any of the areas bounded by the continuous and unbroken lines in the plans attached to this resolution; and
- 1.3.6.10. is designated as such in Council's rating database

1.3.7. Non Farm Vacant Land

Any land which:

- 1.3.7.1. is not used primarily for residential, commercial or industrial (including extractive industry) purposes; and
- 1.3.7.2. does not have the characteristics of Farm Land, Farm Land (Growth Area), Non Farm Vacant Land (Growth Area), Vacant Land Non Developable or Vacant Non Developable Land (Growth Area)

1.3.8. Non Farm Vacant Land (Growth Area)

Any land which:

- 1.3.8.1. is not used primarily for residential, commercial or industrial (including extractive industry) purposes; and
- 1.3.8.2. does not have the characteristics of Farm Land, Farm Land (Growth Area), Vacant Land Non Developable or Vacant Non Developable Land (Growth Area); and
- 1.3.8.3. is located within any of the areas bounded by the continuous and unbroken lines in the plans attached to this resolution; and
- 1.3.8.4. is designated as such in Council's rating database.

1.3.9. Vacant Land Non Developable

Any land which:

- 1.3.9.1. is located in the Farming Zone (as zoned within the Golden Plains Planning Scheme); and
- 1.3.9.2. does not have the characteristics of Farm Land or Farm Land (Growth Area), and
- 1.3.9.3. cannot be used for residential, commercial or industrial (including extractive industry) purposes due to the constraints of the Golden Plains Planning Scheme.

1.3.10. Vacant Land Non Developable (Growth Area)

Any land which:

- 1.3.10.1. is located in the Farming Zone (as zoned within the Golden Plains Planning Scheme); and
- 1.3.10.2. does not have the characteristics of Farm Land or Farm Land (Growth Area); and
- 1.3.10.3. cannot be used for residential, commercial or industrial (including extractive industry) purposes due to the constraints of the Golden Plains Planning Scheme; and
- 1.3.10.4. is located within any of the areas bounded by the continuous and unbroken lines in the plans attached to this resolution; and
- 1.3.10.5. is designated as such in Council's rating database.

1.4. Each differential rate will be determined by multiplying the Capital Improved Value of each rateable land (categorised by the characteristics described in paragraph 2.3 of this resolution) by the relevant cents in the dollar indicated in the following table, or such lesser amount as required to achieve compliance with Part 8A – Rate caps of the Local Government Act 1989:

Category	Cents in the dollar on CIV*
Residential Improved	0.3719 cents in the dollar of Capital Improved Value
Residential Improved (Growth Area)	0.3931 cents in the dollar of Capital Improved Value
Business, Industrial and Commercial	0.3719 cents in the dollar of Capital Improved Value
Business, Industrial and Commercial (Growth Area)	0.3931 cents in the dollar of Capital Improved Value
Farm Land	0.3347 cents in the dollar of Capital Improved Value
Farm Land (Growth Area)	0.3559 cents in the dollar of Capital Improved Value
Non Farm Vacant Land	0.7439 cents in the dollar of Capital Improved Value
Non Farm Vacant Land (Growth Area)	0.7650 cents in the dollar of Capital Improved Value
Vacant Land Non Developable	0.3719 cents in the dollar of Capital Improved Value
Vacant Land Non Developable (Growth Area)	0.3931 cents in the dollar of Capital Improved Value

\*The above rates in the dollar are indicative only as they are based on the rate book as at 31 January 2017. These rates in the dollar will be recalculated in July 2017 using the actual rate book as at 1 July 2017, in order to ensure compliance with the rate capping provisions of the Local Government Act. The rates in the dollar will not increase as a result of a recalculation.

1.5. It be recorded that Council considers that each differential rate will contribute to the equitable and efficient carrying out of Council functions, and that

- 1.5.1. the respective objectives of each differential rate be those specified in the Schedule to this resolution;
- 1.5.2. the respective types or classes of land which are subject to each differential rate be those defined in the Schedule to this resolution;
- 1.5.3. the respective uses and levels of each differential rate in relation to those respective types or classes of land be those described in the Schedule to this resolution; and
- 1.5.4. the relevant
  - 1.5.4.1. uses of;
  - 1.5.4.2. geographical locations of;
  - 1.5.4.3. planning scheme zonings of; and
  - 1.5.4.4. types of buildings on;
 the respective types or classes of land be those identified in the Schedule to this resolution.

## **2. Municipal Charge**

- 2.1. A municipal charge be declared in respect of the 2017-18 Financial Year.
- 2.2. The municipal charge be declared for the purpose of covering some of the costs of Council.
- 2.3. The municipal charge be in the sum of \$225 for each rateable land (or part) in respect of which a municipal charge may be levied.
- 2.4. It be confirmed that the municipal charge is declared in respect of all rateable land within the municipal district in respect of which a municipal charge may be levied.

## **3. Annual Service (Garbage) Charge**

- 3.1. An annual service charge be declared in respect of the 2017-18 Financial Year.
- 3.2. The annual service charge be declared for the collection and disposal of refuse (including recyclables).
- 3.3. The annual service charge be:
  - 3.3.1. in the sum of \$252 for each rateable land (or part) in respect of which the annual service charge may be levied; and
  - 3.3.2. based on ownership of any land used primarily for residential purposes within the area designated for waste collection in the plan, which are the criteria for the annual service charge so declared.

## **4. Consequential**

- 4.1. It be recorded that Council requires any person to pay interest on any amount of rates and charges to which:
  - 4.1.1. that person is liable to pay; and
  - 4.1.2. have not been paid by the date specified for their payment
- 4.2. The Chief Executive officer be authorised to levy and recover the general rates, municipal charge and annual service charge in accordance with the Local Government Act 1989.
- 4.3. The Chief Executive officer be authorised to make so much of Council's rating database available as is reasonably necessary to enable any person to ascertain the designation of any land located within any of the areas bounded by the continuous and unbroken lines in the plans attached to this resolution.

## **SCHEDULE**

### **Residential Improved**

#### **Objective:**

To encourage commerce and industry, and to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the:

- Construction and maintenance of public infrastructure;
- Development and provision of health and community services; and
- Provision of general support services.

#### **Types and Classes:**

Rateable land having the relevant characteristics described in the recommendation.

#### **Use and Level of Differential Rate:**

The differential rate will be used to fund some of those items of expenditure described in the budget adopted by Council. The level of the differential rate is the level which Council considers is necessary to achieve the objectives specified above.

#### **Geographic Location:**

Wherever located within the municipal district.

#### **Use of Land:**

Any use permitted under the relevant Planning Scheme.

#### **Planning Scheme Zoning:**

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

#### **Types of Buildings:**

All buildings which are now constructed on the land or which are constructed prior to the expiry of the 2017-18 Financial Year.

## **Residential Improved (Growth Area)**

### **Objective:**

To enable more resources to be devoted to strategic planning of Residential Improved (Growth Area) (including planning for the infrastructure and community needs of those residing on Residential Improved (Growth Area)), and to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the:

- Construction and maintenance of public infrastructure;
- Development and provision of health and community services; and
- Provision of general support services.

### **Types and Classes:**

Rateable land having the relevant characteristics described in the recommendation.

### **Use and Level of Differential Rate:**

The differential rate will be used to fund some of those items of expenditure described in the budget adopted by Council. The level of the differential rate is the level which Council considers is necessary to achieve the objectives specified above.

### **Geographic Location:**

Wherever located within the municipal district.

### **Use of Land:**

Any use permitted under the relevant Planning Scheme.

### **Planning Scheme Zoning:**

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

### **Types of Buildings:**

All buildings which are now constructed on the land or which are constructed prior to the expiry of the 2017-18 Financial Year.



## **Business, Industrial and Commercial**

### **Objective:**

To encourage commerce and industry, and to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the:

- Construction and maintenance of public infrastructure;
- Development and provision of health and community services; and
- Provision of general support services.

### **Types and Classes:**

Rateable land having the relevant characteristics described in the recommendation.

### **Use and Level of Differential Rate:**

The differential rate will be used to fund some of those items of expenditure described in the budget adopted by Council. The level of the differential rate is the level which Council considers is necessary to achieve the objectives specified above.

### **Geographic Location:**

Wherever located within the municipal district.

### **Use of Land:**

Any use permitted under the relevant Planning Scheme.

### **Planning Scheme Zoning:**

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

### **Types of Buildings:**

All buildings which are now constructed on the land or which are constructed prior to the expiry of the 2017-18 Financial Year.

## **Business, Industrial and Commercial (Growth Area)**

### **Objective:**

To enable more resources to be devoted to strategic planning of Business, Industrial and Commercial (Growth Area) (including planning for the infrastructure and community needs of those operating businesses on Business, Industrial and Commercial (Growth Area)), to encourage commerce and industry and to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the:

- Construction and maintenance of public infrastructure;
- Development and provision of health and community services; and
- Provision of general support services.

### **Types and Classes:**

Rateable land having the relevant characteristics described in the recommendation.

### **Use and Level of Differential Rate:**

The differential rate will be used to fund some of those items of expenditure described in the budget adopted by Council. The level of the differential rate is the level which Council considers is necessary to achieve the objectives specified above.

### **Geographic Location:**

Wherever located within the municipal district.

### **Use of Land:**

Any use permitted under the relevant Planning Scheme.

### **Planning Scheme Zoning:**

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

### **Types of Buildings:**

All buildings which are now constructed on the land or which are constructed prior to the expiry of the 2017-18 Financial Year.

## **Farm Land**

### **Objective:**

To encourage farming activity, and to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the:

- Construction and maintenance of public infrastructure;
- Development and provision of health and community services; and
- Provision of general support services.

### **Types and Classes:**

Rateable land having the relevant characteristics described in the recommendation.

### **Use and Level of Differential Rate:**

The differential rate will be used to fund some of those items of expenditure described in the budget adopted by Council. The level of the differential rate is the level which Council considers is necessary to achieve the objectives specified above.

### **Geographic Location:**

Wherever located within the municipal district.

### **Use of Land:**

Any use permitted under the relevant Planning Scheme.

### **Planning Scheme Zoning:**

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

### **Types of Buildings:**

All buildings which are now constructed on the land or which are constructed prior to the expiry of the 2017-18 Financial Year.

## **Farm Land (Growth Area)**

### **Objective:**

To enable more resources to be devoted to strategic planning of Farm Land (Growth Area) (including planning for the infrastructure and community needs of those operating farms or residing on Farm Land (Growth Area)), to encourage farming activity and to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the:

- Construction and maintenance of public infrastructure;
- Development and provision of health and community services; and
- Provision of general support services.

### **Types and Classes:**

Rateable land having the relevant characteristics described in the recommendation.

### **Use and Level of Differential Rate:**

The differential rate will be used to fund some of those items of expenditure described in the budget adopted by Council. The level of the differential rate is the level which Council considers is necessary to achieve the objectives specified above.

### **Geographic Location:**

Wherever located within the municipal district.

### **Use of Land:**

Any use permitted under the relevant Planning Scheme.

### **Planning Scheme Zoning:**

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

### **Types of Buildings:**

All buildings which are now constructed on the land or which are constructed prior to the expiry of the 2017-18 Financial Year.

## **Non Farm Vacant Land**

### **Objective:**

To enable more resources to be devoted to strategic planning of Non Farm Vacant Land (including planning for the infrastructure and community needs of those who may come to occupy Non Farm Vacant Land), to encourage development of that land and to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the:

- Construction and maintenance of public infrastructure;
- Development and provision of health and community services; and
- Provision of general support services.

### **Types and Classes:**

Rateable land having the relevant characteristics described in the recommendation.

### **Use and Level of Differential Rate:**

The differential rate will be used to fund some of those items of expenditure described in the budget adopted by Council. The level of the differential rate is the level which Council considers is necessary to achieve the objectives specified above.

### **Geographic Location:**

Wherever located within the municipal district.

### **Use of Land:**

Any use permitted under the relevant Planning Scheme.

### **Planning Scheme Zoning:**

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

## **Non Farm Vacant Land (Growth Area)**

### **Objective:**

To enable more resources to be devoted to strategic planning of Non Farm Vacant Land (Growth Area) (including planning for the infrastructure and community needs of those who may come to occupy Non Farm Vacant Land (Growth Area), to encourage development of that land and to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the:

- Construction and maintenance of public infrastructure;
- Development and provision of health and community services; and
- Provision of general support services.

### **Types and Classes:**

Rateable land having the relevant characteristics described in the recommendation.

### **Use and Level of Differential Rate:**

The differential rate will be used to fund some of those items of expenditure described in the budget adopted by Council. The level of the differential rate is the level which Council considers is necessary to achieve the objectives specified above.

### **Geographic Location:**

Wherever located within the municipal district.

### **Use of Land:**

Any use permitted under the relevant Planning Scheme.

### **Planning Scheme Zoning:**

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

## **Vacant Land Non Developable**

### **Objective:**

To enable more resources to be devoted to strategic planning of Non Farm Vacant Land (including planning for the infrastructure and community needs of those who may come to occupy Non Farm Vacant Land), to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the:

- Construction and maintenance of public infrastructure;
- Development and provision of health and community services; and
- Provision of general support services.

### **Types and Classes:**

Rateable land having the relevant characteristics described in the recommendation.

### **Use and Level of Differential Rate:**

The differential rate will be used to fund some of those items of expenditure described in the budget adopted by Council. The level of the differential rate is the level which Council considers is necessary to achieve the objectives specified above.

### **Geographic Location:**

Wherever located within the municipal district.

### **Use of Land:**

Any use permitted under the relevant Planning Scheme.

### **Planning Scheme Zoning:**

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

## **Vacant Land Non Developable (Growth Area)**

### **Objective:**

To enable more resources to be devoted to strategic planning of Vacant Land Non Developable (Growth Area) (including planning for the infrastructure and community needs of those who may come to occupy Vacant Land Non Developable (Growth Area), to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including the:

- Construction and maintenance of public infrastructure;
- Development and provision of health and community services; and
- Provision of general support services.

### **Types and Classes:**

Rateable land having the relevant characteristics described in the recommendation.

### **Use and Level of Differential Rate:**

The differential rate will be used to fund some of those items of expenditure described in the budget adopted by Council. The level of the differential rate is the level which Council considers is necessary to achieve the objectives specified above.

### **Geographic Location:**

Wherever located within the municipal district.

### **Use of Land:**

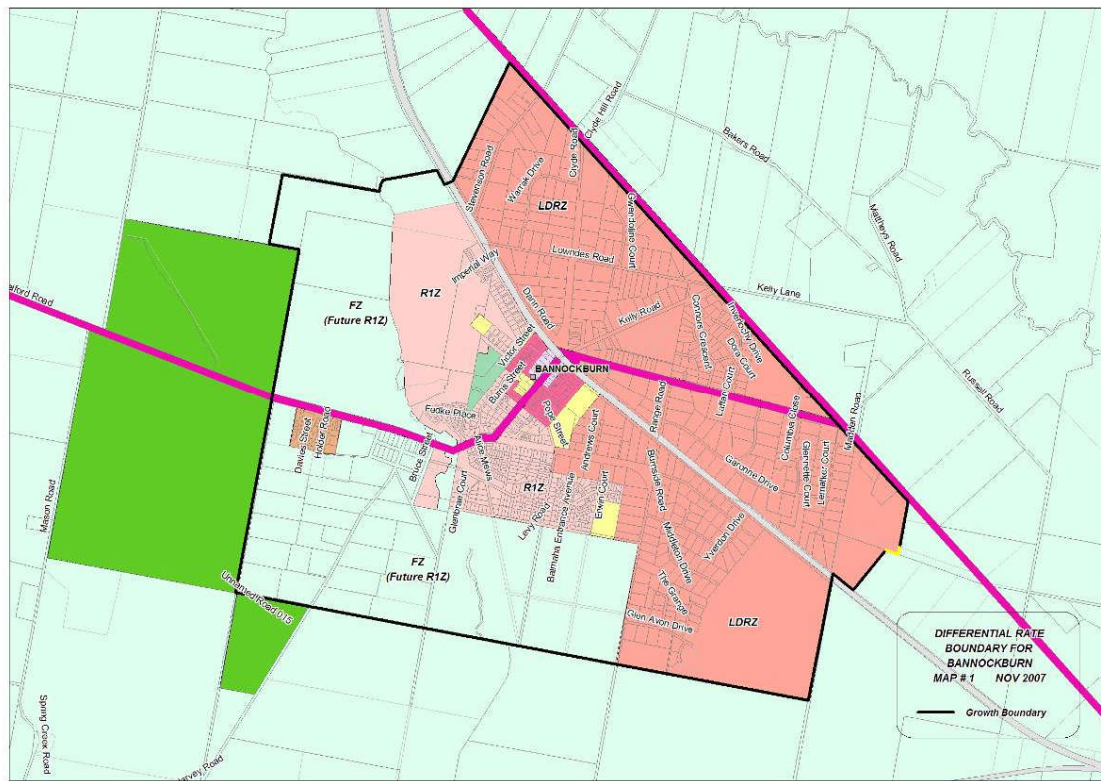
Any use permitted under the relevant Planning Scheme.

### **Planning Scheme Zoning:**

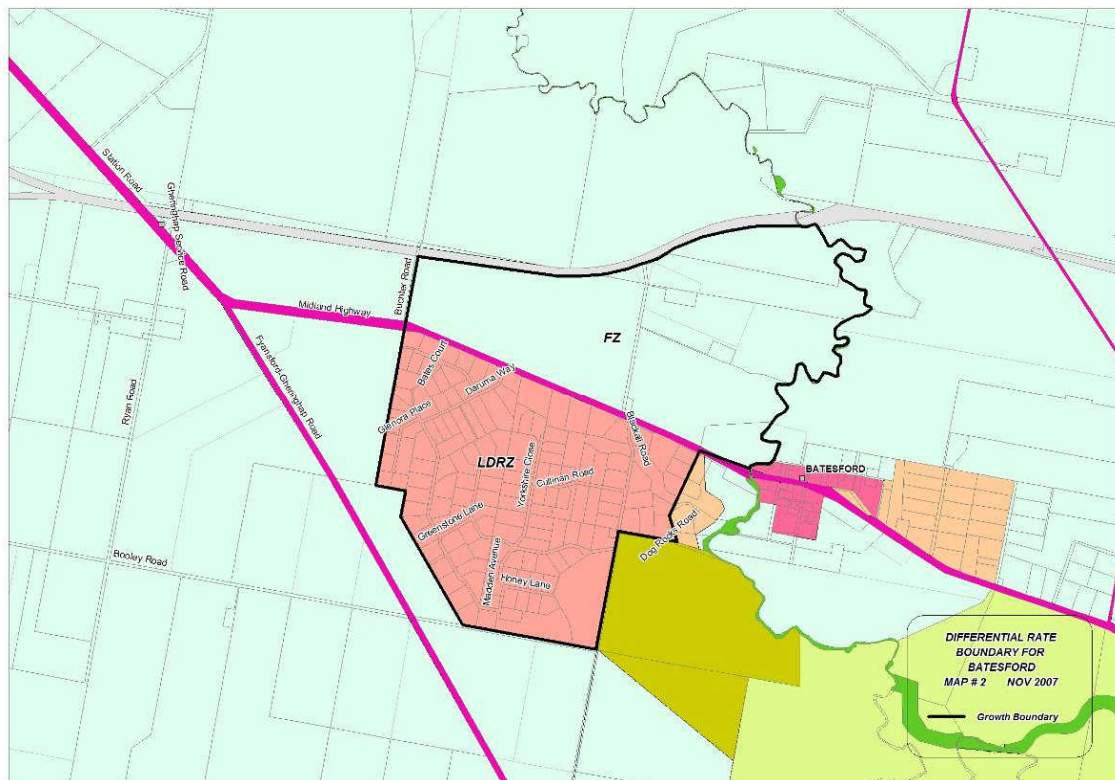
The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.



## Bannockburn Differential Rate Area



## Batesford Differential Rate Area

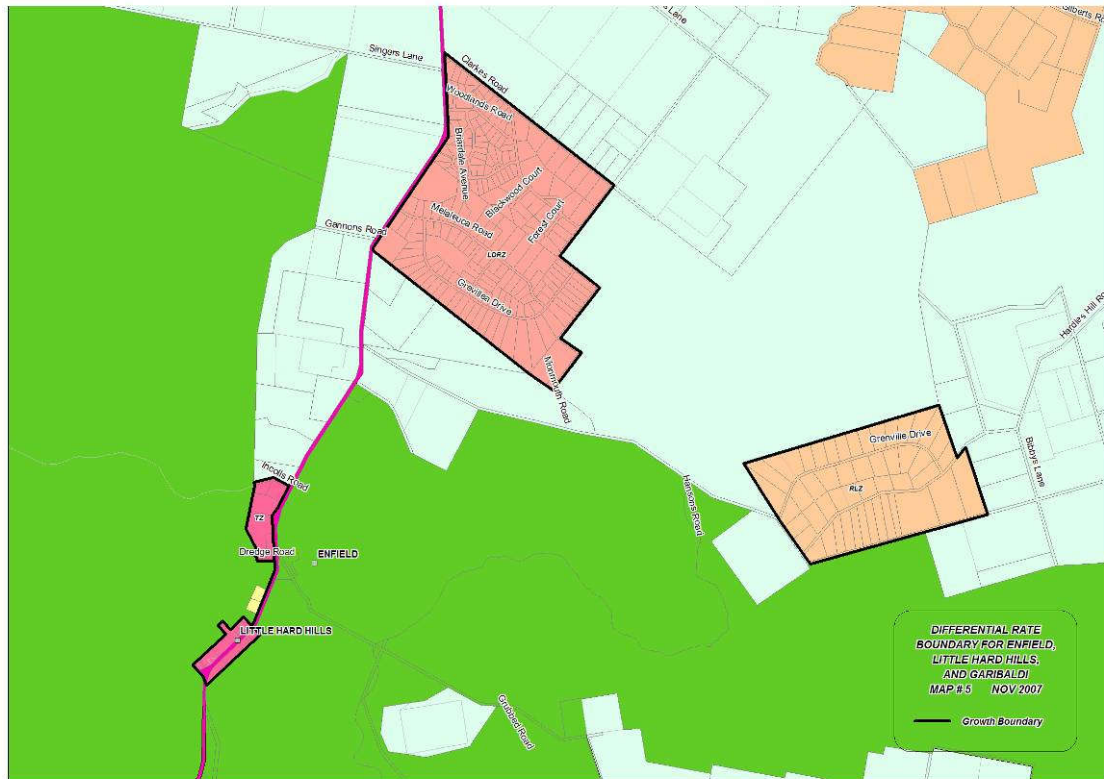




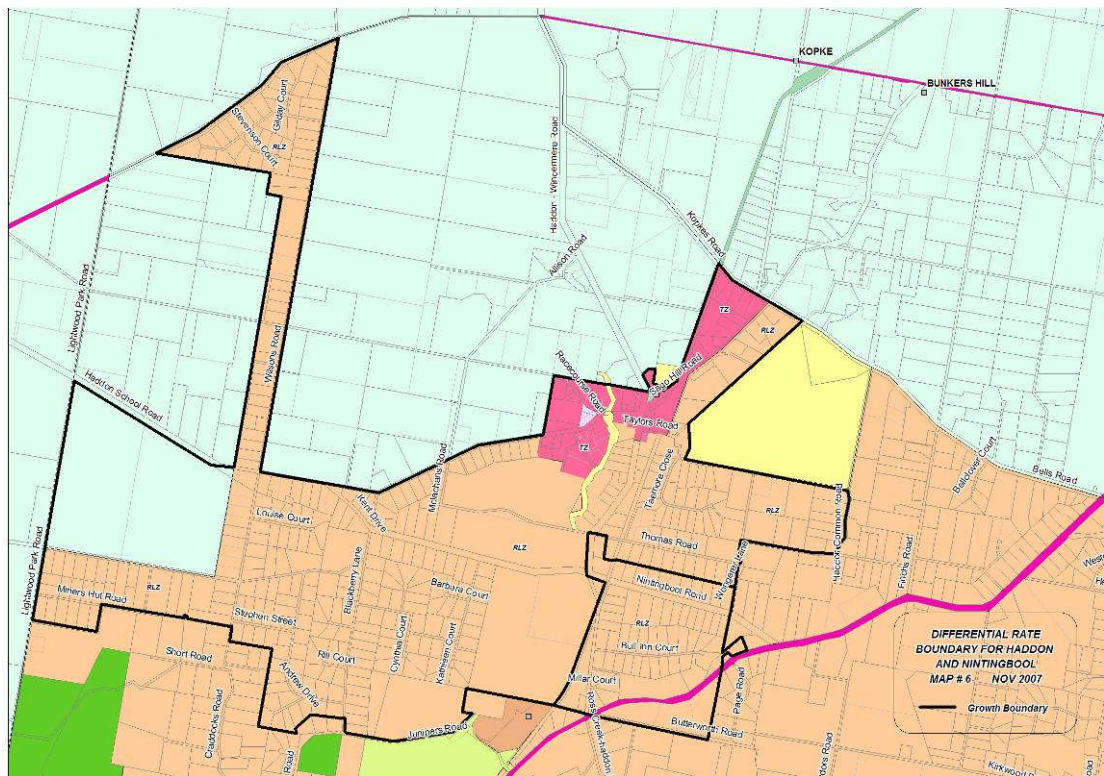


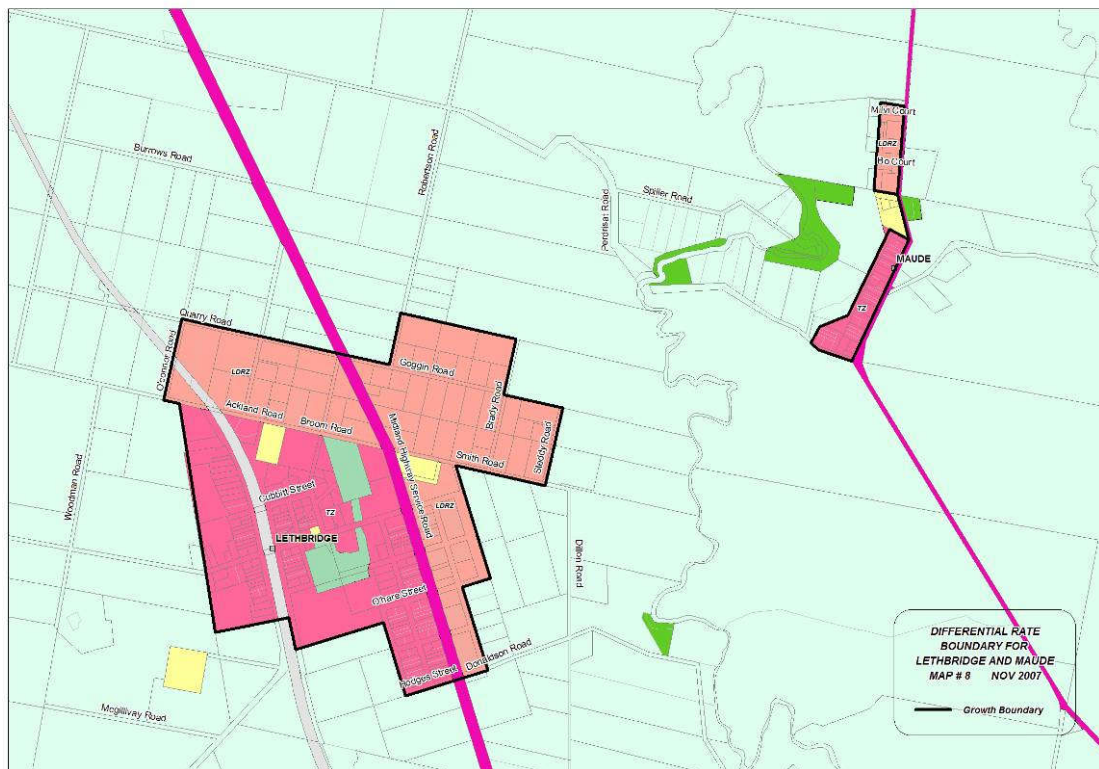
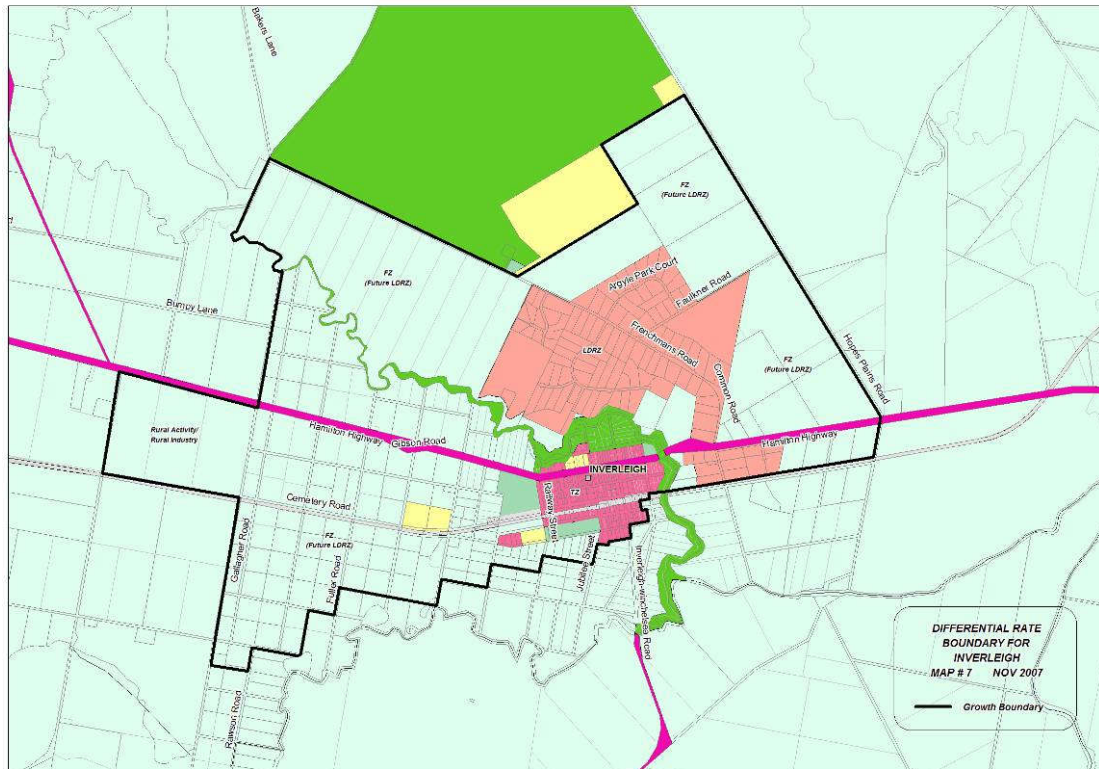


### Enfield, Little Hard Hills and Garibaldi Differential Rate Area



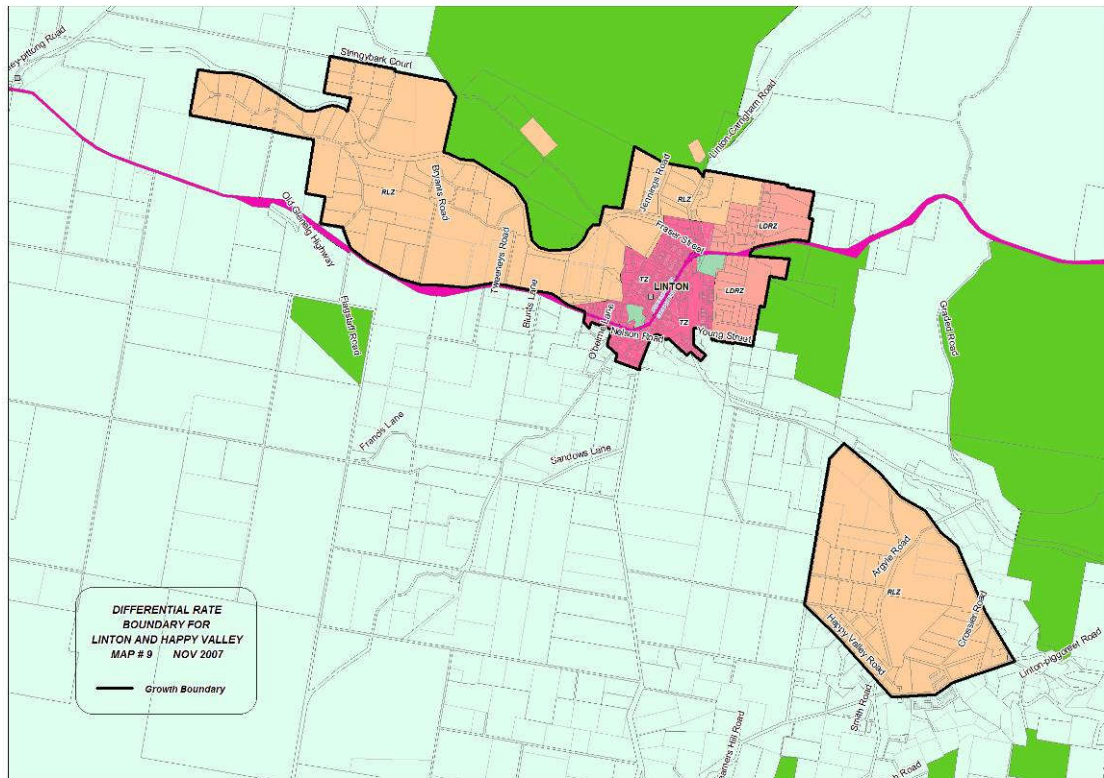
### Haddon and Nintingbool Differential Rate Area







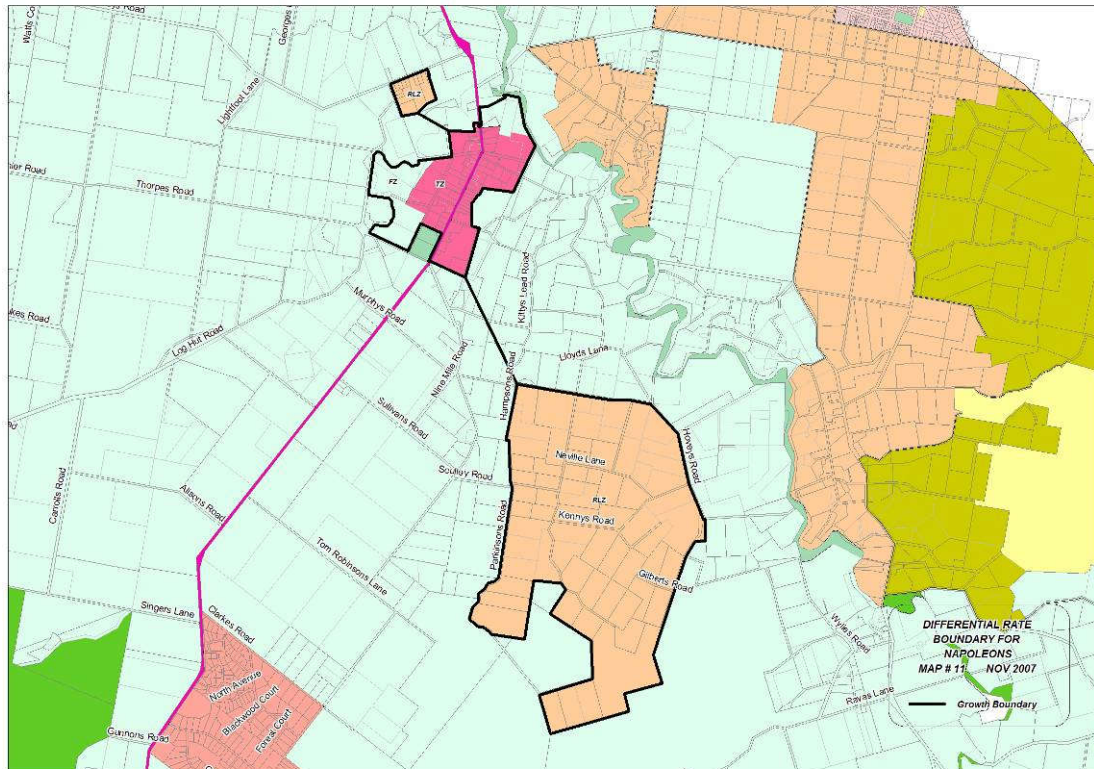
## Linton and Happy Valley Differential Rate Area



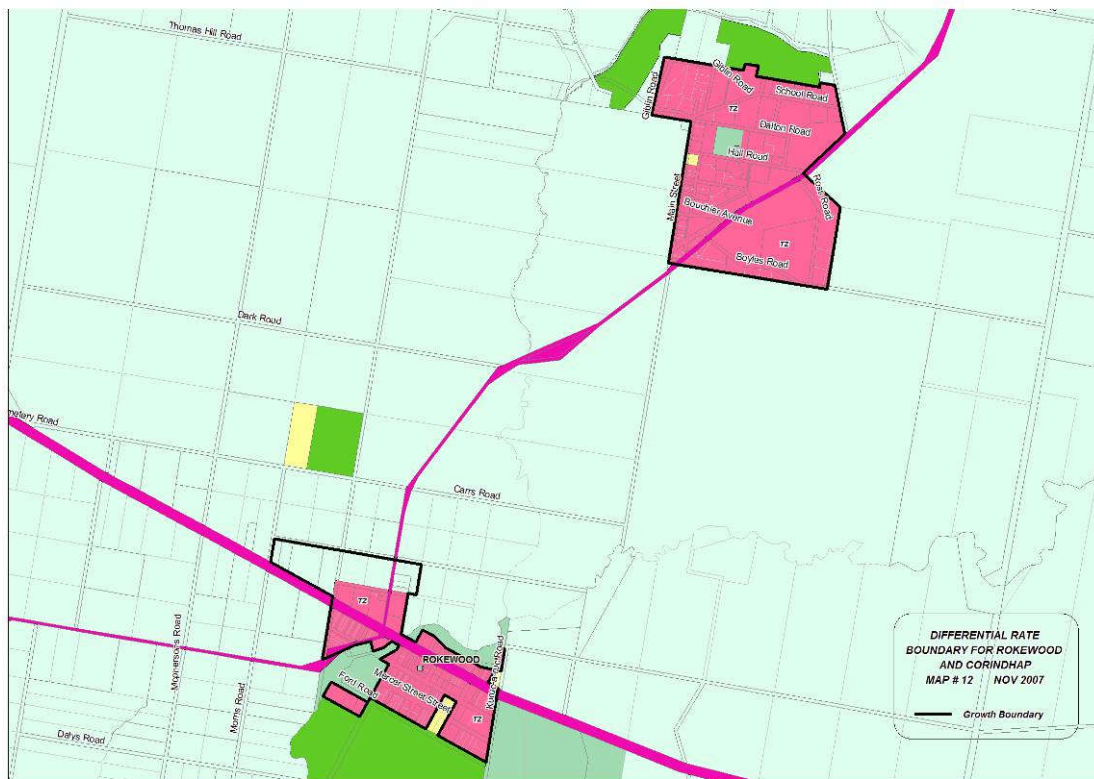
## Meredith Differential Rate Area



## Napoleons Differential Rate Area



## Rokewood and Corindhap Differential Rate Area

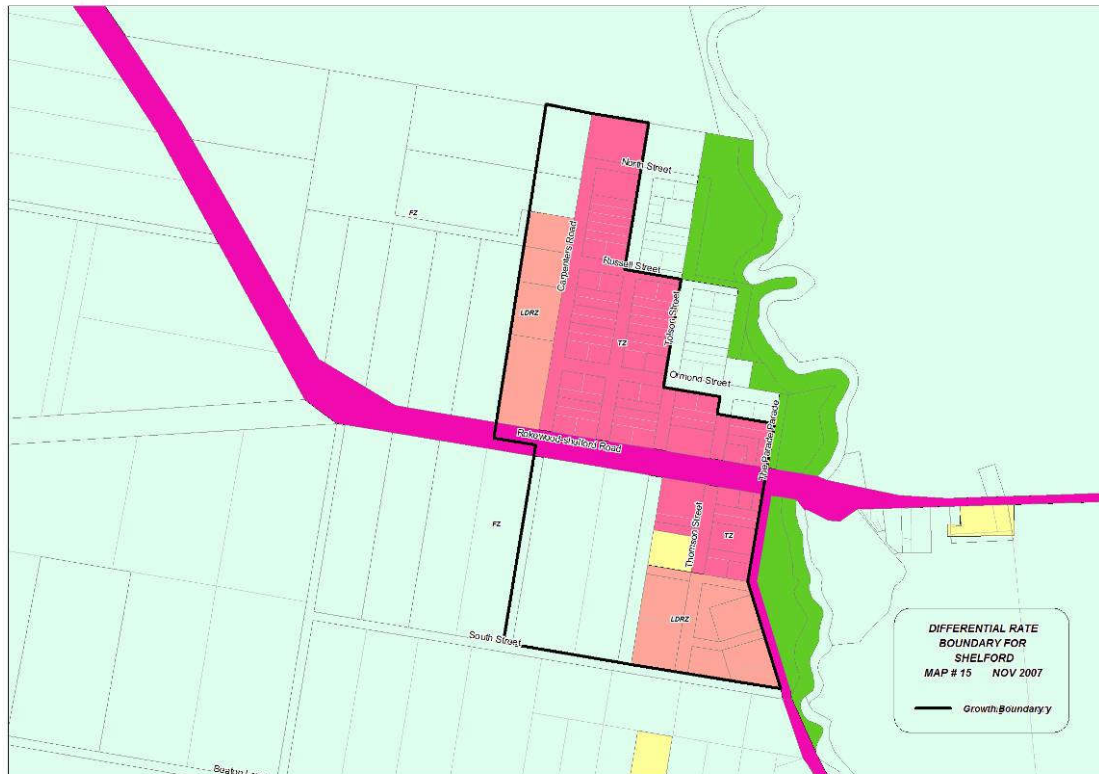




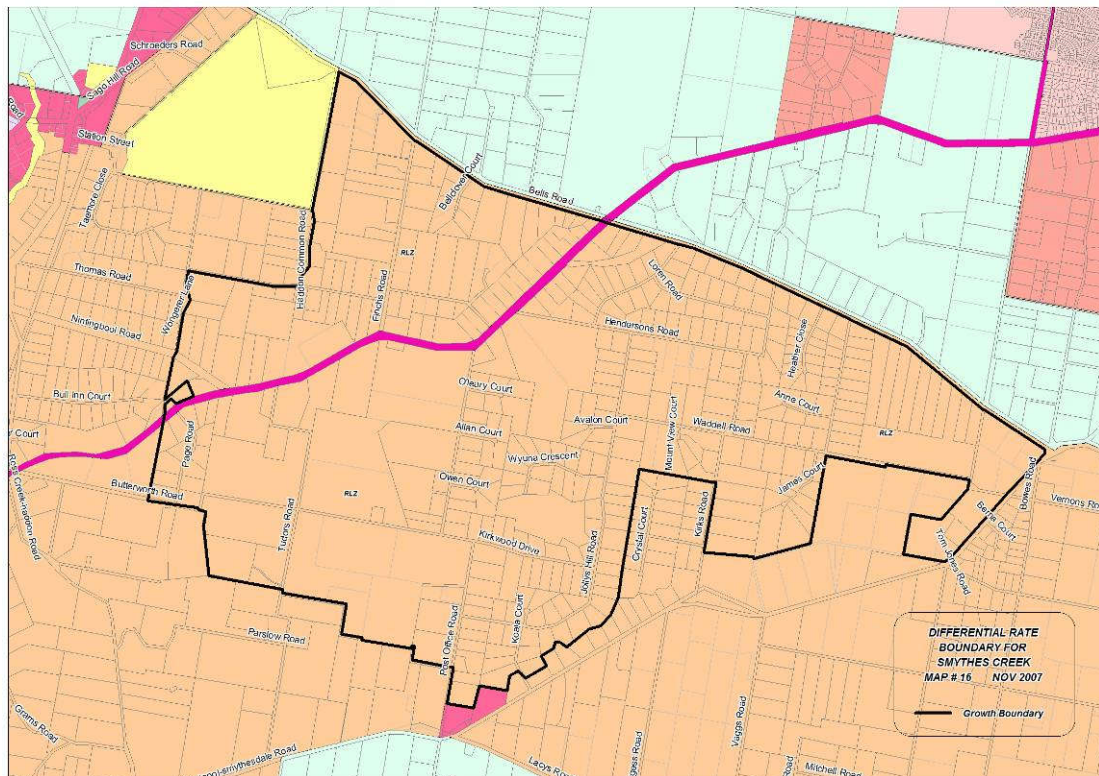




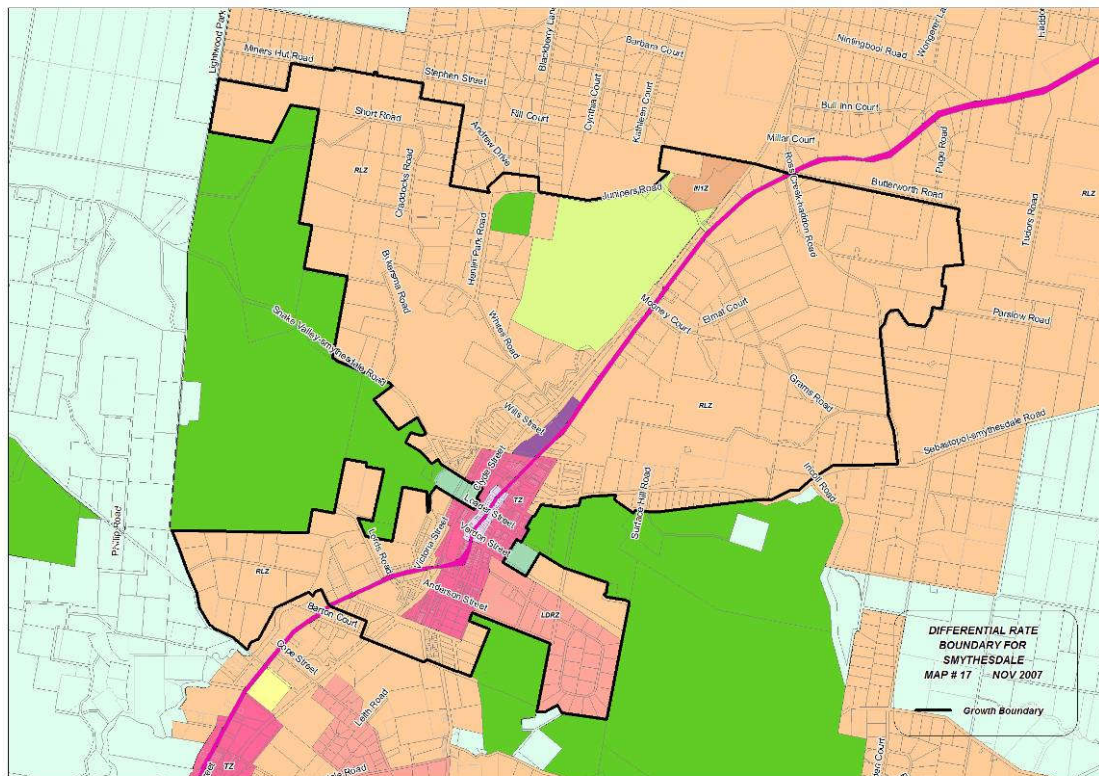
### Shelford Differential Rate Area



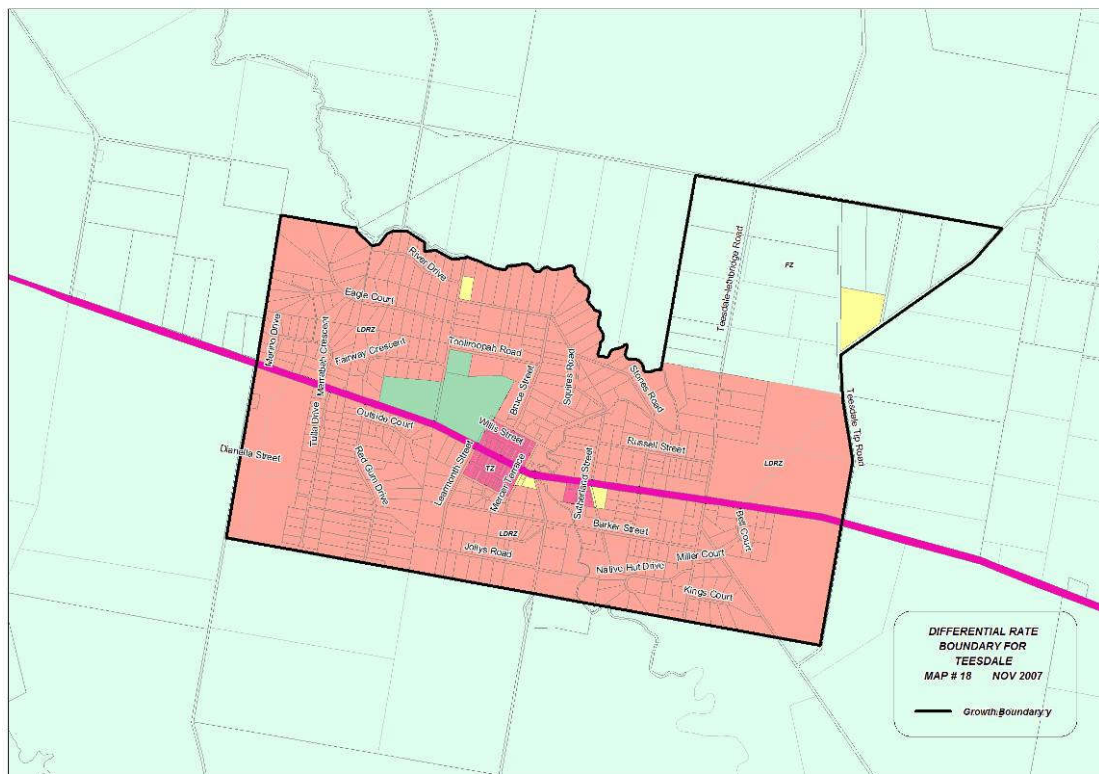
### Smythes Creek Differential Rate Area



### Smythesdale Differential Rate Area



### Teesdale Differential Rate Area



**4.6. KEY RESULT AREA – HUMAN SUPPORT SERVICES**

No report

**4.7. KEY RESULT AREA – RECREATION & COMMUNITY DEVELOPMENT**

No report.

**4.8. KEY RESULT AREA – ROADS & STREETS INFRASTRUCTURE**

No report.

**4.9. KEY RESULT AREA – WASTE MANAGEMENT**

No report.



## 5. NOTICES OF MOTION

### 5.1. CITY OF BALLARAT'S SMYTHESDALE REGIONAL LANDFILL

File: 02-03-004 & 63-04-009

Cr Des Phelan

***"That Council resolve to write to the Minister for Energy, Environment and Climate Change, the Chairman of the Environment Protection Authority (EPA), and the Mayor of the City of Ballarat, advising them of the significant concerns Council has with the ongoing and detrimental public health impacts upon Shire residents as a direct consequence of very offensive odours emanating from the City of Ballarat managed regional landfill located at Glenelg Highway, Smythesdale."***

#### Supporting notes:

- Since at least April 2011 a number of residents of Golden Plains Shire have been lodging complaints with Council, the City of Ballarat and the EPA against unpleasant odours emanating from the City of Ballarat managed landfill site at Smythesdale.
- A Landfill Operations Audit prepared in September 2011 by consultants engaged by the City of Ballarat found that the landfill was non-compliant with the EPA-issued environmental licence for the site in relation to the emissions of odour. The licence contains the following amenity conditions:
  - *You must ensure that odours offensive to the sense of human beings are not discharged, emitted or released beyond the boundaries of the premises;*
  - *You must implement odour source controls that accord with the requirements of Section 6.7.3 of the Best Practice Environmental Management, Siting, Design, Operation and Rehabilitation of Landfills (EPS Publication 788.3, released August 2015) including, but not limited to:*
    - a) *Managing landfill gas odour;*
    - b) *Ensuring waste is covered appropriately and on time; and*
    - c) *Managing and treating leachate, where required, to prevent offensive odours off-site.*
- In spite of a number of assurances given by the City of Ballarat over recent years that the odours are under control, the odours continue to escape the site and unreasonably impact on Shire residents.
- At a recent meeting of the Smythesdale Regional Landfill Monitoring Committee, a Shire resident provided very alarming details and information in regard to the detrimental amenity impacts on the lifestyle of he and his partner, associated with the odours.
- At this same meeting it became quite apparent to me and other Council representatives that the City of Ballarat still does not clearly understand the source and/or cause of the odours; nor is the City of Ballarat able to provide a date at which the odours will be under appropriate levels of control and fully compliant with the EPA-issued licence for the site.
- In spite of the City of Ballarat installing additional and extensive landfill gas extraction infrastructure since 2012, the very offensive odours have continued to be released beyond the boundaries of the landfill premises, with the full knowledge of the EPA.
- In moving this motion I am not suggesting that the landfill should cease operating; I am merely seeking that the operation be brought into strict compliance with the EPA licence issued for the site and in a very timely manner.

## **6. PETITIONS**

## **7. OTHER BUSINESS**

### **7.1. MAYOR'S REPORT**

Cr Des Phelan, Mayor  
File: 02-03-003

The Mayor reported on a range of meetings and activities that he was engaged in over the past month.

Date	Details
26 May 2017	G21 Board Strategy day
28 May 2017	Smythesdale Fire Brigade Awards day
1 June 2017	MAV Emergency Management Committee meeting
9 June 2017	Peri urban Group of Rural Councils Mayors and CEOs Forum
16 June 2017	Central Highlands Councils Mayors and CEOs meeting
16 June 2017	Towards Zero – the Game Plan lunch
19/20/21 June 2017	ALGA National General Assembly - Building Tomorrow's Communities

### **7.2. MUNICIPAL ASSOCIATION OF VICTORIA (MAV) REPORT**

Cr Nathan Hansford, MAV Delegate  
File: 03-05-001

### **7.3. COUNCILLOR REPORTS**

### **7.4. IN CAMERA MEETING**

## 8. ATTACHMENTS

Attachment 1	Item 4.2.1	Council Plan and Strategic Resource Plan 2017-2021
Attachment 2	Item 4.4.2	P17-016 Application, Site Plan, Farm Management Plan
Attachment 3	Item 4.4.2	P17-016 Locality Plan
Attachment 4	Item 4.4.2	P17-016 Copy of Objections
Attachment 5	Item 4.4.3	P16-214 Copy of application and plans
Attachment 6	Item 4.4.3	P16-214 Locality map
Attachment 7	Item 4.4.3	P16-214 Copy of objections
Attachment 8	Item 4.4.4	Inverleigh Structure Plan 2005
Attachment 9	Item 4.4.4	Inverleigh Residential Growth Areas
Attachment 10	Item 4.4.4	Inverleigh Structure Plan Review 2005
Attachment 11	Item 4.4.4	Proposed Planning Zones
Attachment 12	Item 4.5.1	Confidential - Provision of Banking and Bill Payment Services
Attachment 13	Item 4.5.2	Submissions

Attachments are available upon request.



## 9. CLOSE OF MEETING

### *Next Ordinary Meeting*

The next Ordinary meeting of Council will be held on Tuesday 25 July 2017 at the Bannockburn Shire Hall. The meeting is open to the public.

### *Close of Meeting*

It is recorded that the meeting closed at \_\_\_\_\_ pm.

## 10. CERTIFICATION

In accordance with Section 93(5) of the Local Government Act 1989, I hereby certify that the minutes of this Council meeting have been confirmed as a true and correct record.

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**Confirmed, Mayor, Cr Des Phelan**

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**Date**

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