

# WANGARATTA RURAL CITY COUNCIL



MINUTES OF THE ORDINARY MEETING  
OF THE WANGARATTA RURAL CITY COUNCIL, HELD  
IN THE COUNCIL CHAMBERS, MUNICIPAL OFFICES,  
62-68 OVENS STREET, WANGARATTA  
ON **TUESDAY, 9 DECEMBER 2014** AT 6.00PM

Brendan McGrath  
**CHIEF EXECUTIVE OFFICER**

As at 19/12/14 8:41 AM



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**1. ACKNOWLEDGEMENT OF TRADITIONAL OWNERS**

*We acknowledge the traditional owners of the land on which we are meeting. We pay our respects to their Elders and to Elders from other communities who may be here today.*

**2. OPENING PRAYER**

*Almighty God, we humbly ask thee to bless and guide this council in its deliberations so that we may truly preserve the welfare of the people whom we serve. Amen*

**3. PRESENT**

Administrators:

Ms Ailsa Fox, Chair; Ms Irene Grant; Mr Rod Roscholler.

Officers Present:

Mr Brendan McGrath, Chief Executive Officer; Ms Ruth Kneebone, Director Corporate Services; Mr Alan Clark, Director Infrastructure Services; Mr Barry Green, Director Development Services; Ms Jaime Carroll, Director Community Wellbeing.

**4. ABSENT**

Nil.

**5. ACCEPTANCE OF APOLOGIES & GRANTING OF LEAVE OF ABSENCE**

Nil.

**ORDER OF BUSINESS**

**6. CITIZENSHIP CEREMONY**

Nil.

## 7. CONFIRMATION OF MINUTES

### RECOMMENDATION:

(Moved: Administrator I Grant/Administrator R Roscholler)

*That Council read and confirm the Minutes of the Ordinary Meeting of 18 November 2014 as a true and accurate record of the proceedings of the meeting.*

**Carried.**

## 8. CONFLICT OF INTEREST DISCLOSURE

In accordance with sections 77A, 77B, 78 and 79 of the *Local Government Act 1989* Councillors are required to disclose a 'conflict of interest' in a decision if they would receive, or could reasonably be perceived as receiving, a direct or indirect financial or non-financial benefit or detriment (other than as a voter, resident or ratepayer) from the decision.

**Disclosure must occur immediately before the matter is considered or discussed.**

## 9. RECEPTION OF PETITIONS

Nil.

## 10. HEARING OF DEPUTATIONS

Nil.

## 11. PRESENTATION OF REPORTS

### 11.1 ADMINISTRATORS' REPORTS

Nil.

### 11.2 OFFICER'S REPORTS

#### 11.2.1 EXECUTIVE SERVICES

Nil.

## 11.2.2 CORPORATE SERVICES

### 11.2.2.1 VALUATION SERVICES CONTRACT

**Date of Meeting:** 9 December 2014  
**Type of Meeting:** Ordinary Council Meeting  
**Author: (Officer's title):** Manager – Finance  
**File Name:** C1213/019 Municipal Valuation Services 2014  
**File No:** 30.074.019

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

#### Executive Summary

This report is presented to Council in order to confirm the utilisation of the Valuer General Victoria's (VGV) tender process for Valuation Services.

#### **RECOMMENDATION:**

**(Moved: Administrator A Fox/Administrator I Grant)**

***That Council, as valuation authority for the Rural City of Wangaratta:***

- 1. appoint the Valuer-General Victoria to carry out the general valuation of rateable and non-rateable leviable land under section 13DA of the VLA, and***
- 2. confirm the scope of service to include general valuation, supplementary valuations and valuation objections.***

**Carried.**

#### Background

Council is required to undertake biennial valuations of municipal properties. Council currently contracts Valpac Pty Ltd for the provision of Municipal Valuation Services (Contract C1213/019) for the period 1 January 2013 to 31 December 2014. The contract provides an extension option for a two year period. Valpac have notified Council that they will not take up the two year contract extension.

Council has 2 options for filling this contract:

1. re-tender for valuation services or
2. Utilise the Valuer-General Victoria's tender process

Under s9 of the *Valuation of Land Act 1960* (the VLA), Council is the valuation authority for the Rural City of Wangaratta municipal area. Recent changes to the VLA give councils the option to nominate the Valuer-General as the valuation authority. Council cannot nominate the Valuer-General to be the valuation authority for the 2016 general valuation as under the VLA, the nomination was

required to have been made by 30 June 2014 under s10 for rateable land and s13G for non-rateable leviable land.

s13DA of the VLA provides that a valuation authority may appoint one or more qualified people to carry out the valuation. This includes the Valuer-General or a valuer nominated by the Valuer-General.

### **Implications**

#### **Policy Considerations**

There are no specific Council policies or strategies that relate to this report.

#### **Financial Implications**

The previous Valuation Services contract was for a total of \$280,010 (incl. GST). The State Revenue Office reimburses Council 50% of these costs.

There are a number of advantages to utilising the VGV tender process:

- No management fee charged by VGV
- VGV conducts the tender process and manages the contract resulting in independent rigour
- Council's valuation software 'VM 2020' licence cost assumed by VGV resulting in a saving of \$14,114.10 per annum
- VGV will undertake costs and resources for defending valuation appeals at VCAT
- VGV will deliver services in-house at the existing cost to council if tender submission result in additional cost to Council.

#### **Legal/Statutory**

Council, as valuation authority under the VLA must arrange for a general valuation to be made as at 1 January 2016 in accordance with the *Local Government Act 1989* and the *Fire Services Property Levy Act 2012*.

#### **Social**

There are no social impacts identified for the subject of this report.

#### **Environmental/Sustainability Impacts**

There are no environmental/ sustainability impacts identified for this subject of this report.

#### **Economic Impacts**

There are no economic impacts identified for the subject of this report.



### **Council Plan-Key Strategic Activity/Action**

This report is consistent with:

- Key Strategic Activity 5.1.1 - Provide responsible financial practices ensuring Council's annual financial viability and
- Key Strategic Activity 5.3.1 - Monitor key business processes of Council to ensure compliance.

### **Strategic Links**

#### **a) Rural City of Wangaratta 2030 Community Vision**

N/A

#### **b) Other strategic links**

N/A

### **Risk Management**

Risks	Likelihood	Consequence	Rating	Mitigation Action
Reduced access to valuation data	Low	Medium	Medium	Ensure process for data recall is effective
Reduced personal contact with successful tenderer	Medium	Low	Low	Include on-site time as part of the tender specifications

### **Consultation/Communication**

Officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

### **Options for Consideration**

Council has 2 options for filling this contract:

1. re-tender for valuation services or
2. Utilise the Valuer-General Victoria's tender process

### **Conclusion**

Council as valuation authority for the Rural City of Wangaratta municipal district, should appoint the Valuer-General Victoria to carry out the general valuation of rateable and non-rateable leviable land under section 13DA of the VLA. This will

reduce cost to Council in both service delivery, cost of tendering and managing the contract and provide independence in relation to the valuation process.

### **Attachments**

Nil.

### **Gallery Questions**

Mr Kieran Klemm asked if Council would retain the data obtained by Valpac Pty Ltd or will Valpac keep it?

Ruth Kneebone, Director Corporate Services responded that the valuation data is owned by Council and will be retained by Council.

### 11.2.3 COMMUNITY WELLBEING

#### 11.2.3.1 FORMER SITE OF WHOROULY SOUTH COMMUNITY CENTRE

**Meeting Type:** Ordinary Council Meeting  
**Date of Meeting:** 9 December 2014  
**Author (Officer's title):** Community and Recreation Officer  
**File Name:** 75 Carboor-Whorouly Road, Whorouly South  
**File No.:** 2579

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

#### Executive Summary

This report is presented to Council following submissions received by Council pursuant to its report dated 15 July 2014 which was to determine the future use of the site of the former Whorouly South Community Centre (0.6ha). Since this previous report all buildings on the site of the former Whorouly South Community Centre have been demolished.

In its report of the 15 July 2014 Council proposed to sell the land subject to:

1. No submissions being received, and
2. The land being rezoned from Public Use Zone 3 to the Farming Zone.

Council subsequently received 12 submissions from local residents (of which five represented hearings to Council officers and Administrators) opposed to Council selling the land to be absorbed into nearby farmland. As a consequence of the community opposition to the sale of the land, it is now recommended that Council resolve to transfer management of the parcel of land to the Whorouly South Community subject to conditions and annual review.

#### **RECOMMENDATION:**

**(Moved: Administrator A Fox/ Administrator I Grant)**

**That Council:**

- 1. rescind its decision to rezone the land at 75 Carboor-Whorouly Road, Whorouly to a Farming Zone and place it for sale**
- 2. request that the community form an incorporated body (or source a willing incorporated body) to assume the operational management and maintenance of the Whorouly South Reserve**
- 3. upon notification of an eligible incorporated body, enter into a formal license agreement with Council for the management and maintenance of the Whorouly South Reserve and**

**4. review the agreement in three years' time to determine the on-going community support and use for the Whorouly South Reserve.**

**Carried.**

**Background**

In accordance with the application of the Facility Maintenance Policy (2010) it became apparent that some community facilities being financially supported by Council no longer received a reasonable level of community use.

Whorouly South Community Centre was identified as such a facility. The site is comprised of two allotments owned by Council with three derelict buildings located thereon. These buildings were subsequently demolished in August 2014 at a cost of \$35,000 to the Rural City of Wangaratta.

Council officers met with the local Whorouly South community in April 2014 to discuss the demolition of the buildings and also the future use of the site. It was made clear at that meeting that Council:

- would not support the construction of any further infrastructure on the site (given the existing two sites that Council already supports in Whorouly itself, referred to hereafter)
- that the community needed to provide evidence of multiple community use for the site in order for it to be retained
- in the event that multiple community users were not evident that in all likelihood the vacant land would be rezoned from a Public Use Zone to Farming Zone as required by legislation to facilitate the sale of the land.

A number of Whorouly South Community members have requested to retain the site of the former Whorouly South Community Centre and would like to develop new facilities on the site.

Council has focussed its attention on maintaining and improving the existing centralised community assets in nearby Whorouly which serve the whole Whorouly community, as follows:

1. Whorouly Public Hall
2. Whorouly Memorial Park.

These facilities meet the needs of the residents of Whorouly and surrounds and are a strategic focus by the Rural City of Wangaratta for development in the community.

Council successfully obtained government funding of \$100,000 and committed \$340,000 in the 2014-15 operational budget towards the Whorouly Memorial Park change-room project (total project worth \$496,500). This Park has an existing community multipurpose centre, BBQ with shelter, seating, netball and tennis

courts, a sports oval and is located approximately 4kms from the Whorouly South site.

The Whorouly South community have provided Council with a preliminary estimate of \$14,363.64 for works including:

- Supply and install septic system
- Supply and install single toilet unit
- Supply and install a 4m x 4m roofed shelter.

There has not been any provision in this estimate for electrical connection, lighting, permits, concrete slab and pavement or whether the toilet unit is accessible.

### **Implications**

#### **Policy Considerations**

There are no specific Council policies or strategies that relate to this report.

#### **Financial Implications**

The Whorouly South community have advised the future cost to Council to maintain a reserve would be minimal. The former Whorouly South Committee of Management (COM) still holds funds of approximately \$5,365.

A conservative cost estimate of \$35,000 had been calculated by Council officers for the provision of the type of amenity requested by the Whorouly South residents. This includes an open shelter on a concrete slab, single accessible toilet, sewer treatment system and power and water connected.

#### **Legal/Statutory**

It is now proposed to request that the community form an incorporated body (or source a willing incorporated body) to assume the operational management and maintenance of the 'Whorouly South Reserve'.

Once such a body has been formed by the community, or a willing incorporated body has been identified, Council will enter into a formal license agreement to manage the reserve on behalf of the community.

Any license agreement agreed to for the operational management and maintenance of the Whorouly South Reserve should include:

- identification of user groups and frequency of use
- an annual maintenance plan (including regular proactive bushfire risk reduction practices)

- evidence of a public liability insurance policy and the annual submission of a 'Certificate of Currency' for said insurance policy to Council.

## **Social**

Council acknowledges that Whorouly South has a strong community focus, however with very good facilities nearby in Whorouly it is difficult to justify replicating similar features at the Whorouly South site.

The site has been part of the Whorouly South community since 1925 when a one room school provided education for many local children. Since its closure in 1984 the facilities have not been utilised for several years and Council has been responsible for maintaining the site for safety and fire hazard reasons.

In June 2014 the residents of Whorouly South petitioned their opposition to the proposed land rezoning and sale. They also identified the potential for Spring Creek Equestrian Club (SCEC) to co-occupy the proposed community place, although following discussions between the president of the SCEC and Council officers, it was ascertained that:

- the majority of members of the SCEC are not Rural City of Wangaratta residents but reside in Mudgegonga, Bright and Myrtleford
- the Club will need to continue accessing private property for activities, as the 0.6 hectare Whorouly South site is not large enough to host the majority of activities.

Despite the two other Committees of Management within Whorouly, there remains a strong feeling amongst Whorouly South residents that a community meeting place is required.

## **Environmental/Sustainability Impacts**

A survey report of the Whorouly South site undertaken by Identifibre Pty Ltd (asbestos and synthetic mineral fibre management services) revealed environmental and sustainability impacts with the demolition. The site contained asbestos and the demolition was carried out in accordance with the required safety standards.

The demolition was completed in August 2014 with the land being safely cleared of all debris under a Division 6 Demolition Certificate. This ensured the safe removal and disposal of hazardous materials identified within the *Victorian Government Occupational Health and Safety Regulations 2007 Chapter 4 Part 4.3*.

## **Economic Impacts**

While Council supports the retention of the Whorouly South Reserve, it will not meet the cost of operational management, annual maintenance or establishing any infrastructure thereon due to adequate amenities and infrastructure at Whorouly Memorial Park and Whorouly Public Hall.

### **Council Plan-Key Strategic Activity/Action**

The Council Plan 2014-17 contains the following Key Strategic Objective and Action.

2.2.1: Support our community to be resilient.

2.2.1.2: Develop a policy position that details Council's commitment to the facilitation of community multi-use facilities throughout the municipality that ensures communities have access to facilities that support their social, recreational and learning needs.

### **Strategic Links**

Rural City of Wangaratta 2030 Community Vision: 'Different areas feature different infrastructure, services and attractions. Not everything is provided in every locality'.

### **Strategic Links**

#### **a) Rural City of Wangaratta 2030 Community Vision**

N/A.

### **Risk Management**

Risks	Likelihood	Consequence	Rating	Mitigation Action
Unmet expectations	2 (unlikely)	Residents satisfied	H	Establishment of Whorouly South Reserve will satisfy community expectations
Adverse public reaction	2 (unlikely)	Residents accept new decision	H	As above
Public do not support creation of Whorouly South Reserve	2 (unlikely)	Residents accept new decision	H	As above

The recommendation to rescind the previous Council decision minimises risks associated with community expectations.

### **Consultation/Communication**

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
Inform	Keep informed	Emails/Letters
Consult	Table submissions received	Emails/Letters
Involve	Hear submissions from the public where applicable	Meetings held
Collaborate	Report to Council and provide	Council Report

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
	feedback to the community	
Empower	Respect community and the establishment of an incorporated body to license land parcel	Inform the community of outcome for the establishment of the Whorouly South Reserve

Council registered 12 submissions opposed to the rezoning and sale of the land known as the former Whorouly South Community Centre.

Council representatives met with authors of five of the submissions who requested that they be heard.

The overriding community concern is the retention of the land as a reserve. The submitters and community would like to see the establishment of the Whorouly South Reserve to recognise the social history of the site for the Whorouly South Community and provide a meeting place for social gatherings.

It is recommended that the matter be further considered over a three year period and a decision on the future of the site be reported back to Council.

Officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

### **Conclusion**

Officers have completed the consultation process related to the sale of Council assets and considered the submissions associated with this process. The submissions reflect a community desire to retain the site as a reserve to signify the history of the Whorouly South community. The community opposition to the sale of the site has been a key factor in overturning the previous Council recommendation and enabling the proposed establishment of a license agreement with an appropriate incorporated body.

A review will be conducted in three years to determine the on-going community support and use for the Whorouly South Reserve. Provisions that will comprise the review include:

- identification of user groups and frequency of use
- an annual maintenance plan (including regular proactive bushfire risk reduction practices)
- evidence of public liability insurance policy and the annual submission of a 'Certificate of Currency' for said insurance policy to Council.

### **Attachments**

Nil.



**Gallery Questions**

Mr John Griffiths commended Council on the decision to keep the Whorouly South Community Centre and expressed that he hopes sufficient support will be provided and that a Committee is elected to ensure it keeps its interest with the Community. John thanked Jaime Carroll for her support in the matter.

### 11.2.3.2 2014/2015 COMMUNITY GRANTS PROGRAM – MINOR CATEGORY

**Meeting Type:** Ordinary Council Meeting  
**Date of Meeting:** 9 December 2014  
**Author (Officer's title):** Community Projects Officer  
**File Name:** Community Grants  
**File No.:** 68.040.001

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

#### **Executive Summary**

This report is presented to seek Council's approval of the recommended funding allocations for the 2014/2015 Community Grants Program - Minor Category.

An assessment of applications received under the 2014/2015 Minor Category has been completed; and recommended projects for funding have been listed in this report for Administrators' consideration.

#### **RECOMMENDATION:**

**(Moved: Administrator I Grant/ Administrator A Fox)**

***That Council:***

- 1. endorse the allocation of the 2014/2015 Community Grants Program – Minor Category as identified in this report***
- 2. that Council allocate a total of \$53,000, previously reserved in the 2014-15 operational budget for the funding of minor community grants and***
- 3. that Council allocate a total of \$36,354 previously reserved in the 2014-15 operational budget for the funding of major community grants.***

***Carried.***

#### **Background**

Each year Council's Community Grants Program provides financial assistance to local not-for-profit community groups and organisations for the development of programs; and for activities and projects that will enhance the social, cultural and environmental experience of residents of the Rural City of Wangaratta.

The Rural City of Wangaratta 2014/15 Community Grants Program – Minor Category received 63 applications in the current funding round. These applications have endured a scrutineering process, been measured against the application criteria, then scaled from highest to lowest ranking.

The Minor Grants Category has an annual budget allocation of \$53,000. The amount of funds requested has a total value of \$232,166. Over the last five years, the amount of applications received and requested has trebled, though the amount allocated has remained at approximately \$50,000.

This year, the 2014/15 Community Grants Program – Major Category with a budget allocation of \$138,386 is currently on-hold pending a review of the grants program in its entirety. Other factors that may be attributed to a significant increase in the minor grants applications include the removal of two state government \$5,000 grants; Small Equipment and Volunteers Grants Programs.

An opportunity exists to consider the unexpended 2014/15 Community Grants Program – Major Category to ameliorate the Minor Category.

Therefore, it is recommend that a further allocation of \$36,354 to the Minor Category would provide a more equitable amount of high quality applications being successful. Refer to table 1.

**Table 1 – Recommended successful applications for 2014/15 Community Grants – Minor Category and cumulative funding total.**

Organisation Name	Project Name	Priority	Amount Requested	Cumulative Total
Rotary Club of Wangaratta	Rotary Food Force - Community Transport	High	5,000	5,000
Uniting Care Goulburn NE	My Rollercoaster (grief & loss program)	High	5,000	10,000
3/4 Wangaratta Scout Group	Building works for safety of premises	High	5,000	15,000
Inner Wheel Club of Wangaratta Inc.	Community Cook Ups	High	3,578	18,578
Wangaratta West Primary School	Coffee Machine - West End Community Café	High	5,000	23,578
Wangaratta Bowls Club	Youth Bowling Project	High	5,000	28,578
Wangaratta Players Inc.	Electrical, Insulations & Lining of Extension	High	5,000	33,578
Friends of the Hospital	Plum Pudding Project	High	3,000	36,578
Wangaratta and District Heritage Network	ANZAC Centenary Project	High	5,000	41,578
Wangaratta Table Tennis	Sustaining Table Tennis in our Community	High	3,635	45,213
Dorcas Quilters	Comfort Quilts Made with Love	High	1,200	46,413
Springhurst Recreation & Community Halls Reserves Inc.	Community Hall Upgrade	High	3,774	50,187
Wangaratta Squash & Racquetball Club	Racquetball Youth "Kickstart"Kits	High	1,000	51,187

Organisation Name	Project Name	Priority	Amount Requested	Cumulative Total
Boorhaman Recreation Reserve Committee	Boorhaman Community Hall Ceiling Replacement	High	4,545	55,732
Pangerang Community House	Community Fruit & Vegie Box - Resourcing and Promotion	High	4,050	59,782
Springhurst Primary School Council	Come Out and Play	High	1,614	61,396
Wangaratta District Men's Shed Inc.	Healthy Eating Project	High	3,759	65,155
Oxley Primary School	OPS Cooking for the Community	High	1,500	66,655
St Bernard's Primary School	Community Space for Soccer	High	4,000	70,655
Wangaratta Family History Society Inc.	Climate Control/Air Conditioning	High	3,280	73,935
Wangaratta Concert Band	Cool Band	High	3,599	77,534
Edi Hall & Recreation Committee	Grounds Maintenance Equipment Project	Medium/High	3,820	81,354
Everton Primary School - Community Playgroup	Improving Everton PS Community Play Group by adding a Toy Library	Medium/High	2,500	83,854
Jubilee Golf Club	Defibrillator purchase	Medium/High	2,000	85,854
Wangaratta Croquet Club	Lawn Maintenance	Medium/High	3,500	89,354

### **Implications**

#### **Policy Considerations**

There are no specific Council policies or strategies that relate to this report.

#### **Financial Implications**

There are no financial implications identified for the subject of this report.

	2014/2015 Approved Budget for this proposal \$	This Proposal \$	Variance to Approved Budget \$	Comments
Revenue/Income				
Expense	53,000	89,354	36,354	Utilise the unexpended Major Category Budget
Net Result				

This action will result in \$102,032 remaining in the 2014/15 Community Grants Program – Major Category budget allocation. This will be allocated to an additional community grants process to be conducted later in the financial year after the completion of the community grants program review.

## **Legal/Statutory**

There are no legal/statutory implications identified for the subject of this report.

## **Social**

Primary social implications relate to the impact unfunded projects may have on community initiatives and projects. All unsuccessful projects are supported to develop their projects and applications to strengthen future funding opportunities – both within Council and through other avenues.

## **Environmental/Sustainability Impacts**

There are no environmental/ sustainability impacts identified for this subject of this report.

## **Economic Impacts**

There are no economic impacts identified for the subject of this report.

## **Council Plan-Key Strategic Activity/Action**

Council' 2013-2017 Council Plan contains the following Key Strategic Activities:

- 2.2.1 - To support our community to be resilient.
- 2.6.1 - Undertake a planned approach to maintaining and improving quality and accessible recreation and sporting facilities and programs.

## **Strategic Links**

### **a) Rural City of Wangaratta 2030 Community Vision**

Community groups continue to provide a substantial backbone to our personal and collective wellbeing. Community groups are well supported by volunteers, other groups, governments and local businesses.

Maintain a strong volunteer base across the community into the future.

### **b) Other strategic links**

#### **Rural City of Wangaratta Municipal Public Health and Wellbeing Plan 2013-2017**

- 4.3.2 Increase community participation for all residents, particularly those at risk of social isolation.
- 4.3.2.1 Support activities that build community and social networks.
- 4.3.2.2 Deliver programs and activities that facilitate intergeneration action and foster community inclusion.
- 4.3.2.3 Provide support to community groups and organisations to seek opportunities for innovation, collaboration and community strengthening.

- 4.4.3 Support our community to be resilient.
- 4.3.2.5 Support and encourage volunteering throughout the community.
- 4.5.1 Support education programs, increased information and activities that encourage a positive and holistic approach to a healthy life.
- 4.5.2 Develop infrastructure, programs and resources that support and facilitate affordable active living.
- 4.5.3 Support and advocate for affordable access to healthy food.

### **2012 Recreation Strategy**

7.1.4 Review current and projected soccer participation levels and the resultant demand for rectangular fields and related facilities within the Rural City of Wangaratta.

7.4.1 Continue to build partnerships with primary and secondary schools throughout the municipality through regular communication and engagement with the aim to:

- Promote sport and recreation opportunities, activities and initiatives (i.e. through school publications)
- Improve pathways for children and young people into community based sport and recreation
- Encourage greater sharing of school and community facilities / infrastructure (in accordance with access / management arrangements)
- Increase awareness and involvement in the planning of school sport and recreation infrastructure
- Trial new initiatives, such as mentoring programs to encourage young people into volunteer roles within the community.

8.1.2 Seek opportunities with the lawn bowls clubs to maintain participation levels that will sustain the current need for facility provision. Explore opportunities to diversify the use of current lawn bowls facilities for maximum community benefit.

### **2012 Open Space Strategy**

7.5.3 In Edi Upper, explore opportunities to upgrade the recreation reserve.

**Risk Management**

Risks	Likelihood	Consequence	Rating	Mitigation Action
Group's ability to contribute committed Cash / in-kind	(3) possible	(2) minor	Medium	Requested detailed financials to support commitment
Group's capacity to implement project with available volunteer capacity	(3) possible	(2) minor	Medium	Continual monitoring throughout project implementation

**Consultation/Communication**

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
Inform	Internal staff	Lotus Notes Noticeboard
Consult	Internal & external stakeholders	In person
Involve	Interviews	Face-to-face, phone
Collaborate	Eligible applicants	Email, face-to -face
Empower	Successful applicants	Letter, email, phone, face-to-face

Officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

Successful and unsuccessful applicants will be informed of Council's decision.

**Conclusion**

With assessment now completed, projects for funding have been listed in this report for Administrators' consideration.

It is requested that Council consider the endorsement of the above listed projects to receive funding under the 2014/2015 Community Grants Program – Minor Category, and confirm a total of \$53,000 (previously reserved in the 2014-15 operational budget for the funding of minor community category) and \$36,354 (previously reserved in the 2014-15 operational budget for the funding of major category).

**Attachments**

Nil.

**11.2.4 INFRASTRUCTURE SERVICES**

Nil.

## 11.2.5 DEVELOPMENT SERVICES

### 11.2.5.1 ROADSIDE CONSERVATION MANAGEMENT PLAN

**Date of Meeting:** 9 December 2014  
**Author (Officer's title):** Manager – Environment and Community Safety  
**File Name:** Roadside Conservation Strategy  
**File No:** 30.046.026

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

#### Executive Summary

This report is presented to Council to consider adoption of the Roadside Conservation Management Plan (RCMP), following a two month consultation period.

Many different activities occur on roadsides, with the potential to damage remnant vegetation. There is a wide range of legislation relating to native vegetation protection, protection of existing services and safety when working in the road corridor. The RCMP aims to assist roadside users to understand vegetation values, applicable legislation and suitable methods to reduce risks when working on roadsides.

The RCMP is an activity based document that sets out the legislation and issues that apply for each activity. It recommends methods that will avoid native vegetation damage. The RCMP includes a rating and map of Roadside Conservation Values to assist when planning roadside activities. A summary quick reference guide, the Community Roadside Management Handbook, complements the RCMP as an aid to read the Plan.

#### **RECOMMENDATION:**

**(Moved: Administrator R Roscholler/ Administrator I Grant)**

***That Council:***

- 1. adopt the Roadside Conservation Management Plan 2014, and***
- 2. makes a copy of the document available at the Council offices and on the Council's website.***

***Carried.***

#### Background

The draft RCMP is a revision of the existing Council Roadside Management Strategy 2000. The RCMP and the existing Roadside Management Strategy



focus on vegetated roadside areas. This complements Council's role as a road manager relating to the traffic function of roads, as set out in the *Victorian Road Management Act 2004*.

The RCMP recognises that roadside vegetation forms important corridors in the landscape, providing habitat and links for flora and fauna, and also provides a large part of the aesthetic vegetated character of the municipality. There are many different activities that occur on roadsides including drainage maintenance, service installation and maintenance, driveway access, fenceline construction and maintenance, weed and pest control, grass slashing and fuel reduction. The RCMP aims to encourage conservation of roadside remnants and reduce the risk of harm to vegetation, fauna and people during roadside activities.

The RCMP also recognises the role that roads play in emergency situations and the need for such roads to be maintained to a standard that does not inhibit emergency activities and situations. This will include vegetation pruning and ground fuel management and maintenance.

The RCMP is an activity based document that sets out the legislation that applies for each activity and recommends methods that will avoid native vegetation and fauna damage. The RCMP includes a Roadside Conservation Values Map that shows a rating of High, Medium or Low conservation value for most roadsides. The value of a roadside area is an important factor in the methods applied during roadside activities.

The RCMP was exhibited to the public in 2011, and sent to relevant agencies. Council officers discussed the RCMP at public meetings at Eldorado, Oxley, Whitfield, Greta, Tarrawingee, Whorouly, Myrree, Springhurst, Boorhaman and Carboor. Officers also met with the Victorian Farmers Federation, the King Valley Landcare Group, CFA Region 23 officers, the Wangaratta CFA group, and the Mohyu CFA group. Officers shared two bus trips with CFA members to inspect and discuss a number of key rural fire protection sites. There were also meetings and discussions with other individuals. Approximately 210 people attended these meetings. Fourteen written submissions (including a joint letter) were received from 53 members of the public, and also from government environment agencies, Council's Infrastructure directorate and VicRoads. This broad ranging communication assisted Council officers to understand community issues and revise the RCMP accordingly.

In December 2011, Council resolved to place the RCMP on hold pending development by the Victorian government of weed management legislation and planning scheme amendments relating to bushfire controls and vegetation removal exemptions. These matters have since been resolved and the revised planning provisions have been incorporated into the RCMP.

The RCMP was placed on public exhibition for a second phase in June and July 2014. In this second consultation phase, Council's Environment Unit invited public comment on the document and engaged relevant stakeholder groups to review and provide feedback on the latest plan. An expression of interest process was held to form a stakeholder group to review submissions and provide feedback on the issues raised in the formal consultation process. Five formal

submissions were received, including feedback from a meeting with the Agriculture and Agribusiness Advisory Committee and a meeting with the Carboor CFA captain and representatives from Region 23 CFA.

The RCMP is now finalised for consideration of adoption by Council.

### **Implications**

#### **Policy Considerations**

The RCMP updates the Council policy approach adopted in 2001 in the Roadside Management Strategy 2000.

The RCMP includes and explains roadside related provisions of the Wangaratta Planning Scheme, the *Road Management Act 2004* and other relevant legislation.

#### **Financial Implications**

The Roadside Weed and Pest Animal Management Plan 2012-2015 is being implemented with the assistance of State Government funding, with 2014-15 being the final year of funding. The State Government approach after 2015 is unknown. It will be important to continue ongoing maintenance to avoid re-infestation of weeds and pests.

	2013/2014 Approved Budget for this proposal	Comments
Revenue/Income	\$43,796	Council contribution matches State funding plus allows for additional management of Chilean Needlegrass
Expense	\$99,400	
Net Result	\$55,504	

#### **Legal/Statutory**

Council is required to comply with the planning scheme and other legislative provisions relating to native vegetation removal. Council has a formal agreement with the Department of Environment and Primary Industries (DEPI) allowing defined road maintenance works affecting native vegetation. Council reports to DEPI each year on vegetation affected by works. The RCMP sets out the required procedures.

The conservation status of endangered and vulnerable flora and fauna is identified in *the Commonwealth Environment Protection and Biodiversity Conservation Act 1999* and the *Victorian Flora and Fauna Guarantee Act 1998*. The conservation status of listed flora and fauna was included in the conservation values assessment undertaken for the revised RCMP.

In November 2013, the State Government amended the *Catchment and Land Protection Act 1994*. Councils became responsible for management of weeds and pests on roadsides, specifically regionally prohibited weeds, regionally controlled weeds and established pest animals. Council has a DEPI approved Roadside Weed and Pest Animal Management Plan 2012-2015. The Plan is

included in the RCMP. Council is required to report against the Plan each year to the DEPI.

Council is required to maintain the Municipal Fire Management Plan (MFMP). The RCMP includes the relevant clauses from the MFMP to ensure consistency to the roadside management practices set out in the MFMP. An action in the RCMP is to review the plan in line with the review cycle of the MFMP to ensure both documents remain consistent.

## **Social**

The 2030 Community Vision recognised the natural environment as an important part of living in the Rural City of Wangaratta. Roadside corridors are key contributors to the aesthetics and landscapes of this area and the RCMP contributes to maintenance of this environment.

## **Environmental/Sustainability Impacts**

Roadsides have important biodiversity values as they retain remnants of native vegetation and wildlife habitats that were once widespread throughout the landscape. Consequently biodiversity conservation has become another very important function of road reserves. In some parts of the municipality, roadside vegetation represents the only remaining habitat for specific indigenous plant and animal species and without roadside habitats these species would be locally extinct.

The importance of roadside vegetation was highlighted in the 2011 report Remnant Native Vegetation Investigation by the Victorian Environment Assessment Council (VEAC). The Bioregion that makes up the vast majority of the Rural City of Wangaratta (the Victorian Riverina) is classified in this study as “Most Cleared”. VEAC found that a high proportion of Victorian Riverina native vegetation occurs on roadsides only and remnant vegetation is in poorer condition than other State bioregions.

Information and vegetation assessment methods have developed since the Roadside Management Strategy was adopted in 2001. An updated roadside values field assessment in 2009 applied a method developed and tested by other Councils and DEPI. Assessment of field and flora/fauna database information was undertaken for 1,550km of roadsides originally identified in 2001 as high or medium conservation, out of 2,100km of roadsides in the municipality. The values assessment has changed for 228km of roadside. In some cases the value has increased whilst others have decreased. In many cases increased value assessment was associated with a DEPI conservation status of ‘endangered’.

## **Economic Impacts**

Weed spread is a risk to agricultural activity as well as to native vegetation areas. The Roadside Weed and Pest Animal Management Plan included in the RCMP is a key program for the management of designated weeds and rabbits. In its program funding, the State Government requires management of Blackberry, St Johns Wort, gorse, broom, serrated tussock, and rabbits. Council also funded a

management program for Chilean Needlegrass, a weed with agricultural impacts of concern for local landholders. The weed program has also allowed early management of an emerging weed in the municipality, African Lovegrass, which poses a similar threat of spread as Chilean Needlegrass.

### **Council Plan-Key Strategic Activity/Action**

Given the importance of remnant vegetation on roadsides, the RCMP is a key document to protect and enhance the natural landscape and “responsibly manage the natural environment”.

### **Strategic Links**

#### **a) Rural City of Wangaratta 2030 Community Vision**

The 2030 Community Vision expressed the desire of the community that native vegetation be protected as the basis of healthy ecosystems and that weeds be proactively managed.

#### **b) Other strategic links**

The role of the RCMP to conserve roadside native vegetation directly aligns with the objectives of the north east Regional Catchment Strategy (RCS). The RCS includes an objective for all north east Councils to develop such plans.

### **Risk Management**

There can be a tension between requirements to protect native vegetation and the need to carry out activity on roadsides. The RCMP aims to enable required activity while reducing the risk to vegetation and to the safety of users. The RCMP Roadside Risk Summary below shows the level of risk that common activities can cause. Many common roadside management activities have very significant impacts on roadsides through damage to habitat if no controls are in place. The RCMP recommends methods for 29 activities that will reduce the risk of native vegetation and fauna damage.

Potential Impact	Management Activity Group						
	Road Construction & Maintenance	Fire Prevention Works	Livestock grazing & droving	Slashing & Spraying	Fence & Property access	Roadside Rehabilitation	Firewood Collection
Native vegetation removed/ effected	High Risk	High Risk	High Risk	High Risk	High Risk	High Risk	High Risk
Loss or damage to habitats	High Risk	High Risk	High Risk	High Risk	High Risk	High Risk	High Risk
Accidental pest spread, weeds etc	High Risk	High Risk	High Risk	High Risk	Medium Risk	Medium Risk	Medium Risk
Contamination run-off sediments, dust	Medium Risk	Medium Risk	Medium Risk	Medium Risk	Medium Risk	Medium Risk	Medium Risk
Altered water regimes, drainage etc	Medium Risk	Medium Risk	Low Risk	Low Risk	Low Risk	Low Risk	Low Risk

Table sourced from Goulburn Broken Catchment Roadside Biodiversity Risk Management Protocols Report 2007

Key: High Risk Medium Risk Low Risk

### Consultation/Communication

The RCMP reflects existing legislation and requirements, much of which is enshrined in State legislation outside Council direct control. The RCMP has been communicated to a wide range of stakeholders, however as this legislation is mandated by the State Government there is limited opportunity for changes to occur.

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
Inform	Draft DWMP made available to the public	Publication on Council website, media release, articles in rural newsletters
Consult	Enable comment on the final draft of the RCMP.	Written contact with stakeholders - VFF, CFA, Landcare, VicRoads and RCOW staff. Written contact with all people who commented in 2011. Officers available for meetings with stakeholders and community members.

### Options for Consideration

It is recommended that the RCMP be adopted by Council. If the Plan were not adopted the Roadside Management Strategy 2000 would continue to apply but it contains outdated information relating to legislative requirements and the conservation mapping of roads. Sections of the Plan are required to comply with legislation applying to Council as noted above.

### Conclusion

The RCMP and the Roadside Conservation Values Map are key documents that encourage understanding, planning and practices that reduce the risks of common activities to remnant vegetation. The RCMP has taken considerable

time to develop taking into account best available knowledge, updated assessment and mapping of roadside vegetation, community comment and recent changes in legislation. Adoption of the plan will enable the Plan to be enacted for public use.

### **Attachments**

1. Roadside Conservation Management Plan 2014
2. Community Roadside Management Handbook
3. Roadside Works – Environmental Code of Practice

### 11.2.5.2 PETITION TO SUPPORT THE OCCURRENCE OF THE 'OVENS RIVER MUSIC ROUNDUP' EVENT

**Meeting Type:** Ordinary Council Meeting  
**Date of Meeting:** 9 April 2014  
**Author (Officer's Title):** Statutory Planner  
**File Name:** Ovens River Music Roundup  
**File No.:** 18109

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

#### **Executive Summary**

This report is presented to Council to undertake investigations into the petition containing 84 signatures that was tabled at the Ordinary Council Meeting on 18 November 2014. The petition conveyed strong support to the 'Ovens River Music Roundup' event that was proposed to be held at 1610 Great Alpine Road, Tarrawingee on the 1st and 2nd of November 2014.

#### **RECOMMENDATION:**

**(Moved: Administrator R Roscholler/ Administrator I Grant )**

#### ***That Council:***

- 1. acknowledge the community support for the 'Ovens River Music Roundup' event and***
- 2. proceed with the assessment of Planning Application 14/178 for similar event(s) in the future.***

***Carried.***

#### **Background**

The Petitioners have expressed their strong support for the event that was scheduled to be held in November 2014. The event organisers applied for a planning permit on 2 October 2014. The Application Form identified the event as a "charitable function" featuring "music, static display, trucks, 4wds and horse events".

The Application was lodged with insufficient information for Council to make an assessment. The Applicant was notified and further information was requested on 8 October 2014. The Application cannot proceed until the further information is received.

The intended event dates have since passed and as yet no planning permit has been granted. The event was initially relocated to a new venue before subsequently being cancelled.

The Applicant has however verbally expressed their intention to hold future events at the Great Alpine Road site. Council will continue to assess the current Planning Application for future events.

### **Implications**

#### **Legal/Statutory**

There are no statutory implications identified for the subject of the petition; however the support it expresses will be acknowledged in the assessment of the current Planning Application.

There are numerous potential legal implications for various stakeholders should the event proceed without having followed the statutory process and received the required approvals.

#### **Social**

The social benefits of the event are that it is a charitable event that also provides a cultural activity for the public. There are however also social implications if the event fails to adhere with the relevant safety and amenity standards.

#### **Environmental/Sustainability Impacts**

There are numerous environmental/ sustainability implications relating to the event's compliance with the relevant environmental standards.

#### **Economic Impacts**

There are potential economic benefits to an appropriately run event, as well as potential economic implications should the event organisers not follow the appropriate processes.

### **Council Plan-Key Strategic Activity/Action**

N/A

### **Strategic Links**

#### **a) Rural City of Wangaratta 2030 Community Vision**

N/A

#### **b) Other strategic links**

N/A



### **Risk Management**

Risks	Likelihood	Consequence	Rating	Mitigation Action
The event does not proceed with any intended future dates.	Medium	Economic and Social loss to the region.	Medium	Continue the assessment of the planning permit application.

### **Consultation/Communication**

Pursuant to Section 52 of the *Planning and Environment Act 1987*, the current Planning Permit Application will be subject to formal public notice prior to its determination.

### **Conclusion**

Whilst the community support for the event is recognised, the necessary processes must be undertaken to ensure that future events are safe, efficient, respectful to the amenity of the community and environmentally sound. Council will proceed with the assessment of the current Application with the expectation of facilitating enhanced events in the future.

### **Attachments**

Nil.

### 11.2.5.3 ENVIRONMENTAL SUSTAINABILITY STRATEGY

**Meeting Type:** Ordinary Council Meeting  
**Date of Meeting:** 9 December 2014  
**Author (Officer's Title):** Manager – Environment and Community Safety  
**File Name:** Environmental Management Information  
**File No.:** 71.010.003

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

#### **Executive Summary**

This report is presented to Council to consider adoption of the Environmental Sustainability Strategy (ESS), following a two month consultation period. The Strategy presents a coordinated approach to improve environmental outcomes affecting Council operations, the community and the natural environment.

#### **RECOMMENDATION:**

**(Moved: Administrator I Grant/ Administrator A Fox)**

***That Council:***

- 1. adopt the Environmental Sustainability Strategy***
- 2. consider actions of the Environmental Sustainability Strategy for inclusion in relevant Council Plans until 2025 and***
- 3. make copies of the Environmental Sustainability Strategy available at the Council Offices and on Council's website.***

***Carried.***

#### **Background**

The 2030 Community Vision articulated a rich vision for the environment of the Rural City of Wangaratta. The ESS consolidates and builds on several community deliberations and technical studies since the Community Vision was developed in 2008. The ESS forms a link between longer term plans, the Council Plan and operational programs. The ESS sets out a series of actions that are intended for inclusion in Council Plans to 2025.

The ESS is founded on Council's triple-bottom-line approach to sustainability. The ESS has three sub plans:

- Corporate Sustainability Plan – to improve Council's own sustainability
- Community Adaptation Plan – to assist the community to adapt to environmental challenges
- Natural Environment Plan – to assist conservation and community enjoyment of environmental values

Each considers the risks of climate change, peak oil and other resource issues and includes a plan using adaptive actions to reduce impacts and improve sustainability.

### **Implications**

#### **Policy Considerations**

The ESS includes consideration of other relevant Council policies and strategies, to link them into a coherent strategy.

#### **Financial Implications**

As the ESS extends to 2025, detailed costing of proposed actions have not been included in the report, and a cost range is indicated. It is a goal of the ESS to make sustainability 'business as usual'. Development of the ESS involved managers from all Council units. Many actions are proposed to be included into existing programs and practices, without any adverse impact or the need for additional resources. Some actions may attract external funding. The anticipated cost of the 90 actions in the period 2017-2025 has been indicated as follows:

Anticipated range of resource required		No. actions
ER Existing Resources		55
L Low – resources required	\$0 - \$100k	25
M Medium- resources required	\$100k-200k	5
H High- resources required	\$200k-\$300k	3
VH Very High (existing Waste Strategy actions)	greater than \$500k	2

#### **Legal/Statutory**

The actions in the ESS include actions relevant to legislated weed and pest control requirements under the *Catchment and Land Protection Act 1994*. A number of actions are relevant to Council's emergency and public health responsibilities.

#### **Social**

The ESS specifically addresses risks posed to our community by the impacts of climate change, peak oil and unsustainable resource use.

Part B of the ESS is a Community Adaptation Plan, considering issues relating to community wellbeing, emergency preparedness, alternative energy, fuel use reduction, waste and recycling, sustainable development, water security and agribusiness.

#### **Environmental/Sustainability Impacts**

The ESS specifically addresses risks posed to the natural environment by the impacts of climate change, development pressures, pollution and unsustainable resource use.

Part C of the ESS is a Natural Environment Plan. This plan includes actions related to the themes of natural environment resilience, protection of flora and fauna and pollution impacts.

### **Economic Impacts**

The Community Adaptation Plan includes actions relating to the local economy with actions concerning agribusiness, tourism, building design and sustainable development, and environmental technology opportunities.

### **Council Plan-Key Strategic Activity/Action**

The actions in the ESS have been written for inclusion in the current Council Plan (2015 revision) and the Council Plans of 2018-2021 and 2022-2025.

### **Strategic Links**

#### **Rural City of Wangaratta 2030 Community Vision**

The ESS includes information from the Environment section of the 2030 Community Vision.

#### **b) Other strategic links**

The ESS includes information and actions related to Council's:

- Citizens' Jury event of 2010 "How can we work together to respond to a varying climate?"
- Municipal Public Health and Wellbeing Plan 2013-2017
- Waste Management Strategy
- links with Council's asset management process.

The ESS includes information from key regional documents – the Regional Catchment Strategy, the Wangaratta Planning Scheme and the North East Waste and Resource Recovery Group Business Plan.

### **Risk Management**

A key input to the ESS is a study by GHD "Climate Change and Peak Oil Risk Assessment and Adaptation Planning". This report contains a detailed risk assessment for Council, the community and the natural environment. The methodology for developing this assessment involved workshops with managers of all units of Council, regional agencies and community representatives. The study analysed risk for the planning themes listed in each of the sub-plans.

The actions of the ESS were based on a range of strategies to respond to these risks:

- Accept risk and continue to manage and budget for it
- Spread or share risk (e.g. insurance, diversify options for service delivery)

- Engineered or technical solutions (particularly aligned with accommodating projected changes)
- Planning and development controls
- Further studies and research to better understand risks, costs and benefits to inform decisions
- Education, awareness and advocacy programs
- Changes to internal systems and procedures.

### Consultation/Communication

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
Inform	ESS made available to the public	Publication on Council website, with media release, articles in Council newsletters. Copies of the ESS to stakeholders – see below
Consult, Involve	Promote comment from all stakeholder groups	Forum to stakeholder committee to allow consultation and comment
Collaborate, empower	Form partnerships with stakeholders	The ESS includes action to work in partnership with key groups

Council released a draft ESS for community comment in July 2014. The community was informed of the ESS exhibition period in August and September through:

- publication on the Council website and availability at the Wangaratta Government Centre
- notification to relevant agencies and community groups including Victorian Farmers Federation, Wangaratta Unlimited Board, North East Catchment Management Authority, Council's advisory committees, Country Fire Authority, Department of Environment and Primary Industry, Landcare groups and environment groups
- notification to members of the 2010 Citizen's Jury, Wangaratta Secondary Schools and interested community members.

Consultation included meetings of Council's Agriculture and Agribusiness Advisory Committee and the Wangaratta Urban Landcare Group. Community forums were held at Milawa and Wangaratta, and other forums were held for the Wangaratta Youth Council, a class of year 9 students and with Council staff.

The forums and meetings involved about 50 people and encouraged them to engage with the ESS recommendations. As a result people submitted comments over a wide range of issues (**see attached**). Generally comments were supportive and sought clarification and strengthening of many actions.

Areas of key interest were:

- sustainable design and development
- alternative energy use
- agribusiness productivity
- mobility and public transport.

Several comments resulted in new actions being included in the ESS. Most comments related to existing actions, resulting in amendment or additions. The action tables in the ESS show where the 2014 consultation has been significant in the framing of the action.

### **Options for Consideration**

The ESS brings together community comment and desired action on the environment from a number of consultations. The ESS will allow a coordinated approach. Should the Strategy not be adopted, environment actions will occur but will not address the risks of climate change and peak oil to the extent proposed in the ESS. The case for external funding will be reduced without an overall adopted strategy in place.

### **Conclusion**

The Environment Sustainability Strategy will be a key strategy document for Council. It will link with other key strategies in advancing sustainability for Council, the community and the environment.

### **Attachments**

1. Summary of public comment to the Environmental Sustainability Strategy (August-September 2014)
2. Environmental Sustainability Strategy

11.2.5.4 WANGARATTA PLANNING SCHEME AMENDMENT C56 – REITH ROAD EQUINE PRECINCT

<b>Meeting Type:</b>	<b>Ordinary Council Meeting</b>
<b>Date of Meeting:</b>	<b>21 October 2014</b>
<b>Author (Officer's title):</b>	<b>Strategic Planning Coordinator</b>
<b>File Name:</b>	<b>Amendment C56 to the Wangaratta Planning Scheme – Reith Road Equine Precinct</b>
<b>File No.:</b>	<b>73.030.068</b>

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

**Executive Summary**

This report is presented to Council to address issues of process raised after the Ordinary Meeting of 16 September 2014 considered the report contained in **Attachment 1**. At this meeting Council resolved to change the officer recommendation after considering a late submission by the proponent. Whilst the change was made in good faith in an attempt to reach middle ground, the actual decision is outside of the power available to Council in this matter.

In order to correct this decision, and as no action has been taken on the resolution, a rescission motion is required. The motion below does not affect part 1 of the previous resolution but removes all subsequent parts and provides a new recommendation for Council's consideration based on receipt of the late submission from the proponent.

By accepting the late submission, Council is bound by the requirements of section 23 of the *Planning and Environment Act 1987* (the Act) with regards to that submission. Unless the changes in the submission are supported, Council must either determine to refer the submission to a Panel, or abandon the amendment. Given that the officer's assessment of the proposal does not support the changes in the late submission, it is recommended to refer the late submission to an independent Panel appointed by the Minister for Planning and provide all parties an opportunity to be heard.

**RECOMMENDATION:**

**(Moved: Administrator R Roscholler/ Administrator I Grant)**

***That Council:***

- 1. rescind parts 2, 3, 4 and 5 of the resolution as adopted under Clause 11.2.5.3 of the 16 September 2014 Ordinary Council meeting***
- 2. make changes to Amendment C56 in accordance with supported submissions documented in Attachment 2 – Table of Submissions subject to Council's approval of:***

- (a) a Section 173 agreement for development contributions prepared and signed by the owner and*
  - (b) a Development Plan prepared by the proponent substantially in accordance with proposed Schedule 5 to the Development Plan Overlay.*
- 3. refer the late submission received from the proponent on 15 September 2014 to a Panel appointed under Part 8 of the Planning and Environment Act 1987*
  - 4. request the Minister for Planning to appoint a Panel in accordance with Recommendation 3*
  - 5. notify the proponent and submitters in writing of Council's decision.*
- Carried.*

### **Background**

At its meeting of 16 September 2014, Council considered a report regarding the rezoning of land in Reith Road Wangaratta for the purposes of an equine development. The officer's report provided details of the assessment process and all considerations to make an informed recommendation on this proposal. The officer's report recommended changes to the amendment based on the analysis of all information and considering the direction in Council's Population and Housing Strategy (Dec 2013) which provides guidance on the appropriate strategic direction for this site.

It should be noted that whilst the Strategy suggests that 'an average lot size of between one and two hectares will be sufficient', the officer report recommends a minimum lot size of two hectares. This variance from the Strategy is based on a thorough investigation of the issues raised in submissions and the resulting detailed assessment of the proposal. The Strategy itself directs that 'the planning controls for this precinct are required to respond to the land capability and suitability assessment, zone provisions, linkages to the Wangaratta Turf Club and master planning for future development and subdivision of the land'. It should be noted that the strategy also requires a number of other matters to be addressed before an application such as this proceeds. These other matters have not been addressed.

The proponent made a late submission to the amendment and met with Council administrators on the day of the Council meeting to discuss their concerns which centred on the lot size recommended in the officer's report. The submission requests that the minimum lot size be retained as exhibited (ie. An average lot size of between one and two hectares and a high proportion of lots less than 1 hectares). The officer report recommends a change from the exhibited amendment to a minimum of 2 hectares. The late submission is included in a revised Table of Submissions at **Attachment 3**.



Under the provisions of the Act, Council may consider a late submission but if a submission is considered then the provisions of Section 23 of the Act apply which state:

23(1) *After considering a submission which requests a change to the amendment, the planning authority must—*

- (b) change the amendment in the manner requested; or*
- (b) refer the submission to a panel appointed under Part 8; or*
- (b) abandon the amendment or part of the amendment.*

In this instance Council attempted to provide a middle ground response between what the proponent was seeking and what the planning officer was recommending. Whilst this was well intentioned, the Act does not allow for this to be done. It is outside the powers available to Council in this instance.

### **Implications**

#### **Policy Considerations**

Council has carried out significant strategic planning work over the past 24 months with one major piece of work being the Population and Housing Strategy (the Strategy) which was adopted by Council and has since been referenced in the Wangaratta Planning Scheme. The Strategy recommends a series of actions in relation to an identified equine precinct on Reith Road. This site forms one half of this precinct.

The suggested minimum lot size in the Strategy of 'between 1 and 2 hectares' forms part of Option 1 which also requires 'land capability and suitability assessment', and the clear agreement in writing 'between the Racecourse, the landowners on the western side of Three Mile Creek, Goulburn-Ovens TAFE and the Rural City'. Not every action under this option has been met and the Strategy is clearly being used as a strategic guide rather than a prescription for this development.

#### **Financial Implications**

Should this matter proceed to Panel, Council will incur costs with regard to preparation and presentation at Panel, in addition to officer time. It is expected that the proponent will pay the statutory costs incurred to convene the Panel, which may run to thousands of dollars depending on the number of Panel members and length of the hearing.

#### **Legal/Statutory**

There are legal/statutory implications as outlined above and these are the reasons for this report. Council has received advice that the previous motions made in relation to this matter are *ultra vires* and Council is required to rescind the motions and determine an alternative way to proceed.

It should be noted that Council must follow due process, provide procedural fairness and not deny any natural justice to any party who has made a submission to the amendment.

### **Council Plan-Key Strategic Activity/Action**

N/A

### **Strategic Links**

#### **Rural City of Wangaratta 2030 Community Vision**

N/A

#### **b) Other strategic links**

N/A

### **Risk Management**

Whenever there is a need for rescission motions there is potential for some reputation risk, however providing an open and transparent process to acknowledge and address errors when made can balance any adverse reputation risk.

### **Consultation/Communication**

N/A

### **Options for Consideration**

Council has three options available to proceed with this amendment. As previously stated, they are:

1. Change the amendment in the manner requested; or
2. Refer the submission to a panel appointed under Part 8: or
3. Abandon the amendment or part of the amendment

Option 1: As discussed in the original officer report to the 16 September 2014 Council meeting, the retention of the average one-two hectare minimum, with a large proportion of lots less than one hectare, lot size is flawed. It is not substantiated with any clear supply/demand analysis or a business case. There are concerns about amenity impacts of such an intensive development close to the City's largest residential growth area and land capability issues, particularly in relation to the land subject to flooding. The recommendation to change the exhibited minimum lot size to two hectares is an appropriate response. On this basis, Option 1 should not be pursued as it will result in a substandard development.

Option 2 (Recommended option): The overall strategic justification for this rezoning proposal is supported by adopted Council strategy and is not in

question. Rather, it is an appropriate minimum lot size for the proposed equine development that is in question. Therefore, it is appropriate to refer the matter to an independent Panel for a full assessment and allow all parties with an interest to be heard.

Option 3: As discussed at Option 2, the proposal is not considered so flawed as to require abandonment of the amendment. However, if a Panel is considered too costly in terms of time and resources, this option should be considered as an alternative to Option 2.

### **Conclusion**

The purpose of this report is twofold, being to correct matters of process arising from the Ordinary Meeting of 16 September 2014 and to present an alternative way to proceed with Amendment C56.

Following legal advice sought by Council, it is recommended that parts 2-5 of the previous resolution be rescinded. This means that Council must formally consider the late submission from the proponent received the day of the Council meeting. Of the three options available under the Act, the most appropriate way forward is to refer the late submission to an independent Panel appointed by the Minister for Planning and allow all affected parties an opportunity to be heard and all matters considered.

### **Attachments**

1. Copy of previous report presented to 16 September 2014 Ordinary meeting
2. Revised Table of Submissions
3. Late submission from proponent dated 15 September 2014

#### 11.2.5.5 PARKING IN THE CBD OVER THE CHRISTMAS/NEW YEAR PERIOD

**Meeting Type:** Ordinary Council Meeting  
**Date of Meeting:** 9 December 2014  
**Author (name and title):** Executive Assistant Development Services  
**File Name:** Parking Enforcement  
**File No.:** 58.050.004

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

#### **Executive Summary**

This report is presented to Council to consider free parking in the Central Business District (CBD) over the Christmas New-Year period from Monday 22 December 2014 – Monday 6 January 2015.

#### **RECOMMENDATION:**

**(Moved: Administrator I Grant/ Administrator R Roscholler)**

***That Council :***

- 1. provide free parking from Monday 22 December 2014 to Monday 6 January 2015 in the CBD area and***
- 2. advertise this free parking to alert the community.***

***Carried.***

#### **Background**

In previous years Council has offered free parking in the CBD over the Christmas New-Year period as an incentive to encourage locals and visitors to do their last minute Christmas shopping in the Wangaratta CBD. This aligns with promotion to 'shop local' and the Small Business Wangaratta campaign facilitated by Council in October 2014.

#### **Implications**

The provision of free parking during this period will largely coincide with the closing of the Council offices. Officers will continue to patrol areas/monitor time limits and enforce parking signage. Signage will be placed on the ticket machines to advise them no fees are applicable.

#### **Policy Considerations**

Skeleton staff levels during this period make the provisions of Council's cash handling policy difficult to be met.

## **Financial Implications**

While there is limited data to indicate exact revenue loss as a result of offering free parking over a 2-week period, it is estimated that approximately \$5,000 - \$7,000 in income will be lost. However, this impact on expected income has already been factored into the Council budget.

## **Legal/Statutory**

There are no legal/statutory impacts identified for the subject of this report.

## **Social**

By offering free parking over this festive period Council is spreading 'Christmas cheer' and offering an incentive for shoppers to support local shops and businesses in the CBD.

## **Environmental/Sustainability Impacts**

There are no environmental/ sustainability impacts identified for this subject of this report.

## **Economic Impacts**

Free parking will encourage shoppers to shop locally in the CBD and boost income for local shops and business over the 2-week period.

## **Council Plan-Key Strategic Activity/Action**

*'To create an environment which encourages new and existing businesses to achieve their aspiration for growth, job opportunities and increased investment in our region.'*

## **Strategic Links**

### **a) Rural City of Wangaratta 2030 Community Vision**

*'Wangaratta's central business district is a thriving, vibrant retail centre, offering a diversity of choice.'*

*'Local businesses of all size and nature continue to play a key role in the development and wellbeing of the broader community through linkages to volunteering and by supporting community initiatives.'*

### **b) Other strategic links**

#### **Tourism and Economic Development Strategy 2012-2015**

Strategy 3: Retail expansion –

3.1 *'Encourage retail expansion and centralised car parking in line with maintaining a compact CBD'.*

### **Risk Management**

There are no risks identified with this proposal.

### **Consultation/Communication**

Given that free parking has been previously offered over the Christmas/New Year period there is an expectation in the community that this will be provided again.

Due to the introduction of the new multi-storey car park and agreement with the operators, communication will be had with the operators as they may wish to follow Council's lead.

Notice of Council's decision will be publicly advertised and communicated through all available forms.

### **Options for Consideration**

1. Support free parking in the CBD area over the Christmas/New Year period (recommended).
2. Not support free parking in the CBD over the Christmas/New Year period.

### **Conclusion**

Due to free parking over the Christmas/New Year period being offered in previous years there is an expectation in the community that this incentive will continue to be offered. Additionally, this period largely coincides with the closure of the Council offices and upon consideration of savings on the cost of staff time for call-outs, income loss will be minimal. Offering free parking in the CBD aligns with economic development and retail growth goals in Council's corporate documents and supports the 'Shop Local' and 'Small Business Wangaratta' campaigns.

### **Attachments**

Nil.

### **Gallery Questions**

Mr David Griffiths referred to the timing of the parking metres and asked why the community is required to pay until 5.30pm yet the timing of the metres finish at 5.00pm.

Ailsa Fox, Chair Administrator responded that the question would be taken on notice.

Mr Brian Fox asked how the free parking will work and be sold. Brian expressed that it would be a good opportunity for Council to get some kudos with the community and putting bags over the top of the metres with a sign that says 'free parking courtesy of the Rural City of Wangaratta' would be a good idea.

Ailsa Fox, Chair Administrator responded that Brian's comments would be taken on board.

11.2.5.6 DRAFT TOWNSHIP DEVELOPMENT PLANS FOR GLENROWAN, OXLEY AND MILAWA – ENDORSEMENT FOR COMMUNITY AND STAKEHOLDER CONSULTATION

<b>Meeting Type:</b>	<b>Ordinary Council Meeting</b>
<b>Date of Meeting:</b>	<b>9 December 2014</b>
<b>Author (Officer's title):</b>	<b>Principal Strategic Planner</b>
<b>File Name:</b>	<b>Township Development Plans for Glenrowan Oxley and Milawa</b>
<b>File No.:</b>	<b>73.010.024, 73.010.025 and 73.010.026</b>

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

**Executive Summary**

This report is presented to Council to:

- Provide background to the preparation of the Draft Glenrowan, Oxley and Milawa Township Development Plan Report (the report) and Township Development Plans (the plans)
- Provide a summary of the main findings within the draft report and next steps in the process required to finalise the draft plans, and
- Seek Councils endorsement of the draft for public community and stakeholder consultation.

It is recommended Council endorse the Draft Glenrowan Oxley and Milawa Township Development Report and Plans for consultation commencing after the Christmas/New Year holiday period in 2015 to ensure effective and inclusive engagement.

**RECOMMENDATION:**

**(Moved: Administrator R Roscholler/ Administrator I Grant)**

***That Council endorse the draft Glenrowan, Oxley and Milawa Township Development Plan Report and Plans for public consultation, for a period of no less than one month, in early 2015.***

***Carried.***

**Background**

The Population and Housing Strategy, 2013 is an overarching policy document that identifies actions to accommodate sustainable growth across the municipality for population projections until 2031. This policy was formally adopted by Council in December, 2013. A recommendation of the strategy identifies the revitalisation of townships, *by developing township structure plans* which set out the *preferred location of housing, encouraging the provision of more compact housing in association with reticulated sewerage connections* and having regard to the characteristics valued by the community.



The purpose of the report and the plans is to set the strategic land use and planning direction and provide a vision for coordinated development that respects the existing rural character of each of the townships. The report aims to provide guidance about the provision of sustainable housing to meet the needs of the changing community over the next 10-20 years.

The report and plans were commenced with the assistance of a successful funding grant provided by the Rural Flying Squad through the Department of Transport Planning and Local Infrastructure (DTPLI). Consultants were formally engaged to prepare the report and plans.

The development of the Draft Township Development Plans for Glenrowan, Oxley and Milawa included the following steps:

**Stage 1 – Background Analysis:**

A comprehensive analysis of existing conditions was undertaken in early 2014 and was used to inform presentations to stakeholders during initial community engagement. This included a review of all current plans and strategies relevant to the townships.

**Stage 2 – Part 1 Key Stakeholder Issues and Opportunities Engagement:**

A series of stakeholder workshops were held in July 2014, with the intent of clarifying infrastructure provision, identifying constraints and highlighting what the community valued about each of the study areas. A stakeholder engagement report was prepared and its findings have helped inform the draft report and plans.

**Stage 2 – Part 2 Preparation of Draft Glenrowan, Oxley and Milawa Township Development Plan Report and Plans:**

Both a draft report and township development plans (site plans outlining the future actions to achieve the vision communicated in the report) have been prepared. The report and plans require Councils endorsement for community consultation.

**Discussion**

Overall the report shows a low level of population growth and sufficient land available within each township study area boundary and within in existing zones to accommodate the projected change in population for the next 10-20 years.

The key recommendations from the report for each of the townships includes the following:

**Glenrowan**

- Enhancing the main commercial precinct, focusing on heritage tourism (associated with Ned Kelly's last stand)
- Encouraging infill development in existing residential areas
- Providing some opportunity for future low density (lifestyle opportunity) development, which responds to the natural features of the area, and acts as a buffer between the core township and surrounding rural activity.

**Oxley**

- Maintaining the low density feel outside the township core residential area.
- Protect the existing amenity by ensuring future potential subdivision respects the existing grid layout.
- Support the farming activities in the immediately surrounding area.
- Support Snow Road as the key business and tourism gateway to the area.

**Milawa**

- Support residential development at a low density scale throughout the township.
- Create links through existing areas and in future areas to connect the key commercial and tourism nodes to community infrastructure.
- Improve landscaping to provide a presence to gateways into the townships.

Actions to achieve the key recommendations are illustrated on each of the individual township plans.

The next steps in the process include:

**Stage 2 – Part 3 Community Consultation:**

Comments will be sought in response to the draft township reports. This step will include a series of presentations to the key stakeholders and a period where Council will seek written feedback.

Due to the tight timeframes there may be a need to continue to make minor edits/corrections to the content with the assistance of the consultants up until the formal exhibition of the documents in 2015.

**Stage 3 – Final Reports:**

The final report and plans will be influenced by public submissions and are expected to provide direction for the use and development of land within the specified township boundaries. The recommendations will be prioritised and implemented through a range of processes. The planning tool for the implementing the recommendations will be an amendment to the Wangaratta Planning Scheme, including making changes to the Municipal Strategic Statement, potential rezoning of land and application or adjustment to overlays.

**Implications****Policy Considerations**

The Population and Housing Strategy, 2013 is a policy document that outlines population growth and housing stock required to accommodate growth over the next approximately twenty years. This project supports the report and strategy.

The Wangaratta Planning Scheme Effluent and Waste Water Disposal Policy is relevant to this project as it affects land in the study areas not connected to reticulated sewerage. The implications of introducing reticulated sewerage means that the minimum lot size in land zoned Low Density Residential Zone (LDRZ) will decrease from 1 hectare to 0.2 of a hectare. This increases the development potential in a large portion of the township study areas. This policy is also reflected in Clause 22.06-1 of the Wangaratta Planning Scheme.

## **Financial Implications**

The Township Structure Plans have been prepared as the result of a grant funded by the Rural Flying Squad.

## **Legal/Statutory**

There are no legal/statutory implications identified for the subject of this report.

## **Social**

The draft plans have been developed to respond to development pressure that may impact the community and amenity of the townships. Community workshops and endorsed Community Plans have influenced the developments of the report and plans.

## **Environmental/Sustainability Impacts**

The draft plans have considered environmental constraints and recommend urban expansion in areas that are not impacted by factors including significant native vegetation and areas at high risk from bushfire and that will not adversely impact on environmental features. These plans uphold a sustainable approach to future community building.

## **Economic Impacts**

The draft township plans provide the foundations for well-planned future communities which will provide ongoing support for the commercial and tourist enterprises located within each township.

## **Council Plan-Key Strategic Activity/Action**

This project is consistent with action 3.4.1.3 of the Council Plan 2013-2017, (2014 Revision). This action includes to '*Develop structure/development plans for identified future development areas.*'

## **Strategic Links**

### **a) Rural City of Wangaratta 2030 Community Vision**

This project is consistent with Strategy 10 of the Community Vision Action Plan. The relevant outcomes sought include '*rural townships are distinct and separate communities, thriving with population growth, new businesses and tourism development*'. An identified strategy to achieve this outcome is to '*deliver zoning changes*'.

### **b) Other strategic links**

This project is consistent with the Hume Regional Growth Plan, from a sub-regional perspective, which acknowledges that growth will occur and the importance of providing diversity in housing options outside core urban areas.

## **Risk Management**

Risks associated with this matter are considered minor.

## **Consultation/Communication**

Information was sought regarding existing conditions and community values through a targeted consultation program. Key messages communicated through this process were to:

- Create recreational opportunities
- Enhance commercial and tourism opportunities
- Enhance community infrastructure
- Retain a low density feel
- Manage development related to population growth

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
Inform	<i>We will keep you informed</i>	<ul style="list-style-type: none"> <li>• Notice in a local newspaper and Councils website</li> </ul>
Consult	N/A	
Involve	<i>We will work with you to ensure the your opinions and issues are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision</i>	<ul style="list-style-type: none"> <li>• Information workshop to provide a summary and identify issues and opportunities about the township study areas</li> <li>• Opportunity for those who couldn't make the information session to provide written feedback</li> <li>• Feedback informs the development of township plans</li> </ul>

Officers believe that the draft documents are ready for Council to consider and endorse for community consultation. Consultation should occur for no less than one month and commence after the Christmas/New Year holiday period to ensure interested community members and stakeholders are given adequate time to consider the matter. Following the consultation any necessary adjustments will be made to the documents and the matter will be presented to Council for approval.

## **Options for Consideration**

### **Option 1 (Recommended):**

Consider the draft Glenrowan, Oxley and Milawa Township Development Plan Report and Plans, make any minor necessary/administrative adjustments and endorse the draft for consultation for one calendar month commencing in early 2015. This is the best way to progress the matter.

**Option 2: Not Recommended**

Consider the draft Glenrowan, Oxley and Milawa Township Development Plans and adopt the draft. This is not recommended at this early stage as it would exclude community input into the draft documents.

**Option 3: Not Recommended**

Do not endorse the plans for consultation. This is not recommended as it is contrary to policy considerations and would hold up the project. It would provide an environment of planning and land use uncertainty which may lead to ad hoc development. Delaying the project may result in a loss of funding from the Rural Flying Squad if the project is not completed. This would leave Council in the position of having an incomplete policy document and unable to implement a planning scheme amendment.

**Conclusion**

The Draft Glenrowan Oxley and Milawa Township Development Plan Report and Plans have been developed to implement the directions of Population and Housing Strategy, 2013, sustainably manage future growth and address community concern catalysed by changes to infrastructure. The plans are underpinned by sound policy analysis and developed with the input of the community and key stakeholders. The endorsement of the draft plans will provide a further opportunity for community and stakeholder input and enable Council to sustainably manage change in the short and long term future.

**Attachments**

1. Draft Township Development Plans for Glenrowan, Oxley and Milawa.

11.2.5.7 PROPOSED AMENDMENT C65 – APPLICATION OF AN ENVIRONMENTAL SIGNIFICANCE OVERLAY OVER DECLARED WATER SUPPLY CATCHMENT AREAS

**Meeting Type:** Ordinary Council Meeting  
**Date of Meeting:** 18 November 2014  
**Author (Officer's Title):** Strategic Planning Coordinator  
**File Name:** Wangaratta Planning Scheme Amendment C65  
**File No.:** 73.030.080

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

**Executive Summary**

This report is presented to Council to consider the merits of applying an Environmental Significance Overlay (ESO) to the declared Special Water Supply Catchment areas within the Rural City of Wangaratta. The use of an ESO is supported by the relevant rural water authorities and represents best practice in terms of recognition and protection of potable water supply catchments.

An ESO will clearly define properties within the SWSC (as declared under Schedule 5 of the *Catchment and Land Protection Act 1994*) for the benefit of property owners and authorities. An ESO can apply new planning permit triggers for types of development considered to be a high risk to water quality, and include specific objectives, application requirements and decision guidelines.

Due to the complex and possibly controversial nature of this control, it is recommended that an appropriate targeted consultation program form an integral part of preparation of this amendment.

**RECOMMENDATION:**

**(Moved: Administrator I Grant/ Administrator A Fox)**

***That Council:***

- 1. undertake targeted consultation with relevant community stakeholders regarding the implications of applying an ESO control; and***
- 2. finalise a draft ESO control based on consultation feedback and the accurate sub-catchment density calculations before proceeding to exhibition of Amendment C65; and***
- 3. seek authorisation from the Minister for Planning to prepare and exhibit Amendment C65 to the Wangaratta Planning Scheme.***

***Carried.***

## **Background**

### *Special Water Supply Catchment Areas*

More than 70% of the Rural City of Wangaratta (RCoW) municipality is affected by Special Water Supply Catchments (SWSC) as shown at **Attachment 1** (Source: *Draft Domestic Wastewater Management Plan, 2012*). Catchment areas affected include parts of the Buffalo River, Ovens River, King River and Fifteen Mile Creek. SWSC are open potable water supply catchments declared under the *Catchment and Land Protection Act 1994*. A potable water supply catchment provides water resources to a reservoir or storage used for domestic purposes. An open catchment is where part or all of the catchment area is in private ownership and access to the catchment is unrestricted.

Due to risks to public health, all use and development within a SWSC should be sited and managed to protect the quality of water collected from the catchment. Currently, any planning permit application triggered by another provision for a use, development, subdivision, demolition and native vegetation removal within a SWSC requires mandatory referral to the relevant water authority for a determination and conditions. This process is not transparent in that applicants may not be fully aware of the implications of water quality permit conditions when there is no identifiable trigger at the start of the process. This also means that the only means of capturing current applications in order to meet our legislative requirements is through alternative planning permit triggers. Assessment of applications is based on the *Guidelines for Planning Permits in Open Potable Water Supply Catchment Areas 2012* (the Guidelines).

Guideline 1 within this publication mandates that the density of dwellings within a SWSC should be no greater than one dwelling per 40 hectares; and each lot created in a subdivision should be at least 40 hectares in area. These densities may be varied through approval of a Domestic Wastewater Management Plan (DWMP). As Council does not have an approved and implemented DWMP, a Memorandum of Understanding (MOU) between Council and Goulburn-Murray Water (approved 24 June 2013) currently helps identify how decisions will be made, according to the level of risk associated with different types of development. No such MOU exists with any other Catchment Agency such as North East Water.

### *Using the Environmental Significance Overlay as a planning tool*

At a State level, the use of the Environmental Significance Overlay is supported as an appropriate tool to identify and protect SWSC areas. Within the Hume region, for example, the following Councils have used the ESO:

<b>Council</b>	<b>ESO Control</b>
Indigo Shire	ESO4 - Stanley Township (protection of proclaimed Nine Mile Creek catchment)
Rural City of Benalla	ESO3 Lake Nillahcootie Catchment
Mitchell Shire	ESO2 Lake Eppalock

As one of the relevant water authorities, Goulburn-Murray Water is supportive of the ESO as an effective planning tool and has provided two recent letters of support for the introduction of an ESO into the Wangaratta Planning Scheme. In its letter dated 26 August 2014, GMW advises '*We support the use of the ESO on catchments as it adds certainty to development proposals not impacting on water supplies*'. In its letter of 22 October 2014, GMW further states '*it is apparent that Wangaratta is subject to increased development pressures and developing community understanding of catchment areas would be timely*'.

### **Implications**

#### *Greatest risks to potable water supply*

According to the *Guidelines for planning permit applications in open, potable water supply catchment area* (DSE, November 2012), residential development and agriculture have the highest potential to impact adversely on water quality through the discharge of contaminated run-off and wastes, nutrient contributions and sediment to waterways. These key sources of pollutants present different levels of risk to catchments, depending upon their distance from waterways and storages and prevailing soil types.

Currently in rural areas, a variety of planning permit triggers capture development of dwellings and other buildings close to waterways and within and adjacent to floodplains. New dwellings and subdivision of small lots (<40 hectares) in rural areas are also captured under Farming Zone (FZ) provisions. Certain types of agriculture currently trigger a planning permit in the FZ, including intensive animal husbandry, rice growing and timber production. Intensive animal husbandry includes cattle feedlots and broiler farms. The removal of native vegetation is managed under Clause 52.17 of the Scheme, and it is not considered necessary to require additional controls except where vegetation is being removed within the recommended 30 metre buffer from waterways.

There remain a small number of high risk developments that are not currently captured by planning controls. These are unsewered residential developments on small lots in and adjacent to township areas. Many of the municipality's townships have land zoned Township, Low Density Residential or Rural Living. These zones do not generate planning applications for development of dwellings provided minimum lot sizes are met (eg. over 500m<sup>2</sup> in Township Zone, over 2 hectares in Rural Living Zone, over 1 hectare in unsewered Low Density Residential Zone). It is important, therefore, to capture these developments and ensure suitable siting and installation of on-site wastewater disposal systems.

#### *Catchment dwelling density calculations*

In order to meet the Guidelines, Council must ensure the density of dwellings does not exceed one dwelling per 40 hectares within the SWSC in the absence of an approved DWMP. Council's MOU with GMW sets out an agreed methodology between these two agencies to calculate dwelling density across sub-catchments, although this work has not been undertaken by either party. No such agreement exists with any other water agency. It is imperative, therefore, to



ensure these calculations are done and a process to keep them up-to-date is developed.

### *New permit triggers*

The application of an ESO over land automatically triggers a planning permit for all buildings and works, subdivision and removal of vegetation. A local schedule to the ESO can then be used to exempt all development except those high risk applications that Council and the relevant water authority wish to assess. The schedule must specify environmental objectives to be achieved and can include specific application requirements, permit conditions and decision guidelines.

A draft Schedule is provided at **Attachment 2** and is read in conjunction the Victorian Planning Provision (VPP) 'Head of Power' Clause 42.01. It should be noted that an ESO cannot control use of land, only the development that occurs as a result of that use. In summary, the main new permit triggers will be development associated with accommodation uses not connected to reticulated sewerage areas. The ESO will also trigger the requirement to consider potable water catchments in assessing intensive animal husbandry applications.

## **Policy Considerations**

### *State Planning Policy Framework*

A relevant strategy of the Hume Regional Growth Plan under Clause 11.10-2 of the SPPF is to '*conserve water and manage waterways and storages as key environmental, social and economic assets to the region*'.

Clause 14.02-1 *Catchment planning and management* contains the following strategies of relevance to this project:

- Protect water catchments and water supply facilities to ensure the continued availability of clean, high-quality drinking water;
- Consider the impacts of catchment management on downstream water quality and freshwater, coastal and marine environments.

Clause 14.02-2 *Water quality* contains the following strategies of relevance to this project:

- Protect reservoirs, water mains and local storage facilities from potential contamination.
- Ensure that land use activities potentially discharging contaminated runoff or wastes to waterways are sited and managed to minimise such discharges and to protect the quality of surface water and groundwater resources, rivers, streams, wetlands, estuaries and marine environments.

Clause 19.03-2 *Water supply, sewerage and drainage* contains the following strategy of relevance to this project:

- Ensure water quality in water supply catchments is protected from possible contamination by urban, industrial and agricultural land uses.

In achieving these strategies, a planning authority must give consideration to a number of guidelines and any special areas declared under the Catchment and Land Protection Act 1994.

Use of an ESO will help Council to identify and protect its SWSC areas by mapping them within the Wangaratta Planning Scheme and applying additional permit triggers to capture high risk development.

#### *Local Planning Policy Framework*

Council's Municipal Strategic Statement (MSS) identifies the importance of protecting water quality and ensuring adequate effluent disposal. The lack of reticulated sewerage and water to small towns is identified as a barrier to development of these areas.

Clause 21.10 *Environmental Management and Heritage* identifies that '*protection of water quality is a major issue for waterways and water storages, particularly when used for human consumption. Water quality can be compromised through inappropriate works or location of buildings and effluent disposal systems*'.

In addition, '*groundwater is an important environmental and economic resource. This can be compromised through overuse, effluent disposal systems and other urban and agricultural drainage and effluent*'.

Strategies include '*ensure the protection of water quality through the implementation of the Water Quality Guidelines for Northeastern Victoria, including protection of riparian environments and the provision of adequate setbacks for buildings and development from waterways, water storages and Heritage Rivers*'.

#### *State Environment Protection Policy (SEPP) – Waters of Victoria*

This policy provides a legal framework to assist state and local government agencies, businesses and communities to protect and rehabilitate the State's surface water environments. Section 32 requires a municipal council to manage onsite domestic wastewater systems in line with the EPA Code of Practice for Onsite Wastewater Disposal.

An approved Domestic Wastewater Management Plan will be a vital tool in identifying and mitigating risks to water quality within the municipality. Management of on-site waste water disposal approvals will form a significant focus of implementing a DWMP. Use of the ESO is an additional tool to assist Council to fulfil its responsibilities under the *SEPP – Waters of Victoria*. It is likely that once a DWMP is adopted by Council, the extent of the ESO could be reviewed and possibly reduced.

#### **Financial Implications**

There will be a cost to Council to implement this planning scheme amendment, including statutory amendment fees, officer time to prepare and exhibit the amendment and any consultation program. This amendment is not identified as

an individual project in the current 2014-15 budget, but could draw on the funds allocated generally for planning scheme amendments.

If the amendment proceeds to a Panel, there will be substantial cost to Council for officer time to prepare and present at Panel, as well as direct costs associated with a hearing.

### **Legal/Statutory**

The statutory amendment process is set out in the *Planning and Environment Act 1987* and it is expected this amendment would undergo full public exhibition. Feedback from Department of Transport, Planning and Local Infrastructure (DTPLI) indicates that whilst use of the ESO is likely to be supported, a Ministerial amendment with limited or no public consultation is not.

As discussed previously, Council has a number of statutory obligations to protect water quality in Special Water Supply Catchment areas.

### **Social**

The most significant social benefit to arise from this amendment process would be better management of high risk development within open potable water supplies and, ultimately, better potable water quality and public health.

The impact on local communities would be additional permit triggers for some forms of development that currently do not require planning approval.

### **Environmental/Sustainability Impacts**

Implementation of this proposed amendment would assist in reducing risk of contamination from wastewater, nutrients and sediment to potable water supplies within the municipality and beyond, as well as increasing water quality for ecological purposes.

### **Economic Impacts**

There will be a new cost to affected landowners by way of a planning permit application for some types of development.

### **Council Plan-Key Strategic Activity/Action**

The objective of Clause 3.5 of the Council Plan is '*to protect and enhance the natural landscape, treescapes and waterways*'. A key action to achieve this objective is to develop and implement a Domestic Wastewater Management Plan. A DWMP will identify and manage the greatest risks to potable water supply being the location and density of wastewater disposal systems. The ESO will work in conjunction with a DWMP as risks are identified and mitigated (eg. reticulated sewer to small towns).

## **Strategic Links**

### **a) Rural City of Wangaratta 2030 Community Vision**

Implementation of this amendment will contribute to the community vision of facilitating improved water security for the region.

### **b) Other strategic links**

N/A

## **Risk Management**

No risks associated with this report are identified as moderate to high. There is a risk, however, in doing nothing. Lack of control over high risk developments within Council's potable catchment areas may lead to a long term decline in water quality and issues for public and environmental health.

## **Consultation/Communication**

No public consultation has occurred in the preparation of this Report, or the draft ESO control. It is recommended that some targeted consultation occur with relevant stakeholder groups such as the Agriculture and Agribusiness Advisory Committee. As the ESO also has implications for development in small towns, consultation is recommended with community groups that represent the interests of affected townships.

Based on initial discussions with DTPLI, it is anticipated that the proposed amendment will proceed through a full public exhibition process as required by the *Planning and Environment Act 1987*.

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
Inform	We will keep you informed	Public exhibition of proposed amendment documentation
Consult	We will keep you informed, listen to and acknowledge concerns and provide feedback on how public input influenced the decision	Submission process under the Planning & Environment Act requires consideration of submissions that request changes to amendment
Involve	We will work with you to ensure that your concerns and issues are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision	Focus groups to inform draft ESO controls (eg Agriculture and Agribusiness Advisory Group; Township Community groups)
Collaborate	N/A	N/A
Empower	N/A	N/A

### **Options for Consideration**

Option 1 (Recommended option): Prepare a draft ESO for targeted community consultation and submit a finalised ESO control to the Minister for Planning for authorisation based on the outcomes of the consultation process.

This process assists Council to meet its statutory obligations to protect potable water supply, whilst incorporating community feedback into the preparation of a final planning tool.

Option 2: Finalise the ESO control and seek authorisation from the Minister for Planning to prepare and exhibit the amendment without community consultation.

Application of the ESO across 70% of the municipality has significant implications for property owners in the rural and township areas. Whilst it is anticipated that additional permit triggers will be minimal, particularly with the introduction of reticulated sewerage, it is really important that the community understand the reasons for the control, and Council understands community issues. Proceeding without a well-considered consultation program may lead to a negative community response.

Option 3: Do not proceed with applying an ESO control over the declared Special Water Supply Catchments.

This option would place greater pressure on finalising Council's draft DWMP in order to meet Council's obligations to protect water quality. As advised by the relevant water authorities, the ESO is recognised as the appropriate planning tool to identify potable water catchments and protect them from inappropriately located development.

### **Conclusion**

Applying an ESO to potable water catchments will assist Council to meet its statutory obligations under the State Planning Policy Framework, the EPA's *State Environment Protection Policy – Waters of Victoria* and the *Catchment and Land Protection Act 1994*.

Application of an ESO has the support of the relevant water authorities, being the main referral authorities responsible for water quality in the rural environment. This approach is consistent with other Councils in the region and across the State.

Targeted consultation is recommended to ensure a greater understanding by the community of the purpose and operation of the proposed ESO control and ensure community feedback informs the final control to be exhibited as Amendment C65.

### **Attachments**

1. Map of declared Special Water Supply Catchment areas
2. Clause 42.01 Environmental Significance Overlay 'Head of Power' and draft Environmental Significance Overlay Schedule 1.

### **Gallery Question**

Ms Anne Dunstan asked if a map of the proposed special water catchment areas would be available to view as the one provided with the agenda is difficult to read.

Barry Green, Director Development Services responded that it is difficult to read as it covers approximately 70 percent of the municipality and a more readable version will be available for viewing.

## **11.3 SPECIAL COMMITTEE REPORTS**

Nil.

## 11.4 ADVISORY COMMITTEE REPORTS

### 11.4.1.1 WANGARATTA UNLIMITED ADVISORY BOARD MEETING REPORT

**Date of Meeting:** 9 December 2014  
**Author (Officer's title):** Executive Assistant – Development Services  
**Report Title:** Wangaratta Unlimited Advisory Board  
**File Name:** Wangaratta Unlimited  
**File No:** 25.007.002

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

#### Executive Summary

The Wangaratta Unlimited Advisory Board held a meeting on 18 November 2014.

Attendees: B Sullivan, S Oxley, W Lester, H Haines, G Jones, R Floyd, J Hoggan, B Green, B McGrath, Chief Executive Officer; Administrator R Roscholler.

The following items from the meeting are reported to Administrators for information:

This meeting was a workshop, facilitated by Paul Carrick, to discuss the forward direction of the Advisory Committee and to identify key focus areas and projects for 2015.

- **Primary Focuses** – FTAs, green waste, Alpine Valley Agrifood project, Below-ground water resources, corporatised farming, better site incubation, saleyards & aquifer.
- **Secondary Focuses** – FTA spin-offs, Manufacturing Strategy.
- **Tertiary Focuses** – Cultural economy, Tourism, intra & inter transport, infrastructure, aquatic strategy.
- **Quaternary focuses** – Synergies & linkages, good-news stories, education.
- **Quinary Focuses** – Population policy, Wangaratta Unlimited identity/brand, Business After Hours/Chamber of Commerce joint session, Criteria for focus (matrix), Austrade, Sister City, Urban Design, South Wangaratta urban renewal, infrastructure constraints, growth target, RLUS, Bruck site.

#### **Other Focus areas:**

- Criteria for focus/matrix – review & filtering
- FTA across the board
- Format & meeting schedule into the future
- What actions are to be taken to deliver this?

- Liveability:
  - Growth
  - Synergy
  - Targeted (point of difference Vs shotgun)
  - Likelihood of success

The next meeting for the Wangaratta Unlimited Advisory Board will be held on 2 December 2014. The 2015 meeting schedule and format will be decided at this meeting.

**RECOMMENDATION:**

**(Moved: Administrator R Roscholler/ Administrator A Fox)**

***That Council note the report.***

***Carried.***

**Attachments**

1. Minutes of the Wangaratta Unlimited Advisory Board Meeting.



#### 11.4.1.2 AUDIT ADVISORY COMMITTEE MEETING REPORT

**Date of Meeting:** 9 December 2014  
**Meeting Type:** Ordinary Council Meeting  
**Author (Officer's title):** Rebecca Golia, Executive Assistant  
Corporate Services  
**File Name:** Audit Advisory Committee  
**File No:** 51.020.004

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

#### Executive Summary

This report is presented to Council to provide a summary of items discussed at the Meeting of Council's Audit Advisory Committee held on 10 November 2014.

Attendees: Peter McNeill (Chair); Ailsa Fox, Chair Administrator; Anthony Grieves; Martin Thompson, Crowe and Howarth; Joanne Ryan.

Council officers: Ruth Kneebone, Acting Chief Executive Officer; Donald Mace, Manager Finance; Tony Raven, Manager Business and Governance; Rebecca Golia, Executive Assistant Corporate Services (Minute Secretary).

Apologies: Brendan McGrath, Chief Executive Officer; Kathie Teasdale (external auditor).

The following items were discussed at the meeting:

- Action Items Status
- Quarterly Finance Report
- External Audit Management Letter
- Scope of Internal Audit Plan
- Internal Audit Reports
- Status of Internal and External Audit Recommendations
- Risk Management Processes
- Risk Mitigation Actions
- New and Amended Council Policies
- Ethical Standards and Related Party Transactions
- Compliance Matters

The following items addressed at the meeting are reported to Council for information:

#### Scope of Internal Audit Plan

The committee adopted an internal audit program and endorsed the following projects for 2014/15:

- Project management – completed
- Fraud & Corruption management
- Road Management Act and
- Rates review.

#### Internal Audit Reports

Internal audit reports for the Compliance Review and Project Management were received by the committee.

#### Risk Management Processes and Risk Mitigation Actions

Council is continuing to progress towards an enterprise risk management and reporting framework.

#### Introduction of new Council Policies and Amendments

A new Business Continuity Management Policy and an updated Risk Management Policy were adopted at the 17 September 2014 Ordinary Meeting of Council.

Council's governance framework will be progressively reviewed and updated by June 2015 in line with the Maher report and best practice guidance.

#### Local Government Performance Reporting Framework

The committee noted Council's participation in the reporting trial for the quarter ended 30 September 2014.

#### **RECOMMENDATION:**

**(Moved: Administrator Ailsa Fox/ Administrator I Grant)**

***That Council note the report.***

***Carried.***

## 12. RECORDS OF ASSEMBLIES OF ADMINISTRATORS

An “Assembly of Administrators” is a meeting at which matters are considered that are intended or likely to be the subject of a Council decision and is either of the following:

- a meeting of an advisory committee where at least one Administrator is present, or
- a planned or scheduled meeting that includes at least half the Administrators and at least one Council officer.

At an assembly of Administrators, a written record is kept of:

- a) the names of all Administrators and members of the Council staff attending
- b) the matters considered
- c) any conflict of interest disclosures made by an Administrator attending, and
- d) whether an Administrator who has disclosed a conflict of interest leaves the assembly.

The written record of an assembly of Administrators is, as soon as practicable:

- a) reported at an ordinary meeting of the Council, and
- b) incorporated in the Minutes of that Council meeting.

<b>Date</b>	<b>Meeting details</b>	<b>Refer</b>
18/11/2014	Meeting to discuss item 11.2.5.3 of November Ordinary Council Meeting.	Attachment
18/11/2014	Meeting to discuss Templeton Street Boarding House Application	Attachment
18/11/2014	Meeting prior to Ordinary Meeting of Council	Attachment
25/11/2014	Administrators Briefing Forum	Attachment
2/12/2014	Administrators Briefing Forum	Attachment

### **RECOMMENDATION:**

***(Moved: Administrator R Roscholler/ Administrator I Grant)***

***That Council receive the reports of Assemblies of Administrators.***

***Carried.***

### 13. NOTICE OF MOTION

**Ailsa Fox, Chair Administrator moved the following motion:**

***That Council write to the parents of the Premier of Victoria, Daniel Andrews who are residents of Wangaratta, congratulating them on their son's success.***

***That Council write to the Premier of Victoria, Daniel Andrews congratulating him on his recent success.***

***Administrator I Grant seconded the motion and it was put and carried.***

### 14. URGENT BUSINESS

Nil.

### 15. PUBLIC QUESTION TIME

Public Question Time

10.020.004

Mr Kieran Klemm referred to the recent change of State Government and appointment of Premier for Victoria Daniel Andrews and asked if Council would send congratulations to the parents of Daniel Andrews, Rob and Jan on behalf of the rate payers.

Ailsa Fox responded that Council would write to Mr and Mrs Andrews.

Mr Joe O'Keefe referred to the Aquatic Strategy 2014 and asked how the community of Wangaratta can be confident that Council will make a lawful decision and uphold their planning scheme in decision making.

Ailsa Fox, Chair Administrator responded that it is her opinion that Council have not made an unlawful decision.

Barry Green, Director Development Services added that there is no Planning Permit trigger required to close a pool.

Brendan McGrath, Chief Executive Officer added that the CBD Master Plan may produce a number of recommendations that may require a number of changes to the Planning Scheme. The same applies to pools. If we were to consider a future use for the site, then the Planning and Environment Act may be invoked.

Mr Brian Fox expressed that he would like Council to acknowledge letters by receipt and advise when a reply should be expected. Brian asked if Jaime had received his letter as he hadn't received a reply.

Jaime Carroll, Director Community Wellbeing responded that she had received his letter and a response was posted yesterday.

Mr Brian Fox expressed that he wished to be consulted with regarding the development of the CBD.

Brian expressed three areas in a report published in the Wangaratta Chronicle that are of concern to him:

1. Challenges around parking
2. The parking meter tender should not be accepted until the community consultation on the CBD is conducted
3. Report was advertised to be available on 24 November

Brendan McGrath, Chief Executive Officer responded that in relation to your question about the most appropriate conduit to contact Council and lack of response to correspondence, Council is currently undertaking a review of the way we engage with our customers and are trying to get better at it in an efficient and contemporary way. We don't have good mechanisms at the moment to track how we are responding to correspondence.

Brendan added that in relation to the CBD Masterplan, Council intend for staff to be heavily involved \however will engage a consultant to assist with the project. The tender had a very strong response; we have shortlisted and interviewed 3 teams. We will make an appointment very shortly.

Jaime Carroll, Director Community Wellbeing added that consultation with the community will start early in the New Year.

Dr Julian Fidge referred to the Wangaratta Unlimited Advisory Committee and the extraordinary large number of items considered by this committee and asked is there anything Wangaratta Unlimited doesn't do.

Rod Roscholler responded that we have had a number of discussions on refocussing Wangaratta Unlimited.

Dr Julian Fidge referred to the recent severe flooding and asked whether there had been any consideration to address storm water drainage.

Alan Clark, Director Infrastructure Services responded that a lot of the drainage infrastructure has been in place for a long time and we don't know what condition some of it is in. When a lot of Wangaratta was built the size standards was only a one in twenty year event. We have been working with developing a priority list and developing strategic plans. We now know a lot more about the condition of our drains. Any new developments in the city will have upsized pipes to cater for the upstream

Dr Julian Fidge referred to the Audit Advisory Committee report in particular the item regarding Fraud and the article in the paper and asked what the criteria was for the police to be involved as it wasn't clear whether the police were involved in the in the recent fraud matter where a Council staff member was dismissed.

Ailsa Fox, Chair Administrator responded that it is quiet incidental that the fraud item was in the Committee agenda. The Fraud which was reported to the paper was discovered by a different process altogether.

Brendan McGrath, Chief Executive Officer responded that Council has a Fraud Control Policy and the policy sets a limit to when we would consider referring those matters to the police. There are a number criteria to consider and they are things like severity of the crime, the age, health and personal situation of the person concerned etc. The particular issue that you refer to did warrant a referral to the police and that referral has been made.

Dr Julian Fidge asked what the amount was in the policy.

Brendan McGrath, Chief Executive Officer responded that the policy talks about amounts over \$1,000.

John Griffiths referred to the CBD Master plan and asked whether consideration will be given to the establishment of bike lanes which have surface green markings, a line which separates cars from riders improving safety.

Ailsa Fox, Chair Administrator responded that she would like to see those comments as a submission to the CBD Master plan.

Kieran Klemm referred to the traffic study and asked that Council push Vic Roads to change the sequence of the lights to improve traffic flow and allow pedestrians to cross the road diagonally and place more pedestrian crossings on our roads.

Ailsa Fox, Chair Administrator responded that she would like to see those comments as a submission to the CBD Master plan.

Alan Clark, Director Infrastructure Services added that Council would love to get commitment from VicRoads. Council cannot do it on a VicRoads road however it is getting close and we are working with VicRoads to ensure it happens.

Jim Lewis asked for an update on the installation of green bins, cogeneration project and the installation of street lights.

Alan Clark, Director Infrastructure Services responded that a tender was advertised for all waste services. The intent is to commence in 1 July 2015.

The cogeneration project is up and running and doing really well. The cogeneration is at the YMCA using a gas turbine engine which produces electricity and heat which is generated is used to heat the pool. The project has decreased the electricity bill by approximately 60 percent and increased the gas bill by approximately 30 percent.

Installation of the LED lights commenced last Saturday. The first stage is to be completed in the next couple of weeks.

Ms Anne Dunstan referred to the Aquatic Plan and asked if she could be provided with more information with regards to the 5-6million dollar figure to replace the

Yarrunga Pool as no cost figure was provided in the technical report. Has this figure been provided to Council in writing and could she have a copy of the document please?

Jaime Carroll, Director Community Wellbeing responded that the figure was based on some original work that was done as part of the previous Aquatic Strategy; obviously those costs are well out of date to what would be required now. We did some work internally with some experts we have internally and we also got some advice from some other Councils who have undertaken similar projects and received some verbal advice from the consultants who prepared the technical report.

**16. CONFIDENTIAL BUSINESS**

Nil.

**17. CLOSURE OF MEETING**

The meeting closed at 8.00pm.