



AGENDA

of the

ORDINARY MEETING OF COUNCIL

to be held on

WEDNESDAY 27 JULY 2016

in the

ALEXANDRA CHAMBERS

commencing at

6.00 pm
(immediately after the Special Meeting of Council)

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1. PRAYER, OATH & RECONCILIATION STATEMENT**2. APOLOGIES AND REQUESTS FOR LEAVE OF ABSENCE**

REF: SF/306

3. CONFIRMATION OF MINUTES

➤ Minutes of the Ordinary Meeting of Council held on 22 June 2016

Officer Recommendation:**That the Minutes of the Ordinary Meeting of Council held on 22 June 2016 be confirmed.****4. DISCLOSURES OF INTEREST OR CONFLICT OF INTEREST**

REF: SF/783

5. PUBLIC PARTICIPATION TIME**5.1 QUESTIONS OF COUNCIL****5.2 OPEN FORUM**

REF: SF/130

5.3 PETITIONERS SPEAKING TO PETITIONS

REF: SF/132

6. OFFICER REPORTS**6.1 2015/210 – MURRAYS ROAD DWELLING**

Ref: 2015/210

Land: 70 Murrays Road KINGLAKE 3763

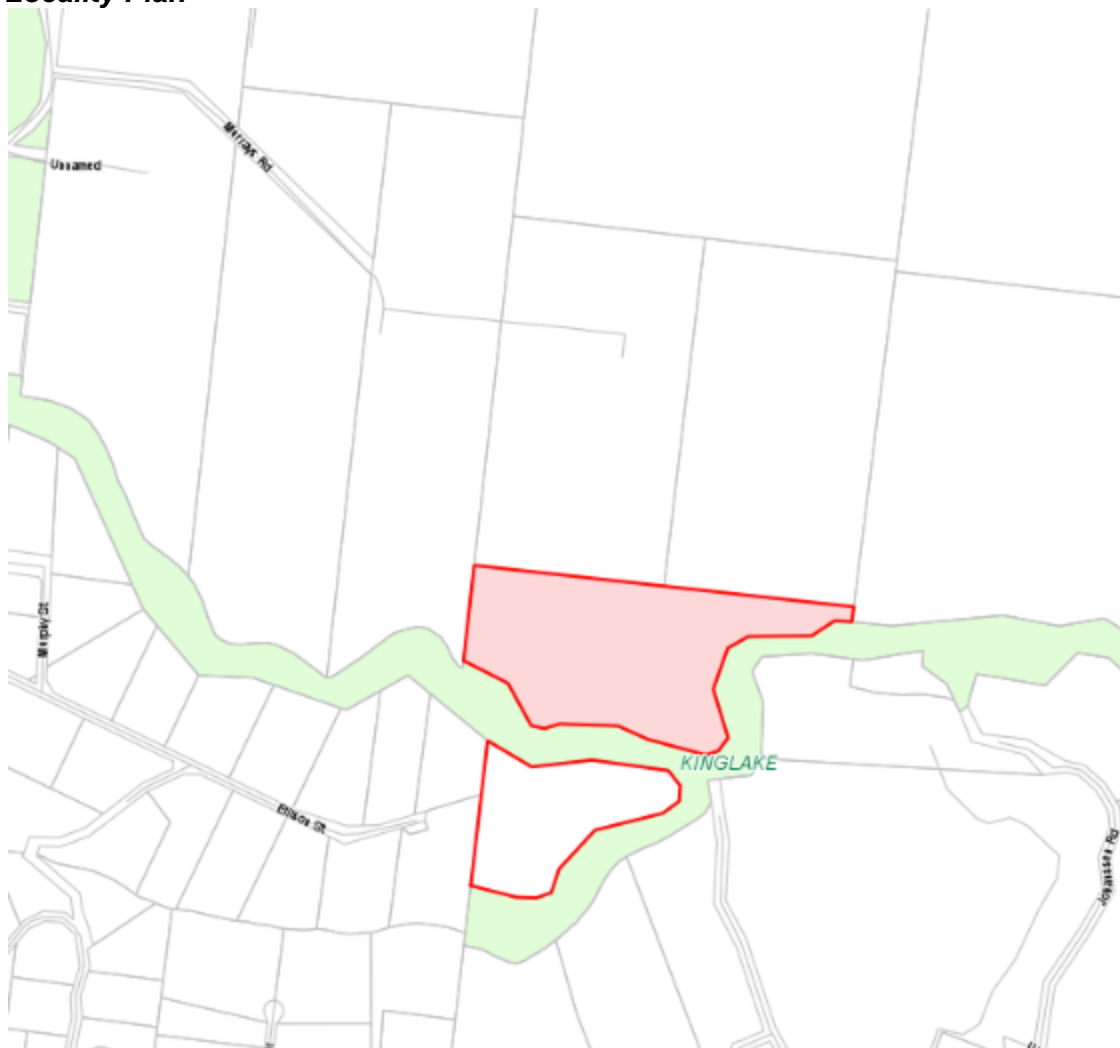
Proposal: Construction and use of a Dwelling and Garage

Applicant: JP McMahon

Zoning: Farming

Overlays: Environmental Significance

Attachments: Application Details (refer *Attachment 6.1* – TRIM 16/32887)
(aerial photograph and submissions distributed separately)

Locality Plan**Purpose:**

This report recommends that a refusal to grant a permit be issued for the construction and use of a Dwelling and Garage at 70 Murrays Road, Kinglake.

Officer Recommendation:

That Council issue refusal to grant a permit for the construction and use of a dwelling and garage at 70 Murrays Road, Kinglake (C/A: 44 CAL: A, C/A: 44 CAL: B, Parish of Kinglake), subject to the following conditions:

1. The proposal does not comply with the requirements of Clause 14.01 *Agriculture*, in that it creates a rural living style allotment that has the potential to limit the operation of adjoining and nearby agricultural uses in high quality agricultural land.
2. The proposal does not comply with the requirements of Clause 21.03-2 *Agriculture*, Objective 2: Rural and agricultural land use and development as it will create a rural living style allotment in the Farming Zone that is not capable for productive agricultural use.
3. The proposal does not comply with the requirements of Clause 35.07 *Farming Zone* as the proposed dwelling does not maintain ongoing agricultural production on the land, and has the capacity to limit the operation and expansion of adjoining and nearby agricultural uses.

4. The proposal does not comply with the purpose and decision guidelines of Clause 42.01 *Environmental Significance Overlay* in that it does not protect the potential of high quality agricultural land.

Proposal:

An application was received to construct a dwelling and garage on a parcel of land, being Crown Allotments 44A and 44B, which are currently part of a larger property known as 70 Murrays Road, Kinglake. The proposal is to utilise the land for a culinary herb farm, with the dwelling to support this enterprise. It is proposed to put in 2000 square metres of herbs to start, with an increase to 4000 square metres within five years (approximately one acre in total).

70 Murrays Road is made up of four parcels of land:

- Crown allotment 44A is 11.48 hectares,
- Crown allotment 44B is 5.42 hectares,
- Crown Allotment 42E is 21.22 hectares and
- Lot 1 TP244666 is 20.39 hectares, making a total of 58.51 hectares.

This application is for 44A and 44B, being 16.8 hectares of this land. These two parcels are covered with a significant amount of native vegetation, leaving approximately 3 hectares available to be used for agriculture. They are currently used in conjunction with adjoining allotments that have additional cleared area, and provide access for the adjoining properties to the waterway to the south.

The site is accessed through a carriageway easement on the property from the end of Murray Road, through both lots 42E and Lot 1 TP 244666.

The Land & Surroundings:

The subject land is currently part of a larger holding, known as 70 Murrays Road, Kinglake. There are four parcels in the holding, making it a total of 58.51 hectares. The subject land contains a dwelling on one allotment, and a carriageway creates access to all the remaining allotments. The subject land is bounded by a heavily vegetated waterway. The land to the east is private land that is heavily vegetated, and the land to the north and west are used for farming purposes.

Referrals:

The application was referred to Council's Development Engineer and Environmental Health Unit, who had no objections to the application.

Consultation:

The application was notified to nearby and adjoining owners. No submissions were received at the time of writing the report.

Newspaper / Other	Publishing/Consultation Date(s)
<i>Mail out: Nearby and adjoining owners</i>	27 May 2016

Planning Considerations:

The property as it is currently owned makes up nearly 60 hectares of high quality agricultural land, some of which contains remnant native vegetation. The property is relatively isolated from the residential areas in Kinglake, being separated by both the river reserve and other farming properties. In the Murrindindi Planning Scheme, the property has been identified as high quality agricultural land with the application of the Environmental Significance Overlay. The parcels that are subject to this application only contain 3 hectares of cleared agricultural land, and are currently managed in conjunction with other allotments, as detailed above.

The purpose of the Farming Zone is to support the use of the land for agriculture, and to ensure that the use of the land for dwellings does not adversely affect the use of the land for agriculture. The Zone has a range of decision guidelines, all of which consider that the site must have the capacity to sustain an agricultural use, that the development does not limit the ability of this land and nearby land to be used for agriculture and that any dwellings do not lead to the fragmentation of farming land, nor to a proliferation of dwellings in the area.

While every application must be assessed on its merits, Council Officers are currently in the process of assessing a separate application for a dwelling on the lot to the north, being Lot 1, TP244666, for a dwelling and shedding to support an equine facility. Lot 42E contains an existing dwelling and currently manages the whole of the land. Should both dwellings get a permit, there would be three dwellings approved on 60 hectares of land where currently there is only one to manage all four allotments.

While the application is supported by a Business Plan for the property, the reality is that although there is 3 hectares of viable agricultural land within this property, the applicant only proposes to plant herbs in 0.2 hectares to start, growing to 0.4 hectares in five years. The plan provided projects that the farm will generate profits of approximately \$22,000 in the first instance, growing to \$44,000 within the five year period. The application document makes the statement:

“A viable Culinary Herb Growing Business needs to be a minimum of 1 acre to operate effectively and to provide enough herbs to maintain a regular supply of produce and remain a reliable supplier of herbs when they are in demand.”

When considered in context with the rest of the property, the capacity of this allotment to be used for rural living purposes is extremely high. While the application does propose a horticultural enterprise, providing a dwelling with this small enterprise will only remove the land from the broader parcels and fragment high quality agricultural land. There is no way to guarantee that the land would be used for this purpose on an ongoing basis, and conditioning a permit to require it to be used in accordance with the application would limit the capacity of the whole of the land to be used for a more intensive agricultural enterprise. As it is currently structured with the parcels used together, the land has the capacity to be used for intensive horticulture into the future should it remain in one ownership. Allowing a dwelling on the southern most allotment, with the associated traffic through the rest of the property for access to this proposed dwelling, will decrease the capacity of the adjoining land to be used for agriculture. Further to this, should this land be in separate ownership, the capacity of the adjoining land to access water from the creek would be removed.

When balancing the proposed use, even with the proposed horticultural enterprise, the potential for this lot to be used for a rural living purpose is high. Should this be established, the potential farming use of the adjoining land would be limited by the proximity to a dwelling, and should not be supported.

Conclusion:

The application for a dwelling and shed at the property at 70 Murrays Road, Kinglake will lead to a concentration of dwellings in the Farming Zone, does not provide sufficient justification for a dwelling in an agricultural area and will lead to the fragmentation of farming land, and should not be supported.

Legal/Policy Issues:

11.10 *Hume Regional Growth*

Objective: To develop a more diverse regional economy while managing and enhancing key regional economic assets.

Strategies:

- Avoid encroachment from rural residential settlement and other land uses that are non-complementary to agriculture in areas identified as strategic agricultural land and direct proposals for settlement to existing centres and townships.

14.01 *Agriculture*

Objective: To protect productive farmland which is of strategic significance in the local or regional context.

Strategies:

- Ensure that the State's agricultural land base is protected from the unplanned loss of productive agricultural land due to permanent changes of use.
- In considering a proposal to subdivide agricultural land, the following factors must be considered:
 - The desirability and impacts of removing the land from primary production, given its agricultural productivity.
 - The impacts of the proposed subdivision on the continuation of primary production on adjacent land, with particular regard to land values and to the viability of infrastructure for such production.
 - The compatibility between the proposed or likely development and the existing uses of the surrounding land.
- Subdivision of productive agricultural land should not detract from the long-term productive capacity of the land.

Local Planning Policy Framework

21.01 *Context*

Issues:

- Agriculture: the recognition and protection of the Goulburn River Valley and other areas as high quality agricultural land, with further opportunities to diversify and value add to agriculture.

21.03-2 *Agriculture*

Context:

- The Kinglake Ranges and Toolangi areas have high quality soils and agricultural value.
- Agricultural land is under increasing pressure for conversion into non-agricultural uses. It is important that any new uses, subdivisions or developments in rural areas do not reduce the productive capacity of agricultural land and the capability of existing agricultural, aquaculture, horticultural or timber productions uses to continue.

Issues:

- Agriculture has economic and strategic significance for the municipality and has potential for continued expansion.
- The protection of agricultural land is necessary to support future growth of the agricultural sector and the diversification of agricultural activities.
- Potential for rural subdivision and housing to lead to incremental loss of productive agricultural land.

- Potential for use of agricultural land for non-agricultural or rural-living purposes to conflict with established or future agricultural and horticultural land uses.
- The need for any excision of an existing dwelling to protect productive rural land and not create a de facto 'rural living' subdivision. The small lot subdivision of an existing house may in some circumstances assist the process of farm consolidation or may assist in the conservation of an identified heritage place to which the Heritage Overlay applies.

Zoning

35.07 *Farming Zone*

Purpose:

- To provide for the use of the land for agriculture
- To encourage the retention of productive agricultural land
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.

Decision Guidelines:

General Issues

- How the use or development relates to sustainable land management.
- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.

Agricultural issues and the impacts from non-agricultural uses

- Whether the use or development will support and enhance agricultural production
- Whether the use or development will permanently remove land from agricultural production.
- The potential for the development to limit the operation and expansion of adjoining and nearby agricultural uses.
- The capacity of the site to sustain the agricultural use.

Dwelling Issues

- Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.
- Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.
- The potential for the proposal to lead to concentration or proliferation of dwellings in the area and the impact of this use on the land for agriculture.

A planning permit is required for a dwelling in the Farming Zone on a lot of less than 40 hectares.

Overlays

42.01 *Environmental Significance Overlay*

Environmental Objective to be achieved:

- Protect high quality agricultural land because of its versatility, productivity and ability to sustain a wide range of agricultural uses without degradation.
- Protect the potential production from high quality agricultural land

- Prevent the unsustainable development of high quality agricultural land that may result in the loss of the quantity or quality of the land and limit the full productive potential of land.
- Prevent the conversion of high quality agricultural land to non soil based development.

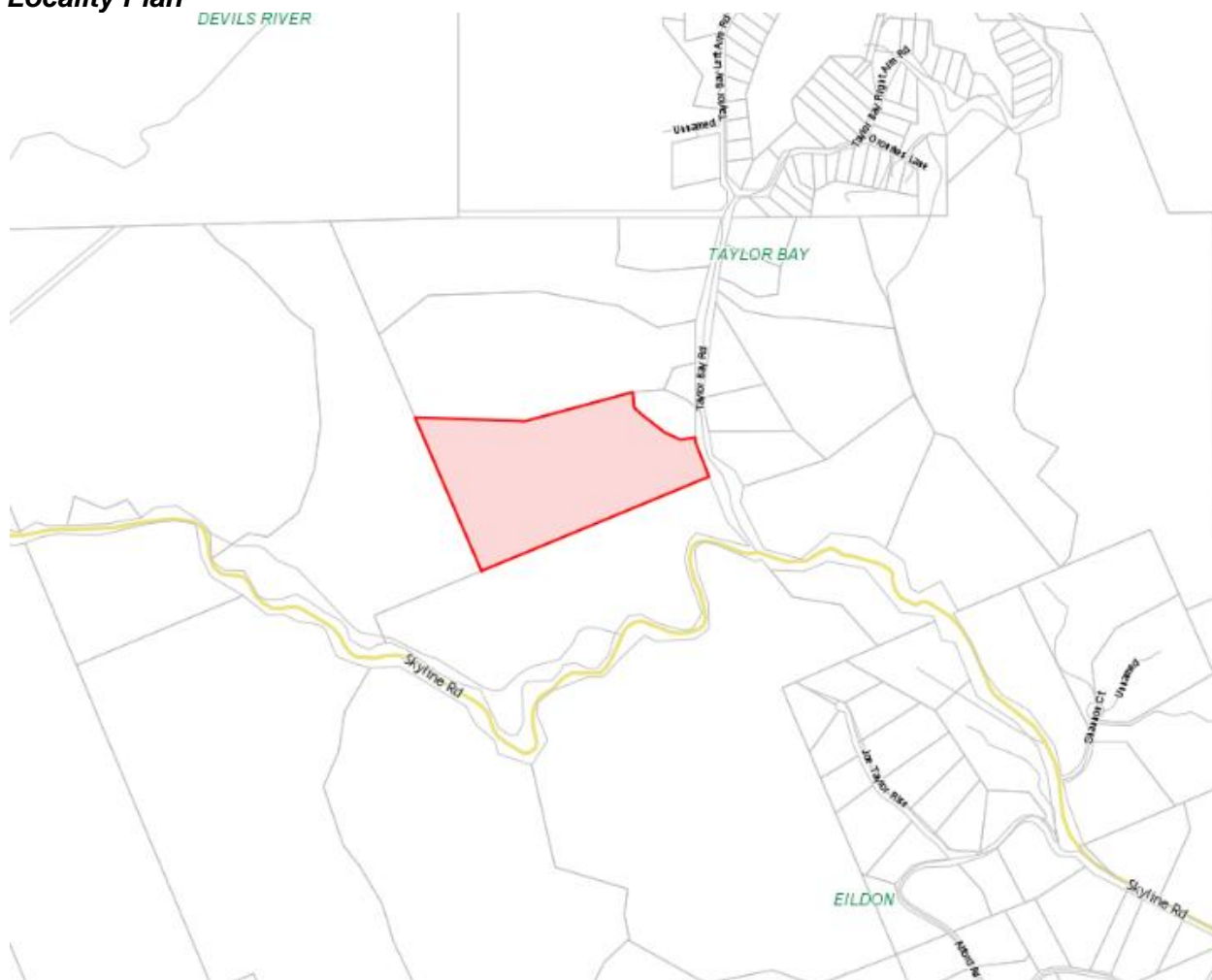
Decision Guidelines:

- Maintain the productive potential of high quality agricultural land.
- Consider the suitability of high quality agricultural land in the assessment of development proposals.

6.2 2016/27 – TAYLOR BAY BOAT STORAGE UNITS

Ref: 2016/27
 Land: 39 Taylor Bay Road TAYLOR BAY 3713
 Proposal: Construction and use of boat storage units; removal of native vegetation; construction of business identification signage
 Applicant: Ellen Hogan & Associates
 Zoning: Farming
 Overlays: Significant Landscape; Bushfire Management
 Attachments: Application details (refer *Attachment 6.2 – TRIM 16/34078*)
 (aerial photograph and submissions distributed separately)

Locality Plan



Purpose:

This report recommends that a notice of decision to grant a permit be issued for the construction and use of boat storage units, the removal of native vegetation and the construction of business identification signage at 39 Taylor Bay Road, Taylor Bay.

Officer Recommendation:

That Council issue notice of decision to grant a permit for the construction and use of boat storage units, the removal of native vegetation and the construction of business identification signage at 39 Taylor Bay Road, Taylor Bay 3713 (Lot: 1 PS: 403435, Parish of Eildon), subject to the following conditions:

1. The layout of the site and the size and type of the proposed buildings and works, including the materials of construction, as shown on the endorsed plan shall not be altered or modified without the consent in writing of the Responsible Authority.
2. This permit shall expire if the development hereby permitted is not completed and the use commenced within two (2) years of the date hereof, or any extension of such period the Responsible Authority may allow in writing. A request for an extension of time may be made before or within six (6) months after the permit expiry date, where the use or development allowed by the permit has not yet commenced, or within 12 months after the permit expiry date, where the development allowed by the permit lawfully commenced before the permit expired.
3. All external cladding including the roof and trims of the building allowed must be coloured or painted in muted shades of green, brown or charcoal, or in a colour approved in writing by the Responsible Authority.
4. Prior to the commencement of any buildings or works three (3) copies of a landscape plan or plans shall be submitted and approved by the Responsible Authority. Such plans must show areas to be set aside for landscaping around the boat storage units, and must detail trees and shrubs to be planted in a manner to soften any visual impact of the units. When approved these plans will be endorsed and will form part of the permit.
5. Before the start of the use allowed, the areas set aside for landscaping, as shown on the endorsed plan, must be planted with trees and shrubs in accordance with the plan. This area must then be maintained to the satisfaction of the Responsible Authority, and must not be used for any other purpose except with the prior written approval of the Responsible Authority.
6. Prior to commencing construction a suitable prepared engineering plan detailing the proposed driveway, earthworks and drainage, including the abovementioned erosion and sediment control measures must be submitted to the Responsible Authority and receive its endorsement.
7. Construction Plans

Before any works associated with the development, detailed construction plans must be prepared and approved to the satisfaction of the Responsible Authority. All works constructed or carried out must be in accordance with those plans.

Prior to the issue of a Statement of Compliance, the developer must construct the access in accordance with approved construction drawings.

8. All stormwater and surface water discharging from the building and works must be conveyed to a point of discharge, approved by the relevant authority. No stormwater discharge from downpipes or overflow from storage tank and surface water shall be directed or caused to be directed in a concentrated form that will cause erosion and or adverse affects within the site or to adjoining land or properties.

9. Before the use begins and/or the buildings are occupied all stormwater and surface water discharging from the buildings and access works must be retained on site and conveyed to the legal point of discharge to the satisfaction of the Responsible Authority/Goulburn Murray Water. No effluent or polluted water of any type will be allowed to enter any waterway or stormwater drainage system.
10. The approved works must not cut off natural drainage to adjacent properties.
11. Additional wastewater generated from the development should be capable of treating using the existing wastewater disposal system. If wastewater flows are excessive design and installation of any waste water disposal system for any building on the land must comply with the Septic Tanks Code of Practice, (On-site Domestic Wastewater Management), March, 1996, (Publication No. 451) published by the Environment Protection Authority, State Government of Victoria
12. Earthworks and drainage shall be designed and constructed to the requirements of the Responsible Authority, including the following:
 - That drainage from hard surfaces must be disposed of in such a manner that soil erosion and sediment movement does not occur.

Earthworks (including any tracks) must be staged, drained and stabilized and generally carried out in such a manner that soil erosion, sediment movement and slumping are minimised.
13. An application for consent to work is required to be made prior to commencing any works on the road reserve and must comply with the requirements of the Road Management Act 2004 and associated Regulations.
14. Vehicular crossing(s) must be constructed to the road to suit the proposed driveway(s) to the satisfaction of the responsible authority and any existing crossing or crossing opening must be removed and replaced with nature strip to the satisfaction of the responsible authority. Construction of new vehicular crossing(s) must comply with the SD 250 of IDM for New Industrial Vehicle Crossing Detail.
15. **Carpark Design**

Before construction works start associated with the provision of driveway, drainage and car parking, detailed construction plans in accordance with the endorsed plan, AS 2890 Part 1 Off Street Car parking and AS 3500 Part 3 Stormwater Drainage and to the satisfaction of the relevant authority must be submitted to and approved by the responsible authority. The design and plans must be drawn to scale with levels and dimensions and prepared by a suitable qualified person.
16. **Parking Signs**

A *signs* to the satisfaction of the responsible authority must be provided directing drivers to the area(s) set aside for car parking and must be located and maintained to the satisfaction of the responsible authority. The area of each sign must not exceed 0.3 square metres.
17. **Carpark Construction**

Prior to the commencement of use or the occupation of the development starts, the area(s) set aside for parking of vehicles, access lanes and parking signs as shown on the approved plans must be constructed and completed to the satisfaction of the Responsible Authority.
18. Car spaces, access lanes and driveways must be kept available for these purposes at all times.

19. Hardstand Construction

Before the use or occupation of the development starts, the area(s) set aside for the access of vehicles as shown on the endorsed plans must be:

- **Constructed**
- **Properly formed to such levels that they can be used in accordance with the plans**
- **Compacted crushed rock can be used for car park and external areas under condition that surface is maintained in regular basis to reduce disturbances and dust generation**
- **Drained**
- **Ground markers to indicate each car space**

The area must be designed to allow all vehicles to drive forwards both when entering and leaving the property.

Access lanes and driveways must be kept available for these purposes at all times to the satisfaction of the responsible authority.

20. Soil erosion control measures must be employed throughout the construction stage of the development to the satisfaction of the Responsible Authority.

21. In order to offset the removal of 0.466 hectares of native vegetation approved as part of this permit, the applicant must provide a native vegetation offset that meets the following requirements, and is in accordance with the General offset *Permitted clearing of native vegetation – Biodiversity assessment guidelines* and the *Native vegetation gain scoring manual*. The offset must:

- **Contribute gain of 0.083 general biodiversity points equivalence units**
- **Be located within the Goulburn Broken Catchment Management Authority boundary**
- **Have a strategic biodiversity score of at least 0.123**

22. Offset Evidence

Before and native vegetation is removed, evidence that an offset has been secured must be provided to the satisfaction of the responsible authority. This offset must meet the offset requirements set out in this permit and be in accordance with the requirements of *Permitted clearing of native vegetation – Biodiversity assessment guidelines* and the *Native vegetation gain scoring manual*. Offset evidence can be either:

- **A security agreement, to the required standard, for the offset site or sites, including a 10 year offset management plan**
- **A credit register extract from the Native Vegetation Credit Register**

23. The advertising sign shown on the endorsed plan can only be altered or modified with the written approval of the Responsible Authority.

24. The sign shall be located wholly within the curtilage of the subject land.

25. The sign hereby permitted shall be kept in good order and maintained to the satisfaction of the Responsible Authority.

Goulburn Murray Water

26. No buildings are to be constructed within 30 metres of any waterways or on any drainage lines.

27. All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).
28. The slope of batters both cut and fill should not exceed 1 (Horizontal) : 3 (Vertical) or where this is not practical batters must be stabilised by other means to the satisfaction of the Responsible Authority.
29. Stormwater run-off from the roof of the sheds must be directed to storage tanks with the overflow discharged in a manner which does not cause soil erosion or transport of sediment. Consideration must be given to the capacity of the tanks required and their ability to cater for storm events from such a large roof area.
30. The sheds must not contain bedrooms (or rooms that could be used as bedrooms) or any facilities with the potential to produce wastewater, including toilets, kitchens or other food preparation facilities.
31. Prior to the use or development commencing a gross pollutant and or litter trap must be installed at the drainage outfall of the development to the satisfaction of the Responsible Authority.

Notations:

1. This consent does not authorise the commencement of any building construction works. Before any such development may commence, the applicant must apply for and obtain appropriate building approval.

Proposal:

An application was received to construct 100 boat storage units in three stages on the property known as 39 Taylor Bay Road, Taylor Bay. The property is 27.12 hectares in size, and contains an existing dwelling and shedding, and a gymnasium. The units are proposed to be constructed approximately 750 metres from the front of the property, in an area that had previously been cleared. The sheds are to be located off an existing track on an area of land that will need some benching.

The area required for the sheds will be 70 metres wide by 90 metres long. There is proposed to be three bays of sheds, constructed in three stages. Stage 1 will be 20 units, stage 2 will be 40 units and stage 3 the remaining 40 units.

The Land & Surroundings:

The subject land is 27.12 hectares in size, and is predominantly covered with native vegetation. There is a cleared domestic area near the front of the property, and a small cleared area 750 metres from the boundary of Taylor Bay Road, which is the subject area for this application.

The properties in all directions are privately owned, and most contain single dwellings with associated shedding. The area is generally characterised as being covered with native vegetation, with cleared domestic areas only.

Referrals:

The application was referred externally to Goulburn Murray Water, who had no objections subject to conditions on any permit.

Consultation:

The application was notified to nearby and adjoining owners and two submissions were received. The submissions can be summarised as follows:

- Number of units is extreme (one submitter)
- Consider the use industrial (two submitters)

- Will create a precedent for industrial uses in what is a residential area (one submitter)
- The amenity of the area will be impacted (two submitters)
- Will increase traffic flow up Skyline Road and down Taylor Bay Road (two submitters)
- Will increase danger on road network (two submitters)
- Cars going up the track will be loud (one submitter)
- The site to be used is large and will have a visual impact from nearby properties (one submitter)
- Will be detrimental to views from nearby property (one submitter)
- Not enough clarity on the business identification signage (one submitter)
- Will have an impact on vegetation on the allotment (one submitter)

The objections were sent to the applicant, who provided the below response:

- The applicant will upgrade the entrance to his site to accommodate turning vehicles if necessary
- Only regrowth tea tree is being removed for the storage units
- The property is located nearly 900 metres from the junction of Taylor Bay Road and the left/right arms intersection.
- The property is in the Farming Zone and this type of use can be considered
- The sheds will provide visitors to the area somewhere safe to store boats without having to tow each time
- Will provide an economic benefit to the shire
- Units should not be clearly visible from nearby property, as the dwelling in question is over 1 kilometre away.

This was forwarded to both submitters, who did not withdraw. One of the submitters provided additional comments similar to the original submission.

Newspaper / Other	Publishing/Consultation Date(s)
Consultation: Sign on site	15 May 2016
Mail out: Notice to neighbours	26 April 2016

Planning Considerations:

The application has three elements that require consideration, and require permit under different provisions in the planning scheme. The storage units require a permit under the Farming Zone and the Significant Landscape Overlay. The vegetation requires a planning permit to be removed under the provisions of clause 52.17 *Native Vegetation*. The advertising signage requires a planning permit under clause 52.05 *Advertising Signs*. In order to consider them appropriated, the proposals will be discussed separately as follows:

1. Construction and use of boat storage units.

In the Farming Zone a planning permit is required for boat storage units. The purpose of the zone is for agriculture, but the zone allows the consideration of alternate proposals if it is determined that there will be no adverse impact on the use of this land, or adjoining land, for agricultural purposes. In this case, the site is generally heavily vegetated, with the exception of a section at the front of the property, currently containing the dwelling and associated shedding. The area proposed for boat storage units was previously cleared. In terms of this

property, the cleared area available for agriculture is very small, and it would not be large enough to be productive from a farming perspective. As the land is already clear and not used for any agricultural pursuits, using the area for storage units will not be detrimental to farming for this site. Further to this, the general area is characterised with similar geographic features – steep slopes, heavily vegetated, with cleared areas around dwellings. Most properties in the area are not used for agricultural purposes nor do they have the capacity to be used in that manner. The submitters themselves identify that the use of the land in the area is more residential. This type of use is generally fairly passive, with the only real impacts being movement of vehicles to and from the units, which will use existing road networks and internal access tracks.

It is the consideration of the lack of farming in the general area, and the lack of ability of the land around to be farmed due to vegetation cover, that leads to the supporting of an alternative use such as the proposal.

The site is less than 400 metres from the start of Taylor Bay Road, with one other property accessing Taylor Bay Road before this property. This property is owned by one of the submitters. The road to the property is sealed. Engineering constraints can be resolved by specifying conditions in the permit in relation to an upgrade to the vehicle crossing and the internal road being upgraded to handle the increased vehicle movements.

2. Removal of Native Vegetation.

There are two areas of vegetation on the site that are impacted by the proposal. The site identified for the boat storage units is approximately 2 acres in size. The site selected was previously cleared, and had some regrowth tea tree through the area. Under Clause 52.17 of the Murrindindi Planning Scheme, no planning permit is required to remove regrowth native vegetation that is less than 10 years old, as is the case here.

There are two small sections of native vegetation that need to be removed to upgrade the internal road to provide access to the site, and this is included as part of the planning application. The area of vegetation to be removed has been identified in the Low Risk Pathway under Clause 52.17 *Native Vegetation*, and can be removed with specific conditions relating to offsetting being placed on the permit. The Low Risk Pathway is one in which vegetation removal permits can be issued by Council provided certain parameters in relation to extent and quality are met.

3. Business Identification Signage.

The sign is proposed to be 1000 millimetres high by 600 millimetres wide, and will be located near the front entrance. In the Farming Zone a planning permit is required for business identification signage, and allows a maximum of 3 square metres of advertisement area for any property, if approved with a permit. The signage proposed complies with the provisions of the Murrindindi Planning Scheme.

In considering the application in totality, the way the subject land and surrounding land is used is relevant in that the proposal will not have a detrimental impact on agriculture. There may be some small amenity impacts in terms of the neighbouring property being able to see the sheds, but it is considered that this can be ameliorated with a condition requiring muted tones and landscaping around the site. Overall, the proposal has a positive economic benefit for the shire, and should be supported.

Eildon Structure Plan

The Eildon Structure Plan was adopted by Council on 25 May 2016. The study area comprised the existing Eildon Township and environs, including the Eildon Boat Harbour, Eildon Boat Club and Taylor Bay areas to the north, the Jerusalem Creek area and Darlingford Waters to the south and the Snobs Creek area to the west. The property associated with this permit application is located at the north west edge of the Eildon Structure Plan study boundary.

Although the Eildon Structure Plan does not propose any zone amendments for this site, the application under consideration broadly aligns with the Eildon Structure plan objectives, specifically to consolidate and expand Eildon's role and appeal as a premier recreation and tourism destination and to enhance the role of Eildon as a place to live, work, recreate and invest. The boat building, maintenance and repairs industry plays a vital role in supporting local and regional economies and has the potential to provide substantial new jobs.

Conclusion:

The construction and use of boat storage sheds will not have a detrimental impact on the use of the subject land and surrounding land for farming purposes, and with appropriate conditions, should be supported.

Legal/Policy Issues:

State Planning Policy Framework

11.10 Hume Regional Growth

Objective: To develop a more diverse regional economy while managing and enhancing key regional economic assets.

Strategies:

- Plan for a more diverse and sustainable regional economy by supporting existing economic activity and encouraging appropriate new and developing forms of industry, agriculture, tourism and alternative energy production.

14.01 Agriculture

Objective: To protect productive farmland which is of strategic significance in the local or regional context.

Strategies:

- In considering a proposal to develop agricultural land, the following factors must be considered:
 - The desirability and impact from removing the land from primary production, given its agricultural productivity.
 - The impacts of the proposed subdivision or development on the continuation of primary production on adjacent land, with particular regard for land values and to the viability of infrastructure for such production.
 - The compatibility between the proposed or likely development and the existing uses of the surrounding land.

Local Planning Policy Framework

21.03-2 Agriculture

Objective 2: Protect rural land for productive agricultural uses and compatible land uses.

Strategies:

- Ensure that the development of rural land is compatible with surrounding agricultural activities.
- Discourage the development or conversion of land to uses incompatible with productive agriculture.

Zoning

35.07 Farming

Purpose:

- To provide for the use of the land for agriculture.

- To ensure that non-agricultural uses do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.

Decision Guidelines:

- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.
- Whether the development will support and enhance agricultural production.
- The location and design of existing and proposed infrastructure including roads, water and drainage.

Overlays

42.03 Significant Landscape

Purpose: To conserve and enhance the character of significant landscapes.

Decision Guidelines:

- The conservation and enhancement of the landscape values of the area.
- The impact of buildings and works on significant views.

Particular Provisions

52.05 Advertising Signs

Purpose: To regulate the display of signs and associated structures.

The property is in a category 4: Sensitive Areas.

In this category, a permit is required for an advertising sign, with the total advertisement area not to exceed 3 square metres.

52.17 Native Vegetation

Purpose: To ensure permitted clearing of native vegetation results in no net loss in the contribution made by native vegetation to Victoria's biodiversity.

A planning permit is required to remove native vegetation.

For a Low-Risk pathway application, offsetting must be in accordance with the *Permitted clearing of native vegetation: Biodiversity assessment guidelines*.

6.3 DEVELOPMENT SERVICES QUARTERLY ACTIVITY REPORT TO JUNE 2016

REF: 16/35031

Attachments: Planning and Building Activity Report (refer *Attachment 6.3a* – TRIM 16/34795)
REMPAN report (refer *Attachment 6.3b* – TRIM 16/35914)

Purpose:

To provide Council with the June 2015/16 Quarterly Activity Report of the Development Services Department.

Officer Recommendation:

That Council note the Quarterly Activity Report – for the Development Services Department for the June Quarter of the 2015/16 Financial Year.

Background:

The Development Services Department reports quarterly to demonstrate accountability and responsiveness to our customers.

There are a number of key measurable areas which ensure the services offered are aligned to the local development industry needs and expectations.

Council Plan/Strategies:

The Council Plan 2013-2017 strategies which relate to this report include the following:

"We will deliver quality customer outcomes through continuous improvement."

Legal/Policy Issues:

There are no legal issues associated with the quarterly activity report.

Financial/Resources/Risk:

There are no financial costs relating to the preparation of this report.

Discussion:**1. Permit Activity (Building and Planning)**

Planning and building monthly permit statistics, are attached to this report for the June quarter (refer *Attachment 6.3a*) however the following key points are noted:

- 217 planning applications were received this financial year, compared with 255 last year
- 225 planning applications were determined, compared with 254 last year
- 86% of all planning permits were determined within 60 days, compared with 78% last year.
- The average permit taking only 37 days to process, compared with the State wide average of 76 days, and compared to last year with an average of 44
- 5 planning permit applications were not dealt with within the statutory timeframe of 60 days

Applications are tracking more slowly this financial year, one reason for this may be last year's drive on planning consents for bushfire recovery which occurred during the same period. If this factor is removed, the number of applications remains consistent across a broader time frame. Measurable results against statutory timeframes remains at an exceptionally high standard.

Building activity continues to track strongly which is an excellent indicator of the state of the local economy:

- 317 building permits have been issued this financial year
- 98% of building permits are issued within 30 days
- The total value of building works for the quarter is \$3,613,261
- The year to date value of building works is \$19,776,432 (which exceeded last financial year's total building works value of \$19,087,458)
- 10 occupancy certificates have been issued this quarter bringing the total to 38 for the financial year to date (does not include certificates issued by private surveyors).

The activity and key performance indicators have remained strong over the past two years. The number of applications has remained consistent, as has the capacity of officers to process these with a focus on customer service and delivering outcomes for the customer within very short time frames.

Growth in the value of the construction sector supports the statistics gathered from the Planning and Building Units. REMPLAN data (*Attachment 6.3b*) shows an increase in the value of the sector to the local economy from \$166.775m in 2015 to \$171.634m in 2016.

2. Promotional Activities, Participation at Forums & Community Meetings

The following activities have occurred during the quarter:

<i>Promotional Activities, Participation at Forums & Community Meetings April - June 2106</i>	
Media releases	<ul style="list-style-type: none"> • Councillor industry visit to Goulburn River Trout and HG Turf • NBN community and business information nights (Kinglake and Alexandra) • Visiting journalist visit – Great Victorian Rail Trail (Huffington Post) • C59 Amendment – Kinglake Cemetery
Community consultation/information	<ul style="list-style-type: none"> • NBN community and business information nights (Kinglake and Alexandra) • Business Forum in Eildon – focussing on the draft Eildon Structure Plan
Advocacy	<ul style="list-style-type: none"> • Advocated to Senator Bridget McKenzie regarding the need for improved mobile phone coverage • Advocated to NBN regarding the need for more up to date information to be provided to business and wider community regarding the broadband rollout schedule and implications • Advocated to the Victoria Building Authority for greater clarity of roles and responsibilities in administering and enforcing the Building Act and regulations.

3. Customer Satisfaction and Feedback

Customer Satisfaction Response in the June Quarter of the 2015/16 Financial Year:

Question	Excellent	Good	Average	Poor
The Professionalism of the team was:	4			
The responsiveness of the planning team was:	4			
The planning team’s overall attention to detail was:	4			
From lodgement to determination of your planning application, the planning team's performance in keeping you informed was:	2	1	1	

The applicants of all planning applications determined in the quarter were invited to comment on the service they received and four responses were received. Three of the four respondents reported that they had a pre-application meeting; two were completed over the phone and one was at a meeting.

All applicants provided comments:

- “Time frames were great, your office was easy to deal with and very helpful. Thanks, you have made this daunting process very comfortable.”

- “Nicole Maguire has done an excellent job in issuing the applied-for permit in a timely manner and with a minimum of fuss.”
- “The length of time from start to permit, in particular the CFA Section/Confirmation (3 months) was very disappointing.”

The comprehensive survey of customers planned for July has been deferred to August due to staffing resources.

4. Strategic Studies and Projects

The planning projects and studies are aligned to the Council Plan initiatives and address important key strategic land use and development future directions. The current studies and amendments are listed below:

- Eildon Structure Plan
The Eildon Structure Plan was adopted by Council on 30 May 2016.

5. Amendments

- C57 proposes to rezone land at 1274 Whittlesea-Yea Road, Kinglake West from Rural Living Zone to Township Zone and concurrently approve a planning permit application for a service station, convenience shop, postal agency, food and drink premises and associated car parking and signs. This amendment is being prepared for exhibition at the start of August.
- C58 proposes to rezone part of the land at 6540 Maroondah Highway, Yarck, from Rural Living Zone (RLZ) to Low Density Residential Zone (LDRZ); amend the Schedule to the Low Density Residential Zone in order to limit minimum subdivision size to 1 hectare; amend the Schedule to the Rural Living Zone to a minimum lot size of 2 hectares; and approve a planning permit application for an eight (8) lot subdivision in the proposed Low Density Residential Land. This amendment has been exhibited and received four submissions. The permit applicant wants to abandon the amendment to the schedule to the RLZ, and the other issues raised by the submitters can be addressed. If this amendment does not require a panel hearing, it will most likely go to Council in August for adoption.
- C59 proposes to rezone part of 265 Whittlesea-Kinglake Road, Kinglake from Public Use Zone 7 (PUZ7) – Other, to Public Use Zone 5 (PUZ5) – Cemetery and Crematorium, and to remove the Environmental Significance Overlay Schedule 1 (ESO1) – High Quality Agricultural Land, from the subject site. This amendment is currently on exhibition until 8 September 2016. The end date for submissions was originally published as 8 August 2016, but the date was extended by an additional month to incorporate requested changes from Department of Environment, Land, Water and Planning (DELWP).

6. Economic Development Update

Events	The Australian Tourism Data Warehouse (ATDW) is a new national platform for digital tourism information in Australia (www.atdw-online.com.au). By adding events on the ATDW site, the event receives maximum exposure as it appears on many websites linked to ATDW, including Council’s new website. Other websites include Goulburn River Valley Tourism, Great Victorian Rail Trail, Y Water Discovery Centre, Visit Victoria and Australia.com. Planning and preparation is underway for five drop in sessions to be held in July for event organisers and community groups to attend for assistance to list their details online.
Business support	NBN rollout – During May, Council delivered two NBN community/business information sessions. The drop in sessions enabled interested business people and residents to speak directly with NBN's Community Affairs

Manager regarding roll out timelines and likely modes of delivery and Telstra Country Wide officers regarding access to retail services. Since those sessions a number of businesses and individuals were put in touch directly with Telstra to enable them to deal with issues specific to their location. One of those businesses was Outdoor Education Group (OEG) at Eildon. For up to date rollout information the following web address was made available www.finder.com.au/nbn-tracker/map

PlanSmart – The PlanSmart project (the web based, disaster ready, business planning tool) was completed and the grant funding acquitted in April. The first step in rolling out the business planning tool will involve a series of workshops to make business people aware of the tool and the benefits of using it and getting them online and active.

Climate Smart Agriculture Development (CSAD) - The CSAD steering committee met to develop plans for the rollout of the spatial tool being developed. This included consideration for the process of creating access to the tool via each Council’s website, maintaining the platform and training Council staff. The tool will go live online in November 2016.

Murrindindi Investment Prospectus – The Investment Prospectus website went live in May, 1000 copies of the 20 page prospectus brochure/handbook were printed ready for distribution and plans for a “soft launch” were put in place for Marysville in July.

Mobile Phone Black spots funding – Site selection and the associated planning processes relating to the eight locations for new mobile base stations/towers progressed via consultation with stakeholders. A Planning permit application was received for the Skyline Rd Tower has already been actioned.

7. Great Victorian Rail Trail Statistics (GVRT)

Whole trail counter statistics for 2016 Jan-June period:

Mitchell	January	February	March	April	May	June
Schoolhouse Lane	480	563	698	669	723	381
Goulburn Valley HWY	351	374	554	658	454	167
Trawool Hotel	440	331	512	725	434	193
	1,271	1,268	1,764	2,052	1,611	741
Murrindindi	January	February	March	April	May	June
Cheviot Tunnel	320	260	638	133	471	269
Yarck	238	274	473	558	213	148
Homewood	369	580	334	754	471	251
Eglington Gap	683	294	594	932	306	283
	1,610	1,408	2,039	2,377	1,461	951
Mansfield	January	February	March	April	May	June
Mansfield	2917	2106	4331	3,927	3,226	1,712
Bonnie Doon	2209	773	2286	1,576	1,531	582
Merton	213	174	681	396	623	295
	5,339	3,053	7,298	5,899	5,380	2,589
Totals	January	February	March	April	May	June
	8,220	5,729	11,101	10,328	8,452	4,281
Compared to 2015	1,136	846	366	3,429	1,996	1,902

The Great Victorian Rail Trail website recorded a decrease in users and page views visitation compared to the same period last year with a slight increase of 1.5% of new visitors to the site.

Annual Figures for Murrindindi Shire 2015-2016

Counter	Location	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	TOTAL
1	Cheviot Tunnel (Yea)	325	246	907	372	715	216	320	260	638	133	471	269	4872
2	Yarck	153	139	**	**	**	**	238	274	473	558	213	148	2196
3	Homewood	117	180	448	485	405	415	369	580	334	754	471	251	4809
4	Eglington Cutting (Alexandra)	277	162	515	**	**	**	683	294	594	932	306	283	4046
Totals		872	727	1870	857	1120	631	1610	1408	2039	2377	1461	951	15923

Yarck and Alexandra counters were not working correctly from September to December inclusive. The counters were sent to be recalibrated and re-installed in January 2016. This would have led to a significant number of track uses not being counted.

Although the missing data means a direct comparison with the previous year is difficult, the track count still suggests a significant decrease in usage from the previous year. However the Great Victorian Bike Ride was held in December 2014, with 4,000 riders required to use the trail from Bonnie Doon to Alexandra. This would have led to a substantial increase in trail numbers at the Yarck, Homewood and Eglington Cutting track counters and possibly encouraged additional usage in the lead up to the event as well.

The trail condition has been identified as a potential impact on usage as a result of concerns over softness of the trail. Council has undertaken a maintenance and improvement program in sections throughout 2015-2016.

Other mechanisms underway to grow visitor numbers include;

- Mentoring for business operators to improve their knowledge and understanding of digital marketing, social media, consumer trends and online booking systems.
- Providing coaching and information to enable business operators and event organisers to register with Australian Tourism Data Warehouse (ATDW) to enable greater exposure for their products and services.
- Providing support and encouragement to Great Victorian Rail Trail event organisers to hold events on the trail, including event process facilitation support and the funding of a generic Traffic Management Plan for their use.
- Scoping the application for the Stage 2 Doing Business Better Project Funding application which could include program subscription with 'Discover Your Own Backyard' aimed at increasing knowledge and usage by local people and their friends and relatives of attractions.

8. Goulburn River Valley Tourism

Another successful Visitor Information Centre Volunteer Summit was hosted by Mitchell Shire Council, in Seymour on 4 May. Over 100 volunteers participated and Murrindindi again had high representation of volunteers from our four Visitor Information Centres.

Murrindindi Shire Council together with Goulburn River Valley Tourism hosted Huffington Post journalist Christine Negroni during her visit to Australia in April. The New York based travel writer spent three days in the region enjoying an itinerary jam-packed with local experiences. Christine's

trip to Australia focused on outdoor adventure travel and in particular experiences unique to Victoria including The Great Victorian Rail Trail.

The 3rd Annual Heart of Victoria Tourism Dinner was held on 30 June at Fowles Wine in Avenel and was well attended with over 100 people including a good number of local industry representatives. A new brand for the Heart of Victoria was launched and the new live website was also announced to the attendees.

9. Visitor Information Centre Statistics – Walk Ins

Annual 2015-2016

	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	
Alexandra	316	409	611	853	808	727	957	451	1132	617	369	435	7685
Eildon	96	123	140	315	185	325	575	289	600	804	132	109	3693
Marysville	4687	4143	4593	5395	4730	3996	6,240	3366	6208	4972	3324	3617	55271
Yea	2055	1903	2577	2012	2097	1952	2874	1740	2293	3409	2315	2062	27289
TOTALS	7154	6578	7921	8575	7820	7000	10646	5846	10233	9802	6140	6223	93,938

Totals listed in each table for all four Visitor Information Centres.

- This represents a small increase over the previous year (approximately 7%).
- There has been a significant increase of visitor numbers in Marysville whilst Yea has had a smaller increase, this could reflect:
 - The Marysville increase could be a result of additional marketing efforts by the Vibe Hotel and Conference Centre. A strong relationship has seen the Vibe staff recommending guests attend the Visitor Information Centre (VIC).
 - The activities and displays on offer at the Marysville VIC are acting as an attraction in their own right (for example, the Bushfire Photographic Memorial display).
 - Staffing levels and volunteer numbers at the Marysville VIC have improved and this may have resulted in stronger public relations and marketing efforts.
 - The Yea VIC has marketed their presence, merchandise and activities heavily online, on television and social media presence and this could provide a direct correlation with visitation numbers.
- There has been a decrease in the visitation at Eildon and Alexandra VICs, some factors that may have impacted this include:
 - Lack of resource has reduced the hours of operation at Alexandra.
 - A reduction in volunteer hours at the Eildon VIC may have resulted in a reduction of hours of operation and activities which attract visitation.

REMPAN data (*Attachment 6.3b*) shows an increase in the value of the sector to the local economy from \$80.570m in 2015 to \$82.916m in 2016.

Consultation:

There has been no consultation in the development of this report.

Conclusion:

The provision of Quarterly Activity Reports will continue to inform Council and the public of the work being carried out by the Development Services Department, and importantly, encourage customer feedback to inform improved performance.

6.4 COMMUNITY GRANTS ROUND MARCH 2016 TO MAY 2016

REF: 16/35436

Attachments: Community Grants Summary Out of Session Application Summary 2016 (refer *Attachment 6.4 - TRIM 16/35443*)***Purpose:***

The purpose of this report is to seek Council endorsement of the recommendation made by the delegated Community Grants Assessment Committee for a community grant application received, although not assessed, in the March - May 2016 funding round.

Officer Recommendation:

That Council endorses the recommendations of the Community and Emergency Grant Committee outlined in the following table:

Application	Funding sought	Recommendation
Toolangi Sculpture Trail	\$5,000	Support

Background:

The Community Grants program provides the opportunity for community groups and organisations to seek funding to support a range of activities and initiatives. The grants program operates on the principle of Council matching community group and organisations in kind and cash contributions.

Community grant applications are assessed by the Community Grants Committee comprising of the Mayor, Deputy Mayor and the Chief Executive Officer.

Council Plan/Strategies:

The Community and Emergency Grants process is an operational outcome of the Council Plan 2013-2017 theme of Community to provide a seed funding pool to support community initiated projects.

Legal/Policy Issues:

Implementation of the program is in accordance with the policy for the Community Grants Program.

Financial/Resources/Risk:

Funding for this application would be allocated from the 2016-17 budget. There is currently \$30,000 available in the budget for Community Grants, with three grant rounds to be completed this year.

Discussion:

The Toolangi Sculpture Trail Group submitted an application in the March to May 2016 grant round. Unfortunately the application was accidentally omitted from the grant round and the assessment panel has agreed to assess the application now in recognition of the administrative error.

The Toolangi Sculpture Trail Group sought funding to support a large scale community arts event celebrating the 20th Anniversary of the International Sculpture Event (UNESCO). The Group plans to celebrate this event through an opening Tanderrum (traditional ceremony) with the Wurundjeri and Taungurung groups of the Kulin Nation, a professional artist's residency, a community arts program, and a regional youth and school's education program. Funding is sought to support the design and printing of program booklets and flyers promoting the

celebration and related events and for the creation of signage and banners for use during the event.

The committee recommended that the application be supported, noting the breadth of community and government support which has already been committed to the project.

Council officers will provide feedback to the applicant in writing and will contact them by phone to discuss their proposals further.

Consultation:

The Community Grant applications are assessed by the Community Grants Assessment Committee.

Conclusion:

Council, on the recommendations of the Community Grants Assessment Committee, has successfully provided funding to a range of community groups across the Shire. Council officers will continue to assist and support the community to identify potential projects for funding.

6.5 YEA SALEYARDS S86 COM – ADDENDUM TO AREA OF DELEGATION

REF: 16/35554

Attachments: Yea Saleyards – Additional AREA OF DELEGATION 2016 (refer *Attachment 6.5 TRIM - 16/34847*)

Purpose:

The purpose of this report is to seek Council's endorsement to amend the Instrument of Delegation for the Yea Saleyards Section 86 Committee of Management to extend the area of delegation to include 10 Flat Lead Road, Yea (Part) C/A 40/B, Volume (1699) Folio (767).

Officer Recommendation:

That Council endorses the amended Instrument of Delegation for the Yea Saleyards Committee of Management as per the attached map (Attachment 6.5).

Background:

Council resolved to purchase land opposite the Yea Saleyards (10 Flat Lead Road, Yea) at the confidential Council Meeting on 27 January 2016 to allow for expansion of the Yea Saleyards facility.

The Yea Saleyards Committee of Management at the meeting held 5 July 2016 resolved to recommend to Council an area of approximately 4.6 acres as the parcel of land required for Yea Saleyard purposes (refer to Attachment 6.5).

To enable the Yea Saleyards Committee of Management to commence development of the site, Council is now required to identify and formally delegate the area to the Yea Saleyards Committee of Management.

Council Plan/Strategies:

This is consistent with the Council Plan 2013-2017 "Our Environment" objective to engage with relevant communities on the development of community infrastructure and services and the "Our Council" objective to continue to improve our processes to improve efficiency and effectiveness of the organisation.

Legal/Policy Issues:

Formal delegation of 10 Flat Lead Road, Yea (Part) C/A 40/B, Volume (1699) Folio (767) to the Yea Saleyards Committee of Management is required to allow the committee to manage the land.

Financial/Resources/Risk:

There are no direct risks relating to the amendment to increase the area of delegation to the Yea Saleyards Committee of Management Instrument of Delegation.

By allocating the required land through an updated delegation to the Yea Saleyards Committee of Management, this will allow Council to pursue alternate opportunities for the remainder of the land that was recently acquired (approximately 175 acres).

Discussion:

The Instrument of Delegation outlines the powers under the Local Government Act and further powers that a Committee requires in order to manage the Yea Saleyards. The Instrument of Delegation specifically maps the area that the Committee of Management is responsible for. The proposed amendment to the Instrument of Delegation is to include the identified part parcel.

A separate report will be provided to Council in due course to discuss options for consideration for the remainder of the 175 acres.

Consultation:

The Yea Saleyards Committee of Management at its July meeting identified the parcel in consultation with Council officers and recommends to Council to formally include the area into the Instrument of Delegation.

Conclusion:

That Council endorses the amendment to the Yea Saleyards Committee of Management Instrument of Delegation to include 10 Flat Lead Road, Yea (Part) C/A 40/B, Volume (1699) Folio (767).

6.6 SUPPLEMENTARY VALUATIONS

File No: CY16/21

Purpose:

This report seeks to advise and update Council of the supplementary valuations for the 2015-2016 financial year.

Officer Recommendation:

That the supplementary valuations of the Murrindindi Shire Council for the period 1 July 2015 to 30 June 2016 as contained within this report be noted by Council.

Background:

This report provides a summary of supplementary valuations processed throughout the financial year, provided by rate category.

Council Plan/Strategies:

This report is consistent with the Council Plan Financial Sustainability strategy to provide sound financial management.

Legal/Policy Issues:

Supplementary Valuations are made under Section 13DF of the *Valuation of Land Act 1960*. All supplementary valuations returned are certified by the Valuer General.

Financial/Resources/Risk:

In 2015-16 Council budgeted for 1% growth or \$142,342 from supplementary valuations, Council has achieved \$167,970 pro-rata in rate revenue from supplementary valuations, which is \$25,628 above budget. The bulk of this result can be attributed to the full years rating of the VIBE Hotel in Marysville. Although construction of the VIBE Hotel was completed in the 2014/15 financial year, the valuation of the property was not finalised until after the budget for 2015/16, which resulted in further supplementary rate revenue being recorded as received by Council for the 2015/16 financial year.

The revenue achieved through supplementary rates is incorporated in the baseline revenue that is then utilised to calculate the rating increase of 4.3% that is currently proposed in Council's draft budget for 2016/17. Council's draft budget for 2016/17 also includes supplementary rate revenue of \$154,769, which is representative of 1% growth.

Discussion:

A table of the valuation movement for rate adjustment is outlined below.

	Budget 2015-2016	Rateable CIV 01/07/2015	Rateable CIV 30/06/2016	Capital Improved Valuation movement	Rate Revenue \$
Residential	1,575,447,500	1,586,369,500	1,623,211,500	36,842,000	67,676
Commercial and Industrial	171,370,000	187,638,000	185,219,000	-2,419,000	53,558
Rural 1	1,244,106,000	1,237,182,000	1,241,495,000	4,313,000	-1,926
Rural 2	776,573,000	775,639,000	796,941,000	21,302,000	56,517
Vacant Land	123,316,000	119,868,000	110,356,800	-9,511,200	-27,550
Municipal Charge					19,695
Totals	3,890,812,500	3,906,696,500	3,957,223,300	50,526,800	167,970

Although supplementary rates growth has achieved the target of 1.0% in 2015/16, this has been hampered by a decrease in applications for rebuilding on land affected by the 2009 bushfires, which has been the predominant driver of supplementary rates growth over the last six years. The amount of properties that have received building approvals that were affected by the fires slowed substantially in 2015/16, increasing from 54% to only 56%, meaning that nearly half of all properties damaged during the fires remain undeveloped or developed to a lesser standard of Capital Improved Value (CIV) since the events of February 2009.

Conclusion:

It is appropriate at the conclusion of a financial year to recognise the supplementary valuations processed throughout the 2015-2016 financial year and bring them to account.

6.7 AUDIT ADVISORY COMMITTEE SPECIAL MEETING

REF: 16/35829

Attachments: 2016-07-06 Audit Committee Special Minutes (refer *Attachment 6.7 - TRIM 16/34048*)

The minutes of the Audit Advisory Committee Special Meeting held on 6 July 2016 are attached for receiving.

Officer Recommendation:

That the minutes of the Audit Advisory Committee Special Meeting held on 6 July 2016 be received.

7. SEALING REGISTER

REF: 13/6325

8. COUNCILLOR PORTFOLIO REPORTS**8.1 LAND USE PLANNING PORTFOLIO**

Cr C Challen:

8.2 ECONOMIC DEVELOPMENT PORTFOLIO

Cr J Kennedy:

8.3 INFRASTRUCTURE AND WASTE PORTFOLIO

Cr E Lording:

8.4 CORPORATE AND CUSTOMER SERVICES PORTFOLIO

Cr C Healy:

8.5 NATURAL ENVIRONMENT & CLIMATE CHANGE PORTFOLIO

Cr J Walsh:

8.6 MAYOR AND DELEGATED COMMITTEE REPORTS

Cr M Rae:

8.7 GENERAL BUSINESS**9. MATTERS DEFERRED FROM PREVIOUS MEETING****10. MOTIONS FOR WHICH NOTICE HAS PREVIOUSLY BEEN GIVEN**

11. ASSEMBLIES OF COUNCILLORS

REF: CY16/118

Purpose:

This report presents the records of assemblies of Councillors for 15 June 2016 to 13 July 2016, for Council to note in accordance with Section 80A of the *Local Government Act 1989 (the Act)*.

Officer Recommendation:

That Council receives and notes the record of assemblies of Councillors for 15 June 2016 to 13 July 2016.

Background:

In accordance with Section 80A of *the Act*, written assemblies of Councillors are to be reported at an Ordinary Council Meeting of the Council.

An assembly of Councillors includes advisory committees, where one or more Councillors were present, along with planned or scheduled meetings involving at least half of the Councillors and a Council Officer.

A Councillor who has a conflict of interest at an assembly of Councillors, must disclose the conflict of interest, and leave the meeting while the matter is being discussed.

A written record is required to be kept of every assembly of Councillors, including the names of all Councillors and staff at the meeting, a list of the matters considered, any conflict of interest disclosed by a Councillor, and whether a Councillor who disclosed a conflict left the meeting.

Summary:

Meeting Name / Type	Council Pre-Meeting
Meeting Date	15 June 2016
Matters discussed	1. Draft Council Plan 2. Draft Budget 2016-2017 3. Mobile Library Vehicle
Attendees: Councillors – Cr Rae, Cr Kennedy, Cr Challen, Cr Walsh, Cr Healy	Staff – M Abbey, M Chesworth, A Bond, E Wyatt, J Canny
Conflict of Interest disclosures - Nil	

Meeting Name / Type	Councillor Briefing Session
Meeting Date	15 June 2016
Matters discussed	1. Webster Street Alexandra 2. Kinglake West Motel and Caravan park 3. Skyline Road Telecommunications Tower 4. Intensive Animal Husbandry Investigation
Attendees: Councillors – Cr Rae, Cr Kennedy, Cr Challen, Cr Healy, Cr Walsh	Staff – M Abbey, M Chesworth, N McNamara, E Wyatt, J Canny, M Crane, S Brown, K Girvan, N Maguire, A Bond
Conflict of Interest disclosures - Nil	

Meeting Name / Type	Council Pre-Meeting	
Meeting Date	22 June 2016	
Matters discussed	<ol style="list-style-type: none"> 1. Skyline Road Telecommunications Tower Application 2. Transfer of Equity – 18 William Street and Marysville Retirement Village Units 3. Rate and Charges Exempted for Charitable Organisations 4. Enterprise Risk Management and Occupational Health and Safety Policies 	
Attendees: Councillors – Cr Rae, Cr Kennedy, Cr Lording, Cr Healy, Cr Walsh and Cr Challen.	Staff – M Chesworth, E Wyatt, A Bond, S Brown and M Crane.	
Conflict of Interest disclosures - Nil		

Meeting Name / Type	Councillor Briefing Session	
Meeting Date	6 July 2016	
Matters discussed	<ol style="list-style-type: none"> 1. Freedom of Information Process and Changes 2. Open Forum Request – Vacant Land Differential Rate 3. Ghin Ghin Road – VCAT Decision 4. Rubicon Village 5. Community Satisfaction Survey 6. Essential Services Commission Debrief 7. Alexandra Scouts 	
Attendees: Councillors – Cr Rae, Cr Kennedy, Cr Challen, Cr Walsh, Cr Healy	Staff – M Abbey, E Wyatt, M Chesworth, T Carter, A Bond, A Kyval, S Brown, M Crane	
Conflict of Interest disclosures - Nil		

Meeting Name / Type	Councillor Briefing Session	
Meeting Date	13 July 2016	
Matters discussed	<ol style="list-style-type: none"> 1. Victorian Floodplan Strategy 2. GRVT Annual Presentation 3. Murrindindi Youth Resilience Project 	
Attendees: Councillors – Cr Rae, Cr Kennedy, Cr Challen, Cr Lording, Cr Walsh, Cr Healy	Staff – M Abbey, E Wyatt, M Chesworth, S Brown, B Elkington, N McNamara, S Collier	
Conflict of Interest disclosures - Nil		

12. URGENT BUSINESS

13. CONFIDENTIAL ITEMS

It is proposed that the following items be considered in closed session.

- Webster Street, Alexandra
- Connecting and Revitalising Eildon Town Square
- Contract Award – CONT 15/39 Asset Management System and Support Services
- Variations To Leachate Pond Supervision & Construction and Contracts

The meeting is to be closed to members of the public as the discussion of this item is confidential pursuant to (Section 89(2)(h) of the *Local Government Act 1989*) - any other matter which the Council or special committee considers would prejudice the Council or any person.