



Southern Grampians
SHIRE COUNCIL

Council Meeting Minutes

Ordinary Meeting
10 August 2016

Held at 5.30pm in the Council
Chambers at 5 Market Place, Hamilton

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1. Present

Councillors

Cr Peter Dark - Mayor
Cr Paul Battista
Cr Dennis Dawson
Cr Cathy Armstrong
Cr Katrina Rainsford

Officers

Mr Michael Tudball – Chief Executive Officer
Mr Michael McCarthy – Director Shire Futures
Mr David Moloney – Director Shire Infrastructure
Ms Belinda Johnson – Finance Manager
Ms Megan Kruger – Governance Coordinator

2. Acknowledgement of Country

The Mayor, Cr Dark, read the acknowledgement of country –

“Our meeting is being held on the traditional lands of the Gunditjmarra, Tjap Wurrung and Bunganditj people.

I would like to pay my respects to their Elders, past and present, and the Elders from other communities who may be here today.”

3. Prayer

Cr Armstrong led the meeting in a prayer.

4. Apologies

Cr Albert Calvano
Cr Bruach Colliton
Mr Russell Bennett – Acting Director Shire Services

5. Confirmation of Minutes

COUNCIL RESOLUTION

MOVED: Cr Rainsford

SECONDED: Cr Dawson

That the Minutes of the:

- Special Meeting of Council held on 15 June 2016
 - Ordinary Meeting of Council held on 22 June 2016
 - Special Meeting of Council held on 29 June 2016
 - Ordinary Meeting of Council held on 13 July 2016
- be confirmed as a correct record of business transacted.

CARRIED

6. Declaration of Interest

Cr Dawson declared an indirect interest in Item 10.5 – Amendment C35 to the Southern Grampians Planning Scheme – 35 Mt Baimbridge Road Hamilton.

7. Questions on Notice

Questions from the public must be submitted prior to the commencement of Council Meetings.

All questions must be submitted through completion of the Public Question Time form, and be forwarded to the Chief Executive Officer at 111 Brown Street, Hamilton. All questions must be received by no later than 5pm on the Monday before the Ordinary Meeting of Council.

Questions must:

1. Not pre-empt debate on any matter listed on the agenda of the Ordinary Meeting at which the question is asked
2. Not refer to matters designated as confidential under the Local Government Act 1989.
3. Be clear and unambiguous and not contain argument on the subject.
4. Not be derogatory, defamatory or embarrassing to any Councillor, member of staff, ratepayer or member of the public, nor relate to a matter beyond the power of Council.

The Mayor will read the question and provide a response. If a question cannot be answered at the meeting, a written response will be prepared and forwarded to the person raising the question.

Residents do not need to attend the meeting for a question to be answered.

Sharon Donehue, Hamilton Basketball Association

- 1. What is the timeline/process that Council intends to take, clearly stating direction intended with regards to addressing the ongoing leaks in the roof at HILAC including at what point will Council be able to put forward a solution to the issue?**

Council will be considering a Report relating to the HILAC Roof in Item 10.6 of the Council Meeting.

- 2. Can Council guarantee any such works would be done before our Hamilton Basketball Association Junior Tournament scheduled to be held on 4th & 5th February, 2017 and our Domestic Competitions due to commence Mid February 2017?**

As above.

Graeme Jeffery

- 3. Could Council please outline the progress to date and the timeline going forward to introduce Significant Landscape Overlays to the Planning Scheme?**

Southern Grampians Shire Council has undertaken an assessment of the landscapes around the Grampians and the State Government has undertaken an assessment for the south west of Victoria which applies to all Councils across that region.

The Grampians Landscape Assessment has been exhibited and feedback received. There is money in this financial year's budget to progress the planning scheme amendment process for the Grampians Landscape Assessment.

The Council has a large strategic planning program and a considerable backlog. Consequently, the south-west study was not considered as part of Council's 2016/17 budget deliberations.

Council will be reconsidering its strategic planning program and reviewing its priorities for this financial year.

- 4. The South West Significant Landscape Assessment project, completed by the Department of Planning & Community Development in partnership with Southern Grampians Shire and other south west councils in 2012/13 included geological features such as Mt Napier and Harman's Valley Lava Flow. Section 1.9 of the report, details the Social, Historic, Environmental/Scientific and Other values of this landscape. As a Landscape Feature, the Mt Napier and Harman's Valley Lava Flow are rated in the report as being of "Exceptional" value with the report stating, "While there are numerous volcanic features across the Western Volcanic Plain this landscape is exemplary as a collection of visually compelling geological elements." The report goes on to state, "The Harman Valley lava flow forms part of the Kanawinka Global Geo Park, nominated as an area of international geological significance, and is of interest to geologists and students of volcanicity." As a planning Authority and having regard for the Objectives under the Planning and Environment Act 1987, particularly Section 4 (1) (d) "to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value", what action is Council taking to include geological features such as the Harman's Valley Lava Flow in a Significant Landscape Overlay?**

The south west landscape assessment traverses local government boundaries and there is a significant piece of work to exhibit and implement a planning scheme amendment of the scale proposed in this assessment. The south west study is not currently earmarked as part of the Southern Grampians 2016/17 budget.

Council will need to work with the State Government and possibly other Councils to identify the next steps and funding opportunities. Staff members are currently liaising with officers in the State Government to identify the scale and nature of issues to be dealt with and the opportunities.

The Harman's Valley lava flow geological feature extends for kilometres, flowing from north-east to south-west well beyond the boundaries of the land currently being investigated, including beyond local government boundaries.

The area of the Harman's Valley lava flow that is being referred to is zoned for Farming Use according to the Southern Grampians Planning Scheme. There are no overlays currently applicable under the Southern Grampians Planning Scheme.

Areas of the lava flow feature are identified as being culturally sensitive, and are therefore under the protection of the State Government's Aboriginal Heritage Act 2006.

Linda Grant

5. Could Council please outline the economic value of the significant landscapes within the Southern Grampians Shire and the planning controls that are currently in place to protect these landscapes?

Tourism is an important industry in the Shire with Grampians Tourism providing information that shows that it contributes \$66 million to the local economy. Whilst a large proportion of the visitor economy focuses on the Grampians National Park, there is no modelling that provides detailed information specifically about the economic contribution of significant landscapes.

The Southern Grampians Shire Council has five schedules to the Significant Landscape Overlay in its Planning Scheme: Coleraine landscape; Mt Rouse and crater reserve; Nigretta Falls; Wannon Falls and Koroite Homestead and Buvelot tree.

There are no other controls specifically related to landscapes in the planning scheme. There are other environmental controls such as the requirement to apply for a permit to remove native vegetation.

The Southern Grampians Shire Council promotes the region's geographical features including Mt Rouse and Mt Napier as well as others such as Mt Eccles and Lake Surprise which are part of the Greater Hamilton region but outside the Shire's boundaries.

6. Could Council please outline when it was notified and what action was taken in regards to the damage done to the Harman's Valley Lava Flow over the last 12 months?

Council was first notified in November last year of works being undertaken. Council contacted the land owner and the relevant government agency. Work was stopped at that time. The land owner was advised of the requirements under the planning scheme and for a cultural heritage management plan, with the understanding that any proposed future works would require a planning permit application. When Council was later advised in June that further works had been undertaken, Council again contacted the landowner advising of his regulated responsibilities and advised the relevant State agency. Work has again stopped and these matters are being investigated.

Works that involve the destruction or removal of native vegetation [including native grasses], or are within an area identified as being of cultural or scientific [geological] significance, require a Planning Permit Application to be lodged with Council. The latter would also require the preparation of a Cultural Heritage Management Plan.

In the case of the Harman's Valley Lava Flow geological feature:

1. The Owners did not lodge an application for any works on the land
2. The Owners did not lodge an application for the clearing of any native vegetation

8. Public Deputations

Requests to make a Public Deputation to Council must be submitted prior to the commencement of the Council Meeting.

Anyone wishing to make a deputation to Council must complete the Request to Make a Deputation form and forward it to the Chief Executive Officer at 111 Brown Street, Hamilton no later than **2 days before the Ordinary Council Meeting**.

Speaking time is limited to 3 minutes per person. Organisations may be represented at the deputation to Council by not more than 4 representatives. The names of the representatives to attend must be advised in writing to the Chief Executive Officer and 1 of the representatives to attend must be nominated as the principal spokesperson for the deputation.

Deputations wishing to make a written submission to the Council must provide 15 copies of the submission to the Chief Executive Officer prior to the Ordinary Council Meeting. One copy will be made available to the local media representative, if requested.

All members of the public addressing the Council must extend due courtesy and respect to the Council and the processes under which it operates. If a member of the public fails to do this the Chairperson can remove them from the Chambers. All members of the public must also comply with Council's Public Participation at Council Meetings policy in relation to meeting procedures and public participation at meetings.

There were no Public Deputations listed on tonight's agenda.

9. Records of Assemblies of Councillors

An Assembly of Councillors is defined in section 3 of the *Local Government Act 1989* to include Advisory Committees of Council if at least one Councillor is present or, a planned or scheduled meeting attended by at least half of the Councillors and one Council Officer that considers matters intended or likely to be the subject of a Council decision.

Written records of Assemblies of Councillors must be kept and include the names of all Councillors and members of Council staff attending, the matters considered, any conflict of interest disclosures made by a Councillor attending, and whether a Councillor who has disclosed a conflict of interest leaves the assembly.

Pursuant to section 80A (2) of the Act, these records must be, as soon as practicable, reported at an ordinary meeting of the Council and incorporated in the minutes of that meeting.

An Assembly of Councillors record was kept for:

- Hamilton Regional Livestock Exchange Advisory Committee, 11th July 2016
- Advocacy Priorities Meeting, 12th July 2016

COUNCIL RESOLUTION

MOVED: Cr Dawson
SECONDED: Cr Rainsford

That the record of the Assembly of Councillors be noted and incorporated in the Minutes of this Meeting.

CARRIED

ASSEMBLY OF COUNCILLORS



Southern Grampians
Shire Council

ASSEMBLY DETAILS	
Title:	Hamilton Livestock Exchange Advisory Committee Meeting
Date:	11 July 2016
Location:	Martin J Hynes Auditorium
Councillors in Attendance:	Cr Peter Dark
Council Staff in Attendance:	Chris Dahlenburg, David Moloney, Mary Irwin

The Assembly commenced at

MATTERS CONSIDERED		CONFLICTS OF INTEREST DECLARED
1	Welcome and Apologies	Nil
2	Previous Minutes	Nil
3	Actions from Previous Minutes	Nil
4	Livestock Exchange Development	Nil
5	Funding Applications	Nil
6	Throughput Report	Nil
7	Other Business: <ul style="list-style-type: none"> - Location of October 2016 meeting - Meeting TOR - Mortlake Development 	Nil

The Assembly concluded at: 4:35 pm

ASSEMBLY OF COUNCILLORS



Southern Grampians
Shire Council

ASSEMBLY DETAILS	
Title:	Advocacy Priorities Working Party Meeting
Date:	12 July, 2016
Location:	Market Place Meeting Room, 1 Market Place Hamilton
Councillors in Attendance:	Cr Peter Dark, Cr Bruach Colliton,
Council Staff in Attendance:	Alison Quade, Hugh Koch, David Moloney

The Assembly commenced at 4.00pm

MATTERS CONSIDERED		CONFLICTS OF INTEREST DECLARED
1	Media	
2	Air Passenger Survey	
3	Education Brief	
4	Intermodal Hub	
5	Passenger Rail	

The Assembly concluded at 5.00pm

10. Management Reports

10.1 Moloney Asset Management System

Directorate: Infrastructure

Author: Aten Kumar, Manager Engineering & Projects

Attachment: 1. Moloney Asset Management Systems Report

Executive Summary

Moloney Asset Management Systems (MAMS) was engaged to carry out the sealed pavements (construction), sealed surfaces (reseal), footpath and kerb (including channels) condition surveys and financial modelling for all roads for Southern Grampians Shire Council in October 2015. The unsealed (gravel) condition assessments were conducted using Council staff and have fed into the MAMS financial model.

As part of Council's Asset Management System a road condition report is completed every three years. MAMS also conducted the road condition surveys in 2003, 2006, 2009 and 2012. These inspections included the asset condition findings for the sealed pavements, sealed surfaces, unsealed pavements, footpaths and kerb (including channels).

This report provides a summary of the major findings following the road asset condition survey undertaken in 2015. This summary aims to provide an overview of the important findings coming out of the survey as well as a snapshot of the overall asset condition and financial modelling results detailed under: Overall Report Findings, Summary of Asset Condition Findings and Summary of Financial Modelling Results.

It is recommended that the Council adopt the Moloney Asset Management Systems report.

Discussion

Under accounting regulations, Council is required to inspect and revalue its assets at regular intervals. This condition data forms an integral part of the calculation of the asset values and their estimated total lives and remaining useful lives. It enables full and accurate asset valuations to be undertaken and via the MAMS financial modelling software the data can be used to predict the future asset condition and therefore inform the long term financial plan as to the asset renewal demand. It also assists in the selection and delivery of the capital works program.

The major findings from this report are:

1. Council has managed its road assets very well since the last condition survey in 2012 with good targeting of scarce renewal resources although total funding needs to be lifted.
2. The total present renewal shortfall or backlog of over intervention assets for the whole roads group is estimated at \$8,945,465.00 representing 2.89% of the total road asset valuation. This is considered to be at the upper end of the acceptable range and it would not be desirable to allow it to grow.
3. Present renewal demand to eliminate all over intervention assets is currently at \$7,469,000.00 which also represents the predicted peak value over the next 20 years.
4. Renewal expenditure is at only 58% of the estimate consumption rate (annual depreciation) so the assets are being consumed at around \$3,200,000.00 pa.
5. The present total renewal expenditure level for the whole roads group is \$4,291,819.00 pa and modelling indicates that this will need to be increased by 2.5% annually (in real terms) in order to hold the present extent of over intervention assets after 20-years.

6. The sealed pavements (construction) were found to be in fair overall condition and had declined a little in condition since 2012. However, works programs have been very well targeted and the extent of poor condition assets as well as the extent of urgent pavement failures has both been reduced quite measurably.
7. The sealed surface assets (reseals) were found to be in poor overall condition and had declined in condition quite measurably since the last survey in 2012. Funding needs to be lifted on this asset class urgently from its present level of only 46% of the consumption rate.
8. The unsealed pavement (gravel) was inspected by Council staff for this survey and they brought some valuable local experience to the task. They remain in good overall condition.
9. The Kerb assets were found to be in fair overall condition and had declined a little in condition since 2012. Expenditure is currently very low and will need to be lifted in future years
10. The footpath assets were found to be in only fair overall condition but the extent of very poor condition assets had reduced quite measurably since 2012 indicating very good targeting of scarce renewal expenditure.
11. The road assets within Southern Grampians Shire are only in fair overall condition but have been well managed since 2012. Total renewal funding is at only 58% of the estimated consumption rate and Council needs to raise the total level of renewal funding.
12. The recommended funding profile for the next 10 years was based on delivering the same total extent of over intervention assets as currently exists at 2.89% of the value of the network after 20-years. Modelling indicates that this can be achieved with a commencing expenditure of \$4,292,000.00 pa (present renewal funding level) combined with a 2.5% compounding annual increase for the next 20 years.
13. Further work is recommended to determine the best mix between sealed pavement (construction) and sealed surface (reseal) expenditure. It is strongly recommended that additional expenditure into the reseal area as well as changing the ratio of expenditure on reseal compared to sealed pavement construction, will deliver a better long term outcome.
14. All financial forecasting within this report is based on 2015 values with no allowance for any CPI movement.

Financial and Resource Implications

Primary outcome of the report is for Council to increase total renewal expenditure by 2.5% compounding for 20 years. It will not improve the overall asset condition but will hold in its present stage.

Sub Asset Description	Average Planned renewal expenditure next 10 Years	Annual Depreciation or Average Long term Annual Demand	Present Capital Renewal Demand From Modelling	Peak Capital Renewal Demand From Modelling	Year of Predicted Peak Demand	Recommended Commencing Funding level with 2.5% compounding Annual Increase	% of Present Renewal Demand (From Model) Being Met	% of Annual Depreciation Being Met
Sealed Pavements	\$1,681,527	\$2,766,780	\$913,000	\$2,850,000	2035	\$1,635,000	184%	61%
Sealed Surfaces	\$1,582,473	\$3,441,012	\$5,635,000	\$5,635,000	2016	\$1,942,000	28%	46%
Unsealed Pavements	\$811,487	\$505,896	\$541,000	\$770,000	2035	\$395,000	150%	160%
Kerbs	\$86,472	\$487,460	\$291,000	\$291,000	2016	\$55,000	30%	18%
Footpaths	\$129,860	\$260,044	\$89,000	\$460,000	2032	\$265,000	146%	50%
Totals	\$4,291,819	\$7,461,191	\$7,469,000	\$7,469,000	2016	\$4,292,000	57%	58%

The above table provides an alternative way of comparing the renewal demand with the present renewal expenditure levels. The key figures within the table are located in the two far right columns and represent the percentage of the renewal demand that is being met.

Council is currently funding its renewal program at \$4,291,819.00 pa which represents 58% of the average consumption rate (annual depreciation). The green shaded cells contain the recommended commencing funding level for next financial year and are also subject to a 2.50% annual compounding increase in expenditure (all in 2015 prices).

In future budgets Council will need to determine if there is to be an increase in funding and if so where that funding is to be directed to most benefit the life cycle cost of the roads assets.

Legislation, Council Plan and Policy Impacts

The Southern Grampians Shire Council Plan 2013-2017 contains the following strategy:

Strategy 1.1.1

Base decisions on the highest available level of professional advice and expertise

Strategy 1.3.1

Compliance with and application of prudent financial principles to the Council's annual budget

Strategy 1.3.2

Ensure financial responsibility and security by preparing, implementing and reviewing Council's long-term financial plan

Strategy 1.3.3

Maintain a continuous improvement approach to all Council operations

Strategy 1.3.4

Apply the principles of our Asset Management Strategy and Policies

Risk Management

The total present renewal shortfall or backlog of over intervention assets for the whole roads group is estimated at \$8,945,465.00 representing 2.89% of the total road asset valuation. This is considered to be at the upper end of the acceptable range and it would not be desirable to allow it to grow.

Renewal expenditure is at only 58% of the estimate consumption rate (annual depreciation) so the assets are being consumed at around \$3,200,000.00 pa.

The present total renewal expenditure level for the whole roads group is \$4,291,819.00 pa and modelling indicates that this will need to be increased by 2.5% annually (in real terms) in order to hold the present extent of over intervention assets after 20 years.

The sealed surface assets (reseals) were found to be in poor overall condition and had declined in condition quite measurably since the last survey in 2012. Funding needs to be lifted on this asset class urgently from its present level of only 46% of the consumption rate. If funding is not increased and stays at the same level then the renewal gap will continue to increase resulting in a poorer network with up to 10% of the total asset value considered to be above intervention or over three times the current level.

Environmental and Sustainability Considerations

N/A

Community Consultation and Communication

Upon adoption of this report, the Finance, Engineering and Asset Management teams will be advised so future capital works and renewal of assets can be implemented.

Disclosure of Interests

All Council Officers involved in the development and advice provided in this Report affirm that no direct or indirect interests need to be declared in relation to any matters in this Report.

RECOMMENDATION

That the Moloney Asset Management Report be acknowledged as received by Council.

That the Council adopt the Moloney Asset Management Report.

COUNCIL RESOLUTION

MOVED: Cr Dawson

SECONDED: Cr Battista

That the Moloney Asset Management Report be acknowledged as received by Council.

That the Council adopt the Moloney Asset Management Report.

CARRIED

10.2 Commonwealth Home Support Program – Grant Agreement for Funding

Directorate: Community and Corporate Services
Author: Nola McFarlane – Manager Community and Leisure Services
Attachments: 6, 7, 8 – Letters to Department of Health and Minister Ley

Executive Summary

On 16 September 2015 the Victorian and Commonwealth governments signed a bilateral agreement on transitioning responsibilities for aged care and disability services in Victoria. The transition of these arrangements is currently occurring across the State with Local Governments receiving a Funding Agreement from the Commonwealth.

The offered Funding Agreement contains inadequate information and a lack of detail in relation to the service that is required to be delivered. Council has requested that the Department enter into a Heads of Agreement with Council to enable the funding to be secured, and allow time for the Funding Agreement to be fully developed. If the Department is unwilling to enter into a Heads of Agreement, it is recommended that Council enter into the offered Funding Agreement and that the Chief Executive Officer be authorised to enter into the Agreement. At the time of writing this report a response had not been received from the Minister or Department.

Discussion

In May 2013, Commonwealth and State governments agreed to change roles and responsibilities for aged and disability services for older Australians. The proposal was that the Commonwealth take full funding, management and regulatory responsibility for services for people aged 65+ (50+ for Aboriginal and Torres Strait Islander people). This was due to commence with the 2015/16 financial year. Delays in executing the bipartisan agreement resulted in this start date being moved to 1 July 2016 for funding transition with an operational start date of 1 August 2016.

MAV has been undertaking the transition negotiation and management on behalf of Local government. On the 13 April 2016 Council resolved to write to MAV and raise a number of concerns with the proposed Statement of Intent particularly in relation to that document using language that indicated that local government was a provider of funding to aged and disability services rather than a service provider who was making up a funding shortfall caused by chronic underfunding of the program through the State government.

A requested update from MAV provided the following statement “The MAV provided a response to the Commonwealth and State in early May on the feedback from councils on the Statement of Intent (Sol), and suggested a number of possible wording changes in relation to the council feedback. All intergovernmental negotiation on the Sol has been on hold throughout the Federal election caretaker period. MAV has convened the next tripartite meeting on 28 July, and will update all councils on progress with the Sol after that occurs.”

On the 19 June 2016 a letter addressed to the CEO was received via email from the Federal Department of Health. The originally offered agreement contained a number of items of concern that were subsequently raised with the Department. These concerns were raised with the Department through the suggested enquiry process. The importance of the resolution of these issues prior to asking Council to resolve on the agreement prompted a letter to Assistant Secretary Ryan as the author of the offer, copied to the CEO of MAV (Attachment 6).

A revised grant agreement was received 20 July 2016 indicating that the incorrectly assigned funding had been re-described, and re-iterating the original concern over the lack of detail in the activity tables will become part of the binding agreement, but is yet undeveloped with the exception of the total hours of service to be delivered.

Attached to this letter was the:

- comprehensive grant agreement,
- terms and conditions to the comprehensive grant agreement, and
- Activity work plans.

Until the agreement is signed and returned Southern Grampians Shire Council is unable to receive clients for service delivery or access the software for reporting under the Commonwealth Home Support Program. There is a requirement to sign the agreement to be able to continue with the currently offered level of service for the 1 August yet the commitment to completing the detail of the agreement (in the form of populated activity work plans) is 30 August.

The revised Agreement still contains inadequate information in relation to the specific responsibilities of Council. The main concerns are the lack of details and incomplete nature of the offer of funding. The Activity Work Plans that form part of the legally binding agreement, and are either absent or indicated as requiring completion by Council to the satisfaction of the Commonwealth. There is no information provided to guide Council on the scope of what those work plans may need to contain.

A letter has been sent to Minister Ley, Minister for Health and Aged Care, seeking that Council and the Department enter into a Heads of Agreement to enable the funding to be secured, so that Council does not enter into a Funding Agreement that is not fully developed. A response has not yet been received.

It is recommended that if the Department is willing to enter into a Heads of Agreement that Council enters into this Agreement, as opposed to the full Funding Agreement which is incomplete in Council's view. This will provide Council with the ability to continue to support older members of our community with the services they currently receive to remain safely and autonomously at home for as long as possible as they age.

The offered agreement is for three years with a surety of funding over that period, but no indication of indexation in funding and no reduction in the hours of service required to be delivered over that period.

Financial and Resource Implications

The grant funding offered by the department for the three years is:

Life of the agreement:	\$2,591,717.25
2016/17 financial year:	\$ 863,905.74

The State funding will continue to contribute funds to support younger people with services:

2016/17 financial year:	\$ 385,445.59
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The 2016/17 Council adopted budget commits the following budget to the delivery of services across both the State (funding younger people) and Federal Streams:

2016/17 financial year:	\$ 281,176
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The funding ratio for services based on proposed agreements and the adopted budget is 57% Federal: 25% State: 18% Local

Users of the service co-fund through user charges as per the pricing register. The resources required to develop the outstanding parts of the agreement are currently unknown. The specific details of the activities required to be delivered and the cost of reporting against those activities are also currently unknown

Legislation, Council Plan and Policy Impacts

This area of Council service is not a legislated role of Local Government

Both the Council Plan and the Municipal Health and Well-being Plan strongly support Council in the delivery of the service. The Council Plan vision of being liveable is supported by the service in the following areas:

Foster Population and Economic Growth – allow older people to age in place and remain contributing members of the community for as long as possible. Aging in place requires health and associated industries to be available across a range of domains supporting jobs and industry around aged care.

Enhance wellbeing – most people indicate a desire to age in place rather than entre care, leading to improved wellbeing outcomes for older residents.

Help our communities feel dynamic and safe – ensuring that our older citizens remain active and involved in the communities that they reside within particularly through seniors support means that the community has the collective wisdom of the older members available for as long as possible.

Health and wellbeing outcomes of fair access to services and improved sense of belonging and connection to communities, places and activities for all people in our shire are also strongly supported by the delivery of these services within our communities by Council.

Risk Management

There are two main and conflicting risks associated with the grant offer:

- The document as it is presented for execution is in Councils view incomplete and the detail of the commitment required from Council to fulfil the agreement is therefore to an extent unknown.
- Unless the agreement is executed the funding from Commonwealth is not secured and Council is unable to deliver services to older people in the Shire.

The recommendation to enter into a Heads of Agreement seeks to mitigate both of these risks by indicating to the Commonwealth our commitment to the program, but not entering into the formal Funding Agreement until Council is satisfied that all the terms and conditions contained within are clearly spelt out and understood by both parties.

Environmental and Sustainability Considerations

N/A.

Community Consultation and Communication

There has been no community consultation done in relation to this issue. As discussed above there has been some consultation and communication between local governments and the MAV in relation to the concerns with the proposed agreements.

Disclosure of Interests

All Council Officers involved in the development and advice provided in this Report affirm that no direct or indirect interests need to be declared in relation to any matters in this Report.

RECOMMENDATION

That the Chief Executive Officer once satisfied be authorised to sign the Funding Agreement in relation to the Commonwealth Home Support Funding Grant and if required, enter into a Heads of Agreement until such time as the Funding Agreement is finalised.

COUNCIL RESOLUTION

MOVED: Cr Rainsford
SECONDED: Cr Dawson

That the Chief Executive Officer once satisfied be authorised to sign the Funding Agreement in relation to the Commonwealth Home Support Funding Grant and if required, enter into a Heads of Agreement until such time as the Funding Agreement is finalised.

CARRIED

10.3 Green Triangle Freight Action Plan – Implementation Monitoring Group

Directorate: Futures

Author: Hugh Koch – Manager Economic Development and Tourism

Attachments: None

Executive Summary

The Green Triangle Freight Action Plan outlines the freight transport demands and infrastructure needs in the Green Triangle Region of south-east South Australia and south-west Victoria and defines the actions that should be taken to address them.

The Implementation Monitoring Group has recently increased its efforts to implement the strategy, advocate for funding and prioritise the projects of the plan.

It is recommended that Southern Grampians Shire Council nominate a Councillor or Councillors to be the additional delegate/s to attend with the Director of Shire Infrastructure the Green Triangle Region Freight Action Plan - Implementation Monitoring Group meetings.

Discussion

The Green Triangle Region Freight Action Plan (GTFAP) is an outcome of the Green Triangle Freight Ministerial Summit of May 2008, convened jointly by the Victorian and South Australian Governments and which involved councils, the timber and freight industries and the Port of Portland.

The Green Triangle Region has a diverse economic base with strong growth across a number of sectors, including timber, woodchip, mineral sands, dairy, meat processing, and electricity and gas production. The Action Plan identifies strategic infrastructure investments needed to address emerging capacity constraints for the transport tasks associated with these various industry sectors.

Authored in 2008, the Action Plan identified that timber, woodchip and mineral sands flows were the largest commodity growth movements that need to be handled in the region during the next decade, with the hardwood timber freight task growing rapidly between 2009 and 2012 to reach up to 3.5 million tonnes per annum by 2012. As a result, the Port of Portland is now the largest blue gum woodchip port in Australia. The Port and its related supply chain infrastructure needed to be capable of handling up to an additional 3.0 million tonnes of blue gum woodchip per year, compared to 0.5 million tonnes in 2008. This equated to an extra 75 ships through the Port every year.

With the predicted massive freight task looming, the Action Plan outlined the freight transport demands and infrastructure needs in the Green Triangle Region of south-east South Australia and south-west Victoria and defined the actions that should be taken to address them.

The actions were in the following areas:

- road network enhancements;
- rail network enhancements;
- regulatory reform;
- job opportunities and skills and training;
- socio-economic; and
- community development.

In 2016 Timber Industry sources reveal that the region is producing nearly double what was forecast in 2008 with 3.4 million tonnes of hardwood, 1.8 million tonnes of softwood and .5 million tonnes of woodchip being transported. This is without considering the other commodities of mineral sands, dairy, grain and other general freight across the road and rail network.

The impact of this additional freight is now a growing issue for the maintenance of the roads, rail and port network.

Recently, Southern Grampians Shire Council's input into the implementation of the action plan has been via the GTFAP Implementation Monitoring Group in which the Director of Shire Infrastructure has been an attendee. The launch in June of a FIX OUR KEY FREIGHT ROADS advocacy campaign, with a new roads campaign video highlighting the urgent need to upgrade the Green Triangle region's key freight routes in an effort to protect 18,000 local jobs and the booming global export industries, highlights the ramping up of the group's efforts to implement the strategy, advocate for funding and prioritise the roads in the network.

It is timely to review our membership of this group particularly in light of its greater advocacy focus now being demonstrated. Other Councils have both staff and elected Councillors representing their views. A representative from the Department of Economic Development, Jobs, Transport and Resources (DEDJTR) who is Coordinator of the group has indicated that it is most appropriate to have further representation on the group and that there is no limit to the number of representatives from each organisation.

Southern Grampians Shire Council previously nominated a councillor to be the delegate to attend the GTFAP Implementation Monitoring Group meeting however this has not been the practice in recent years.

Legislation, Council Plan and Policy Impacts

Southern Grampians Shire Council Plan

Objective 1 – Leadership and Good Governance

1.2 Sound Working Relationships and Strong Advocacy

“Council has developed an Advocacy Framework which provides the means by which the significance of issues important to our communities can be strategically and effectively conveyed to other bodies. This will be particularly relevant when we are lobbying State and Federal Governments for the provision of funding and services within our communities.”

The nomination of a Councillor or Councillors would greatly strengthen our participation and advocacy of several of our identified advocacy priorities.

Community Consultation and Communication

Council will write to the GGTFAP Implementation Monitoring Group notifying of Southern Grampians Shire's additional participation in the group. A media release will also be prepared informing the community of Council's increased participation in the group and the importance of the group in implementing the strategy and advocating for funding for the identified priority projects of the plan.

Disclosure of Interests

All Council Officers involved in the development and advice provided in this Report affirm that no direct or indirect interests need to be declared in relation to any matters in this Report.

RECOMMENDATION

It is recommended that Southern Grampians Shire Council nominate a Councillor to be the additional delegate to attend with the Director of Shire Infrastructure the Green Triangle Region Freight Action Plan - Implementation Monitoring Group meetings.

COUNCIL RESOLUTION

MOVED: Cr Dawson
SECONDED: Cr Rainsford

That Southern Grampians Shire Council nominate Councillor Dawson to be the additional delegate to attend with the Director of Shire Infrastructure the Green Triangle Region Freight Action Plan - Implementation Monitoring Group meetings.

CARRIED

10.4 Memorandum of Understanding – Grampians Tourism

Directorate: Shire Futures

Author: Hugh Koch, Manager Economic Development and Tourism

Attachments: 2. GT LGA MOU

3. GT LGA Combined Project List

Executive Summary

This report discusses the history of Grampians Tourism Board and the role of local government with it. It recommends that Council enter into a Memorandum of Understanding (MoU) with Northern Grampians Shire Council, Horsham Rural City, Ararat Rural City Council and Grampians Tourism for one year from 1 July 2016 to 30 June 2017 as attached in attachment 2 and that Southern Grampians Shire Council contributes \$38,694.20 for the 2016-2017 year. It is noted that a report regarding the signing of a MoU came to Council in June 2016 for consideration however subsequently the other three councils agreed to alternate funding arrangements. The recommendation now brings our Council into line with the other member Councils agreed contribution.

Discussion

Grampians Tourism Board Inc. was established in 2008 as the first regional tourism organisation for the Grampians region. The primary purpose of GTBI is to deliver a coordinated approach to marketing, product development, infrastructure investment and industry development for the region. The Grampians Tourism Region includes the municipalities of Southern Grampians, Northern Grampians, Horsham Rural City, Ararat Rural City and Pyrenees Shire. The GTBI Board includes six industry skills based members, as well as representatives from the five participating Councils, Parks Victoria, Regional Development Victoria and Tourism Victoria. The board is chaired by an independent chairperson.

Upon its establishment in 2008, GTBI and its partner Local Government members (five at that time) entered into an initial three year MoU, for the period July 2008 – June 2011. A one year extension was granted in 2011 and a four year MoU signed for the period July 2012 – June 2016.

Originally each of the Councils contributed equally to Grampians Tourism via the MoU with further funds coming from the State Government agencies. The MoU established the frame work for Grampians Tourism to work with the Local Government members to deliver against the Grampians Tourism Strategic Plan.

The current MOU with Local Government Members expired in June 2016

Southern Grampians Shire Council has actively supported the work of GTBI since its inception in 2008. A broad representation from the Shire has played a pivotal role in shaping the organisation including as a member of the Board of Grampians Tourism. To assist in the development of the new strategic plan each Local Government member was requested to contribute their Council strategic priorities and plans for comparison and alignment with other Council member's information.

This allows the Grampians Tourism Board to work on combined projects where synergies exist and allocate who is responsible for each task. The strategic plan identifies which

project will be driven by Grampians Tourism, which will be jointly worked on and which ones Council will drive. Attachment 3 GT LGA Combined Project List.

The MoU adopts as a principle that Grampians Tourism and Local Government members have shared goals as outlined in the Agreement and conduct activity individually and collectively to achieve those goals. Visit Victoria, local business owners and other stakeholders also conduct activity individually and collectively to achieve these or similar goals. The MoU identifies the activities undertaken by individual parties and proposes shared performance metrics for the evaluation of the success of those activities. The MoU establishes the resource contribution to be received by Grampians Tourism and contains other clauses that are operational and administrative in nature.

The revised MOU between Grampians Tourism and the four Local Government members will share the following goals:

- a. To raise the profile and front of mind awareness of the Grampians Region to:
 - i. Create sustained growth in visitor numbers, length of stay and spending
 - ii. Increase revenue from the visitor economy in local towns
 - iii. Increase jobs (particularly for young people) in the visitor economy
 - iv. Support the growth and success of business owners investing in the visitor economy
 - v. Introduce the Region to visitors who may go on to consider living, learning or investing in the Region
- b. To conduct product and industry development to create compelling visitor experiences.
- c. To attract investment into world class products and experiences
- d. To provide leadership and create productive partnerships, that:
 - i. Raise the profile of the Visitor Economy among stakeholders,
 - ii. Advocate on behalf of stakeholders in the visitor economy to work in partnership to resource, develop and deliver the Goals

Grampians Tourism and the Local Government Members have prepared individual strategic plans that outline marketing, investment attraction and product development initiatives intended to achieve those Goals. Attachment 2 GT LGA MOU 2016-2017

In March 2015, Grampians Tourism distributed an information package to the Local Government partners outlining the benefits of the Visitor Economy to each municipality identified in the Remplan Economic Modelling programme.

Grampians Tourism outlined three options for the allocation of Local Government member contributions using Remplan data to formulate individual contributions.

Remplan Economic Modelling programme, 2015 Regional Visitor Economy figures:

Local Government Members	Direct Revenue (\$ million)	Percentage of Visitor Economy	Employment (Jobs)
Ararat Rural City	\$38.522	14.47%	224
Horsham Rural City	\$79.669	29.92%	497
Northern Grampians Shire	\$81.768	30.70%	459
Southern Grampians Shire	\$66.344	24.91%	329
Total	\$266.299		1,509

With the recent Premiers announcement to establish Visit Victoria, the Victorian Government has written to the Southern Grampians Shire Council advising of the importance they place on Regional Tourism Boards (RTB). They value and rely on local governments and RTBs to grow the visitor economy and look forward to further developing these relationships together.

The historical approach to fund Grampians Tourism \$175,000 combined Local Government contribution had been an equal 5 way split equating to \$35,000 per Local Government member.

One significant change has been the departure from Grampians Tourism by Pyrenees Shire Council which has resolved to instead align itself with Ballarat Tourism. At this point Grampians Tourism has indicated it still requires the same amount of \$175,000 to deliver works and services outlined in the update strategic plan. Grampians Tourism put forward three contributions options:

A. Equal Local Government member contribution.

Ararat Rural City	\$43,750
Horsham Rural City Council	\$43,750
Northern Grampians Shire	\$43,750
Southern Grampians Shire	\$43,750
Total	\$175,000

B. Contribution modelled based on 50% fixed and 50% Remplan variable amount

LG Member	Visitor Economy	50% Fixed	50% Variable	Total Contribution
Ararat Rural City	14.47 %	\$21,875.00	\$12,661.25	\$ 34,536.25
Horsham Rural City Council	29.92 %	\$21,875.00	\$26,180.00	\$ 48,055.00
Northern Grampians Shire Council	30.70 %	\$21,875.00	\$26,862.50	\$ 48,737.50
Southern Grampians Shire Council	24.91 %	\$21,875.00	\$21,796.25	\$ 43,671.25
Totals		\$87,500.00	\$87,500.00	\$175,000.00

C. Contribution based on 100% Remplan amount

LG Members	Visitor Economy	Contribution
Ararat Rural City	14.47%	\$25,322.50
Horsham Rural City Council	29.92%	\$52,360.00
Northern Grampians Shire	30.70%	\$53,725.00
Southern Grampians Shire	24.91%	\$43,592.50

At this stage, the four Councils have not agreed on a long term approach to funding. To this end, an interim arrangement was agreed in a meeting of the four Council CEOs and Councillors on 24 June 2016. It was agreed to recommend to each Council the following:

- That Councils enter into a Memorandum of Understanding for one year from 1 July 2016 to 30 June 2017.
- That a long-term funding model be determined and agreed by member Councils by 31 March 2017.
- That for the recent year, the total funding allocated by the four member Councils be \$155,000.
- That for the 2016-2017 year, funding be split among member Councils based on a 60:40 split (60% equal base component, 40% based on member component).

Local Government Member	Resource Contribution 1 July 2016 to 30 June 2017
Southern Grampians Shire Council	\$38,694.20
Northern Grampians Shire Council	\$42,290.20
Ararat Rural City Council	\$32,221.40
Horsham Rural City Council	\$41,794.20
Total	\$155,000.00

Legislation, Council Plan and Policy Impacts

Council Plan

One of the five fundamental objectives outlined in the Council Plan (2013 – 2017) is to “Foster Population and Economic Growth”.

Tourism forms a major component of the Council Plan and highlights the Council’s strong commitment to and support for Tourism growth in the region.

A key outcome (2.3) of the Council Plan is to seek a strong, innovative and distinctive tourism sector:

Strategy 2.3.2

Enhance, facilitate and promote existing and new experiences

Strategy 2.3.3

Build capacity and improved coordination within the sector

Strategy 2.3.5

Ensure that tourism marketing reflects the diverse tourist appeal of the Shire

The signing of the MoU aligns with the Southern Grampians Tourism Strategic Plan 2010 – 2015 which was adopted by Council in June 2010.

Action 151, section 15, Tourism Partnership Actions:

Continue to contribute resources to participate in Grampians Tourism Board Inc. and assist with the implementation of marketing and development activities. Continue to include representation of Southern Grampians Shire on Grampians Tourism Board Inc. by the Southern Grampians Shire Tourism Manager to facilitate good communication between Grampians Tourism Board Inc. and Southern Grampians Shire tourism operators.

The MoU adopts as a principle that Grampians Tourism and Local Government Members have shared goals as outlined in the Agreement and conduct activity individually and collectively to achieve those goals. Visit Victoria, local business owners and other stakeholders also conduct activity individually and collectively to achieve these or similar goals. The MoU identifies the activities undertaken by individual parties and proposes shared performance metrics for the evaluation of the success of those activities. The MoU

establishes the resource contribution to be received by Grampians Tourism and contains other clauses that are operational and administrative in nature.

A continued partnership with GTBI, has significant social, economic and environmental benefits for the community of the Southern Grampians Shire.

Increased visitation to the region, by way of domestic and international day-trippers and overnight visitors provides direct economic benefit to dedicated tourism operators and ancillary services. Furthermore, increased visitation has a direct positive impact on facilities and services in region, including petrol stations, markets, events, restaurants, cafes, hotels and more, and leads to increased investment in and for the community.

By signing the MoU, Southern Grampians Shire Council agrees to contribute \$38,694.20 in financial resources to GTBI for the 2016/2017 year. This commitment is allowed for in the budget.

Further to this, Council also commits to allocating additional resources to the implementation of cooperative projects and strategies as outlined in the Strategic Plan. In addition to the financial contribution provided, Council also agrees to provide a representative from the Council as a director on the Board and commits to encouraging Council officers to attend regular designated staff meetings with GTBI staff.

There is minimal risk involved in the signing of the MoU. Through maintaining close association with the GTBI Board and providing ongoing support to the work of GTBI staff, Council can participate in the shaping of the organisation and the future of Tourism in the region.

Disclosure of Interests

All Council Officers involved in the development and advice provided in this Report affirm that no direct or indirect interests need to be declared in relation to any matters in this Report.

RECOMMENDATION

That that Southern Grampians Shire Council enter into a Memorandum of Understanding (MoU) with Northern Grampians Shire Council, Horsham Rural City, Ararat Rural City Council and Grampians Tourism for one year from 1 July 2016 to 30 June 2017 and that Southern Grampians Shire Council contributes \$38,694.20 for the 2016-2017 year.

COUNCIL RESOLUTION

MOVED: Cr Dawson
SECONDED: Cr Rainsford

That that Southern Grampians Shire Council enter into a Memorandum of Understanding (MoU) with Northern Grampians Shire Council, Horsham Rural City, Ararat Rural City Council and Grampians Tourism for one year from 1 July 2016 to 30 June 2017 and that Southern Grampians Shire Council contributes \$38,694.20 for the 2016-2017 year.

CARRIED

Cr Dawson left the Chambers at 6.05pm due to a conflict of interest in item 10.5 – Amendment C35 to the Southern Grampians Planning Scheme – 35 Mt Baimbridge Road Hamilton.

10.5 Amendment C35 to the Southern Grampians Planning Scheme – 35 Mt Baimbridge Road Hamilton

Directorate: Shire Futures
Responsible Officer: Mark Marziale, Acting Manager, Planning
Attachment: 4. C35 Explanatory Report
5. C35 Schedule 3

Executive Summary

The purpose of this report is advise on the public exhibition of Amendment C35 which proposes to make corrections to Schedule 3 to the Special Use Zone as it applies to 35 Mount Baimbridge Road, Hamilton.

The report recommends that, as no objections were received, Council adopt the Amendment as exhibited and submit the Amendment to the Minister for Planning for approval in accordance with the requirements of the Planning and Environment Act 1987.

Discussion

Council received a request from the owners of 35 Mount Baimbridge Road, Hamilton to prepare a planning scheme amendment to make minor changes to Schedule 3 of the Special Use Zone (“**the Schedule**”) which specifically applies to the site. The site was most recently occupied by Kitset Kitchens and the premises are now vacant. According to the owners, an Amendment was required because the current form of the planning provisions in the Schedule includes technical anomalies, therefore resulting in uncertainty with interpretation, and potentially frustrating future opportunities for the site.

Council resolved at its meeting on 11 May 2016 to request the Minister for Planning to authorise Council to prepare an Amendment to the planning scheme which changes the Schedule to the Special Use Zone in the following manner:

- Amend the purpose of Schedule 3 to the Special Use Zone to refer to “Trade Supplies” instead of “hardware retailing purposes”.
- Amend Clause 1.0 by deleting reference to “hardware retailing” within the clause, introducing “Trade Supplies” as a separate standalone section 1 use and referring to “Trade Supplies” in Section 3 in place of “hardware retailing”.
- Amend clause 4.0 by relocating the noise and hours of operations to clause 2.0.
- Amend the hours of operations provisions by replacing “permitted uses” and specifically referring to “Joinery” for hours of operation.
- Introduce Clause 5.0 “Advertising signs” and apply Category 2 adverting sign requirements.

At its meeting Council also resolved, upon receipt of Ministerial authorisation, that Council exhibit the Amendment.

Planning History

Amendment L1 to the former Hamilton Planning Scheme included the land in a Special Use Zone 7 “Joinery Works and Hardware Retailing” in 1988/1989. The amendment was approved to permit the consolidation and expansion of two timber industry operations and also rezoned land elsewhere in Hamilton to facilitate residential and industrial development and use.

With the introduction of the new format Southern Grampians Planning Scheme on 1 July 1999, Special Use Zone 7 was translated to Schedule 3 "Joinery Works, Hamilton". The purpose of the Zone is:

- To provide for the use and development of the land for joinery works and hardware retailing purposes and associated ancillary activities; and
- To ensure that the use and operation of the site does not detrimentally affect the general amenity of the surrounding area.

The current Schedule was tailored to give effect to the specific joinery and associated hardware retail operations at the time.

Given that Kitset Kitchens has ceased operation and the site is now unoccupied, the Schedule has been reviewed. This review found that:

- The current land use terms within the Table of Uses are not consistent with the Victoria Planning Provisions;
- Amenity requirements are listed within the Buildings and Works clause, instead of the Use clause;
- Hours of operation within the Schedule are inconsistent with hardware retailing, especially with regard to no trading on Sundays or public holidays and ought to only apply to future joinery operations; and
- The category of Signage is not consistent with the use of the land.

The owners of the land requested a Planning Scheme Amendment be prepared to refine the Schedule as follows:

- Amend Clause 1.0 *Table of Uses* to include Trade Supplies and Restricted Retail Premises as Section 1 Uses (permit not required);
- Amend Clause 1.0 *Table of Use* to prohibit Retail Premises (other than Trade Supplies);
- Amend Clause 2.0 *Use* by relocating the noise and hours of operation requirements from Clause 4.0 *Buildings and Works* into Clause 2.0
- Within the hours of operation, specifically refer to the "Joinery" instead of the broader term "permitted uses"; and
- Apply Category 2 signage controls.

In response to this request, Amendment C35 was drafted which applies only to 35 Mt Baimbridge Road, Hamilton.

Exhibition of the Amendment

The Amendment was exhibited from 30 June to 1 August 2016 in accordance with the statutory requirements of **Sections 18 and 19 of the *Planning and Environment Act 1987***. Notification was undertaken in the following manner:

- Public notice in the Hamilton Spectator on 25 June 2016
- Public Notice in the Government Gazette on 30 June 2016
- Letters to prescribed Ministers on 23 June 2016
- Letters to neighbouring properties and properties within 250 metres of the site on 22 June 2016

A full copy of the Amendment was made available at the Shire offices at Market Place and Brown Street, and on the DELWP website.

A number of enquiries were made to the Planning office in response to notification. However, Nil submissions opposing the Amendment were received.

Conclusion

With the completion of the statutory public exhibition requirements, and in the absence of any objections, Council may now progress the matter by one of the following actions:

- adopting the Amendment as exhibited, or
- adopt the amendment with changes, or
- abandon the amendment.

The current Schedule 3 to the Special Use Zone was drafted almost 20 years ago and specifically designed to acknowledge the joinery and hardware retailing uses existing on the site at the time. Now that the joinery works has vacated the site, it has become apparent that the Schedule contains some idiosyncrasies that make the site difficult to attract investors and business. In this context, the Schedule has been redrafted to make Trade Supplies a separate use from Joinery Works, make the signage provisions more flexible to consider appropriate commercial style signage and to allow Sunday trading.

These changes provide additional clarity and improve the practical and ongoing use of the site, while still respecting the retail hierarchy, and in particular, the role of the Hamilton CBD as the primary retail centre.

Considering the strategic justification, and given no objections were received to the Amendment, it is considered appropriate that Council adopt the Amendment as exhibited.

In order for an amendment to proceed Council must formally adopt the Amendment and submit the seek authorisation from the Minister for Planning to prepare and exhibit the amendment.

Financial and Resource Implications

The 2015/2016 budget includes provision for the four-yearly Planning Scheme review, which will include a series of "corrections amendments". The processing of this Amendment has been undertaken within this program.

Legislation, Council Plan and Policy Impacts

The Amendment aligns with a number of objectives and strategies identified to deliver each of the objectives in the Council Plan 2013-2017.

In particular the following objectives, outcomes and strategies are relevant:

Objective 1 *Leadership and Good Governance:*

We will achieve leadership and good governance by:-

- Basing decisions on the highest available level of professional advice and expertise.
- Developing and enacting policies, plans and strategies to ensure consistency in decision making.
- Implementing Planning Scheme Policy and strategies to ensure the orderly and sustainable development of the Shire.

Objective 2 *Foster population and economic growth* contains two key priorities which are relevant to this proposal. These include continuing to develop and implement land use

planning strategies to support new investment and providing efficient and responsive regulatory services to support quality development.

Outcome 2.2 *Identifying and preparing for growth* includes Strategy 2.2.1 implementing the Planning Scheme Policy and strategies to ensure the orderly and sustainable development of the Shire.

Outcome 4 *Help Communities Feel Dynamic and Resilient*. Under Objectives 4.1 *Maintaining Community Safety* includes Strategy 4.1.3 - Managing the regulatory environment to protect amenity and safety.

The Planning Scheme is the legal instrument to regulate land use planning within the Shire. The content of the scheme must be clear and unambiguous.

The planning scheme amendment process is set out in the *Planning and Environment Act 1987*. The Act sets out the requirements to exhibit the amendment. If no submissions are received in objection to the Amendment, the Council may adopt the Amendment and refer to the Minister for Planning for approval and gazettal.

State Planning Policy Framework

The outcomes of the Amendment must be consistent with the objectives and strategies of the State Planning Policy Framework (SPPF) in the Southern Grampians Planning Scheme. Key clauses from within the SPPF relevant to this proposal include:

The objective of *11.05-1 Regional settlement networks* is to promote the sustainable growth and development of regional Victoria through a network of settlements identified in the Regional Victoria Settlement Framework plan; and to support sustainable development of the regional centres including Hamilton.

11.05-4 Regional Victoria's competitive advantages seeks to maintain and enhance regional Victoria's competitive advantages by, among other things, providing adequate and competitive land supply, including urban regeneration, redevelopment and greenfield sites, to meet future urban needs and ensure effective utilisation of land. The clause also seeks to strengthen settlements by ensuring that retail, office-based employment, community facilities and services are concentrated in central locations.

Clause 17.01-1 Business seeks to encourage development which meet the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities. Relevant strategies include locating commercial facilities in existing or planned activity centres; and providing outlets of trade-related goods or services directly serving or ancillary to industry and which have adequate on-site car parking.

Local Planning Policy Framework

The proposed Amendment should build on the strategic directions found in the existing Local Planning Policy Framework (LPPF) which include:

Clause 21.02-1 *Activity centres* is directly relevant. The Southern Grampians Retail Strategy 2011 lists the hierarchy of key activity centres and refers to Hamilton as the regional centre for the Southern Grampians Shire. Key issues for the Shire include:

- Focussing development within existing and planned activity centres;

- Maintaining the primacy of the Hamilton Central Business District (CBD) as the regional centre for western Victoria; and
- Responding to competition from other regional centres.

Objective 1 seeks to support existing activity centres. Strategies relevant to this proposal include:

- Encourage retail, office, community services, entertainment and housing within existing and planned activity centres.
- Strongly discourage 'out of centre' retail development, except where:
 - The proposal is on the fringe of an existing activity centre and the proposal demonstrates that land is not available within the centre and where the demand for such an expansion is demonstrated through an assessment of retail supply and demand; or
- The proposal is for a new local or neighbourhood activity centre that is serving a growing part of Hamilton and where the demand for such a centre is demonstrated through an assessment of retail supply and demand and where it will not harm the viability of other centres in the retail hierarchy.

Clause 21.01-1 *Hamilton* – Settlement strategies include:

- Ensure that land use and development in Hamilton are in accordance with the Hamilton Structure Plan and the Hamilton City Centre Urban Design Framework plan included in this Clause.
- Support the role of Hamilton as a leading regional city in order to better capture local and regional economic opportunities.
- Discourage the development and redevelopment of retail premises other than local neighbourhood facilities and agricultural and trades supply retail outside the Hamilton central business district to reinforce and take advantage of the level of community and private investment already made in the central business district.

Commercial - Outside Central Business District

Discourage the development and redevelopment of retail premises (other than local convenience retail facilities) outside the Hamilton central business district.

Risk Management

The risks of not proceeding with this amendment is that the use of this valuable regional asset will be constrained and lay dormant.

The Amendment is expected to generate positive economic and social effects for Hamilton. The site at 35 Mount Baimbridge Road, Hamilton is a large site which has occupied commercial activity for many years. The existing Schedule is creating confusion and a barrier to appropriate investment and use of the site as it transitions from the former operations.

Environmental and Sustainability Considerations

The Amendment updates the existing schedule and makes minor changes to ensure the Schedule is clearer. The Amendment is not expected to have any environmental impacts.

Community Consultation and Communication

A variety of methods were used to notify the community about the Amendment, including:

- Individual letters and notices to affected and surrounding owners, ratepayers and occupiers;
- Public notices published in the Government Gazette and The Hamilton Spectator; and
- Copies made available for inspection at Southern Grampians Shire Council offices at Market Place and Brown Street, Hamilton.

Upon Council's decision, a letter will be sent to the Minister for Planning advising Council's decision to adopt the Amendment and request final Ministerial approval.

Upon approval by the Minister, a public notice would be included in the Hamilton Spectator and the Government Gazette.

Disclosure of Interests

All Council Officers involved in the development and advice provided in this Report affirm that no direct or indirect interests need to be declared in relation to any matters in this Report.

RECOMMENDATION

That Council:

- 1) Pursuant to Section 29 of the Planning and Environment Act 1987, adopt Amendment C35 as exhibited and without changes.
- 2) Pursuant to Section 31(1), submit the adopted Amendment C35 and prescribed information to the Minister for Planning for approval.

COUNCIL RESOLUTION

MOVED: Cr Rainsford
SECONDED: Cr Battista

That Council:

- 1) Pursuant to Section 29 of the Planning and Environment Act 1987, adopt Amendment C35 as exhibited and without changes.
- 2) Pursuant to Section 31(1), submit the adopted Amendment C35 and prescribed information to the Minister for Planning for approval.

CARRIED

Cr Dawson returned to the Chambers at 6.09pm.

10.6 HILAC Roof

Directorate: Community and Corporate Services

Author: Jason Thomas, Manager Recreation

Attachments: None

Executive Summary

The HILAC roof has had ongoing issues that result in water getting on the courts and forcing basketball games to be cancelled. Council resolved in June that the HILAC roof be a priority as part of the 2016-17 Works Plan.

Based on investigations of other stadiums with similar leaks, it is recommended that Council complete an extensive ongoing preventative maintenance program and engage a suitable qualified and experienced structural engineer to undertake an options analysis report for Council identifying the preferred option for a Major Capital Solution prior to the commencement of the 2017 basketball season.

Discussion

Council resolved in June that the HILAC roof be a priority as part of the 2016-17 Works Plan. During 2016, the Hamilton Basketball Association (HBA) was forced to cancel many scheduled games due to water getting onto the courts. The HBA have made a decision to relocate half of the games for the rest of the year.

Sequence of follow up that has occurred since June's resolution:

1. Contacted Basketball Victoria and Otium Planning Group (leading recreation planning group) – seeking contacts and potential case studies of other stadiums that have had similar challenges,
2. Contacted other stadiums – understanding the similarity of their leaks and what solutions they have implemented that have been successful,
3. Source other roof plumber to inspect and provide recommendation,
4. Continue to identify entry point and repair during rain.

The consistent findings from the investigation found:

1. Screw seals perish over time and allow corrosion of the roof around the screw point,
2. Sky light sheeting is problematic if only affixed with screws,
3. Exhaust fans / whirly birds are needed to reduce condensation, but commonly have issue with the flashing and wind,
4. Identifying the cause of small leaks is really problematic as the causes of the leaks are often some distance from where they fall.

Approaches to Solution

1. Extensive ongoing preventative maintenance program,
2. A project to articulate the options and develop a tender specification for major capital works program.

Preventative Maintenance

These works would involve an extensive program that put controls in place for any potential leak sites. These proposed works include:

- Replace all roofing screws and add silicone reinforcement across all courts,
- Remove and replace all exhaust fans,
- Install new ridge capping and flashing,

- Review all guttering and downpipes,
- Remove and replace laser light sheeting with designed sky lights.

This approach has the potential to provide large improvement in the short term. The constraints are that this approach require ongoing effort every 2 to 3 years, assumes every penetration is a leak, will not solve condensation drip issues and may not solve all water entry points.

This type of preventive maintenance can only be completed during warmer weather to ensure adequate drying and sealing of silicone. Based on similar works at other facilities it is projected that these works will cost between \$20,000 and \$30,000. It is recommended that these works are complete prior to the major junior basketball tournament that occurs late January 2017.

Major Capital Solution - this approach has 2 stages

Stage 1: Engage a suitable qualified and experienced structural engineer to undertake an options analysis. This would include an audit of the existing asset condition and an analysis report to Council identifying the preferred option. It is projected that these works would cost between \$15,000 and \$20,000. This work can be completed and presented to Council by the end of 2016.

Stage 2: Based on the findings and Council resolution in stage 1, develop a tender specification to engage a suitable qualified supplier.

It is recommended to complete both preventative maintenance and stage 1 of the Major Capital Works Program by the end of the 2016 year, and review options early in 2017 with Council decision on Stage 2 Major Capital Works.

Financial and Resource Implications

The costs of the preventative maintenance are projected to be between \$20,000 and \$30,000 based on similar works at other facilities. Costs may shift once the works commence and actual scale of the works is known.

The ongoing resource and financial implications of a HILAC roof solution will not be fully known until stage 1 of the Major Capital Solution is completed and resolved on by Council.

Legislation, Council Plan and Policy Impacts

All procurement will need to comply with Councils' Procurement Policy to ensure compliance with the requirements of s186 of the Local Government Act.

Risk Management

Given the HBA decision to relocate some of the competition for the rest of 2016 and the associated community backlash, it is important that an approach to a solution is effectively acted on by Council.

The preventative maintenance, although it will provide large improvements, may not solve all water entry issues. As part of the communication strategy, it is crucial to reinforce this as a constraint of this approach.

Environmental and Sustainability Considerations

Stage 1 of the Major Capital Solution analysis will include the ongoing sustainability implications of any options recommended to Council.

Removal of any sky lights as part of the preventative maintenance will result in an increase in electricity usage.

Community Consultation and Communication

A project steering committee of Council officers and HBA committee members will be formed to oversee the implementation of the HILAC Roofing Project(s).

Disclosure of Interests

All Council Officers involved in the development and advice provided in this Report affirm that no direct or indirect interests need to be declared in relation to any matters in this Report.

RECOMMENDATION

That Council resolves to:

1. Completed both preventative maintenance and stage 1 Major Capital Solution prior to the commencement of the 2017 basketball season;
2. Authorise these works to be funded in the 2016-2017 financial year.

COUNCIL RESOLUTION

MOVED: Cr Rainsford

SECONDED: Cr Battista

That Council resolves to:

1. Completed both preventative maintenance and stage 1 Major Capital Solution by the end of the 2016 year prior to the commencement of the 2017 basketball season;
2. Authorise these works to be funded in the 2016-2017 financial year.

CARRIED

10.7 2017-2018 Community Sports Infrastructure Fund

Directorate: Community and Corporate Services

Author: Jason Thomas, Manager Recreation

Attachments: None

Executive Summary

The 2017-2018 Community Sports Infrastructure Fund (CSIF) is a Victorian Government funding program that provides assistance towards the development of high quality, accessible community sport and recreation facilities across the State

In June Council resolved to submit expressions of interest in projects for invitation to funding proposal to Sport and Recreation Victoria (SRV):

- Balmoral Recreation Reserve - Community Hub Complex,
- Patterson Park - Stage 1 Active Play Park,
- Recreation & Leisure Strategic Plan – Action Plan.

Sport and Recreation Victoria (SRV) have invited Council to proceed to Stage 4 full application for Patterson Park - Stage 1 Active Play Park and Recreation & Leisure Strategic Plan – Action Plan.

The Expression of interest for the Balmoral Recreation Reserve - Community Hub Complex was unsuccessful, and has not been invited to the next stage.

Discussion

Patterson Park – Stage 1 Active Play Park

The project is proposing to implement some of the key features identified in the Patterson Park Master Plan, including: upgrade playgrounds facilities, 9 basket Frisbee golf course, installation of soccer goals and a recreation track around the venue

The total project cost is \$139,350, Council requested an amount of \$92,900 under the Minor Category of the CSIF.

Proposed income for the project:

- \$92,900 CSIF Minor Category (unconfirmed)
- \$35,000 SGSC Patterson Park playground renewal (confirmed 2016/17)
- \$11,450 Patterson Park Trust (confirmed)

Recreation & Leisure Strategic Plan – Action Plan

The project is proposing to develop a Recreation and Leisure sub action plan as part of the Municipal Health & Wellbeing Plan (MHWP). A component of the action plan will be upgrading the Master Plans for Pedrina Park and Lake Hamilton. SRV advised that the current Leisure Service Strategic Plan is out of date and won't strategically support Council in the future.

The total project cost is \$60,000, Council requested an amount of \$30,000 under the Planning Category of the CSIF.

Proposed income for the project:

- \$30,000 CSIF Planning Category (unconfirmed)
- \$30,000 SGSC MHWP (Confirmed 2016/17)

Balmoral Recreation Reserve – Community Hub Complex

SRV will be formally contacted to provide feedback on the Community Hub Complex application. Once this feedback is received Council officers will arrange a meeting with the project steering committee regarding this feedback and future options for the project.

Legislation, Council Plan and Policy Impacts

The 2017-18 CSIF Application Guidelines detail the process required to be followed by Council. Steps 1 – 3 have now been completed:

Step One: Contact Sport and Recreation Victoria

Council must discuss project ideas with a Sport and Recreation Victoria representative before submitting a Project Proposal. They will provide:

- Advice on the most appropriate form of support for your project.
- Guidance on the development of those proposals that have merit, that align with program objectives and that are ready to proceed.
- High-level design advice.

Step Two: Project Proposal

Project Proposals can be submitted via Grants Online at www.sport.vic.gov.au/grants by 11.59 pm Wednesday 8 June 2016.

Step Three: Notification

Sport and Recreation Victoria will advise councils of Project Proposals supported to proceed to Full Application stage from Monday 18 July 2016.

Step Four: Full Application

Councils notified of supported Project Proposals in Step Three will be invited to submit a Full Application. Full Applications may only seek an amount equal or lesser than that approved in Step Three and should not change in scope.

Disclosure of Interests

All Council Officers involved in the development and advice provided in this Report affirm that no direct or indirect interests need to be declared in relation to any matters in this Report.

RECOMMENDATION

That Council note the invitation from Sport and Recreation Victoria to proceed to full application for:

- Patterson Park - Stage 1 Active Play Park, and
- Recreation & Leisure Strategic Plan – Action Plan.

COUNCIL RESOLUTION

MOVED: Cr Battista

SECONDED: Cr Dawson

That Council note the invitation from Sport and Recreation Victoria to proceed to full application for:

- Patterson Park - Stage 1 Active Play Park, and
- Recreation & Leisure Strategic Plan – Action Plan.

CARRIED

11. Notices of Motion

11.1 Notice of Motion # 9/16

Cr Rainsford

I hereby give notice of my intention to move the following motion at the Ordinary Council Meeting to be held on 10 August 2016

MOTION

The Southern Grampians Shire Council Investigate the potential of a community development identified in the Hamilton Masterplan with respect to the Lonsdale Street real estate available for sale adjoining the Shire's existing facilities and linking with Melville Oval.

Background

Southern Grampians Strategic plans in the last council term have resulted in the redevelopment of the Coles and Hub shopping precincts and major investment in the Hamilton Regional Livestock Exchange with the Livestock exchange redevelopment attracting significant Federal funding.

Southern Grampians Shire Council's Hamilton Master plans (November 2011) and Brown Street Arts and Cultural Precinct Concept Plan (August 2011) provided the council and community with a strategic direction to plan for the future, in particular recreating Melville Oval as a dominant feature of the Hamilton CBD for community sport and recreation with linkages through Lonsdale Street to the existing civic spaces in Brown Street.

Whilst recognising the existing arts and cultural facilities are a great asset, there was need for significant change and long term planning to make the most of these assets and optimise their contribution.

Key points raised were that the municipal offices were in appropriate in the area, recognition that there were issues with the cinema size and management, that redevelopment creates the potential for an icon for Hamilton, and that the redevelopment of the Coles site and Walkers site was of critical importance to the future success of the precinct.

There was also support for improving existing outdoor spaces and the creation of new ones.

Five years on, there is still the opportunity to act on these Master plans and investigate the potential of Southern Grampians Shire Council supporting community assets for recreational or art and cultural activities.

Whilst very close to the end of a council term, and respectful that a new council with the support of the community may review and redevelop aspects of these Master plans, the opportunity is here and now and a proactive council can investigate the potential and financial implications of progressing these long term community plans now.

This is a motion to formally investigate the potential development.

Officers Comments

The Hamilton Structure Plan identified the Melville Oval/Lonsdale Street precinct as a major development opportunity.

The precinct, which acts as a major thoroughfare through the city has a number of challenges and opportunities that require detailed planning.

These include improving:

- The built form along Lonsdale Street, noting the difficulties of the existing land ownership patterns.
- The club facilities and layout of Melville Oval
- Accessibility of tourists to the CBD
- Laneway connections for pedestrian permeability
- Connections to the Performing Arts Centre with Lonsdale Street and proposed civic spaces.

The Structure Plan also identifies the potential for:

- A small civic space that forms a meeting place and connects Melville Oval to the CBD and civic spaces with a defined north-south between Lonsdale Street and Gray Street
- Consolidated inner block car parking
- Inner block pocket parks

The 2016/17 Council budget has allocated \$105,000 to undertake further planning for this area with a view to developing the aims for the precinct and developing Melville Oval. This allocation is budgeted to be supported by matching funding from higher levels of Government. Recent advice is that there is no RDV funding for planning and this cost will need to be fully funded by Council. The project will therefore need to be funded over two years.

Southern Grampians Shire has also allocated \$100,000 to undertake master planning for its cultural facilities, again with the need for matching funding from higher levels of government required. This project aims to:

- Scope the needs of Council's cultural facilities and in particular the Gallery.
- Ascertain the best location for these facilities.
- Develop a business case for development of its facilities and develop funding strategies.

Southern Grampians has also identified that its office accommodation in Brown Street is constraining both the Library and Gallery. Opportunities for consolidating its office accommodation have been investigated with considerable cost being identified. It is deemed unlikely that external funding could be achieved for new office accommodation.

These master plans will begin in 2016/17 with a view to all issues including office accommodation be considered.

It is proposed that a position paper be brought to Council identifying the long-term project plan for the development of the entire Hamilton CBD in the 2016 calendar year.

COUNCIL RESOLUTION

MOVED: Cr Rainsford
SECONDED: Cr Armstrong

The Southern Grampians Shire Council Investigate the potential of a community development identified in the Hamilton Masterplan with respect to the Lonsdale Street real estate available for sale adjoining the Shires existing facilities and linking with Melville Oval.

LOST

11.2 Notice of Motion # 10/16

Cr Rainsford

I hereby give notice of my intention to move the following motion at the Ordinary Council Meeting to be held on 10 August 2016

MOTION

Continue to collaborate with the organisers of the Woolly West Fest and provide a report to council with options for partnerships and future support.

Background

The community based Woolly West Fest is in its third year since inception by two very creative and capable local women, now with active support of the Hamilton Community House and Southern Grampians townships progress associations.

The Goals to use art and craft and creativity to enhance literacy skills and promote reading by children alongside community development has been a roaring success.

We are aware that we had such an abundance of Major exhibitions in our Hamilton Art Gallery coinciding and themed to promote our rich pastoral history and landscapes all timed to support Sheepvention and integrate our Hamilton CBD into the annual event.

There is huge community support and pride in the Woolly West Fest.

Officers Comments

The Woolly West Fest organisers applied for funding in June this year for the event held in conjunction with Greater Hamilton's iconic Sheepvention.

This is an excellent project that has contributed positively to achieving the aims of Council's Arts and Culture strategy and has added significantly to the nation-wide publicity for Sheepvention and the Greater Hamilton region more generally.

Community engagement and events staff will work with the organisers as early as possible to collaboratively assist the planning for the project ensuring that it continues to grow and to identify ways that Council can support this community-based initiative, financially and/or in kind.

COUNCIL RESOLUTION

MOVED: Cr Rainsford

SECONDED: Cr Dawson

That Southern Grampians Shire Council continue to collaborate with the organisers of the Woolly West Fest and the officers provide a report to council with options for partnerships and future support.

CARRIED

12. Delegated Reports

12.1 GREAT SOUTH COAST BOARD

The Mayor, Cr Dark, reporting on his attendance at the Great South Coast Board Meeting on 14 July 2016.

12.2 ALLIANCE OF COUNCILS FOR RAIL FREIGHT DEVELOPMENT

Cr Dawson and Cr Rainsford reported on their attendance at the Alliance of Councils for Rail Freight meeting.

13. Confidential Matters

RECOMMENDATION

That the following items be considered in Closed Council as it deals with matters specified in Section 89(2)(d) of the Local Government Act 1989.

13.1 Tender 17-16 – Supply of Road Making Materials

COUNCIL RESOLUTION

MOVED: Cr Dawson

SECONDED: Cr Battista

That the following items be considered in Closed Council as it deals with matters specified in Section 89(2)(d) of the Local Government Act 1989.

13.1 Tender 17-16 – Supply of Road Making Materials

CARRIED

14. Close of Meeting

This concludes the business of the meeting.

Meeting closed at 7.04 pm.

Confirmed by resolution 14 September 2016.

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Chairman