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SOUTHERN GRAMPIANS SHIRE COUNCIL

Council Meeting Minutes Wednesday 12 February 2025

Held in Council Chambers
5 Market Place Hamilton at 5:30 pm





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1 Membership

Councillors

Cr Helen Henry
Cr Adam Campbell - attended virtually
Cr Afton Barber
Cr Albert Calvano
Cr Dennis Heslin
Cr Jayne Manning
Cr Katrina Rainsford

Officers

Mr Tony Doyle, Chief Executive Officer
Mr Darren Barber, Director People and Performance
Mr Rory Neeson, Director Wellbeing, Planning and Regulation
Ms Marg Scanlon, Director Infrastructure and Sustainability
Mrs Lisa Grayland, Acting Governance Coordinator

2 Welcome and Acknowledgement of Country

The Mayor, Cr Heslin read the acknowledgement of country:

"Our meeting is being held on the traditional lands of the Gunditjmara, 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."

Please note: All Council meetings will be audio recorded, and may be livestreamed to Council's social media platform, with the exception of matters identified as confidential items in the Agenda.

By participating in open Council meetings, individuals consent to the use and disclosure of the information they share at the meeting (including any personal and/or sensitive information).

Other than an official Council recording, no video or audio recording of proceedings of Council Meetings will be allowed without the permission of Council.

3 Prayer

Cr Campbell led the meeting in a prayer.

"Almighty god, we humbly beseech thee to vouchsafe thy blessing upon this council.

Direct and prosper its deliberations to the advancement of thy glory and the true welfare of the people of the Southern Grampians shire."



4 Apologies

Nil

5 Confirmation of Minutes

RECOMMENDATION

That the Minutes of the Council Meeting held on 11 December 2024 be confirmed as a correct record of business transacted.

COUNCIL RESOLUTION

MOVED: Cr Calvano
SECONDED: Cr Henry

That the Minutes of the Council Meeting held on 11 December 2024 be confirmed as a correct record of business transacted.

CARRIED

6 Declaration of Interest

None Declared

7 Leave of Absence

Nil



8 Questions on Notice

There were no Questions on Notice.



9 Public Deputations

There was one request to Speak to an Item Listed on tonight's agenda.

9.1 Jason Thomas and Dave Hilsdon, Hamilton Running Club

Jason Thomas and Dave Hilson spoke in favour of the recommendation for the following items.

- 12.1 Award of Contract 2024270 - Lake Hamilton Lighting**
- 12.5 Athletics Precinct Feasibility Study**



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10 Petitions

There were no Petitions on tonight's agenda.



11 Informal Meetings of Councillors

The Southern Grampians Shire Council Governance Rules require that records of Informal Meetings of Councillors that meet the following criteria:

If there is a meeting of Councillors that:

- a. took place for the purpose of discussing the business of Council or briefing Councillors;
- b. is attended by at least one member of Council staff; and
- c. is not a Council meeting, Delegated Committee meeting or Community Asset Committee meeting;

be tabled at the next convenient Council meeting and recorded in the minutes of that Council meeting.

An Informal Meeting of Councillors record was kept for:

- Briefing Session – 11 December 2024
- Briefing Session – 29 January 2025
- Audit and Risk Committee Meeting – 3 December 2025

This agenda was prepared on 5 February 2025. Any Informal Meeting of Councillors between that date and the date of tonight's Meeting will appear in the agenda for the next Council Meeting.



Informal Meeting of Councillors

ASSEMBLY DETAILS	
Title:	Briefing Session - 11 December 2024
Date:	
Location:	
Councillors in Attendance:	Cr Barber Cr Calvano Cr Campbell Cr Henry Cr Heslin Cr Manning Cr Rainsford
Council Staff in Attendance:	Tony Doyle, Chief Executive Officer Darren Barber, Director People and Performance Marg Scanlon, Director Infrastructure and Sustainability Rory Neeson, Director Wellbeing, Planning and Regulation Nick Templeton, Head of Finance Lisa Grayland, Acting Governance Coordinator Alison Quade, Manager Communications and Engagement
External Presenters	Brian Densem, Audit and Risk Committee Chair
Alex Dyson	Candidate for Wannon

The Informal Meeting commenced at 11:00am.

MATTERS CONSIDERED		CONFLICTS OF INTEREST DECLARED
1	Councillor Only Meeting	Nil
2	Matters Raised by Councillors	Nil
3	Audit and Risk Committee Chair Report	Nil
4	Councillor Induction Program: Budget – Setting the Scene Overview	Nil
5	Finance Report to September 2024	Nil
6	Council Plan 2025 – 2029 Planning	Nil
7	Update s5 Instrument of Delegation – Council to CEO	Nil
8	Lakes Edge Update	Nil

The Informal Meeting concluded at 5:00pm.



Informal Meeting of Councillors

ASSEMBLY DETAILS	
Title:	Briefing Session - 29 January 2025
Date:	29 January 2025
Location:	MJ Hynes Auditorium
Councillors in Attendance:	Cr Barber Cr Calvano Cr Campbell Cr Henry Cr Heslin Cr Manning Cr Rainsford
Council Staff in Attendance:	Tony Doyle, Chief Executive Officer Darren Barber, Director People and Performance Marg Scanlon, Director Infrastructure and Sustainability Rory Neeson, Director Wellbeing, Planning and Regulation Alison Quade, Manager Communications and Engagement Susannah Milne, Manager Community Engagement Bill Scott, Manager Project Management Office Tahlia Homes, Manager People and Culture

The Informal Meeting commenced at 11:30am.

MATTERS CONSIDERED		CONFLICTS OF INTEREST DECLARED
1	Gender Equity, Diversity and Inclusiveness	Nil
2	Council Plan 2025 – 2029 Community Engagement Plan	Nil
3	Hamilton CBD Streetscape Draft Concept Design Report Package 1	Nil
4	Glenthompson Outdoor Swimming Pool	Nil
5	Capital Works Program Update October – December 2024	Nil
6	Award Contract – Lake Hamilton Lighting	Nil

The Informal Meeting concluded at 5:00pm.



Informal Meeting of Councillors

ASSEMBLY DETAILS	
Title:	Audit & Risk Committee Meeting
Date:	3 December 2024
Location:	Martin J Hynes / Teams Meeting
Councillors in Attendance:	Cr Helen Henry Cr Albert Calvano
Council Staff in Attendance:	Tony Doyle, Chief Executive Officer Tahlia Homes – Manager People & Culture Darren Barber, Director People & Performance Nick Templeton, Head of Finance Melissa Beaton – HR Coordinator Mike Shanahan – Risk, Health & Safety Coordinator Matthew Tulloch – Manager Business Systems & Transformation Nadine Rhook – Executive Assistant to Director People & Performance
Apologies	

The Informal Meeting commenced at 10.00am

MATTERS CONSIDERED		CONFLICTS OF INTEREST DECLARED
1	Membership	Nil
2	Committee & Auditors in Camera	Nil
3	Welcome	Nil
4	Apologies	Nil
5	Confirmation of Previous Minutes – 1 October 2024	Nil
6	Conflict of Interest Disclosure	Quarterly Councillor's Expenditure
7	CEO Report	Nil
8	Governance & Risk Management Disclosure	Nil
9	Summary Table of Outstanding Matters	Nil
10	Register of Committee Members Interests	Nil
11	ARC Chair Report Bi-Annual Report to June 2024	Nil
12	ARC Annual Plan 2025	Nil
13	ARC Member Update	Nil
14	Final Financial Statements, Performance Statement & Representation Letter	Nil
15	Quarterly Councillor's Expenditure Report (For Information)	Cr Henry and Cr Colliton
16	New and Revised Accounting Policies and Approved Accounting Standards	Nil
17	Progress Report of Internal Audit Actions (Interplan)	Nil
18	Internal Audit Status Report	



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19	Reports & Correspondence of Note: VAGO, Ombudsman & IBAC Reports	Nil
20	Internal Audit Cyber Security	
21	Compliance Framework Review & Quarterly Compliance Reporting	Nil
22	OH&S Quarterly (Summary) Report	Nil
23	Risk Management Quarterly Report	Nil
24	Strategic Risk Register	Nil
25	External Audit - Progress Report of Current Actions	Nil
26	Final Management Letter and Closing Report	Nil
27	Other Items	Nil
28	Next Meeting	Nil

The Informal Meeting concluded at 11.34am.



12 Management Reports

Award of Contract 2024270 - Lake Hamilton Lighting

12.1

Directorate: Infrastructure and Sustainability
Report Approver: Bill Scott (Manager Project Management Office), Juan Donis (Sustainable Community Lead), Marg Scanlon (Director Infrastructure and Sustainability)
Report Author: Rejoice De Vera, Senior Project Manager
Attachment(s): 1. 2024270 Tender Evaluation Report for Solar Lighting at Lake Hamilton-signed-202501151025 [12.1.1 - 11 pages]

Executive Summary

The solar lighting project for the Lake Hamilton walking track has been a longstanding aspiration for the community. During the budget submission process for 2024-2025, the Hamilton Running Club submitted a request for lighting around the Lake to improve safety and to encourage further active participation with walking, running and cycling all year round.

As outlined in the Recreation and Leisure Strategy, installation of lighting around the Lake is a key initiative aimed at enhancing public safety, increasing the usability of public facilities during evening hours, encouraging outdoor activities, and promoting healthy lifestyle choices. By illuminating the main pedestrian paths, the project seeks to create a safer, more accessible, and welcoming environment for residents and visitors alike.

Following the issue of the Request for Tender (RFT) for Contract No 2024270, five responses were received and evaluated. This report is seeking endorsement to award Contract No. 2024270 to Leadsun Australia Pty Ltd for the tendered lump sum price of \$618,669.00 (ex GST).

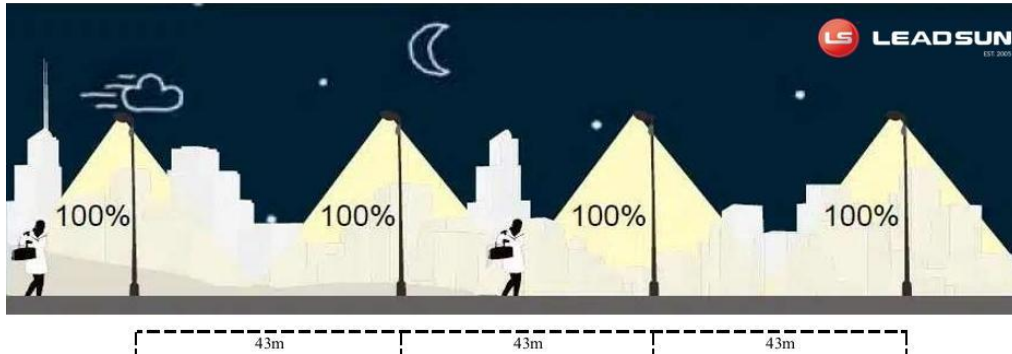
Discussion

During the planning stage, various lighting solutions were considered to ensure compliance with Australian Standards for shared pathways specifically the design requirement for this project to enhance safety and visibility for pedestrians and cyclists using shared spaces. This is consistent Australian Standard AS1158.3.1:2020.

After a thorough review of standard parameters, the Council determined to provide suitable lighting for medium pedestrian and cycling activity and with low perceived fear of crime. This emphasizes providing adequate illumination for shared pathways by addressing key factors such as horizontal illuminance, uniformity, glare control, and energy efficiency.

The lighting design incorporates a two-stage operation to balance safety and energy efficiency. From dusk, the lights operate at full brightness (100%) for four hours, ensuring maximum visibility during peak evening activity. After this period, the lights transition to DIM mode at 30% brightness until dawn. During DIM mode, sensors detect motion and illuminate solar lights up to 75 meters, temporarily increasing the brightness to 100% for 30 seconds to provide a safer and well-lit pathway. The lights then return to DIM mode until the next motion

is detected. The dimming timing and extent are remotely adjustable following the install if a decision is made to modify for an event or due to user requests. This lighting arrangement will be in place on Lake Hamilton perimeter trail.



The image above indicates the lighting speed of the the proposed lights to be installed on the Lake parameter.

This proposal also includes solar lighting within Lake Hamilton Dog Park fenced area, which will be programmed, not sensor activated. The programming for this lighting will be set to seasonal daylight-savings, enabling optimal use.

Additionally, an eco-friendly, no-dig EZYFoot footing system and the EZYTilt Medium Duty Pole minimizes disruption and can easily be installed using a winch. LED lights will be engineered to reduce light spills, especially towards the lake, with barrier covers in place to prevent light spills and avoid breeding disturbance on aquatic habitats.

Tenders were invited to submit under a detailed specification highlighting the above listed requirements.

The project is expected to be completed within a 15-week period following the issuance of the letter of award, which will be approximately by the end of May 2025. This timeline includes two weeks for design and prestart documents submission, six weeks for poles fabrication and assembly, six weeks for installation and one week for testing and commissioning.

The summary of the tenders received is as follows:

Company	Price (ex GST)	Conforming	Explanation
Tenderer 1	\$619,384.96	No	Stated <u>Yes</u> on declaration but critical aspects of specs are not met
Leadsun Australia Pty Ltd	\$599,505.00	Yes	N/A
Tenderer 3	\$2,024,454.75	No	Stated <u>Yes</u> on declaration but



			critical aspects of specs are not met
Tenderer 4	\$2,531,941.09	No	Stated Yes on declaration but critical aspects of specs are not met
Tenderer 5	\$2,437,548.09	No	Stated Yes on declaration but critical aspects of specs are not met

The evaluation criteria comprised:

- Price - 40%
- Demonstrated performance – 25%
- Methodology – 25%
- Sustainable Procurement – 10%
- Occupational Health and Safety – Pass/Fail

Tenderers	Qualitative Score (%)	Price (ex GST)	Quantitative Score (%)	Total Score (%)
Tenderer 1	24.44%	\$619,384.96	38.72%	63.16%
Leadsun Australia Pty Ltd	45.25%	\$599,505.00	40.00%	85.25%
Tenderer 3	34.26%	\$2,024,454.75	11.85%	46.11%
Tenderer 4	26.55%	\$2,531,941.09	9.47%	36.02%
Tenderer 5	35.56%	\$2,437,548.09	9.84%	45.40%

Five tenders were received ranging in price from \$599,505.00 to \$2,531,941.09 (ex GST).

Tenderer 1 is within budget for Option 1 (fixed pole) but exceeds for their Option 2 (hinged pole) which councils specified. Their submission lacks safety documentation, shows limited experience with solar lighting, proposes concrete bored piers instead of the specified no-concrete footing, and includes an unrealistic schedule.

Tenderer 3 exceeded the budget, submitted a preliminary design featuring an all-in-one lighting system that contradicts the tender specification requiring a split-model system for flexibility and optimal charging performance, limited experience in solar lighting installation, and failed to demonstrate the ability to meet the Practical Completion deadline as required.

Tenderer 4 also over the budget, submitted a preliminary design featuring an all-in-one lighting system that contradicts the tender specification requiring a split-model system for flexibility and optimal charging performance, limited project experience in solar lighting installation, didn't response on serviceability and maintenance support required by Council.



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Tenderer 5 exceeded the budget, failed to provide a proper timeline to meet practical completion, and lacked details on the methodology, including information on impact reduction and circular economy practices. While the senior manager has solid experience in solar lighting design and installation, the company itself has not undertaken any similar projects.

Leadsun Australia is recommended contractor for this project due to their full compliance with the tender specifications, ensuring the proposed solution aligns perfectly with the project requirements without the need for additional modifications. Their competitive pricing of \$618,669.00 (ex GST), which includes one provisional item for four additional solar lights at the Dog Park, represents a cost-effective solution within the project's budget while meeting the scope of work.

Furthermore, Leadsun Australia has a proven track record of delivering high-quality solar lighting solutions in similar projects, providing confidence in their ability to achieve the desired outcomes. The inclusion of the provisional item for additional solar lights adds significant value to the tender, addressing future needs at the Dog Park without requiring a separate procurement process.

As detailed in the attached confidential procurement report, Leadsun Australia excelled across all evaluation criteria, including technical compliance, pricing, timeline, and sustainability considerations, making them the most suitable contractor for this project.

Financial and Resource Implications

The adopted 2024-2025 budget for this project is \$660,000 ex. GST, with \$3,038.00 expended for the site investigation including the Flora and Fauna Assessment. The recommended contract is \$618,669.00 (ex GST) with the contingency of \$23,293.00. The remaining \$15,000.00 will cover the project management cost.

In summary:

Expenditure details	Budget	Expense	Remaining
Preliminary Site Investigation	\$660,000.00	\$3,038.00	\$656,962.00
Design, supply and construction		\$599,505.00	\$57,457.00
Provisional Item for Dog Park Run		\$19,164.00	\$38,293.00
Project management		\$15,000.00	\$23,293.00
Contingency: \$23,293.00			



The contingency maybe required to cover costs associated with the footing depths and additional solar light barriers for residential areas.

Council Plan, Community Vision, Strategies and Policies

Support Our Community

1.1 An empowered and connected community

1.1.1 Facilitate opportunities for people to participate in community life, through volunteering, civic leadership, social programs, to enable inclusion, social connection and wellbeing.

Support Our Community

1.2 Support and promote a healthy community

1.2.2 Support and encourage participation in arts and culture, education, leisure, recreation and sporting opportunities.

Maintain and Renew Our Infrastructure

3.2 Safe and well-maintained transport routes and infrastructure for all modes of travel

3.2.2 Develop a Pedestrian and Cycling Strategy to prioritise infrastructure implementation.

3.2.3 Provide infrastructure that supports a connected and active community.

Legislation

This report assists the Council in meeting its obligations under the Local Government Act 2020 and the Environmental Protection Act (2017)

Gender Equality Act 2020

A Gender Impact Assessment (GIA) has been undertaken, highlighting that the solar lights project at Lake Hamilton Walking Trail will enhance safety for users, particularly women of all ages. This lighting will address concerns raised specifically in relation to safety especially during the darker winter months, early mornings and evenings. Additionally, the lighting will benefit individuals with mobility challenges by making obstacles or potential hazards, such as changes in the surface or fallen tree branches visible, fostering safer and more inclusive access for everyone.

Risk Management

The physical risks associated with these works will be minimal. Each solar light will be installed and completed before moving on to the next, ensuring the public space remains safe and free from hazards. The contractor will be asked to provide a barricade during and after-hours work. All work will be carried out on weekdays to minimise disruption to casual runners and other weekend activities.



Climate Change, Environmental and Sustainability Considerations

A preliminary site assessment was conducted to evaluate potential construction impacts on the vegetation, determine whether it was native or exotic, and include a desktop review for cultural heritage and threatened flora impacts, with no native vegetation found.

The lighting system will be solar powered to reduce grid energy usage and lower the carbon footprint, utilising LED technology for greater efficiency than traditional bulbs. The design takes into account water wildlife by incorporating adjustable brightness and light barriers to minimize light pollution near the lake area. A non-destructive footing will be installed to preserve the natural ground surface, and the pole is quick to install and easy to adjust during solar panel maintenance, ensuring long-term sustainability.

Community Engagement, Communication and Consultation

Pre-consultation with key stakeholders has been undertaken including Australian Railway Track Corporation (ARTC), Glenelg Hopkins Catchment Management Authority, and Gunditj Mirring Traditional Owners Aboriginal Corporation regarding the project, seeking information on any required permits or specific conditions. All parties have responded, confirming that the work location falls outside their jurisdiction and have no additional requirements or conditions to impose on the project.

A community engagement session will be arranged with the Hamilton Running Club and others, as part of the Project Reference Group, once the final outcome of the tender is resolved.

General project information and updates will be promoted through Councils media streams particularly providing notification to surrounding residents.

Disclosure of Interests

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

Rejoice De Vera, Senior Project Manager.

Rory Neeson, Director Wellbeing Planning and Regulation

Bill Scott, Manager Project Management Office.

Juan Donis, Acting Director Infrastructure and Sustainability.



RECOMMENDATION

That Council:

1. Award Contract 2024270 Lake Hamilton Solar Lighting Supply and Installation to Leadsun Australia Pty Ltd for the tendered lump sum price of \$618,669.00 (ex GST).
2. Authorise the Chief Executive Officer to execute Contract No. 2024270 and any other documents required by or to give effect the terms of the contract, on behalf of Council; and
3. Approve the allocation of \$23,293.00 (4%) contingency for any potential unknown which can be encountered in the project delivery

COUNCIL RESOLUTION

MOVED: Cr Rainsford
SECONDED: Cr Calvano

That Council:

1. **Award Contract 2024270 Lake Hamilton Solar Lighting Supply and Installation to Leadsun Australia Pty Ltd for the tendered lump sum price of \$618,669.00 (ex GST).**
2. **Authorise the Chief Executive Officer to execute Contract No. 2024270 and any other documents required by or to give effect the terms of the contract, on behalf of Council; and**
3. **Approve the allocation of \$23,293.00 (4%) contingency for any potential unknown which can be encountered in the project delivery.**

CARRIED



12.2 Audit & Risk Committee Meeting Minutes - 3 December 2024

Directorate: People and Performance
Report Approver: Darren Barber, Director People and Performance
Report Author: Nadine Rhook, Executive Assistant Director People and Performance
Attachment(s): 1. Final 03-12-2024 - ARC Minutes (1) [12.2.1 - 13 pages]

Executive Summary

The Minutes from the 3 December 2024 meeting as endorsed by the Audit and Risk Committee (ARC) are presented to Council for adoption.

Discussion

Under Section 53 of the *Local Government Act 2020* the Council must establish an Audit and Risk Committee, as an Advisory Committee of the Council. This Committee fulfils both a statutory and consultative function. It provides feedback, advice and direction to Council on both Risk and Financial matters in accordance with the committee charter.

Financial and Resource Implications

Preparation of reports, agenda and minutes of the Audit and Risk Meeting utilises Council resources. Council Officers and Chief Executive Officer attend the Audit and Risk Committee meeting to present reports and provide information to the committee.

Independent members of the Audit and Risk Committee are paid a sitting fee as members of the Committee and internal auditors are engaged to conduct audits in accordance with the endorsed audit schedule throughout the year.

Council Plan, Community Vision, Strategies and Policies

Provide Strong Governance and Leadership

- 5.1 Transparent and accountable governance
 - 5.1.1 Strengthen the governance role of Councillors by informing, resourcing, skilling and supporting the role.

Provide Strong Governance and Leadership

- 5.3 Committed and skilled staff
 - 5.3.1 Encourage an organisation that values equality, diversity, workplace health, safety and wellbeing.

Legislation

The Audit and Risk Committee is established in accordance with the *Local Government Act 2020* (Section 53).



Gender Equality Act 2020

There are no *Gender Equality Act 2020* implications through the noting of the Audit and Risk Committee minutes.

Risk Management

The Audit and Risk Committee has clear function in review of Councils Risks as per the Committee Charter.

Climate Change, Environmental and Sustainability Considerations

Whilst there is no direct implication in this category associated with the report, it should be noted that Council and the committee are committed to producing documentation and data through systems that have the least impact in the environment. Agendas, reports and minutes are produced electronically and distributed via email. Presenters are encouraged to attend meetings virtually to reduce the need for travel.

Community Engagement, Communication and Consultation

Changes in membership will be communicated to the relevant stakeholders when a change in membership has occurred.

Disclosure of Interests

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

Darren Barber, Director People and Performance
Nadine Rhook, Executive Assistant Director People and Performance

RECOMMENDATION

That Council note the Minutes for the Audit and Risk Committee Meeting held on 3 December 2024.

COUNCIL RESOLUTION

MOVED: Cr Calvano
SECONDED: Cr Henry

That Council note the Minutes for the Audit and Risk Committee Meeting held on 3 December 2024.

CARRIED



12.3 Glenthompson Outdoor Swimming Pool

Directorate: Wellbeing, Planning and Regulation
Report Approver: Rory Neeson (Director Wellbeing, Planning and Regulation)
Report Author: Susannah Milne, Manager Community Wellbeing
Presenter(s): Susannah Milne, Manager Community Wellbeing
Attachment(s): Nil

Executive Summary

This report has been prepared in response to the Notice of Motion #6/24 – Glenthompson Swimming Pool, part 1:

Officers present a report at the February 2025 Scheduled Council Meeting which considers financial and options to reopen the Glenthompson Memorial Pool.

This report will present known condition of the swimming pool and make recommendations where further information is needed with respect to condition status, with approximate estimations in costs.

This report also outlines pool management options for information and will include approximate costs and detail know risk associated with these options.

This report is provided to Councillors for information with no decision required.

Discussion

The Facility

The Glenthompson pool was built in 1975 and includes a 25-metre x 11.3 metre wide pool that ranges in 0.95 metre to 1.52 metres in depth and a toddler's pool. The pool was built predominately through a State Government grant supported by fundraising, and donations with in-kind labour and equipment used.

The Shire of Mt Rouse appointed the Glenthompson Pool Committee on 15 January 1975, which was responsible for the management, operation, maintenance and insurance of the pool. Later versions of agreements provided support from Council with the more complex plumbing repairs, lifeguard requirement and management. This Committee operated until 24 September 2009, where the president of the committee sited that the running costs associated with the pool were too much pressure for the community to sustain. At this time, the facility was handed back to the Council to maintain and operate.

Previous Council Decision

At its Council Meeting on the 10 April 2024, Council considered a report on the future of the Glenthompson Swimming Pool. Upon receiving that report Council resolved to:

1. Close and decommission the Glenthompson Swimming Pool;
2. Continue discussions with the community of future priorities for the town; and
3. Present these priorities to Councillors as part of the 2024-2025 budget process.

Information provided within the previous report



Pool Usage

Glenthompson's pool historically has been the one of the lowest utilised pools of Council's six outdoor pools, which is reflective of the population catchment. This impacts the affordability and sustainability of the service, which is demonstrated through the 'cost per swim' data in the table below.

Over the last two seasons, usage at Glenthompson is the lowest of all outdoor pools. The cost per swim in 2022-23 was \$109.95, with a decrease during the 2023-24 pool season to \$65.25 per swim due to the increase in use by the community. While this reduction in costs per swim was encouraging to see, this was a trend across all outdoor swimming pools in the Shire, reflecting the warmer season and the increase in lifeguard numbers following extensive recruitment campaigns completed by staff.

The Victorian Auditor General's Office (VAGO) conducted an independent review in 2016 to examine the cost of swimming pools to the community. It found that across the community the cost of pools in comparison to usage to be very high in rural areas. For example, the City of Greater Bendigo's Raywood Swimming Pool was named by the VAGO report as being unsustainable at \$78 per visit (Raywood is of similar demographic and profile to Glenthompson). In addition, Local Government Victoria's performance reporting framework found that the average costs per visit to pools in Victoria's large rural shires, was \$17.59.

Table 1 and Table 2 shows a summary of the cost and utilisation data for 2022-23 outdoor pool season, and 2023-24 outdoor pool season. In comparison of usage and cost, Glenthompson presents a high cost per visit and low attendance data. Whilst it has been suggested reintroduction of fees for entry to Southern Grampians outdoor pools would bring in an income stream it would also increase operational expenses around money collection, banking, and acquittal.

Cost and utilisation rates are a key consideration for Council's who are facing challenges surrounding ageing infrastructure, decreasing populations and financial pressures associated with limited income streams to maintain and renew community assets. Consequently, how decisions are made around how to prioritise investment and renewal in infrastructure must be based on facts, evidence to identify key investment opportunities and asset rationalisation.

Table 1 – 2022-23 Outdoor Pool Season

	Hamilton OP	Coleraine	Balmoral	Dunkeld	Penshurst	Glenthompson
Estimated population within a 10 minute drive of each pool (Census 2016)	10896	1228	650	851	875	316
2023-24 season						
Operating days	85	69	76	67	55	48
Total visits	7636	2135	1996	2777	1061	602
Daily visits	89.8	30.9	26.3	41.4	19.3	12.5
Visits per residents	0.7	1.7	3.1	3.3	1.3	2.1
Total operating costs	\$177,868	\$114,035	\$78,387	\$77,970	\$65,333	\$66,192
Cost per operational day	\$2,093	\$1,653	\$1,031	\$1,164	\$1,188	\$1,379
Cost per visit	\$23.29	\$53.41	\$39.27	\$28.08	\$61.58	\$109.95



Table 2 – 2023–24 Outdoor Pool Season

	Hamilton OP	Coleraine	Balmoral	Dunkeld	Penshurst	Glenthompson
Estimated population within a 10 minute drive of each pool (Census 2021)	10896	1228	650	851	875	316
2023-24 season						
Operating days	104	87	92	84	66	66
Total visits	11289	3281	2433	3457	1294	949
Daily visits	106.25	38.25	32.5	51.75	25.75	18.25
Visits per residents	1.03	2.7	3.74	4.1	1.48	3
Total operating costs	\$169,005	\$110,616	\$73,550	\$77,158	\$71,760	\$61,899
Cost per operational day	\$1,625.04	\$1271.45	\$799	\$1,087.30	\$1,087.3	\$937.85
Cost per visit	\$14.97	\$33.70	\$33.23	\$22.32	\$55.45	\$65.25

Community Infrastructure Audit, Provision Targets and Needs Analysis Report 2021-22

Council commenced a strategic Community Infrastructure Planning Process, to formalise an evidence driven approach to planning and investing in community facilities in line with community needs. Stage 1 and 2 of this process gathered data on the infrastructure examining facility, capacity within shire and neighbouring shires, utilisation data, fitness for purpose, population ratios, utilisation targets and travel. Swimming pools were a key consideration of this process.

Key findings found that all townships have access to at least three pools within reasonable travel distance, Glenthompson has one outdoor pool, and access to two outdoor 25 metre pools within 20 minutes.

In 2018-19 where free swimming was provided by the pool committee for residents, a high usage increase was seen, however in 2019-20 and 2020-21 with the introduction of free swimming across all outdoor pools, visitation decreased to Glenthompson pool to approximately a sixth (264 and 310 visits respectively), making the cost per visit \$166.52 in 2019-20 and \$162.54 in 2020-21. The report found that the asset was only in fair condition and had some minor fit for purpose issues. Council has the second highest provision of pools compared to population and land area of surrounding Local Government areas and outside of Hamilton and Dunkeld, all outdoor pools are within areas of forecast population decline. This report and findings did not support investment in the Glenthompson pool based on utilisation data and cost per swim.

Current Pool Condition

The Glenthompson pool is 50 years of age and over time works have been undertaken on plant, pool shell and concourse to maintain the pool in a safe, open, and reliable condition. As the pool has aged and components of the asset are commencing to fail to levels that correspond with asset end of life, intervention is only temporary of nature and asset will



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eventually fail. Currently this has meant that the pool is becoming increasingly difficult to keep open and meet the legislative requirements under the *Public Health and Wellbeing Act 2008* and *Public Health and Wellbeing Regulations 2019*.

These legislative requirements relate to chemical disinfection levels, water balance, filtration and turnover rates, microbiological levels, monitoring, amenities as well as minimum operator training requirements. As the pool is open to the public for use whether or not a fee is charged, the operator of the pool is still subject to ensure compliance to protect public health.

The below table is a summary of the pool condition taken from the Glenthompson Pool, technical condition and compliance assessment, as well as known issues through ongoing pool management and operations. The table outlines the problem and the impact that it has with respect to legislative requirements and includes approximate pricing to repair to be operational, would allow for the pool to be operated in a reasonable and safe condition.

Pricing is approximate, gauged from a mixture of recently known costs, historic costings with CPI, consultant estimation with CPI and costs would still need to be quantity surveyed by an appropriate expert.

It should be noted that this report is now two years old and condition due to no intervention is continuing to deteriorate.

Table 3 Pool Condition with repair costs v make good costs

Area	Problem	Indication	Legislative requirement	Repair to make operational	Make good
Main Pool Shell	Cracking in the hob, structural	Corroding of reinforcement within hob construction, weakening of the hob structure progress over time.	WorkSafe maintaining a safe workplace and environment for bathers.	\$15,000	\$15,000
	Cracking with shell floor deep end – will progressively get worst – indicate water leakage (suspect groundwater infiltration – need leak detection report to confirm)	Shell damaged.	WorkSafe maintaining a safe workplace and environment for bathers. Water discharge/ infiltration in environmental significant overlay. Can impact disinfection/water balance.		\$25,000
	Expansion joint across	Deterioration of expansion joint	WorkSafe maintaining a	\$10,000	\$45,000



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	middle of pool rough and only in fair condition	impacts shell integrity, water discharge (leakage) and infiltration of ground water. Can be hazard for swimmers' feet	safe workplace and environment for bathers. Water discharge/ infiltration in environmental significant overlay. Can impact disinfection/water balance.		
	Pool paint below water and hob in poor condition	Can be hazard for swimmer, if sharp and can lead to cuts. Flaking paint can enter filter and hydraulic systems and cause damage/ blockage. Aesthetically issue	WorkSafe maintaining a safe workplace and environment for bathers. Impact effectiveness of water treatment and disinfection – resulting in disinfection, water turnover and microbiological levels not being met.	\$160,000	\$160,000
	Ceramic scum gutter in average condition – starting to chip.	Aesthetic issue, however, chips and cracks can become hazard for swimmers causing cuts.	WorkSafe maintaining a safe workplace and environment for bathers. Longer term if not repaired can impact removal of environmental debris and impact water quality.	\$15,000	\$15,000
Toddlers Pool	Significant crack in floor and wall joint	Shell damage	WorkSafe maintaining a safe workplace and environment for bathers. Water discharge/infiltration in environmental significant overlay. Can impact disinfection/water balance.	\$5,000	\$5,000



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	Vertical wall crack	Shell damage	WorkSafe maintaining a safe workplace and environment for bathers.		
Concourse	Differential settlement and near the NE corner some slab panels have subsided slightly and pulled away from the pool – need to monitor	Shell movement and ground movement – need to monitor for trip/slip hazards and damage to pool.	WorkSafe maintaining a safe workplace and environment for bathers.	\$2,500	\$2,500
Main Water Treatment Plant	Steel filter is aged and in average condition.	Likely corrosion within the inside of the filter – will require upgrade once no longer serviceable	WorkSafe maintaining a safe workplace and environment for bathers. Impact effectiveness of water treatment and disinfection – resulting in disinfection, water turnover and microbiological levels not being met.	\$80,000	\$330,000
	Filter medium (sand) reaching end of life and requires replacement	Falling within scheduled timing of routine replacement. Note: - filter replacement and sand replacement	WorkSafe maintaining a safe workplace and environment for bathers. Impact effectiveness of water treatment and disinfection – resulting in disinfection, water turnover and microbiological levels not being met.		
	Pump in poor condition, heavily corroded casing, and base plate.	Indicates pump at the end of life.	Impact effectiveness of water treatment and disinfection – resulting in disinfection, water turnover and microbiological levels not being met	\$6,000	



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	Pipework – aged, mixture PVC, galvanized steel, and asbestos cement, including a 'Gibault joint.'	Aged pipework and Gibault joint, possible failure under pressure – pipe blow out.	WorkSafe maintaining a safe workplace and environment Impact effectiveness of water treatment and disinfection – resulting in disinfection, water turnover and microbiological levels not being met	\$15,000	
	Pump and pipework configuration – air entrapment	Old configuration that has the potential to trap air, with no air release valve - reducing hydraulic capacity.	WorkSafe maintaining a safe workplace and environment Impact effectiveness of water treatment and disinfection – resulting in disinfection, water turnover and microbiological levels not being met		
	Space in pump shed	Small size limits capacity of pump and pipework upgrade	WorkSafe maintaining a safe workplace and environment	n/a	
	Balance tank and pump well – main pool drains directly into pump well, acts a balance tank – pipework corroded and in poor condition	Inadequate and outdated balance tank/pump well. Providing a very low amount of 'balance' volume for the pool.	WorkSafe maintaining a safe workplace and environment for bathers.	n/a	
	Chemical storage and dosing - acid pump failed	Hydrochloric acid is used for pH control.	WorkSafe maintaining a safe workplace and environment Impact effectiveness of water treatment and disinfection – resulting in disinfection, water turnover and	\$2000	



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			microbiological levels not being met		
	Chemical storage – size of plant room and condition make it difficult to store chemicals appropriately	Plant room configuration does not allow for correct chemical storage, control measures and safe chemical handling practices implemented by trained staff.	WorkSafe maintaining a safe workplace and environment	n/a	
	Emergency Shower – does not comply with current standards	OHS risk to staff if incident occurred WorkSafe issue.	WorkSafe maintaining a safe workplace and environment	\$2,000	
	Dinotect automatic sampling and dosing Unit – probe faulty and requires replacement	Faulty probe – means that the automatic dosing and monitoring of chemical levels will not be occurring	WorkSafe maintaining a safe workplace and environment for bathers. Impact effectiveness of water treatment and disinfection – resulting in disinfection, water turnover and microbiological levels not being met	\$2,000	
	Water leaks on floor	Leaking pipe work across the wastewater treatment plant	WorkSafe maintaining a safe workplace and environment	n/a	
	Calcium Hypo dosing Unit – overflow not plumbed into waste pipe	Plant room size and space makes it difficult to achieve this.	WorkSafe maintaining a safe workplace and environment	n/a	
	Backwash discharged directly into the environment.	Discharge of backwash water directly to environment is breach of EPA legislation, impacts on property owners downstream of the pool.	All wastewater must be treated and retained onsite or discharged to reticulated sewerage (not available) WorkSafe maintaining a	\$15,000	\$15,000



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			safe workplace and Environment.		
Water distribution in pools	Filtered water inlet delivered on east side of wall retro fitted, to remediate centerline filtration failure previously.	Poor water circulation and filtration – leading to minimum filtration rates not being met, impacting on water removal and treatment process.	WorkSafe maintaining a safe workplace and environment for bathers. Impact effectiveness of water treatment and disinfection – resulting in disinfection, water turnover and microbiological levels not being met	n/a	Included in water treatment upgrade cost
Water Leakage	Not a reported problem as water level maintained, however suspected infiltration from ground water.	If the pool was to reopen then leak detection testing would be required to understand if there was an issue with the pool and remediation items identified.	WorkSafe maintaining a safe workplace and environment for bathers. Impact effectiveness of water treatment and disinfection – resulting in disinfection, water turnover and microbiological levels not being met	\$10,000	\$10,000
Changeroom and amenities	Rudimentary and basic.	No baby change facilities as required under Water quality guidelines for public aquatic facilities. No DDA compliant facilities.	Building Code of Australia	n/a	\$160,000
	Bird/pest entry	Structure and openings allow bird and pest entry during off season.	WorkSafe maintaining a safe workplace and environment for bathers	\$5,000	
Water Treatment Building	Building is in overall poor condition, small in size impacts operation and		WorkSafe maintaining a safe workplace and environment for bathers.	n/a	Included in water treatment upgrade cost



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	chemical storage.		Impact effectiveness of water treatment and disinfection – resulting in disinfection, water turnover and microbiological levels not being met		
	Roof rafters – structurally inadequate		Building Code of Australia WorkSafe maintaining a safe workplace and environment	n/a	
	Metal framed and sheeted door corroded	Caused by water/chemical use – requires replacement	WorkSafe maintaining a safe workplace and environment	n/a	
	Bricks in the rear wall dislodged	Indicates poor mortar condition which will continue to degrade	Building Code of Australia WorkSafe maintaining a safe workplace and environment	\$5,000	
	Timber windowsill – rot	Indicates degrading and water entry	Building Code of Australia WorkSafe maintaining a safe workplace and environment	\$1,500	
Pool Covers	Pool covers and reel associated with safe removal – end of life and need replacement	End of life – require replacement	WorkSafe maintaining a safe workplace and environment	\$45,000	\$45,000
Shade Structure	Shade structure over toddler pool has structurally failed	Either repair or replace	WorkSafe maintaining a safe workplace and environment	\$10,000	\$10,000
			Total	\$406,000	\$667,500
			Totals including contingency and project management costs	\$479,000	\$787,650



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Previously it was reported that capital repair costs associated with the Glenthompson Pool, technical condition and compliance assessment was approximately \$223,000, which included a contingency. It should be noted that the Glenthompson Swimming Pool, technical condition and compliance assessment, is based on visual assessment and no intrusive testing was undertaken at the time.

What this means is that if works were undertaken and more intrusive testing undertaken such as pressure testing, leak investigation it is probable that more issues would arise with respect to integrity of the pool, impacting the estimated cost of works and life expectancy of the pool.

Council should note that there is no leak detection report for Glenthompson Pool, as the decision to close the pool had been made by Council at the time that the investigations were undertaken.

The current condition of the pool particularly around the water treatment and building condition present significant risk around management and maintenance, to keep the pool operational would also require careful site management and to ensure employee/volunteer safety, through site specific training and knowledge on pool operations and plumbing.

The first costing above to '*repair to make operational*' includes repair and works that would ensure that the pool is functional and operates within legislative requirements but would include recommended works that would remove risks and maintenance issues for Council staff to continue to operate the pool.

The second costing to '*make good*' repair and works which would make the asset at a reasonable condition that it could be handed to community to operate without putting volunteers at risk and community at use due to the asset being at a failing standard unable to meet legislative requirements.

Legislative Non-Compliance

Throughout previous discussion there has been focus on the pool's physical asset condition but not its regular failure to meet routine microbiological testing. The aged and poor conditioned water treatment system and including filtration process impacts regularly impacts the water quality, with the 25m pool failing microbiological testing, which is concerning considering the low bather level (low visitation).

Table 4- Permitted microbiological levels for aquatic facilities

Parameter	Value
E-Coli	0 CFU(1)/100ml
Pseudomonas aeruginosa	0 CFU(1)/100ml
Heterotrophic colony count	Less than 100CFU/ml



Table 5- The table below is a summary of micro results 2022-23 and 2023-24 seasons for the 25m pool

Date	Coliforms	E coli	Plate count	Ps aeruginosa
10/01/23	40	0	>300	0
18/01/23	1	0	>300	0
01/02/23	0	0	46	0
22/03/23	0	0	>300	0
10/01/24	0	0	0	0

This often results in staff needing to super chlorinate the pool to ensure the microbiological parameters return to acceptable levels.

Pool Operating Costs

Operating costs of the Glenthompson Swimming Pool were previously budgeted approximately \$66,000 plus with a \$15,000 allowance for running repairs of plant. This included utilities, chemicals, minor maintenance, grounds servicing, equipment replacement, employee costs and corporate costs (human resources, information technology, finance).

The allowance was to pay for unforeseen minor plumbing and equipment repair costs, which occurred during the pool season such as pump replacement, plumbing works, or replacement of faulty probes.

Pool Operating Requirements

Royal Life Saving Society – Australia have developed Guidelines for Safe Pool Operations (GSPO's) that are a set of detailed specifications and recommendations establishing best practice design and operations of pools nationwide. These are a national industry standard that describes and makes recommendations as to the appropriate minimum standards of safety that are attached to design, ownership and operations of aquatic facilities. They set the minimum standard that publicly accessed pools should be operated and supervised by. This requires that a person, organisation or committee operating a public facility should be operating in compliance with these guidelines to ensure a duty of care is met with respect to the public.

For example, the GSPO's specify minimum training, qualifications, approach, and supervision for lifeguards. It also requires that people operating the pool must have experience and knowledge of water treatment process and equipment, understanding of legislative requirements and the ability to problem solve minor equipment problems and water balancing approaches.

Council as a part of due diligence process, would need to ensure that a committee who operates a pool on their behalf or independently from purchasing an asset has the capacity and skills to do so to remove any liability issues.

Options for Operation of Glenthompson Pool

A limited number of governance options are available to enable the Glenthompson Pool to reopen. The options would all require Council to invest in the infrastructure to ensure that it was in a safe and reliable state before continuing, advice from Council's insurers with respect to the disposal of assets is that passing on the responsibility of the asset or the sale



of the asset with the knowledge that it is not fit for purpose does not void all responsibilities and Council could still be liable for a claim against it for injury or death.

Option 1: Council reopen and operate

Option 2: Community Asset Committee

Option 3: Sell to community for nominal fee, but make good the condition of the facility

Option 4: Sell to community for nominal fee, in its current condition

Option 5: Contract pool operations i.e., YMCA

Option 1 – Council Reopen Glenthompson Pool

For Council to resume operating the Glenthompson Swimming Pool, a number of elements of the infrastructure would require investment as previously identified within this report.

Council would resume the operational management of the pools including lifeguard supply; however, Council should be aware of the continual challenges around lifeguard provision for the outdoor pool season.

Table 6 below shows the number of lifeguards required to staff all pools. It should be noted that when lifeguard availability is impacted resources are directed towards the higher usage pools and that this practice would continue to be implemented.

Table 6 – Lifeguard numbers past seasons, current and required

Lifeguards	21/22 Season	22/23 Season	23/24 Season	24/25 Season	Required
Senior >18	35	36	32	27	45
Junior < 18	12	14	13	8	15
Total	47	50	46	35	60

1.1 Asset impact

Council reopening the Glenthompson Pool will require investment in the operating infrastructure that is currently considered end of life and hazardous, this would involve the estimated investment of \$479,000. This investment would ensure the safe and more reliable operation of the asset for an expected period of 5 to 10 years.

1.2 Staff and other resources Impact

Council has recently had significant difficulty in sourcing local lifeguards to support the Glenthompson Pool, even with the offer to pay for training to meet minimum qualification requirements. This has required Council to send staff from Hamilton to operate the pool, with travel and time costs being borne by the lifeguard with feedback from staff stating they prefer not to work there due to costs such as petrol.

1.3 Operational Financial Impact

The operational budget is currently not budgeted in Council's operational budget and would be an expected cost of approximately \$66,000 plus CPI on an annual basis. An operation maintenance allowance of approximately \$15,000 plus CPI on an annual basis, would also be required to ensure running repair of plant and equipment.



This would have a financial impact of \$81,000 plus CPI over the annual budget process (or \$810,000 plus CPI for under the long-term financial plan.)

Council could further investigate options to re-introduce fees to visit the swimming pool using 'tap and go' technology or having a second staff member at the swimming pool to staff the facility as patrons enter. There would however be a significant cost impact through either increased staffing costs or the infrastructure installation required to allow the 'tap and go' technology to be installed.

This would then need to be something that was implemented across the other five outdoor swimming pools in the Shire creating a significant operational cost increase to Council, as well as a potential detrimental impact to usage rates due to the reintroduction of fees.

1.4 Capital Financial Impact

To 'repair to make operational' would involve an investment of approximately \$479,000 (inclusive of contingency and project management costs) to address safety and legislative noncompliance concerns. As mentioned earlier in this report, further work would be required to ensure these figures are correct. There is also no funding currently available to Council through State or Federal Government funding program to apply to complete works.

1.5 Pros and Cons Summary

Pros

- Council maintains compliance with pool operational guidelines

Cons

- Continued strain on limited lifeguard and pool operations resourcing.
- Additional investment required to ensure pool is maintained in an operational state with no external funding available.
- Additional operational costs to re-introduce fees for entry to the facility.
- Council retains asset renewal and depreciation issues.
- Long-term Financial Plan viability.

Option 2- Community Asset Committee

Under Section 65 of the *Local Government Act 2020*, Council may establish a Community Asset Committee (S65 committee) for the purpose of managing a community asset. This model would require a functional and appropriately skilled committee to be formed by the local community to operate the pool in line with all the legislative requirements.

2.1 Assets impact

Community Asset Committees are designed to manage the daily operational activities for their appointed asset. While the Committee is in operation, the long-term asset management, asset risk, liability and renewal still rest with Council. Under this model Council would be required to invest more significant funds to 'make good' the asset prior to hand over to the Committee, to remove operation risks and risk to volunteers working at the site.

2.2 Staff and other resources impact

Based on Council's recent difficulty with sourcing local lifeguards to operate the Glenthompson Swimming Pool, it is expected that this would continue to be an issue for a S65 Committee. This would place the committee in competition with Council for qualified staff to operate the pool.



The committee would also require the development of pool operations knowledge to maintain the facility in line with the regulations, which would need to be demonstrated to Council as a part of any agreement to operate and open the facility.

As a S65 Committee is delegated by Council, all risk and liability for the pool still rests with Council.

2.3 Operational Financial Impact

Based on historical usage, a S65 Committee would not raise the required funds to operate the pool. Council would be required to provide operational funding to the committee to enable the pool to operate. This would require to be an annualised contribution to the operational budget, the committee would be responsible for meeting all operational expenses from this allowance and fundraising to cover any shortfall.

As practice with other S65 committees, the Committee would be responsible for general maintenance and repair to the facility. Any capital investment would be subject to Council budgetary processes.

This would have a financial impact of approximately \$45,000 plus CPI over the annual budget process (or \$450,000 plus CPI for under the long-term financial plan).

There are limited opportunities available for external funding for operational activities at a swimming pool that the community could apply to.

2.4 Capital Financial Impact

Before this option could be enacted Council would also have to 'make good' the facility to ensure that it was in a fit for purpose condition this would involve an investment of approximately \$787,650 (inclusive of contingency and project management costs) to address safety, legislative noncompliance concerns and remove potential liability claims to Council. There is also no funding currently available to Council through State or Federal Government funding program to apply to complete works.

2.5 Pros and Cons Summary

Pros

- Operational aspects of the pool are undertaken by the S65 committee

Cons

- Adds an additional level of management dealing with the S65 committee.
- Council retains all risk and liability issues for the pool.
- Additional investment required to ensure pool is maintained in an operational state.
- Limited opportunities for external funding for operational activities.
- Council retains asset renewal and depreciation issues.
- Creates additional competition for lifeguards.

Option 3- Sell to community for nominal fee, but make good the condition of the facility

Council could elect to sell the pool facility to the community for a nominal fee. In this instance, Council should not knowingly pass the facility on to the community with the knowledge that it was not in an operable state. Rectification works would need to be undertaken to 'make good the facility.'



3.1 Asset Impact

Once the facility is in a safe and operable state, Council would have no further involvement with the state of the asset and would reduce its renewal liability with respect to this asset.

3.2 Staff and other resources impact

Based on Council's recent difficulty with sourcing local lifeguards to operate the Glenthompson Swimming Pool, it is expected that this would continue should the community purchase the pool. This would place the pool in competition with Council for qualified staff to operate the pool. The community would also require the development of pool operations knowledge to maintain the facility in line with the legislative requirements, as the asset would still be a public facility the community will be required to meet the same requirements as Council operated facilities.

3.3 Operational Financial Impact

After an initial financial allocation to bring the pool to an operational standard, Council would no longer have any operational financial commitment to the Glenthompson Pool.

There are limited opportunities available for external funding for operational activities at a swimming pool that the community could apply to.

3.4 Capital Financial Impact

Before this option could be enacted, Council would also have to 'make good' the facility to ensure that it was in a fit for purpose condition this would involve an investment of approximately \$787,650 (inclusive of contingency and project management costs) to address safety, legislative noncompliance concerns and remove potential liability claims to Council. There is also no funding currently available to Council through State or Federal Government funding program to apply to complete works.

3.5 Pros and Cons Summary

Pros

- Glenthompson community has full control over the future of the pool.

Cons

- Creates additional competition for lifeguards.
- Requires infrastructure investment to bring pool to a safe and operable level with no external funding opportunities currently available.
- Limited external funding opportunities to fund operational activities for the community to apply for.
- If the Committee folds and the pool no longer operates the site would be owned by the community and not be redeveloped and has the potential to become a safety hazard.

Option 4- Sell to community for nominal fee in its current condition

Council could elect to sell the pool facility to the community for a nominal fee, without any improvement/repair works. In this instance, Council would knowingly pass the facility on to the community with the knowledge that it was not in an operable state. This option would not absolve Council of potential liability issues should a person using/working at the facility be injured or killed.



4.1 Asset Impact

Council would have no further involvement with the state of the asset and would reduce its renewal liability with respect to this asset.

4.2 Staff and other resources impact

Based on Council's recent difficulty with sourcing local lifeguards to operate the Glenthompson Swimming Pool, it is expected that this would continue should the community purchase the pool. This would place the pool in competition with Council for qualified staff to operate the pool. The community would also require the development of pool operations knowledge to repair and maintain the facility in line with the legislative requirements, as the asset would still be a public facility the community will be required to meet the same requirements as Council operated facilities.

4.3 Operational Financial Impact

Council would no longer have any operational financial commitment to the Glenthompson Pool.

4.4 Capital Financial Impact

There would be no capital investment under this option.

4.5 Pros and Cons Summary

Pros

- Glenthompson community has full control over the future of the pool.

Cons

- Creates additional competition for lifeguards.
- Potential liability issues to Council for knowingly selling an asset that is not fit for purpose and selling to community that does not have the skill or resources to bring the facility to fit for purpose status.
- Limited external funding opportunities to fund operational activities for the community to apply for and no funding opportunities to fund required capital works.
- If the Committee folds and the pool no longer operates the site would be owned by the community and not be redeveloped, and has the potential to become a safety hazard

Option 5 – Contract out pool operation

Council could go to the market to find a service provider who would operate the Glenthompson pool. This option has not been fully explored as it is unlikely that a third party would look to operate the Glenthompson Pool as a standalone contract or within its current condition.

5.1 Assets Impact

Based on previous discussions around pool operations, a contract would be likely to only undertake the operation of the pool. This means the long-term asset management, asset risk, liability and renewal still sits with Council.

5.2 Staff and other resources impact



Based on Council's recent difficulty with sourcing local lifeguards to operate the Glenthompson Swimming Pool, it is expected that this would continue for a contractor. This would place the contractor in competition with Council for qualified staff to operate the pool. Risk and liability for the operations of the pool would be passed to the contractor.

5.3 Operational Financial Impact

The cost to engage a contractor to operate the pool would be expected to increase the operational impact to Council. A contractor would require a profit margin, along with covering additional travel costs that would be involved with them attending the site. This is estimated to have a financial impact of approximate \$90,000 plus CPI over the annual budget process (or \$900,000 plus CPI for under the long-term financial plan).

5.4 Capital Financial Impact

Before this option could be enacted Council would also have to 'make good' the facility to ensure that it was in a fit for purpose condition this would involve an investment of approximately \$787,650 (inclusive of contingency and project management costs) to address safety, legislative noncompliance concerns and remove potential liability claims to Council. There is also no funding currently available to Council through State or Federal Government funding program to apply to complete works.

5.5 Pros and Cons Summary

Pros

- Operational aspects of the pool are undertaken by a contractor

Cons

- Adds additional level of contract management
- Council retains all risk and liability issues for the pool
- Additional infrastructure investment required to ensure pool is maintained in an operational state with no current external funding opportunities available.
- Council retains asset renewal and depreciation issues
- Creates additional competition for lifeguards

Summary

In summary, from a return to service perspective, there are the known issues as outlined above with respect to asset condition, repair and renewal, legislative compliance (pool regulations and WorkSafe requirements), which would need to be attended to prior to reopening the Glenthompson Swimming Pool.

To operate a publicly accessible pool, the operator must be aware and competent to ensure that they meet the duty of care that sets out to protect the community members who are using the pool. The level of legislative requirements from public health, WorkSafe and pool water safety will not be negated by the fact that the pool is operated by a community lead committee of management. In recent times WorkSafe have found that a community run facility was at fault for the death by drowning at a pool in Port Fairy, as the school swimming activity was not adequately monitored and the assessment of the child's ability to swim was not made by the facility operators and school.

Aquatic facilities must be run and managed by persons with knowledge and a background in this area, otherwise the facility would become a liability to both the Council (owner) and community group (operator).



Council is provided the information contained within this report for consideration with respect to discussions with the Glenthompson community to review the Glenthompson Community Plan and for discussions with the Council Working Group for the Glenthompson Swimming Pool.

Financial and Resource Implications

Table 7 – Financial and resources implications

Option	Annual Operating Budget	Capital Investment	Total Investment	Long-term Operating Financial Plan Impact
1: Council Operated	\$81,000	\$479,000	\$560,000	\$810,000 + annual CPI
2. Community Asset Committee	\$45,000	\$787,650	\$832,650	\$450,000 + annual CPI
3. Sell to community, fit for purpose	\$0	\$787,650	\$787,650	\$0
4. Sell to community current condition	\$0	\$0	\$0	\$0
5. Contract pool operations	\$90,000	\$787,650	\$877,650	\$900,000 + annual CPI

Council Plan, Community Vision, Strategies and Policies

Support Our Community

1.1 An empowered and connected community

1.1.1 Facilitate opportunities for people to participate in community life, through volunteering, civic leadership, social programs, to enable inclusion, social connection, and wellbeing.

Support Our Community

1.2 Support and promote a healthy community

1.2.1 Provide and advocate for accessible, inclusive, and equitable Council services, facilities, activities, and participation practices.

1.2.2 Support and encourage participation in arts and culture, education, leisure, recreation, and sporting opportunities.

Legislation

The *Local Government Act 2020 Section 9 Overarching governance principles and supporting principles* outlines several principles that Council's must follow with respect to making decisions and providing services to the community to ensure good and transparent governance. The following principles have been taken into consideration when conducting community engagement and decision making with respect to the future of the Glenthompson pool.

Local Government Act 2020:

s9(2)(b) priority is to be given to achieving best outcomes for the municipal community including future generations;



- s9(2)(g) the ongoing financial viability of the Council is ensured;
- s9(2)(i) the transparency of Council decisions, actions and information is to be ensured.

Gender Equality Act 2020

This decision does not have a negative bias towards gender impact, therefore there has been no gender impact assessment conducted in relation to this report.

Risk Management

Council must consider the options above all which do have reputational, liability and financial risks associated with them.

There is greater risk associated with the options that fall within the realms of community management/ownership due to the capacity of the community to have the skills and resources to operate the pool within the legislative requirements in a heavily regulated industry.

With the community management options, Council would have limited options to manage the risk associated with the operation of the pool, but in of the options, Council would have a pecuniary interest to monitor the capacity of the committee operating the facility. Monitoring and regulating the capacity of the Committee would also present challenges particularly where improvement or intervention was required.

In the event of serious injury or death incident occurred at the pool, if it was found that there was negligence on the operator or even on the capacity of the operator to run the facility there could be negative implications to Council regardless of the management options in place.

Council should also consider the risk that the investment level described in the above report with respect to 'repair to make operational' and to 'make good' will potentially only extend the assets life cycle to 5-15 years.

Council should also consider operational investment in a facility that has a limited operational capacity of approximately three months on an annual basis, and if this investment is supported by the whole community as their 'township priority'.

Climate Change, Environmental and Sustainability Considerations

Whilst there is no direct implication in this category associated with this report, it should be noted that Council is committed to producing documentation and data through systems that have the least impact on the environment.

It is noted that the asset's age and condition make it difficult to implement climate change and sustainable considerations to reduce the environmental footprint of the pool.



Community Engagement, Communication and Consultation

No additional community engagement has been undertaken with respect to this requested report.

Council is advised that the previous report was written after the prior elected Councillors and Council staff have conducted three separate community meetings in Glenthompson in relation to the future of the Glenthompson Swimming Pool and future community investment priorities.

Further engagement on refining community priorities will be completed if Councillors resolve to close the swimming pool.

Disclosure of Interests

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

Rory Neeson, Director Wellbeing, Planning and Regulation
Susannah Milne, Manager Community Wellbeing.

RECOMMENDATION

That Council note this report in response to Notice of Motion #6/24 – Glenthompson Swimming Pool, part 1 - which considers the financials and options to reopen the Glenthompson Swimming Pool.

COUNCIL RESOLUTION

MOVED: Cr Calvano
SECONDED: Cr Henry

That Council note this report in response to Notice of Motion #6/24 – Glenthompson Swimming Pool, part 1 - which considers the financials and options to reopen the Glenthompson Swimming Pool.

CARRIED



12.4

Council Plan Quarterly Reporting - 1 July 2024 -31 December 2024

Directorate:	Chief Executive Office
Report Approver:	Tony Doyle (Chief Executive Officer)
Report Author:	Lisa Grayland, Acting Governance Coordinator
Presenter(s):	Lisa Grayland, Acting Governance Coordinator
Attachment(s):	1. Council Plan Action report July - December 2024 [12.4.1 - 32 pages]

Executive Summary

The Action and Task Progress Report for the period 1 July to 31 December 2024 has been prepared to provide information regarding the performance of the organisation against the Annual Plan.

Discussion

The Annual Plan is developed each year to assist in the delivery of the Council Plan objectives and to demonstrate to the community the key projects to be delivered that year.

The Annual Plan sets out the specific actions and includes a detailed list of Council's activities and initiatives for the upcoming financial year. These initiatives are projects that are undertaken over and above normal service delivery and are intended to attain important outcomes for Council and the community.

Reports on the progress of the Annual Plan are reported to Council quarterly. This allows Council to receive timely, relevant and measurable information about how the organisation is performing. This in turn allows Council an opportunity to raise concerns about performance in a timely manner. The Annual Plan reporting will also help formulate the Annual Report and support the reporting against the Council Plan each year.

There are 69 actions in the report of which:

- 60 actions (87%) are on track - at least 90% of the target achieved;
- 5 actions (7%) require monitoring –between 70% and 90% of the target achieved;
- 4 actions (6%) are off track – less than 70% of target achieved; and
- 0 action (0%) has no target set.

Details about the specific performance of the Annual Plan actions are detailed in the attached Action and Task Progress Report.

This is the first report on the Annual Plan for the 2024-2025 financial year.

The Actions that weren't completed in the 2023-2024 year of the Council Plan have been reviewed and 19 items were rolled over into the 2024-2025 financial year.



Financial and Resource Implications

Financial implications will have been accounted for in Council's adopted Budget.

Council Plan, Community Vision, Strategies and Policies

Provide Strong Governance and Leadership

- 5.1 Transparent and accountable governance
- 5.1.1 Strengthen the governance role of Councillors by informing, resourcing, skilling and supporting the role.
- 5.1.2 Ensure flexible and transparent decision making through open and accountable governance.

Provide Strong Governance and Leadership

- 5.2 Effective advocacy
- 5.2.2 Advocate on behalf of the community in line with identified and agreed priorities.

Legislation

Council is required to adopt a Council Plan in accordance with section 90 of the *Local Government Act 2020* and subsequently determine whether any adjustments are required.

This Plan is supported by the development of an Annual Plan which details the actions that will be undertaken to achieve the strategic objectives in the Council Plan.

Gender Equality Act 2020

Gender Equality Act 2020 will be taken into consideration on all the current Council Plan Actions.

Risk Management

Reporting on the Annual Plan is to be presented to Council quarterly so Council can regularly monitor the performance of the organisation.

Climate Change, Environmental and Sustainability Considerations

There are no implications for Climate Change, Environmental and Sustainability considerations but will be taken into consideration on all Council Plan actions.

Community Engagement, Communication and Consultation

The Report is publicly available and accessible to the public to ensure regular updates are required regarding the implementation of the Council Plan.



Disclosure of Interests

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

Lisa Grayland, Acting Governance Coordinator.

RECOMMENDATION

That Council receive the Action and Task Progress Report for 1 July – 31 December 2024

COUNCIL RESOLUTION

MOVED: Cr Barber
SECONDED: Cr Henry

That Council receive the Action and Task Progress Report for 1 July – 31 December 2024

CARRIED



12.5 Athletics Precinct Feasibility Study

Directorate:	Wellbeing, Planning and Regulation
Report Approver:	Susannah Milne (Manager Community Wellbeing), Rory Neeson (Director Wellbeing, Planning and Regulation)
Report Author:	Wellbeing, Planning and Regulation
Presenter(s):	Roger Rook, Coordinator Recreation Services INSERT NAME, INSERT TITLE
Attachment(s):	<ol style="list-style-type: none"> 1. SGSC Athletics Precinct Feasibility Study [12.5.1 - 53 pages] 2. SGSC Athletics Precinct Feasibility Study Demand and Consultation Findings [12.5.2 - 42 pages] 3. SGSC Athletics Precinct Feasibility Issues and Opportunities [12.5.3 - 37 pages] 4. CONFIDENTIAL REDACTED - Hamilton Running Club Feasibility Response [12.5.4 - 1 page]

Executive Summary

Through the 2023-2024 budget process, representatives from Hamilton Running Club and Hamilton Kangaroos Football and Netball Club made a deputation to Council regarding the potential to invest in additional lighting infrastructure at Pedrina Park to assist the Hamilton Kangaroos with training during the redevelopment works at Melville Oval while also providing ongoing benefits to other users of the facility.

Council resolved to allocate \$100,000 in the 2023-2024 budget to Pedrina Park for the design and construction of lighting project on Oval 1 as per the Pedrina Park Master Plan and directed staff to work with Michell Park User groups to determine the best allocation of the \$150,000 renewal budget allocated to Michell Park, with the suggestion that the Hamilton Running Club relocate to Pedrina Park and all future investment by Council at Mitchell Park cease.

Whilst the lighting project proceeded, the Hamilton Running Club indicated that they felt that the current facilities, number of users and use at Pedrina Park would not cater for their members' needs. They requested as part of a deputation that Council undertake a running track feasibility study to determine what the most suitable track type, size and location is within Hamilton for a running track that supports participation at the current growth rate and into the future. The funding to support the feasibility study was requested to be drawn from any funds left over from the Pedrina Park Lighting Project.

At the Council meeting on 8 May 2024, Council resolved to allocate \$40,000 to undertake an Athletics Precinct Feasibility Study to recommend a preferred long-term location for athletics within Hamilton. Officers undertook a quotation process in line with the Procurement Policy and appointed @leisure planners to undertake the study. The study was to determine the following:

- The most suitable location for an athletics precinct within Hamilton
- The feasibility of an all-weather running track within the precinct
- A site specific concept plan for the preferred location

Following extensive consultation and review, it was determined that Mitchell Park is the preferred location for an athletics precinct incorporating a 400m grass track. While it is acknowledged that the precinct development at this stage is not feasible, the study and



associated concept plan provide clear options for future development should external funding become available.

This report recommends that Council formally receive these documents to enable them to be utilised to support any future direction of the site.

Discussion

As part of the discussions regarding the reallocation of the Mitchell Park renewal funding for the Pedrina Park lighting project, a request was made by the Hamilton Running Club that remaining funds be allocated to a feasibility study for a permanent running track to be allocated within Hamilton. The intent of the feasibility study is to determine the feasibility of a synthetic surface track, the best location for the track, and the optimum distance of the track.

Council officers undertook a competitive quotation process to engage a consultant to undertake the study and provide the study, including an Issues and Opportunities Analysis document, and a Demand and Consultation Findings document. @leisure Planners were appointed to undertake the study.

The consultants undertook an initial desktop review of potential sites in and around Hamilton to determine the suitability of each location to provide an ongoing athletics precinct. The review assessed the available space, conflicting usage and accessibility of each site prior to site visits to assess the suitable sites. The sites identified for additional assessment were Mitchell Park, Pedrina Park, Ray Middleton Reserve, Monivae College, Hamilton Recreation Reserve and Kennedy Oval. The remaining locations of Melville Oval, Patterson Park, Hamilton and Alexandra College, Hamilton Showgrounds, Hamilton Racecourse, Good Shepherd College and the Hamilton Harness Racing Club were not considered for further analysis as they were either too small, had conflicting facility usage, or were not located centrally enough to be considered suitably accessible.

While undertaking physical site assessments of the short-listed venues, the consultants met with the Hamilton Running Club and Hamilton Little Athletics to receive their feedback and insights into the requirements of an athletics precinct. This was incorporated into additional consultation including direct communication with local schools and State sporting organisations, along with general community feedback received via an online survey and social media posts.

Appendix 3 in the Issues and Opportunities Analysis provides the scoring matrix and site selection criteria for the suitable sites, with Mitchell Park assessed by the consultants as the most suitable location. Items considered for suitability included the following:

• Site dimensions	• Land Ownership and tenure
• Catchment accessibility	• Topography
• Utilities	• Parking availability
• Prevailing weather conditions	• Environmental constraints
• Planning constraints	• Existing user groups



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Once Mitchell Park was assessed as the most suitable location, a concept plan was developed identifying the capacity to incorporate a 400m track, along with the additional required field elements to support an athletics precinct. The ability to retain a cricket oval within the track at its existing dimensions was also incorporated.

The design standards for athletics is governed by the following documents:

- World Athletics Track and Field Facilities Manual 2019
- Athletics Australia Brief for an Athletics Stadium 2020
- World Athletics Competition and Technical Rules 2022

These documents enable consistency for athletes on a training or competition basis. There is no specific guidelines for a local level development, and while the concept plan identifies provision of these facilities, there is no requirement to implement any specific infrastructure.

As part of the study, the consultants also undertook analysis of recreational running and walking within Hamilton. This analysis utilised recorded data from Strava mapping, along with feedback and consultation collected as part of the athletics precinct engagement. This analysis identified the key existing routes as expected with Lake Hamilton, the Grange Burn trail, and the Hamilton-Tarrington track being the key existing used infrastructure. The analysis identified the Portland Road end of the Grange Burn trail to be a problem area with no connection further along to the wetlands between Digby Road and Mount Baimbridge Road. Additionally, the spill way at Lake Hamilton was identified as a problem during winter periods when the water levels are elevated.

Future development opportunities were identified to connect the Hamilton Tarrington track with the Grange Burn trail along the southwestern edge of Mitchell Park, along with providing a connection from Hensley Park Road to the Lake Hamilton track. Connecting the Grange Burn trail to the Hamilton Coleraine Rail Trail at the Dunn Road intersection is seen as an opportunity to increase the network. A final development opportunity was identified to continue the Grange Burn trail across Portland Road and Digby Road and extend it to the railway bridge that crosses Young Street, connecting in with the wetlands along the way.

Officers are not requesting Council to adopt the study as this will provide a commitment to implementing the developments identified, but to receive the study. This will acknowledge the analysis and preparatory work completed should external funding or demand arise that would progress any works.

Financial and Resource Implications

The completion of the athletics precinct feasibility study does not create any direct financial or resource implications. The receiving of the study may create funding expectations in the future which are not incorporated within the Council Long-Term Financial Plan.

Council Plan, Community Vision, Strategies and Policies

Maintain and Renew Our Infrastructure

3.2 Safe and well-maintained transport routes and infrastructure for all modes of travel



3.2.3 Provide infrastructure that supports a connected and active community.

Maintain and Renew Our Infrastructure

3.3 Attractive Council-owned and managed community and open spaces

3.3.1 Continue to invest in and activate open spaces within Southern Grampians.

Legislation

There are no legislative implications for this report.

Gender Equality Act 2020

Athletics is a general equitable recreational pursuit. The design brief included the requirement to incorporate universal design principles for elements such as all gender change/toilet facilities. While the concept design does not have the detail to identify specific change/toilet facilities, these will be incorporated into detail designs when required in the future.

Risk Management

There is a risk that the acceptance of the Athletics Feasibility Study may create an expectation that Council will immediately invest in the development of the site.

Climate Change, Environmental and Sustainability Considerations

While the preparation of the athletics feasibility study does not likely to have any environmental impacts, these should be considered in detail as part of any future development.

Community Engagement, Communication and Consultation

This request to complete this project came to the Council from the Hamilton Running Club. The Hamilton Running Club conducted an open community meeting on the 30 November 2023 which identified a synthetic running track as the running community's highest priority. This feasibility study engaged with the broader community including local schools, and regional and state sporting entities such as Athletics Victoria and Sport and Recreation Victoria on the future of running at what style and size of facility is feasible at public and private locations across Hamilton.

The Athletics Precinct Feasibility Study has been passed to the Hamilton Running Club (HRC) and Hamilton Little Athletics Club (HLA) for final feedback. Combined feedback was received from the groups which is provided as an attachment and summarised below;

- Mitchell Park is supported as the home of athletics for the Hamilton region
- Supportive of the general layout of the masterplan concept with some minor operational adjustments
- Not supportive of the scale of the changerooms, preference is for a smaller amenity building
- Staging to be amenities block, followed by field area renewal. No further timeframes identified



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- The HRC are happy with the current 300m track for the foreseeable future
- Seek prioritising linking major running trails to support recreational running
- Investigate lifting the spillway level at lake hamilton
- Improve Lake Hamilton track maintenance

Disclosure of Interests

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

Please list all officers who were involved in providing advice or approving this Report.

Roger Rook – Coordinator Recreation Facilities
Susannah Milne – Manager Community Wellbeing
Rory Neeson – Director Wellbeing, Planning & Regulation

RECOMMENDATION

That Council receives the Hamilton Running Track Feasibility Study.

COUNCIL RESOLUTION

MOVED: Cr Manning
SECONDED: Cr Henry

That Council receives the Hamilton Running Track Feasibility Study.

CARRIED



12.6 Capital Works Program Update - October-December 2024

Directorate: Infrastructure and Sustainability
Report Marg Scanlon (Director Infrastructure and Sustainability)
Approver: Bill Scott, Manager Project Management Office
Report Author: Bill Scott, Manager Project Management Office
Presenter(s): Bill Scott, Manager Project Management Office
Attachment(s): 1. Attachment 1 [12.6.1 - 3 pages]
 2. Attachment 2 [12.6.2 - 8 pages]

Executive Summary

This report provides Council with a status report of the 2024/2025 Capital Works Program for the period October to December 2024 including projects carried over from 2023/2024 as identified in the 2024/2025 budget.

Based on the current position and works programmed for the coming months, it is anticipated that the delivery at the end of this financial year will exceed 2023/2024 total capital expenditure of \$18M which represented the highest capital expenditure for Council within the past six years. The currently forecast for 2024/2025 is \$23M. This is an ambitious target however with growing maturity of the renewal program together with major projects, this forecast is considered achievable.

All programs are on track with progress and delivery.

Program Category	Current Budget	Current Expenditure	Expenditure Complete %	Total Adopted projects
Renewals	\$13,127,020	\$3,003,828	23%	86
Compliance	\$6,255,674	\$1,359,248	22%	141
New & Upgrade	\$12,227,538	\$4,823,076	39%	28

Note the larger renewal programs such as rural & urban reseal have 60 & 55 line items respectively however they are being counted as 2 projects.

Attachment 1 provides details of each program category.

- **Renewals:** The program is on track with most of the works and expenditure to be undertaken over the summer season.
- **Compliance:** Projects relating to compliance are progressing well with 90% of the program to be achieved.
- **New and Upgrade:** The program is on track.

This report will be included in the monthly reporting cycle for Council with the next report tabled for the March Council Meeting summarising the capital program progress up to the end of January.

Discussion



A summary of the 2024/2025 Capital Works program as at the end of the December is:

- Adopted Budget: \$31,625,232.
- End of December actual expenditure: \$9,152,126 (29% of the adopted budget)
- End of December commitments: \$ 6,793,348
- As at the end of December 2024, the total 2024/2025 expenditure plus commitment is \$15,976,573, which equates to 50.4% of the current 2024/2025 adopted budget.

The total 2024/2025 capital budget includes 250 capital projects which includes individual items captured within the asset renewal programs. Of the 250 projects, 11 are now complete, including 60 rural reseal items which make up the Rural reseals project.

Attachment 2 details the projects and programs included in the 2024/2025 Capital Works Program, including the carry forwards.

Completed Projects

Regional Town Road Safety Audit

Road safety audit focusing on line marking and signage with council roads and their interaction with DTP roads. This audit work has been completed.

Roof repairs, heating and cooling - Coleraine Mechanics Institute

Roof replacement, plaster entire ceiling and paint work and new heater and cooling. Works were predominantly completed in 2023/2024, with final payment to contractor carried forward to 2024/2025.

Martin J Hynes Former Council Office – roof and windows

Renewal works, roof and external paint renewal predominantly completed in 2023/2024, with final payment to contractor carried forward to 2024/2025.

Mill Road/Lakes Edge Road Connection Business Case

Develop business case to support future grant applications for the design stage of the road link between the Lakes Edge Development and Mill Road. The project includes confirming a more definitive location of the creek crossing and bridge, geotechnical investigation to support pavement design for the road link project, flora and fauna assessment, cultural heritage assessment and quantity surveyor cost estimate based on the technical specification.

Parking meter renewal

Installation of nine additional parking meters in the Hamilton Central Business District (CBD). In 2023/2024 Council replaced 204 coin-operated parking meters throughout the Hamilton CBD with seventeen new digital meters. Based on community feedback, a second stage was implemented installing the additional nine parking meters.

Electric Vehicle (EV) Fleet Charger



In 2023/2024 a project was undertaken to install EV chargers at Market Place and Hamilton Depot Council facilities for Council fleet. Following negotiation with the funder the remaining funds were carried forward to increase power pits at the corner of Market Place and Coleraine Rd which will support electrical works within Market Place.

Pedrina Park – Carpark upgrade and footpath construction

Construct stage 1 of the designed carpark, this includes two gravel carparks adjacent to the soccer field and one on the northwest end of the primary football field. A footpath has also been constructed providing a concrete path connecting between the pavilion, soccer fields and the gravel car park.

Pedrina Park – Soccer Drainage

Finalise the design plans and construct new drainage to effectively manage stormwater on the soccer field including subsoil drainage, reshape the existing surface to more effectively drain and complete the ground with sand in fill.

Hamilton Outdoor Pool – Leak investigation, shell repairs, painting and expansion Joints

Replace all leaking expansion joints, remove existing paint and apply new epoxy paint, and conduct necessary shell repairs to fix leaks. Solve issues of water leakage and deteriorating finishes, ensuring the pool remains safe, compliant, and visually appealing for public use.

Coleraine – Silvester Oval – Sewerage Works

Installation of a new wastewater management system including a new pressure sewer system that meets current environmental health standards and enhances the wastewater management capabilities of the site.

HRLX Cattle Yard Upgrade

Replacement of older railway iron and timber cattle yards with new galvanised steel fencing. In designing the cattle yards, additional rails were added to make yards sheep proof at the same time, enabling pens to be multi-purpose.

Projects In Progress

Major Projects

56.3% of expenditure completed for Major projects. See below for the list of the program work completed percentage:

- Hamilton Community Hub – Design Development: 0%
- New Hamilton Gallery – Design Development: 25%
- Hamilton CBD revitalisation - Hamilton Streetscape Revitalisation Design 37%

Previously the following three projects were listed as Major Projects, however for future reporting these will be included within the general project updates under the asset category.

- Melville Oval – Facilities Upgrade Project: 80%
- Cox Street Redevelopment Project: 74%
- Hamilton Industrial Land Development: 57%



Land Improvements

0% of expenditure completed, 30% of work completed for the Land Improvements program which comprises Lakes Edge Hamilton Land Sales

Buildings & Building Improvements

42% of expenditure completed, 36.33% of work to complete projects undertaken for the Building Renewal program. This Program comprises:

- Ansett Museum – Building Extension
- Changing Places – Hamilton Botanic Gardens
- EV Charger (Fleet): Complete
- Glenthompson Public Toilet
- Roof Cladding Replacements – Silvester Oval (Pavilion & Change Room Veranda)
- Roof repair and heating and cooling – Coleraine Mechanics Institute: Complete
- Coleraine Caravan Park Amenities Block Renewal
- Martin Hynes Council Suite - roof & windows: Complete
- Dunkeld Hub Public Toilets
- Performing Arts Centre Repair Work
- Purchase and Renovate former School – Glenthompson
- Lonsdale Street – Building Demolition and Site Remediation

Plant, Machinery and Equipment

70% of expenditure completed, 35% of work to complete projects undertaken for the Plant, Machinery and Equipment program. This program comprises Plant Replacement.

Fixtures, Fittings and Furniture

0% of expenditure completed, 46.2% of work to complete projects undertaken for the Fixtures, Fittings and Furniture program. This Program comprises:

- PAC - Front of House Lighting Bridge
- Outdoor Activation – RDV Grant 95%

Computers and Telecommunications

8% of expenditure completed, 9% of work to complete projects undertaken for the Computers and Telecommunications program. This program comprises:

- Business Systems: IT Network Infrastructure

Library Books

18% of expenditure completed, 50% of work to complete projects undertaken for the Library Acquisitions program. This program comprises:

- Library Acquisitions
- Library Acquisitions – Benson Trust

Art Collection

0% of expenditure completed, 76% of work to complete projects undertaken for the Art Gallery purchases. This program comprises:

- Art Gallery - Purchases



Roads

28% of expenditure completed, 41% of work to complete projects undertaken for the Roads Capital projects. This program comprises:

- Mill Road/Lakes Edge Road Connection Business Case
- Development contribution – St Marys Lane Hamilton
- Road Safety Audit – Hamilton CBD (TAC Grant) (operational)
- Flood Recovery Asset Restoration October 2022
- Flood recovery October storm event betterment (increased resilience)

Footpaths and Cycleways

64.4% of expenditure completed, 20% of work to complete projects undertaken for the Footpath Capital program. This program comprises:

- Dunkeld Loop Walking Track
- Rail Trail Crossings
- Links, Renewal for Hamilton, Coleraine, Penshurst

Drainage

0% of expenditure completed, 39% of work to complete projects undertaken for the Drainage program. This program comprises:

- 54 Park Street, Hamilton – Drainage
- Chamberlain Street – Drainage
- Cox Street – Drainage
- Smith Street - Drainage

Recreational, Leisure and Community Facilities

38% of expenditure completed, 52.6% of work to complete projects undertaken for the Footpath Capital program. This program comprises:

- Pool Filtration System & Pumps – Hamilton, Balmoral, Coleraine
- Outdoor Pool – Hamilton, Balmoral, Coleraine, Dunkeld, Penshurst
- Lake Hamilton – Dam Wall Reinstatement, Solar Lighting Installation
- Pedrina Park – Carpark Upgrade, Soccer Drainage
- Silvester Oval – Carpark Drainage, Power & Lighting Upgrade
- Melville Oval – Irrigation Upgrade, Internal pathways & seating
- Playgrounds – General Renewal
- Swimming Pools – Annual Renewal

Parks, Open Space and Streetscapes

36% of expenditure completed, 46% of work to complete projects undertaken for the Parks, Open Spaces and Streetscapes program. This program comprises:

- Botanical Gardens – Fountain renewal works, Skene Street Gates
- Hamilton Entrance Signs - Ballarat & Coleraine Road
- Streetscapes - Cox Street median irrigation
- Wetlands Loop Walk Track CFSF
- Hamilton Showground Carpark & Pedestrian Crossing
- Council Flood Support Fund
 - Nigretta Falls Stairs and Platform Replacement



Other Infrastructure

0% of expenditure completed, 61% of work to complete projects undertaken for this program:

- Hamilton Depot - EV Charger Installation
- HRLX - Walkway Modifications

Financial and Resource Implications

The adopted budget is \$31,625,232, currently \$9,152,126 has been expended with a further \$6,793,348 committed this gives a current total expended and committed of \$15,976,573 or 50.4% of the current budget with \$23million projected to be expended this financial year.

The following requested changes to the Capital Program and associated financial changes are reported for Council consideration and approval;

Project	Rationale	Status
PAC Stage lighting	<p>Stage lights are required to operate the PAC, currently lights are borrowed from Warrnambool Performing Arts Centre with the risk of damage and replacement costs if damaged.</p> <p>The proposal is to replace all stage lighting with a total budget allocation of \$106,000.</p> <p>This will be funded through savings to be identified within the Capital Budget, proposed, current major savings items are:</p> <ul style="list-style-type: none"> - MJ Hynes Roof & Windows Complete \$80,509 savings - Silvester oval Sewerage Upgrade \$118,993 	Request Council approval.
Hamilton Landfill Cap Audit completion	This audit has been underway for multiple years and has an outstanding commitment of \$8K, this was not carried forward, but expense will be incurred.	Request Council approval.



	Planned to draw \$10K from the Hamilton landfill Leachate bore budget \$75K, as this project now scoped will come in under budget.	
Cox Street Hamilton Redevelopment	This variation relates to civil works and the removal of redundant services at the driveway entrance to Cutting Edge. These works are complete.	Request Council approval for \$13,330.85 for the completed works.

Council Plan, Community Vision, Strategies and Policies

Maintain and Renew Our Infrastructure

3.1 Plan and maintain sustainable assets and infrastructure

3.1.2 Maintain infrastructure to the agreed standard and ensure the principles of sustainability and universal design are considered in the planning and development of infrastructure to support community access and connection meeting the needs of the communities.

3.1.4 Strategically plan a sustainable long-term capital program with identification of funding and partnership opportunities.

Legislation

The key legislative requirement relating to Capital Works Program reporting is defined within the *Local Government Act 2020*. Specific capital projects requirements relate to various legislative requirements such as the *Environment Protection Act 2017*.

Gender Equality Act 2020

There are not any Gender Equality Act implications specifically in the development of this report, however gender equality implications and requirements are considered in the planning and delivery of specific capital projects and programs.

The Gender Equality Act is also taken into consideration in the implementation of the program development and implementation including such processes as procurement, communications and engagement.

Risk Management

Risk management is a key aspect of the capital program development, ensuring risks are identified, mitigated and managed accordingly. More specifically, each capital project has a



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risk management plan pertinent to the project details. This is also a component of the Project Management Framework.

Climate Change, Environmental and Sustainability Considerations

In accordance with Council's commitment to sustainability, various environmental and climate change considerations are considered in the planning and delivery of capital works including Build WELL principles, material selection and works methodologies.

Community Engagement, Communication and Consultation

The adopted 2024/25 Capital Works Program has been published. Project specific media releases are distributed through Council's standard media streams.

Disclosure of Interests

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

Lee Jones, Project Management Office Support Officer
Howard Tu, Project Management Office Business Partner
Bill Scott, Manager Project Management Office
Marg Scanlon, Director Infrastructure & Sustainability



RECOMMENDATION

That Council:

1. Receive the October – December 2024 Capital Works Program Update Report
2. Approve additional budget \$106,000 from overflow funds for PAC Front of house lighting
3. Approve additional budget for \$10,000 from overflow funds for the Hamilton Landfill Cap Audit report
4. Approve Contract variation for 15-21 Cox Street Hamilton Redevelopment to the value of \$13,330.85(GST ex)

COUNCIL RESOLUTION

MOVED: Cr Calvano
SECONDED: Cr Barber

That Council:

1. **Receive the October – December 2024 Capital Works Program Update Report**
2. **Approve additional budget \$106,000 from overflow funds for PAC Front of house lighting**
3. **Approve additional budget for \$10,000 from overflow funds for the Hamilton Landfill Cap Audit report**
4. **Approve Contract variation for 15-21 Cox Street Hamilton Redevelopment to the value of \$13,330.85(GST ex)**

CARRIED



13 Notices of Motion

13.1 Notice of Motion #1/25 - Cr Henry - Mobile Phone App

Councillor: Cr Henry

Attachment(s): Nil

I hereby give notice of my intention to move the following motion at the Council Meeting to be held on 12 February 2025.

MOTION

That Southern Grampians Shire Council create a business case to establish a SGS Mobile Phone App to service and foster community connection

COUNCIL RESOLUTION

MOVED: Cr Henry

SECONDED: Cr Manning

That Southern Grampians Shire Council create a business case to establish a SGS Mobile Phone App to service and foster community connection

CARRIED



13.2 Notice of Motion #2/25 - Cr Henry - Cat Curfew

Councillor: Cr Henry

Attachment(s): Nil

I hereby give notice of my intention to move the following motion at the Council Meeting to be held on 12 February 2025.

MOTION

That Council Officers present a report at a future Council Meeting on:

1. further implementation of a cat curfew in line with Council's Local Law
2. the impact of feral cats in the Shire and what further measures could be implemented to control them"

COUNCIL RESOLUTION

MOVED: Cr Henry

SECONDED: Cr Barber

That Council Officers present a report at a future Council Meeting on:

1. further implementation of a cat curfew in line with Council's Local Law
2. the impact of feral cats in the Shire and what further measures could be implemented to control them
3. Shire to investigate cat desexing

CARRIED



13.3 Notice of Motion #3/25 - Cr Henry - Youth Policy, Charter and Council

Councillor: Cr Henry

Attachment(s): Nil

I hereby give notice of my intention to move the following motion at the Council Meeting to be held on 12 February 2025.

MOTION

MOVED: Cr Henry

SECONDED: Cr Manning

That Officers present a report at the April Scheduled Council Meeting that provides Council with options and funding required to:

1. Review Council's Youth Policy
2. Develop a Youth Charter
3. Establish a Youth Council

AMENDMENT

MOVED: Cr Rainsford

That Officers present a report at the April Scheduled Council Meeting that provides Council with options and funding required to:

1. Review Council's Youth Policy
2. Develop a Youth Charter
3. Establish a Youth Council
4. Review our current activities and expenditure after the implementation of the current policy

The AMENDMENT was included in the original MOTION as an ALTERATION



COUNCIL RESOLUTION

MOVED: Cr Henry
SECONDED: Cr Manning

That Officers present a report at the April Scheduled Council Meeting that provides Council with options and funding required to:

- 1. Review Council's Youth Policy**
- 2. Develop a Youth Charter**
- 3. Establish a Youth Council**
- 4. Review our current activities and Expenditure after the implementation of the current policy**

CARRIED



Council Meeting - 12 February 2025 - Minutes

14 Urgent Business

There was no Urgent Business.



15 Mayor, Councillors and Delegate Reports

Address from the Mayor and Councillors in relation to matters of civic leadership and community representation, including acknowledgement of community groups and individuals, information arising from internal Committees and delegates committees, advocacy on behalf of constituents and other topics of significance.

15.1 Cr Afton Barber

Cr Barber provided a verbal report which can be viewed in the livestream of the Meeting on Council's Facebook page.

15.2 Cr Albert Calvano

Cr Calvano provided a verbal report which can be viewed in the livestream of the Meeting on Council's Facebook page.

15.3 Cr Adam Campbell

Cr Campbell provided a verbal report which can be viewed in the livestream of the Meeting on Council's Facebook page.

15.4 Cr Helen Henry

Cr Henry provided a verbal report which can be viewed in the livestream of the Meeting on Council's Facebook page.

15.5 Cr Dennis Heslin

Cr Heslin provided a verbal report which can be viewed in the livestream of the Meeting on Council's Facebook page.

15.6 Cr Jayne Manning

Cr Manning provided a verbal report which can be viewed in the livestream of the Meeting on Council's Facebook page.

15.7 Cr Katrina Rainsford

Cr Rainsford provided the following report:

Rail Freight Alliance

AGM February 14th Melbourne Successful nomination for Deputy Chair alongside Chair nomination Cr Mike Carr (Glenelg Shire Council)



Council Meeting - 12 February 2025 - Minutes

Hamilton Regional Livestock Exchange

2025 Chair alongside Cr Adam Campbell. The next Meeting on 20 February. Excellent stock throughput figures for 2024 and 2025 January Weaner sales. Budget planning for next stage of implementation of Masterplan to improve facilities and market HRLX.

Hamilton Showgrounds Advisory Committee

Monday 17th February next meeting to discuss future structure, governance, budget bids in next step in implementing the new 2024 Hamilton Showgrounds Masterplan and progress with drainage study and works.

Glenthompson Community Plan Working Group

Delegate alongside Cr Barber and Chair Cr Manning. First meeting attended in Jan very well attended. Next meeting tomorrow Thursday 13th February I will be attending. As an Action I met with planning officers 29th January who were very helpful in providing mapping and technical support to contribute to the community plan.

Australia Day

I attended our local Cavendish Community Event with Lions BBQ and guest speaker Mr Don McNaughton providing a detailed history of the area. The Red Gum Festival Committee received a SGSC Community Event Award.

I then attended the Balmoral Community Event and enjoyed another delicious Lions BBQ brunch and enjoyed the guest speaker Mr Neville Trotman, a life of commitment to supporting club sport and community volunteering.

I was then able to attend the Wannon & Nigretta Community event at the Wannon Falls park with a good crowd from communities. The CEO Mr Tony Doyle also present as a local resident. The Wicked Wildlife presentation which was appropriate and well received.

I then I came into Hamilton to participate in the local indigenous Survival event alongside three other councillors.

Grampians Fires Community Information Forum 30th January

Cavendish Memorial Hall, overflowing attendance to receive updates from Fire front management and agency support for community if required. ABC interview as local landholder preparing for the worst and hoping for the best. Another ABC drive interview Friday 31 and referred ABC to other local community members for further comment. Congratulations to all the volunteers, agencies, our SGS response team and especially the communities in and around the Grampians for pulling together in this time of adversity. I had my first drive through Victoria Valley and over to the Tourist road yesterday and the extent and ferocity of the fire is evident. Heartened to see green shoots appearing on trees but the landscape was bereft of wildlife.

Finally Brian & I enjoyed attending the Branxholme Wallacedale Football Netball Club annual Rodeo. There was a good crowd, well run and checking the Club facilities especially the Netball facilities its definitely fulfilling a need to hear of the successful reception of Federal Funding to build new toilets and changerooms



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16 Confidential Reports

There were no Confidential Matters listed on tonight's agenda.



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17 Close of Meeting

This concludes the business of the meeting.

The Council Meeting - 12 February 2025 closed at 7:24pm.

To be confirmed by Resolution at the next Council Meeting.

P.O. Box 132

4/2/2025

To the:

Mayor and councilors - Southern Grampians

We the under signed residents and users of Skene Street between Kennedy Street and McIntyre Street do firmly urge you to consider constructing a proper footpath on the north side of our street.

It is traditionally a retirement Street, but nobody even walks on our side as it is bordering on dangerous. Our wheelchair bound neighbour just uses the road which is most unsatisfactory. Many families with little children who visit our wonderful 'Botanic' gardens park along our street and also use the road as there is no footpath. We would be pleased if an inspection could be arranged.

Thankyou.

Cheryl Brinkmann

LOUISE & DARYL

JOHN & HEATHER KELSALL

Scott & Lauren Shrive

GEOFF & ROSEMARY SHRIVE

Amelie Shrive

Margaret F. Stiles

VAL LINKE

BARRY LINKE

Helen Mackarness

MR. PATRICK MACKARNES

RICHARD & ELEANOR EDGAR

HELEN & DAVID MORRISON

Liz & Les Cummings

MARILYN & ROBERT LYONS

SUBMITTED BY ATHLEA & MAX ARCHER
(91) (95)

RESIDENTS FOR 67 YEARS.

George L. Brinkmann

John Kelsall

U. Shrive

Arshu

N. Khabo

Barry J. Linke

Hanna

Edgar

Morrison

Cummings

Lyons

Archer

change.org



Congratulations on starting your petition!
Take steps to strengthen it.



Stop the Proposed Plane Tree Destruction in Hamilton's CBD


Started 19 February 2025
Petition to Southern Grampians Shire council

366

Signatures

500

Next goal

 Support now

Share this petition

Why this petition matters



Started by [Sarah Hope](#)

[Media inquiries](#)

Hamilton's CBD is blessed with majestic sheltering Plane Trees, the pride of our town. These trees embody what is most beautiful about Hamilton – they offer sanctuary during hot summer days, boost the mental health of residents with their aesthetic qualities, and bolster both tourism and the environment. Now, these 30-year-old majestic trees are under threat, as the Shire Council wants to cut them down.

Our magnificent Plane Trees encompass a rich canopy that has taken three decades to form. It is impossible to replace them overnight, and the replacement options proposed by the Council have a plethora of unwelcome traits, making them unsuitable for our community's long-term health and wellbeing.

Numerous studies show that mature trees like our beloved Plane Trees have a positive impact on local climate, create oxygen, reduce air pollution, support biodiversity, alleviate flooding and have a positive impact on mental health. By removing them, the Shire will obviate these benefits. Additionally, the aesthetic charm these trees add to our CBD is invaluable, enhancing the appeal of our town to locals and visitors alike.

In 2020 Southern Grampians Shire engaged a team of urban designers to create a CBD Masterplan. This report describes the "fantastic street trees" as a major strength of our town: "Hamilton's CBD streets are lined with beautiful avenues of mature Plane trees, adding charm and character to the town centre". It states that existing street trees provide focal points to the ends of laneways and recommended achievable works to ensure the trees remain healthy and a focal point of the town. Nowhere in the report are the trees identified as an issue, only as an asset. This is the same report that informed the current Melville Oval revitalisation works, why then has the Council funded a separate \$600,000 report for the CBD just 4 years later instead of following the recommendations in the initial report?

It is our responsibility as residents of Southern Grampians Shire to safeguard our natural treasures for future generations. Prompt action is crucial to halt this short-sighted and irreversible catastrophe. Let's stand together and urge the Shire Council to preserve the Plane Trees for the generations to come. Protect our heritage, don't cut it down!


Sign this petition now to save the Plane Trees in Hamilton's CBD.



Share this petition in person or use the QR code for your own material.

 Support now

[Share this petition](#)

 [Report a policy violation](#)

Media inquiries

Are you a member of the media looking to cover this petition?

[Reach out for available actions.](#)

Decision makers



Southern Grampians Shire council



Support Change — **Become a member today**


Not beholden to politics or power brokers, Change.org is free for people everywhere to make change. Every day there are real victories for issues you care about, and they're only possible because we are 100% funded by everyday people like you.

Will you stand with us to protect the power of everyday people to make a difference?

\$3	\$10	\$20
\$30	Other	
Support Change.org		

Pay with credit card or [PayPal](#)

Updates

 Support now

[Post an update](#)

Name	City	State	Postal Code	Country	Signed On
Jane Young	Macarthur		3286	Australia	#####
Nikki Belleville	Macarthur		3286	Australia	#####
Zoe Price	Hamilton		3300	Australia	#####
Narelle Hill	Penshurst		3287	Australia	#####
Yvonne Lee	Hervey Bay		4655	Australia	#####
Laura Lehmann	Croxtan East		3301	Australia	#####
Marcia Landgren	Brisbane		4011	Australia	#####
David Landgren	Brisbane		4051	Australia	#####
Sarah Hope	Hamilton		3300	Australia	#####
Susan Richardson	Port Fairy		3286	Australia	#####
Caroline Coggins	Strathkellar		3301	Australia	#####
Terryl Maddocks	Sydney		2000	Australia	#####
Evie Falkenberg	Wannon		3301	Australia	#####
Carly Gladwell	Melbourne		3101	Australia	#####
Louise Patterson	Mirranatwa		3294	Australia	#####
Barbara Nailon	Melbourne		3143	Australia	#####
Kate Gibson	Glenthompson		3293	Australia	#####
Jack Nicholls	Condah		3033	Australia	#####
James Morrison	Hawkesdale		3287	Australia	#####
Toby Dowell	Hamilton		3300	Australia	#####
Shannon Morrison	Melbourne		3000	Australia	#####
Skye Morrison	Hamilton		3300	Australia	#####
Sara Jane Paton	Macarthur		3286	Australia	#####
Sophie Simson	Casterton		3311	Australia	#####
Veronica Crawford	Melbourne		3095	Australia	#####
Sarah Jeffrey	Melbourne		3143	Australia	#####
Sarah Miller-Scott for Henry	Melbourne		3123	Australia	#####
Phoebe Giles	Hamilton		3300	Australia	#####
Karly Honner	Penola		5277	Australia	#####
Kristin Aitken	Hamilton		3300	Australia	#####
Rebecca Small	Wannon		3301	Australia	#####
Sardie Edgar	Hamilton		3300	Australia	#####
Kellie Nilsson Osmond	Hamilton		3300	Australia	#####
Amelia O Connor	Camperdown		3260	Australia	#####
Cally Sinclair	Melville Forest		3315	Australia	#####
Emma Cush	Hamilton		3300	Australia	#####
Bindi Whitehead	Hawkesdale		3287	Australia	#####
Maz Gough	Condah		3303	Australia	#####
Shelby Doherty	Hamilton		3400	Australia	#####
Henri Buckley	Acheron		3714	Australia	#####
Amanda Cochran	Dunkeld		3294	Australia	#####
Belinda Mostyn	Melton West		3300	Australia	#####
Hannah Young	Macarthur		3286	Australia	#####
Alice Staude	Balmoral		3407	Australia	#####
David Bufton	Hamilton		3300	Australia	#####
Monika Dorman	Hamilton		3300	Australia	#####
Caroline Watson	Melbourne		3977	Australia	#####

Sophie Welton	Ballarat	3350 Australia	#####
Sally Jarvis	Gatum	3407 Australia	#####
Sally Finch	Aintree	3335 Australia	#####
Diane Penney	Kingsville	3012 Australia	#####
Andi Armytage	Melbourne	3003 Australia	#####
Olivia Lawson	Clarkes Hill	3352 Australia	#####
Priscilla McEachern	Melbourne	3141 Australia	#####
Sus Holloway	Melbourne	3752 Australia	#####
Camilla Rodwell	Hamilton	3300 Australia	#####
Stephanie Tadgell	Melbourne	3122 Australia	#####
Megan Jackson	Hamilton	3300 Australia	#####
Simon Coggins	Melbourne	3000 Australia	#####
Jock Adamson	Adelaide	5034 Australia	#####
Tim Farquharson	Cavendish	3314 Australia	#####
Josh Carracher	Armstrong Creek	3217 Australia	#####
Lily Tostevin	Melbourne	3145 Australia	#####
Hannah Dempsey	Boort	3121 Australia	#####
Michael Robertson	Warrnambool	3280 Australia	#####
Colby Maddocks	Melbourne	3070 Australia	#####
rob conlan		3284 Australia	#####
Christopher Bell	Bohol	Philippines	#####
Breanna Dioguardi	Hamilton	3300 Australia	#####
Tracy Wright	Adelaide	5045 Australia	#####
Lisa Mackintosh	Brisbane	4000 Australia	#####
Pia Cotter	Melbourne	3000 Australia	#####
Catherine Heywood	Ballarat	3350 Australia	#####
Suzanne Staude	Hamilton	3000 Australia	#####
Marcelle Thomas	Melbourne	3095 Australia	#####
Zoe Brewis	Karabeal	3294 Australia	#####
Sophie Taylor	Byaduk	3301 Australia	#####
Catherine Haldane	Byaduk	3301 Australia	#####
Casey Peach		3300 Australia	#####
Catherine Agar	Hamilton	3300 Australia	#####
Jill McErvale	Branxholme	3302 Australia	#####
Jackie Elliott	Byaduk	3301 Australia	#####
Lisa Honner	Melbourne	3001 Australia	#####
Katherine Cain	Melbourne	3000 Australia	#####
Fleur Mann	Koroit	3282 Australia	#####
Sophie Ross	Warrnambool	3280 Australia	#####
Geordie Simson	Casterton	3311 Australia	#####
Noah Quinlan	Ocean View	4521 Australia	#####
Lisa O'Malley	Melbourne	3183 Australia	#####
Howard Templeton	Coleraine	3315 Australia	#####
bridget clarke	Ballarat	3350 Australia	#####
Adam Forsyth	Sydney	2000 Australia	#####
Amelia Gilmore	Mortlake	2000 Australia	#####
Rose Funk	Dunkeld	3294 Australia	#####
Carolyn Ebeling	Boorolite	3723 Australia	#####

Ruth Caluzzi	Melbourne	3000 Australia	#####
Ashlyn Hiscock	Hamilton	2000 Australia	#####
Laura Mahony	Melbourne	3121 Australia	#####
Binali Silva	Charlemont	3217 Australia	#####
Sarah Blair	Melbourne	3029 Australia	#####
Zoe Holden	Mount gambier	5251 Australia	#####
Lee Osmond-O'Keeffe	Hamilton	3300 Australia	#####
Zoe Leske	Woorndoo	3272 Australia	#####
Jen Hutton	Wannon	3301 Australia	#####
Gary Cooper	Melbourne	3141 Australia	#####
Michele Watt	Balmoral	3407 Australia	#####
Robert Speirs	Geelong	3216 Australia	#####
Jane Macdonald	Wannon	3301 Australia	#####
Fiona MacLeod	Hamilton	3300 Australia	#####
Emma Burnham	Ballarat	3350 Australia	#####
Thelma Wombwell	Melbourne	3141 Australia	#####
Hannah Armstrong	Melbourne	3101 Australia	#####
Chris Toone	Melbourne	3144 Australia	#####
Clementine Mann	Sydney	2000 Australia	#####
Maggie cameron	Henty	3312 Australia	#####
Margriet de Ruiter	Macarthur	3286 Australia	#####
Lorna Woods		0801 Australia	#####
Prue McIntyre		3379 Australia	#####
Rosie Mercer	Hamilton	3000 Australia	#####
Lauryn Hernan	Melbourne	3093 Australia	#####
Peter Hope	Hamilton	3300 Australia	#####
Russell Macgugan	Melbourne	3123 Australia	#####
Karley Cameron	Dunkeld	3294 Australia	#####
K Cameron	Melbourne	3122 Australia	#####
Craig Everingham	Hamilton	3300 Australia	#####
Bobbie Hryckow	Hamilton	3300 Australia	#####
Lauren Alexander-Shrive	Hamilton	3300 Australia	#####
Anna Delany	Hamilton	3300 Australia	#####
Julie Templeton	Hamilton	3300 Australia	#####
Kate Toohey	Melbourne	3101 Australia	#####
Doug Cameron	Dunkeld	3294 Australia	#####
Elizabeth Macgugan		Botswana	#####
Caroline Kissel	Hamilton	3300 Australia	#####
Andrew Cain	Heywood	3304 Australia	#####
Matthew McCabe	Inverleigh	3321 Australia	#####
Lisa Addinsall	Melbourne	3976 Australia	#####
Lucy Fenton	Vasey	3407 Australia	#####
Anna Sherry	Hamilton	3300 Australia	#####
Caryn Christie	Byaduk	3301 Australia	#####
Judith Koch	Melbourne	3053 Australia	#####
Terrance McFuddy	Wamuran	4512 Australia	#####
Amie McCann	Hamilton	3300 Australia	#####
Danielle Walker	Panmure	3265 Australia	#####

Adriene Dawson	Croxtan East			3301 Australia	#####
Liz Leahy				3300 Australia	#####
Susana Muñoz	Madrid			28019 Spain	#####
Nikki Kent	Melbourne			3065 Australia	#####
Brodie Reynolds	Lysterfield			3156 Australia	#####
Tyler Watt	Hamilton			3300 Australia	#####
Emma Nicholas	Hamilton			3000 Australia	#####
Will Mason	Melbourne			3128 Australia	#####
Declan Eales	Hamilton			3300 Australia	#####
Nikita Ansell	Hamilton			3300 Australia	#####
Steph Thompson	Hamilton			3300 Australia	#####
Daniel Walkenhorst	Melbourne			3149 Australia	#####
Vida Sobottka	Hamilton			3300 Australia	#####
Jess Frankel	Hamilton			3300 Australia	#####
Jason King	Junkie island			3922 Australia	#####
Katalin Kónya-Jakus	Szatymaz			Hungary	#####
Tarryn Perinetti				3222 Australia	#####
Yolanda Schultes	Wittenbach			9300 Sweden	#####
John Lawson	Clyde			3978 Australia	#####
Alfred Mihajlovic	QLD			4165 Australia	#####
Hanneke Mol	Poortvliet	Nebraska	4693EG	United Sta	#####
Alice Rothlisberger	Toms River	New Jersey	08753	United Sta	#####
Lisa Allen	Mortlake			3272 Australia	#####
Ethan King	Melbourne			3300 Australia	#####
Leanne Hoareau	Melbourne			3001 Australia	#####
Kerry Chick	Sydney			2000 Australia	#####
Gus Wareham	Melbourne			3300 Australia	#####
Nick Grey	Melbourne			3133 Australia	#####
Kellie Millar				3088 Australia	#####
Lara Ackalnd	Hamilton			3300 Australia	#####
Anna Sweeney	Mooralla			3314 Australia	#####
Shelley Fary	Warrnambool			3280 Australia	#####
Scott Shrive	Hamilton			3300 Australia	#####
James Earl	Cavendish			3314 Australia	#####
Amanda Nagorcka	Tarrington			3301 Australia	#####
Kate Carter	Marnoo			3387 Australia	#####
Julia Winter Cooke	Tahara			3301 Australia	#####
Angela Howard	Warrnambool			3220 Australia	#####
Sal Thomas	Erina			2250 Australia	#####
Georgina Upton	Hamilton			3300 Australia	#####
Anita Lynch	Hamilton			3300 Australia	#####
Vivienne Rowe	Melbourne			3124 Australia	#####
Leonie Cooper	Hamilton			3301 Australia	#####
Jess Skeer	Penola			5277 Australia	#####
Lance Armor		Hawaii		United Sta	#####
Faith Alcorn	Casterton			3311 Australia	#####
Suzanne Corbett	Hamilton			3300 Australia	#####
David Wyner	Melbourne			3001 Australia	#####

Catherine O'Beirne	Melbourne		3126 Australia	#####
Josephine Levy	Melbourne		3084 Australia	#####
elizabeth ridge			3141 Australia	#####
CRUZ Kelly	Melbourne		3163 Australia	#####
Kellie Anderson	Melbourne		3066 Australia	#####
Tilley Byrne			3128 Australia	#####
Jill Mibus	Tarrington		3301 Australia	#####
Geoffrey Sanderson	Melbourne		3145 Australia	#####
Kate Tol	Lexton		3352 Australia	#####
Jill Mosig	Melbourne		3123 Australia	#####
Geeta Chauhan	Bardwell Park		2207 Australia	#####
Joanne Campione	Tweed Heads		2485 Australia	#####
Tim McCurdy	Melton		3337 Australia	#####
Zoi McMaster	Sydney		2040 Australia	#####
Brian Raleigh	Hamilton		3300 Australia	#####
Andy Ryan	Melbourne		3101 Australia	#####
Georgia Lehmann	Adelaide		5025 Australia	#####
Elizabeth Falkenberg	Curlewis		3222 Australia	#####
Aspen Q	Adelaide		5092 Australia	#####
Sarah Harkin	Melbourne		3065 Australia	#####
Toby Robinson	Melbourne		3000 Australia	#####
Michael Leighton Jones	Melbourne	Victoria	3142 Australia	#####
Davina Stacy	Kurrajong Heights		2758 Australia	#####
Steven Sun	Hamilton		3300 Australia	#####
Aaron Maddocks	Melbourne		3000 Australia	#####
Richard Te Amo	Gold Coast		4214 Australia	#####
Georgina Templeton	Tahara		3315 Australia	#####
Richard Heazlewood	Penshurst		3289 Australia	#####
Sue Cone	Hull	England	HU13 9DS United Kingdom	#####
Graeme Ralph	Hamilton		3300 Australia	#####
Sarah Heazlewood	Penshurst		3289 Australia	#####
Sienna Maddocks	Hamilton		3300 Australia	#####
Gillian Russell	Hamilton		3300 Australia	#####
Lucinda Peterson	Melbourne		3182 Australia	#####
casey mansin	Melbourne		3029 Australia	#####
Valetta Bolton	Dunkeld		3294 Australia	#####
joyce alexander	Edinburgh	Scotland	eh15 1le United Kingdom	#####
Jon Inwood	Brooklyn	New York	11226 United States	#####
Carol Murray	Melbourne		3165 Australia	#####
Georgie RUSSELL	Hamilton		3300 Australia	#####
Fiona Taylor	Melbourne		3084 Australia	#####
Jenny Rankin	Glenthompson		3293 Australia	#####
Sarah Grogan	Katherine	0850	Australia	#####
Merri Douglas	Melbourne		3806 Australia	#####
Fiona Christie	Penshurst		3289 Australia	#####
Georgina Morrison	Hamilton		3300 Australia	#####
Angus Hawkes	Melbourne		3000 Australia	#####
Rosa Cabrerizo	Hospitalet de Llobregat	08905	Spain	#####

George Heard	Willaura			3379 Australia	#####
Consuelo Serena Velasco	Strambino Fr Cerone			10019 Italy	#####
Nadine Miller				2096 Australia	#####
Jane Jones	Ararat			3377 Australia	#####
Jesper M	Brisbane			4000 Australia	#####
suzan muir				3314 Australia	#####
Janina Saciuk	Winnipeg	Manitoba	R2X 1J6	Canada	#####
Nelly PRESTAT	Mouroux			77120 France	#####
Roxana Moya	Santiago			Chile	#####
Marga Gili	Palma		07003	Spain	#####
bec durham	Dunkeld			3294 Australia	#####
Francesca Crozier Durham	Melbourne			3065 Australia	#####
Cindi Scholefield	Hollywood	Florida		33025 United Sta	#####
Yarni MacAlister	Coleraine			3133 Australia	#####
Kirsty Kennedy	Hamilton			3300 Australia	#####
Amanda Crisp	Melbourne			3181 Australia	#####
Frank Jesse	Sydney			2000 Australia	#####
Susie Rouffignac	Melbourne			3142 Australia	#####
Molly Walker	Hamilton			3300 Australia	#####
Matthew Macgregor	Warrnambool			3280 Australia	#####
Pete Brilliant	Port Fairy			3284 Australia	#####
Jill Whiting	Dunkeld			3294 Australia	#####
Gama Leong	George Town			11060 Malaysia	#####
Barbara WILLIAMS	Central Coast			2250 Australia	#####
Elizabeth Swanton	Alexandra			3714 Australia	#####
Alistair Smart	Warrnambool			3280 Australia	#####
Emma Jane	Hamilton			3300 Australia	#####
Christine Pauling	Andergrove			4740 Australia	#####
Anna Watson	Melbourne			3000 Australia	#####
Danielle Thomas	Melbourne			3000 Australia	#####
R Richardson	North Melbourne			3051 Australia	#####
Tim Wilson	Hamilton			3300 Australia	#####
Laura Addinsall	Macarthur			3286 Australia	#####
Julie McNamara	Melbourne			3128 Australia	#####
Carrie Felton	Melbourne			3121 Australia	#####
Mary Rose Dean	Hamilton			3300 Australia	#####
Diana van de Geer	Arthurs Creek			3754 Australia	#####
Mary Spender	Riddells Creek			3429 Australia	#####
Steph Miller	Hamilton Hill			6163 Australia	#####
Jen Clarke	Sydney			2000 Australia	#####
Hamish and leonie Mcnicol	Melbourne			3065 Australia	#####
Stella Ooi	Brisbane			4000 Australia	#####
Samantha Kaspers	Hamilton			3300 Australia	#####
Susie Hand	Dunkeld			3294 Australia	#####
Robert Addinsall	DUNKELD			3294 Australia	#####
Ava Balkin	Dunkeld			3294 Australia	#####
Leigh Dean	Sydney			2000 Australia	#####
Helen Mackarness	Geelong			3216 Australia	#####

Yvonne Dickeson	Melbourne	3053 Australia	#####
Bruce Taylor	Melbourne	3006 Australia	#####
Loron Wilson	Dartmoor	3304 Australia	#####
Sarah O'Brien	Melbourne	3165 Australia	#####
Leigh Coggins	North Byaduk	3300 Australia	#####
Chloe Hope	Hamilton	3300 Australia	#####
Nikita Taylor	Brisbane	4509 Australia	#####
Anne Bishop	Melbourne	3000 Australia	#####
Ant Belcher	Hamilton	3300 Australia	#####
Tania MacLeod	Bendigo	3550 Australia	#####
Stephen Parker		Australia	#####
Elizabeth Brennan	Melbourne	3000 Australia	#####
Andrew Tostevin	Melbourne	3141 Australia	#####
Dylan Chapman	Macarthur	3286 Australia	#####
Ben Young	Macarthur	3286 Australia	#####
Mel Blackberry	Melbourne	3205 Australia	#####
Mel McDonald	Hamilton	3300 Australia	#####
Nanette Templeton	Tahara Bridge	3315 Australia	#####
Christine Cullen	Melbourne	3204 Australia	#####
Chloe Ratcliffe	Melbourne	3101 Australia	#####
Prudence Brown	Melbourne	3000 Australia	#####
Shirley Robertson	Tahara	3315 Australia	#####
Cheryl Frost	Bundaberg	4670 Australia	#####
Johanna Bianco	Sydney	2041 Australia	#####
Marjorie Jennings	Melbourne	3084 Australia	#####
Jen Brennan	Melbourne	3065 Australia	#####
Shaun Newman	Townsville	4818 Australia	#####
Lesley Porter	Melbourne	3147 Australia	#####
Jane Heazlewood	Penshurst	3289 Australia	#####
Vicki Heazlewood	Penshurst	3289 Australia	#####
America Salazar		United States	#####
Mary-Ann Brown	Dunkeld	3294 Australia	#####
Paul Furlong	Melbourne	3031 Australia	#####
Adele Crisostomo	Melbourne	3051 Australia	#####
Susan Fowkes	Warrnambool	3280 Australia	#####
Maxine Baring	Hamilton	3300 Australia	#####
Chris Feehan	Malvern East	3145 Australia	#####
Sonja Koukounaras		3000 Australia	#####
Alex Currie	Goldie	3435 Australia	#####
Jacqueline Bagnall	Melbourne	3023 Australia	#####
Full Moo	Brisbane	4000 Australia	#####
David Gansberg	Officer	3809 Australia	#####
Emma Law	Essendon	3040 Australia	#####
Darcy Graham	Canberra	2602 Australia	#####
Rebecca Woodman	Mill Park	3082 Australia	#####
Max Renton	Melbourne	3001 Australia	#####
Shaylee Farmer		Australia	#####
Linda Tarasinski	Melbourne	3067 Australia	#####

Ann Gilmore	Healesville		3777 Australia	#####
Debbie Arch	Craigieburn	Victoria	3064 Australia	#####
Jamie Jackson			2192 Australia	#####
Michael Icaro	Melbourne		3001 Australia	#####
Jayden Hulm	Sydney		2262 Australia	#####
Isla McMahon			3115 Australia	#####
Mark Dalla Costa	Penshurst		3289 Australia	#####
Karen Jackson			3276 Australia	#####
Rachael Saunders			3226 Australia	#####
Madison Suli	The Bronx	New York	10463 United Sta	#####
Robert Wilkins	Melbourne		3103 Australia	#####
Not Given	Darlington		3271 Australia	#####
Wahidullah Sultanzada	Ararat		3377 Australia	#####
Mardi Roache	Warrnambool		3280 Australia	#####
Kallie Blanchard	Perth		6171 Australia	#####
Dee Foster-McGinn	Brisbane		4169 Australia	#####
grace Lindo	Kuraby		4112 Australia	#####
Genevieve Baulch	Port Fairy		3284 Australia	#####
Jas McEwan	Melbourne		3000 Australia	#####
Faline Williams	Coleraine		3315 Australia	#####
Peter Henderson	Warrnambool	3280a	Australia	#####
Anny Yacoub	Warrnambool		3280 Australia	#####
Clifton Martin	Melbourne		3000 Australia	#####
Katherine Cain	Heywood		3304 Australia	#####
Jo Joo	Brisbane		4169 Australia	#####
Maylene Rudan			4870 Australia	#####
Alastair MACLEAN			3300 Australia	#####
Patrick Eid	Illawong		2234 Australia	#####
Dominic Berthaux	Brisbane		4305 Australia	#####
Brenda Scott	Aldinga Beach		5173 Australia	#####

Robyn Wallis

Melbourne

3264 Australia #####

Reasons for signing

See why other supporters are signing, why this petition is important to them, and share your reason for signing (this will mean a lot to the starter of the petition).




[Alastair MACLEAN](#)

22 hours ago

To stop the vandalism of removing magnificent street scape trees .
Also the shade offers helps lower the street temperatures , and vastly improves the urban street aesthetics .

♥ 0

 · Report




[Rachael Saunders](#)

6 days ago

Please save the trees they provide shelter ..keeps temps down they are beautiful and money should be spent maintaining not removal

♥ 1

 · Report



[Ann Gilmore](#)

1 week ago

Let's preserve, neither cancel nor destroy!

♥ 1

 · Report




[suzan muir](#)

2 weeks ago

Without these trees the city will lose all its grace

♥ 2  Share  Post on X

 · Report



[elizabeth ridge](#)

2 weeks ago

Hamilton is defined by it's wonderful mature plane trees.
To Rome them would be to turn Hamilton into an unpleasant and depressing wilderness
no different from the Australian Ugliness that confronts the inhabitants of other
Victorian country towns. The trees are the greatest gift to civilization.
They are also 'carbon sinc' which we desperately need because of climate change

♥ 2 [Share](#) [Post on X](#)

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[Amanda Nagorcka](#)

2 weeks ago

The trees make our town beautiful.

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[Report](#)



[Alfred Mihajlovic](#)

2 weeks ago

To begin, \$600,000 spent for the repeat of an existing report, smacks of a corrupt Council,
apparently financing their cronies.

To blatantly ignore the proactive advantages of retaining the amenity, beauty and
shelter provided by these 30 year old plane trees beggars belief.

Further, destroying these trees suggests more corrupt cronyism for obscene profit.
A Council deserved of removal at the next election.
Some things need to be said.

♥ 2 [Share](#) [Post on X](#)

[Report](#)



[Johanna Bianco](#)

2 weeks ago

This looks magnificent and must be an incredible asset for Hamilton, this is what so
many other Councils envy, and it would be a great detriment for this Area and the entire
Community to lose These well established Life Enriching Trees. Council insanity.

♥ 3 [Share](#) [Post on X](#)

[Report](#)




[Liz Leahy](#)

2 weeks ago

I recommend the trees stay as they are. It would be a criminal act to cut them down!






♥ 2 [Share](#) [Post on X](#)

[Report](#)

- 




[Danielle Walker](#)
2 weeks ago

What a waste of beautiful mature trees in a beautiful town street

 2  Share  Post on X  • Report
- 






[Rosie Mercer](#)
2 weeks ago

Rosie Mercer

 1  • Report
- 





[Robert Speirs](#)
2 weeks ago

Mature trees should be preserved. Decades of history shouldn't be wiped out. Hamilton will cook in the summer without these beauties.

 2  Share  Post on X  • Report
- 

[Narelle Hill](#)
2 weeks ago

They are so beautiful and the best shade and Hamilton will Look sad without them!!! Don't cut them down!!!

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English (Australia)



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Council Policy

ELECTRIC VEHICLE CHARGING INFRASTRUCTURE POLICY	Date Adopted:	12 March 2025
	Adopted By:	Council
	Review Due:	12 March 2029
	Responsible Officer:	Sustainable Community Lead
	Directorate:	Infrastructure and Sustainability
	EDRMS No:	

PURPOSE

Southern Grampians Shire Council is committed to improving sustainability within the Shire. Facilitating the transition to Electric Vehicles through providing access to convenient access to EV charging infrastructure plays an important role in meeting this commitment.

The purpose of this policy is to facilitate a coordinate roll-out of EV charging infrastructure across Southern Grampians Shire which will be fundamental to meet emissions reduction targets.

The intent of this policy is to provide understanding and guidance for the appropriate process to follow before the installation of EV charging infrastructure on Council owned or managed land.

APPLICATION AND SCOPE

This policy applies to installation of public electric vehicle charging infrastructure on Council owned or managed land, including but not limited to: Carparks; and Roadside verges.

GENERAL PROVISIONS

POLICY STATEMENT

Council supports third party commercial operators to install, operate and maintain their EV charging infrastructure in locations consistent with the following factors:

- Proximity to shopping areas that enables patronage to local businesses during short-stay charging.
- Destinations where people visit for relatively longer charging durations.
- Areas close to community activities and facilities.

- Priority locations where future EV demand is expected to be high with minimal impact on parking needs.
- Impact on streetscape and amenity is minimised.
- Council supports the installation of a range of slow, medium and fast EV chargers to cater for different charging needs.
- EV charging locations will be listed on Council's website and through external channels where appropriate.
- Land Manager Consent and licence Agreement process (if applicable).
- A 'public-interest' test assessing the proposal's community/commercial benefit, project costs and associated risks.
- In the absence of Australian Standards mandating a single connector standards, Council encourages EV chargers that prioritises compatibility EVs in the public market. Where possible, Council favours CCS with capability for both AC and DC charging.

Council requires all proposals for EV charging infrastructure in public places to address:

- Consultation with utilities and the community, particularly neighbouring residents and businesses;
- Public use of the EV charging infrastructure at standard industry rates;
- Data sharing conditions to understand charging statistics;
- Full life-cycle responsibility for infrastructure, from installation, operation, maintenance and removal;
- All costs to be covered by the proponent;
- Electrical infrastructure is powered by 100% renewable energy;
- Appropriate EV parking signage;
- Inclusion of lighting should existing lighting not be sufficient;
- Infrastructure to be compliant with all the required Australian Standards; and
- Compliance with Disability Discrimination Act 1992

POLICY OWNER

The Director of Infrastructure and Sustainability will be responsible for the enforcement of the policy when proposals are evaluated.

IMPLEMENTATION

This policy was adopted by Council on March 2025 and the following reviews have taken place every 4 years

CHARTER OF HUMAN RIGHTS COMPLIANCE

It is considered that this policy is compatible with the relevant human rights identified in the *Charter of Human Rights and Responsibilities Act 2006 (Vic)*.

GENDER EQUALITY COMPLIANCE

It is considered that this policy is compatible with the relevant gender equality principles identified in the *Gender Equality Act 2020*.

Is a Gender Impact Assessment required?

- ☐ Yes (*legally required for all policies that have a direct and significant impact on the public*)
- ☒ No (*please provide an explanation why a Gender Impact Assessment is not required*)

ASSOCIATED DOCUMENTS

- *Local Government Act 2020*
- *Gender Equality Act 2020*
- *Southern Grampians Shire Council Community Engagement Policy*
- *Electric Vehicle Charging Infrastructure on Council Land Guidelines, 2023*

REVIEW

This policy will be reviewed in 2029.

Trigger points that require an earlier review period of the policy or associated document/s include (but are not limited to):

- change in legislation which has a bearing on the document
- change in Council's position on a particular subject area
- recommendation from a governance body (eg Audit and Risk Committee recommendation, Internal or External Audit Recommendation, integrity agency)

AUTHORISED

Adopted by Council resolution on 12 March 2025



Southern Grampians
SHIRE COUNCIL

Planning Committee

Minutes

18 December 2024

Held at 10.00 am in the
Martin J Hynes Auditorium
5 Market Place, Hamilton

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1. ATTENDEES

Councillors

Cr Jayne Manning
Cr Katrina Rainsford

Officers

Mr Rory Neeson, Director Wellbeing Planning and Regulation
Mr Juan Donis, A/g Director Infrastructure and Sustainability
Mr Daryl Adamson, Manager Shire Strategy and Regulation
Ms Anita Collingwood, Senior Principal Planner
Mr Rhys Oatley, Statutory Planner

Minutes

Sharon Clutterbuck, Executive Assistant - Director Wellbeing Planning and Regulation

2. ELECTION OF CHAIR

Cr Rainsford nominated Cr Manning as Chair
Cr Manning accepted the nomination

3. APOLOGIES

Marg Scanlon, Director Infrastructure and Sustainability

4. CONFIRMATION OF MINUTES

Minutes of the Meeting held on 16 September, 2024 have been circulated.

The minutes of the previous meeting held on 16 September, 2024 were confirmed as being a true record of the meeting by the previous Planning Committee.

RECOMMENDATION

That the Minutes of the Planning Committee meeting held on 16 September 2024 be confirmed as a correct record.

RESOLUTION

That the Minutes of the Planning Committee meeting held on 16 September 2024 be confirmed as a correct record

Moved **R Neeson**
Seconded **J Donis**

Carried

Page 3

5. DECLARATION OF INTEREST

Nil

6. MATTERS FOR DECISION**6.1 TP-33-2024 Application for Subdivision of land into two lots (dwelling excision) and creation of an easement - 198 Partridges Road, Hamilton****Summary**

Planning application TP-33-2024 seeks a permit under Clause 35.07 Farming Zone for the subdivision of land at 198 Partridges Road Hamilton, and the creation of an easement. The application presents a dwelling excision from the existing parcel of land. The proposal is inconsistent with policy objectives related to the protection of agricultural land (Clause 14.01-1S Protection of agricultural land and Clause 14.01-1L Small lot subdivisions, house lot excisions and dwellings) and is inconsistent with the purposes of the Farming Zone (Clause 35.07). It does not adequately support or promote the use of the land for agriculture and presents a risk in terms of environmental and amenity impacts. It is recommended the Planning Committee refuse the application for a planning permit.

Proposal

The proposal seeks to excise the existing dwelling, dam, and several outbuildings from the surrounding land by way of a two-lot subdivision. The proposed subdivision will result in Proposed Lot 1 (house lot) of 5.29 hectares and the balance of land known as Proposed Lot 2 of 49.4 hectares.

The proposed Lot 1 subdivision layout provides for a 20-metre-wide frontage to Partridges Road; however, it is also proposed that the creation of a carriageway easement following the existing driveway layout will provide legal ongoing access in favour of Lot 1.

Subject Site and Locality

The site currently comprises of one parcel, known as Lot 4 on Plan of Subdivision 115656, and is 54.69 hectares in area. The lot is rectangular in shape, with the southern boundary fronting Partridges Road. The land is entirely within the Farming Zone and is abutted on all sides by Farming Zone land. The site is located approximately 3.54 kilometres (as the crow flies) north-west of the established township boundary of Hamilton, which is identified by the change in zoning – see *Figure 1*.

The site itself consists of agricultural land, currently used for broadacre animal grazing and hay production. The existing dwelling is located approximately 220 metres from the front boundary. Three additional outbuildings and sheds are located proximate to the dwelling, as is a large dam which is intercepted by a natural watercourse (Mckinnon Creek) which runs diagonally through the site – see *Figure 2*:

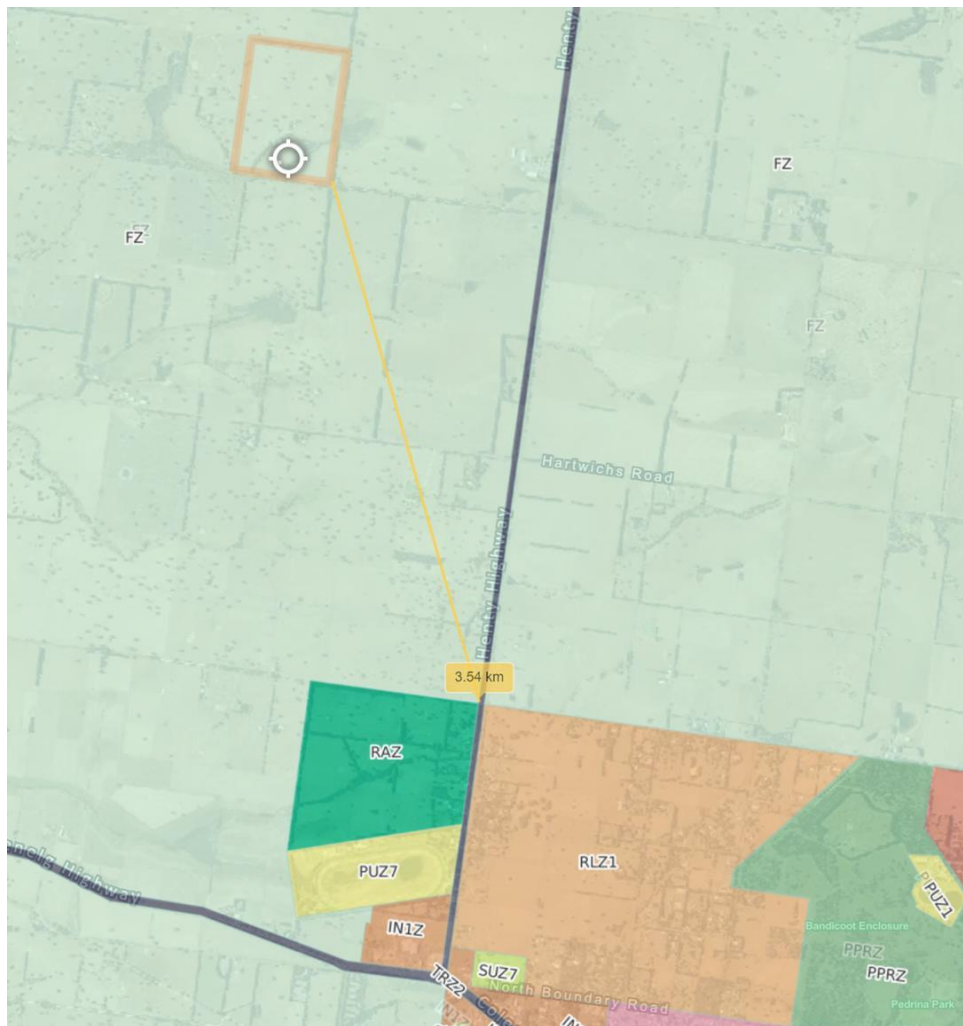


Figure 1: Subject site, shown in relation to the township of Hamilton.

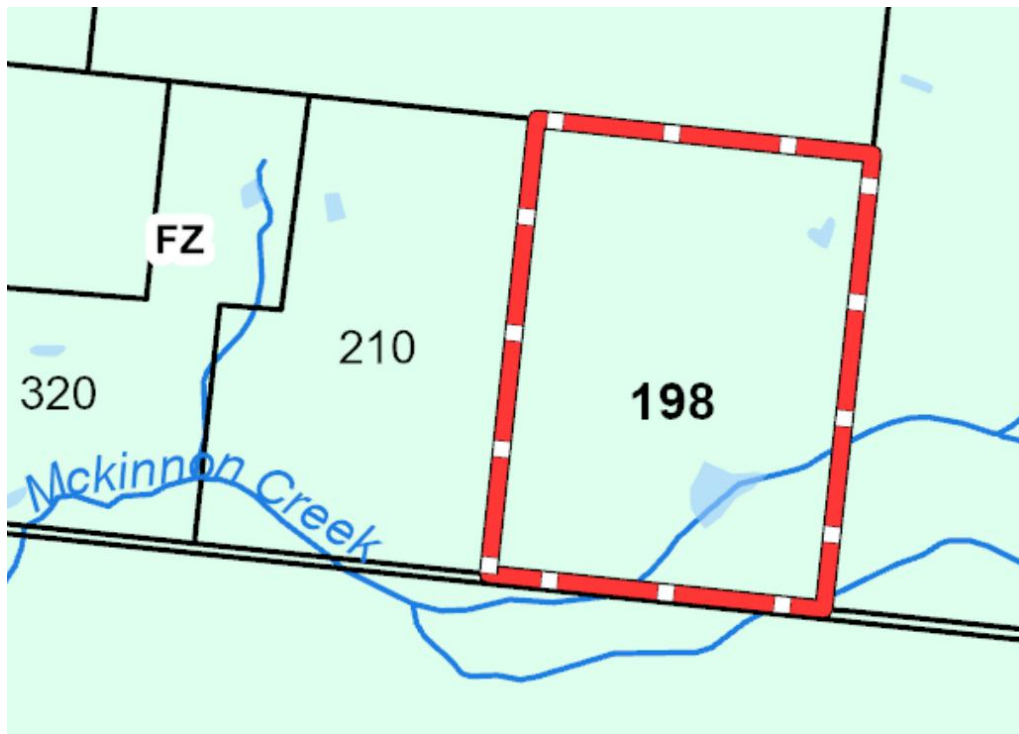


Figure 2: Subject site shown bordered in red, showing watercourses.

Site History

There is no relevant site history.

Public Notification

The application underwent a minimum 14-day public notification process which concluded on 24th September 2024. One (1) letter of support was received.

Referrals

The application was referred to the following internal departments and external authorities:

Glenelg Hopkins Catchment Management Authority	<p>Pursuant to Section 56 of the Planning and Environment Act 1987, the CMA does not object to the granting of a permit. The CMA has no flooding information for this property. This does not mean that the property will not flood. The CMA recommends that council's infrastructure dept. records be checked for any historical record of flooding of the subject land. The CMA can make further recommendations regarding the proposal if any historical information is discovered.</p> <p>The proposed carriageway easement in favour of Lot 1 allows for access to the existing dwelling that does not cross the waterway on the property.</p>
--	---

	<p>Please include the following notation on a permit should one be granted.</p> <p>“Note: A Designated Waterway passes through the property. Any future works in, on or around a designated waterway require a licence from the Glenelg Hopkins CMA. Please visit their website at www.ghcma.vic.gov.au for more information.”</p>
Biodiversity Department	No response received.

Assessment

Zone

Clause 25.07 Farming Zone

It is the purpose of the zone:

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To provide for the use of 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.

To encourage the retention of employment and population to support rural Communities.

To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

Response

The purposes of the zone do not align with the proposal in this instance.

The creation of the rural residential lot results in it being removed from agricultural use and does not encourage the retention of productive agricultural land.

Furthermore, the site includes a large dam which currently facilitates agricultural pursuits on the land. The proposal results in this dam being located within the rural residential lot, removing it from the remaining agricultural portion of the site. This directly contradicts the purpose of the zone.

The layout of the proposed subdivision creates a residential lot which is surrounded on all sides by the agricultural lot, which increases the potential for future conflicts between the two land uses, hindering the ability of the agricultural land to be utilised.

The layout of the subdivision results in the residential lot being closely located to the two existing agricultural buildings, which will adversely affect and limit the use of land for agriculture. The higher amenity requirements and expectations for quiet enjoyment which the occupants of the dwelling lot should expect will be in direct conflict with the amenity impacts caused by agricultural uses.

It is important to consider that while the dwelling and farm buildings are all currently in situ, while they remain within the one lot it is expected that the occupants are directly involved with the agricultural uses of the land, and in control of their level of amenity, whereas the subdivision must consider the potential that separate ownership will have on the future dynamic between the two land uses.

The easement is proposed to provide legal access rights to the proposed residential lot. The interception of the easement through the agricultural land creates additional complications to the ability for ongoing agricultural use.

Permit trigger: Clause 35.07-3 Subdivision

A permit is required to subdivide land.

Each lot must be at least 40 hectares.

A permit may be granted to create smaller lots if the subdivision is to create a lot for an existing dwelling. The subdivision must be a two-lot subdivision.

Response

Importantly, just because a permit may be granted does not mean a permit should be granted. The proposed subdivision is not 'as of right'. It is considered that the application has failed to demonstrate that the re-subdivision will achieve an appropriate planning outcome as measured against the planning policy framework and the relevant provisions of the zone.

Planning must consider the merits of the proposal and whilst it is for a subdivision of an existing dwelling, the layout and positioning of the dwelling lot within the wider site and the potential for land use conflict as explained above do not result in an appropriate planning outcome.

Clause 35.07-6 Decision guidelines

Before deciding on an application, in addition to the decision guidelines at Clause 65, the responsible authority must consider the decision guidelines of the zone. Each of the relevant decision guidelines have been considered as follows:

General issues

The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

The proposal is not consistent with planning policy frameworks, and it is contrary to Council's Municipal Strategic Statement. The proposal is an unsatisfactory planning outcome that is not

supported at Clause 11, Settlement, Clause 14, Agriculture and Clause 16, Housing. These policies are responded to in detail in the policy section below.

Any Regional Catchment Strategy and associated plan applying to the land.

Not relevant to the proposal.

The capability of the land to accommodate the proposed use or development, including the disposal of effluent.

The rural residential lot includes an existing dwelling, and it is expected that this dwelling includes an existing septic system. This has not been identified on the plans, and as such any permit issued will require amended plans which demonstrate that the septic system is to be located within the proposed dwelling lot.

How the use or development relates to sustainable land management.

Clause 73.01 of the Scheme defines sustainable agriculture as, 'the use of farming practices and systems which maintain or enhance:

- a) The economic viability of agricultural production;*
- b) The natural resource base; and*
- c) Other ecosystems which are influenced by agricultural activities.'*

The Southern Grampians Planning Scheme provides that in a Farming Zone a permit is required for a dwelling on lots under 40 hectares. Although no land management plan was submitted with the application it is clear that the small lot is unable to produce a farming outcome. The small lot has the potential to restrict the agricultural use of the balance lot.

Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.

The site is located within an established agricultural area, with all surrounding land zoned Farming Zone. The primary purpose of the land is to provide for agricultural uses and to ensure that dwellings do not adversely affect the use of the land for agriculture. A rural residential use is not compatible with adjoining or nearby land uses. The nearest dwelling is approximately 500m (west) from the subject dwelling site. There are a total of six dwellings within 2kms of the site. All nearby dwellings are used in association with agriculture. There are no rural residential lots nearby, with all surrounding dwelling being sited on large parcels. The proposed subdivision layout in this instance will result in the rural residential lot being surrounded almost entirely by the agricultural lot. The expectation of the residential lot to have quiet enjoyment of the site is compromised by the surrounding agricultural uses.

How the use and development make use of existing infrastructure and services.

It is proposed that the large dam, machinery shed and shearing shed will be included within the rural residential lot, while the remaining shedding will be included in the agricultural lot. The removal of the dam from the agricultural land in particular is a poor outcome for the ongoing use of the land for agriculture.

The proposed access point to Partridges Road has not demonstrated any clear way of providing access to the existing dwelling. From this location, any proposed driveway would need to cross McKinnon Creek.

Agricultural issues and the impacts from non-agricultural uses

Whether the use or development will support and enhance agricultural production.

While the existing format of the land includes both agricultural land and an associated dwelling, this layout supports agricultural land through providing the land holder accommodation to facilitate ease of management of the land by residing directly on the land. The proposed subdivision seeks to separate these two functions. This acts to inhibit agricultural production, as it provides the opportunity for the rural residential lot to be sold to occupants with no direct connection to the surrounding agricultural land. It further results in the balance lot of agricultural land having no dwelling. It is noted that upon subdivision, the balance agricultural lot will be greater than 40 hectares, and being so, no planning permission is required for a dwelling on this land.

Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.

The use of the land for a rural residential lot as the applicant proposes, permanently removes the land from agricultural production. There will be flow on effects for the balance lot with the need to provide buffers from the residential use.

The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.

There is real potential that the rural residential use will lead to land use conflict that would see limitations placed on operation and expansion of the adjoining and nearby agricultural Uses.

There are two large outbuildings on the balance lot that are within 40 metres of the dwelling. It is unlikely that future occupants would be satisfied with the amenity impacts of heavy machinery operating in such close proximity.

The capacity of the site to sustain the agricultural use.

The small rural lot has no capacity to sustain an agricultural use and the balance lot would be compromised with the establishment of a rural residential lot. It is understood that farming activity would continue on the large lot. It is reasonable to expect a future dwelling and other infrastructure would be constructed on the balance lot that would result in a further reduction of productive land.

The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.

The agricultural qualities of the land outweigh the need to establish a separate rural residential lot.

The main objective of this policy, as it applies to this application, is to ensure that the subdivision of land is required to increase the productive use of land for agricultural purposes and to ensure that subdivision will not result in the fragmentation or loss of good quality agricultural land. In this instance, the proposal will lead to the loss of a key water supply (dam) from the agricultural land and loss of existing agricultural infrastructure which will be included in the rural residential lot. The removal of the dwelling from the existing agricultural lot increases the chances of a further dwelling being constructed on the balance lot.

Any integrated land management plan prepared for the site.

The application has not been supported by a land management plan that would demonstrate any benefits that might be gained from the subdivision. It is clear that the small lot would not support agricultural uses and would be used for rural residential purposes with land use conflict a reality at some point.

Dwelling issues

Whether the dwelling will result in the loss or fragmentation of productive agricultural land.

The proposal will result in the fragmentation of productive agricultural land through the excision of the house lot from the surrounding agricultural land and facilitates the further development of a dwelling on the balance agricultural lot.

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.

All adjacent and nearby land is used for agriculture. It is foreseeable that adverse amenity impacts; dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation will occur as a result of legitimate farming activities. These impacts would not be in keeping with the amenity expectations of future residents.

Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.

There is real potential that the dwelling will lead to future land use conflict that would see limitations placed on operation and expansion of the adjoining and nearby agricultural uses.

Regardless of whether the dwelling is initially occupied by occupants related to the operators of the surrounding land, the subdivision creates future opportunity and risk for occupants who are unrelated to the surrounding farming enterprise.

There are two large outbuildings on the balance lot that are within 40 metres of the dwelling. It is unlikely that future occupants would be satisfied with the amenity impacts of heavy machinery operating in such close proximity.

The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.

There are several large holdings adjacent and nearby that include parcels that could be seen as attractive for rural lifestyle opportunities that would impact on the use of the land for agriculture. The excision would result in a small lot or rural living dwelling in the Farming Zone surrounded by large, productive farms. There are a number of impacts the dwelling on a small lot may have on the adjoining agricultural uses.

Firstly, a permit may now be triggered for previous as-of-right buildings and works given a setback if 100 m is required from a dwelling not in the same ownership otherwise a permit is triggered. This can also impact on uses including primary produce sales and rural industry which also requires setbacks from dwellings not in the same ownership.

Productive working farms result in a number of by-products impacting amenity including dust, noise, and smells from animals, cropping, spraying etc. This can often be at odds with the amenity expectations of people residing in rural lifestyle allotments as detailed within the VCAT cases below. It is a common occurrence for lifestyle allotments to raise concerns or object to non-conventional agricultural applications e.g., chicken farms, intensive animal husbandry, solar farms etc.

The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.

The introduction of this rural residential use would have minimal impact. The applicant has not provided any detail as to how the excision would result in a more comprehensive and sustainable land management model. Council therefore cannot determine if the proposal would result in agricultural and productive rural land use activities that are managed to maintain a long-term sustainable use and management of existing natural resources of the area.

The impact of the use or development on the flora and fauna on the site and its Surrounds.

No impact is anticipated, save from the introduction of weeds or noxious plants from unsympathetic residents occupying the dwelling.

The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.

The proposed boundaries pass within proximity of a number of clusters of native vegetation. However, it remains unclear whether, and to what extent the impact is, as limited information has been provided to council to date.

The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

It is understood that the on-site effluent disposal system is existing, and there would be no additional impact on the nutrient loads on waterways directly as a result of this proposal.

Design and siting issues

The decision guidelines relating to design and siting issues have not been considered as the development is for a subdivision only and no buildings are proposed.

Planning Policy Framework

Clause 11 Settlement

Clauses 11.01-1S Settlement, 11.01-1R Great South Coast, 11.03-5R Great South Coast Region, 11.03-6S Regional and local places.

It is policy that planning prevents environmental and amenity problems created by siting incompatible land uses close together.

Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social and commercial infrastructure and services.

Response

Fragmentation of farmland occurs when traditional farming areas are broken up by the introduction of alternative, predominately non-farming. Uses such as lifestyle dwellings and rural residential subdivisions, tourism and boutique industries. These changes may limit agricultural intensification, diversification or expansion and restrict current farming practices or even make them untenable. This may result in irreversible land use change.

Introduction of sensitive uses, such as housing, can compromise opportunities for growth and investment in productive rural areas. Conflicts can arise as a result of noise, dust, spray drift, water usage and odours from farming activities. Considering the right to farm in these areas and providing for strategically located rural residential developments many help to minimise conflict between sensitive land uses and agricultural activities in rural areas.

Non-agricultural uses unproductive rural areas need to be managed to minimise biosecurity risks and support ongoing agricultural production.

Clause 14 Agriculture

Clause 14.01-1S Protection of agricultural land

The objective of this clause is 'to protect the state's agricultural base by preserving productive farmland'

Relevant strategies to achieve this are:

Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.

Protect productive agricultural land from unplanned loss due to permanent changes in land use.

Limit new housing development in rural areas by:

Directing housing growth into existing settlements.

Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.

In considering a proposal to use, subdivide or develop agricultural land, consider the:

Desirability and impacts of removing the land from primary production, given its agricultural productivity.

Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.

Compatibility between the proposed or likely development and the existing use of the surrounding land.

The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.

Land capability.

Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.

Response

State planning policy is very clear on the need to protect agricultural land and on when small lot excision could be considered.

The proposed subdivision lot does not directly relate to or support the use of the land for agriculture and there is a real concern that agricultural activities will be detrimentally impacted on should a rural residential lot be created. It is relevant that the lot will be surrounded by farming activities on three sides. The most sensible outcome in avoiding land use conflict is to avoid creation of a smaller dwelling lot.

In consideration of local policy objectives and strategies, on balance, there is a lack of support for the application.

Clause 14.01-1L Small lot Subdivisions, house lot excisions and dwellings

Policy application

This policy applies to an application for subdivision or accommodation in the Farming Zone.

Objective

To ensure that subdivision and accommodation do not compromise the existing and ongoing agricultural use of land.

Strategies

Discourage subdivision and accommodation that do not relate to or directly support the use of land for agriculture.

Response: *If supported, this proposal will establish a rural residential land use that will fragment rural land and permanently remove that land from agricultural use.*

Retain agricultural land in parcels of sufficient size that can allow viable agriculture.

Response: *The proposed subdivision would not facilitate a viable agricultural use and is most likely to be used for lifestyle property.*

Discourage subdivision unless it is to excise an existing dwelling that is excess to the requirements of a rural use.

Response: *House lot excision is strongly discouraged in the Farming Zone. If approved the proposal would potentially set a precedent for surrounding parcels of land and potentially lead to a further proliferation of dwellings in the Farming Zone. This can occur indirectly through balance lots created greater than 40 hectares not requiring planning permission for dwellings.*

Site and design dwellings to minimise impacts on agriculture.

Response: *The proposed subdivision results in the existing dwelling being located in close proximity to the surrounding agricultural land, including agricultural shedding which will be within 40 metres of the dwelling.*

Provide adequate separation distances from dwellings to agriculture.

Response: *There are two large outbuildings on the balance lot that are within 40 metres of the dwelling. It is unlikely that future occupants would be satisfied with the amenity impacts of heavy machinery operating in such close proximity. The dwelling could be used by the farm owner or staff with reasonable amenity impacts since they would be familiar with those impacts.*

Restructure lots to create a smaller lot for a dwelling instead of creating additional lots

Response: *The proposed subdivision creates a lot for an existing dwelling.*

Policy guidelines

Consider as relevant:

Encouraging the consolidation of titles prior to any dwelling excision.

Response: *The site is currently one (1) title and so further consolidation is not considered an option in this proposal.*

Requiring any lots created for an existing dwelling to have a maximum size of 2 hectares unless any of the following apply:

- It can be demonstrated that this is not practical.
- A larger lot is needed to provide for the on-site collection of water for a dam for domestic Purposes.
- It can be demonstrated that the lot is to be used for agricultural purposes.

Response: *The proposal seeks a rural residential lot of 5.29 hectares in size. This is due partly to the proposed subdivision seeking to include the dam and nearby shedding within the residential lot. It has not been sufficiently justified why the lot could not have been proposed to include an alternative layout, which could have been closer to 2 hectares in area. It has also not been demonstrated that the lot is to be used for agricultural purposes.*

Requiring any lots created for an existing dwelling to contain a dwelling that is in a habitable condition that complies with the Building Code of Australia.

Response: *The existing dwelling is understood to be in habitable condition.*

The need to provide for the upgrading of roads and drainage to ensure that traffic and runoff generated by the development is effectively managed.

Response: *There is no need for upgrading of any road or drainage associated with the proposed re-subdivision.*

The need to require any roads created in association with a subdivision or dwelling to allow all weather access to the following standards:

- Formation width of 6 metres or passing bays every 200 metres.
- Pavement width of 4 metres.
- Pavement depth of 150 millimetres of compacted road making gravel.
- Minimum grade of 1 in 8, unless sealed.

Response: *No roads are being created by the proposed subdivision.*

Clause 14.01-2s Sustainable Agricultural land uses

Objective

To encourage sustainable agricultural land use.

Assessment of Clause 14.01-2s Sustainable Agricultural land uses

Strategies to achieve the above objective relate to the agricultural land use activities, including intensive animal husbandry, and are not relevant to a subdivision application.

Clause 14.01-2L Sustainable agricultural land use

Strategies

Support intensive and productive use of rural land for higher value products, including timber plantations, horticulture, intensive animal industries and agroforestry.

Encourage use and development that value adds to local produce and creates local employment opportunities.

Assessment of Clause 14.01-2L Sustainable Agricultural land uses

The agricultural use of the land is not proposed to change. No development is being Proposed

Clause 16 Housing

Clause 16.01-3S Rural residential development

This objective of this clause is 'to identify land suitable for rural residential development'.

Relevant strategies to achieve this are:

Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.

Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts by:

Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.

Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.

Minimising or avoiding property servicing costs carried by local and state

governments.

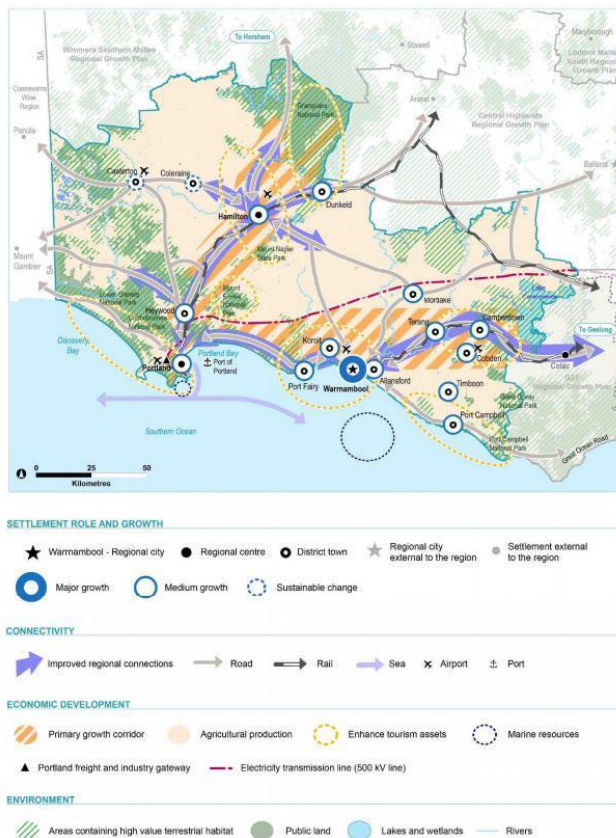
Maintaining an adequate buffer distance between rural residential development and animal production.

Discourage development of small lots in rural zones for residential use or other incompatible uses. The proposal creates a small lot with an incompatible use.

Encourage consolidation of existing isolated small lots in rural zones. The proposed subdivision would create an isolated small lot.

Clause 16.01-3R Rural residential development – Great South Coast

Regional strategy provides that rural residential development can be supported in locations that are ‘adjacent to towns with limited growth demand to sustain population levels and communities’, and that ‘are not strategically identified for standard density urban growth’.



Response

It is noted that while the application does not seek to develop a new dwelling as such, the separation of the existing dwelling from the lot through subdivision will allow further development of the balance lot for a dwelling, and introduces a separate dwelling use that is

not directly connected to the surrounding agricultural use of the land. This is not supported by the above state or regional planning policy.

Relevant policy as detailed above provides clear guidance on preferred development outcomes for rural residential development and the protection of agricultural land and this application is contrary to those directions.

It is considered that there is sufficient policy to support a recommendation for refusal of the Application.

RELEVANT PARTICULAR PROVISIONS

The decision guidelines of Clause 65

Clause 65 states that, 'because a permit can be granted does not imply a permit should be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of the clause'. The decision guidelines of that clause include section 60 of the Planning and Environment Act 1987, planning policy and decision guidelines among other matters. It should be noted that subdivision is a form of development.

Clause 65.01 Approval of an application or a plan

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

The matters set out in Section 60 of the Act.

The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

The purpose of the zone, overlay or other provision.

Any matter required to be considered in the zone, overlay or other provision.

The orderly planning of the area.

The effect on the amenity of the area.

Clause 65.02 Approval of an application to subdivide land

Before deciding on an application to subdivide land, the responsible authority must consider, as appropriate:

The suitability of the land for subdivision

The existing use and possible future development of the land and nearby land.

The availability of subdivided land in the locality, and the need for the creation of

further lots.

Response to the decision guidelines:

The proposal is not consistent with the purpose of the zone and the risk is that potential land use conflicts will occur. The primacy of the land for agricultural activities should be maintained and the opportunity for enhancement retained.

A review of relevant VCAT cases have also been undertaken to determine any relevant case applies for dwelling excisions within the Farming Zone which are detailed below. There is a VCAT case law precedent to prevent new housing on small lots within the Farming Zone where it cannot be demonstrated that a house is required to support the agricultural activities on the land.

Alford v Corangamite SC [2018] VCAT 853 (12 June 2018)

The application for review proposed a two-lot subdivision to excise a dwelling resulting in Lot 1 being 3.01ha and Lot 2 being 286.6ha. Whilst a slightly different proposal as consolidation of adjoining land was not proposed, it is considered the application had many similar elements to the proposal before Council.

In her findings to refuse the application Member Carew stated:

At the outset, I do not consider the personal circumstances of the applicant are a relevant planning consideration. While the sale of the dwelling may be more convenient than continuing the leasing arrangement, it is not a key planning consideration... The excision is not required to support the existing farming operation and merely allows the sale of a separate asset.

This is relevant in the current proposal as the permit application has stated the dwelling is surplus to the farming practices and the sale of the land would allow funds to be reinvested back into the farm. It is clear from Member Carew that Council cannot take into consideration the personal circumstances of the land owner and whether the dwelling is surplus or not, it is not a valid planning consideration.

Furthermore, use of land for farming is well established, and noting the above, the excision is not required to support or assist the farming enterprise.

The proposal also allows for the construction of a new dwelling on the remnant larger lot, potentially without planning approval. The Section 173 requirement is intended to prevent further dwelling excisions from this larger lot in the future, but the proposal would still allow an increase in the number of dwellings on the land. While the permit applicant indicated that their intention was not to construct a new dwelling but to continue farming as at present, there is nothing to require this.

The above extract also provides a level of certainty for Council and the use of Section 173 Agreements. Whilst a permit could be imposed requiring an agreement prevent excisions, the consolidated lot would total 107.8ha and could have a dwelling as-of-right, increasing the number of dwellings on the land.

Member Carew also noted that the permit applicant owns adjoining land within a separate title however this land was not included in this permit application.

King v Murrindindi SC [2017] VCAT 298 (7 March 2017)

This application related to a farm with a total of 26.76ha that contained two dwellings with the proposal to excise off one dwelling on a 3,242sqm lot with the remaining lot containing the other dwelling and used for agriculture. In this case Member Birtwistle upheld Councils decision and found:

The applicant asserts that the excision of the “house lot” from the “farm lot” is merely a form of “paper subdivision”, as in real terms two dwellings exist on the land, and the dwelling on the “house lot” is currently not functionally linked to the “farm lot” as it is occupied by a tenant with no relationship to the land.

Be that as it may, I cannot find support in the provisions of the Scheme for the proposed subdivision and indeed there is express support for avoidance of fragmentation of the land. I find that the proposal fails to respond appropriately to the Scheme as:

a. The subdivision, as acknowledged by the applicant, is not required to increase agricultural productivity of the land and will not support or enhance agricultural production, which are outcomes sought by the Planning Scheme. The subdivision will merely allow a small lot to be excised and sold separately with no ongoing potential for it to be used for agricultural purposes. In my view this is a determinative issue, given the zoning of the land and policy as expressed in Clause 21.03-2.

b. The subdivision is likely to have negative impacts on primary production on adjacent land, a relevant consideration under State Policy. Conflict between farming operations and residential amenity expectations are a frequent issue that are expressly identified in Council’s policy support of the need to protect the ‘right to farm’.

c. I agree with the findings of the Tribunal in McGrath v Mornington Peninsula SC that: Excisions that create rural residential type lots not only contribute to a shift away from the rural land use, they also heighten expectations and pressure for this to occur on other land. As noted by Senior Member Byard, this expectation works towards inflating land values so that farming becomes unviable.

d. While the approval for the second dwelling on the land has to some extent removed the “house lot” from potential agricultural production, a subdivision that will permanently remove the land from agricultural production is contrary to the clear direction of the Scheme to protect productive farmland.

e. I agree with Council that the subdivision will allow for a new landowner in a Farming Zone and this has the potential to result in land use conflict with nearby agricultural uses based on perceived residential amenity rights, an outcome that is less likely if the land remains in one Ownership.

f. The “house lot” excision has no relationship with, or is required for, the continuing

operation of the agricultural use of the land. It will merely allow the lot to be sold to another unrelated party.

This is considered extremely relevant as in the current proposal excises a 1.885ha allotment which does not support or enhance agricultural production on the site noting this proposed allotment would also contain a Goulburn Murray Water main channel which occupies approximately 0.6ha of the 1.885ha. The excised lot would not have any relationship with agriculture or contribute to the production of the surrounding area but has the potential to create conflict with the adjoining farm use.

Whilst it is difficult to measure as it depends on the future owner/residents of the excision, there may be conflict between the rural residential use and ongoing farming practices through noise, odour, spray drift, lights and vehicle access.

The Council disputes that the subdivision will not impact on the agricultural production that is capable on the land, and considers that the creation of a rural residential lot has the potential to limit the operation of the adjoining and nearby agricultural uses... They similarly provided a number of Tribunal decisions that dealt with these issues. In Graham v Surf Coast SC, the Tribunal found:

The planning loss in this case is less about the loss of productive land, because the proposed house lot is relatively small (and even though it may be cropped/grazed). Rather, the loss relates to the creation of a small house lot that can only be used for rural living or lifestyle purposes. It is not proposed to contribute to agricultural production and is not intended to have any link with the balance lot that will continue in agricultural production. The current owners may have no issue with farming on abutting land because of their own experience but that is not necessarily the case for new occupants. Mr Forbes acknowledges issues can and do arise when "urban romantics" take issue with agricultural activities even though his evidence is that the impacts are not significant and the concerns were not well founded.

The exert above reinforces the need for excised dwellings or small lots in farming areas to contribute to agricultural as detailed previously.

I agree that the subdivision as proposed will not assist in supporting the continued viability of surrounding agricultural land as strongly supported by policy. The creation of a small rural residential lot will allow its occupation by persons that do not reside there for a farming purposes and likely result in conflict between its occupation and surrounding farming practices, such as through spraying, dust, noise and the movement of machinery.

I find that the subdivision does not encourage the retention of productive agricultural land as:

a. There was no evidence put to me that the subdivision will result in any additional enhancement to the existing agricultural land, through either reinvestment in infrastructure or alternative farming practices.

b. The creation of a rural residential type lot (with its consequent occupation by a person with a different amenity expectation) will introduce the potential to limit or impact upon nearby agricultural operations.

c. The creation of a rural residential type lot will permanently remove it from any future agricultural production.

I find that the Farming Zone purposes are clearly not directed at facilitating non-agricultural uses. While two dwellings exist, these clearly relate to the sites use for farming purposes. The creation of a separate "house lot" will permanently remove this land from agricultural production. It will also allow the sale of the "house lot", as expressly sought by the applicant, to an individual that has no relationship to the agricultural nature of the land or its surrounds. To support the subdivision will be viewed as support for fragmentation of farming land and diminish the Council's resolve to retain land in larger holdings that are desirable for agricultural production.

As part of the currently application, concerns were put to the applicant as part of the Further Information Request and no further justification was put forth and without further justification Council cannot conclude that the proposal would enhance the existing agricultural land. The applicant has stated that the funds from the sale would be reinvested into the farming enterprise but no detail was provided of what this would entail and there is no way to ensure this would occur.

This VCAT case found that the excision of the dwelling does not support or facilitate agriculture and would permanently remove land from agricultural purposes and would ultimately result in the fragmentation of farming land and be counterintuitive to the retention of agricultural land as supported by the Planning Policy.

Zandstra v Greater Shepparton CC [2016] VCAT 1900 (10 November 2016)

The application involved the re-subdivision of four allotments totalling 49ha and containing two dwelling to create two allotments of a 46.6ha farm and a 0.72ha excised lot containing one dwelling.

It is considered a similar application to the current proposal as Greater Shepparton has also adopted the Regional Rural Land Use Strategy similar to Moira. The hearing was presided by Member Bennett who set aside Council's decision and granted a permit.

It is considered important to understand why this excision was support and why it differs from the proposal currently being assessed. In the Zandstra v Greater Shepparton CC decision, Member Bennett concluded:

The existing dwelling is not required by Mr Zandstra or his family as they occupy other houses at the southern end of the property.

The dwelling to be excised has been rented for the past 15 years to the Thomas family. The reason behind the consolidation and excision is to allow the house to be sold to the Thomas family.

I acknowledge that there can be no guarantee that the dwelling when excised will be retained by the Thomas family. However, ownership is not relevant to my consideration of whether the land should be consolidated and resubdivided based on the controls and

policies of the Shepparton Planning Scheme.

Member Bennett placed significant emphasis and weighting on the occupation of the excised dwelling and the purchases that had lived within that dwelling for over 15 years but determined that the ongoing occupation was not a relevant consideration.

This is a different approach to the more recent decision of Alford v Corangamite SC which found the personal circumstances of the application are irrelevant which is considered a more appropriate response as there is no sensible or practical way of ensuring the owner or occupier of the excised dwelling does not create conflict resulting from the agricultural uses. The minimum subdivision lot size and minimum size for dwellings in the Farming Zone 1 are aimed at protecting land from smaller lot subdivision and the use of land for rural residential or rural lifestyle purposes. However the subdivision provisions at clause 35.07-3 do allow for a two lot subdivision to create a lot for an existing dwelling or for the resubdivision of existing lots provided the number of lots is not increased. Decision Guidelines at clause 35.07-6 provide a list of issues to consider. These are largely worded to be of relevance to the consideration of new use and development, rather than a small lot subdivision for an existing dwelling where the impacts, and potential conflicts, of the dwelling on nearby agricultural uses are already known.

As detailed within the assessment against the Farming Zone, the provision that allows dwelling excisions is a mechanism and doesn't result in these application being supported – the proposal must still comply with the relevant Planning Policy Framework.

It is also considered, and reinforced by more recent VCAT cases, that the existence of a dwelling on a small lot in the Farming Zone does not limit conflicts between the agricultural and rural living uses which is determined by future occupants. Member Bennett determined that the future owners of the excision were unlikely to complain about the adjoining agricultural operation as they had rented the dwelling for 15 years however it could be argued that given their landlords were undertaking the farming use, they expected a lower level of amenity then as opposed to owning the land.

Given the amenity expectation of rural residential allotments is solely reliant on the residents of the dwelling, it is not a relevant consideration as there is no way to understand or control future residents as the excised dwelling could be on sold at any time. This is a well established VCAT principal, particularly in apartment or townhouse development cases, whereby objectors raise concerns about future residents and potential or increased crime. Clause 21.06-1 makes reference to the Regional Rural Land Use Strategy 2008 (RRLUS) and notes that the RRLUS has identified three new categories of farming areas in the municipality – Growth Areas, Consolidation Areas and New Areas. The review site and the area around Ardmona, west of Mooroopna is in a Consolidation Area. As the name suggests, these are areas that were subdivided into relatively small lots as former closer settlement areas, where lot sizes are no longer reflective of current farm sizes and where consolidation of lots will provide opportunities for the expansion of continuing agricultural businesses.

My assessment of the proposal against these strategies is as follow:

It results in a restricting of four lots into two.

Subject to the inclusion of a permit condition preventing construction of a dwelling on the large balance lot, there are no new opportunities for additional dwellings below the as-of-right minimum of 60 hectares specified within the Farming Zone 1.

This is another significant area where the proposal differs from the VCAT case, whilst this application proposes the excision of a 1.885ha parcel and the consolidation of two allotments to total 107.8ha, the number of allotments remains unchanged. Member Bennett considered the consolidation of four allotments into two as appropriate as it resulted in two less allotments in the area.

Both the consolidated and excised allotments in the Zandstra case contained dwellings and would therefore need a planning permit for an additional dwelling on either allotment and is unlikely to be further developed with an additional dwelling. In the current proposal before Council, the consolidated allotment would total 107.8ha and could therefore construct a dwelling without the need for a planning permit (minimum lot size of 80ha for an as-of-right dwelling) and it is considered inappropriate to impose a condition or Section 173 restricting the development beyond the scope of the Planning Scheme.

Whilst there is an orchard to the north of the existing dwelling, I have not been provided with any information to suggest that conflict exists between the occupiers of the dwelling and the orchard operations. Indeed, the Thomas family have provided a letter dated 19 August 2015 which state that they have never complained to Council about orchard operations including spraying, gas guns, mowing, picking or pruning.

This is once again not considered a relevant matter as whilst the current land holder has no concerns with the agricultural use, there is no way to ensure future occupants have no concerns or expect a higher level of amenity.

I accept Mr Zandstra's submission that excising the existing dwelling assists in the use, sale and reduction in the number of lots and preserves the balance lot for agricultural purposes. In practical terms, it removes an unnecessary asset from the land being used for agricultural purposes. To that extent, it responds to one of the aims for consolidated areas which is:

The use of re-subdivision and excisions within consolidation areas will be considered in recognition that the excision of a dwelling from a farm can provide businesses an opportunity to consolidate property holdings based on the value of the land for agriculture.

As noted within the response to this VCAT case, the application does not result in a lesser amount of allotments within the Farming Zone and whilst the RRLUS applies in both applications, the Growth Area is distinctly different to the Consolidated Area and the strategy encourages larger landholdings. Furthermore, whilst the applicant has stated the funds generated by the sale of the excision would be reinvested into the larger allotment, no evidence has been supplied to substantiate this claim.

Summary of key issues

Land use

The current and preferred use of the land is Agriculture, specifically broad acre animal grazing. Agriculture is a Section 1 use in the Farming Zone, meaning it is as of right. By introducing a rural residential lot, a fundamental change will occur that is not consistent with planning policy.

Land fragmentation and permanent removal of agricultural land

If supported, this proposal will establish a rural residential land use that will fragment rural land and permanently remove that land from agricultural use. The amenity impacts on future residents will cause detriment to the operation of adjacent and nearby farms.

Rural residential development

It is reiterated that subdivision is development. State and Local policies explicitly discourage rural residential development that does not directly support the use of the land for agriculture and planning is directed to protect land in agricultural production 'that are inconsistent with normal farming practices.

Conclusion

The applicant has submitted that the proposed subdivision will allow for a family member to reside in the excised dwelling lot. In the short term, there is no clear justification why this cannot occur while retaining the dwelling within the existing lot. There may be no direct conflict whilst the dwelling is occupied by an occupant directly related to the surrounding operator, however the act of subdivision facilitates the opportunity for the dwelling lot to be sold and occupied by occupants unrelated to the wider farming enterprises. It is this opportunity which presents the greater risk of land use conflict.

The proposal is completely contrary to explicit planning policy that discourages rural residential development and lot sizes below the minimum 40 hectares in a Farming Zone.

The risk of land use conflict together with the fact that the development will lead to fragmentation and additional rural lifestyle dwellings in the area would result in a poor planning outcome. To introduce a rural residential lot does not represent the highest and best use of the land.

For the reasons detailed in this report, the application should not be supported.

MEETING PROCESS

Rhys Oatley, Statutory Planner

The application was outlined and reasons for recommending refusal of the permit application, as outlined in the report.

Andrew Lacey, Planning Consultant

Proposal for a two lot subdivision in the farming zone. Proposal is to excise an area a little over 5 hectares.

There is a provision in the farming zone that allows for small lot subdivisions. This proposal is larger than the 2 hectares usually allowed due to the extensive landscaping that has been completed around the dam, which is part of the proposed subdivision.

The intended subdivision will remain part of the broader agricultural enterprise.

Victoria Hoffman, Landowner

The family is made up of a 3rd and 4th generation farming enterprise. There is no intention for disposal of house to outside parties. Agreement will be made with owners that house would be returned to family business if circumstances changed.

Anita Collingwood, Senior Statutory Planner

While the Planning Scheme allows for applications like this to be made, the officers do not support the granting of a permit due to the number of issues raised in the report.

RECOMMENDATION

That Council having caused notice of Planning Application TP/33/2024 to be given under Section 52 of the Planning and Environment Act 1987 and having considered all the matters required under Section 60 of the Planning and Environment Act 1987 decides to Refuse to Grant a Permit under the provisions of Southern Grampians Planning Scheme in respect of 198 Partridges Road, Hamilton ; Lot: 4 PS: 115656 for a two-lot subdivision and creation of an easement for the following reasons:

Reasons for refusal

The proposal does not comply with the purpose and provisions of Clause 35.07 Farming Zone in that the development will introduce a change in use from agriculture to rural residential and it does not maintain or enhance the sustainability of agriculture on the land. It will increase the risk of land use conflict and adversely impact surrounding agricultural practices. Future occupants will have vastly different amenity expectations than those that will be experienced in an agricultural setting.

The subdivision to create a rural residential lot is contrary to state planning policy, particularly Clause 14.01-1S protection of agricultural land as it relates to rural residential development and the protection of farming land.

The separation of the dwelling from the balance agricultural land increases the risk of an additional dwelling being proposed on the balance lot, thus further affecting the productivity of the remaining agricultural land.

A rural residential lot with no connection to the balance lot does not produce a suitable planning outcome and will permanently remove land from agricultural Production.

The rural residential use will limit the operation and expansion of adjoining and nearby agricultural activities and there will be land use conflict.

RESOLUTION

That Council having caused notice of Planning Application TP/33/2024 to be given under Section 52 of the Planning and Environment Act 1987 and having considered all the matters required under Section 60 of the Planning and Environment Act 1987 decides to Refuse to Grant a Permit under the provisions of Southern Grampians Planning Scheme in respect of 198 Partridges Road, Hamilton; Lot: 4 PS: 115656 for a two-lot subdivision and creation of an easement for the following reasons:

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The separation of the dwelling from the balance agricultural land increases the risk of an additional dwelling being proposed on the balance lot, thus further affecting the productivity of the remaining agricultural land.

A rural residential lot with no connection to the balance lot does not produce a suitable planning outcome and will permanently remove land from agricultural Production.

The rural residential use will limit the operation and expansion of adjoining and nearby agricultural activities and there will be land use conflict.

Moved: R Neeson
Seconded: Cr Rainsford

Carried

7. NEXT MEETING

22 January 2025 (tbc). This meeting will be confirmed in early 2025 as to whether the meeting will proceed.

8. CLOSE OF MEETING

Meeting closed at 11.10am.