

**LODDON SHIRE COUNCIL**

Notice of an Ordinary Meeting of the Loddon Shire Council to be held in the Council Chambers, Serpentine, on Monday 23 April 2012 at 3.30pm.

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**1. APOLOGIES**

Nil

**2. PREVIOUS MINUTES**

**2.1 CONFIRMATION OF MINUTES**

**SUMMARY**

Approval of the Forum Minutes of 26 March 2012.

Approval of Ordinary Minutes of 26 March 2012.

Approval of Forum Minutes of 13 April 2012.

Author: John McLinden - Chief Executive Officer

File No: 02/01/001

Attachment: Nil

**RECOMMENDATION**

*That the:*

1. *minutes of the Council Forum of 26 March 2012 be confirmed*
2. *minutes of the Ordinary Council Meeting of 26 March 2012 be confirmed*
3. *minutes of the Council Forum of 13 April 2012 be confirmed*

**2.2 REVIEW OF ACTION SHEET**

**SUMMARY**

Approval of Action Sheet.

Author: John McLinden - Chief Executive Officer

File No: 02/01/001

Attachment: 2.2 Action Sheet

**RECOMMENDATION**

*That the Action Sheet be received and noted.*

### 3. INWARDS CORRESPONDENCE

#### SUMMARY

Author: John McLinden - Chief Executive Officer  
File No:  
Attachment: Copies of inwards correspondence

#### RECOMMENDATION

*That the Inwards Correspondence be received and noted.*

| <b>Date</b> | <b>Signatory</b>                                      | <b>Subject</b>                                    |
|-------------|---|---|
| 5/4/12      | Bruce Winzar, Chairman, NBN4<br>Bendigo Loddon Mallee | Bendigo Successful in NBN Rollout<br>Announcement |
| 10/4/12     | Coliban Water   | East Loddon Pipeline connection<br>completed      |



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#### 4. COUNCILLORS' REPORTS

##### 4.1 MAYORAL REPORT

###### SUMMARY

Approval of the Mayoral Report.

Author: John McLinden – Chief Executive Officer  
File No: 02/01/001  
Attachment: Nil

###### RECOMMENDATION

*That the Mayoral Report be received and noted.*

##### 4.2 COUNCILLORS' REPORT

###### SUMMARY

Approval of Councillors' Reports

Author: John McLinden – Chief Executive Officer  
File No: 02/01/001  
Attachment: Nil

###### RECOMMENDATION

*That the Councillors' Reports be received and noted.*



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## 5. CHIEF EXECUTIVE OFFICER'S REPORT

### 5.1 DOCUMENTS FOR SIGNING AND SEALING

#### SUMMARY

This report provides Council with a list of documents signed and sealed during the month.

Author: John McLinden - Chief Executive Officer  
File No: 02/01/001  
Attachment: Nil

#### RECOMMENDATION

*That:*

- 1. the 'Document for Signing and Sealing' report be received and noted*
- 2. Council endorse the use of the seal on the documents listed*

#### PREVIOUS COUNCIL DISCUSSION

Nil

#### BACKGROUND

N/A

#### ISSUES/DISCUSSION

Instrument of Delegation to Boort Aerodrome Committee of Management

Transfer of land from Loddon Shire Council to DH and LR Lloyd – Volume 10453 Folio 085

Form of agreement for Contract 219 Rehabilitation, Resheet and Widening and Associated Drainage Works on the Echuca Serpentine, Dingee Serpentine and Dunns roads, between Bitu-mill (Vic) Pty Ltd and Loddon Shire Council

## 5.2 NATIONAL EMERGENCY MEDAL

### **SUMMARY**

Reporting progress with advocating for the striking of a National Emergency Medal for the Victorian 2011 floods.

Author: John McLinden - Chief Executive Officer

File No:

Attachment: Nil

### **RECOMMENDATION**

*That Council:*

- 1. write to all members of Parliament and municipalities who have supported this proposal advising them of the overwhelming support for the striking of a National Emergency Medal to recognise the Victorian floods of January 2011*
- 2. correspond with the Pyramid Hill Progress Association keeping the organisation informed of progress.*

### **PREVIOUS COUNCIL DISCUSSION**

Council, at its meeting of 27 February, resolved that Council write to the Australian Honours and Awards Secretariat and advocate for the inclusion of a clasp in recognition of the service of people involved in the 2011 Victorian floods.

### **BACKGROUND**

This resolution was prompted by discussion introduced by Cr Brooke who had recently attended the Pyramid Hill Progress Association meeting where the issue was raised.

Following Council's resolution, correspondence was sent to the Australian Honours and Awards Secretariat with copies of correspondence also forwarded to neighbouring municipalities in the Loddon Campaspe Councils and the Murray River Group of Councils and all local state and federal members.

### **ISSUES/DISCUSSION**

The response from neighbouring municipalities and from Council's local members has been overwhelming. Eight local members have written to the Australian Honours and Awards Secretariat supporting Council's proposal, with three letters of support from adjoining municipalities also forwarded to Canberra.

It is suggested that Council should write to all members of Parliament and municipalities who have supported this proposal advising them of the overwhelming support for the striking of a National Emergency Medal to recognise the Victorian floods of January 2011 and to correspond with the Pyramid Hill Progress Association keeping the organisation informed of progress.



## **6. DIRECTOR CORPORATE SERVICES' REPORTS**

### **6.1 FINANCE REPORT FOR THE PERIOD ENDING 31 MARCH 2012**

#### **SUMMARY**

This report provides Council with financial information for the period ending 31 March 2012.

Author: James Rendell - Manager Financial Services  
File No: 05/04/001  
Attachment: 6.1

#### **RECOMMENDATION**

*That Council:*

- 1. Receives and notes the "Finance Report for the period ending 31 March 2012"*
- 2. Approves budget revisions included in the report for internal reporting purposes only.*

#### **PREVIOUS COUNCIL DISCUSSION**

Council is provided with Finance Reports on a monthly basis.

#### **BACKGROUND**

The Finance Report for the period ended 31 March 2012 includes standard monthly information about budget variations, cash, investments, interest, debtors, and creditors, and provides a comparison of year-to-date budget to year-to-date actual results.

#### **ISSUES/DISCUSSION**

Nil



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## 6.2 2012 REVALUATION INFORMATION REPORT

### **SUMMARY**

This report informs Council about milestones and progress of the 2012 Revaluation.

Author: Jude Holt – Director Corporate Services  
 File No: 09/01/001  
 Attachment: Nil

### **RECOMMENDATION**

*That Council receives and notes the “2012 Revaluation Information Report”.*

### **PREVIOUS COUNCIL DISCUSSION**

Council was provided with an update report at the Ordinary Meeting held on 23 January 2012.

### **BACKGROUND**

In accordance with Valuation Best Practice, Council undertakes a revaluation of all properties in the Shire every 2 years. The prescribed date for the next revaluation is 1 January 2012, and that valuation data will be used for the 2012/2013 budget.

Council undertakes its revaluation process via external contractor, and LG Valuations Pty. Ltd. (LG) is currently in the process of revaluing properties in the Shire.

### **ISSUES/DISCUSSION**

Valuation Best Practice outlines milestone dates for the return of information during the revaluation process. This is to ensure that Council has a Valuation Return by the final due date of 30 April, 2012. The milestone dates for the 2012 revaluation are:

| Stage    | Details                                    | Due Date         | Date Lodged with VGV | Date Certified by VGV |
|----------|--|------------------|----------------------|-----------------------|
| Stage 1  | Statistical Analysis                       | 28 February 2011 | 28 February 2011     | 30 March 2011         |
| Stage 2  | Residential & Rural Preliminary Valuations |                  |                      |                       |
|          | - Rural                                    | 31 October 2011  | 11 October 2011      | 25 November 2011      |
|          | - Residential                              | 31 October 2011  | 25 October 2011      | 30 November 2011      |
| Stage 3A | Specialist Properties                      | 31 August 2011   | 22 August 2011       | 19 December 2011      |
| Stage 3B | Commercial & Industrial                    | 31 January 2012  | 23 December 2011     | 30 January 2012       |
| Stage 4  | Residential & Rural Final Valuations       |                  |                      |                       |
|          | - Rural                                    | 31 March 2012    | 19 March 2012        |                       |
|          | - Residential                              | 31 March 2012    | 16 March 2012        |                       |
| Stage 5  | Valuation Return                           | 30 April 2012    |                      |                       |

#### **Stage 1:**

Stage 1 includes preparation, planning and statistical analysis of the previous valuation against recent sales.

Stage 1 was lodged with the Valuer-General Victoria (VGV) on 28 February 2011, and a 7A Certificate was received on 30 March 2011.

A 7A Certificate is authorisation of the revaluation stage by VGV and states that:

- The required documentation and evidence has been provided
- The work is in accordance with the standards required by VGV for the 2012 General Valuation
- The work is considered satisfactory by VGV.

**Stage 2:**

Stage 2 includes the largest body of work – Rural and Residential properties. This stage is the preliminary work required for those properties, where the majority of inspections and field data verification is completed. A final review of values for these properties occurs in Stage 4.

Due to the size of the data, Stage 2 is normally lodged in two parts – Rural and Residential. Stage 2 Rural was lodged with VGV on 11 October 2011 and was certified by the VGV on 25 November 2011. Stage 2 Residential was lodged with VGV on 25 October 2011 and was certified by the VGV on 30 November 2011.

**Stage 3A:**

Stage 3A includes 14 specialist properties that Council has nominated in the contract as being unusual, due to size or nature. It includes chicken farms, olive groves, piggeries, and other commercial properties.

Stage 3A was lodged with VGV on 22 August 2011, and Council received the 7A Certificate on 19 December 2011.

**Stage 3B:**

Stage 3B is Commercial and Industrial properties. This stage was lodged with VGV on 23 December 2011 and was certified by VGV on 30 January 2012.

**Stage 4:**

Stage 4 is a review of Stage 2 data based on an analysis of subsequent sales. This stage is due on 31 March 2012.

Stage 4 Residential was lodged with the VGV on 16 March 2012 and had not been certified at the time of preparing this report.

Stage 4 Rural was lodged with the VGV on 19 March 2012 and had not been certified at the time of preparing this report.

**Stage 5:**

Stage 5 is the return of the valuation to Council, and includes the valuer's final report. This stage is due on 30 April 2012.

Certification of this stage is critical for Council's budget process, as the new valuation will be used as a basis for raising rates in the first year after return. Council does not resolve to advertise the budget until certification has been received, to ensure that the valuation base does not change.

Some flexibility may be required in the timing of the Council Meetings involving resolutions to advertise the budget and to adopt the budget due to reliance on Stage 5 certification.

**Progress to Date:**

Council's valuer, LG Valuations, has reached each of the milestones by the due date, and in the case of Stage 3B, was well ahead of the due date.

They will be in attendance at the Council Forum to be held in April to provide Council with an analysis of the revaluation process and movements in valuations across the Shire over the 2 year period.

### 6.3 AUDIT COMMITTEE REMUNERATION

#### **SUMMARY**

This report seeks Council's approval to increase the remuneration paid to independent members of Council's Audit Committee.

Author: Jude Holt – Director Corporate Services  
File No: 06/02/003  
Attachment: Nil

#### **RECOMMENDATION**

*That Council:*

1. *Increases the quarterly remuneration paid to independent members of the Audit Committee to \$400, effective the quarter commencing 1 May 2011*
2. *Retains payment of an extra quarter remuneration to the Chair during a one year term*
3. *Retains a travel reimbursement for independent members of the Audit Committee, paid at the rate that Councillors are reimbursed for travel.*

#### **PREVIOUS COUNCIL DISCUSSION**

Council was provided with an Audit Committee Remuneration Report at the Ordinary Meeting held on 27 June 2011, where Council resolved to:

1. Increases the quarterly remuneration paid to independent members of the Audit Committee to \$387, effective the quarter commencing 1 May 2011
2. Index the quarterly remuneration paid to independent members of the Audit Committee annually on 1 May, based on the December Consumer Price Index for All Groups – Melbourne
3. Retain payment of an extra quarter remuneration to the Chair during a one year term
4. Introduce a travel reimbursement for independent members of the Audit Committee, paid at the rate that Councillors are reimbursed for travel, effective the quarter commencing 1 May 2011.

#### **BACKGROUND**

The Consumer Price Index for All Groups – Melbourne for December has been sourced from the Australian Bureau of Statistics. The indexation factor is 3.1%.

Application of 3.1% to the Audit Committee's current remuneration of \$387 per quarter calculates to \$399 per quarter. This report recommends that this amount be rounded to \$400 per quarter.

#### **ISSUES/DISCUSSION**

Last year's report confirmed Council's commitment of an extra quarterly payment to the Chair during a one-year term. This payment recognises the additional responsibility held by the Chair.

It also introduced a travel reimbursement to be paid to independent members at the same rate as the Councillors' travel reimbursement.

This report recommends that the travel reimbursement and extra payment for the Chair be retained.

**6.4 SECTION 86 COMMITTEE OF MANAGEMENT AMENDED INSTRUMENTS OF DELEGATION:  
BOORT AERODROME COMMITTEE OF MANAGEMENT  
BOORT MEMORIAL HALL COMMITTEE OF MANAGEMENT**

**SUMMARY**

This report seeks Council's approval of amended Instruments of Delegation for Boort Aerodrome Committee of Management and Boort Memorial Hall Committee of Management.

Author: Jude Holt

File No: 02/01/007

02/01/010

Attachment: 6.4(a) Boort Aerodrome Committee of Management Instrument of Delegation

6.4(b) Boort Memorial Hall Committee of Management Instrument of Delegation

**RECOMMENDATION**

*That Council approves:*

- 1. The amended Instrument of Delegation for Boort Aerodrome Committee of Management*
- 2. The amended Instrument of Delegation for Boort Memorial Hall Committee of Management.*

**PREVIOUS COUNCIL DISCUSSION**

Council received amended Instruments of Delegation for the Boort Aerodrome Committee of Management and Boort Memorial Hall committee of Management at the Ordinary Meeting held on Monday 26 March 2012.

However, Council was not satisfied that there was clear direction on how members are appointed to special committees, and asked that further amendments be applied to the delegations.

**BACKGROUND**

As instructed the delegations have been amended to provide clear direction on how members are appointed to special committees. They have also been amended to provide much stronger reference to the requirements of Section 86 of the Local Government Act 1989.

Amendment of the documents has also provided the opportunity to place them in Council's newly developed strategic document template.

The draft delegations have been provided to Council for consideration as Attachments 6.4(a) and 6.4(b).

**ISSUES/DISCUSSION**

Nil



## **7. DIRECTOR OPERATIONS' REPORTS**

### **7.1 PLANNING APPLICATIONS CURRENTLY BEING PROCESSED**

#### **SUMMARY**

Attachment 7.1 provides Council with a full list of planning applications currently under consideration and those planning permits issued between 1 and 31 March 2012.

Author: Tyson Sutton – Manager Planning and Local Laws  
File No: 02/01/001  
Attachment: 7.1 Planning Applications

#### **RECOMMENDATION**

*That 'Planning Applications Currently Being Processed' report be received and noted.*

#### **PREVIOUS COUNCIL DISCUSSION**

Nil

#### **BACKGROUND**

Nil

#### **ISSUES/DISCUSSION**

Nil



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## 7.2 RURAL ZONES REVIEW

### **SUMMARY**

Report presents Council with the final version of the Rural Zones Review document for formal consideration and adoption.

Author: Tyson Sutton – Manager Planning and Local Laws  
File No: 13/01/001  
Attachment: Rural Zones Review

### **RECOMMENDATION**

*That Council*

- 1. Adopt the Rural Zones Review including the alterations made in accordance with Council deliberations conducted at the Special Forum held on 16 March 2012.*
- 2. Resolve to prepare amendments to the Loddon Planning Scheme to implement the recommendations of the Rural Zones Review.*

### **PREVIOUS COUNCIL DISCUSSION**

A presentation of an early draft of the Rural Zones Review was made to Council during the forum of 27 September 2010.

At its ordinary meeting on 25 July 2011 Council considered a recommendation to exhibit the draft review. Council resolved to defer exhibition of the draft review pending further time to consider the contents of the document.

At its ordinary meeting on 22 August 2011 Council resolved to exhibit the draft review.

At its ordinary meeting on 23 January 2012 Council considered a preliminary assessment of the submissions to the review ahead of a special forum conducted on 8 February 2012 during which Council heard four presentations and considered all submissions to the review.

On 16 March 2012 a further special forum was conducted during which Council considered the recommendations of the Rural Zones Review prior to finalisation of the document and subsequent presentation to a formal Council meeting for adoption.

### **BACKGROUND**

Agriculture is the most significant economic activity within the Loddon Shire in terms of both value and employment. It is also the dominant land use across the municipality. The Farming Zone is designed to protect farmland for productive uses.

The Farming Zone is the most extensively applied zone in the Loddon Planning Scheme and has a strong influence on the economy and ongoing development of the Shire. The zone was

introduced in June 2007 by a Ministerial Amendment without any strategic assessment of its application. As such it has been inappropriately applied in several locations.

### **ISSUES/DISCUSSION**

A review of the rural zones in the Loddon Planning Scheme has been undertaken. The review focuses on three main elements which are as follows:

1. Identifying and rezoning areas that have limited or no agricultural prospects, such as remnant vegetation and highly fragmented and developed land that was inappropriately translated into the Farming Zone
2. Updating subdivision and dwelling controls to ensure that they support Council's strategic position of supporting agricultural growth and development
3. Developing a local policy position on rural land use issues such as renewable energy development and rural industry.

The Loddon Shire Rural Zones Review investigated the strategic context of rural land, the current situation and outlook for agriculture, land use trends, the application of the rural zones, subdivision and dwelling controls and specific uses that may affect rural land. The review presents 15 recommendations. The recommendations can be categorised under the following headings:

- Rezoning of land
- Changes to the subdivision and dwelling controls of the Farming Zone
- Policy change.

The key findings of the review are as follows:

- Agriculture is by far the largest economic sector in the Loddon Shire and is the biggest employer.
- Agriculture in the Shire includes broadacre dryland farms producing grains and livestock and irrigated farms producing livestock, grains, milk, fruit and vegetables.
- The agricultural sector was worth around \$200 million in 2006.
- Key assets of the Shire include broadacre land suited to cropping and grazing, high quality soils suited to intensive horticulture, water provided via irrigation networks, Loddon River and groundwater supplies and rural areas with low development and population density.
- Farm sizes in Loddon are increasing, with farms consolidating and amalgamating to keep pace with terms of trade.
- The irrigation area in the north is contracting, but is being upgraded to deliver a more efficient system.
- The trend of farm expansion will continue into the future and the ability for farms to acquire additional land will be significant in terms of their ongoing viability.

- The reduction of irrigation land will increase its value and significance in terms of food production. Irrigated land should be protected from land use change or development that would compromise its agricultural potential.
- Some areas of land in the south of the Shire have been fragmented and developed to the point that retaining them in the Farming Zone is unrealistic.

The review developed a series of recommendations based on these key findings. The recommendations include changes to the subdivision and dwelling controls of the Farming Zone and application of new or strengthened policies to guide assessment of applications. The review also recommends rezoning a number of areas where the application of the Farming Zone is considered to be inappropriate.

The exhibition of the draft Loddon Shire Rural Zones Review commenced in September 2011 and was completed on 22 December 2011. The exhibition consisted of the following:

- notice in 3 locally circulating newspapers (Loddon Times, Northern Times and Bendigo Advertiser)
- notice in 2 community newsletters (Pyramid Hill Press, East Loddon Community News)
- two public meetings (with a combined total of approximately 300 residents in attendance)
- letters to 542 affected landowners
- numerous mayoral columns
- letters to 6 statutory authorities
- letters to special interest groups such as the VFF and local conservation bodies
- meetings with local real estate agents.

At the close of the exhibition period a total of 61 submissions had been received including 4 from statutory authorities and 1 petition. A significant proportion of submissions were from land owners in the McIntyre/Moliagul area. An analysis of the submissions was undertaken and a summary of the various positions may be seen below:

| Position                                 | Number of Submissions |
|--|-----------------------|
| Support the draft review recommendations | 5                     |
| Oppose the draft review recommendations  | 42                    |
| Neutral                                  | 5                     |
| Unclear                                  | 5                     |

A number of themes were identified throughout many of the submissions, including that:

- the land identified for potential rezoning formed part of an existing agricultural enterprise
- the proposed zone was unsuitable for the existing/proposed land use
- rezoning the land as recommended would result in a loss of property value
- the introduction of the Rural Conservation Zone would impose unfair restrictions/obligations on landowners
- landowners would prefer an alternative zone be applied instead of the Rural Conservation Zone.

A total of 5 submitters requested the opportunity to speak to their submission before Council. A special forum was held on 8 February 2012 to hear these presentations as well as review and consider the contents of all written submissions received.

A further special Council forum was conducted on 16 March 2012 during which detailed consideration of specific policy and rezoning recommendations was undertaken. Following consideration of community and authority submissions as well as Council staff recommendations and technical advice, it was requested that the draft review document recommendations be amended to reflect the following:

**Recommendations 1-7: Rezone Land from the Farming Zone**

| Locality   | Investigation Area          | Officer's Recommendation | Amended Recommendation  |
|------------|-----------------------------|--------------------------|-------------------------|
| Wedderburn | Gregson Road / Clifden Lane | Rural Conservation Zone  | Rural Living Zone       |
|            | Josephine Drive             | Rural Conservation Zone  | Rural Living Zone       |
|            | Wallaby Way                 | Rural Conservation Zone  | Rural Living Zone       |
|            | Bocca Flat                  | Rural Living Zone        | Rural Living Zone       |
|            | Skinners Flat – north       | Rural Conservation Zone  | Rural Conservation Zone |
|            | Ainsworth Road              | Rural Conservation Zone  | Farming Zone            |
|            | Woolshed Flat               | Rural Conservation Zone  | Rural Living Zone       |
|            | Wedderburn Cemetery         | Public Use Zone          | Public Use Zone         |
| Nine Mile  | Nine Mile South Road        | Rural Conservation Zone  | Rural Conservation Zone |
| Mt Korong  | Wedderburn Serpentine Road  | Rural Conservation Zone  | Rural Conservation Zone |
| Inglewood  | Inglewood Salisbury Road    | Rural Activity Zone      | Rural Living Zone       |
|            | Inglewood Cemetery          | Public Use Zone          | Public Use Zone         |
| Kingower   | Nyanaghul Road              | Rural Activity Zone      | Rural Activity Zone     |
|            | Kingower Brenanah Road      | Rural Activity Zone      | Rural Activity Zone     |
|            | Wehla Kingower Road (east)  | Rural Conservation Zone  | Rural Conservation Zone |
|            | Wehla Kingower Road (west)  | Rural Conservation Zone  | Rural Living Zone       |
|            | Halls Road                  | Rural Conservation Zone  | Rural Conservation Zone |
|            | Kingower Cemetery           | Public Use Zone          | Public Use Zone         |

| Locality      | Investigation Area  | Officer's Recommendation              | Amended Recommendation                |
|---------------|---|---------------------------------------|---------------------------------------|
| Brenanah      | Kingower Wedderburn Road                                      | Rural Conservation Zone               | Rural Living Zone                     |
|               | Brenanah Wehla Road (east)                                    | Rural Conservation Zone               | Rural Conservation Zone               |
|               | Brenanah Wehla Road (west)                                    | Rural Conservation Zone               | Rural Living Zone                     |
| Wehla         | Logan Wehla Rheola Road                                       | Rural Conservation Zone               | Rural Living Zone                     |
|               | Birthisel Road  | Rural Conservation Zone               | Rural Conservation Zone               |
| Fentons Creek | Wheelhouse Road   | Rural Conservation Zone               | Rural Living Zone                     |
| Llanelly      | Wimmera Highway   | Rural Conservation Zone               | Rural Conservation Zone               |
|               | Old Tarnagulla Road   | Rural Conservation Zone               | Rural Conservation Zone               |
| Tarnagulla    | Tarnagulla Road   | Rural Conservation Zone               | Rural Conservation Zone               |
|               | Tarnagulla Road   | Rural Conservation Zone               | Rural Living Zone                     |
|               | State forest to the north and east of the Tarnagulla township | Public Conservation and Resource Zone | Public Conservation and Resource Zone |
| Laanecoorie   | Ramon Parade  | Rural Activity Zone                   | Rural Living Zone                     |
|               | Existing non-rural extent of Laanecoorie Township             | Township Zone                         | Township Zone                         |
|               | Laanecoorie water treatment plant                             | Public Use Zone                       | Public Use Zone                       |
|               | Laanecoorie riverside   | Public Conservation and Resource Zone | Public Conservation and Resource Zone |
| McIntyre      | McIntyre township   | Rural Conservation Zone               | Rural Living Zone                     |
|               | Burkes Flat McIntyre Road                                     | Rural Conservation Zone               | Farming Zone                          |



| Locality              | Investigation Area   | Officer's Recommendation              | Amended Recommendation                |
|-----------------------|--|---------------------------------------|---------------------------------------|
| Moliagul              | Chinamans Lane   | Rural Conservation Zone               | Rural Living Zone                     |
|                       | Moliagul Drive / Mason Drive   | Rural Conservation Zone               | Rural Living Zone                     |
|                       | Cherry Gardens Road  | Rural Conservation Zone               | Rural Conservation Zone               |
| Rheola                | Rheola Arnold Road   | Rural Conservation Zone               | Rural Conservation Zone               |
|                       | Rheola Cemetery  | Public Use Zone                       | Public Use Zone                       |
| Newbridge             | Newbridge recreation reserve   | Public Park and Recreation Zone       | Public Park and Recreation Zone       |
| Bridgewater           | Land occupied by the Bridgewater Pubic Caravan park  | Public Conservation and Resource Zone | Public Conservation and Resource Zone |
| Loddon River Corridor | Those sections of Crown Land forming part of the Loddon River corridor that are contained within the Farming Zone. | Public Conservation and Resource Zone | Public Conservation and Resource Zone |
| Skidders Flat         | Skidders Flat Reservoir  | Public Use Zone                       | Public Use Zone                       |
| Boort                 | Boort Cemetery   | Public Use Zone                       | Public Use Zone                       |
| Pyramid Hill          | Pyramid Hill Cemetery  | Public Use Zone                       | Public Use Zone                       |
| Yarrayne              | Yarrayne Cemetery  | Public Use Zone                       | Public Use Zone                       |
| Eddington             | Eddington Cemetery   | Public Use Zone                       | Public Use Zone                       |

### **Recommendation 8**

Change the subdivision controls of the Farming Zone as follows:

| Land                                |  | Existing | Officer's<br>Recommendation | Final<br>Recommendation |
|-------------------------------------|--|----------|-----------------------------|-------------------------|
| Minimum subdivision area (hectares) | Land within the GMID that is currently irrigated, set up for irrigation or a commitment or agreement has been put in place to enable the land to be irrigated following subdivision <u>and</u> where the land is likely to remain irrigated by virtue of infrastructure, soil type or proximity to water source. | 20ha     | 40ha                        | 40ha                    |
|                                     | All other land   | 100ha    | 100ha                       | 100ha                   |

### **Recommendation 9**

Incorporate the following statement into Clause 22.05 to improve the guidance provided by this policy.

- Subdivision in the Farming Zone should generally not create additional lots (i.e. Property restructure should be used in preference).
- Subdivision in the Farming Zone should be clearly based on an improved productive farming outcome that cannot be achieved with the current lot size.
- The proposal must provide for ongoing productive, economic agriculture.

Information demonstrating the above must be provided with a planning permit application, including:

- farm business plan that demonstrates the intended output of the farming enterprise in terms of production and value and long term viability
- whole farm plan that demonstrates the subdivision has been designed with consideration of the land quality and capability of the site and will therefore support enhanced productivity.

### **Recommendation 10:**

Remove the policy that provides for lots smaller than the minimum specified size from Clause 22.05 of the Loddon Planning Scheme.

**Recommendation 11:**

Include the following policy in the Planning Scheme to provide guidance in assessing applications for house lot excisions in the Farming Zone and replace the existing policy.

The Responsible Authority will only support house lot excisions where:

- The benefit from the removal of the dwelling from the land clearly and significantly outweighs the risk of having a residential land use adjoining a farming property in terms of supporting the growth and ongoing viability of agriculture in the Shire.
- The purpose of the house lot excision is to facilitate property consolidation. House lot excisions will not be approved where they are for capital raising only as this is not a long term land use planning outcome.
- There is a significant risk that the property will be lost to agriculture while it still contains a dwelling (i.e. the whole property will become a rural living property as the farmer cannot compete with other land purchasers for the property).
- The dwelling is a significant encumbrance on the property due to its quality and value (i.e. poor quality, older houses will not add substantially to the value of the property and will generally not be considered to be a significant encumbrance.)
- Dwellings excised under the Farming Zone provisions are to be in a habitable condition and comply with the Building Code of Australia.
- It is clear that a dwelling is not required for the farming use of the property.
- It can be demonstrated that it is likely that farming can be continued on the balance unhindered.
- The minimum area is taken out of the balance property. The house and immediate surrounds should only be excised, and generally a maximum of 1ha is sufficient. A rural living / hobby farm should not be created.
- The dwelling and therefore excised lot is on the frontage of the property. Long narrow lots or battle axe lots should be avoided as the additional boundary increases the risk of land use conflict and increases the amount of land lost to agriculture.
- The dwelling is serviced by a sealed road or a rural gravel access road.
- An application for a house lot excision must be advertised to surrounding land owners / occupiers.
- It is preferred that a house lot excision be in the form of a boundary restructure, not the creation of an additional lot. The balance lot should meet the minimum size for the zone.
- Subdivision that is likely to lead to such a concentration of lots as to change the general use and character of a rural area, and is not consistent with the purposes of the Zone, will be strongly discouraged.

**Recommendation 12:**

Strengthen controls on dwelling development in Farming zoned areas by increasing the permit trigger in the schedule to the Farming Zone to 100ha (thereby requiring a permit for use of a lot of less than 100ha for a dwelling) to ensure that any dwelling proposed is ancillary and required to promote the agricultural use of the land.

**Recommendation 13:**

a) Include the following policy statements in Clause 22.05 to require more detailed information to be submitted with a planning permit application to demonstrate the farming use of the land and why the dwelling is required to enhance this:

- Council will support the construction of a dwelling on land zoned Farming where it can be demonstrated that the construction of the dwelling is required to enhance the agricultural output of the land and that the dwelling is and is likely to remain ancillary to the farming use of the property.
- The agricultural use of the land that the new dwelling is required to support must be established prior to construction of the dwelling.
- An application for a new dwelling in the Farming Zone will be advertised to surrounding land owners / occupiers.
- Council may require the following information to support an application for a new dwelling where a new farm business is proposed:
  - A farm business plan that shows:
    - why there is a need to live on site and how that would enhance agricultural use
    - the investment into agriculture on the property
    - the estimated return from the agricultural pursuit
    - the amount of land to be engaged in farming, and
    - the estimated production from the property; or
  - A whole farm plan that shows;
    - the layout of agricultural uses on the property to demonstrate that the majority of the property is used for farming.
    - the dwelling is located in such a way to minimise any impact on agricultural use on the subject property and adjoining properties. The dwelling should be located on an area of lower agricultural quality and should be sited and designed to minimise the amount of land used for non-agricultural uses.

These information requirements are in addition to the information required by Clause 35.07-4 of the Loddon Planning Scheme. This clause requires that an application to use a lot for a dwelling must be accompanied by a written statement which explains how the proposed dwelling responds to the decision guidelines for dwellings in the zone.

- b) Include the following policy statement in Clause 22.05 of the Loddon planning Scheme to provide guidance to applications for dwellings in the Rural Conservation Zone.

New dwellings in the Rural Conservation Zone will be supported where it is demonstrated that the dwelling is associated with the management of biodiversity and native vegetation on the land. Proposals for new dwellings need to demonstrate that landscape and environmental values are considered, protected and enhanced and that dwellings are compatible with the environmental characteristics of the area.

- c) Include a statement in the MSS that identifies the future of the Loddon River corridor is for agriculture due to the existing and future value. Housing should be minimised beyond existing urban areas.

**Recommendation 14:**

Incorporate the following policy statement into the Municipal Strategic Statement of the Loddon Planning Scheme to guide the assessment of proposals to establish renewable energy facilities:

Renewable energy facilities will be supported in Loddon but should not be located on high quality agricultural land, in particular, not on land that is and is likely to remain irrigated (or may be irrigated in the future) due to soil type or access to irrigation infrastructure.

**Recommendation 15:**

Incorporate the following policy statement into the Municipal Strategic Statement of the Loddon Planning Scheme to guide the assessment of proposals to establish rural industry:

It is preferable that rural industry be located within existing urban areas to capitalise on infrastructure and contribute to the employment options, viability and vibrancy of the town and minimise loss of farmland.

Rural industry should only be located in rural areas where:

- Amenity impacts of the industry make it unsuitable for an urban area;
- Existing road infrastructure is suitable for the traffic to be generated by the industry;
- The industry will not compromise agricultural use of surrounding land;
- There are clear advantages of locating the industry in the rural area that outweigh the advantages of locating it in an urban area

Accordingly the draft review document has been amended to reflect the above changes and is now presented to Council in its final format for formal adoption (see attachment).

Pending adoption of the Loddon Shire Rural Zones Review an amendment to the planning scheme shall be prepared. It is envisaged that formal exhibition of the adopted recommendations will occur mid 2012 as part of the amendment process at which time interested parties will be provided a further opportunity to make submissions and provide input.



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### 7.3 2011/2013 FLOOD RESTORATION PROGRAM PROGRESS REPORT

#### **SUMMARY**

Report outlines Councils progress in the delivery of the 2011/2013 Flood Restoration Program to the period ending March 31<sup>st</sup> 2012.

Author: Steven Phillips, Manager Works  
File No: 14/01/001  
Attachment: Nil

#### **RECOMMENDATION**

*That Council receive and note the progress of the 2011/2013 Flood Restoration Program.*

#### **PREVIOUS COUNCIL DISCUSSION**

Council received and adopted the 2011/2012 Works Program that included the Flood Restoration Program at the August 2011 ordinary Council Meeting.

Council is being provided with quarterly updates as to the progress in delivery of the flood program.

#### **BACKGROUND**

This report is to inform Council of the progress of the 2011/2013 Flood Restoration Program component of the Works Program.

In March 2011 a claim for \$22,422,329.00 for costs to repair the damage caused by the flooding that occurred between September 2010 and January 2011 was submitted to the Natural Disaster Financial Assistance Council. The Claim was approved on 14<sup>th</sup> March 2011.

A second claim for repair of damage caused by the flooding between September 2010 and January 2011 has been submitted for \$8,281,664 to the Natural Disaster Financial Assistance Council. Approval of this claim is still pending.

The delivery of works contained within the flood program commenced in March 2011 with the final delivery date estimated as 31<sup>st</sup> May 2013, this assumes a program life of 27 months. At the end of this time all works relating to the Program need to be completed to allow for finalisation of expenditure prior to the end of the 2012/2013 financial year.

**ISSUES/DISCUSSION**

The following table outlines the total number of jobs included in the 2011/2013 Flood Restoration Program and the number of jobs that have been completed:

| <b>Year 1 2011/2012</b> | <b>Program</b> | <b>Completed</b> | <b>% Completed</b> |
|-------------------------|----------------|------------------|--------------------|
| Quarter 1               | 93             | 85               | 91%                |
| Quarter 2               | 207            | 154              | 74%                |
| Quarter 3               | 170            | 92               | 54%                |
| Quarter 4               | 166            | 100              | 60%                |
| TBA                     | 173            | 23               | 13%                |
| <b>Subtotal</b>         | <b>809</b>     | <b>454</b>       | <b>56%</b>         |

| <b>Year 2 2012/2013</b> |            |            |            |
|-------------------------|------------|------------|------------|
| Quarter 1               | 243        | 118        | 49%        |
| Quarter 2               | 237        | 95         | 40%        |
| Quarter 3               | 227        | 69         | 30%        |
| Quarter 4               | 174        | 65         | 37%        |
| TBA                     | 3          | 0          | 0%         |
| <b>Subtotal</b>         | <b>884</b> | <b>347</b> | <b>39%</b> |

|              |             |            |            |
|--------------|-------------|------------|------------|
| <b>TOTAL</b> | <b>1693</b> | <b>801</b> | <b>47%</b> |
|--------------|-------------|------------|------------|

The above tables indicate that 47% of the total works within the Program have been completed to end of the 3<sup>rd</sup> quarter 2011/2012.

As seen above a number of jobs have already been completed from each quarter in both years one and two of the Program. This is a result of the nature of the damage caused by the flood events and the requirement to respond to Works Requests that are flood related.

The ability to be flexible in the delivery of the Program has enabled Council to respond to Work Requests, weather conditions and ground conditions, therefore allowing for efficiencies to be gained in executing the Program.

The following table outlines the total activities within the Program and shows programmed versus total completed activities.

| <b>Activity</b>             | <b>Programed</b> | <b>Completed</b> | <b>Units</b> | <b>% Completed</b> |
|-----------------------------|------------------|------------------|--------------|--------------------|
| Local Road Grading          | 225.7            | 135.4            | km           | 60%                |
| Local Road Resheet          | 406.5            | 186.1            | km           | 46%                |
| Local Road Shoulder Sheet   | 58               | 39.2             | km           | 68%                |
| Local Road Construction     | 14               | 0.267            | km           | 2%                 |
| Township Street Improvement | 13               | 1                | Jobs         | 8%                 |
| Township Drainage           | 1                | 0                | Jobs         | 0%                 |



|                                     |     |    |      |     |
|-------------------------------------|-----|----|------|-----|
| Safety Program                      | 8   | 5  | Jobs | 63% |
| Amenity Program                     | 3   | 0  | Jobs | 0%  |
| Local Bridges Culvert Construction  | 67  | 33 | Jobs | 49% |
| Local Floodway Culvert Construction | 109 | 57 | Jobs | 52% |

The above table indicates that 43% (as a weighted average) of the total activities within the Program have been completed to end of the 3<sup>rd</sup> quarter 2011/2012.

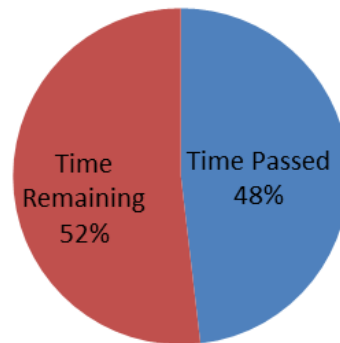
The following table outlines Council's total expenditure to end of the 3<sup>rd</sup> quarter 2011/2013 in delivering the Program:

| Activity                            | Budget                  | Expenditure            | %          | Function Number |
|-------------------------------------|-------------------------|------------------------|------------|-----------------|
| Local Road Grading                  | \$ 648,300              | \$ 375,066             | 58%        | 360             |
| Local Road Resheet                  | \$ 22,755,426           | \$ 6,104,731           | 27%        | 352             |
| Local Road Shoulder Sheet           | \$ 2,671,268            | \$ 689,929             | 26%        | 353             |
| Local Road Construction             | \$ 2,455,373            | \$ 345,337             | 14%        | 351             |
| Township Street Improvement         | \$ 217,829              | \$ 46,197              | 21%        | 356             |
| Township Drainage                   | \$ 130,000              | \$ 29,060              | 22%        | 371             |
| Safety Program                      | \$ 25,956               | \$ 9,911               | 38%        | 350             |
| Amenity Program                     | \$ 500                  | \$ -                   | 0%         | 349             |
| Local Bridges Culvert Construction  | \$ 931,632              | \$ 839,356             | 90%        | 354             |
| Local Floodway Culvert Construction | \$ 473,498              | \$ 121,033             | 26%        | 359             |
| <b>TOTAL</b>                        | <b>\$ 30,309,781.40</b> | <b>\$ 8,560,618.42</b> | <b>28%</b> |                 |

The expenditure to end of the 3<sup>rd</sup> quarter 2011/2013 represents 28% of the total Budget and a breakdown by Activity can be seen in the above table.

A total of 27 months is available to deliver the Program of which 48% has passed. The following chart displays time passed and time remaining as a percentage of the total Program period:

## Time Available



During the past 13 months of the program, the following activities have been completed:

- 47% of the total Program by jobs
- 47% of the total Program by activity
- 28% of the total Budget expended

Based on this information, progress of the Program is behind by 4% based on the total activities within the Program. This is due to the lag time required in developing the contract specifications required to tender out the components of the flood program that is to be delivered by contractors. It is anticipated that Council will be able to make up this shortfall and maintain the required progress to deliver the Program within the available time.

Council will receive a further updates on the progress of the delivery of the 2011/2013 Flood Restoration Program each quarter.

## **8. DIRECTOR ECONOMY AND COMMUNITY REPORTS**

### **8.1 GOLDFIELDS TOURISM REGION STRUCTURE**

#### **SUMMARY**

The future of the Goldfields Tourism region is currently under review. It is proposed that the region be restructured into two sub regions to better manage and market tourism product and experiences.

Author: Bryan McEwan  
File No:  
Attachment: Goldfields Regional Tourism structure

#### **RECOMMENDATION**

*That Council receive and note the 'Goldfields Tourism Region' report.*

#### **PREVIOUS COUNCIL DISCUSSION**

Nil.

#### **BACKGROUND**

The present Goldfields tourism region takes in the local government areas of Loddon, Bendigo, Mount Alexander, Central Goldfields and Ballarat.

The 'Regional Tourism Action Plan 2009 – 2012 (Published by Tourism Victoria), recommends change within the structure of regional tourism bodies to better reflect market changes, operating conditions and to more effectively enable change in, and development of, regional tourism product.

The aim of these changes is to ultimately create an environment which promotes economic growth and to create jobs in regional Victoria.

#### **ISSUES/DISCUSSION**

An implementation committee for the Goldfields region has been formed to consider options for a new regional structure.

The committee consists of:

- |                |  |
|----------------|--|
| - Erin Joyce:  | Independent Chair (Tourism Marketing Consultant) |
| - Tom Seddon:  | The Bendigo Trust                                |
| - Stan Liacos: | City of Greater Bendigo                          |
| - Garry Burns: | Sovereign Hill                                   |

|                         |   |
|-------------------------|---|
| - Peter Skillbeck:      | Goldfields Campaign Committee                               |
| - Rod Thomson:          | Goldfields Campaign Committee                               |
| - George Sossi:         | City of Ballarat  |
| - David Leathem:        | Mount Alexander Shire Council                               |
| - Bryan McEwan:         | Loddon Shire Council  |
| - Chris Meddows-Taylor: | Central Goldfields Shire Council                            |
| - Hamish MacLennan:     | Parks Victoria  |
| - Brendan Downey:       | Tourism Victoria (Senior Manager)                           |
| - Shae Keenan:          | Tourism Victoria Regional Representative                    |
| - Tom Smith:            | Project Manager (Tourism Advisor. <i>Tourism Victoria</i> ) |

The review of the existing tourism regional structure quickly identified that there was sufficient justification to consider an alternative to the suggested Tourism Victoria model.

While the Tourism Victoria model suggests a single Regional Tourism Board (RTB) for each tourism region, a Goldfields model is proposed that would see the creation of two Regional Tourism Boards administered through a new entity, Goldfields Tourism Alliance Incorporated (GTA) (see attached proposed Goldfields Regional Tourism structure).

It is suggested that the Goldfields Tourism Alliance membership would be as follows:

- 2 nominees from Ballarat Tourism
- 2 nominees from Bendigo Tourism
- 1 nominee jointly nominated by Bendigo, Ballarat and Tourism Victoria (Chair)
- 1 Tourism Victoria Senior Manager
- 1 Parks Victoria nominee

Once the Goldfields Tourism Alliance is established, all future Tourism Victoria funding would then be directed to the Goldfields Tourism Alliance. Funding would then be allocated to region wide projects based on an annual plan determined by the Goldfields Tourism Alliance and agreed with Tourism Victoria in accordance with a standard General Service Agreement.

Funding for Goldfields region wide projects would be administered by the Goldfields Tourism Alliance.

The current funding to the Goldfields region:

- Tourism Victoria funding would be split between Bendigo and Ballarat Boards based on recommendations from the GTA.
- Funding for region wide projects will be administered via GTA.
- The current annual funding to the Goldfields region from Tourism Victoria incorporates grants for operations, marketing, tourism excellence and funding for visitvictoria.com listings.

Executive support to the Goldfields Tourism Alliance will be provided by Bendigo and Ballarat on a two-year rotational basis.

## **BENEFITS OF NEW STRUCTURE**

Benefits of the new structure include:

- allows a level of autonomy for the two tourism boards
- recognises how the region is currently managed and operates along two separate corridors (Western and Calder Highways)
- provides a formal process to ensure issues of a region wide nature are adequately addressed
- eliminates any duplication of resources
- provides a structure that allows access to funding from a range of government departments (federal and state)
- provides the region with an increased level of control over regional wide issues based on the way each region operates, along distinct economic development and community of interest corridors
- brings the regional tourism structure in line with how each region operates from an economic development perspective
- has the support of operators and local government areas on the ground
- provides the best opportunity for operator buy in
- allows each region to fully develop its tourism industry
- protects existing goldfields marketing brands for the interstate and potentially international markets.

The creation of the Bendigo Regional Tourism Board will involve representation from the City of Greater Bendigo, Central Goldfields (also represented on the Ballarat RTB), Mount Alexander and Loddon Shire Councils.

In addition, it is expected that the Bendigo RTB would also incorporate an independent chair; skills based members and a representative from Tourism Victoria.

The new structure is a move away from a Bendigo/Ballarat focussed Goldfields structure and will enable the creation of a more locally based tourism board. The new structure will enable direct representation by Loddon Shire Council (staff member) on the Bendigo RTB and will result in a greater opportunity for the development of Tourism in Loddon.

While the new structure has been endorsed by Tourism Victoria, the structure is not yet final.

Current progress includes the development of a Memorandum of Understanding between all LGA's involved and Tourism Victoria as a 'foundation document' to enable further progress.

Further reports to council on the progress of changes to the Goldfields region will be provided as the project proceeds.



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## 8.2 LODDON SHIRE GALA EVENING 2012

### **SUMMARY**

Loddon Shire Council to hold a gala evening in 2012 similar to the format of the excellence awards, to be held on 31 May 2012.

Author: Christine Coombes  
File No: 13/09/001  
Attachment: Nil

### **RECOMMENDATION**

*That Council receive and note the update on the Loddon Shire Council Event for 2012.*

### **PREVIOUS COUNCIL DISCUSSION**

March 2012: Loddon Shire Gala Evening to be held on Thursday May 24 at Serpentine Hall.

### **BACKGROUND**

The 13th Loddon Powercor Excellence Awards were held at Wedderburn Mechanics Institute Hall on Friday 27 May 2011. Council has considered a number of options for the format of the event to be held on the alternate year to the Excellence Awards.

### **ISSUES/DISCUSSION**

The Gala evening scheduled for May 24 has been rescheduled to be held on Thursday 31 May at the Serpentine Hall.

Entertainment of "Little brother, Big brother" and guest speaker Andrew Broad will remain as previously scheduled.

Two quotations were received for catering of the gala evening; however no local quotations were received. The preferred quotation was unable to provide service on May 24 however were available for the following Thursday, 31 May. The Two Sisters Catering has been engaged to provide pre-dinner canapés and a three course meal for the evening. The Two Sisters Catering has previously catered for five Excellence Awards evenings.

Tickets have been advertised for sale at \$50 per person pre-paid and \$55 per person at the door, with bookings essential.

Eaglehawk Party Hire has been hired to erect a marquee adjacent to the hall for the formal proceedings and sit down meal.

9. **GENERAL BUSINESS**

10. **CONFIDENTIAL ITEMS**

**Closing of Meeting to the Public**

**RECOMMENDATION**

*That the meeting be closed to the public.*

11. **NEXT MEETING**

The next Ordinary Meeting of Council will be held on Monday 28 May 2012 at Serpentine commencing at 3.30pm.