

LODDON SHIRE COUNCIL

Notice of an Ordinary Meeting of the Loddon Shire Council to be held in the Council Chambers, Serpentine on Tuesday 25 November 2014 at 3pm.

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1. APOLOGIES

Nil

2. PREVIOUS MINUTES

2.1 CONFIRMATION OF MINUTES

SUMMARY

Seeking approval of the unconfirmed minutes of the previous Council Forum and Meetings.

Author:	John McLinden - Chief Executive Officer
Council Plan ref:	Core business 8: Compliance
File No:	02/01/001
Attachment:	Nil

RECOMMENDATION

That Council confirm:

1. *the minutes of the Council Briefing of 28 October 2014*
2. *the minutes of the Ordinary Council Meeting of 28 October 2014*
3. *The minutes of the Council Forum of 11 November 2014*
4. *The minutes of the Statutory Council Meeting 12 November 2014*

2.2 REVIEW OF ACTION SHEET

SUMMARY

Approval of Action Sheet.

Author:	John McLinden - Chief Executive Officer
Council Plan ref:	Core business 8: Compliance
File No:	02/01/001
Attachment:	2.2 Action Sheet

RECOMMENDATION

That Council receive and note the Action Sheet.

3. COUNCILLORS' REPORTS

3.1 MAYORAL REPORT

SUMMARY

Approval of the Mayoral Report.

Author:	John McLinden, Chief Executive Officer
Council Plan ref:	Core business 1: Leadership
File No:	02/01/001
Attachment:	Nil

RECOMMENDATION

That Council receive and note the Mayoral Report.

3.2 COUNCILLORS' REPORT

SUMMARY

Approval of Councillors' Reports.

Author:	John McLinden, Chief Executive Officer
Council Plan ref:	Core business 1: Leadership
File No:	02/01/001
Attachment:	Nil

RECOMMENDATION

That Council receive and note the Councillors' Report.

4. DECISION REPORTS

4.1 ANNUAL LEAVE CHIEF EXECUTIVE OFFICER

SUMMARY

Report requests annual leave for the Chief Executive Officer.

Author: John McLinden, Chief Executive Officer

Council Plan ref: Core business 8: Compliance

File no: 02/04/001

Attachment: Nil

RECOMMENDATION

That Council:

1. *grant the Chief Executive Officer annual leave from Monday 12 January 2015 to Friday 30 January 2015 inclusive.*
2. *appoint Mrs Jude Holt, Director Corporate Services, as Acting CEO for the period*

PREVIOUS COUNCIL DISCUSSION

Nil

BACKGROUND

Nil

ISSUES/DISCUSSION

The Chief Executive Officer wishes to apply for annual leave to be taken from Monday 12 January 2015 to Friday 30 January 2015 inclusive.

It is proposed that Mrs Jude Holt, Director Corporate Services, be appointed as Acting Chief Executive Officer during the Chief Executive Officer's absence.

COSTS/BENEFITS

Nil

RISK ANALYSIS

Nil

CONSULTATION AND ENGAGEMENT

Nil

4.2 FINANCE REPORT FOR THE PERIOD ENDING 31 OCTOBER 2014

SUMMARY

This report provides Council with financial information for the period ending 31 October 2014.

Author	Duncan Campbell, Financial Accountant
Council Plan ref:	Strategic enabler: Sound financial management protocols
File no:	08/06/001
Attachment:	Finance Report for Period Ending 31 October 2014

RECOMMENDATION

That Council:

1. *receives and notes the 'Finance Report for the period ending 31 October 2014'*
2. *approves budget revisions included in the report for internal reporting purposes only*
3. *approves the supplementary valuations of rateable and non-rateable properties in respect of the 2014/15 financial year, as returned by the Shire Valuer, LG Valuations Pty Ltd, and endorses them being incorporated into the Register of Rateable and Non Rateable Properties and Rate Book for 2014/15.*

PREVIOUS COUNCIL DISCUSSION

Council is provided with Finance Reports on a monthly basis.

BACKGROUND

The Finance Report for the period ended 31 October 2014 includes standard monthly information about budget variations, cash, investments, interest, debtors and creditors, and provides a comparison of year-to-date actual results to year-to-date budget (by dollars and percentage) and total revised budget (by percentage).

The information is in the format provided in the 2014/15 Budget, and includes operating results, capital expenditure and funding sources.

This Finance Report also includes supplementary valuations. Each year Council makes a number of additions, subtractions and alterations to the valuations contained in the annual rate book. These changes arise from various sources including:

- splitting of parcels into new rateable assessments
- development of vacant or unproductive land (urban and rural)
- consolidation of separate rateable assessments into one assessment
- re-assessment of property valuations arising from objections to the initial valuation
- additions and cancellations of licences (grazing and water frontages)
- change of use
- covenant on Title
- area amendment
- change of Australian Valuation Property Classification Code (AVPCC)
- supplementary valuation correction.

ISSUES/DISCUSSION

Nil.

COSTS/BENEFITS

The benefit to Council and the community is that accurate and regular financial reporting is being disclosed along with an accurate representation of property valuations is reflected in Council's rating system and the distribution of rate notices for the year 2014/15.

Provision of financial reports on at least a quarterly basis is a requirement of the Local Government Act.

RISK ANALYSIS

The provision of regular and accurate finance reports to Council minimises the risk of Council not delivering projects within the approved budget. Council's risk exposure is also increased if the rating system does not reflect the valuation changes associated with supplementary valuations as Council will not be aware of the changes, which can alter the rate revenue in the current year and in future rating years.

CONSULTATION AND ENGAGEMENT

There has been considerable consultation internally with respective managers in understanding their budget responsibilities and keeping within budgetary constraints.

Consultation with ratepayers and authorities that act on behalf of ratepayers occurs when a change to a property is required or occurs by virtue of a sale.

External engagement with the community was undertaken during the submission period of the budget, and regular reporting provides a mechanism of monitoring the financial outcomes of Council against that expectation.

4.3 REVIEW OF PROCUREMENT POLICY

SUMMARY

This report seeks Council's approval of the Procurement Policy.

Author	Jude Holt, Director Corporate Services
Council Plan ref:	Core business 8: Compliance
File no:	18/01/001
Attachment:	Procurement Policy

RECOMMENDATION

That Council adopts the Procurement Policy.

PREVIOUS COUNCIL DISCUSSION

Council adopted the current Procurement Policy at the Ordinary Meeting held on 28 January 2014.

BACKGROUND

It is a requirement of Section 186A (7) of the Local Government Act 1989 that "at least once in each financial year, a Council must review the current procurement policy and may, in accordance with this section, amend the procurement policy."

ISSUES/DISCUSSION

The current version of the policy was adopted on 28 January 2014, and is due for review by 28 January 2015.

The policy addresses the important aspects of procurement including:

- consistency in procurement activities
- complying with legal obligations
- obtaining value for money
- supporting local and environmental sustainability
- managing procurement risks
- incorporating continuous improvement processes.

Council staff have reviewed the policy and believe that it does not require any amendment. As such, this report is recommending that no change be made to the current Procurement Policy.

COSTS/BENEFITS

There are no direct costs associated with adoption of the policy.

As one of the policy statements is that Loddon Shire Council will obtain value for money when purchasing goods, services, and works, there should be a financial benefit in adopting this policy.

RISK ANALYSIS

As one of the policy statements is that Loddon Shire Council will manage procurement risks when purchasing goods, services, and works, application of the policy, along with supporting procedures and other supporting documents, should help to minimise risks.

CONSULTATION AND ENGAGEMENT

In accordance with Council's Strategic Document or Policy Development Approval and Review Process, the policy was provided to the management and leadership team for assessment. Ordinarily the draft would be provided at a Council Briefing for discussion prior to be presented to Council at an Ordinary

Meeting for approval; however, as there are no recommended changes, it was not provided at a Council Briefing.

4.4 REVIEW OF SENIOR CITIZENS CENTRES

SUMMARY

This report is to provide Council with the outcome of the Senior Citizens Centre review.

Author	Wendy Gladman, Director Community Wellbeing
Council Plan ref:	Core business 2: Provision of wellbeing services
File no:	12/12/001
Attachment:	Senior Citizen Club Profiles

RECOMMENDATION

That Council implements the following options for the Senior Citizens Centres:

1. *Boort Senior Citizens Centre – Option 4.*
 - *De-commissioning of the facility and relocation of the Senior Citizens club to an already established shared/co-location venue in the local community – for example an existing community centre / neighbourhood house.*
 - *Continue to support Club program activities*
 - *Review of council funded program activities to be undertaken to determine if these cost can be reduced or redirected to the Senior Citizens club.*
2. *East Loddon Senior Citizens Centre– Option 1.*
 - *Retain the status quo. Club to retain usage of the facility while current membership and usage is retained.*
 - *Future review of the ongoing facility usage triggered if membership and usage varies significantly.*
 - *Review of council funded program activities to be undertaken to determine if these costs can be reduced or redirected to the Senior Citizens club.*
3. *Inglewood Senior Citizens Centre– Option 2.*
 - *Increase external hire of the underutilised days/rooms.*
 - *Retain club usage of the facility while the current membership and usage is retained.*
 - *Future review of the ongoing facility usage triggered if membership and usage varies significantly.*
 - *To assist the club through relocation or dissolution if they determine ongoing operations prove to be untenable.*
 - *Minimise any capital improvements to the facility.*
 - *Review of council funded program activities to determine if these costs can be reduced or redirected to the Senior Citizens club.*
4. *Pyramid Hill Senior Citizens Centre – Option 3.*
 - *Creation of a community hub/centre environment in the existing facility. A shared/co-location arrangement with other community groups, with a focus on meeting the senior citizens activity requirements.*
 - *Establishment of a Section 86 committee, transitioning the operating and maintenance costs to become the responsibility of the building users.*
 - *Review of council funded program activities to be undertaken to determine if these cost can be reduced or redirected to the Senior Citizens club.*
5. *Wedderburn Senior Citizens Centre – Option 4.*
 - *De-commissioning of the facility and relocation of the Senior Citizens club to an already established shared/co-location venue in the local community – for example an existing*

community centre / neighbourhood house.

- *Continue to support Club program activities*
- *Review of council funded program activities to be undertaken to determine if these cost can be reduced or redirected to the Senior Citizens club.*

6. *Tarnagulla Senior Citizens*

- *Review the council funded program activities to determine if these costs can be reduced or redirected to the Senior Citizens clubs.*

PREVIOUS COUNCIL DISCUSSION

A background paper was presented at the Council forum conducted on 13 May, 2014 and an update on potential future uses of the Pyramid Hill Senior Citizens was presented at the Council briefing on 26 August, 2014.

BACKGROUND

Six Senior Citizens clubs currently operate within the municipality, with the longer standing clubs operating in excess of 40 years. Four clubs operate from Council owned facilities, one from a DEPI reserve facility (maintained and insured by Council) and one utilises a local hall on an annual rental arrangement.

The Building Asset Management Plan 2009 (BAMP) determines that the expected life of facilities as long life structures – 100 years.

Obsolescence may have a bearing on replacement or major renewal when the building is no longer fit for purpose, or no longer meets the user's expectations of how the building should be presented.

It is believed that the Wedderburn, Boort, Pyramid Hill and Inglewood facilities are reaching half of their expected life, whilst the East Loddon facility is the younger of the buildings. Kitchens in each of the facilities have been refurbished, and the building maintenance program has seen periodical replacement of floor coverings and curtains/blinds, updated heating/cooling and painting as required.

The BAMP also provides that all of the centres have capacity for increased use with most being single use buildings and not being used to their full potential.

The operating costs, particularly those related to utilities and insurance, are constants that are increasing annually and this combined with the ongoing maintenance of the buildings are continuing to increase disproportionately to the income received through funding and facility hire, resulting in a cost to council.

ISSUES/DISCUSSION

Loddon Senior Citizens clubs are all independent incorporated bodies, operating within club constitutions. Council and the Department of Health provide funding to assist with maintenance and operations of the buildings and some funds are expended on the centre based meals program.

Five of the six clubs report declining and ageing membership and a lack of new younger members to support club activities. Club activities tend to revolve around the delivery of a meal, although some clubs operate additional activities on other days. These additional activities have reduced in recent years in all but one club. This report also considers the importance the clubs have to the senior citizen participants and the value to the social health and wellbeing of the members through their attendance.

Senior Citizen club executives acknowledge that their clubs are facing some serious challenges in the next two, five or ten years, with some clubs concluding that given their current situation they may not operate in the same form within that time period. All clubs placed a high value on the operation of their group and the use of their current facility. Five of the six clubs operate within purpose built, single use centres with the clubs identity unreservedly linked to the building.

Other considerations taken into account when preparing this report include:

- club circumstances – membership, number of activities, strength of committee and external use of the facility

- facilities already existing in the local community

Four options were identified to attempt to maximise use of the facility, reduce the cost to council and to support Senior Citizens clubs as they transition to a model that will continue to provide a valuable service to their members and the wider community:

Option 1:

- Retain the status quo. Club to retain usage of the facility while current membership and usage is retained.
- Future review of the ongoing facility usage triggered if membership and usage varies significantly.
- Review of council funded program activities to be undertaken to determine if these costs can be reduced or redirected to the Senior Citizens club.

Option 2:

- Increase external hire of the underutilised days/rooms.
- Retain club usage of the facility while the current membership and usage is retained.
- Future review of the ongoing facility usage triggered if membership and usage varies significantly.
- To assist the club through relocation or dissolution if they determine ongoing operations prove to be untenable.
- Minimise any capital improvements to the facility.
- Review of council funded program activities to determine if these costs can be reduced or redirected to the Senior Citizens club.

Option 3:

- Creation of a community hub/centre environment in the existing facility. A shared/co-location arrangement with other community groups, with a focus on meeting the senior citizens activity requirements.
- Establishment of a Section 86 committee, transitioning the operating and maintenance costs to become the responsibility of the building users.
- Review of council funded program activities to be undertaken to determine if these cost can be reduced or redirected to the Senior Citizens club.

Option 4:

- De-commissioning of the facility and relocation of the Senior Citizens club to an already established shared/co-location venue in the local community – for example an existing community centre / neighbourhood house.
- Continue to support Club program activities
- Review of council funded program activities to be undertaken to determine if these cost can be reduced or redirected to the Senior Citizens club.

COSTS/BENEFITS

Council receives funding from the Department of Health to support the Seniors Citizens programs. It is unknown at this stage if this funding will be continued in the transition to Commonwealth funded services on 1 July 2015. The current funding from the Home and Community Care (HACC) program totals \$43,610.

Facility hire provides an income stream in Inglewood and Wedderburn. Although Boort and Pyramid Hill are available for external hire, little use of these facilities is made by external users. Hire income supports the ongoing operating and maintenance costs of the Inglewood and Wedderburn centres.

Operating and maintenance costs include:

- all utilities except telephone
- insurance – building and public liability

- cyclical building maintenance
- grounds maintenance
- cleaning – labour and products
- consumable relating to building use
- food safety products
- support of centre meal programs – staffing and a proportion of cost of meal.

The 2013/14 actual and 2014/15 budgeted costs are as follows:

Centre	2013/14 (actual)	2014/15 (budget)
Boort Senior Citizens Centre	\$1,419	\$3,256
East Loddon Senior Citizens Centre	\$2,108	\$2,562
Inglewood Senior Citizens Centre	\$1,023	\$2,784
Pyramid Hill Senior Citizens Centre	\$1,946	\$3,687
Tarnagulla Senior Citizens Centre	\$304	\$1,638
Wedderburn Senior Citizens Centre	\$3,937	\$5,385
Combined Senior Citizens Maintenance	\$13,705	\$13,220
TOTAL	\$24,441	\$32,532

These figures do not include any capital works program expenses.

Clubs utilising shared or co-located facilities, such as Tarnagulla's use of the Tarnagulla Hall, would incur a rental costs, and would see a reduction in costs associated with:

- all utilities
- building insurance
- cyclical building maintenance
- grounds maintenance
- cleaning – labour and products
- consumable relating to building use
- some food safety products

Rental costs will vary depending of the facility and the arrangements entered into, but a simple user hire arrangement for hire of a facility is likely to cost:

Community group rate: \$15 per session
Private enterprise rate: \$50 per session

The following cost comparison is using the scenario of a Senior Citizen Club operating a weekly and fortnightly activity, at both the \$50 and \$15 session hire fees. This comparison assumes that the Department of Health funding will continue, the hire income will continue at current levels and for the shared use scenario that the asset will no longer be the responsibility of council. There is no capital expenditure costed in the stand alone facility.

	Stand alone facility	Weekly activity \$50 hire fee	Fortnightly activity \$50 hire fee	Weekly activity \$15 hire fee	Fortnightly activity \$15 hire fee
Labour – Program	5,098	5,098	5,098	5,098	5,098
Labour – Cleaning	3,400	-	-	-	-
Program costs	1,101	1,101	1,101	1,101	1,101
Building insurance	2,991	-	-	-	-
Public Liability	500	500	500	500	500
Utilities	2,134	-	-	-	-
Maintenance	3,562	-	-	-	-
Rental	-	2,400	1,200	720	360
Total Expenditure	18,786	9099	7899	7419	7059
Hire Income	(4,160)	-	-	-	-
Dept Health Funding	(7,268)	(7,268)	(7,268)	(7,268)	(7,268)
Total Income	(11,428)	(7,268)	(7,268)	(7,268)	(7,268)
Total Cost to Council	7,358	1,831	631	151	(209)

RISK ANALYSIS

A number of risks have been identified, including:

- the current budget relies heavily on income from the HACC program and building hire. Both of these income sources are subject to decisions outside of Council control and may vary into the future
- operating expenses continue to increase disproportionate to income
- individual clubs experiencing decreasing and ageing membership have little capacity to raise operating funds and will continue to require assistance from paid staff to support club activities
- that any consideration of changes to facilities must include the propensity to cause unreasonable anxiety and distress to current Senior Citizen Club members.

CONSULTATION AND ENGAGEMENT

In June and July 2013 Director Community Wellbeing met with the executive members of the clubs to discuss some of the issues currently being experienced and future options for their centres. All executive members of clubs (other than Tarnagulla – who already use a local hall) expressed a strong desire to maintain their current facilities, but acknowledged that the buildings are not being used to their full capacity.

Following the presentation of the background paper to the Council forum in May 2014, Councillors opted to meet with the club executives to discuss the review. During July and August 2014 meetings were held with Wedderburn, Inglewood, East Loddon and Pyramid Hill. A meeting was not held with Tarnagulla as they currently access a rental facility.

4.5 PLANNING PERMIT APPLICATION 4988

SUMMARY

The applicant has requested planning permission for the development of a dwelling at 29 Park St, Bridgewater. There have been two objections to the proposal. It is recommended that the application be refused

Author	Tyson Sutton, Manager Planning and Local Laws
Council Plan ref:	Strategic Platform 2: Grow our population through appropriate development
File no:	13/02/004
Attachment:	Planning Permit application and proposed development plans, objections

RECOMMENDATION

That Council refuse planning permit application 4988 on the following grounds:

- *The proposed development is inconsistent with the objectives and policies contained at Clauses 13.02-1, 15.01-5, 15.03-1, 21.04-1, 21.04-2, 22.01 and 22.02 of the Loddon Planning Scheme.*
- *The proposed development fails to satisfy the purpose of the decision guidelines of the Heritage Overlay Clause at Clause 43.01 of the Loddon Planning Scheme. In particular:*
 - *The design and material of the proposed dwelling does not work to conserve and enhance the heritage value of the Bridgewater Township.*
 - The proposed design and material of the dwelling is not in keeping with the character and appearance of adjacent buildings and heritage sites.*
- *The proposal is not consistent with the Land Subject to Inundation Overlay at Clause 44.04. In particular:*
 - *likely to result in danger to the life, health and safety of the occupants due to flooding of the site.*
 - *relies on low-level access to and from the site.*
 - *is likely to increase the burden on emergency services and the risk to emergency personnel.*
 - *is likely to increase the amount of flood damage to public or private assets*

PREVIOUS COUNCIL DISCUSSION

Council has not previously discussed this matter.

BACKGROUND

Planning permit application 4988 was submitted on the 7th July 2014, for the use and development of a dwelling on a 0.0634ha site, described as Crown Allotment 3, Section 15, Parish of Bridgewater (29 Park St, Bridgewater). The site currently features a small office building.



Figure 1: Subject land and surrounds.

The proposed use is defined as a dwelling under the provisions of the Loddon Planning Scheme. A dwelling is a Section 1 use in the Township Zone and does not require a permit subject to the zone, however the land is also covered by a Heritage Overlay (HO) and a Land Subject to Inundation Overlay (LSIO). A permit is required to construct a dwelling under either the HO or the LSIO.

The proposed dwelling is a single storey building comprising 4 bedrooms, an open plan kitchen/family/dining room, two bathrooms (including an ensuite), a laundry, a garage and a verandah. The dwelling will be clad in colorbond steel, and the floor level of the dwelling (not including the garage) will be raised 1.5m off the ground.

The proposal will have access to reticulated electricity, town water and sewage as well as telecommunications infrastructure.

The surrounding area is characterised by the retail services and dwellings of the Bridgewater Township, as well as the Loddon River which forms the north-west boundary of the site.

The application received 2 objections. One objection was received from the owner of the neighbouring Bridgewater Hotel, with concerns relating to the potential for noise complaints arising from a residential use of the lot. The second submission was received from the North Central Catchment Management Authority, who objected to the proposal on the grounds that:

- *The proposed development is inconsistent with the Victorian Planning Scheme Provisions. In particular, the proposed development is not consistent with the Victorian Planning Practice Note – Applying for a Planning Permit under the Flood Provisions: A guide for Councils, Referral Authorities and Applicants. The proposed development:*
 - *Is likely to result in danger to the life, health and safety of the occupants due to flooding of the site.*

- *Relies on low-level access to and from the site.*
- *Is likely to increase the burden on emergency services and the risk to emergency service personnel.*
- *Is likely to increase the amount of flood damage to public or private assets.*

ISSUES/DISCUSSION

The proposal requires planning approval as the construction of a building triggers a permit under both the Heritage Overlay and the Land Subject to Inundation Overlay.

The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the State Planning Policy Framework, the Local Planning Policy Framework, the purpose and decision guidelines of the overlays and any other relevant decision guidelines in the Loddon Shire Planning Scheme.

The State Planning Policy Framework

The State Planning Policy Framework exists in planning schemes to inform responsible authorities of those aspects of State Planning Policy which they are to take into account and give effect to in administering the Scheme. The State Planning Policy Framework provides a context for spatial planning and decision making for responsible authorities. The following clauses are considered relevant to the application:

- Clause 13.02-1 Floodplain Management

The objective of this policy is:

To assist the protection of:

- *Life, property and community infrastructure from flood hazard.*
- *The natural flood carrying capacity of rivers, streams and floodways.*
- *The flood storage function of floodplains and waterways.*
- *Floodplain areas of environmental significance or of importance to river health*

It details the policy of avoidance of the intensification of flooding through inappropriately located uses and developments.

The proposed development of a dwelling on the subject land attempts to address flooding issues through the provision of substantially elevated floor level. However it fails to address the risks involved with a lack of access during a flood event and those posed by the volumes and force of water that may move through the site during a major flood. The elevated design of the proposed dwelling will expose the supporting structure of the dwelling to damage from the passage of water and flood borne debris. The development of a dwelling on the subject land is likely to result in risk to life and property and is considered inconsistent with this Clause.

- Clause 15.01 - 5 Cultural Identity and neighbourhood character

The objective of this policy is to recognise and protect cultural identity, neighbourhood character and sense of place. It outlines strategies which detail the importance of managing development to ensure it responds and contributes to the existing sense of place and cultural identity, recognises distinctive urban forms as well as its context, heritage values and built form.

The township of Bridgewater has been identified as an area with significant cultural heritage due to its identity as an important gold-mining and industrial town with key social functions between 1870 and 1930. The importance of maintaining this identity and cultural heritage has been recognised by the application of the Heritage Overlay to the subject land and the broader area.

The subject land is located in an area made up of the commercial centre of Bridgewater on Loddon with Main Street (Calder Highway) as its spine. It commences at the Loddon River crossing and proceeds in a south-easterly direction to a point just beyond Lyndhurst Street. Whilst generally level, there is a low hill on the south-west side of Main Street dominated by the present Uniting Church and the Coliban Water elevated tank for the Bridgewater urban area. The river bank is the other important natural feature, being defined on both banks by river red gums and peppercorns.

The town centre does not fall into discrete sections as is often the case but consists rather of a mixture of commercial, residential and public buildings, its distinction arising from, amongst other things, the relative absence of post War development.

The objectives and strategies of this Clause will be achieved by encouraging developments which give regard to surrounding heritage buildings in their design. This entails consideration of design factors including:

- Façade articulation and detailing
- Window and door proportions
- Roof form
- Verandahs, eaves and parapets
- Materials
- Scale and massing

The proposed development is considered to be inconsistent with the established character of the area and incompatible with the cultural and heritage values of the area within which it is situated. Inconsistencies with the character of the area include a wide shallow front façade, dominance of the garage to the streetscape, materials and lack of symmetry in its presentation. The mass of the proposed building on the allotment is also at odds with the heritage values of the area.

The application proposes a building which dominates the area in a location where significant private open space is the norm. The provision of generous yard space creates a sense of openness to the precinct and reduces the overall intensity of development in the precinct. The proposal seeks to maximise the size of the building on the land and in doing so fails to reflect the openness and spaciousness that is a significant characteristic of the area. The proposal represents an intensity of development that cannot reasonably be interpreted from the established character of the area. It is considered to be an overdevelopment of the site.

- Clause 15.03-1 Heritage Conservation

This Clause seeks to ensure the conservation of places of heritage significance. It details policies that encourage appropriate development that respects heritage places and seeks to ensure the maintenance and enhancement of an appropriate setting and context for heritage places.

The goal for conservation of Bridgewater as a place of heritage significance has been identified through the application of the Heritage Overlay. The proposed development fails to enhance the heritage value of Bridgewater given that the design of the dwelling does not respect the heritage values of the area and would be detrimental to the maintenance of an appropriate setting and context for surrounding heritage places.

The Local Planning Policy Framework (LPPF)- including the Municipal Strategic Statement (MSS) and local planning policies

The Municipal Strategic Statement (MSS) is a concise statement of the key strategic planning, land use and development objectives for the municipality and the strategies and actions for achieving the objectives. It furthers the objectives of planning in Victoria to the extent that the State Planning

Policy Framework is applicable to the municipality and local issues. It provides the strategic basis for the application of the zones, overlays and particular provisions in the planning scheme and decision making by the responsible authority. The following clauses are considered relevant to the consideration of this application:

- Clause 21.04-1 Community and Settlement

Retention and attraction of population is recognised as a key strategic issue for the Loddon Shire. The objectives for community and settlement include encouraging population growth and encouraging development of attractive and functional townships.

Bridgewater is identified as an area with potential to accommodate population growth and new dwellings. The proposed development will encourage population growth in the township in line with the objectives of this Clause. However, it fails to achieve the objective of encouraging the development of attractive and functional townships.

A significant part of the amenity of the Bridgewater Township is derived from the visual appeal created by the heritage values of its streetscapes. While the subject land is appropriately zoned for residential development, the proposed design will detrimentally affect the context of heritage buildings in the immediate area and therefore the heritage values of the precinct.

- Clause 21.04-2 Heritage

This Clause identifies the need to protect heritage places and items. It identifies the importance of their contribution for understanding the past, their role in the character of towns and as attractions for visitors.

Bridgewater plays an important cultural heritage role within the Shire, with a number of historically significant buildings. It is considered that the proposed design has not appropriately responded to the heritage character of the surrounding area and would detrimentally impact on the context in which surrounding and nearby heritage buildings are interpreted.

- Clause 22.01 Heritage

This Clause contains the following objectives:

- *To protect and maintain the Shire's local heritage, including Aboriginal and European sites, places and objects.*
- *To ensure that new uses and developments are of a type which is sympathetic to the historic and architectural integrity, character and appearance of the surrounding buildings, works, site or landscape.*
- *To recognise the buildings, works, Aboriginal cultural sites and landscapes, which are of local historical and architectural significance, the role they play and the need to ensure their preservation and maintenance.*

These objectives are to be achieved through implementing the following policies:

- *Local heritage values, landscapes, built character and streetscape of towns will be considered when designing and siting new development. The design of buildings, their mass and scale is important in preserving the historical attributes and visual character of towns. Design of new buildings and additions and alterations to existing buildings in heritage areas should be sympathetic to the streetscape character and built form of the area.*
- *Proposals for the use and development of land should have regard for local heritage and any comments from Council's Heritage Advisor or any other Council appointed heritage advisory board*

or committee. Council will consider the comments of their heritage advisor in determining an application in a known or suspected heritage area.

- *Preference will be given for renovation and reuse of existing building stock, especially in the main commercial areas, as opposed to the construction of new buildings.*
- *In determining an application for removal of a heritage building, Council will consider the heritage value of the building itself, and its role in the streetscape, as well as the impact of retaining the building on the amenity of the street and neighbourhood and the economic feasibility of restoration.*
- *When development is proposed for sites of potential heritage significance, or for sites adjoining sites of potential heritage significance, the design, form and materials of construction should reflect and enhance the character of the heritage site and surrounding sites.*
- *Proposals for new use and development must consider the Policy References.*

The Shire has identified Bridgewater as an important site of cultural heritage value, inclusive of both the history of the town as an important economic and social hub, and a number of historic buildings.

Good quality and sensitive design of infill development in heritage areas is of paramount importance in retaining the historic character of Bridgewater. An important aspect of good design is designing in context and having regard to the site and its surroundings. Consideration should be given to the nature of adjoining and surrounding heritage places and the overall significance and character of the heritage area where it is located.

Design for new buildings in heritage areas should derive from an analysis of existing adjacent heritage buildings and the surrounding area. The design should be responsive to this analysis. The proposal does not demonstrate that it derives from any analysis or consideration of the adjacent building or the character of the surrounding area.

The form, massing, height and bulk of the infill building do not reflect the neighbouring heritage buildings. The height and proportions of the new building should reflect the predominant height and proportions of adjacent buildings in the street. The proportions of surrounding buildings emphasise height in relation to width leading to the appearance of tall structures even when only single storey in structure. The proposed design results in an emphasis on the width of the building resulting in a broad squat appearance that is out of character with the area.

The apparent attempt by the applicant to fit the largest possible dwelling on the site has resulted in an appearance of bulk and mass that is at odds with the heritage values of the surrounding area. The scale of the development has resulted in the failure of the proposal to achieve a sense of spaciousness that is a characteristic of the area. Therefore, it could be viewed as an overdevelopment of the site.

The proportion and size of openings in facades, often in association with verandahs create a distinctive street pattern, which are characteristic of a period of architecture. For infill, the rhythm and placement of windows, along with their general shape should relate to characteristics of surrounding heritage buildings. An element of symmetry is evident in surrounding development. This is a result of centrally located doorways and porticos which are generally flanked by windows. In contrast the proposal presents a relatively lopsided appearance and is out of character with the surrounding area.

New building design should relate to and use as reference points, the materials, colour and details of adjacent buildings and the surrounding heritage places. The predominant building material in the immediately surrounding area is brick which is either rendered or left with a natural finish. The application seeks approval for a dwelling that is clad entirely with Colorbond material of an unspecified colour. This material is largely absent from the area and is considered to be out of character. Its use would not result in the sense of substance that is a common element of the buildings in the vicinity of the subject land.

Well into the 20th century, it was common for dwellings to be developed without any on-site parking for vehicles. The provision of cars should reflect the nature of adjoining historic buildings and the area. Existing access points should be utilised where possible including from lane ways. No new crossovers should be accepted.

In most of Bridgewater, carports and garages are not traditional street elements. For this reason, carports or garages should not be dominant elements in infill development. They should be placed at least one metre behind the main front wall and have a separate roof form. Where possible they should be placed further back.

Location of garages in front of the dwelling or incorporated into the dwelling, as proposed, should be avoided, as there is little opportunity to articulate a garage to respect the street patterning.

Existing access points should be utilised, including from lane ways. No new crossovers should be created. Vehicle crossings can impact on the traditional formation of the road reserve by introducing a non-traditional element into the heritage streetscape.

The design of the proposed dwelling would result in a garage being a significant element in the sites presentation to the street. As outlined above this is considered to be inappropriate given the absence of this type of feature throughout much of the Bridgewater Township and the heritage precinct in particular.

While it is true that the subject land is removed from the main thoroughfare of Bridgewater and as such acts as a background element to the heritage precinct it must be remembered that the background is significant in its contribution to spacial context. Inappropriate buildings within a heritage area detract from the context of other buildings and reduce the significance of the precinct as a whole. The site lines to the subject land from the Loddon River Bridge and past the post office mean that the proposed building would become a significant element in the interpretation of the Bridgewater Town Centre and as such would detract from the heritage significance of the area.

The proposal has not adequately responded to the heritage value of the area, and it is seen that the proposed building is not suitable to the overall character of the area. While a raised floor does mitigate against flood concerns, it is not sympathetic, or work towards preserving the heritage value of the Township. Colorbond is not believed to be an appropriate building material, considering the buildings adjacent to the proposal.

- Clause 22.02 Drainage and Flooding

This Clause seeks to ensure appropriate land use and development of flood plains. It details policies that land use and development which would be compromised by flooding, or that would compromise the passage of flood waters or the pursuit of water quality enhancement, will be discouraged from areas documented to be subject to flooding.

The subject land is located in an area in which flood water that has impacted the township is trying to re-enter the river channel. The flow of flood water through the site will be restricted by the adjacent railway embankment.

The North Central Catchment Management Authority has objected to the proposed development on the following grounds:

The proposed development:

- *is likely to result in danger to the life, health and safety of the occupants due to flooding of the site.*
- *relies on low-level access to and from the site.*
- *is likely to increase the burden on emergency services and the risk to emergency service personnel.*
- *is likely to increase the amount of flood damage to public or private assets.*

The proposed finished floor level of 1500mm above ground level should lift the main body of the dwelling clear of flood water which the North Central Catchment Management Authority have advised may reach approximately 1000mm across the site. However, during a flood event the dwelling is likely to be cut off as a result of flood depths in surrounding streets and the adjacent river resulting in an increased risk to occupants and additional burdens on emergency services as detailed in the objection from the North Central Catchment Management Authority. It is considered that the proposed development fails to implement the policies detailed in this Clause.

- Clause 65 Decision Guidelines

Clause 65 of the Loddon Planning Scheme identifies the following:

Because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.

The decision guidelines of Clause 65 apply to all planning permit applications and provide a generic set of considerations. The considerations include the impact of the development on amenity and the degree of flood risk associated with the location of the development, and how this risk is minimised.

As discussed throughout the body of this report, it is considered that the proposal will cause a detrimental impact on the heritage value of Bridgewater Township, and has a high degree of flood risk. It is noted specifically that while the floor level of the dwelling has been raised in order to mitigate against flooding risk, the design response does not appropriately address the heritage value of the area.

Objections

The application received two objections. The grounds of objection are as follows:

The proposed development:

- *is likely to result in danger to the life, health and safety of the occupants due to flooding of the site.*
- *relies on low-level access to and from the site.*
- *is likely to increase the burden on emergency services and the risk to emergency service personnel.*
- *is likely to increase the amount of flood damage to public or private assets.*

The development of a dwelling on the land will result in a restriction of trade on the neighbouring hotel through noise complaints

The grounds of objection relating to flood issues have been addressed elsewhere in this report and are considered a significant impingement on the grant of a planning permit.

Noise complaints arising from the use and development of a dwelling are a significant issue that has seen the closure of a number of live music venues in metropolitan areas. This issue exists to such an extent that it is specifically addressed by the particular provisions contained in all Victorian Planning Schemes. This provision requires a noise sensitive residential use to be designed and constructed to include acoustic attenuation measures that will reduce noise levels inside the buildings to below specified levels. If a permit were to be granted these requirements could be included as a condition on any approval issued.

COSTS/BENEFITS

Nil.

RISK ANALYSIS

Failure to process planning applications in a timely manner or undertake rigorous assessment of development or works proposals is considered to pose the following risks:

- Barrier to development and associated economic growth within the Shire
- Proliferation of incompatible land use development
- Council's reputation as a regulatory authority
- Infrastructure, service provision or regulatory and enforcement pressures
- Protection of zones to accommodate intended activities or reduction of surrounding property amenity

CONSULTATION AND ENGAGEMENT

Consultation and engagement with planning permit applicants is routinely conducted at the required periods throughout the assessment and permit approval process.

5. INFORMATION REPORTS

5.1 ROAD NETWORK DEFECT RECTIFICATION COMPLIANCE SUMMARY REPORT

SUMMARY

Provides a summary of Loddon Shire's compliance against its Road Management Plan for the period 1 July 2014 to 30 September 2014, being the first quarter of the 2014 - 2015 financial year.

Author	Steven Phillips, Manager Works
Council Plan ref:	Core business 5: Providing quality infrastructure
File no:	14/01/022
Attachment:	Nil

RECOMMENDATION

That Council receive and note the road network defect rectification compliance summary report.

PREVIOUS COUNCIL DISCUSSION

This is the first report for the 2014 - 2015 financial year presented to Council summarising road network defect rectification compliance against requirements specified within the Loddon Shire Road Management Plan.

BACKGROUND

This report is produced quarterly and provides Council with evidence of the Loddon Shire's performance against requirements specified within the Loddon Shire Road Management Plan.

ISSUES/DISCUSSION

The following Defect Compliance Summary Report outlines Council's compliance against requirements specified within the Road Management Plan to the end of the most recent quarter. The report indicates compliance by percentage for each of Council's road patrol areas.

Date Imposed Works Action - Compliance Summary Report

Date Range: 01/07/2014 to 30/09/2014

Number of Works Actions	Number Completed By Due Date	Number Completed After Due Date	Number Not Completed	Compliance %	District
17	17	0	0	100.0%	Boort
75	75	0	0	100.0%	Newbridge
94	94	0	0	100.0%	Pyramid Hill
40	39	1	0	97.5%	Wedderburn

DEFINITIONS

Number of Works Actions - Within the date range, count the defects that were due for action

Number Completed by Due Date - From those defects in Column A to be rectified, how many were rectified by the due date

Number Completed After Due Date - From those defects in Column A to be rectified, how many were rectified outside the due date

Number Not Completed - Column A - Column B - Column C

Compliance % - Column B Divided by Column A

District - Grouped By The AssetAsyst District

During the first quarter of 2014 - 2015, 99.4% of all date imposed defects were completed before their due date. This is below the target of 100%. It is noted however that all defects have now been completed and there are no outstanding date imposed defects.

COSTS/BENEFITS

The benefits to the community in complying with the Road Management Plan are that it ensures a safe road network.

RISK ANALYSIS

Repairing 100 % of all date imposed defects before their due date limits Council's liability for any claims for damage made against Council.

CONSULTATION AND ENGAGEMENT

No internal or external consultation is required in the formation of this report.

5.2 LODDON DISCOVERY TOURS 2013/2014

SUMMARY

This report outlines the income and expenditure for the Loddon Discovery Tours program via coach travel for 2013-2014 and objectives for 2014-2015

Author	Robyn Vella, Manager Tourism
Council Plan ref:	Strategic Platform 5: Grow and diversify our economy
File no:	16/07/001
Attachment:	Loddon Discovery Tours data

RECOMMENDATION

That Council receive and note the 2013-2014 report for Loddon Discovery Tours and objectives for 2014-2015

PREVIOUS COUNCIL DISCUSSION

At the January 2013 Council Meeting a report was presented on the performance of the Loddon Discovery Tours program for 2012-2013.

BACKGROUND

The Loddon Discovery Tours program is designed to attract groups who travel by coach. The Loddon Shire Tourism department creates programs from day tours up to 4 nights/ 5days. This program is one marketing element for tourism, which generates income to our local businesses, whilst providing experiences for visitors.

This report outlines the Loddon Discovery Tours program, including performance, income and expenditure (2013/14), marketing and objectives for 2014/15.

Loddon Discovery Tours is an action within the Loddon Shire Tourism Strategy 2011-2016.

Strategy Actions (under Action 17) focussing on the development of Loddon Discovery Tours

- Provide other packages (example self – drive)
- Consider focusing on higher yielding tours

Previously the Loddon Discovery Tours program has focused on group coach travel, but in more recent times group markets have changed and diversified into the more independent 'self-drive' tours.

ISSUES/DISCUSSION

The Loddon Discovery Tours program is coordinated and promoted through the Loddon Visitor Information Centre.

The program offers a range of tours, self-drive to extended stay. Coach companies or groups can access programs from the Loddon Shire website or made available from the Loddon Shire Tourism Manager at a guest speaking engagement.

Some of the programs on offer are

- Day Tours
- V/Line Travel
- 2 Nights / 3 days
- 3Nights / 4 days
- 4 Nights/ 5 days

The Loddon Discovery Tours program has diversified into two components coach travel and self-drive.

Clubs who organise self - drive tours do more research before visiting a region but are more self-sufficient and run independently. While the Loddon Visitor Information Centre staff provide assistance and information on self-drive tours, exact data on the numbers of participants is more difficult to obtain; however, approximately 500 self-drive tour CD's are distributed annually which is some measure of the program's impact.

In a separate program, similar to the Loddon Discovery Tours, Loddon Shire Tourism Manager continues to also work with the Proprietor of Simply Tomatoes in attracting day tours to the Boort area.

An objective of Loddon Discovery Tours is to minimise any cost to Council and achieve an operating profit. The result for 2013/2014:

Financial Result excludes GST

• Income	\$53,062.00
• Expenditure	\$47,960.00
• Loddon Discovery Tours Surplus	\$ 5102.00

Expenditure comprises of tour costs including accommodation, meals, tourist attractions, entertainment and Loddon Ambassadors. Individual spend whilst on the tour not included.

The Loddon Discovery Tours program financial result doesn't account for the operational cost of the Loddon Shire Tourism Manager and staff at the Loddon Visitor Information Centre to deliver this program, their costs is incurred in daily operations.

In 2013 – 2014 financial years, 26 days of group travel were coordinated through the region, ranging from days tours through to extended stays. This generated visitation by 348 people. The extended stays accumulated a total of 239 motel bed nights by 117 people.

Below is a breakdown of data for 2013/2014. The tour type, number of tours, number of participants and motel bed nights.

Data 2013/2014 financial year

Tour Type	Number of Tours	Total Number of People Participating	Motel Bed Nights
4 Nights / 5 Days	1	29	29
3 Nights / 4 Days	1	27	27
2 Nights / 3 Days	3	61	183
Day Tours	8	231	0
Total	13	348	239

Marketing of Loddon Discovery Tours

Loddon Discovery Tours Guest speaking program

The Loddon Shire Tourism Manager attended 15 guest speaking engagements across Victoria last financial year. Most guest speaking engagements are to Probus Clubs based in the metropolitan area, with an average attendance of 60 to 80 people. Presentations conducted, create awareness of rural environments, what is available in tourism and providing ideas for travel. Examples: as individuals, self – drive, coach or V/Line.

Loddon Discovery Tours group travel mail out.

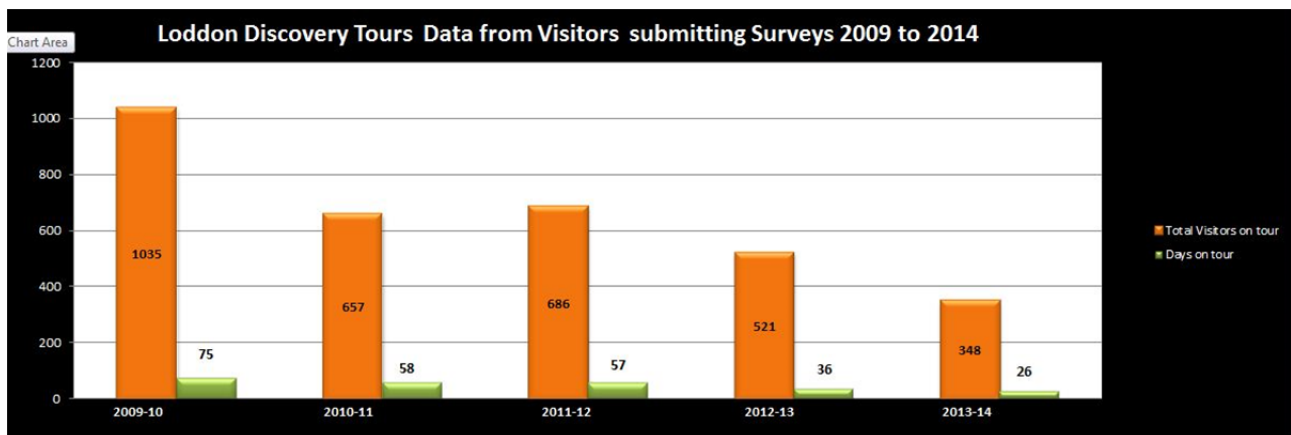
Annually two mail outs are conducted through the Loddon Visitor Information Centre promoting the region. The mail outs cater for group coach travel and individual group travel that is independent. The

independent groups have a much broader travel characteristic and provide a wider contribution to local accommodation and businesses.

Independent groups include field naturalists, car clubs, detector clubs, walking clubs, bird watching clubs, photography clubs; motorhome and caravan clubs.

Loddon Discovery Tours Coach Travel Data from 2009 - 2010 to 2013- 2014

Originally the group coach travel was a large proportion of our target segment for the region. As travel patterns change so does marketing and promotions. Loddon Discovery Tours coach travel element is important to our region but joins other group marketing opportunities to bring more and a greater diversity of visitors to our region.



Loddon Discovery Tours Objectives for 2014-2015

- Continue to promote the self – drive program
- Work with individual operators to establish tourism packages
- Continue to promote the V/Line passenger service from Melbourne to Pyramid Hill via the Swan Hill service
- Focus on higher yielding tours
- Assist local operators in promoting group travel
- Establish a new Loddon Discovery Tours DVD
- Organise a Loddon tourism operators forum
- Continue to update Loddon Discovery Tours on the Loddon Shire website
- Continue to strengthen communication with local operators and staff

COSTS/BENEFITS

Visitors Surveys: Visitor spend

From 2013 - 2014 survey data the estimated total spend (exclusive of tour charges) based on 348 visitors X \$125.00 average spend was a total of \$43,500.

This program brings local operators and organisations together through collaborative marketing which may not connect otherwise.

An estimate is made of the financial return to the community through the Loddon Discovery Tours. The estimate is based on survey returns from participants, with total spend based on what is spent whilst visiting the region, for example: on luxury items or local produce while travelling.

2013/2014 Survey Results: Visitor spend

Number of visitors surveyed	Visitor average spend	Total number of visitors	Estimated discretionary spend	Average spend per person per day
96	\$125.00	348	\$43,500	\$34.00

Taking into local spend as a result of accommodation (estimated to be about \$100 per bed night inclusive of bed, dinner, breakfast and drinks), the impact of the program is estimated to be \$67, 400 going into local businesses.

RISK ANALYSIS

The coach travel component of Loddon Discovery Tours program is reliant on the Loddon Shire Tourism Manager conducting presentations to clubs who travel collaborative as a group. Even though our region is recognised in the group tour market, there are other options that are provided to groups from travel agents which are a competitor.

The hire of a coach per day has risen due to the price of diesel; this has contributed to the decrease in bed nights.

Probus Clubs have diversified into caravanning and prefer to be self-reliant, which has reduced the number of coach tours.

CONSULTATION AND ENGAGEMENT

The Loddon Shire Tourism Manager engages with local operators and community groups who are willing to take part in the Loddon Discovery Tours program. To be a part of the program local operators and organisations complete a registration form. The Loddon Visitor Information Centre accepts bookings for the Loddon Discovery Tours program and coordinates tours across the Municipality on behalf of the operators and organisations.

Visitor centre staff establish self – drive programs for individuals and groups, this requires coordination, as some businesses only operate on specific days.

6. COMPLIANCE REPORTS

6.1 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
Council Plan ref:	Core business 8: Compliance
File No:	02/01/001
Attachment:	Nil

RECOMMENDATION

That Council:

- 1. receive and note the 'Document for Signing and Sealing' report*
- 2. endorse the use of the seal on the documents listed*

PREVIOUS COUNCIL DISCUSSION

Nil

BACKGROUND

N/A

ISSUES/DISCUSSION

Deed between Loddon Shire Council and Brett Cole regarding agreement for Council to tap a bore on Mr Cole's land

Telecommunications Licence for Mobile Communication Systems Pty Ltd and Loddon Shire Council for Mt Kerang MCS communications site

6.2 SECTION 86 COMMITTEE OF MANAGEMENT MEMBERSHIP DETAILS - INGLEWOOD COMMUNITY SPORTS CENTRE

SUMMARY

This report seeks Council's approval of the membership of Inglewood Community Sports Centre Section 86 Committee of Management.

Author	Jude Holt, Director Corporate Services
Council Plan ref:	Strategic Platform 1: Build a network of strong communities
File no:	02/01/021
Attachment:	Nil

RECOMMENDATION

That Council appoints the names provided in this report as members of the Inglewood Community Sports Centre Section 86 committee of management, effective immediately.

PREVIOUS COUNCIL DISCUSSION

Council approved the current list of committee members for Inglewood Community Sports Centre Committee of Management on 28 October 2013.

BACKGROUND

Current Section 86 committee instruments of delegations include Clause 3.6 which outlines the requirement for nomination and appointment of committee members, which is as follows:

Members and Office Bearers of the Committee

At the Annual General Meeting each year nominations shall be called for proposed members of the committee. The committee must then elect from its proposed members the following office bearers:

- *President, who shall be Chairperson of the Committee*
- *Secretary*
- *Treasurer.*

The full list of proposed members must be forwarded to Council for formal appointment at an Ordinary Meeting of Council, in accordance with section 86(2). Until this formal appointment by Council occurs, the previous committee members will continue to hold office.

Clause 3.3 Membership of the committee outlines Council's preferred composition of the committee specific to each delegation, and states that Council seeks to provide broad representation to the committees.

For community based committees, that is at least 6 community representatives.

For organisation based committees, each delegation has a list of organisations that are required to provide representatives for the committee.

ISSUES/DISCUSSION

Inglewood Community Sports Centre is an organisation based committee with representatives from each of the stakeholder groups . The following is a list of nominated representatives for the committee which meets the minimum requirement:

Name	Position/Community group
Andrew Nevins (Vice President)	Inglewood Cricket Club
Vicky Tierney (Secretary/Treasurer)	Inglewood Cricket Club

Wade Roberts	Inglewood Football Club
Gordon McNaughton	Inglewood Football Club
Alan Last (President)	Inglewood Lawn Tennis Club
Helen Canfield	Inglewood Lawn Tennis Club
Marie Ralph	Inglewood Netball Club
Ron Heenan	Inglewood Netball Club
Les Miller	Community Representative
Shane Maxwell	Community Representative

The Council representative for this committee is Cr Colleen Condliffe .

COSTS/BENEFITS

The benefit of this report is that Council has an up to date and accurate record of current committee members to ensure that contact can be made, particularly where Council is requesting committees to comply with reporting requirements under the legislation.

RISK ANALYSIS

Section 86 Committees act for and on behalf of Council which creates a risk for Council should they ever act outside their delegated authority.

Under Section 86(2) of the Act, "Council may appoint members to a special committee and may at any time remove a member from a special committee".

Council's appointment of committee members, not only satisfies the legislation, but also provides Council with the opportunity to sight the list of committee members before formally appointing them as they are the people that will be operating the committees, and in effect, acting for and on behalf of Council over the course of the year.

CONSULTATION AND ENGAGEMENT

Nil

6.3 SECTION 86 COMMITTEE OF MANAGEMENT MEMBERSHIP DETAILS- LITTLE LAKE BOORT

SUMMARY

This report seeks Council's approval of the membership of Little Lake Boort Section 86 Committee of Management.

Author	Jude Holt, Director Corporate Services
Council Plan ref:	Strategic Platform 1: Build a network of strong communities
File no:	02/01/028
Attachment:	Nil

RECOMMENDATION

That Council appoints the names provided in this report as members of the Little Lake Boort Section 86 committee of management, effective immediately.

PREVIOUS COUNCIL DISCUSSION

Council approved the current list of committee members for Little Lake Boort Committee of Management on 28 October 2013.

BACKGROUND

Current Section 86 committee instruments of delegations include Clause 3.6 which outlines the requirement for nomination and appointment of committee members, which is as follows:

Members and Office Bearers of the Committee

At the Annual General Meeting each year nominations shall be called for proposed members of the committee. The committee must then elect from its proposed members the following office bearers:

- *President, who shall be Chairperson of the Committee*
- *Secretary*
- *Treasurer.*

The full list of proposed members must be forwarded to Council for formal appointment at an Ordinary Meeting of Council, in accordance with section 86(2). Until this formal appointment by Council occurs, the previous committee members will continue to hold office.

Clause 3.3 Membership of the committee outlines Council's preferred composition of the committee specific to each delegation, and states that Council seeks to provide broad representation to the committees.

For community based committees, that is at least 6 community representatives.

For organisation based committees, each delegation has a list of organisations that are required to provide representatives for the committee.

ISSUES/DISCUSSION

Little Lake Boort is a community based committees with representation of at least 6 community representatives . The following is a list of nominated representatives for the committee which meets the minimum requirement:

Name	Position/Community group
Neil Beattie	President
Doug Aldrich	Vice President
Barry Kennedy	Secretary
Ray Stomann	Treasurer

Barry Barnes	Committee Member
Doug Haw	Committee Member
Gordon McCracken	Committee Member
Ian Lanyon	Committee Member
Jim Nolan	Committee Member
John Kane	Committee Member
John Nelson	Committee Member
Kevin Sutton	Committee Member
Lance Slatter	Committee Member
Luke Stomann	Committee Member
Murray Chalmers	Committee Member
Paul Haw	Committee Member
Wayne Keeble	Committee Member

The Council representative for this committee is Cr Neil Beattie .

COSTS/BENEFITS

The benefit of this report is that Council has an up to date and accurate record of current committee members to ensure that contact can be made, particularly where Council is requesting committees to comply with reporting requirements under the legislation.

RISK ANALYSIS

Section 86 Committees act for and on behalf of Council which creates a risk for Council should they ever act outside their delegated authority.

Under Section 86(2) of the Act, "Council may appoint members to a special committee and may at any time remove a member from a special committee".

Council's appointment of committee members, not only satisfies the legislation, but also provides Council with the opportunity to sight the list of committee members before formally appointing them as they are the people that will be operating the committees, and in effect, acting for and on behalf of Council over the course of the year.

CONSULTATION AND ENGAGEMENT

Nil

6.4 SECTION 86 COMMITTEE OF MANAGEMENT MEMBERSHIP DETAILS - WEDDERBURN COMMUNITY CENTRE

SUMMARY

This report seeks Council's approval of the membership of Wedderburn Community Centre Section 86 Committee of Management.

Author	Jude Holt, Director Corporate Services
Council Plan ref:	Strategic Platform 1: Build a network of strong communities
File no:	02/01/036
Attachment:	Nil

RECOMMENDATION

That Council appoints the names provided in this report as members of the Wedderburn Community Centre Section 86 committee of management, effective immediately.

PREVIOUS COUNCIL DISCUSSION

Council approved the current list of committee members for Wedderburn Community Centre Committee of Management on 23 September 2013.

BACKGROUND

Current Section 86 committee instruments of delegations include Clause 3.6 which outlines the requirement for nomination and appointment of committee members, which is as follows:

Members and Office Bearers of the Committee

At the Annual General Meeting each year nominations shall be called for proposed members of the committee. The committee must then elect from its proposed members the following office bearers:

- *President, who shall be Chairperson of the Committee*
- *Secretary*
- *Treasurer.*

The full list of proposed members must be forwarded to Council for formal appointment at an Ordinary Meeting of Council, in accordance with section 86(2). Until this formal appointment by Council occurs, the previous committee members will continue to hold office.

Clause 3.3 Membership of the committee outlines Council's preferred composition of the committee specific to each delegation, and states that Council seeks to provide broad representation to the committees.

For community based committees, that is at least 6 community representatives.

For organisation based committees, each delegation has a list of organisations that are required to provide representatives for the committee.

ISSUES/DISCUSSION

Wedderburn Community Centre is an organisation based committee with representatives from each of the stakeholder groups. The following is a list of nominated representatives for the committee which meets the minimum requirement:

Name	Organisation
Mike Parker	Inglewood & Districts Health Service

Wendy Gladman	Loddon Shire Council Community Wellbeing Department
Robyn Vella	Loddon Shire Council Tourism Department
Jude Raftis	Wedderburn Community House
Greg Deimos	Community Representative

The Council representative for this committee is Cr Gavan Holt .

COSTS/BENEFITS

The benefit of this report is that Council has an up to date and accurate record of current committee members to ensure that contact can be made, particularly where Council is requesting committees to comply with reporting requirements under the legislation.

RISK ANALYSIS

Section 86 Committees act for and on behalf of Council which creates a risk for Council should they ever act outside their delegated authority.

Under Section 86(2) of the Act, "Council may appoint members to a special committee and may at any time remove a member from a special committee".

Council's appointment of committee members, not only satisfies the legislation, but also provides Council with the opportunity to sight the list of committee members before formally appointing them as they are the people that will be operating the committees, and in effect, acting for and on behalf of Council over the course of the year.

CONSULTATION AND ENGAGEMENT

Nil

6.5 ADDITION TO SECTION 86 COMMITTEE OF MANAGEMENT MEMBERSHIP DETAILS- BRIDGEWATER ON LODDON DEVELOPMENT

SUMMARY

This report seeks Council's approval to include an additional member to the Bridgewater on Loddon Development Section 86 Committee of Management.

Author	Jude Holt, Director Corporate Services
Council Plan ref:	Strategic Platform 1: Build a network of strong communities
File no:	02/01/047
Attachment:	Nil

RECOMMENDATION

That Council appoints Graham Hosking as a member of the Bridgewater on Loddon Development Section 86 committee of management, effective immediately, in addition to the membership approved by Council on 28 October 2014.

PREVIOUS COUNCIL DISCUSSION

Council approved the current list of committee members for Bridgewater on Loddon Development Committee of Management on 28 October 2014.

BACKGROUND

When the list was presented to Council one name, Graham Hosking, was inadvertently omitted. The committee is wishing to add Graham to the membership for the current year.

ISSUES/DISCUSSION

Nil

COSTS/BENEFITS

The benefit of this report is that Council has an up to date and accurate record of current committee members to ensure that contact can be made, particularly where Council is requesting committees to comply with reporting requirements under the legislation.

RISK ANALYSIS

Section 86 Committees act for and on behalf of Council which creates a risk for Council should they ever act outside their delegated authority.

Under Section 86(2) of the Act, "Council may appoint members to a special committee and may at any time remove a member from a special committee".

Council's appointment of committee members, not only satisfies the legislation, but also provides Council with the opportunity to sight the list of committee members before formally appointing them as they are the people that will be operating the committees, and in effect, acting for and on behalf of Council over the course of the year.

CONSULTATION AND ENGAGEMENT

Nil

7. GENERAL BUSINESS

8. CONFIDENTIAL ITEMS

Closing of Meeting to the Public

RECOMMENDATION

That the meeting be closed to the public.

NEXT MEETING

The next Ordinary Meeting of Council will be held on 16 December at Serpentine commencing at 3pm.