

LODDON SHIRE COUNCIL
LODDON SHIRE COUNCIL - MINUTES OF THE ORDINARY MEETING HELD IN THE COUNCIL
CHAMBERS, SERPENTINE – TUESDAY 27 JANUARY 2015

The meeting commenced at 3.00pm with the Prayer.

Present

Cr Gavan Holt (Mayor)
 Cr Colleen Condliffe
 Cr Geoff Curnow
 Cr Cheryl McKinnon
 Cr Neil Beattie

In Attendance

Mrs Jude Holt, Acting Chief Executive Officer
 Mr Ian McLauchlan, Director Operations
 Mr Bryan McEwan, Director Economy and Community
 Mrs Wendy Gladman, Director Community Wellbeing
 Mr Leigh Jardine, Acting Director Corporate Services

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UNCONFIRMED

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 16 December 2014*
2. *the minutes of the Ordinary Council Meeting of 16 December 2014*

MOTION

Moved: Cr Curnow

Seconded: Cr Condliffe

That Council confirm:

1. the minutes of the Council Briefing of 16 December 2014
2. the minutes of the Ordinary Council Meeting of 16 December 2014

Carried

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.

MOTION

Moved: Cr Beattie

Seconded: Cr Condliffe

That Council receive and note the Action Sheet.

Carried

UNCONFIRMED

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.

Municipal Association of Victoria	
Section 86 Committees: Donaldson Park Committee of Management, Wedderburn Community Centre Committee of Management, Wedderburn Engine Park Committee of Management, Wedderburn Mechanics Institute Hall Committee of Management, Wedderburn Tourism Inc.	
Audit Committee	
Other Council Activities	
DATE	Activity
18/12/14	Officially opened the Bridgewater swimming hole and unveiled a plaque in recognition of the work done by Heather Mountjoy in the development of the facility. Heather also buried a time capsule to be retrieved in 20 years.
21/12/14	Attended the Inglewood Lions Club's annual Christmas Festival at the Inglewood Town Hall
22/12/14	Officially launched the Loddon Visitor Guide at the Loddon Visitor Information Centre
23/12/14	Attended the annual staff Christmas party at the Boort Hall
25/1/15	Attended the Bridgewater Ski Club's Australian Masters Tournament presentation night at the Bridgewater Bowls Club

26/1/15	Attended the Australia Day celebrations at Wedderburn
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MOTION

Moved: Cr Condliffe

Seconded: Cr McKinnon

That Council receive and note the Mayoral Report.

Carried

UNCONFIRMED

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.

Cr Beattie

Murray Darling Association	
Rail Freight Alliance	
Section 86 Committees: Boort Aerodrome Committee of Management, Boort Development Committee Inc., Boort Memorial Hall Committee of Management, Boort Resource Information Centre Committee Inc., Boort Tourism Committee Inc., Korong Vale Mechanics Hall Committee of Management, Korong Vale Sports Centre Committee of Management, Little Lake Boort Management Committee Inc., Yando Public Hall Committee of Management	
Recreation Strategy Implementation Steering Committee	
Other Council Activities	
DATE	Activity
17/12/14	Attended Boort Park meeting
18/12/14	Attended Lake Boort Management Meeting
23/12/14	Attended staff Christmas breakup

31/12/14	Attended Boort Ski Club AGM
26/1/15	Took part in Australia Day celebrations
27/1/15	Council meeting, Serpentine

Cr Condliffe

Calder Highway Improvement Committee	
Section 86 Committees: Bridgewater Memorial Hall Committee of Management, Bridgewater on Loddon Development Committee of Management, Campbells Forest Hall Committee of Management, Inglewood Community Sports Centre Committee of Management, Inglewood Riding Club, Inglewood Lions Community Elderly Persons Units Committee of Management, Inglewood Town Hall Committee of Management, Inglewood Reservoir Committee of Management	
Australia Day Committee	
Loddon Youth Committee	
Healthy Minds Network	
Other Council Activities	
DATE	Activity
17/12/14	East Loddon P12 School final assembly
18/12/14	Unveiling of the plaque at the swimming hole, Bridgewater
18/12/14	Inglewood Resource Centre Christmas breakup

16/12/14	Inglewood and Districts bank meeting
21/12/14	Attended the Lions Christmas Carols and santa for kids
19/1/15	Rural Financial Counselling meeting
20/1/15	Attended the Dingee Bush Nursing Centre meeting
25/1/15	Attended dinner meeting with Bridgewater Australia Day ambassador
26/1/15	Attended Australia Day celebrations in Bridgewater, guest speaker Peter Cummings from Water Wheel Winery
26/1/15	Attended Australia Day celebrations at Inglewood swimming pool
26/1/15	Attended Salisbury West Landcare celebration Australia Day in our community tea
23/12/14	Christmas breakup Loddon Shire, Boort
27/1/15	Council meeting, Serpentine

Cr McKinnon

North Central Goldfields Regional Library

Section 86 Committees: Dingee Progress Association, East Loddon Community Centre Committee of Management, Mitiamo Municipal Recreation Reserve Committee of Management, Pyramid Hill Memorial Hall Committee of Management, Pyramid Hill Swimming Pool Committee of Management, Serpentine Bowls and Tennis Pavilion and Reserve Committee of Management

Nature Tourism Advisory Team

Other Council Activities

DATE

Activity

17/12/14

East Loddon College end of year assembly and presentation of Loddon Shire Awards

	Flood Levy meeting in Pyramid Hill with CMA, Loddon Shire engineer and community members
22/12/14	Launch of the new Loddon Valley Visitors Guide in Wedderburn
23/12/14	Loddon Shire Christmas lunch in Boort
26/1/15	Attended Australia Day celebrations in Dingee and Pyramid Hill
27/1/15	Council meeting in Serpentine with 20 th Anniversary dinner
24/12/14	Christmas Eve Family Festival in Pyramid Hill hosted by CFA and Lions Club

Cr Curnow

Loddon Mallee Waste Resource Recovery Group

Section 86 Committees: Eddington Community Centre Committee of Management, Kingower Development and Tourism Committee Inc.

Municipal Emergency Management Plan Committee and Municipal Fire Prevention Committee

Other Council Activities

DATE	Activity
17/12/14	Attended the "wind-up" luncheon of the Agrifoods National Regional Initiative project, Bendigo
17/12/14	Attended "send-off" dinner for Kim Isbister at Bendigo Club
18/12/14	Attended an information workshop of LMWRRG in Melbourne
23/12/14	Attended the Loddon Shire Council Christmas Dinner at Boort
26/1/15	Attended Australia Day breakfast at Eddington, approximately 40 attendees, Gerry Hanily guest speaker

	Attended Australia Day luncheon at Newbridge, approximately 100 attendees, Peter Langkamp guest speaker
	Attended Australia Day dinner at Arnold, approximately 75 attendees, David and Clair Marsh guest speakers
27/1/15	Loddon Shire Council meeting at Serpentine
1/1/15	Visited McIntyre district at request of concerned resident ratepayer

MOTION

Moved: Cr McKinnon

Seconded: Cr Curnow

That Council receive and note the Councillors' Report.

Carried

4. DECISION REPORTS

4.1 FINANCE REPORT FOR THE PERIOD ENDING 31 DECEMBER 2014

SUMMARY

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

Author	Kirsten Koch, Management Accountant
Council Plan ref:	Strategic enabler: Sound financial management protocols
File no:	08/06/001
Attachment:	Finance Report for Period Ending 31 December 2014

RECOMMENDATION

That Council:

1. *receives and notes the 'Finance Report for the period ending 31 December 2014'*
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 December 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.

ISSUES/DISCUSSION

Nil

COSTS/BENEFITS

The benefit to Council and the community is that accurate and regular financial reporting is being disclosed.

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.

CONSULTATION AND ENGAGEMENT

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

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.

MOTION

Moved: Cr Beattie

Seconded: Cr McKinnon

That Council:

1. receives and notes the 'Finance Report for the period ending 31 December 2014'
2. approves budget revisions included in the report for internal reporting purposes only.

Carried

UNCONFIRMED

4.2 2014-2015 ANNUAL INFRASTRUCTURE PROGRAM AMENDMENT - HOSPITAL AND ALBERT STREET TOWNSHIP STREET IMPROVEMENT PROJECTS

SUMMARY

As a result of completion of detailed site investigations and engineering design works; and due to the subsequent identification of required significant changes in project scope; a combination of budget reallocation and project deferral for the Hospital Street and Albert Street Township Street Improvement projects is being sought.

Author	David Fry, Manager Infrastructure (Program Development)
Council Plan ref:	Core business 5: Providing quality infrastructure
File no:	15/01/001
Attachment:	Nil

RECOMMENDATION

That Council:

1. *defer delivery of the Albert Street Township Street Improvement project from the 2014-2015 Capital Works Program*
2. *reallocate the Albert Street budget being \$54,900 to the Hospital Street project.*

PREVIOUS COUNCIL DISCUSSION

The projects referred to in this report are both Township Street Improvement (TSI) projects, approved as part of the 2014-2015 Capital Works Program.

BACKGROUND

The budget for these projects was developed based upon preliminary project scopes, prior to the completion of detailed site investigation, survey and engineering design works. The scoping documents for these projects outlined the defect or issue requiring rectification, but until such time that detailed survey and design works were completed, underlying underground drainage limitations and complexities were not obvious; and therefore not included in the initial scope or project budget.

ISSUES/DISCUSSION

Following the completion of recent detailed survey and design work upon two of the listed TSI projects included within this year's Annual Infrastructure program, being Hospital Street Kerb & Channel and Albert Street Kerb & Channel, significant cost increases have been identified as a result of a requirement to materially amend and expand the associated project scopes.

TSI 0393 – Hospital Street, Wedderburn

The original scope for the above project was for the placement of 130m (approx.) B2 Kerb and Channel on the west side of Hospital Street north from Waitchie Street. This work is required so as to prevent water flooding under properties on this side of the road.

Completion of preparatory design work in Hospital Street identified the need to significantly expand the above scope to incorporate underground drainage system improvements further to the south; as well as the installation of a replacement box culvert, including wing walls across Hospital Street. Further improvements to the swale drainage on the Caravan Park side of the road and at point of discharge are also required.

The above additional work is considered necessary to ensure that the precinct drainage capacity can accommodate upstream stormwater discharge from the Wedderburn Pioneer Caravan Park as well as overflow water from the reservoir.

The original budget for Hospital Street is \$24,750; the estimated required budget is \$74,200. The estimated extra cost for this project is based upon actual contractor quotations and is considered to be representative of recent costs incurred for similar works.

TSI 0392 – Albert Street, Pyramid Hill

Completion of detailed survey and design works in Albert Street has highlighted the requirement of significant extra works to successfully address local drainage issues and failing infrastructure.

The initial scope for this project was to replace approximately 250m of existing failed Kerb & Channel, including driveways and pram crossings, between Barber Street and Gregory Street, Pyramid Hill.

Detailed survey and design has identified that without the provision of associated underground drainage to compliment the new Kerb and Channel, ongoing drainage issues will not be resolved.

The value of the required additional works has been estimated at more than \$100,000. These extra underground drainage works would also assist with the drainage in Pyramid Hill to the west of Albert Street.

The original budget for Albert Street is \$54,900 with the revised project estimate now considered to be in the order of \$150,000. It should be noted however that this is a preliminary estimate only and that a detailed cost assessment will be available following completion of all required design works.

Given the identification of the above required project amendments; and in consideration of current budget limitations within the 2014-15 Annual Infrastructure Program, it is proposed that the following amendments be made to facilitate delivery of the Hospital Street TSI project.

It is proposed that the Albert Street K&C project be deferred pending completion of further investigation, detailed design and cost assessment. This will make available an additional \$54,900 within the program, which may subsequently be allocated to account for the expected cost escalation on the Hospital Street project.

COSTS/BENEFITS

The above recommendation would ensure that the overall budget within TSI component of the Annual Infrastructure Program area would be maintained. Detailed estimates for Albert Street project could then be prepared in advance of future consideration within next year's or subsequent infrastructure programs.

RISK ANALYSIS

Of the two projects the Hospital Street project has the higher risk to Council given that it will prevent the flooding of private property.

CONSULTATION AND ENGAGEMENT

There has been no public consultation carried out for this project.

MOTION

Moved: Cr McKinnon

Seconded: Cr Condliffe

That Council:

1. defer delivery of the Albert Street Township Street Improvement project from the 2014-2015 Capital Works Program
2. reallocate the Albert Street budget being \$54,900 to the Hospital Street project.
3. communicate the reasons for this decision to the Pyramid Hill Progress Association.

Carried

4.3 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 resolve to advise VCAT that it would have resolved to 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 (Clause 43.01) of the Loddon Planning Scheme. In particular:*
 - *The proposed 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 deferred a decision on this matter at the meeting held 25 November 2014.

BACKGROUND

Planning permit application 4988 was submitted on 7 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 the HO and 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 and telecommunications, town water and sewage.

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 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 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 of the 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 provisions of substantially elevated floor levels. 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 service tower 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 among other things from the relative absence of post War development.

The objectives and strategies of this Clause will be achieved by encouraging developments that have given 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 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 site in an area where significant private open space is the norm. The provision of generous yards creates a sense of openness to the precinct and reduces the overall perceived intensity of development. 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 seek 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

Retaining and attracting 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 generally considered suitable 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 in 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 Adviser or any other Council appointed heritage advisory board or committee. Council will consider the comments of their heritage adviser 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 values, 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 does 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 verandah's 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 for 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.

Across 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. While the garage is to be accessed from the side of the property as opposed to Park Street, it is still a dominant element of the overall design. 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 the significance of the place is in its contribution to spatial 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 does not reflect the overall character of the area. While a raised floor does address 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 that 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 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 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 granting 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

Benefits of the proposal include the expansion of residential development within one of the main Loddon Shire Townships. This in turn has the potential to contribute to local economic prosperity and growth.

Encouragement of appropriate development within the Shire is considered to offer a variety of benefits including population growth, economic diversity and development, infrastructure improvement or increased community and private services.

Conversely, approval of inappropriate development has the potential to detract from residential amenity and precinct attractiveness.

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.

Following Council's resolution at its November 2014 meeting; to defer a decision until further consultation has occurred with the applicant about the style and size of building that may be acceptable; Council Officers met with the applicant to discuss the proposal. Following this meeting, revised plans were submitted with changes limited to relocation of the garage door from the front to the side of the proposed building.

Whilst it is considered that the applicant has made some attempt to address certain elements of concern as documented in the report above (e.g. symmetry of façade), the degree to which such changes have been made does not materially amend the proposed development or adequately address key issues such as material selection, façade style, building size or flood protection.

Based upon submission of the amended plan and associated conversations, it is considered that the applicant is unwilling to materially amend the proposal to address officers' concerns.

MOTION

Moved: Cr Condliffe

Seconded: Cr Curnow

That Council resolve to advise VCAT that it supports the planning permit application 4988.

Carried

4.4 PLANNING PERMIT APPLICATIONS FOR REFUSAL

SUMMARY

Recommends refusal of planning applications 4129.1, 4795, 4803 and 4835

Author	Tyson Sutton, Manager Planning and Local Laws
Council Plan ref:	Core business 9: Regulation
File no:	13/02/004
Attachment:	Nil

RECOMMENDATION

That Council:

1. *Refuse planning permit application 4129.1 on the grounds that insufficient information has been provided to allow the proper and thorough assessment of the proposal.*
2. *Refuse planning permit application 4795 as they do not have the consent of the relevant public land manager for the applications being made and have not paid the applicable application fee.*
3. *Refuse planning permit application 4803 as they do not have the consent of the relevant public land manager for the applications being made and have not paid the applicable application fee.*
4. *Refuse planning permit application 4835 on the grounds that insufficient information has been provided to allow the proper and thorough assessment of the proposal.*

PREVIOUS COUNCIL DISCUSSION

Council has not previously discussed this matter.

BACKGROUND

This report has been prepared for two reasons. Firstly to address a lack of adequate responses to requests for further information and secondly to address planning permit applications where mandatory application requirements have not been met.

Planning applications are frequently submitted with insufficient information to allow a proper and thorough assessment of the proposal. In such circumstances staff request further information in accordance with Section 54 of the Planning and Environment Act 1987.

Where the information is requested within 28 days of the application being received, the request for further information will include a lapse date. In the case of the applications addressed by this report, the information was requested after 28 days of receipt; therefore despite the applicants' failure to provide the requested information, the applications cannot be lapsed.

The Planning and Environment Act 1987 prescribes what must accompany applications. This includes the relevant application fee and any information required by the planning scheme. Two of the applications which are the subject of this report have failed to provide the prescribed information and pay the relevant fee.

ISSUES/DISCUSSION

Planning application 4129.1 was received 17 November 2001. The application seeks an amendment to planning permit 4129 to address an issue of non-compliance. Planning permit 4129 was issued on 3 May 2006 allowing the use and development of the land for seasonal accommodation. The planning permit included endorsed plans and contained a condition that required the use and development be in accordance with the plans. However, while the permit was acted upon the development was not undertaken in accordance with the endorsed plans.

After the non-compliance issue was identified the property owner (via a qualified planning consultant) submitted an application to amend the permit; seeking endorsement of alternative plans that reflected the development as it was undertaken.

The plans submitted were of an extremely poor standard and consequently a request for further information was made on 24 March 2011. Requested information included plans and elevations that clearly demonstrated the development. No response was received.

A reminder was sent on 17 April 2014 and to date the additional information has not been received. It is recommended that planning permit application 4129.1 be refused on the grounds that insufficient information has been provided to allow the proper and thorough assessment of the proposal.

Planning application 4795 was received on 24 July 2012 and application 4803 was received 6 August 2012. Both applications seek approval for the development of onsite cabins at the Boort Caravan Park. The Caravan Park is included in the Public Conservation and Resource Zone of the Loddon Planning Scheme which includes the following application requirement:

An application for a permit by a person other than the relevant public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:

- *to the application for permit being made*
- *to the application for permit being made and to the proposed use or development.*

Where there is no public land manager, an application for a permit must be accompanied by the written consent of the Secretary to the Department of Environment and Primary Industries.

In this instance the application has not been made by the public land manager and therefore consent to the application is required. While the caravan park manager has consented to the application they are not the "public land manager" as defined by the Loddon Planning Scheme. A public land manager is defined as follows:

The Minister, government department, public authority or municipal council having responsibility for the care or management of public land. In relation to Crown land reserved under an Act and managed or controlled by a committee of management, other than Parks Victoria or a municipal council, it means the Minister administering that Act and does not include the committee of management.

The applicants have not provided the required consent. In both instances a request for payments of fees was made upon receipt of the applications. No fee has been received from either applicant.

It is recommended that planning permit applications 4795 and 4803 be refused as they do not have the consent of the relevant public land manager to the applications being made and have not paid the relevant fee in accordance with the Planning and Environment Act 1987.

Planning permit application 4835 was received on 18 December 2012 seeking approval of a dog breeding establishment in Stoneleigh Road, Marong. The application as received was only a completed application form with no other information. This was the second application for the use and development following the lapse of an application made in 2011.

A request for further information was sent on 18 January 2013 with a response being received 18 February 2013. The additional information contained in the response was not satisfactory. A second request was made on 19 April 2013 seeking clear and accurate plans to demonstrate the proposed development. A response received on 13 June 2013 again failed to provide satisfactory detail to allow thorough and proper assessment of the proposed development.

A dog breeding establishment (Animal Keeping as defined by the Loddon Planning Scheme) is required to operate in accordance with the "Code of Practice for Breeding and Rearing Establishments" (the Code) in accordance with the Domestic Animals Act 1994. The Code sets out the minimum animal husbandry standards for this type of operation. Aside from animal welfare issues, compliance with the Code will assist in minimising the amenity impacts of the proposed use.

Given the paucity of the information provided, it is not possible to determine if the proposed use and development will be compliant with the Code and will therefore operate to a satisfactory standard.

It is recommended that planning permit application 4835 be refused on the grounds that insufficient information has been provided to allow the proper and thorough assessment of the proposal.

COSTS/BENEFITS

Nil

RISK ANALYSIS

Failure to 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.

MOTION

Moved: Cr Curnow

Seconded: Cr McKinnon

That Council:

1. Refuse planning permit application 4129.1 on the grounds that insufficient information has been provided to allow the proper and thorough assessment of the proposal.
2. Refuse planning permit application 4795 as they do not have the consent of the relevant public land manager for the applications being made and have not paid the applicable application fee.
3. Refuse planning permit application 4803 as they do not have the consent of the relevant public land manager for the applications being made and have not paid the applicable application fee.
4. Refuse planning permit application 4835 on the grounds that insufficient information has been provided to allow the proper and thorough assessment of the proposal.

Carried

4.5 ROADSIDE FIREWOOD COLLECTION

SUMMARY

The collection of firewood on Council controlled roadsides requires consent under the Road Management Act 2004. This report recommends Council halt the practice of allowing roadside Firewood collection.

Author	Tyson Sutton, Manager Planning and Local Laws
Council Plan ref:	Core business 8: Compliance
File no:	14/01/005
Attachment:	Nil

RECOMMENDATION

That Council declare the collection of firewood from roadsides to be a non-supported activity and refuse the issue of consent for this activity.

PREVIOUS COUNCIL DISCUSSION

Council has previously discussed this matter at its forum of October 2014.

BACKGROUND

In mid-2011 Council commenced issuing permits for collection of firewood from local roads following a decision of the then Department of Sustainability and Environment to cease the practice of providing such approval.

In response to a Council direction in early 2011 staff developed a permit process to facilitate continued access for residents to firewood from roadsides. The process was designed to comply with the requirements of the Road Management Act and to manage risk to the Loddon Shire.

The established process issues approval as a "Works in Road Reserve Permit". Areas available for collection are identified through "Roadside Vegetation Conservation Mapping" undertaken by the North Central Catchment Management Authority. Any roadside with high and medium conservation value is excluded from consideration. Permits are issued for a twelve month period and do not include a limit on the volume of firewood that can be collected.

In response to a request from a Councillor, a review of the existing process has been undertaken and is the basis of this report.

ISSUES/DISCUSSION

Roadside vegetation has been identified as an opportunity for the supply of firewood for local residents. Other opportunities include collection from private land (for property owners), commercial firewood suppliers and Crown Land firewood coupes.

The conduct of works (including collection of firewood) is a controlled activity within road reserves. Under the provisions of the Road Management Act 2004 (the Act) it is an offence to conduct works on a road (including the road reserve) without the written consent of the coordinating road authority.

Therefore any person collecting firewood from a Council managed road must first obtain permission in writing. The fee for an application for consent is \$66.20 as set by the Road Management (Works and Infrastructure) Regulations 2005.

There is no power within the Act to exempt an individual from the need to obtain written consent for the collection of firewood within a road reserve. However, Council may waive the whole or any part of a fee if it considers that the application and any certificates, endorsements or other documents accompanying

the application provide sufficient confirmation that satisfactory preparatory arrangements have been made for the conduct of the works or part of them.

The collection of firewood along roadsides is identified as an activity that carries a degree of inherent risk. The risks identified can be divided into four broad categories being:

- Environmental risk
- Fire risk
- Damage to infrastructure
- Accident risk

Environmental risk

Legislation including the Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth), Flora and Fauna Guarantee Act 1988 and Catchment and Land Protection Act 1994 provide for the protection of the environment, and govern activities and actions that may impact upon individual species or habitat.

Council, in issuing consent for firewood collection may carry joint liability under these Acts. It is therefore important that if permits are to be issued that Council undertakes its best endeavours to ensure that collection does not occur in high conservation areas and that applicants are made aware that they have legal obligations under environmental legislation.

Historically, consent for the collection of firewood from roadsides has considered mapping of roadside conservation significance prepared by the North Central Catchment Management Authority. Collection has not been allowed in areas with identified conservation values.

The Road Management Act requires that authorised uses in the road reserved be managed to:

protect and preserve existing significant roadside vegetation and sites of biological significance within the road reserve.

Fire risk

The collection of firewood from roadsides has the potential to start grassfires through hot car exhausts and the use of chainsaws, particularly over the summer months.

To ensure the safety of other road users, people engaged in collecting firewood need to keep the roadway clear for other vehicles. It is also considered likely that people will park as close as possible to wood supplies to minimise their need to carry timber. This will require pulling cars onto the shoulder and into the grassed areas with the possibility of starting grass fires from hot exhaust systems. Fire risk also exists from sparks and hot exhausts associated with chainsaws.

Damage to infrastructure

Vehicles accessing the roadside for the collection of firewood have the potential to damage infrastructure such as roadside drains, marker posts, signage, edge of seal and road shoulders. While these risks are relatively minor, it may increase maintenance costs to Council and create liabilities under the Road Management Act 2004.

Accident risk

The risk of personal injury could be said to be a risk that an individual assumes in the collection of firewood, however, there is also a potential risk to bystanders and passers-by. Examples include vehicular accidents and personal injury.

An individual collecting wood is unlikely to have appropriate training in chainsaw operation, unlikely to use appropriate personal protective equipment, and unlikely to carry public liability insurance to cover any incident that may result from the collection of firewood.

It may be possible to manage the identified risks through conditional consent and restrictions on areas where firewood may be collected. However, to ensure compliance with the conditions of consent and meet statutory obligations it would be necessary to actively monitor firewood collection and if necessary enforce conditions. This would place a substantial burden on organisational resources.

Options

Existing legislation requires works in road reserves to be conducted with the prior written consent of the coordinating road authority. The decision to provide consent must be weighed against the risk of the proposed activity. In response to the issue of roadside firewood collection officers have devised the following options:

1. Declare the collection of firewood from roadsides to be a non-supported activity and refuse the issue of consent for this activity
2. Retain existing process with updated mapping to utilise the latest available information and minimise risk to Council. Application fees shall still apply and applicants will be required to nominate preferred collection locations in consideration of restricted areas i.e. high and medium conservation zones.
3. Develop a web based process to provide approval subject to acceptance of standard conditions and restrictions on the roads available for firewood collection. No fee would be associated with such approval and applicants would simply accept applicable terms and print the associated permit approval. Firewood collection should not be permitted on roadsides that have high of medium conservation significance.

COSTS/BENEFITS

Any adopted process will result in an administrative cost.

RISK ANALYSIS

Council may be liable for any loss or damage suffered while a person is operating under consent to collect firewood from a roadside.

CONSULTATION AND ENGAGEMENT

No public consultation has been undertaken. Management of road reserves is considered to be at the discretion of the co-ordinating road authority.

MOTION

Moved: Cr McKinnon

Seconded: Cr Beattie

That Council declare the collection of firewood from roadsides to be a non-supported activity and refuse the issue of consent for this activity.

Carried

5. **INFORMATION REPORTS**

5.1 **NEIGHBOURHOOD SAFER PLACES (PLACES OF LAST RESORT) NEWBRIDGE AND DINGEE RECREATION RESERVE ASSESSMENT**

SUMMARY

Provides Council with a briefing on the assessment outcomes; by both CFA and Loddon Shire staff; on the proposed adoption of Loddon Shire Council Neighbourhood Safer Places (NSP's) - Places of Last Resort within the Townships of Newbridge and Dingee.

Author:	Andrew Hamilton – Emergency Management Co-ordinator
Council Plan ref:	Core Business 2. – Provision of Wellbeing Services
File no:	11/01/001
Attachment:	Notification from CFA on outcome of NSP Assessments Dingee and Newbridge Site Maps

RECOMMENDATION

That Council receive and note the attached CFA Neighbourhood Safer Place Assessments (December 2014), which identify the noncompliance of both the Newbridge Recreation Reserve (oval area only) and Dingee Recreation Reserve (oval area only) as Neighbourhood Safer Places under section 50G CFA Act 1958.

PREVIOUS COUNCIL DISCUSSION

At its Ordinary Meeting held 23 August 2010, Council adopted a Neighbourhood Safer Place (NSP) – Place of Last Resort Plan (the Plan) which contained various NSP Assessment Criteria. On 11 September 2011, Council endorsed the associated NSP assessment process and resolved to continue identification and assessment of potential sites for registration as NSPs. Once identified, assessment reports for such sites were to be reported back to Council for consideration and endorsement.

At its Ordinary Meeting held 27 August 2012, Council approved further amendments to the Plan, including designation of NSPs at Boort, Bridgewater, Inglewood, Pyramid Hill, Serpentine and Wedderburn. These NSP sites were again confirmed on 23 September 2013, following annual review and Council endorsement of the Plan in accordance with the relevant legislation.

At its Ordinary Meeting held 23 September 2014, Council again reviewed and endorsed the Plan, confirming designation of the existing NSPs at Boort, Bridgewater, Inglewood, Pyramid Hill, Serpentine and Wedderburn. However Council requested that an investigation be conducted for the potential establishment of Neighbourhood Safer Places in the Newbridge and Dingee Townships.

BACKGROUND

NSP's and the Plan are direct consequences of the Black Saturday fires and the interim recommendations from the Bushfires Royal Commission. NSP's are legislated under the *Emergency Services Legislation Amendment Act 2009 (Vic)* ('ESLA Act') which amends the *Emergency Management Act 1986 (Vic)* ('EM Act') and the *Country Fire Authority Act 1958 (Vic)* ('CFA Act').

Councils in Victoria, under the 'ESLA Act 2009' are required to identify, certify, designate, establish and maintain NSP's within their Municipal district.

In response to Council's request for investigation into potential NSP sites within Newbridge and Dingee, consideration was given as to which discrete areas within each township would have the greatest potential to comply with the minimum assessment criteria. Accordingly the recreation reserves within each town were identified as the most logical and suitable potential location for a NSP.

On 9 October 2014, Council's Emergency Management Coordinator, Kim Isbister subsequently requested that the CFA undertake the following NSP assessments:

- Newbridge Recreation Reserve (oval area only)
- Dingee Recreation Reserve (signed as Winzar Recreation Reserve) (oval area only)

ISSUES/DISCUSSION

In compliance with Section 50G of the CFA Act 1958, the CFA conducted an assessment of both locations in December 2014, subsequently identifying that both reserves are noncompliant under the criteria set by the CFA. The noncompliance was due to the required separation distance between the NSP and the vegetation which presents as a fire hazard to the NSP.

A municipal council must not designate a place as a neighbourhood safer place unless the place has been certified by the CFA under Section 50G (6) CFA Act 1958. Council staff have further identified that both locations do not allow for the appropriate access and egress under the guidelines for council assessment of NSPs, (including disabled access).

In both cases consideration was not given to designation of the buildings located upon the above reserves. This was primarily due to the complexities and risks associated with designating a structure as a component of a NSP including such factors as:

- bushfire rating of potential buildings
- potential requirement for building upgrade works and associated costs
- fire suppression system adequacy
- requirement for 24 hour access
- building and public safety and security
- potential for litigation and risk exposure to Council in event of building fire.

Despite the CFA assessment outcome, Council officers also assessed each potential NSP site above against internal criteria including available access and egress routes, accessibility, defendability and maintainability. In both cases, the above sites were not considered to meet Council assessment requirements.

Given the above it is being recommended that Council receive and note the outcome of the CFA and internal assessment of the above locations, discounting both as potential NSP sites within Loddon Shire.

In respect to the general principle of NSPs, it is becoming increasingly apparent that there may be a misconception amongst the general public that designated NSP's provide an improved level of safety and security in the event of bushfire.

Similarly, it may be believed (incorrectly) that emergency services, Council staff or other service providers will be in attendance at such locations during an emergency, and that assistance and aid shall be available to those residents attending NSP sites.

NSPs are neither relief centres nor fire refuges and should not be treated as such. Operation of NSPs does not include the provision of any services or emergency relief and recovery assistance (e.g. water and food supplies), nor is there any guarantee the emergency services (i.e. CFA) will be in attendance or able to respond to the location during a bushfire event.

As a point of clarity, NSPs are provided as a place of last resort where it becomes evident that all other measures for avoidance, intervention or shelter from an imminent bushfire threat have failed. The assessment applied to potential NSPs predominately focuses on ensuring that appropriate separation distances from fuel loads are provided in the designated area, so as to afford a minimum level of protection from radiant heat.

However, occupation of a NSP still has the potential to expose residents to other environmental factors typically observed during a bushfire, including elevated temperature, smoke, embers and strong winds.

As such, in many circumstances where residents may find themselves in a position where it is too late to evacuate the general area, greater protection and amenity may be afforded to residents by remaining within their residences to shelter from radiant heat, smoke and embers.

Whilst NSPs may form a component an individual's bush fire plan, as the name implies they should be utilised as an area of last resort for the immediate retreat from imminent threat where all other systems or protections are likely to fail. Prior to finding themselves in such a situation, the CFA and Council strongly encourage residents to develop individual bushfire plan encompassing other risk mitigation and avoidance measures such as:

- monitoring of bushfire situation and forecasts (situational awareness)
- advance evacuation/avoidance (leave early – leave and live)
- improved property maintenance (risk minimisation)
- on site intervention systems to assist property defence (defendability)
- private bunkers of fire refuges (protection and shelter).

Such measures should always be considered in preference to the reliance on publicly designated NSPs.

Accordingly, it is being recommended that careful consideration be given to the designation of any additional NSPs throughout the municipality. Whilst assessment criteria shall determine the compliance of any potential locations against a minimal protection standard, the proliferation of NSPs across the municipality may contribute to a false sense of security within the community, and subsequent lack of development and reliance on individual bush fire planning measures.

COSTS/BENEFITS

Administration of the NSP process requires the allocation of Council and CFA resources to undertake the necessary site assessment as well as preparation of the associated reports and supporting documentation.

Costs of maintaining those NSP's contained within the boundary of recreation reserves is borne by the associated committees of management for these facilities. The remainder of NSP's are located in areas which Council maintain as a matter of routine operations.

RISK ANALYSIS

At this stage no suitable sites that meet the criteria for NSP in either Newbridge or Dingee have been identified.

CONSULTATION AND ENGAGEMENT

Determination of the suitability to retain the designated NSP sites has been made in consultation with the CFA.

MOTION

Moved: Cr Condliffe

Seconded: Cr Curnow

That Council receive and note the attached CFA Neighbourhood Safer Place Assessments (December 2014), which identify the noncompliance of both the Newbridge Recreation Reserve (oval area only) and Dingee Recreation Reserve (oval area only) as Neighbourhood Safer Places under section 50G CFA Act 1958.

Carried

5.2 EVENT SPONSORSHIP PROGRAM 2014-2015 INTERIM REPORT

SUMMARY

Provides a summary of allocations made under the 2014-2015 Event Sponsorship Scheme to community groups staging events. These allocations have been made during the period 1 June to 1 October 2014.

Author	Allan Stobaus, Manager Community and Recreation
Council Plan ref:	Strategic Platform 4: Make our towns liveable and memorable
File no:	16/07/009
Attachment:	Attachment 1: Allocations Summary - LSC Events Sponsorship Scheme : Period 1/7/2014 to 31/12/2014

RECOMMENDATION

That Council receive and note the Event Sponsorship Program 2014-2015 interim report.

PREVIOUS COUNCIL DISCUSSION

At its February 2014 Ordinary Meeting, Council resolved to implement changes to the application and administration process of the Event Sponsorship Scheme. Specific changes included that:

1. Applicants requesting support from the "Loddon Shire Events Sponsorship Scheme" must submit their applications at least 30 days prior to the date of the event to be eligible for funding.
2. Officers be given discretionary authority to approve or reject applications under the "Event Sponsorship Scheme in accordance with Council approved guidelines.

BACKGROUND

In recognition of the benefits which accrue across the community as a result of community events, the Loddon Shire Council has adopted the following policy for the provision of assistance to community groups organising these events.

The Loddon Shire Council may provide Sponsorship for events that are held within the municipality and that provide important community development opportunities and/or attract a significant number of visiting competitors / participants, officials and families.

The Loddon Shire Events Sponsorship Scheme was initiated in 1999. Since this time approximately \$186,000 has been allocated to Community Groups to promote events held within the municipality.

A summary of the Event Sponsorship Scheme guidelines is as follows:

1. Applications from community groups can be made under one of the two following categories:
 - Major Event Category: \$1,000 for events of regional or state significance i.e. state sporting events and/or major festivals that attract a significant number of visitors from outside the region.
 - Minor Event Category: \$400 for events of local and sub-regional significance i.e. annual sporting tournaments or local community festivals.
2. Timelines
 - Applications must be received at least 30 days prior to the event to be considered for funding.
 - Acquittal reports must be received no later than 30 days after the event.

3. Events which will not be eligible for funded include:
 - events that promote political or religious ideals
 - applications received less than 30 days prior to the date of the event.

4. In exchange for the Loddon Shire Council's support, the community group will:
 - enter into a formal agreement confirming that funds allocated by Council will be spent on advertising and promotion for the event
 - display Loddon Shire Council's banner at the major venue for the duration of the event
 - acknowledge Council's assistance/sponsorship in all printed programs, media and promotional material.

ISSUES/DISCUSSION

In total 25 applications have been received to date for events to be held during the 2014 – 2015 financial year.

Of these applications nine requested financial assistance from the Major Event Category, with seven applications subsequently allocated full funding of \$1,000.

The two applications that were downgraded were assessed as being "Minor Events" as per the guidelines. The applications that were downgraded from \$1,000 to \$400 are as follows:

- Inglewood Lions Club: "Free Christmas Carols Festival"
- Boort Tourism Group "Luncheon by the Lake".

COSTS/BENEFITS

The Event Sponsorship allocations are for promoting events held within the municipality. This promotion is designed to provide the following benefits:

- the attraction of more participants/spectators to events
- economic benefits resulting from increased visitation to Loddon
- the promotion of Loddon's organisations and clubs, both locally and to wider areas.

RISK ANALYSIS

There is a risk that exists that Council may receive some negative feedback as two applicants have been allocated a lesser amount than requested.

CONSULTATION AND ENGAGEMENT

Council widely promotes the Events Sponsorship program throughout the municipality.

MOTION

Moved: Cr Beattie

Seconded: Cr McKinnon

That Council receive and note the Event Sponsorship Program 2014-2015 interim report.

Carried

5.3 LODDON SHIRE SWIMMING POOL DEVELOPMENT PLAN 2014-2018 INTERIM IMPLEMENTATION PROGRESS REPORT

SUMMARY

Provides an update report on progress made in regard to the recommendations and objectives detailed within Council's Swimming Pool Development Plan 2014-2018.

Author	Allan Stobaus, Manager Community and Recreation
Council Plan ref:	Strategic Platform 2: Grow our population through appropriate development
File no:	16/04/003
Attachment:	Appendix 1: Summary of progress LSC : 2014-2018 Swimming Pool Development Plan

RECOMMENDATION

That Council receive and note the interim progress report regarding delivery of the action items identified within the Loddon Shire Swimming Pool Development Plan 2014-2018.

PREVIOUS COUNCIL DISCUSSION

In October 2013 Council adopted the Loddon Shire Swimming Pool Development Plan 2014-2018.

BACKGROUND

In total 12 recommendations have been highlighted for completion in the 2014-2015 financial year. Of these recommendations 11 have been completed and one is currently under construction (due to be completed in February 2015).

A copy of the project register for 2014-2015 as identified within the above plan has been attached for reference.

ISSUES/DISCUSSION

The projects completed or near completion to date are as follows:

- The installation of new shade structures over the shallow end of the main pools at Mitiamo, Inglewood, Wedderburn, Boort and Pyramid Hill.
- The installation of additional shade structures within the facilities at Boort, Mitiamo, Pyramid Hill and Wedderburn.
- The installation of water features and improved circulation systems to the toddlers' pools at the Inglewood, Mitiamo and Pyramid Hill pools.
- Repainting of the Mitiamo and Pyramid Hill pool shells.
- The construction of a new perimeter fence at the Wedderburn Pool (to be completed in February 2015).
- The installation of an improved and more efficient irrigation system at the Boort Swimming Pool.

Feedback in regard to these initiatives has been extremely positive from the community in general and Unified Community Sport and Leisure (Council's Pool Management Contractor).

COSTS/BENEFITS

The estimated final cost of the projects is \$244,819; of this amount \$132,000 was sourced externally with the remaining \$112,819 being contributed by Council. This reflects an overall saving of \$13,184 to Council.

RISK ANALYSIS

Many of the projects identified for delivery within the pool development plan are intended to improve patron safety and amenity in respect to UV exposure, water quality and general site safety. In addition, significant effort is being made in the renewal and improvement of pool infrastructure.

CONSULTATION AND ENGAGEMENT

Feedback from pool operational contractors as well as patrons was taken into consideration in developing the pool development plan.

MOTION

Moved: Cr Condliffe

Seconded: Cr Beattie

That Council receive and note the interim progress report regarding delivery of the action items identified within the Loddon Shire Swimming Pool Development Plan 2014-2018.

Carried

UNCONFIDENTIAL

5.4 QUARTERLY PLANNING ACTIVITY REPORT

SUMMARY

Provides Council with an update on planning applications currently under consideration and a register of planning permits issued between 9 September 2014 and 12 January 2015.

Author	Tyson Sutton, Manager Planning and Local Laws
Council Plan ref:	Strategic Platform 2: Grow our population through appropriate development
File no:	02/01/001
Attachment:	List of Active Planning Applications List of Applications Approved under Delegation

RECOMMENDATION

That Council receive and note the quarterly Planning Activity Report.

PREVIOUS COUNCIL DISCUSSION

Council is provided with a quarterly report identifying the status of planning applications currently under consideration or those permits which have been issued within the preceding three months.

BACKGROUND

The Loddon Shire's Planning Scheme sets out Council's objectives for the Shire with regard to land use and development via the Municipal Strategic Statement and Local Policies, and specifies which uses and developments require planning approval via zones and overlays.

As the responsible Authority it is Loddon Shire Council's duty to administer and enforce its planning scheme.

ISSUES/DISCUSSION

The associated attachments provide Council with a full list of planning applications currently under consideration and those planning permits issued between 9 September 2014 and 12 January 2015.

COSTS/BENEFITS

Encouragement of appropriate development within the Shire is considered to offer a variety of benefits including population growth, economic diversity and development, infrastructure improvement or increased community and private services.

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.

MOTION

Moved: Cr Beattie

Seconded: Cr McKinnon

That Council receive and note the quarterly Planning Activity Report.

Carried

UNCONFIRMED

5.5 BUILDING DEPARTMENT ACTIVITY STATISTICS: OCTOBER TO DECEMBER 2014

SUMMARY

Provides information on the level of building activity within the municipality

Author	David Turner, Municipal Building Surveyor
Council Plan ref:	Core business 8: Compliance
File no:	13/06/001
Attachment:	Building Permit Approvals Occupancy Permits Issued Certificates of Final Inspection Issued Graph Sheets of Comparisons- 2011 to 2014 including inspection summary

RECOMMENDATION

That Council receive and note the 'Building Department Activity Statistics Report'.

PREVIOUS COUNCIL DISCUSSION

Council is provided with a quarterly report regarding building activity statistics within the shire.

BACKGROUND

The building department of Loddon Shire provides a range of building advisory and control functions. The role of the Municipal Building Surveyor encompasses the provision of building advice, administration, issuing or review of relevant permits and approvals, advisory and consultancy services as well as performing regulatory administration and enforcement activities.

Capturing and reporting statistics relating to building activity within the shire also forms part of the Municipal Building Surveyor's role. Accordingly this information is provided to Council as an indicator of the local development and investment.

ISSUES/DISCUSSION

For the period 1 October to 31 December 2014 the available statistics indicates that there has been a reasonable increase in the number of building permits issued and approximately 23% increase in the total value of building works as compared with the previous three (3) months. This increase in value is attributed to some additional developments by Hazeldenes at Prairie.

A comparison with the same period in 2013 indicates an increase in the number of building permits issued along with approximately a 59% higher value of works.

COSTS/BENEFITS

By providing the activity statistics, Councillors are better informed about the level of building activity in the municipality.

RISK ANALYSIS

Because this report is only providing statistics to Council it is considered that there is no risk involved.

CONSULTATION AND ENGAGEMENT

No internal or external consultation has to occur for this information to be prepared.

Building Permit Approvals

Permits Approved Between 1/10/2014 to 31/12/2014

(NB. Permits issued by Council's Building Surveyor are included in this report if the Approval Date falls within the nominated date range, whereas permits issued by an External (Private) Building Surveyor are included if the External Surveyor Permit Received Date falls within the nominated date range.)

Council Ref. No.	ApprovalDate	Project Address	Approval Type	
Municipal Building Surveyor				
20140134/0	02-Oct-2014	84 Thomas Road Tandarra	New Building	
Surveyor Reg' No	BS 1383	Works and Class	Shed (Class 10a (Rural Farm Shed - No employees))	\$10,000.00
20140131/0	08-Oct-2014	Park Street Bridgewater	New Building	
Surveyor Reg' No	BS 1383	Works and Class	Office (Class 5 (Office Building))	\$105,000.00
20140143/0	08-Oct-2014	19B Haig Street Mitiamo	Remove Building	
Surveyor Reg' No	BS 1383	Works and Class	Assembly Building (Class 9b (Public Assembly Building))	\$10,000.00
20140144/0	20-Oct-2014	Wedderburn-Serpentine Road Powlett Plains	New Building	
Surveyor Reg' No	BS 1383	Works and Class	Shed (Class 10a (Private Garage, Carport, Garden Shed))	\$7,400.00
20140126/0	20-Oct-2014	1477 Yorkshire Road Newbridge	New Building	
Surveyor Reg' No	BS 1383	Works and Class	Mast, Antenna, Tower (Class 10b (Fence, Mast, Antenna, Swimming Pool, Retaining or Free standing Wall))	\$90,000.00
20140117/0	20-Oct-2014	15-29 Hospital Street Wedderburn	New Building	
Surveyor Reg' No	BS 1383	Works and Class	Shade Structure (Class 9b (Public Assembly Building))	\$22,000.00
20140104/0	20-Oct-2014	106-112 Victoria Street Pyramid Hill	New Building	
Surveyor Reg' No	BS 1383	Works and Class	Shade Structure (Class 9b (Public Assembly Building))	\$22,990.00
20140105/0	20-Oct-2014	27-29 Glossop Street Mitiamo	New Building	

Surveyor Reg' No	BS 1383	Works and Class	Shade Structure (Class 9b (Public Assembly Building))	\$30,999.00
20140106/0	23-Oct-2014	11-13 Heales Street Inglewood	New Building	
Surveyor Reg' No	BS 1383	Works and Class	Shade Structure (Class 9b (Public Assembly Building))	\$22,990.00
20140107/0	23-Oct-2014	17-21 Peters Street Wedderburn	New Building	
Surveyor Reg' No	BS 1383	Works and Class	Shade Structure (Class 9b (Public Assembly Building))	\$30,990.00
20140103/0	23-Oct-2014	Boort-Pyramid Road Boort	New Building	
Surveyor Reg' No	BS 1383	Works and Class	Shade Structure (Class 9b (Public Assembly Building))	\$38,990.00
20140146/0	03-Nov-2014	1975 Boort-Pyramid Road Durham Ox	Alteration	
Council Ref. No.	ApprovalDate	Project Address	Approval Type	
Surveyor Reg' No	BS 1383	Works and Class	Assembly Building (Class 9b (Public Assembly Building))	\$41,800.00
20140161/0	10-Nov-2014	319 Boort-Charlton Road Boort	New Building	
Surveyor Reg' No	BS 1383	Works and Class	Shed (Class 10a (Private Garage, Carport, Garden Shed))	\$12,000.00
20140168/0	12-Nov-2014	Stewarts Road Newbridge	New Building	
Surveyor Reg' No	BS 1383	Works and Class	Shed (Class 10a (Private Garage, Carport, Garden Shed))	\$26,950.00
20140178/0	08-Dec-2014	Josephine Drive Wedderburn	New Building	
Surveyor Reg' No	BS 1383	Works and Class	Shed (Class 10a (Rural Farm Shed - No employees))	\$21,980.00
20140181/0	10-Dec-2014	Loddon River Road Yando	New Building	
Surveyor Reg' No	BS 1383	Works and Class	Shed (Class 10a (Rural Farm Shed - No employees))	\$25,000.00
20140184/0	17-Dec-2014	12 Railway Drive Inglewood	Retention of works & completion	\$10,000.00
Surveyor Reg' No	BS 1383	Works and Class	Shed (Class 8 (Factory, Laboratory))	

20140182/0	22-Dec-2014	Gladfield Road Pyramid Hill	New Building	
Surveyor Reg' No	BS 1383	Works and Class	Assembly Building (Class 9b (Public Assembly Building))	\$15,000.00
20140183/0	23-Dec-2014	12 Railway Drive Inglewood	New Building	
Surveyor Reg' No	BS 1383	Works and Class	Shed (Class 10a (Rural Farm Shed - No employees)); Shed (Class 7b (Warehouse, Sale of Goods Wholesale))	\$7,166.00

Domestic

20140147/0	23-Oct-2014	86 Richmond Plains-Wedderburn Road Wedderburn	New Building	
Surveyor Reg' No	BS 1383	Works and Class	Shed (Class 10a (Private Garage, Carport, Garden Shed))	\$11,000.00
20140155/0	23-Oct-2014	9 Guiney Street Laanecoorie	New Building	
Surveyor Reg' No	BS 1383	Works and Class	Detached Garage (Class 10a (Private Garage, Carport, Garden Shed))	\$6,190.00
20140142/0	03-Nov-2014	1 O'Brien Street Mitiamo	New Building	
Surveyor Reg' No	BS 1383	Works and Class	Dwelling (Class 1a (Single Detached House))	\$160,170.00
20140152/0	03-Nov-2014	200 Vanston Road Salisbury West	New Building	
Surveyor Reg' No	BS 1383	Works and Class	Shed (Class 10a (Rural Farm Shed - No employees))	\$14,450.00
20140156/1	10-Nov-2014	12 Bertoli Street Boort	Re-erect Building	
Surveyor Reg' No	BS 1383	Works and Class	Detached Habitable Building (Class 1a (Single Detached House))	\$10,000.00
20140166/0	17-Nov-2014	96 High Street Wedderburn	New Building	
Surveyor Reg' No	BS 1383	Works and Class	Carport (Class 10a (Private Garage, Carport, Garden Shed))	\$4,000.00
20140167/1	27-Nov-2014	Oswalds Road Leichardt	New Building	

Council

Ref. No.	ApprovalDate	Project Address	Approval Type	
Surveyor Reg' No	BS 1383	Works and Class	Shed (Class 10a (Private Garage, Carport, Garden Shed))	\$40,000.00
20140172/0	27-Nov-2014	24 Kiniry Street Boort	New Building	

Surveyor Reg' No	BS 1383	Works and Class	Shed (Class 10a (Private Garage, Carport, Garden Shed))	\$15,000.00
20140059/0	27-Nov-2014	Old Boort Road Wedderburn	New Building	
Surveyor Reg' No	BS 1383	Works and Class	Dwelling (Class 1a (Single Detached House)); Shed (Class 10a (Private Garage, Carport, Garden Shed))	\$45,000.00
20140082/0	08-Dec-2014	233 Turnbolls Road Richmond Plains	New Building	
Surveyor Reg' No	BS 1383	Works and Class	Shed (Class 10a (Private Garage, Carport, Garden Shed))	\$23,000.00
20140175/0	08-Dec-2014	19 Giffard Street Newbridge	Alteration	
Surveyor Reg' No	BS 1383	Works and Class	Alterations & Additions (Class 1a (Single Detached House))	\$9,500.00
20140145/0	08-Dec-2014	Calder Highway Wedderburn	New Building	
Surveyor Reg' No	BS 1383	Works and Class	Shed (Class 10a (Private Garage, Carport, Garden Shed))	\$26,000.00
20140185/0	10-Dec-2014	3558 Wimmera Highway Murphys Creek	New Building	
Surveyor Reg' No	BS 1383	Works and Class	Shed (Class 10a (Private Garage, Carport, Garden Shed))	\$30,000.00
20140165/0	17-Dec-2014	48 Bealiba-Rheola Road Rheola	Remove Building	
Surveyor Reg' No	BS 1383	Works and Class	Dwelling (Class 1a (Single Detached House))	\$4,000.00
20140174/1	18-Dec-2014	Grisold Road Laanecoorie	New Building	
Surveyor Reg' No	BS 1383	Works and Class	Shed (Class 10a (Rural Farm Shed - No employees))	\$9,850.00
20140192/0	22-Dec-2014	Park Street Bridgewater	Retention of works & completion	
Surveyor Reg' No	BS 1383	Works and Class	Residential Tenancy (Class 1a(A) Unregisterable Movable Dwelling)	\$9,000.00
20140193/0	23-Dec-2014	47 Hospital Street Wedderburn	Retention of works & completion	
Surveyor Reg' No	BS 1383	Works and Class	Detached Garage (Class 10a (Private Garage, Carport, Garden Shed))	\$6,700.00

External Building Surveyor

Non-Domestic

20140128/0	05-Sep-2014	1275 Pyramid Yarraberb Road Prairie	New Building	
Surveyor Reg' No	BS 25734	Works and Class	Shed (Class 8 (Factory, Laboratory))	\$1,000,000.00
20140132/0	18-Sep-2014	1275 Pyramid Yarraberb Road Prairie	New Building	
Surveyor Reg' No	BS 25734	Works and Class	Shed (Class 8 (Factory, Laboratory))	\$1,000,000.00
20140141/0	11-Nov-2014	743 Prairie Road Prairie	New Building	
Surveyor Reg' No	BS 25734	Works and Class	Shed (Class 8 (Factory, Laboratory))	\$1,000,000.00

Council Ref. No.

ApprovalDate

Project Address

Approval Type

Surveyor Reg' No	BS 25734	Works and Class	Shed (Class 8 (Factory, Laboratory))	\$1,000,000.00
20140179/0	27-Nov-2014	30-32 Kelly Street Pyramid Hill	Alteration	
Surveyor Reg' No	BSU138 66	Works and Class	Assembly Building (Class 9b (Public Assembly Building))	\$45,000.00
20140180/0	27-Nov-2014	Haig Street Mitiamo	Alteration	
Surveyor Reg' No	BSU138 66	Works and Class	Assembly Building (Class 9b (Public Assembly Building))	\$8,000.00
20140195/1	12-Dec-2014	4562 Calder Highway Inglewood	New Building	
Surveyor Reg' No	BS-U 15547	Works and Class	Retail Shop (Class 6 (Shop, Eating Room, Showroom, Service Station))	\$45,000.00

Domestic

20140150/0		2060 Raywood Durham Ox Road Pompapier	Swimming Pool	
Surveyor Reg' No	BS 1365	Works and Class	Swimming Pool (Class 10b (Fence, Mast, Antenna, Swimming Pool, Retaining or Free standing Wall))	\$105,283.00
20140136/0	30-Sep-2014	Connors Road Campbells Forest	New Building	
Surveyor Reg' No	BS-U 1264	Works and Class	Shed (Class 10a (Rural Farm Shed - No employees))	\$25,700.00
20140139/0	30-Sep-2014	39 Peppercorn Way Serpentine	New Building	
Surveyor Reg' No	BS U 22784	Works and Class	Shed (Class 10a (Private Garage, Carport, Garden Shed))	\$11,960.00

20140160/0	07-Oct-2014	Jennings Street Inglewood	Re-erect Building	
Surveyor Reg' No	BS U 1419	Works and Class	Dwelling (Class 1a (Single Detached House))	\$10,000.00
20140151/0	24-Oct-2014	Mysia West Road Mysia	New Building	
Surveyor Reg' No	BS 25734	Works and Class	Dwelling (Class 1a (Single Detached House))	\$249,181.00
20140169/0	30-Oct-2014	15 Brooke Street Inglewood	Re-erect Building	
Surveyor Reg' No	BSU 1280	Works and Class	Dwelling (Class 1a (Single Detached House))	\$9,800.00
20140070/0	04-Nov-2014	4 Verdon Street Inglewood	New Building	
Surveyor Reg' No	BS U 22784	Works and Class	Shed (Class 10a (Private Garage, Carport, Garden Shed))	\$13,774.00
20140170/0	24-Nov-2014	9 Hamiltons Road Bridgewater	Swimming Pool	
Surveyor Reg' No	BS 1365	Works and Class	Swimming Pool (Class 10b (Fence, Mast, Antenna, Swimming Pool, Retaining or Free standing Wall))	\$28,500.00
20140171/0	24-Nov-2014	Reef Street Wedderburn	New Building	
Surveyor Reg' No	BS 25734	Works and Class	Dwelling (Class 1a (Single Detached House)); Carport (Class 10a (Private Garage, Carport, Garden Shed))	\$308,600.00
20140116/0	26-Nov-2014	35 Kamarooka Store Road Kamarooka	New Building	
Surveyor Reg' No	BS U 22784	Works and Class	Shed (Class 10a (Private Garage, Carport, Garden Shed))	\$38,045.00
20140188/0	05-Dec-2014	1-3 Reef Street Wedderburn	Re-stump	
Council Ref. No.	ApprovalDate	Project Address	Approval Type	
Surveyor Reg' No	BS 25734	Works and Class	Alterations & Additions (Class 1a (Single Detached House))	\$13,964.00
20140149/0	11-Dec-2014	2060 Raywood Durham Ox Road Pompapiel	New Building	
Surveyor Reg' No	BS 1365	Works and Class	Shed (Class 10a (Private Garage, Carport, Garden Shed))	\$61,600.00
20140187/0	15-Dec-2014	21 Kiniry Street Boort	Re-stump	

Surveyor Reg' No	BS 25734	Works and Class	Alterations & Additions (Class 1a (Single Detached House))	\$11,950.00
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Total No of Permits for 3 Months = 56 Permits with a value of \$5,961,472.00

Previous 3 month figure = 44 Permits with a value of \$4,622,370.00

For the same period in 2013 the figures were 47 permits with a value of \$3,752,728.00

UNCONFIRMED

Occupancy Permits Issued Between 1/10/2014 and 31/12/2014

(NB. Occupancy Permits issued by Council's Building Surveyor are included in this report if the Completion Date falls within the nominated date range, whereas permits issued by an External (Private) Building Surveyor are included if the Initial Data Entry Date falls within the nominated date range.)

*NOTE * Occupancy permits only relate to New Construction or Re-erected Dwellings*

RBS Permit No, Prop No & Date	Occ. Permit No & Date	Project Address & Owners Name	Project Description(s)	Estimated Value:
1238/20149999/0 10707975 19/10/2013	1238/20149999/0 29/09/2014	91 Malone Street Boort S Chawla and S Daga	New Building: Dwelling	\$265,659.00
1238/20149978/1 31105610 28/01/2014	1238/20149978/1 30/10/2014	111 Lily Street Bridgewater Southern Stockfeeds Pty Ltd	New Building: Shed	\$200,000.00
1238/201400235/0 52834200 15/05/2014	1238/201400235/0 6/11/2014	60 Verdon Street Inglewood DJ & MS Patterson	New Building: Dwelling	\$314,672.00
1238/201400129/0 33201490 25/03/2014	1238/201400129/0 14/10/2014	Kamarooka Store Road Kamarooka AC & V Sproull	New Building: Dwelling	\$269,755.00
1238/20149978/2 31105610 14/05/2014	1238/20149978/2 30/10/2014	111 Lily Street Bridgewater Southern Stockfeeds Pty Ltd	New Building: Shed	\$1,235,000.00
20130043/0 67750800 17/04/2013	20130043/0 3/11/2014	24-32 Wilson Street Wedderburn Loddon Shire Council	Extension: Offices	\$1,780,000.00
20130076/0 15405850 19/08/2013	20130076/0 27/10/2014	Verleys Road Mysia MA & BJ Perryman	New Building: Dwelling	\$390,000.00
20130116/0 67610800 28/08/2013	20130116/0 13/10/2014	St Arnaud Road Wedderburn SM & G Smith	New Building: Dwelling	\$200,000.00
20130161/0 63905620 14/11/2013	20130161/0 1/10/2014	Wedderburn-Serpentine Road Glenalbyn CA Lee	New Building: Dwelling	\$236,500.00
25734/20141070/0 52700090 13/05/2014	25734/20141070/0 13/11/2014	Southey Street Inglewood AP Nevins	New Building: Dwelling	\$261,151.00
1280/20140279/0 52805900	1280/20140279/0 5/11/2014	15 Brooke Street Inglewood	Re-erect Building: Dwelling	\$9,800.00

30/10/2014

MN & M Klooster

Total No of Occupancy Permits issued = 11 (Previous 3 months =3)

For the same period in 2013 the number was 13

UNCONFIRMED

Certificates of Final Inspection Issued Between 1/10/2014 to 31/12/2014

(NB. Final Certificates issued by Council's Building Surveyor are included in this report if the Completion Date falls within the nominated date range, whereas certificates issued by an External (Private) Building Surveyor are included if the Initial Data Entry Date falls within the nominated date range.)

*NOTE * Certificates of Final Inspection apply to any building work that does not require an Occupancy Permit.*

RBS Permit No, Prop No & Date	Final Certificate No. & Date	Project Address	Project Description(s)	Estimated Cost:
30656/20140119/0 60301800 23/04/2014	30656/20140119/0 14/08/2014	430 Nine Mile-Woosang Road Richmond Plains	New Building: Shed	\$210,000.00
30656/20140206/0 25313010 06/05/2014	30656/20140206/0 24/09/2014	226 Yarrowalla South Road Yarrowalla	New Building: Shed	\$210,000.00
30656/20140221/0 46911700 15/05/2014	30656/20140221/0 14/08/2014	131 Hangmans Lane Murphys Creek	New Building: Shed	\$270,000.00
30656/20140271/0 56002425 17/06/2014	30656/20140271/0 14/08/2014	Wedderburn-Serpentine Road Powlett Plains	New Building: Shed	\$210,000.00
1363/20140944 26114500 18/08/2014	1363/20140944 17/10/2014	37-43 Kelly Street Pyramid Hill	Demolition: Dwelling	\$18,000.00
1363/20140944 26114505 18/08/2014	1363/20140944 17/10/2014	Unit 2/37-43 Kelly Street Pyramid Hill	Demolition: Dwelling	\$18,000.00
1363/20140944 26114510 18/08/2014	1363/20140944 17/10/2014	Unit 3/37-43 Kelly Street Pyramid Hill	Demolition: Dwelling	\$18,000.00
1363/20140944 26114515 18/08/2014	1363/20140944 17/10/2014	Unit 4/37-43 Kelly Street Pyramid Hill	Demolition: Dwelling	\$18,000.00
BS1274/20102653/0 47004500 23/04/2010	BS1274/20102653/0 17/11/2014	Stanley Street Tarnagulla	New Building: Shed	\$22,169.00
13866-1302038.0 10701000 12/11/2013	13866-1302038.0 15/07/2014	21-25 Armstrong Street Boort	Extension: Public Facilities	\$33,000.00
20120107/0 47100460 07/02/2013	20120107/0 27/11/2014	Burkes Flat-Mcintyre Road Cochranes Creek	Other: Miscellaneous Other: Shed	\$2,500.00
20120129/0	20120129/0	Whittaker Road Boort	New Building: Miscellaneous	\$23,000.00

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05/12/2012

RBS Permit No, Prop No & Date	Final Certificate No. & Date	Project Address	Project Description(s)	Estimated Cost:
20120131/0 31100400 15/11/2012	20120131/0 30/10/2014	Park Street Bridgewater	Demolition: Shade Structure	\$2,500.00
20130154/0 67609800 25/11/2013	20130154/0 01/12/2014	144 Old Boort Road Wedderburn	Extension: Dwelling Extension: Alterations & Additions	\$100,000.00
20130157/0 31100400 25/11/2013	20130157/0 30/10/2014	Park Street Bridgewater	Swimming Pool: Swimming Pool	\$64,646.00
20130158/0 31100400 13/11/2013	20130158/0 30/10/2014	Park Street Bridgewater	New Building: Shed New Building: Shed New Building: Shed	\$50,489.00
20130159/0 31100400 25/11/2013	20130159/0 30/10/2014	Park Street Bridgewater	Demolition: Public Facilities	\$3,000.00
20130179/0 25901950 06/02/2014	20130179/0 10/12/2014	Prairie West Road Calivil	New Building: Mast, Antenna, Tower	\$14,000.00
20140009/0 32700100 06/02/2014	20140009/0 22/10/2014	Bridgewater-Serpentine Road Bridgewater	New Building: Shed	\$30,240.00
20140023/0 38500300 31/03/2014	20140023/0 15/10/2014	4816 Loddon Valley Highway Serpentine	New Building: Shed New Building: Shed	\$128,484.00
20140044/0 26102100 10/04/2014	20140044/0 18/12/2014	12 Albert Street Pyramid Hill	Swimming Pool: Swimming Pool	\$7,000.00
20140073/0 10612500 18/06/2014	20140073/0 06/11/2014	180 Boort-Quambatook Road Boort	Roofed Pergola: Verandah	\$33,200.00
20140093/0 31106300 17/07/2014	20140093/0 08/12/2014	24 Eldon Street Bridgewater on Loddon	New Building: Shed	\$21,510.00
20140096/0 31100400 30/07/2014	20140096/0 30/10/2014	Park Street Bridgewater	New Building: Public Facilities	\$54,000.00
20140102/0	20140102/0	312 Inglewood-Rheola Road	New Building: Shed	\$31,295.00

52105900 21/08/2014	29/10/2014	Inglewood		
20140115/0 31100400 18/08/2014	20140115/0 30/10/2014	Park Street Bridgewater	Alteration: Public Facilities	\$48,000.00
RBS Permit No, Prop No & Date	Final Certificate No. & Date	Project Address	Project Description(s)	Estimated Cost:
20140118/0 31100400 01/09/2014	20140118/0 30/10/2014	Park Street Bridgewater	New Building: Roofed Shelter	\$46,000.00
25734/20132071/0 10736600 04/02/2013	25734/20132071/0 10/10/2014	104 Lake View Street Boort	Re-stump: Re Stumping	\$17,314.00

Total No of Certificates of Final Inspection issued = 32 (Previous 3 months = 21

For the same period in 2013 the number was 31

MOTION

Moved: Cr Condliffe

Seconded: Cr Curnow

That Council receive and note the 'Building Department Activity Statistics Report'.

Carried

5.6 MUNICIPAL PUBLIC HEALTH AND WELLBEING PLAN 2013 – 2017 – UPDATE ON ACTION PROGRESS TO DATE

SUMMARY

This report is to provide Council with details of actions progressed to date in relation to the Municipal Public Health and Wellbeing Plan 2013-2017.

Author	Wendy Gladman, Director Community Wellbeing
Council Plan ref:	Core business 8: Compliance
File no:	12/01/003
Attachment:	Municipal Public Health and Wellbeing Plan – Action plan update Jan 2015

RECOMMENDATION

That Council receive and note the action progress report associated with the Municipal Public Health and Wellbeing Plan 2013-2017.

PREVIOUS COUNCIL DISCUSSION

Council adopted the 2013-2017 Municipal Public Health and Wellbeing Plan in October 2013.

Action plan progress update provided to Council in June 2014.

BACKGROUND

Under the Public Health and Wellbeing Act 2008, Council is required to develop a Municipal Public Health and Wellbeing Plan (the Plan) within twelve months of a general election of Council.

The Plan must include:

- an examination of data about health status and health determinants in the municipality
- identified goals and strategies based on available evidence, creating a local community in which people can achieve maximum health and wellbeing
- provision for the involvement of people in the local community in the development, implementation and evaluation of the Plan
- specifications on how Council will work in partnership with the Department Health and other agencies to accomplish the goals and strategies in the Plan.

Council is required to review the Plan annually, and make amendments if appropriate. Council will be provided with six monthly project updates.

ISSUES/DISCUSSION

The Plan contains five areas that have been prioritised to improve the health and wellbeing of the Loddon Community:

1. promote social connections
2. increasing physical activity
3. reducing smoking rates and alcohol consumption
4. public health protection and disease prevention
5. a collaborative and rational system/partnerships of organisations working together towards closing the gaps.

Within these five areas are fifteen key goals with fifty three projects. These projects have been apportioned to responsible officers from each of Council's four directorates. Responsible officers will be involved in developing, leading, partnering or advocating to bring the individual projects to fruition.

The January 2015 action plan update is attached for reference.

COSTS/BENEFITS

There are no costs associated with this report.

RISK ANALYSIS

There are no risks associated with this report.

CONSULTATION AND ENGAGEMENT

No additional consultation has taken place since the last report to Council.

MOTION

Moved: Cr Curnow

Seconded: Cr McKinnon

That Council receive and note the action progress report associated with the Municipal Public Health and Wellbeing Plan 2013-2017.

Carried

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

Amended deed between Loddon Shire Council and Brett Cole regarding bore on his property

Deed of Right of Entry between Loddon Shire Council (mortgagee) and Hay Australia Pty Ltd (mortgagor) and De Lage Landen

Contract 330 Bitumen Sealing Works in Loddon Shire, between Loddon Shire Council and Boral Resources (Vic) Pty Ltd

Deed between Loddon Shire Council and Bridgewater Recreation Reserve regarding standpipe for stock and domestic water

Deed between Loddon Shire Council and Cadelga Pty Ltd for contract 335 – Wedderburn Pioneer Caravan Park Management Services

MOTION

Moved: Cr Beattie

Seconded: Cr Curnow

That Council:

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

Carried

6.2 SECTION 86 COMMITTEE OF MANAGEMENT MEMBERSHIP DETAILS- INGLEWOOD LIONS COMMUNITY ELDERLY PERSONS UNITS

SUMMARY

This report seeks Council's approval of the membership of Inglewood Lions Community Elderly Persons Units 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:	02/01/043
Attachment:	Nil

RECOMMENDATION

That Council appoints the names provided in this report as members of the Inglewood Lions Community Elderly Persons Units Section 86 committee of management, effective immediately.

PREVIOUS COUNCIL DISCUSSION

Council approved the current list of committee members for Inglewood Lions Community Elderly Persons Units Committee of Management on 28 January 2014.

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 Lions Community Elderly Persons Units 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
Brian Rodwell (President)	Community Representative
Mike Parker	Inglewood & District Health Service
Robert Condliffe (Secretary/Treasurer)	Inglewood Lions Club
Paula Yorston	Loddon Shire Council Community Wellbeing Department

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

MOTION

Moved: Cr Beattie

Seconded: Cr Condliffe

That Council appoints the names provided in this report as members of the Inglewood Lions Community Elderly Persons Units Section 86 committee of management, effective immediately.

Carried

6.3 SECTION 86 COMMITTEE OF MANAGEMENT MEMBERSHIP DETAILS- WEDDERBURN TOURISM

SUMMARY

This report seeks Council's approval of the membership of Wedderburn Tourism 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:	02/01/040
Attachment:	Nil

RECOMMENDATION

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

PREVIOUS COUNCIL DISCUSSION

Council approved the current list of committee members for Wedderburn Tourism 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

Wedderburn Tourism 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
Robbie Collins	President
Jacque Stallinga	Vice President

Robyn Vella	Secretary
Karen Fazzani	Treasurer
Barrie Johnson	Committee Member
Brett Jackson	Committee Member
Graham Walker	Committee Member
Jane Rowley	Committee Member
Kevin Brown	Committee Member
Margaret Collins	Committee Member
Pam Collins	Committee Member
Travis Jackson	Committee Member

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

MOTION

Moved: Cr Beattie

Seconded: Cr Condliffe

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

Carried

6.4 SECTION 86 COMMITTEE OF MANAGEMENT MEMBERSHIP DETAILS- BOORT DEVELOPMENT

SUMMARY

This report seeks Council's approval of the membership of Boort 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:	02/01/008
Attachment:	Nil

RECOMMENDATION

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

PREVIOUS COUNCIL DISCUSSION

Council approved the current list of committee members for Boort Development Committee of Management on 28 January 2014.

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

Boort Development 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
Barry Barnes	President
Jim Nolan	Vice President
Rod Poxon	Secretary

Alister McDougall	Treasurer
Barry Kennedy	Committee Member
Honie Tweddle	Committee Member
John Nelson	Committee Member
Kathryn Lanyon	Committee Member
Ken Loader	Committee Member
Kevin Sutton	Committee Member
Leah Toose	Committee Member
Margaret Nelson	Committee Member
Paul Haw	Committee Member
Sue Forster	Committee Member
Suzi Kirkham	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

This item was deferred to a future meeting.

6.5 SECTION 86 COMMITTEE OF MANAGEMENT MEMBERSHIP DETAILS- BRIDGEWATER ON LODDON MEMORIAL HALL

SUMMARY

This report seeks Council's approval of the membership of Bridgewater on Loddon Memorial Hall 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:	02/01/013
Attachment:	Nil

RECOMMENDATION

That Council appoints the names provided in this report as members of the Bridgewater on Loddon Memorial Hall Section 86 committee of management, effective immediately.

PREVIOUS COUNCIL DISCUSSION

Council approved the current list of committee members for Bridgewater on Loddon Memorial Hall Committee of Management on 28 January 2014.

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

Bridgewater on Loddon Memorial Hall 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
Steven Brown	President
Leanne Edwards	Secretary

David Hanna	Treasurer
Alan Downing	Committee Member
Graeme Morse	Committee Member
Jenny Hosking	Committee Member
Jolene Simsen	Committee Member
Katrina Simmons	Committee Member
Leigh Hanna	Committee Member

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

MOTION

Moved: Cr Beattie

Seconded: Cr Condliffe

That Council appoints the names provided in this report as members of the Bridgewater on Loddon Memorial Hall Section 86 committee of management, effective immediately.

Carried

6.6 SECTION 86 COMMITTEE OF MANAGEMENT MEMBERSHIP DETAILS- INGLEWOOD TOWN HALL

SUMMARY

This report seeks Council's approval of the membership of Inglewood Town Hall 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:	02/01/023
Attachment:	Nil

RECOMMENDATION

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

PREVIOUS COUNCIL DISCUSSION

Council approved the current list of committee members for Inglewood Town Hall Committee of Management on 28 January 2014.

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 Town Hall 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
Don Walker	President
Dona Martin	Vice President

Colleen Condliffe	Secretary
Rick Martin	Treasurer
Alan Saunders	Committee Member
Dennis Rodgers	Committee Member
Jan Graham	Committee Member
Karen Akers	Committee Member
Les Miller	Committee Member

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

MOTION

Moved: Cr Beattie

Seconded: Cr Condliffe

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

Carried

6.7 GENERAL VALUATION OF LAND 2016

SUMMARY

Under Section 6(1) of the Valuation of Land Act 1960 a rating authority is required to give notice of a resolution to undertake a general valuation of land. This report seeks a resolution from Council to satisfy the legislative requirement.

Author	Jude Holt, Director Corporate Services
Council Plan ref:	Core business 8: Compliance
File no:	09/01/001
Attachment:	Nil

RECOMMENDATION

That:

1. Council resolves to cause a general valuation to be made of the land described below as at the prescribed date of 1 January 2016:
 - a. all rateable land within the Loddon Shire
 - b. all non-rateable leviable land within the Loddon Shire
 - c. all non-rateable leviable land for which the Loddon Shire is responsible for not located within the municipal district.
2. the Chief Executive Officer be authorised to notify the Valuer-General and other interested rating authorities in the prescribed form, as per Schedule 1 in the Valuation of Land (General and Supplementary Valuation) Regulations 2003.

PREVIOUS COUNCIL DISCUSSION

Nil

BACKGROUND

Section 6(1) of the Valuation of Land Act 1960 states:

"A rating authority proposing to make a general valuation must give not less than one month's notice of the decision to cause the valuation to be made to:

- a. every other rating authority interested in the valuation of land in the relevant municipal district; and
- b. in the case of a council general valuation or a collection agency general valuation, the valuer-general."

Further, Section 7 of the Valuation of Land Regulations 2014 states:

"Notice given under Section 6(1) of the Act of a decision to cause a general valuation to be made must be given in the form in Schedule 2."

ISSUES/DISCUSSION

In the past, authorities that have been notified are:

- Valuer-General Victoria
- State Revenue Office
- North Central Catchment Management Authority
- Buloke Shire
- Central Goldfield Shire

- City of Greater Bendigo
- Gannawarra Shire
- Mount Alexander Shire
- Northern Grampians Shire
- Shire of Campaspe
- Coliban Water
- Grampians Wimmera Mallee Water
- Goulburn Murray Water

It is intended to retain this list for the 2016 valuation.

COSTS/BENEFITS

There are no direct costs associated with this report.

RISK ANALYSIS

By resolving to undertake a general valuation, Council is complying with the legislative requirement outlined in the Valuation of Land Act 1960.

CONSULTATION AND ENGAGEMENT

Consultation will be limited to the Valuer-General Victoria and the rating authorities named in this report.

MOTION

Moved: Cr Curnow

Seconded: Cr Beattie

That:

1. Council resolves to cause a general valuation to be made of the land described below as at the prescribed date of 1 January 2016:
 - a. all rateable land within the Loddon Shire
 - b. all non-rateable leviable land within the Loddon Shire
 - c. all non-rateable leviable land for which the Loddon Shire is responsible for not located within the municipal district.
2. the Chief Executive Officer be authorised to notify the Valuer-General and other interested rating authorities in the prescribed form, as per Schedule 1 in the Valuation of Land (General and Supplementary Valuation) Regulations 2003.

Carried

7. GENERAL BUSINESS

MOTION

Moved: Cr Condliffe

Seconded: Cr Curnow

That the following items be treated as urgent business.

Carried

7.1 LODDON PLANNING SCHEME REVIEW

SUMMARY

Pursuant to section 12B of the Planning and Environment Act, Council is required to undertake a review of its Planning Scheme so as to enhance the effectiveness and efficiency of the scheme in achieving the objectives of planning in Victoria and the objectives of the planning framework established by the Act. This review has been conducted and although the scheme is largely appropriate, it is considered that there are some opportunities for improvement.

Author	Carolyn Stephenson – Strategic Planner
Council Plan ref:	Core business 9: Regulation
File no:	13/01/002
Attachment:	Loddon Planning Scheme Review

RECOMMENDATION

That Council:

1. *endorse the Loddon Planning Scheme Review report*
2. *pursuant to Section 12B(5) of the Planning and Environment Act 1987, submit the Loddon Planning Scheme Review report to the Minister for Planning*
3. *subject to the outcome of Amendment C36 (Rural Zones Review), prepare an amendment to the Loddon Planning Scheme in accordance with the recommendations of the attached Planning Scheme Review Report.*

PREVIOUS COUNCIL DISCUSSION

The planning scheme review was discussed at a Council forum on 14 October 2014.

BACKGROUND

Section 12B of the Planning and Environment Act 1987 (the Act) includes a requirement for a planning authority to regularly review its planning scheme. The objective of such a review is to ensure that the planning scheme is current, relevant and achieving local and state level planning objectives as well as those within the Act.

The review provides the opportunity to assess both the provisions of the planning scheme and the systems surrounding its implementation to determine their appropriateness in terms of State Policy and Council's strategic vision; and then make recommendations for change. On completion of a review, the planning authority must report the findings of the review to the Minister.

The last review of the Loddon Planning Scheme was in 2006. The 2006 Review of the Loddon Planning Scheme focussed on refining the Local Planning Policy Framework (LPPF). That review removed or

consolidated a number of policies and reduced the length of the Municipal Strategic Statement (MSS), in order to remove repetition and improve its focus, but the review did not result in any significant shift in policy or strategy.

Amendment C13 incorporated the recommended changes to the planning scheme arising from the 2006 review on 14th September, 2006.

Since 2006, Council has undertaken a significant amount of strategic work, both in land use planning and in others areas of Council operations which influence land use planning. There has also been strategic work conducted at the State and Regional level that is of significance as it supports the growth of small towns. This review provides the opportunity to ensure that the planning scheme supports this strategic work.

ISSUES/DISCUSSION

Council's Planning Staff have undertaken a review of the Loddon Planning Scheme with a focus on the LPPF and Municipal Strategic Statement (MSS). The review seeks to:

- update the scheme in response to changes in state policy; state, regional and local strategic studies; and recent and emerging issues
- further refine and simplify the scheme
- improve the focus on population growth and management
- improve Councillor and community ownership through the incorporation of recent strategic work.

This review was undertaken concurrently with the preparation of Amendment C36 to the Loddon Planning Scheme; implementing the recommendations of the Rural Zones Review. As such the findings and recommendations of the review have in part been replicated by the amendment.

Process

The Department of Transport, Planning and Local Infrastructure provides a suggested methodology and associated tools to assist with the review and ensure that it meets the requirements of the Act.

The methodology adopted to achieve this review is:

- scope the review
- assess the performance of the scheme based on the Monitoring and Review section of the MSS
- review strategic work and new policy (local, regional, state); permit applications, decisions and amendments and recent or emerging issues
- assess the relevance and performance of the scheme in light of the information gathered above using the audit tool
- report findings to Councillors and the Minister
- implement the findings (including amending the planning scheme through appropriate processes).

Findings

The review conducted by Planning Staff made the following findings:

- The Loddon Planning Scheme is mostly achieving specified state and local objectives and is largely relevant with some refinement required.
- It provides for growth in and around the towns, it provides for agricultural, industrial, retail and tourism growth and development and it protects environmental and heritage assets.
- Although the Shire population declined, some towns have increased population and housing stock. The Planning Scheme generally supports population growth; however the lack of a strategic basis to residential land supply and the inappropriate zoning of some rural living areas may compromise some growth opportunities.
- As per the Rural Zones Review, housing and subdivision controls need to be reviewed to reflect current farming practice.

Recommendations from the Review

- Restructure MSS to accord with new State Section.
- Update MSS to incorporate reference to the 2011 census, 2011 Floods, Murray Darling Basin Project (MDBP), Northern Victoria Irrigation Renewal Project (NVIRP), Carbon farming and renewable energy.
- New refined Planning Vision.
- New structure plans.
- Incorporate objectives and outcomes of the Rural Zones Review, Economic Development Strategy, Housing Strategy, Tourism Strategy, State and Regional Strategy, Community Plans and Council Plan.
- Revise monitoring and review targets to ensure they are related to performance of the planning scheme.
- Amend Clause 22.05 Development in rural areas to better manage rural housing and subdivision.
- Amend the Schedule to the Farming Zone to ensure it reflects current farming practice.
- Rezone existing rural living areas to ensure that the Rural Living Zone reflects Council's settlement plans.
- Undertake a Settlement Strategy to ensure that all residential growth opportunities are provided for.

It is noted several of the recommendations of the review have been addressed by Amendment C36 (Rural Zones Review) to the Loddon Planning Scheme.

COSTS/BENEFITS

Regularly reviewing the Loddon Planning Scheme ensures that it remains relevant to Council's strategic direction.

RISK ANALYSIS

Failure to review the Loddon Planning Scheme will result in Council breaching its obligations under the Planning and Environment Act 1987.

CONSULTATION AND ENGAGEMENT

Community consultation was not undertaken as a part of this review. This review was a desktop exercise that sought to test the relevance of the scheme against recent strategic work, which in turn already incorporated community input.

Community consultation through exhibition of the subsequent amendment will however be conducted as a part of the formal process to implement the recommended changes, as documented within the scheme review report.

MOTION

Moved: Cr Condliffe

Seconded: Cr Curnow

That Council:

1. endorse the Loddon Planning Scheme Review report
2. pursuant to Section 12B(5) of the Planning and Environment Act 1987, submit the Loddon Planning Scheme Review report to the Minister for Planning
3. subject to the outcome of Amendment C36 (Rural Zones Review), prepare an amendment to the Loddon Planning Scheme in accordance with the recommendations of the attached Planning Scheme Review Report.

Carried

7.2 ANZAC CENTENARY COMMEMORATION

Councillors noted that the public will be welcome to attend the Shire commemoration, and that this will be publicised widely in the media.

The Mayor confirmed that the matter of communicating the event and welcoming members of the public to attend will be raised at the next meeting of the Anzac Centenary Organising Committee.

UNCONFIRMED

8. **CONFIDENTIAL ITEMS**

Closing of Meeting to the Public

RECOMMENDATION

That the meeting be closed to the public.

MOTION

Moved: Cr Beattie

Seconded: Cr Condliffe

That the meeting be closed to the public at 4.22pm.

Carried

8.1 **REVIEW OF ACTION SHEET**

MOTION

Moved: Cr McKinnon

Seconded: Cr Condliffe

That Council receive and note the Action Sheet.

Carried

8.2 **CONTRACT 333: SUPPLY OF BANKING AND BILL PAYMENT SERVICES**

MOTION

Moved: Cr Curnow

Seconded: Cr McKinnon

That Council appoints the National Australia Bank to provide banking and bill payment services for the period 1 April 2015 to 31 March 2019, with two option periods of 12 months each, which may be exercised at the same time.

Carried

8.3 **BUILDING DEPARTMENT STATUTORY ENFORCEMENT ACTIVITY**

MOTION

Moved: Cr Beattie

Seconded: Cr McKinnon

That Council receive and note the Building Department Statutory Enforcement Activity Report.

Carried

MOTION

Moved: Cr Curnow

Seconded: Cr Beattie

That the meeting be re-opened to the public at 4.33pm.

Carried

NEXT MEETING

The next Ordinary Meeting of Council will be held on 24 February at Serpentine commencing at 3pm.

There being no further business the meeting was closed at 4.36pm.

Confirmed this.....day of..... 2015

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