



WELLINGTON
SHIRE COUNCIL
The Heart of Gippsland

Council Meeting Agenda

Meeting to be held at

Port Of Sale Civic Centre

Foster Street, Sale

Tuesday 1 July 2014, commencing at 3pm

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www.wellington.vic.gov.au**

ORDINARY MEETING OF COUNCIL – 1 JULY 2014

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Council Meeting Information

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Members of the public who are not in attendance at the Council meeting but who wish to communicate with the Council via the webcasting chat room should lodge their questions or comments early in the meeting to ensure that their submissions can be dealt with at the end of the meeting.

Please could gallery visitors and Councillors ensure that mobile phones and other electronic devices are turned off or in silent mode for the duration of the meeting.



A - PROCEDURAL



STATEMENT OF ACKNOWLEDGEMENT

***“We acknowledge the traditional custodians
of this land the Gunaikurnai people,
and pay respects to their elders past and present”***



PRAYER

***“Almighty God, we ask your blessing upon the Wellington
Shire Council, its Councillors, officers, staff and their families.
We pray for your guidance in our decisions so that the
true good of the Wellington Shire Council may result to
the benefit of all residents and community groups.”***

Amen



A - PROCEDURAL

A4 CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETING/S

ITEM A4

ADOPTION OF MINUTES OF PREVIOUS MEETING/S

ACTION OFFICER:

GENERAL MANAGER GOVERNANCE

DATE:

1 JULY 2014

OBJECTIVE

To adopt the minutes of the Ordinary Council meeting of 17 June 2014 and the Special Council meeting of 24 June 2014 tabled.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That Council adopt the minutes and resolutions of the Ordinary Council meeting of 17 June 2014 and the Special Council meeting of 24 June 2014 as tabled.



A - PROCEDURAL

A5 BUSINESS ARISING FROM PREVIOUS MEETING/S

ITEM A5

BUSINESS ARISING FROM PREVIOUS MEETING/S

ACTION OFFICER

CHIEF EXECUTIVE OFFICER

DATE:

1 JULY 2014

ITEM	FROM MEETING	COMMENTS	ACTION BY
Nil			



A - PROCEDURAL

A6 ACCEPTANCE OF LATE ITEMS



A - PROCEDURAL

A7 NOTICE/S OF AMENDMENT OR RESCISSION



A - PROCEDURAL

A8 NOTICE/S OF MOTION



A - PROCEDURAL

A9 RECEIVING OF PETITIONS OR JOINT LETTERS

ITEM A9(1)

OUTSTANDING PETITIONS

ACTION OFFICER

GOVERNANCE

DATE:

1 JULY 2014

ITEM	FROM MEETING	COMMENTS	ACTION BY
Nil			



A - PROCEDURAL

A10 INVITED ADDRESSES, PRESENTATIONS OR ACKNOWLEDGEMENTS

ITEM A11

GALLERY COMMENTS

DIVISION:

CHIEF EXECUTIVE OFFICER

ACTION OFFICER:

CHIEF EXECUTIVE OFFICER

DATE:

1 JULY 2014



A - PROCEDURAL

A12 QUESTIONS ON NOTICE

ITEM A12(1)**OUTSTANDING QUESTIONS ON NOTICE**

ACTION OFFICER

CHIEF EXECUTIVE OFFICER

DATE:

1 JULY 2014

ITEM	FROM MEETING	COMMENTS	ACTION BY
<p>Question on Notice: <i>That, in response to the Gippsland Water media releases presented in attachments 1 and 2 (10 February and 11 April, 2014) regarding their Regional Outfall System (ROS) industrial wastewater release, could the Chief Executive Officer write to Gippsland Water asking what contingencies they have in place for continued operation of the Water Factory in the case of extended power outages?</i></p>	20 May 2014	<p>A response will be provided at the next Council Meeting of 17 June 2014.</p> <p><u>17 June 2014</u> A letter has been sent to the Chief Executive Officer of Gippsland Water with regard to this Question Notice. Once a reply is received a response will be provided to this Question on Notice.</p>	Chief Executive Officer

ITEM A12(2)**QUESTION ON NOTICE**

OFFICER:

COUNCILLOR BOB WENGER

DATE:

1 JULY 2014

Background

The Gippsland Water Factory project was completed in 2011 with a final capital cost to Gippsland Water of \$230M. This followed over a decade of research, planning and development to address a long standing environmental issue.

The Gippsland Water Factory project has removed raw waste from, and addressed the odour previously generated in, the open channel that forms part of the Regional Outfall System.

The main treatment plant, located at Maryvale, treats up to 35 million litres of wastewater daily from over 19,000 properties in nine central Gippsland towns and Australian Paper's Maryvale Mill.

The Gippsland Water Factory project also delivered 78 kilometres of new pipeline, including a new pipeline from Sale to Dutson Downs. Three new pump stations were commissioned along with five pump station upgrades.

The project has also delivered recycled water benefits to the Gippsland region. The main treatment plant at Maryvale has the capacity to recycle water for industrial use. Up to 3,000 million litres of recycled water per year can be produced for industry, (the equivalent of 1,200 Olympic-size swimming pools) should the need arise in the future.

Media releases from Gippsland Water presented in attachments 1 and 2 (10 February and 11 April, 2014), highlights issues with power availability and the subsequent release of untreated industrial wastewater into the ROS.

In the past Gippsland Water would provide technical data in relation to untreated waste via the (G.W. Coastal Agencies Committee).

These power outages were relatively short however the length of wastewater release extends beyond the power outage period.

Councillor Wenger asked the following question:

That, in response to the Gippsland Water media releases presented in attachments 1 and 2 (10 February and 11 April, 2014) regarding their Regional Outfall System (ROS) industrial wastewater release, could the Chief Executive Officer write to Gippsland Water asking what contingencies they have in place for continued operation of the Water Factory in the case of extended power outages?

3 Jun 2014

A response will be provided at the next Council Meeting of 17 June 2014.

17 June 2014

The following information is supplied in response:

A letter has been sent to the Chief Executive Officer of Gippsland Water with regard to this Question Notice. Once a reply is received a response will be provided to this Question on Notice.

Attachment 1



MEDIA RELEASE

Power outage leads to waste treatment issues

10 February 2014

All media enquiries: Gerard Callinan 5177 4793 or 0448 905 833

Gippsland Water will be discharging untreated industrial trade waste into the regional outfall sewer system following power outages at its Gippsland Water Factory treatment plant, caused by the recent fires that have impacted the central Gippsland region.

The long power outage meant that large volumes of industrial trade waste could not be treated at the Gippsland Water Factory treatment plant in Maryvale.

Releasing this untreated wastewater may result in odours in areas close to the regional outfall sewer system; which runs for 87kms from Maryvale through to Dutton Downs outside of Sale. Part of this system is an open channel.

This will continue for a short period until power is restored to the treatment plant.

The Gippsland Water Factory treats up to 35 million litres of wastewater from homes and businesses in Traralgon, Morwell, Yallourn North, Boolarra, Toongabbie, Glengarry, Rosedale, Yinnar and Churchill and trade waste produced at Australian Paper's Maryvale Mill.

Gippsland Water would like to thank the community for their patience during this time.



Media Release

ROS Wastewater Release

11 April 2014

All media enquiries:
Gerard Callinan 5177 4793
or 0448 905 833

Several recent extended power interruptions have required Gippsland Water to release a backlog of untreated industrial waste from the Gippsland Water Factory to the Regional Outfall System (ROS).

As a consequence of extended power outages due to the electrical explosion at the Morwell Terminal Station last Friday (4 April) and its subsequent repair, the Gippsland Water Factory's ability to treat incoming industrial waste from Australian Paper has been significantly reduced, resulting in a storage capacity challenge.

This means that untreated industrial wastewater will be released to the ROS until mid-next week.

Gippsland Water acknowledges that the unscheduled release of untreated industrial wastewater may impact on residents in the Wellington Shire who live or travel in the vicinity of the ROS, where odours may be detectable. Although the odour will not return to the pre-Gippsland Water Factory level, it may be more noticeable than it has been in recent months.

Contingency plans to manage odour issues have now been put in place which consists of monitoring the volume of untreated industrial waste discharged and applying pH correction at several locations along the ROS.

Gippsland Water has communicated with community members who live near the ROS to advise them of the changed conditions in their area.

1



Gippsland Water supplies fresh clean drinking water and wastewater services to more than 60,000 customers across an area of more than 5,000 square kilometres. It maintains a \$1 billion infrastructure network, which includes more than 2,000 kilometres of water mains, 15 water treatment plants, over 1,500 kilometres of sewer mains and 14 wastewater treatment plants.



A - PROCEDURAL

A13 MAYOR'S REPORT

A Mayor's Report is due to be presented on the 15 July 2013.



A - PROCEDURAL

A14 YOUTH COUNCIL REPORT

Youth Council will present a report to Council quarterly.



B –REPORT

DELEGATES



C1 - REPORT

CHIEF EXECUTIVE OFFICER



C2 - REPORT

GENERAL MANAGER GOVERNANCE

ITEM C2.1**ASSEMBLY OF COUNCILLORS**

DIVISION:

GOVERNANCE

ACTION OFFICER:

GENERAL MANAGER GOVERNANCE

DATE:

17 JUNE 2014

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
		✓		✓					

OBJECTIVE

To report on all assemblies of Councillors records received during the period **20 May 2014 to 3 June 2014**.

BACKGROUND

Section 80A of the *Local Government Act 1989* requires a written record to be kept of all assemblies of Councillors, stating the names of all Councillors and Council staff attending, the matters considered and any conflict of interest disclosures made by a Councillor. These records must be reported, as soon as practicable, at an ordinary meeting of the Council and recorded in the minutes.

Below is a summary of all assembly of Councillors records received during the period **20 May 2014 to 3 June 2014**.

Assembly of Councillors summary of reports received between 20 May 2014 to 3 June 2014		
Date	Matters considered	Councillors and officers in attendance
10 June 2014	1. SLUPP Agenda	Councillors Mclvor (from 3.15pm), Wenger, McCubbin John Websdale, General Manager Development Chris Hastie, General Manager Built and Natural Environment Joshua Clydesdale, Manager Land Use Planning Barry Hearsey, Coordinator Strategic Planning John Inglis, Coordinator Infrastructure Development Sabine Provily, Strategic Planner
10 June 2014	1. Sale Livestock Exchange	Councillors Mclvor, Hole David Morcom, Chief Executive Officer Chris Hastie, General Manager Built & Natural Environment John Tattersson, Manager Built Environment Denis Murphy, Commercial Property Officer Sharyn Bolitho, Manager Economic Development
17 June 2014	Councillors Diary	Councillors Crossley, Cleary, Davine, McCubbin, Mclvor, Wenger Gail Hogben, Executive Assistant

Assembly of Councillors summary of reports received between 20 May 2014 to 3 June 2014		
Date	Matters considered	Councillors and officers in attendance
		Sharon Willison, Mayoral and Councillor Support Officer
17 June 2013	<ol style="list-style-type: none"> 1. Pre Council meeting Agenda discussion (1.00pm to 1.15pm) 2. May Performance Report (1.30pm to 2.00pm) 3. Jack River Fire Update (2.00pm to 2.30pm) 4. C72 Implementation Heyfield Structure Plan (2.30pm to 3.15pm) 5. Amendment C82 and C83 (3.15pm to 3.40pm) 6. Seacombe West Development Proposal (3.55pm to 5.00pm) 	Councillors Crossley, Cleary, Davine, McCubbin (not Item 2, returned at 2.10pm), McIvor, Wenger John Websdale, General Manager Development Chris Hastie, General Manager Built and Natural Environment Liz Collins, General Manager Governance Glenys Butler, General Manager Liveability Vanessa Ebsworth, Manager Organisation Development (Item 1) Barry Hearsey, Coordinator Strategic Planning (Items 4 & 5) Sharon Smith, Coordinator Emergency Management (Item 3) Sabine Provily, Strategic Planner (Items 4 & 5)

OPTIONS

Council has the following options:

1. Note and receive the attached assembly of Councillors records; or
2. Not receive the attached assembly of Councillors records.

PROPOSAL

That Council note and receive the attached assembly of Councillors records received during the period **20 May 2014 to 3 June 2014.**

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

LEGISLATIVE IMPACT

The reporting of written records of assemblies of Councillors to the Council in the prescribed format complies with Section 80A of the *Local Government Act 1989*.

COUNCIL PLAN IMPACT

The Council Plan 2013-17 Theme 2 Organisational states the following strategic objective and related strategy:

Strategic Objective

"An organisation that is responsive, flexible, honest, accountable and consistent."

Strategy 2.3

“Ensure sound governance processes that result in responsive, ethical, transparent and accountable decision making.”

This report supports the above Council Plan strategic objective and strategy.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That Council note and receive the attached assembly of Councillors records received during the period 20 May 2014 to 3 June 2014.

ASSEMBLY OF COUNCILLORS

1. DATE OF MEETING:

10/06/2014

2. ATTENDEES:

Councillors

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
Cr Crossley		✓	Cr McCubbin	✓	
Cr Rossetti		✓	Cr Mclvor	✓ (From 3.15pm)	
Cr Cleary		✓	Cr Wenger	✓	
Cr Davine		✓	Cr Hole		✓
Cr Duncan		✓			

Officers In Attendance

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
D Morcom, CEO			G Butler, GML		
L Collins, GMG			J Websdale , GMD	✓	
C Hastie, GMB&NE	✓				

Others in attendance (list names and item in attendance for)

Name	Item No.	Name	Item No.
Joshua Clydesdale	✓	Ben Proctor	✓
Barry Hearsey	✓		
John Inglis	✓		
Sabine Provily	✓		

3. Matters/Items considered at the meeting (list):

1. SLUPP Agenda – 10/06/14

4. Conflict of Interest disclosures made by Councillors:

Nil

ASSEMBLY OF COUNCILLORS

1. DATE OF MEETING:

10/06/2014

2. ATTENDEES:

Councillors:

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
Cr Crossley			Cr McCubbin		
Cr Rossetti			Cr Mclvor	✓	
Cr Cleary			Cr Wenger		
Cr Davine			Cr Hole	✓	
Cr Duncan					

Officers In Attendance:

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
D Morcom, CEO	✓		G Butler, GML		
L Collins, GMG			J Websdale , GMD		
C Hastie, GMB&NE	✓				

Others in attendance: (list names and item in attendance for)

Name	Item No.	Name	Item No.
John Tatterson, Manager Built Environment.	1		
Denis Murphy, Commercial Property Officer.	1		
Sharyn Bolitho , Manager Economic Development	1		

3. Matters/Items considered at the meeting (list):

1. Sale Livestock Exchange

4. Conflict of Interest disclosures made by Councillors:

Nil

ASSEMBLY OF COUNCILLORS

1. **DATE OF MEETING:**
17/06/2014

2. **ATTENDEES:**
Councillors:

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
Cr Crossley	√		Cr McCubbin	√	
Cr Rossetti		√	Cr Mclvor	√	
Cr Cleary	√		Cr Wenger	√	
Cr Davine	√		Cr Hole		√
Cr Duncan		√			

Officers In Attendance:

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
D Morcom, CEO		√	G Butler, GML		√
L Collins, GMG		√	J Websdale , GMD		√
C Hastie, GMB&NE		√			

Others in attendance: (list names and item in attendance for)

Name	Item No.	Name	Item No.
Gail Hogben	1		
Sharon Willison	1		

3. **Matters/Items considered at the meeting (list):**

2. **Councillors' Diary Meeting**

4. **Conflict of Interest disclosures made by Councillors:**

NIL

ASSEMBLY OF COUNCILLORS

1. DATE OF MEETING:

17/06/2014

2. ATTENDEES:

Councillors

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
Cr Rossetti		✓	Cr McCubbin (Not 2 – returned at 2.10pm)	✓	
Cr Davine	✓		Cr Mclvor	✓	
Cr Cleary	✓		Cr Wenger	✓	
Cr Crossley	✓		Cr Hole		✓
Cr Duncan		✓			

Note: Crs Rossetti and Hole and the CEO were not in attendance as they were attending the National General Assembly of Local Government in Canberra.

Officers In Attendance

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
D. Morcom CEO		✓	G Butler, GML (Not 4&5)	✓	
L Collins, GMG	✓		J Websdale, GMD (Not 2)	✓	
C Hastie, GMB&NE	✓				

Others in attendance (list names and item in attendance for)

Name	Item No.	Name	Item No.
Vanessa Ebsworth, Manager Organisation Development	1	Sharon Smith, Coord Emergency Management	3
Barry Hearsey, Coord Strategic Planning	4 & 5	Sabine Provily, Strategic Planner	4 & 5

3. Matters/Items considered at the meeting (list):

1. Pre Council meeting Agenda discussion (1.00pm to 1.15pm)
2. May Performance Report (1.30pm to 2.00pm)
3. Jack River Fire Update (2.00pm to 2.30pm)
4. C72 Implementation Heyfield Structure Plan (2.30pm to 3.15pm)
5. Amendment C82 and C83 (3.15pm to 3.40pm)
6. Seacombe West Development Proposal (3.55pm to 5.00pm)

4. Conflict of Interest disclosures made by Councillors and Officers:

No Conflicts of Interests were declared.



C3 - REPORT

GENERAL MANAGER DEVELOPMENT

ITEM C3.1**PLANNING DECISIONS**

DIVISION:

DEVELOPMENT

ACTION OFFICER:

MANAGER LAND USE PLANNING

DATE:

1 JULY 2014

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
	✓	✓	✓	✓			✓		

OBJECTIVE

To provide a report to Council on recent planning permit trends and planning decisions made under delegation by Statutory Planners during the month of May 2014 for information.

BACKGROUND

Statutory Planners have delegated authority under the *Planning and Environment Act 1987* to make planning decisions in accordance with the *Planning and Environment Act 1987* and the Wellington Planning Scheme including the issue of: planning permits, amended permits, extensions of time, refusal of planning permits and notices of decision to grant a planning permit.

A copy of planning permit decisions made between 1 May and 31 May 2014 is included in Attachment 1.

Attachment 2 provides an overview of recent planning permit trends including decisions made, efficiency of decision making and the estimated value of approved development (derived from monthly Planning Permit Activity Reporting data).

OPTIONS

Council may choose to note this report, alternatively, Council may choose to seek further information and refer this report to another meeting.

PROPOSAL

That Council note the report on recent planning permit trends and planning application determinations between 1 May and 31 May 2014.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

COMMUNICATION IMPACT

The monthly report communicates information about planning trends and determinations including the issue of planning permits, amended permits, refusal of planning permits and notices of decision to grant a planning permit.

LEGISLATIVE IMPACT

All planning decisions have been processed and issued in accordance with the *Planning and Environment Act 1987* and the Wellington Planning Scheme.

COUNCIL POLICY IMPACT

All planning decisions have been issued after due consideration of relevant Council policy, including Council's Heritage Policy and the requirements of the Wellington Planning Scheme.

COUNCIL PLAN

The Council Plan 2013–2017 Theme 5 Land Use Planning states the following strategic objective and related strategy:

Strategic Objective

"Appropriate and forward looking land use planning that incorporates sustainable growth and development."

Strategy 5.2

Provide user friendly, accessible planning information and efficient planning processes.

This report supports the above Council Plan strategic objective and strategy.

PLANNING POLICY IMPACT

All reported planning decisions have been issued after due consideration of the State and Local Planning Policy Framework in the Wellington Planning Scheme.

ENVIRONMENTAL IMPACT

Planning decisions are made in accordance with the relevant environmental standards to ensure that environmental impacts are minimised.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That Council note the report on recent planning permit trends and Planning Application Determinations between 1 May and 31 May 2014.

**PLANNING APPLICATION DETERMINATIONS
BETWEEN 1/05/2014 AND 31/05/2014**

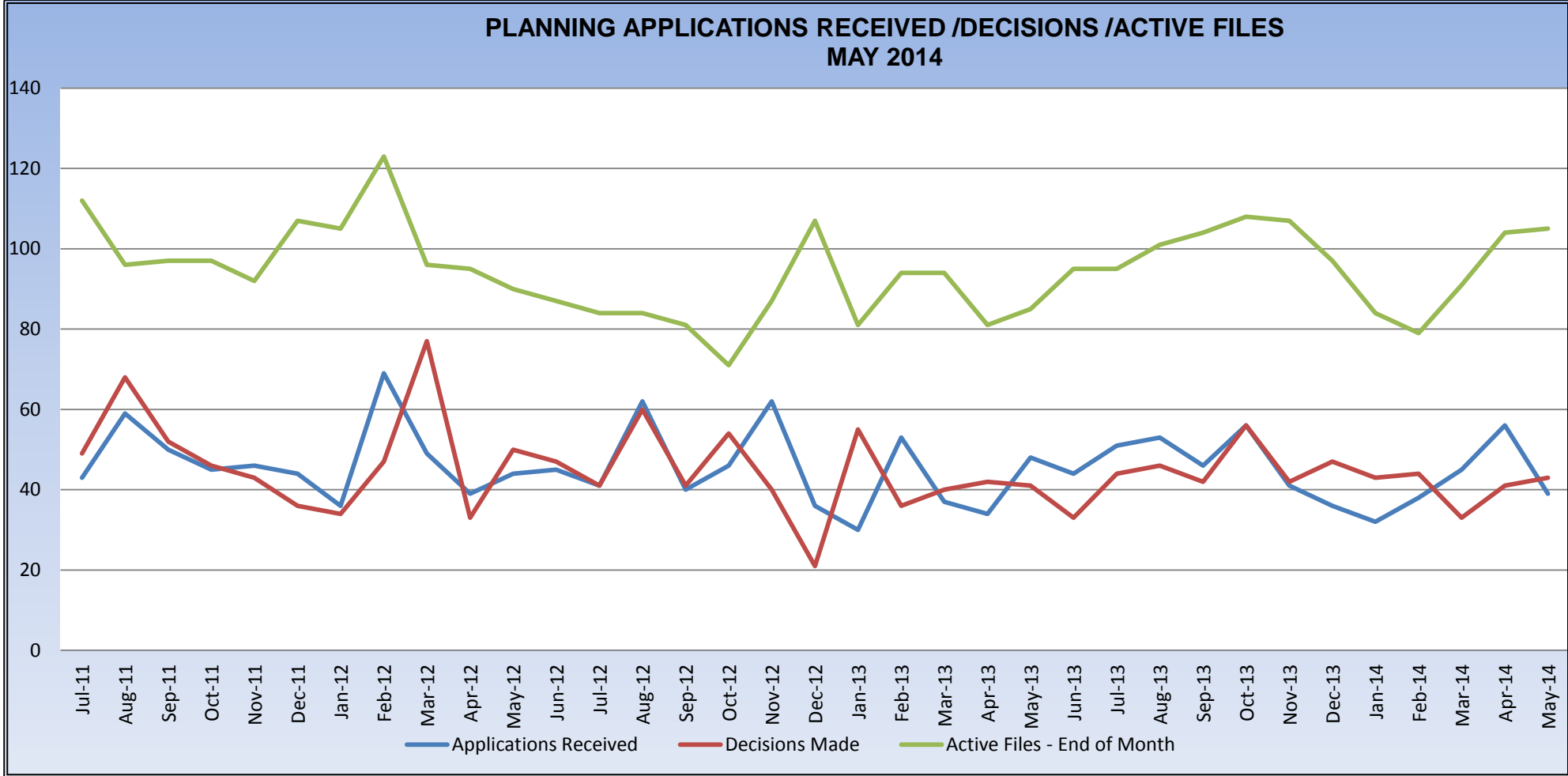
Application No/Year	Date Received	Property Title & Address	Proposal	Status
418-2/2004	13/05/2014	Assessment No. 394684 LOT: 1 PS: 530605H 162 PATTEN ST SALE	Amendment to permit for alterations to an existing building.	Permit Issued by Delegate of Resp/Auth 26/05/2014
398-2/2011	22/04/2014	Assessment No. 85696 LOT: 2 PS: 137632 R/676B PRINCES HWY MONTGOMERY	Amendment to permit for development of a cattery.	Permit Issued by Delegate of Resp/Auth 7/05/2014
444-4/2011	30/04/2014	Assessment No. 274340 CA: 1A SEC: 2 39 JOHNSON ST ALBERTON	Amendment to permit for construction of new canopy.	Permit Issued by Delegate of Resp/Auth 12/05/2014
219-1/2012	1/06/2012	Assessment No. 110767 LOT: 20 PS: 4161 COWWARR-HEYFIELD HEYFIELD	Earthworks and repairs to laneways at dairy.	Permit Issued by Delegate of Resp/Auth 6/05/2014
145-2/2013	1/05/2014	Assessment No. 32920 LOT: 23 PS: 210397 18 WADE CRT SALE	Amendment to permit for alterations/extensions to shed.	Permit Issued by Delegate of Resp/Auth 29/05/2014
345-1/2013	1/10/2013	Assessment No. 258186 LOT: 1 TP: 194334U 136 SEVENTH AVE PARADISE BEACH	Use and development of a dwelling.	Permit Issued by Delegate of Resp/Auth 20/05/2014
382-1/2013	28/10/2013	Assessment No. 63271 LOT: 2 PS: 202276 R/29 CEMETERY RD SALE	R1Z subdivision of the land into 6 lots.	Withdrawn 6/05/2014
412-2/2013	1/05/2014	Assessment No. 326488 CA: 71B HEYFIELD-SEATON RD SEATON	Amendment to permit for use and development of a dwelling.	Permit Issued by Delegate of Resp/Auth 2/05/2014
18-1/2014	28/01/2014	Assessment No. 78808 LOT: 1 PS: 344821N 64 TYERS ST STRATFORD	Buildings/works associated with the renovation of post box facility.	Permit Issued by Delegate of Resp/Auth 8/05/2014
33-1/2014	6/02/2014	Assessment No. 278705 LOT: 1 TP: 819693L 62 TARRAVILLE RD PORT ALBERT	Development of the land for two dwellings.	Permit Issued by Delegate of Resp/Auth 5/05/2014
49-1/2014	19/02/2014	Assessment No. 375592 LOT: 5 BLK: 2 PS: 3814 50 RAILWAY AVE YARRAM	Buildings and works associated with construction of a pavillion.	Permit Issued by Delegate of Resp/Auth 5/05/2014

Application No/Year	Date Received	Property Title & Address	Proposal	Status
52-1/2014	20/02/2014	Assessment No. 329235 LOT: 1 TP: 226498P R/111 FERGUSONS RD SEATON	FZ subdivision of the land into 2 lots (house excision).	Permit Issued by Delegate of Resp/Auth 1/05/2014
56-1/2014	28/02/2014	Assessment No. 62919 LOT: 1 TP: 17937F CUNNINGHAME ST SALE	Buildings and works associated with construction of aeration towers.	Permit Issued by Delegate of Resp/Auth 19/05/2014
61-1/2014	3/03/2014	Assessment No. 112060 CA: 81 RIVER RD TOONGABBIE	Use and development of the land for a dwelling and shed.	Refusal Issued by Delegate of Respo/Auth 30/05/2014
68-1/2014	11/03/2014	Assessment No. 383323 LOT: 1 PS: 705875D 40-46 PRINCE ST WOODSIDE	Development of a dwelling.	Permit Issued by Delegate of Resp/Auth 8/05/2014
78-1/2014	17/03/2014	Assessment No. 233783 LOT: 216 PS: 50201 54 LAKE ST LOCH SPORT	B1Z subdivision of the land into 2 lots.	Permit Issued by Delegate of Resp/Auth 7/05/2014
89-1/2014	26/03/2014	Assessment No. 209015 CA: 30A R/43 JOHNSONS LANE WILLUNG SOUTH	Buildings and works associated with an extension to an existing shed.	Permit Issued by Delegate of Resp/Auth 21/05/2014
90-1/2014	25/03/2014	Assessment No. 282491 PCA: 76A 68 YARRAM-PORT LANGSBOROUGH	Buildings and works associated with construction of a fam shed.	Permit Issued by Delegate of Resp/Auth 22/05/2014
91-1/2014	26/03/2014	Assessment No. 374413 LOT: 2 PS: 400070Y R/108 WEBBS RD HIAMDALE	Use of land for an outdoor recreation facility (clay pigeon range).	Permit Issued by Delegate of Resp/Auth 26/05/2014
94-1/2014	28/03/2014	Assessment No. 32920 LOT: 23 PS: 210397 18 WADE CRT SALE	IN1Z subdivision of the land into 3 lots.	Permit Issued by Delegate of Resp/Auth 26/05/2014
95-1/2014	28/03/2014	Assessment No. 75192 LOT: D PS: 605819W 79-111 HOBSON ST STRATFORD	R1Z subdivision of the land into 85 lots.	Permit Issued by Delegate of Resp/Auth 23/05/2014
97-1/2014	1/04/2014	Assessment No. 37242 LOT: 13 PS: 135571 4 DREW CRT WURRUK	Buildings and works associated with an office extension to warehouse.	Permit Issued by Delegate of Resp/Auth 9/05/2014
100-1/2014	1/04/2014	Assessment No. 359786 LOT: RES1 PS: 713317 HODGES RD COONGULLA	Creation of two easements.	Permit Issued by Delegate of Resp/Auth 23/05/2014

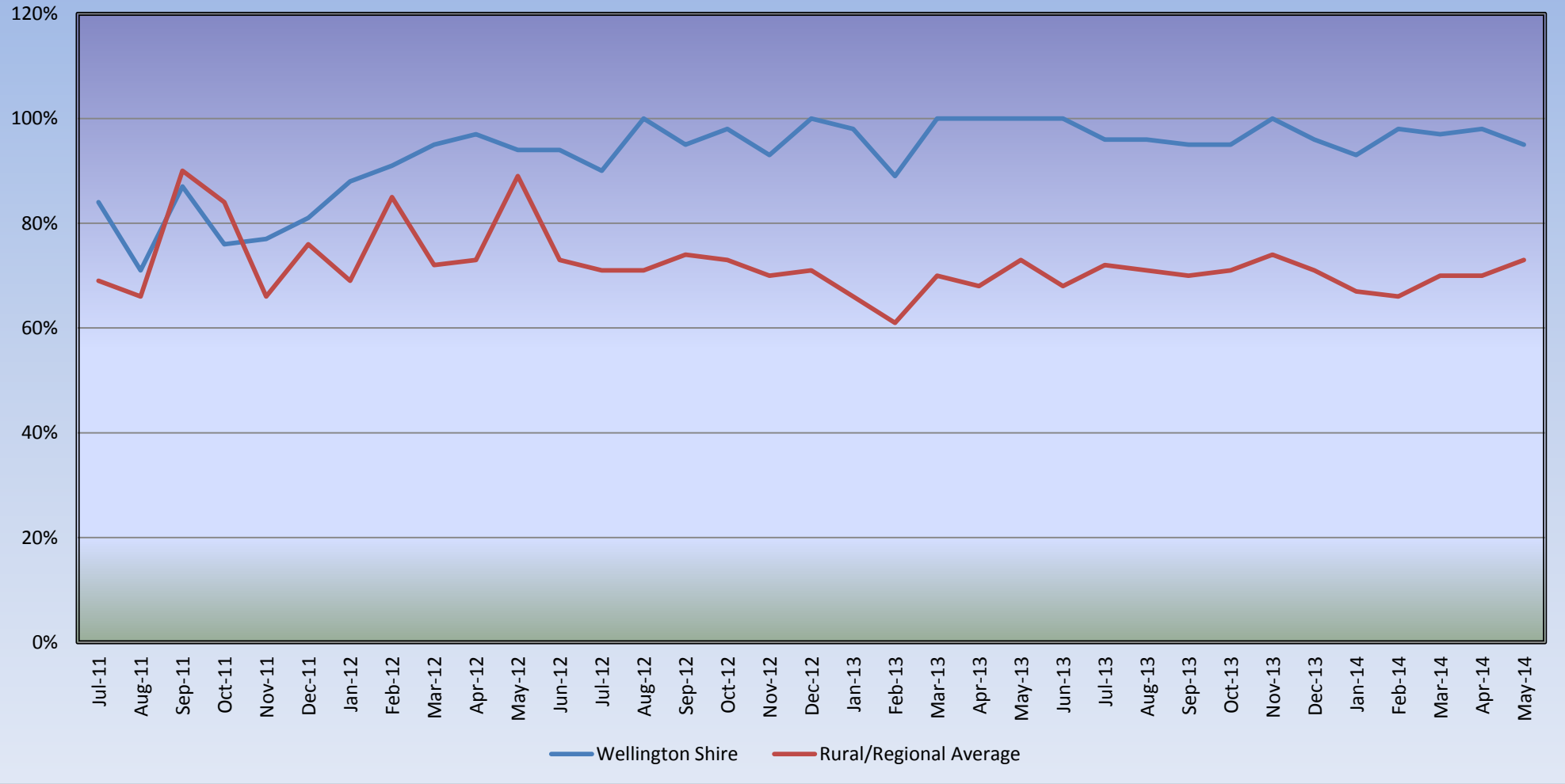
Application No/Year	Date Received	Property Title & Address	Proposal	Status
101-1/2014	2/04/2014	Assessment No. 363127 PC: 174040 MEWBURN PARK RD TINAMBA	Buildings and works associated with construction of a shed.	Permit Issued by Delegate of Resp/Auth 5/05/2014
104-1/2014	3/04/2014	Assessment No. 331017 LOT: 14 PS: 16065 9 MAIN ST BOISDALE	Buildings and works associated with demolition of shed and new shed.	Permit Issued by Delegate of Resp/Auth 2/05/2014
106-1/2014	3/04/2014	Assessment No. 286450 CA: 5B SEC: A R/125 STOITSES RD BINGINWARRI	Buildings/works associated with construction of machinery/calf shed.	Permit Issued by Delegate of Resp/Auth 19/05/2014
108-1/2014	7/04/2014	Assessment No. 62216 LOT: 1 TP: 833559K 123-125 RAYMOND ST SALE	Buildings and works associated with carport extension/roof over deck.	Permit Issued by Delegate of Resp/Auth 22/05/2014
110-1/2014	7/04/2014	Assessment No. 343962 LOT: 2 TP: 820381Y R/317 BOISDALE	Removal of native vegetation.	Permit Issued by Delegate of Resp/Auth 8/05/2014
111-1/2014	7/04/2014	Assessment No. 197525 LOT: 1 PS: 724745 R/15 ANDREWS RD LONGFORD	RLZ1 boundary realignment of the land/variation restrictive covenant.	Permit Issued by Delegate of Resp/Auth 6/05/2014
112-1/2014	9/04/2014	Assessment No. 98400 CA: 21 SEC: A BEVERLEYS RD STOCKDALE	FZ subdivision of the land into 2 lots.	Permit Issued by Delegate of Resp/Auth 19/05/2014
113-1/2014	9/04/2014	Assessment No. 340455 LOT: 1 PS: 5183 1/67 MCADAM ST MAFFRA	R1Z re-subdivision of the land into 2 lots.	Permit Issued by Delegate of Resp/Auth 7/05/2014
115-1/2014	11/04/2014	Assessment No. 85399 LOT: 1 PS: 630386K R/379 PRINCES HWY SALE	Buildings and works associated with construction of a shed.	Permit Issued by Delegate of Resp/Auth 27/05/2014
116-1/2014	11/04/2014	Assessment No. 215038 PC: 370632H 3-5 BLUE WATER AVE GOLDEN BEACH	Buildings and works associated with construction of a garage.	Permit Issued by Delegate of Resp/Auth 15/05/2014
117-1/2014	11/04/2014	Assessment No. 369546 PLANNING & BUILDING WELLINGTON	Removal of native vegetation.	Permit Issued by Delegate of Resp/Auth 8/05/2014
122-1/2014	15/04/2014	Assessment No. 205625 PCA: 1D SEC: A ROSEDALE-LONGFORD LONGFORD	Removal of native vegetation.	Permit Issued by Delegate of Resp/Auth 27/05/2014

Application No/Year	Date Received	Property Title & Address	Proposal	Status
127-1/2014	17/04/2014	Assessment No. 31609 LOT: 2 PS: 724760 27 DARLING ST SALE	R1Z subdivision of the land into 2 lots.	Permit Issued by Delegate of Resp/Auth 7/05/2014
128-1/2014	22/04/2014	Assessment No. 17566 PC: 366417L 225-235 YORK ST SALE	Buildings and works associated with new toilet area under roof.	Permit Issued by Delegate of Resp/Auth 6/05/2014
133-1/2014	22/04/2014	Assessment No. 102228 CA: 31 SEC: D R/1150 NAMBROK RD DENISON	Buildings/works associated with alterations/extension to a dwelling.	Permit Issued by Delegate of Resp/Auth 13/05/2014
134-1/2014	22/04/2014	Assessment No. 323592 LOT: 1 TP: 322929C 1 PORTAS MILL LANE HEYFIELD	Buildings/works associated with extension to an existing shed.	Permit Issued by Delegate of Resp/Auth 13/05/2014
155-1/2014	7/05/2014	Assessment No. 283192 LOT: 1 TP: 905821A POUND ROAD EAST YARRAM	Buildings and works associated with construction of a machinery shed.	Permit Issued by Delegate of Resp/Auth 29/05/2014
169-1/2014	26/05/2014	Assessment No. 304493 LOT: 1 PS: 729726 26 FOSTER ST MAFFRA	R1Z subdivision of the land into 2 lots.	Permit Issued by Delegate of Resp/Auth 27/05/2014

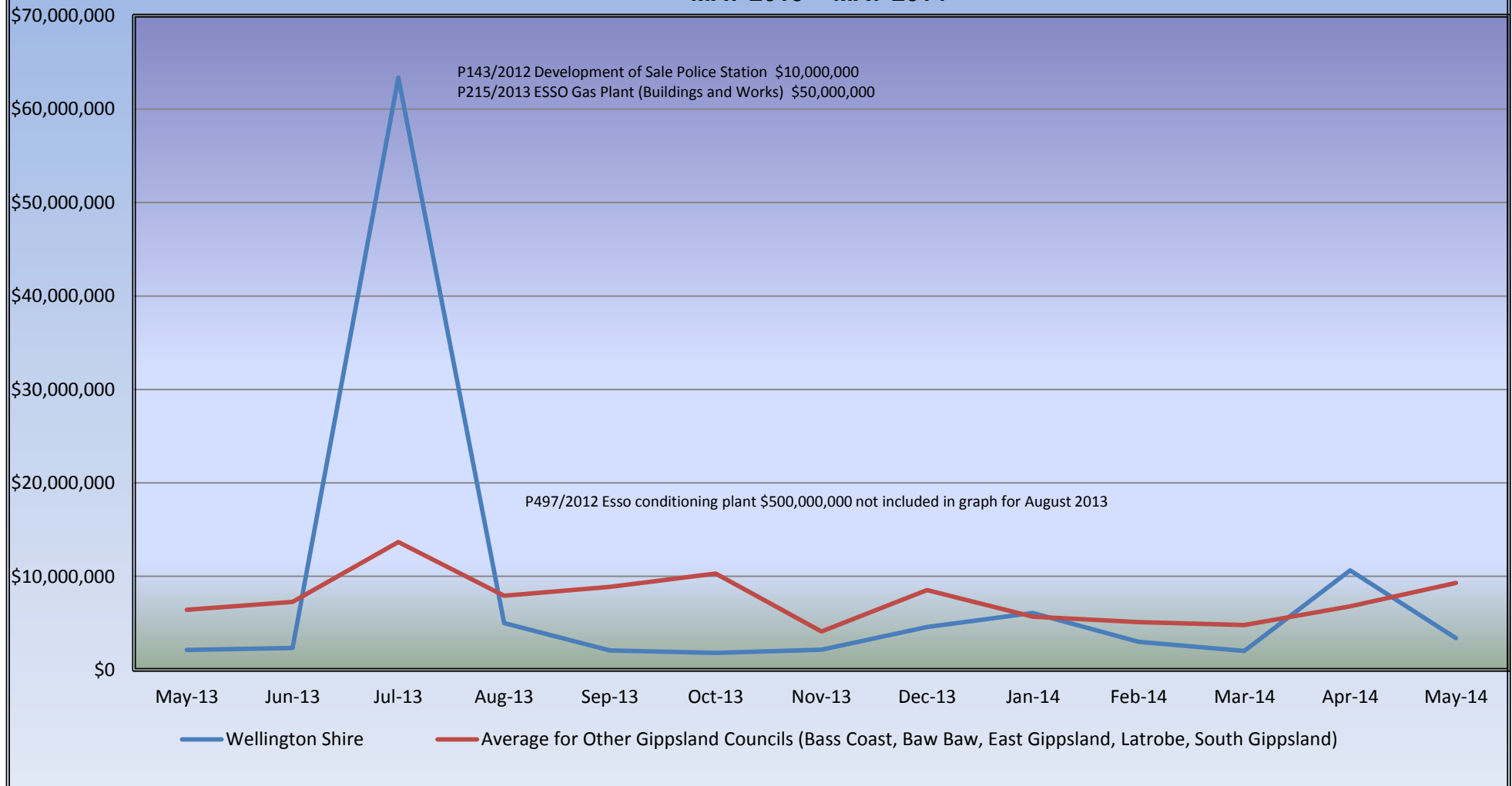
Total No of Decisions Made: 41



DECISIONS ISSUED WITHIN 60 DAYS MAY 2014



ESTIMATED VALUE OF WORKS MAY 2013 - MAY 2014



ITEM C3.2**QUARTERLY STRATEGIC LAND USE PLANNING UPDATE**

DIVISION:

DEVELOPMENT

ACTION OFFICER:

MANAGER LAND USE PLANNING

DATE:

1 JULY 2014

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
		✓		✓					

OBJECTIVE

To update Council on the strategic land use planning work program for the second quarter of 2014.

BACKGROUND

The strategic land use planning work program is regularly reviewed by Council's Strategic Land Use Planning Projects Review Group (Review Group), which was appointed by Council at the Special Council meeting of 6 November 2013. The Review Group considered it beneficial to provide the full Council and the community with a quarterly update of the strategic land use planning work program, which comprises various prioritised projects and planning scheme amendments as outlined in Attachment 1.

OPTIONS

Council has the following options:

1. Receive the 2014 second quarterly update on the strategic land use planning work program; or
2. Does not receive the 2014 second quarterly update on the strategic land use planning work program and seeks further information for consideration at a future Council meeting.

PROPOSAL

To receive the 2014 second quarterly update on the strategic land use planning work program.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

LEGISLATIVE IMPACT

All strategic land use planning matters are considered in accordance with the *Planning and Environment Act 1987* and/or any relevant legislation.

COUNCIL PLAN IMPACT

The Council Plan 2013–2017 Theme 5 Land Use Planning states the following strategic objective and related strategy:

Strategic Objective

“Appropriate and forward looking land use planning that incorporates sustainable growth and development.”

Strategy 5.1

“Ensure Land Use Policies and Plans utilise an integrated approach to guide appropriate land use and development.”

This report supports the above Council Plan strategic objective and strategy.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That Council receive the 2014 second quarterly update on the strategic land use planning work program.

ATTACHMENT 1: STRATEGIC LAND USE PLANNING PROJECT AND AMENDMENT LIST

Key current projects	Status/Details	Current Priority	Anticipated Completion
North Sale Developer Contributions	<p>Council has identified (in the adopted Sale, Wurruk & Longford Structure Plan, 2010) significant areas of greenfield land in North Sale for future urban development.</p> <p>The current officer focus is to work with landowners to the immediate east and west of the Princes Highway (north of Cobains Rd) to pursue further development outcomes in the Residential 1 Zone and Commercial 2 Zone (Business 4 Zone).</p> <p>Further work on a broader North Sale developer contribution regime (where land is currently in the Farming Zone) will thereafter be undertaken.</p> <p>This project has been identified as a priority for the 2014/15 strategic planning work program.</p>	H	Ongoing
Bushfire Planning	<p>The Department of Planning and Community Development (now the Department of Transport, Planning and Local Infrastructure or 'DTPLI') has provided Council with a \$120,000 grant to 'localise' new bushfire policy and planning provisions. Initial stages of the project, including updating reference to bushfire risk in Council's Municipal Strategic Statement (MSS) has been completed. Work on further stages of the project, including preparation of a fire management plan for the 90 Mile Beach-East area, is currently being advanced.</p> <p>It is understood that the Minister for Planning will imminently introduce a number of new schedules to the Bushfire Management Overlay (BMO) to land in: The Honeysuckles; Golden Beach; Paradise Beach and Coongulla to streamline the planning permit process for buildings and works associated with a single dwelling.</p>	H	13/14
Wurruk Outline Development Plan	<p>Council is assisting proponents with initial work to facilitate the strategic background for a development plan in the South Wurruk Growth Area in accordance with the vision contained within the 'Sale, Wurruk and Longford Structure Plan (2010)'.</p> <p>A project brief has been prepared to guide the preparation of the Outline Development Plan.</p>	M	TBC

Key current projects	Status/Details	Current Priority	Anticipated Completion
Port Albert Rural Lifestyle Lot Review	<p>In partnership with Spiire planning consultancy, Council has now commenced the Port Albert Rural Residential Lifestyle Lots Review.</p> <p>The aim of the study is to determine the extent of available land that has the potential to be rezoned to increase the provision of rural lifestyle living opportunities in Port Albert.</p> <p>A community consultation session was held in Port Albert on 23 April 2014 and was attended by approximately 30 people. An 'Issues & Options Paper' was released in mid-May and will provide the background information to support the next stage of the project which involves the preparation of a Draft Recommendations Paper.</p> <p>The Draft Recommendations Report is likely to be released for public comment in mid-June 2014.</p>	H	13/14
Port of Sale Background Work	<p>Limited further due diligence work including soil/sediment sampling will be undertaken. The project is a low priority.</p>	L	TBC
Review of Planning Controls within Port Albert Township	<p>Council, in conjunction with Meinhardt planning consultants is now undertaking a (preliminary) review of the planning controls which currently apply to the township area of Port Albert.</p> <p>The key aim of the review is to make recommendations regarding potential changes/modifications to the existing planning controls with a view to providing a greater level of consistency in the decision making process across the controls, than currently exists.</p> <p>The recommendations of the Review will be implemented as part of the Strategic Planning Work Program for 2014/15.</p>	H	13/14

Current Amendments	Status/Details	Current Priority	Anticipated Completion
C55 (Rural Zone Review Implementation)	<p>Council resolved on 18 October 2011 to prepare and exhibit Amendment C55 to implement the previously adopted Rural Zones Review report.</p> <p>Following public exhibition and a Panel hearing, Council resolved to adopt Part 1 and abandon Part 2 (proposed Environmental Significance Overlay Schedule 8).</p> <p>The Minister for Planning formally approved Part 1 on 1 May 2014, whilst Part 2 has now been officially abandoned.</p>	H	13/14
C72 (Heyfield Structure Plan Implementation)	<p>Consultants have been appointed by the State Government's Rural Planning Flying Squad to prepare a Planning Scheme amendment to give effect to the Heyfield Structure Plan.</p> <p>At its meeting of 20 August 2013 Council resolved to request authorisation from the Minister for Planning to prepare and exhibit Amendment C72.</p> <p>On 30 August 2013 the Minister for Planning authorised Council to prepare and exhibit Amendment C72.</p> <p>The exhibition period commenced on 31 October 2013 and concluded on 16 December 2013. Twenty two (22) submissions were received.</p> <p>At the meeting of 4 February 2014, Council resolved to appoint an expert Planning Panel. The Panel Hearing took place on 4 April 2014 at the Heyfield Community Resource Centre.</p> <p>The recommendations of the Planning Panel are currently being considered by Council officers.</p> <p>It is currently anticipated that the recommendations will be considered by Council at its meeting of 15 July 2014.</p>	H/M	13/14

Current Amendments	Status/Details	Current Priority	Anticipated Completion
C74 (Yarram, Maffra & Stratford Industrial Land Strategy Implementation)	<p>Following public exhibition and a Planning Panel process, Council formally adopted this Amendment on 17 December 2013 with changes as recommended by the Planning Panel.</p> <p>The Amendment was formally approved by the Minister for Planning on 10 April 2014.</p>	H/M	13/14
C80 (Briagolong Flood Amendment)	<p>Council officers have collected past information on flooding in Briagolong and submitted this to the West Gippsland Catchment Management Authority (WGCMA) for their review/consideration. The WGCMA have advised that it is supportive of Council pursuing a 'flood amendment' on the basis of this information.</p> <p>A draft Planning Scheme amendment has been prepared by consultants through the State Government's Rural Planning Flying Squad.</p> <p>Community consultation is yet to be scheduled, but will occur prior to the exhibition of a Planning Scheme amendment.</p>	M	TBC
C86 (Rosedale Structure plan Implementation)	<p>Background work on implementing the adopted Rosedale Structure Plan has now commenced. An information session with a community 'Focus Group' was held on 28 May 2014 as part of this work.</p> <p>Based on the outcome of the background work, public consultation is tentatively scheduled to begin in September/October 2014.</p>	M	14/15

External Amendment Requests (which have been authorised by the Minister for Planning)	Status/Details	Current Priority	Anticipated Completion
C82 (69 Andrews Road, Longford)	<p>Request for the rezoning of land from Farming Zone to the Rural Living Zone.</p> <p>Council resolved to request Authorisation from the Minister for Planning to proceed with exhibition of the Amendment at its 2 July 2013 meeting.</p> <p>Authorisation to exhibit and approve Amendment C82 was granted by the Minister for Planning on 29 August 2013.</p> <p>The amendment was exhibited for public comment between 31 October and 16 December 2013.</p> <p>At the meeting of 4 February 2014, Council resolved to appoint an expert Planning Panel. The Panel Hearing took place on 28 March 2014 at the Sale Civic Centre.</p> <p>The recommendations of the Planning Panel are currently being considered by Council officers.</p> <p>It is anticipated that the recommendations will be considered by Council at its meeting of 15 July 2014.</p>	M/H	13/14
C83 (P370/2012) – Andrews Road, Longford	<p>Request for rezoning of land from the Farming Zone to the Rural Living Zone and a combined planning permit application for the subdivision of the land.</p> <p>Council resolved to request authorisation from the Minister for Planning to proceed with exhibition of the amendment at its 6 August 2013 meeting.</p>	M/H	13/14

External Amendment Requests (which have been authorised by the Minister for Planning)	Status/Details	Current Priority	Anticipated Completion
	<p>Authorisation to exhibit Amendment C83 was granted by the Minister for Planning on 30 August 2013.</p> <p>The Amendment was exhibited for public comment between 31 October and 16 December 2013.</p> <p>At the meeting of 4 February 2014, Council resolved to appoint an expert Planning Panel. The Panel Hearing took place on 28 March 2014 at the Sale Civic Centre.</p> <p>The recommendations of the Planning Panel are currently being considered by Council officers.</p> <p>It is anticipated that the recommendations will be considered by Council at its meeting of 15 July 2014.</p>		
C85 (P124/2013): Stevens Street, Sale	<p>Request for rezoning to the Neighbourhood Residential Zone (NRZ), new Design and Development Overlay 22 (DDO22) and subdivision of land into 2 lots.</p> <p>Council resolved to request Authorisation from the Minister for Planning (which is pending at the time of writing) to proceed with the exhibition of the amendment at its meeting of 3 June 2014.</p> <p>It is anticipated that a formal public exhibition process will begin in August 2014.</p>	L	14/15
C88 (P373/2012): Stevens Street, Sale	<p>Request for rezoning to the Neighbourhood Residential Zone (NRZ), new Design and Development Overlay 22 (DDO22) and subdivision of land into 9 lots.</p>	L	14/15

External Amendment Requests (which have been authorised by the Minister for Planning)	Status/Details	Current Priority	Anticipated Completion
	<p>Council resolved to request Authorisation from the Minister for Planning (which is pending at the time of writing) to proceed with the exhibition of the amendment at its meeting of 3 June 2014.</p> <p>It is anticipated that a formal public exhibition process will begin in August 2014.</p>		
<p>C89 (Relocation of the Sale Greyhound Racing Club)</p>	<p>The Sale Greyhound Racing Club submitted a request for a combined rezoning and planning permit application for the subdivision of land at 44-50 Maffra-Sale Road and 8 Grassdale Road, Sale immediately to the west of the Gippsland rail line.</p> <p>A new greyhound racing course with ancillary facilities for the Sale Greyhound Racing Club is proposed on this site.</p> <p>At its meeting of 3 September 2013, Councillors considered and approved a request that the Minister for Planning authorise Council to prepare and exhibit Amendment C89 concurrently with the proposed planning permit to subdivide land to facilitate the proposal.</p> <p>Council received authorisation on 20 September 2013 with the exhibition period commencing on 14 November 2013 and ending on 6 January 2014.</p> <p>Notification letters were sent to landowners/occupiers within a 500m radius around the proposed facility.</p> <p>Information sessions were hosted by the proponent on 27 and 28 November 2013.</p> <p>A total of six submissions were received during the exhibition period. These included</p>	<p>H</p>	<p>13/14</p>

External Amendment Requests (which have been authorised by the Minister for Planning)	Status/Details	Current Priority	Anticipated Completion
	<p>four from statutory authorities who did not object, one letter of support and one objection. The issues raised in the single objection have been resolved.</p> <p>Council adopted the Amendment on 18 March 2014.</p> <p>On 22 March 2014, the Amendment documents were forwarded to the Minister of Planning for approval.</p>		

ITEM C3.3**AGRICULTURE POSITION PAPER**

DIVISION:

DEVELOPMENT

ACTION OFFICER:

MANAGER ECONOMIC DEVELOPMENT

DATE:

01 JULY 2014

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
	✓			✓		✓		✓	

OBJECTIVE

For Council to endorse the Agriculture Position Paper 2014 (Paper) as attached and implement a revised methodology for ongoing engagement with the agricultural community.

BACKGROUND**Need for a Position Paper**

Agriculture is the second largest employer in Wellington Shire and not represented by one single industry body. As such, it was identified that Council needed to seek the views of the wider agricultural community to ensure that when required, Council had a representative, evidence base of the issues most impacting farmers and that Council policies and resources were focussed on areas considered most vital to the agricultural community.

Agriculture Position Paper Methodology

The methodology used to develop the Agriculture Position Paper was twofold. Two industry roundtable workshops initially scoped areas considered to be of importance. These workshops were followed by a comprehensive survey that was sent to all ratepayers identified as primary producers in the Council ratepayer database, and was designed to provide quantitative data on those main issues that farmers believed relevant.

From the results, an independent consultant developed the attached Agriculture Position Paper including the development of a range of short and medium term opportunities for Council to consider. These opportunities will be reviewed, and where appropriate implemented by Council's Economic Development Team or developed into a more comprehensive recommendations that will be presented to Council at a future stage.

Key Outcomes

One of the key purposes of the Paper is to have access to an evidence base when engaging with State and Federal Government about issues relating to agriculture in the region. The benefit of the Paper has already been timely with the results of the survey used to form part of the Council submission to the Federal Agricultural Competitiveness Issues Paper in April 2014.

The content of the paper will also be used to inform priorities for the Economic Development Business Unit and provide a basis for the development of agriculture components during the review of the Economic Development and Tourism Strategy.

Ongoing Engagement

The engagement through roundtable workshops received positive feedback from those who attended and an 18.7% response rate to the survey is considered quite high. There is potential for this revised engagement methodology to replace the Wellington Shire Council Farmers' Group meeting, formed originally to consider issues of drought impacting the farming community.

While this meeting has been a valuable source of feedback in that respect, addressing a wider audience on a range of issues impacting more generally, would ensure this evidence base is maintained. It would also provide Council with an opportunity to address a range of issues at public forums held specifically on agriculture. Current members of the Farmers' Group would continue to be engaged in this respect.

It is therefore proposed that the Farmers' Group meeting be replaced with a series of annual roundtables with farmers and the agricultural industry, to be held across the Shire, culminating in a survey held every four years to align with the Council strategic planning cycle.

Continued engagement with farmers and the agriculture industry will ensure Council maintains qualitative and quantitative data on those issues most relevant to agriculture in Wellington Shire, at that particular point in time.

OPTIONS

Council has the following options:

1. Endorse the Agriculture Position Paper 2014 as attached; and
2. Replace existing Farmers' Group meetings with a series of annual roundtables and a survey of farmers every four years; or
3. Seek further information on the Agriculture Position Paper 2014.

PROPOSAL

1. Endorse the Agriculture Position Paper 2014 as attached; and
2. Replace existing Farmers' Group meetings with a series of annual roundtables with farmers and the agricultural industry, and a survey of farmers every four years.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

FINANCIAL IMPACT

The cost of facilitating the recommendations of this report can be covered in Council's existing budget.

COMMUNICATION IMPACT

Positive feedback was received after engagement at roundtable workshops and a relatively high survey response rate recorded. Members of the current Farmers' Group will continue to be

engaged through roundtable workshops. Copies of the Paper will be sent to survey participants who requested feedback and a copy will be placed on the Council website.

COUNCIL PLAN IMPACT

The Council Plan 2013–17 Themes Leadership and Engagement and Economy state the following strategic objectives and related strategies:

Strategic Objective

“Our community is informed about Council business and is involved in Council decision making. Council advocates on behalf of the community.”

Strategy 1.5

“Advocate on the community’s behalf to State and Federal Agencies, the private sector and industry on a range of issues relevant to Wellington Shire Council.”

Strategic Objective

“Support business growth and employment, lifestyle opportunities and a vibrant tourism sector.”

Strategy 6.1

“Support business growth to align with the competitive strengths of the region.”

This report supports the above Council Plan strategic objective and strategy.

CONSULTATION IMPACT

Consultation was undertaken through an industry meeting, two roundtables and a survey of those on the farmers’ ratepayer database. Copies of the Paper will be sent to survey participants that requested feedback and a copy will be placed on the Council website.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That:

- 1. Council endorse the Agriculture Position Paper 2014 as attached; and***
- 2. Council replace existing Farmers’ Group meetings with a series of annual roundtables with farmers and the agricultural industry; and a survey of farmers every four years.***



WELLINGTON SHIRE COUNCIL

Agriculture Position Paper 2014





Mayor's Foreword

The agricultural industry is a significant contributor to Wellington Shire. Industries such as dairy, vegetable growing, livestock and grains provide for 12.4% of our workforce, making agriculture our second largest employer and of great importance to our local economy.

Wellington Shire Council strives toward a diverse, sustainable economy which generates wealth that stays within our Shire and continues to provide employment for our people. We assist our agricultural industry in many ways, from advocacy on a wide range of issues to supporting organisations seeking funding to strengthen and grow.

This Agriculture Position Paper demonstrates Council's desire to better understand the industry, and focus on those areas important to the farmers who make up a significant portion of our ratepayers and workforce.

Following extensive consultation through meetings and surveys with our farming community, we have identified our agricultural industry's major issues and will develop strategies to provide ongoing, considered and effective levels of support. So valuable was the feedback received that Council has provided a submission to the Federal Government Agricultural Competitiveness Issues Paper, which reflects the responses we received through the development of this Position Paper.

Cr Scott Rossetti
Mayor
Wellington Shire Council



Introduction

The Agriculture Position Paper recognises the significant contribution that agriculture makes to the health and vitality of the Wellington Shire economy. Currently, agriculture - including dairy, beef, grains and horticulture - is the second largest employer in the Wellington Shire.¹

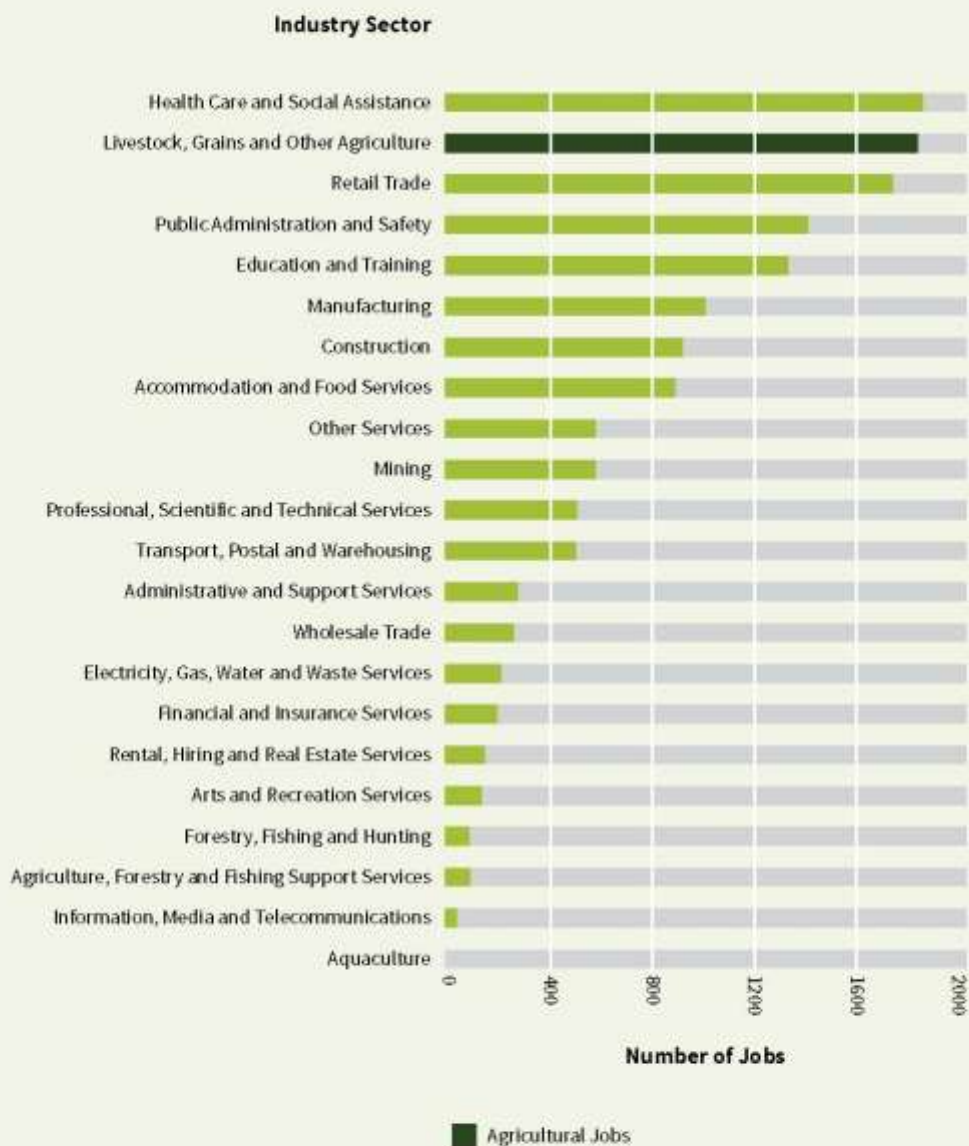
“More than one third of the Wellington Shire comprises farmland.”

Of the total area of 10,809 square kilometres in Wellington Shire, 3,134 square kilometres is farm land² and more than half of the Shire area is Crown Land.

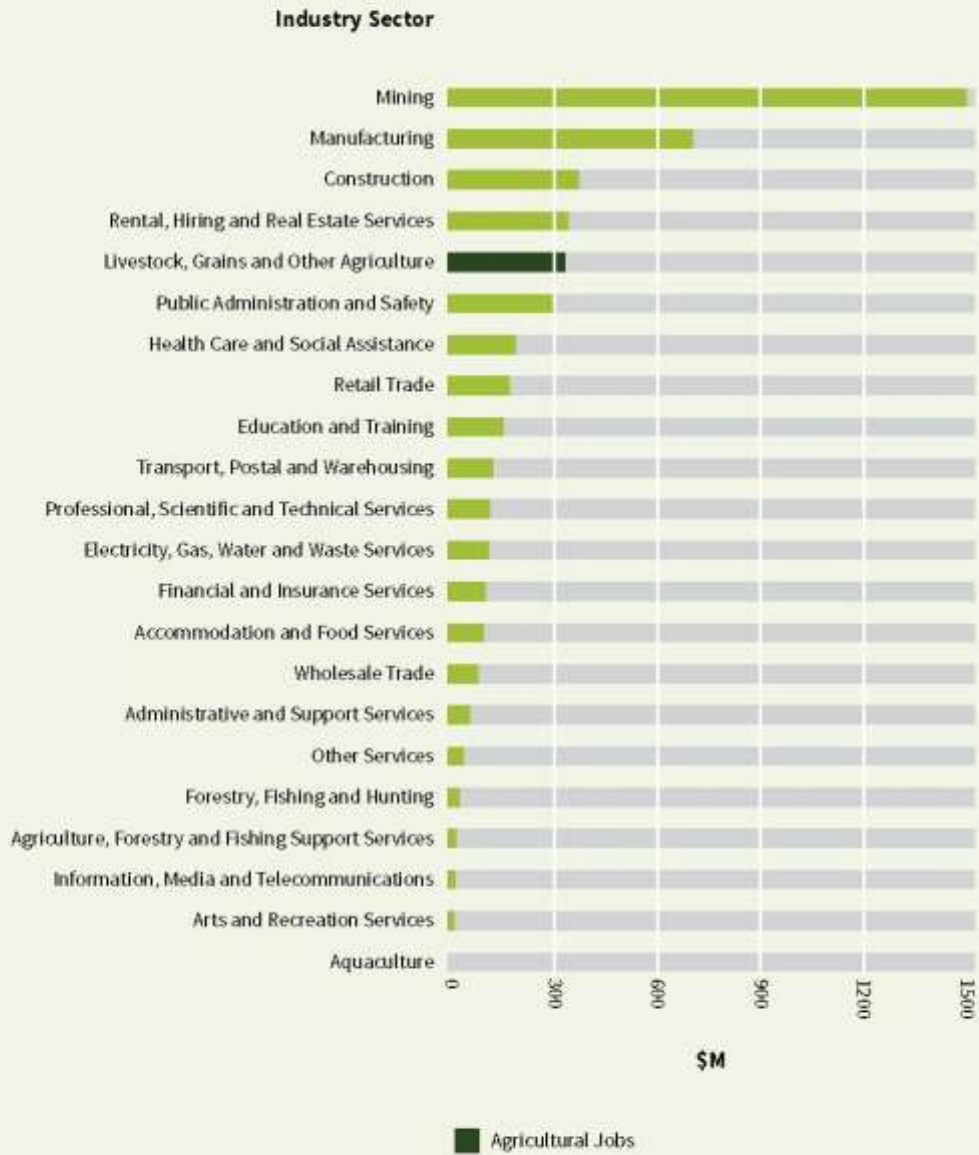
The total output (gross revenue generated by businesses and organisations) in Wellington Shire is estimated to be \$4,907.206 million. The Livestock, Grains and Other Agriculture sector contributes \$310,483 (6.3%) of total output. This sector is also the third largest exporter of goods sold outside the Shire boundaries with \$237.344 million (9.6%) of total regional exports.³



Employment in Wellington (2014)



Output in Wellington (2014)





Purpose

The purpose of the Agriculture Position Paper is to inform Council and the community of the issues that farmers believe are impacting on the short, medium and long-term viability of agriculture in the region. Awareness of these issues will enable Council to develop a range of policies that:

- Take into account the challenges faced by farmers
- Assist farmers to build stronger and more resilient businesses and communities
- Identify opportunities available to farmers; and
- Create new opportunities for agriculture in Wellington Shire.

The Agriculture Position Paper will be used by Council when engaging with state and federal governments, industry and other organisations about issues relating to agriculture in the region. These issues may include infrastructure, employment, training, research and development, support services and disaster relief.

The Agriculture Position Paper will also be used as an evidence base for business and investment opportunities in infrastructure and support services, and will provide a valuable basis for the review of the 2011-2015 Economic Development and Tourism Strategy.

Methodology

The methodology for developing this Agriculture Position Paper has comprised of:

- Meetings with major stakeholder organisations⁴ to discuss the scope of the Agriculture Position Paper
- Two roundtable workshops⁵ involving interested farmers and a professional facilitator to identify the challenges and opportunities within the agricultural sector
- A written survey, developed pursuant to the workshops, which was sent to all ratepayers identified as primary producers on the Wellington Shire Council database (and was also advertised in local papers) between 2 April 2013 and 31 July 2013
- Collation of the data contained in the surveys which were returned between 3 April 2013 and 28 January 2014; and
- Preparation of the Agriculture Position Paper by an independent consultant.

Council recognises that the Agriculture Position Paper provides a snapshot of farmers' views at a particular point of time. Significant events at the time the survey was circulated included a prolonged period of low rainfall, a consistently high Australian dollar and the Indonesian export crisis. Council therefore intends to refine and repeat the methodology described above⁶ at regular intervals to develop a more thorough understanding of the issues facing farmers in Wellington Shire.

8

Scope of Survey

The issues and opportunities raised at the roundtable workshops formed the basis of the survey. These included:

- Water security (including dams, groundwater and MID2030)
- Labour issues (affordability, skills shortages, attracting young people into agriculture, compliance and red tape)
- Red tape and green tape (environmental requirements)
- Rising costs
- Roads and other infrastructure
- Research, development and extension
- Succession planning; and
- The right to farm.



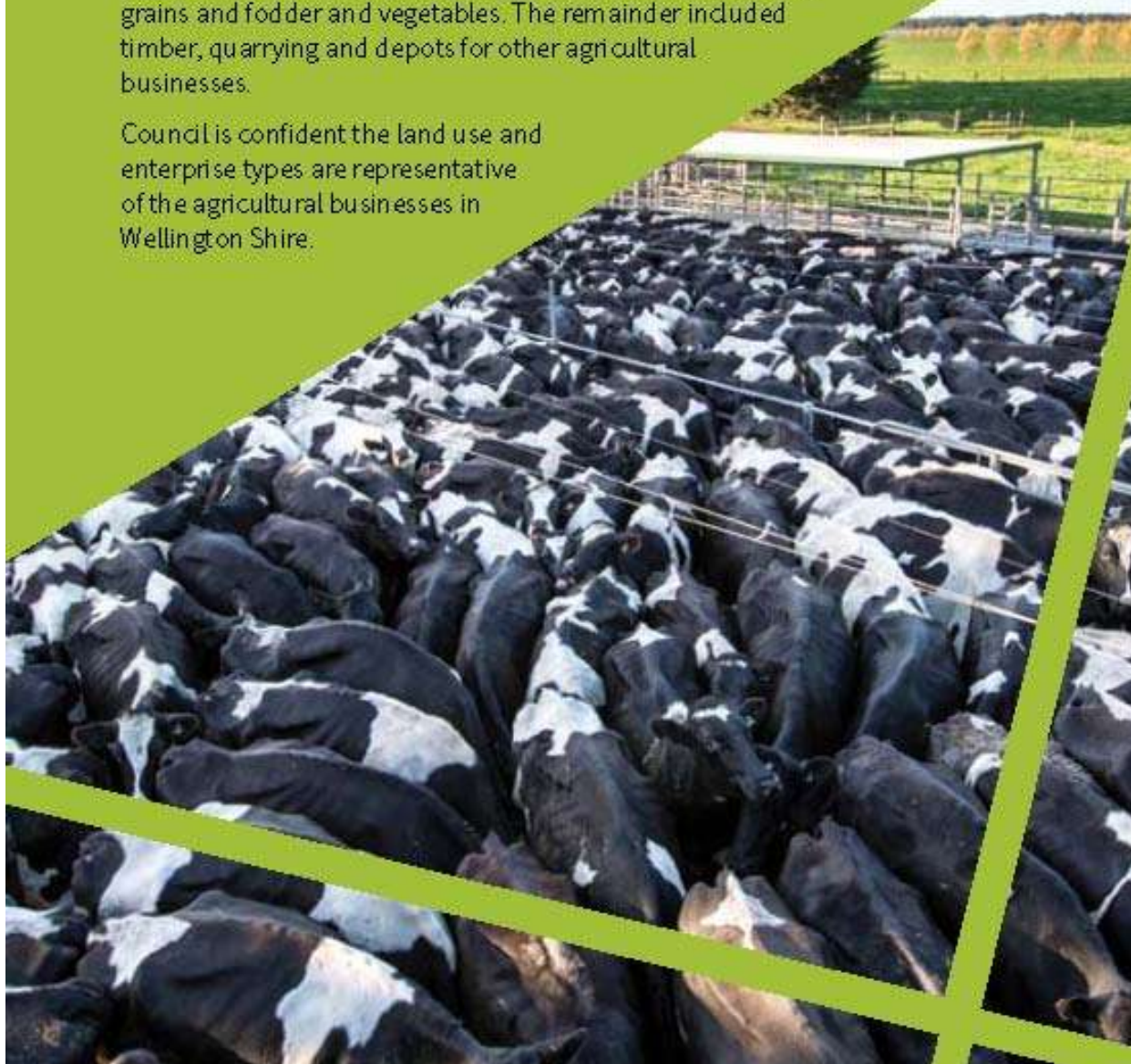
Representation

Completed or partially completed surveys were received from 374 ratepayers⁷. This represents an 18.7% response rate which was higher than expected.

More than 92% of responses were from ratepayers recognised by the Australian Taxation Office as primary producers.

The smallest agricultural enterprise (in area) was 1 ha while the largest was 7781 ha. The majority of land was used for beef production, followed by dairy production, sheep production, grains and fodder and vegetables. The remainder included timber, quarrying and depots for other agricultural businesses.

Council is confident the land use and enterprise types are representative of the agricultural businesses in Wellington Shire.





Key Issues

1. The survey revealed a general pessimism amongst respondents about the viability of farming (particularly beef farming) in the region.
2. The lack of confidence in the future of agriculture in Wellington Shire was evident in many responses. Significantly, more than 70% of the respondents were aged fifty or older, while less than five percent were aged 35 or younger, indicating that younger generations are not choosing agriculture as a career prospect.
3. The fact that only 33% of respondents have developed a succession plan also suggests a lack of confidence in the viability of agriculture as a long term career prospect for younger generations.*
4. The majority of respondents cited financial considerations – for example rising production costs (including rates), low commodity prices and/or lack of returns as the key challenges to their business. Environmental challenges (lack of rainfall and climate change) were cited in 20% of responses.

D



5. Financial considerations (rising costs, low commodity prices, high land values) were cited by more than 60% of respondents as being barriers to realizing opportunities in the region, followed by water availability (18%).
6. Despite the pessimism expressed by many respondents, approximately half believed there were opportunities for increased or improved agricultural production in Wellington Shire. Almost 20% of respondents indicated that increased water availability was the key to realizing opportunities.
7. Opportunities suggested by respondents involved agronomical improvements (soil, grazing, fertiliser and pasture), seeking out niche markets and developing sectors such as cropping, chicken meat and goats.
8. Sixty percent of respondents purchase grain and/or fodder for their businesses, with almost half being sourced more than 100km away. This suggests that there could be opportunities for developing a more intensive cropping industry in Wellington Shire.
9. A significant portion of respondents (almost 30%) cited business and financial management skills (including taxation, budgeting, marketing and computers) as training that should be offered locally to farmers.
10. The majority of respondents (60%) do not consider that bureaucratic 'red tape' is holding back their business. Amongst the 40% of respondents who feel that red tape is a challenge to their business, the most common complaints related to employment (17%), clearing of vegetation (14%) and federal taxation (10%).
11. A general theme throughout the survey was that many farmers do not consider they get 'fair value' for their rate dollar. This sentiment was expressed directly in many instances⁹, and was also revealed in the high degree of dissatisfaction regarding the standard of road and transport infrastructure in the region.¹⁰

12. Seventy percent of respondents specified roads, bridges and road maintenance as the infrastructure and services where they would like their rates spent.
13. Weeds, pest control (particularly wild dogs) and roadside vegetation management were concerns for many respondents. Weeds and pest control were the most common responses to the questions regarding Department of Environment and Primary Industries (DEPI) services and programs. Weed control was the most requested Council service after roads, bridges and road maintenance. Five respondents also requested that their rates be spent on wild dog control, even though this is a DEPI, rather than a Council, responsibility.
14. Several respondents believe their needs and issues are not understood or met by Council and organisations such as DEPI. This was especially apparent in the responses to questions about DEPI services, rate spending and red tape.
15. Natural resource issues (managing climate change/variability, drought and water security) were cited by 22% of respondents as being a key issue affecting their business (the majority cited cost pressures as the key issue). Around 17% cited climate change, water use efficiency, sustainable or alternative management systems as being areas that could benefit from research and development funding.
16. Most farmers indicated that water security is critical (61%) or important (25%) to their business, and many cited access to water and better irrigation systems as the key for increasing or improving agricultural production in the region. Around 15% cited lack of water as a barrier to realizing opportunities in the region.
17. More than 30% of respondents from the Macalister Irrigation District (MID) believe that government funding of MID2030 will increase farm productivity and employment. Only 5.3% of respondents in the MID are willing to pay more for year round irrigation rights, however.
18. One third of respondents whose businesses have been affected by falling groundwater levels reported additional costs to reach and/or extract water. These range from increased power costs to significant capital outlays of up to \$300,000, with the average annual cost being around \$20,000.



Other Observations

1. Many respondents offered suggestions for encouraging students to consider farming as a career, and called for more practical hands-on courses for students.
2. Many respondents consider the low returns currently associated with farming as the biggest disincentive to attracting youth and skills into agriculture.
3. The lack of affordable and/or skilled labour is a challenge to just a handful of respondents.
4. The availability of refugee or backpacker labour is unlikely to benefit many farmers unless their overall businesses become more profitable.
5. Several respondents commented favourably on the support provided by Dairy Australia and did not feel the need for other extension support. In comparison, beef farmers did not seem to have a structured support network and were more likely to be frustrated with the services provided by DEPI.
6. Several respondents mentioned wild dogs as a challenge to their business, or an area where they would like increased support from DEPI. There may be a correlation between wild dog predation and the relatively low proportion of respondents involved in sheep farming (20%, compared to 70% involved in beef farming). This, in turn, can impact on profitability by removing opportunities for risk management through diversification into wool, sheep meat and prime lamb.
7. Respondents were more likely to be members of Landcare than any other organisation, suggesting this is a valuable communication/delivery network for Council.



For Consideration

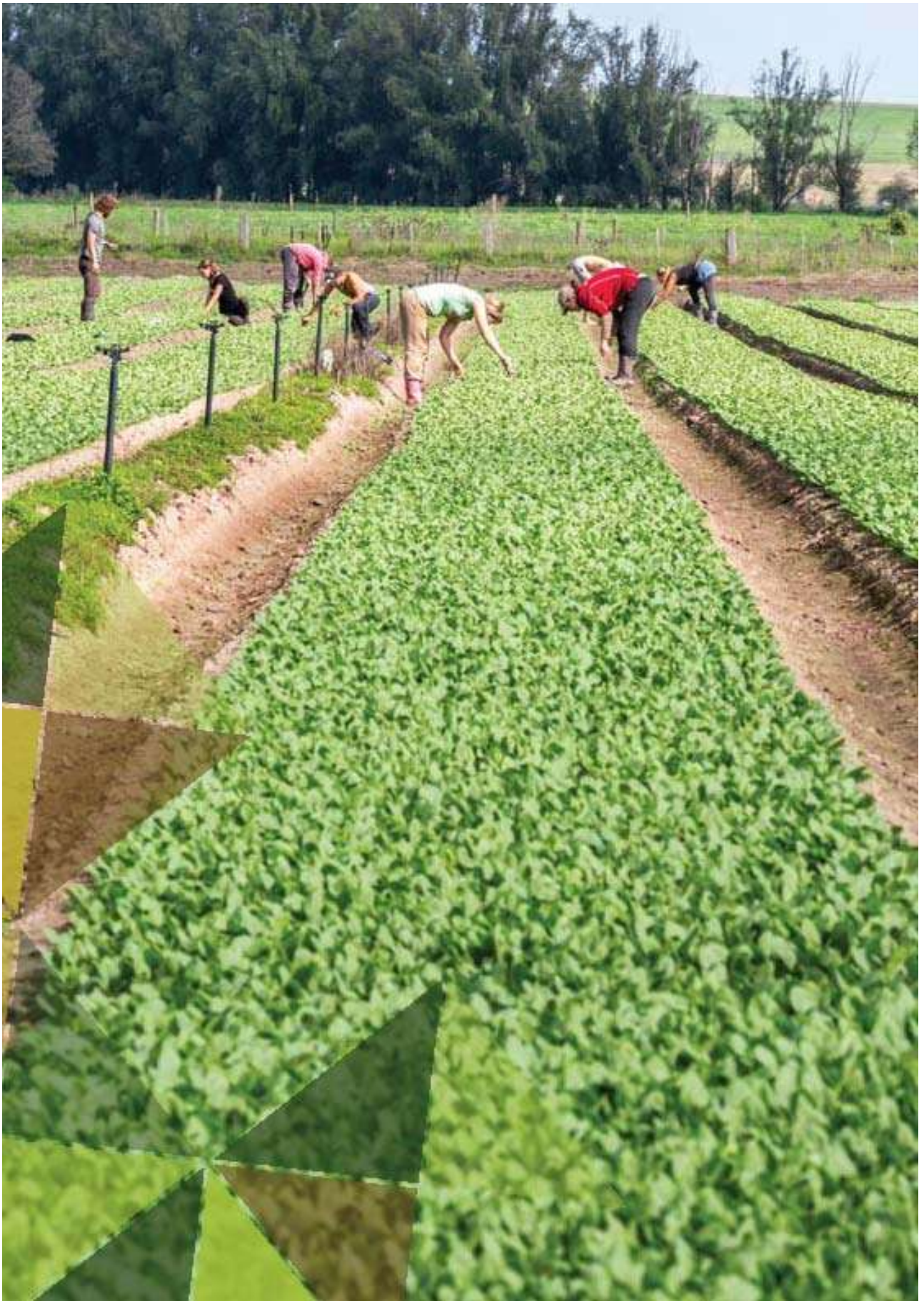
Short term/within the Council's immediate sphere of influence

1. Development of a clear communication pathway for farmers to report road and bridge maintenance issues and discuss future road and bridge investment priorities with Council staff. Specific issues raised in the survey include:
 - Maintenance of roads and drains at farm gates
 - Size of roads and bridges to accommodate machinery; and
 - Overhanging tree branches.
2. Consideration of strategies for controlling roadside weeds and pests, including:
 - Lobbying state government for continued/increased funding (currently \$50,000 per year until June 2015)
 - Identifying priority areas/ species for control
 - Potential for ratepayer assistance, in return for a rates rebate as per Environmental Grants Program
 - Discussion with DEPI regarding cooperative projects (eg roadside weeds, wild dogs, foxes, rabbits and other vemin)
 - Communicating with ratepayers about which entity (Council/DEPI) is responsible for weed/pest control and providing clear communication pathways to report problems.
3. Consideration of staff training programs and opportunities to interact with farmers to develop



greater awareness of the issues impacting farmers on a daily basis (eg. road and bridge use).

4. Consideration whether the current differential rate system is appropriate for farmer ratepayers taking into account (for example):
 - The size of rated land and the services received
 - Potential for subdivision
 - Suitability for other agricultural activities
 - Access to water.
5. Consideration of rubbish collection/silage wrap disposal/concessional tip fees for farmers.
6. Alert industry and education providers of the demand for, and consider co-delivery of, financial management and computer skills training for farmers.
7. Alert industry and education providers of the demand for more practical, hands-on training (eg farm mechanics, shearing, chemical user, equipment maintenance and safety) for workers.
8. Liaise with government, industry and education providers to consider opportunities for farmers to provide on-farm practical training for students and/or the unemployed.
9. Approach Meat & Livestock Australia (MLA), Victorian Farmers Federation (VFF) and/or other industry bodies to consider strategies to strengthen support networks for local beef farmers and build a more resilient and profitable beef industry in the region. Issues include:
 - Risk management strategies for farmers
 - Research and development;
 - Local supply chains (including abattoir)
 - Value-adding opportunities.



Medium Term/Planning for the Future

1. Continue to lobby state and federal government to increase water availability (via MID2030, trading water entitlements and groundwater entitlements) for agriculture in the region.
2. Support Southern Rural Water (SRW) in its efforts to seek further funding to implement the MID2030 infrastructure strategy to improve water efficiency and availability.
3. Continue to market to vegetable growers and dairy producers in other states and other areas of Victoria, the opportunities offered by MID2030.
4. Continue to take a leading role in the Agriculture Industry Transformation – Gippsland project (<http://www.piccc.org.au/research/project/254>) with the aim of helping agribusiness adapt to, and benefit from, the impacts of a changing climate.
5. Liaise with Southern Farming Systems to scope potential for expanding the cropping industry in Wellington Shire. Issues include:
 - Identification of suitable areas of land
 - Identification of suitable crops
 - Water availability
 - Grain storage and drying facilities
 - Transport infrastructure (road and rail); and
 - Adequate road and bridge infrastructure to cater for large machinery and equipment.
6. Ensure that planning regulations encourage and can accommodate changes to land use that offer a long-term benefit to agribusiness in the region.
7. Continue to encourage industry and government to fund agricultural research and development, particularly:
 - Water efficiency
 - Water recycling
 - Drought tolerant pastures and crops; and
 - Soil management.
8. Continue to work with stakeholders within agribusiness and the food and wine sector to investigate the potential for niche markets, alternative enterprises and value-adding in Wellington Shire.
9. Support SRW in its efforts to monitor and protect groundwater supplies from the issues identified in the Gippsland Groundwater Atlas (http://www.srw.com.au/Page/page.asp?Page_Id=689&h=0).

Appendix

¹REMLAN analysis.

²ABS 201011 Agricultural Commodities.

³REMLAN analysis.

⁴Major stakeholders included Agribusiness Gippsland, United Dairy Farmers of Victoria, Victorian Farmers Federation, Southern Farming Systems and major vegetable growers.

⁵The workshops were held at Yarram and Maffra in April 2013 and were facilitated by Jenny O'Sullivan of Linking Environment, Agriculture and People.

⁶The methodology will include regular forums and roundtable discussions.

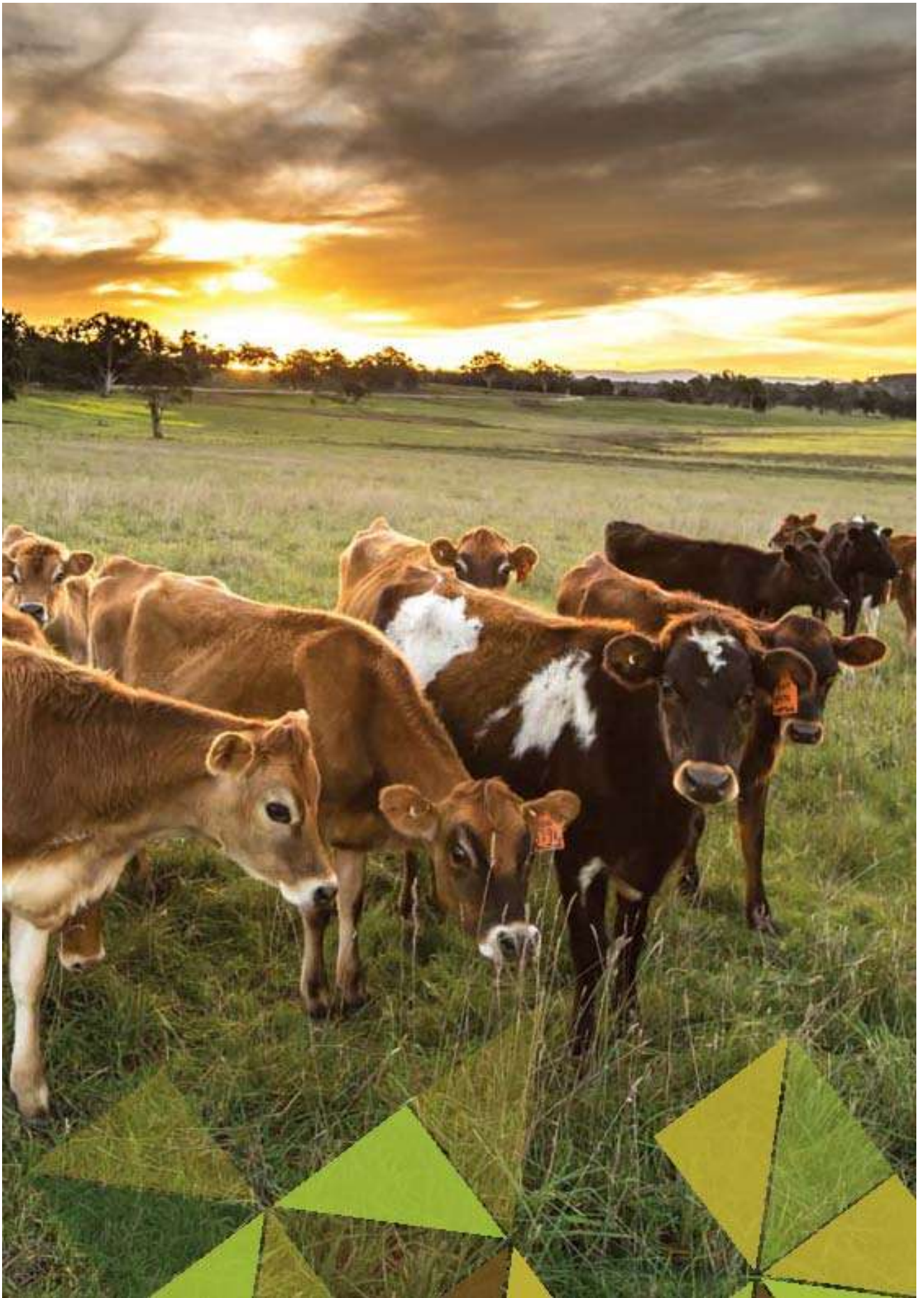
⁷99.5% of responses were received in writing, while 0.5% were received online via Survey Monkey. Data from surveys received after the official return date have been included in the preparation of the Agriculture Position Paper.

⁸Dairy farmers were more likely to have a succession plan in place than other farmers. This is probably due to the intensive nature of dairy farming which involves a high level of capital investment and organisation for day to day operation.

⁹For example: "Local roads. Put rates back into the area they came from (say 50%), not on superficial projects."; "Better roads. NOT planting trees under power lines in towns."; "Grade our roads – it's all we get from our rates."

¹⁰For example: "Our roads are rarely maintained."; "Better roads."; "Our roads are in a deplorable state."







WELLINGTON
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The Heart of Gippsland

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ITEM C3.4**WELLINGTON REGIONAL TOURISM INC – MEMORANDUM OF UNDERSTANDING**

DIVISION: DEVELOPMENT
 ACTION OFFICER: MANAGER ECONOMIC DEVELOPMENT
 DATE: 01 JULY 2014

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
✓				✓	✓	✓		✓	

OBJECTIVE

To renew Wellington Shire Council's co-operative marketing agreement with Wellington Regional Tourism Inc (WRT) at the expiration of the current Memorandum of Understanding (MOU) Agreement on 30 June 2104.

BACKGROUND

Wellington Shire Council has an MOU agreement with WRT that has been in place since WRT was established in 2008. The MOU formalises arrangements between Council and WRT and has been established to support tourism development and co-operative marketing opportunities; foster increased industry involvement and investment and support strategic initiatives as agreed on an annual basis.

The MOU requires WRT to develop an annual marketing and activities plan, and these activities form the basis of the agreement's Key Performance Indicators. In addition to reporting on performance outcomes, WRT also presents to Council on a six monthly basis, where they provide updates on the status projects and the associated annual budget.

Under the current MOU, Council provides WRT with financial support of \$40,000 plus GST per annum. This financial support represents approximately one third of their annual budget with other income coming from State Government grants and private sector contributions. Council can also participate in a range of additional co-operative marketing opportunities, with these opportunities considered on a case by case basis. \$5,000 has been allocated in the 2014/15 budget for this opportunity.

This additional support includes funding to conduct an annual tourism industry awards program and presentation evening (currently conducted as the People's Choice Awards). An amount of \$2,000 has been allocated for this event in the budget process.

As presented at a recent Council workshop, an assessment of the current MOU and outcomes achieved over the last three years clearly identified a range of very positive outcomes. The tourism industry in Wellington has clearly benefited from the hard work and vision of WRT and the positive working relationship the MOU has established. It is therefore recommended that Council enter into another three year agreement.

OPTIONS

Council has the following options:

1. Renew Wellington Shire Council's co-operative marketing agreement with Wellington Regional Tourism Inc for a further three years at \$40,000 plus GST per annum with a 3% CPI increase annually (1 July 2014 – 30 June 2017);
2. Include an additional amount of \$2,000 in the Agreement for the conduct of an annual tourism industry awards program and presentation evening; and
3. Subject to Council's annual budget process, allocate funding of an amount up to \$5,000 for additional co-operative marketing opportunities; or
4. Request further information to consider regional tourism arrangements.

PROPOSAL

1. Renew Wellington Shire Council's co-operative marketing agreement with Wellington Regional Tourism Inc for a further three years at \$40,000 plus GST per annum with a 3% CPI increase annually (1 July 2014 – 30 June 2017);
2. Include an additional amount of \$2,000 in the Agreement for the conduct of an annual tourism industry awards program and presentation evening; and
3. Subject to Council's annual budget process, allocate funding of an amount up to \$5,000 for additional co-operative marketing opportunities.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

FINANCIAL IMPACT

The level of funding recommended in this report has been provided for in Council's 2014/15 Annual Budget and in the longer term Strategic Resource Plan.

COUNCIL PLAN IMPACT

The Council Plan 2013–17 Theme Economy states the following strategic objective and related strategy:

Strategic Objective

"Supported business growth and employment, lifestyle opportunities and a vibrant tourism sector".

Strategy 6.3

"Attract new investment, lifestyle growth and visitors by developing and supporting Wellington Shire's regional identity".

This report supports the above Council Plan strategic objective and strategy.

COMMUNITY IMPACT

Wellington Regional Tourism has established a positive working relationship with government, Wellington Shire Council and the industry, and it anticipated that an extension to the current MOU will be welcomed by all parties.

CONSULTATION IMPACT

Consultation with WRT regarding continued agreement has been undertaken.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That:

- 1. Council renews Wellington Shire Council's co-operative marketing agreement with Wellington Regional Tourism Inc for a further three years at \$40,000 plus GST per annum with a 3% CPI increase annually (1 July 2014 – 30 June 2017);***
- 2. Council include an additional amount of \$2,000 in the Agreement for the conduct of an annual tourism industry awards program and presentation evening; and***
- 3. Subject to Council's annual budget process, Council allocate funding of an amount up to \$5,000 for additional co-operative marketing opportunities.***



C4 - REPORT

GENERAL MANAGER BUILT & NATURAL ENVIRONMENT

ITEM C4.1**CONTRACT 2013-011 MYRTLEBANK ROAD RECONSTRUCTION WORKS MYRTLEBANK**

DIVISION: BUILT AND NATURAL ENVIRONMENT

ACTION OFFICER: MANAGER ASSETS AND PROJECTS

DATE: 1 JULY 2014

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
✓	✓	✓		✓	✓	✓	✓	✓	✓

OBJECTIVE

The objective of this report is for Council to enter into a contract for the rehabilitation and pavement widening of Myrtlebank Road, from the Princes Highway to 400 metres west of Grassdale Road, Myrtlebank.

BACKGROUND

Myrtlebank Road between Maffra Sale Road and the Princes Highway is deteriorating and requires the pavement to be widened and rehabilitated and has been included in the Capital Works Program for 2013/2014 and 2014/2015.

A design has been completed for the works which includes construction of kerb and channel for a section of the road where a normal rural style roadside drain cannot be constructed due to the close proximity of a Southern Rural Water supply channel that is within the road reserve west of Grassdale Road.

OPTIONS

Council has the following options:

1. To enter into a contract for the Myrtlebank Road rehabilitation works from the Princes Highway to 400 metres west of Grassdale Road; or
2. To not enter into a contract for the Myrtlebank Road rehabilitation works from the Princes Highway to 400 metres west of Grassdale Road.

PROPOSAL

Council adopts the recommendations contained in the attached confidential Tender Evaluation Report for Contract 2013-011 Myrtlebank Road Reconstruction Works, Myrtlebank.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

FINANCIAL IMPACT

The funds has been provided over two years with \$400,000 allocated in the 2013/14 Capital Program and a further \$400,000 in the 2014/15 Capital Program. A total of \$800,000 has been allocated for this project.

COMMUNICATION IMPACT

Prior to the commencement of works affected residents and businesses will be notified in accordance with the Community Engagement Strategy.

LEGISLATIVE IMPACT

The Contract tendering process complies with the *Local Government Act 1989* and the Victorian Local Government Code of Tendering.

COUNCIL PLAN IMPACT

The Council Plan 2013–2017 Theme 4 Infrastructure states the following strategic objective and related strategy:

Strategic Objective

“Assets and infrastructure that meet current and future community needs”

Strategy 4.2

“Ensure assets are managed, maintained and renewed to meet service needs.”

This report supports the above Council Plan strategic objective and strategy.

RESOURCES AND STAFF IMPACT

The Assets and Projects Unit will provide the staff and resources to manage this contract.

COMMUNITY IMPACT

The improved roads will provide better public access and safer vehicle movement. This will produce a positive community impact.

ENVIRONMENTAL IMPACT

The proposed works will have minimal environmental impact, with the contractors complying with Council’s Guidelines on Environmental Management for Roadwork Projects.

CONSULTATION IMPACT

Council’s standard consultation practices will be implemented on this project.

RISK MANAGEMENT IMPACT

It is considered that the proposed contract works will not expose Wellington Shire Council to any significant risks. All OH&S risks will be discussed with the contractor and allocated to the party in the best position to manage each risk

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That:

- 1. Council adopts the recommendations contained in the attached confidential Tender Evaluation Report at Item F1.1 of the Council Meeting Agenda for Contract 2013-011 Myrtlebank Road Reconstruction Works Myrtlebank; and***
- 2. The information contained in the confidential document Item F1.1 Contract 2013-011 Myrtlebank Road Reconstruction Works Myrtlebank of this Council Meeting be designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the General Manager Built and Natural Environment on 16 June 2014 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989: d) contractual matters
be designated confidential information under Section 77 Clause (2)(b) of the Local Government Act 1989, except that one this recommendation has been adopted the name of the successful tenderer can be made public.***



C5 - REPORT

GENERAL MANAGER LIVEABILITY



D. URGENT BUSINESS



E. FURTHER GALLERY AND CHAT ROOM COMMENTS



F. CONFIDENTIAL ATTACHMENT/S

F. CONFIDENTIAL ATTACHMENT/S



WELLINGTON
SHIRE COUNCIL
The Heart of Gippsland

ORDINARY COUNCIL MEETING 1 JULY 2014

On this 16 day of June 2014, in accordance with Section 77 Clause (2) (c) of *the Local Government Act 1989*; I, Christopher Hastie General Manager Built and Natural Environment declare that the information contained in the attached document **ITEM 2013-011 MYRTLEBANK ROAD RECONSTRUCTION** is confidential because it relates to the following grounds under Section 89(2) of the *Local Government Act 1989*:

d) *contractual matters*

.....
General Manager Built and Natural Environment



G. IN CLOSED SESSION

G. IN CLOSED SESSION