



WELLINGTON
SHIRE COUNCIL
The Heart of Gippsland

Council Meeting Agenda

Meeting to be held at

Port Of Sale Civic Centre

Foster Street, Sale

Tuesday 3 June 2014, commencing at 3pm

**or join Wellington on the Web:
www.wellington.vic.gov.au**

ORDINARY MEETING OF COUNCIL – 3 JUNE 2014

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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:

3 JUNE 2014

OBJECTIVE

To adopt the minutes of the Ordinary Council Meeting of 20 May 2014 as 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 20 May 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:

3 JUNE 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:

3 JUNE 2014

ITEM	FROM MEETING	COMMENTS	ACTION BY
Opposing Revegetation Work – Canal Reserve, Sale	20 May 2014	Refer to Item A9(2) of this meeting	Manager Natural Environment & Parks

ITEM A9(2)**RESPONSE TO PETITION: OPPOSING REVEGETATION WORK – CANAL RESERVE, SALE**

DIVISION: BUILT AND NATURAL ENVIRONMENT
 ACTION OFFICER: MANAGER NATURAL ENVIRONMENT & PARKS
 DATE: 3 JUNE 2014

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

OBJECTIVE

To provide Council with a report regarding the request to not undertake revegetation works on the Canal Reserve in the vicinity of McArdles Gap and Cox's Bridge and to provide a response and recommendations for Council consideration.

BACKGROUND

The current project to revegetate a section of the Canal Reserve (Attachment 1) is part of Council's annual Carbon Offset Program aimed at assisting Council offset fleet and plant carbon emissions. It also represents the final stage of what has been a 3 stage project to enhance the biodiversity values of the Sale Common precinct and to improve the bio-link between the Common and the Herb Guyatt Nature Reserve to the north-west.

The project involves the planting of 4,000 mixed native species tubestock into a prepared site (weed free). The planning for the current project has been underway since August 2013 with preparation now complete, plants purchased and delivered to the Sale Depot and contractors engaged. The planting works were scheduled to commence in May of this year and have been put on hold until a decision is made on the petition presented.

In planning for the previous stage of the project (completed in 2013) the head petitioner, Mr. Heywood, expressed concerns to Council Officers about the impact on flooding on his land that any additional planting would have. Council Officers met Mr. Heywood and discussed his concerns and agreed to seek further advice from the West Gippsland Catchment Management Authority (WGCMA). The advice received from the WGCMA (Attachment 2) supported the project and advised that the project would have negligible impact on flooding and that it would in fact have many positive impacts by improving biodiversity values and creating habitat.

During ground preparation for the current project (late summer period) Mr. Heywood again expressed concern and officers again met with him to discuss the matter. The WGCMA was again asked to provide comment which they did to both Mr. Heywood and Council via email (Attachment 3) again reiterating their support for the project.

The project is now ready for the planting of 4,000 tubestock and if approval is granted will be completed by July 2014.

OPTIONS

Council has the following options:

1. Undertake the works as planned; or
2. Not undertake the works and re-allocate the already purchased plants to another site (yet to be determined)

PROPOSAL

That:

1. Council not agree to the petition request for the Canal Reserve Revegetation project to cease;
2. Council authorise officers to continue with the implementation of the project as planned and previously approved by the West Gippsland Catchment Management Authority; and
3. Council advise the head petitioner of the decision of Council in relation to their petition regarding the revegetation works on the Canal Reserve.

CONFLICT OF INTEREST

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

FINANCIAL IMPACT

The project is funded from within the 2013/2014 works program. Plants have been purchased and contractors are engaged ready to commence.

If the project was to be stopped additional funds would be required to prepare an alternate site.

The time taken to appropriately prepare any new site may mean that already purchased plant stock would become redundant and new stock would need to be purchased.

COUNCIL POLICY IMPACT

A number of Council Strategies and Plans identify the need to create liveable towns and the economic, environmental, psychological and physiological value of high quality landscapes.

The Vision of the Wellington Sustainability Strategy 2011-15 is "Wellington advancing together on the pathway towards environmental responsibility, taking practical action now for a sustainable future." The Strategy also states that we will work in partnership with other government agencies to protect and enhance the health of our natural environment.

Wellington 2030 identifies under its Natural Environment theme that Wellington will have healthy rivers, streams and lakes. The native flora and fauna are plentiful and diverse. Our public land is protected and well managed.

COUNCIL PLAN IMPACT

The Council Plan 2013-17 Theme 3 Natural Environment states the following strategic objective and related strategy:

Strategic Objective

"A community focused on sustainable living and the future protection of Wellington's Natural Environment."

Strategy 3.1

"Strive for a sustainable balance between the use of Wellington Shire's natural resources, biodiversity and the need to protect them for future generations."

Strategy 3.4

"Ensure Wellington Shire's natural environment is responsibly managed."

RESOURCES AND STAFF IMPACT

Additional planning and staff time will be required if an alternate site is required.

If the project scope is altered (alternate site is required) increased funding would be required.

COMMUNITY IMPACT

The project will assist in improving liveability in the Shire by contributing to a range of objectives as stated in various Council Plans & Strategies.

ENVIRONMENTAL IMPACT

This project will make a significant and important role in increasing biodiversity by providing habitat for native fauna in addition to offsetting Councils carbon footprint.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That:

- 1. Council not agree to the request for the Canal Reserve Revegetation project to cease;***
- 2. Council authorise the Chief Executive Officer to continue with the implementation of the project as planned and previously approved by the West Gippsland Catchment Management Authority; and***
- 3. Council advise the head petitioners of the decision of Council in relation to their petition regarding the revegetation works on the Canal Reserve***

Attachment 1- 2013/14 Carbon Offset Project - Sale Canal

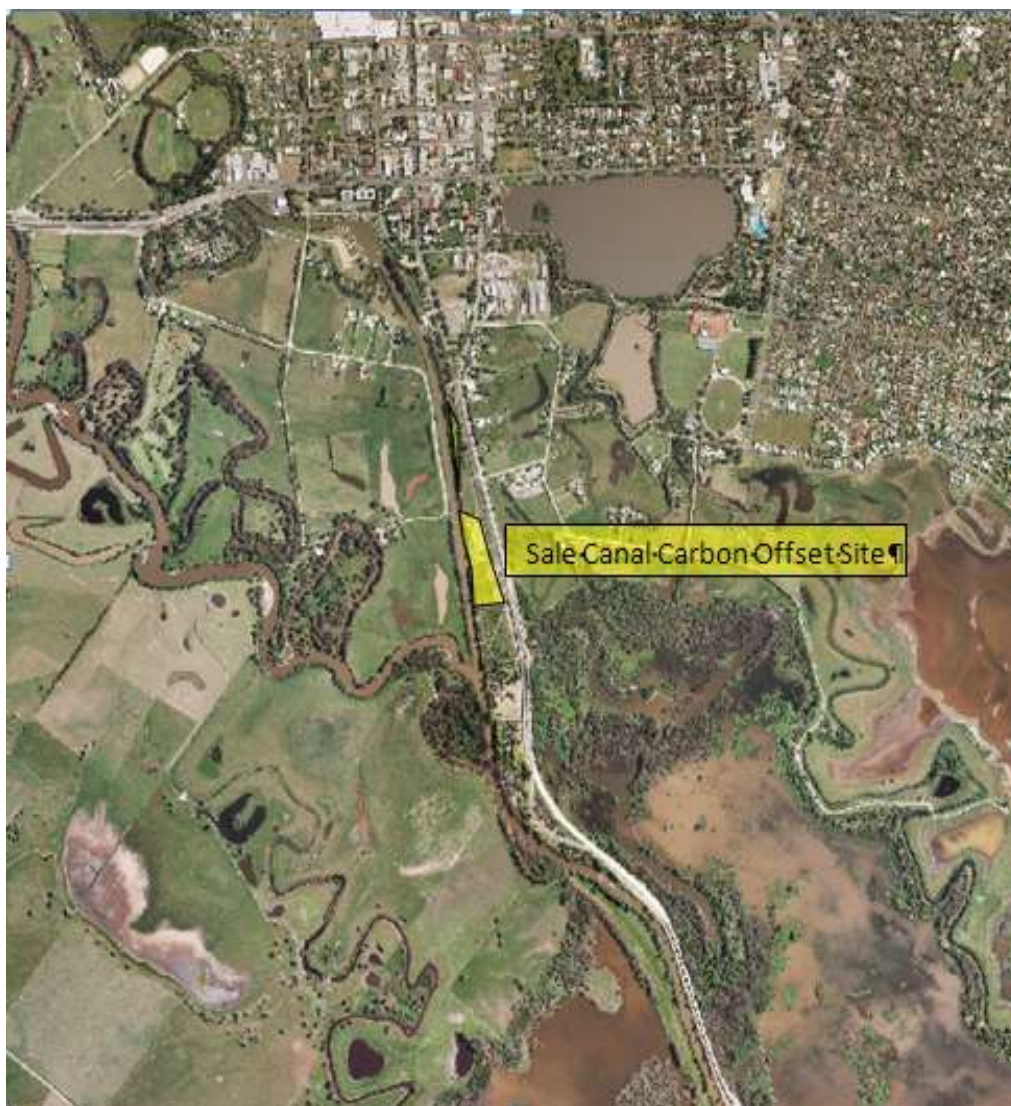
Objectives

To offset council's vehicle emissions by planting native vegetation to provide a long term carbon sink.

Other long term benefits of this work include:

- Creating a vegetation community that has a bioregional conservation status of endangered. It is also well connected to the RASMSAR listed Sale Common and the riparian areas of the Thomson River.
- Creating a natural space for the community to enjoy. It is envisaged that the visitor use of this area will increase over time because the cycling path will be sealed from Sale to Longford.
- Reduce ongoing maintenance costs of mowing by creating a low maintenance natural area
- To create an aesthetically pleasing town entry for Sale that takes into account the recently planted row of deciduous trees.

Locality map



Site Map



Site Description

The site is approximately 1.75 hectares (the large area is 1.5 hectares and the 2 smaller areas are 0.125 ha each). The 1750 EVC mapping suggests the area is EVC 56 Flood Plain Riparian Woodland. The area was used as part of the work site to construct Cox's Bridge until recently however it is not currently being used extensively.

Scope

Flood Plain Riparian Woodland species (EVC 56) are to be planted at least 30 metres from the South Gippsland Highway. Hence revegetation should start 15 metres on the west side of a row of recently planted deciduous trees. The revegetated area should also start 2.5 metres inside the walking track that runs along sale canal before the powerlines. A 5 metre buffer of native shrubs should be planted on the eastern and northern side. Revegetated areas should be planted at a spacing of 2 metres.

Task	Task Detail	Timing
Boom spray (or spot spray) grass and weedy ground cover	Chemical - glyphosate Area to be marked in field prior to spraying (1m spots, 2m spacing, Combined sites – Approx 4000 spots)	February 2014
Boom spray (or spot spray) grass and weedy ground cover	Respray planting areas	April 2014
Plant & guard tubestock	4000 mixed species tubes	April/May 2014

Attachment 2 – Supporting correspondence from the WGCMA

Date: 3 June 2013
Andrew Wolstenholme
Wellington Shire Council
70 Foster Street
Sale, Victoria 3853

Dear Andrew,

Regarding: Community concerns over the revegetation works on the Thomson River floodplain near Cox's Bridge, Sale

The Authority understands that there are some community concerns in regards to the potential increase in flooding, due to revegetation works, in the vicinity of the old Cox's Bridge Sale. Based on your email dated Monday 6th May and our site visit on Friday 17th May the Authority understands that the project aim is to: "thicken up existing plantings in the shaded area below. In the blue area we would like to create a closed canopy of trees and shrubs to shade out weeds in the long term. In the yellow area we would like to sparsely plant red gums to allow flood waters to pass through the area and into Sale common "

The Authority's assessment of the proposed tree planting works has been guided by the 2004 Port of Sale Flood Study and the VicRoads Hydraulic study for the South Gippsland Highway upgrade. I also met with Wesley Heywood and he provided me with significant background to how floods affect this area and the changes that have occurred on the floodplain over the last 50 years and more.

Wes's key points included:

- . The South Gippsland Highway upgrade has significantly altered flood behaviour on his property.
- . The new bridge approaches and the location of the additional floodways have been located in the wrong places and this has adversely affected his property.
- . Any further reduction in flood carrying capacity by planting trees near the old Cox's bridge floodway will further worsen flood behaviour on his property

Based on Wes's feedback I met with you and Tim Rowe on Friday 17th May to discuss the proposed revegetation works in detail. During this site inspection it was apparent that vegetation re-growth consisting mainly of wattles is occurring along the banks of the Sale Canal and the off take to the old Cox's bridge floodway. The areas shown blue and yellow on the figure above are much less sparsely vegetated and it is your intention to plant over-storey trees in these locations to reduce the potential for weed invasion and to provide a habitat link between the Sale Common and the Thomson River.

In an effort to balance River Health objectives and Wes Heywood's concerns it was agreed that Council would, as part of this project, thin the existing wattles adjacent to Cox's bridge to improve the potential flow of floodwater through to the old Cox's bridge floodway.

Based on our review of the existing flood studies, my meeting with Wes Heywood and the site visit on the 17th May the Authority is of the view that the proposed sparse over storey planting will not significantly impact flood behaviour in the area. To ensure the area does not become too densely vegetated over time the Authority also recommends yearly and after significant flood event inspections with follow up maintenance/thinning of the area as required.

Should you have any queries, please do not hesitate to contact me on 1300 094 262. To assist the CMA in handling any enquiries please quote WG-F-2013-0217 in your correspondence with us.

Yours sincerely,
Adam Dunn

Statutory Planning Manager
Cc: Alan Heywood

Attachment 3 - Supporting email correspondence from the WGCMA

From: Adam Dunn [<mailto:AdamD@wgcma.vic.gov.au>]
Sent: Monday, 7 April 2014 10:43 AM
To: 'min@vic.australis.com.au'
Cc: Tim Rowe; Matt Bowler; Rod Johnston
Subject: Tree plantings...

Hi Alan,

Thanks for your continued interest in the proposed tree planting in the reserve adjacent to the South Gippsland Highway by Wellington Shire.

Based on our discussion on site on the 17th December last year I understand that you would prefer to see all trees removed from the river bank and from the floodplain as you believe that this will improve flooding at your property.

Trees and other vegetation on the river bank and the flood plain are important factors to help reduce flood risk as they act to slow flood waters and thereby reduce peak flows along the river. They also protect river banks, provide habitat and are important for improving the amenity of an area for the community.

Having received your email on the 26th March I have again reviewed the proposed planting of the additional vegetation by Wellington Shire. The proposed plantings are unlikely to significantly impact on flooding to your property as they have been designed to:

- Be well spaced to allow flood waters to pass through the area
- Create an over story to shade out weeds in the long term thus improving flows
- Link in with the vegetation along the Thomson River and in the Sale Common

In addition to this Wellington Shire has agreed to manage the vegetation and to regularly inspect the planting area and remove any debris and thin as required.

From previous discussions I know you have concerns with the upgrade to the South Gippsland Highway and I understand you are discussing these concerns further with VicRoads.

Having considered your email below the WGCMA remains of the view that the proposed plantings by Wellington Shire will not significantly alter the flood risk in this section of the floodplain.

Regards,

Adam Dunn
Statutory Planning Manager, West Gippsland Catchment Management Authority

From: Alan and Leanne [<mailto:min@vic.australis.com.au>]
Sent: Wednesday, 26 March 2014 8:01 AM
To: Adam Dunn
Subject: Tree plantings...

Hello Adam, I met with Chris Hastie, and Tim Rowe yesterday, as I recently learned that the WSC were executing their final stage of the Canal plantings.. They are planting 100s or even 1000s more trees on the up-stream side of the Cox's bridge. This stage which they have been planning for some time, was not made known to me, when we discussed the previous planting...I noticed the weed spraying, as I was driving past, and contacted Tim for information. Chris and Tim are not going to change their mind, because of the information, WGCMA gave the Council, that the tree and grass plantations up-stream of Cox's Bridge, will only affect the water flow insignificantly. Myself and residents and rate-payers, in this area, would prefer that the area be re-instated back to its original state which was clear, and gives flood-water clear un-interrupted access to the flood plain, being the Sale Common. The obstruction there at the moment is definitely a restriction to flood water, and to extend it, is against the opinions of us locals, who live here, who observe flood flows, and understand how flood waters need to flow, to get to the Gippsland Lakes. I would like WGMCA to re-consider your advice to WSC, as before these tree plantings, the natural landscape was no trees. (a clear flood-way). This is quite urgent, so I would like you to treat this request urgently..... Many Thanks, Alan Heywood.



A - PROCEDURAL

A10 INVITED ADDRESSES, PRESENTATIONS OR ACKNOWLEDGEMENTS

Mrs Helen Hoppner, Chair of the Gippsland Rail Trail Committee, will be attending the meeting and wishes to acknowledge both the Wellington Council and officers support of the project.

ITEM A11

GALLERY COMMENTS

DIVISION:

CHIEF EXECUTIVE OFFICER

ACTION OFFICER:

CHIEF EXECUTIVE OFFICER

DATE:

3 JUNE 2014



A - PROCEDURAL

A12 QUESTIONS ON NOTICE

ITEM A12(1)

OUTSTANDING QUESTIONS ON NOTICE

ACTION OFFICER

CHIEF EXECUTIVE OFFICER

DATE:

3 JUNE 2014

ITEM	FROM MEETING	COMMENTS	ACTION BY
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>	20 May 2014	A response will be provided at the next Council Meeting of 17 June 2014	Chief Executive Officer

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

OFFICER:

COUNCILLOR BOB WENGER

DATE:

20 MAY 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 June 2014

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

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 17 June 2014.



A - PROCEDURAL

A14 YOUTH COUNCIL REPORT

Youth Council will present a report to Council quarterly.



B –REPORT

DELEGATES

ITEM B1

DELEGATE REPORT: NATIONAL TIMBER COUNCILS ASSOCIATION - MAY NEWSLETTER

OFFICER:

COUNCILLOR MALCOLM HOLE

DATE:

3 JUNE 2014



May Newsletter

President's Column

Finally we have been able to bring you this up-to-date newsletter. It is the intention to have this out each month to allow all of us to keep abreast of the never ending demands on our Local Government Association.

In order for Kevin to continue managing the work load for both the National Timber Council Association (NTCA) and Timber Towns Victoria (TTV), we have successfully negotiated with the CEO of the Municipal Association of Victoria (MAV) for a casual support officer. This person will hopefully be on deck early in the new financial year.

So, what's been going on?

NTCA has been accepted as a member of the Forest Stewardship Council, and Kevin, our Executive Officer was recently voted in as a Director representing the social chamber of the organisation. No, he doesn't organise dance or the catering. You may recall that part of our triple bottom line is social.....keeping jobs, people, shops and all other businesses viable in rural towns.

We prepared a solid submission in October as a budget requisite for all member councils around the nation, to enable councils to maintain infrastructure and roads in an export industry domiciled in Rural Australia. Budget leaks in the press state the fuel excise is to be increased to fund an \$11 billion infrastructure and roads package to drive economic growth. We await The Budget delivery.

At our inaugural Conference last year, we were able to highlight potential growth for councils within the Forest and Timber Industry. Some Economic Development units, working with their Councillors, have taken advantage of the knowledge presented and potential benefits. Timber and Tourism has taken off via social media page on Facebook Timber and Tourism Australia.

Latrobe City Council has voted to support the step towards Australia's first Wood Encouragement Policy. This will generate jobs, jobs and more jobs on Rural Australia if we support this initiative. I believe that Latrobe may have a motion at the ALGA conference supporting their policy work, so let's all back the motion if it makes the agenda.

Wellington Shire in Gippsland, the neighbouring council to Latrobe City, has just completed research into the need for a Forestry and Timber Educational Precinct, to include Research & Development, degree course, diploma course, and apprenticeships in forest and wood product manufacturing. A whole new world is opening up in Timber, and it's in OUR territory. Is your council ready to accept the new challenge? Some of the new uses include, in the world of microcrystalline cellulose, tooth repair and bone replacement, pharmaceuticals plus additives for food and cosmetics.

We represented the NTCA at the recent 6th Industry Development Conference –Innovation and Collaboration. Huge roll up for this conference and over 750 attended the Conference Dinner to hear Prime Minister Tony Abbott, who gave his outright support to the Timber Industry.

What for Local Government into the future? The NTCA, as you may recall as part of our Strategic Directions last June, met with the Hon. Greg Hunt MP, minister for the Environment, to allow the use of Forest Residue for Biofuels and Bioenergy to be included in the Renewable Energy Target (RET's). We received that assurance and now it is a reality. The Beaufort Hospital is installing a biomass plant; MT Gambier is already heating their outdoor pool with forest residue. Biomass will be on the next Conference agenda in a big way next 29/30 April 2015. Put the date in your calendar now.

Our Canberra meeting is on at ALGA as usual, and this will take place on Monday 16th June 2014 at 5.00pm in the Crown Plaza, Aquila room. Finger food and drinks provided, and as usual, we welcome members, potential members or any council that has timber usage in their shire.

Til next month, take care and vote well.

Kindest regards,



Cr Malcolm Hole
NTCA President

Australia's State of the Forests Report

28 March 2014: The latest **Australia's State of the Forests Report** shows forest and forest product industries have a key role in managing and storing carbon.

Parliamentary Secretary to the Minister for Agriculture, Senator Richard Colbeck said the report showed that managing forests for production is an effective way to store carbon and create ongoing greenhouse gas benefits.

"The most recent figures show 103m tonnes of carbon derived from forests was present in wood and wood products in 2010," he said. "This is 7m tonnes more than in 2005 and 14m tonnes more than in 2000."

He said the total amount of greenhouse gases emitted by forestry operations in producing logs represented only 3-7% of the amount of carbon that is stored in those logs.

"You will actually store more carbon by managing forests and recognising that carbon is stored in timber products that come from our forests," he said. "Over 200 years a managed forest can store or offset emissions of up to twice as much carbon as a forest that is untouched for the same period."

The report found Australia has 125m hectares of forest, making it the world's seventh-largest reported forest area. Read the full report - Australia's State of the Forests Report 2013.

No reduction in areas of multiple-use forests noted in the State of the Forests Report

The Australian Forest Products Association says the State of the Forests Report endorses Australia's world-leading sustainable forest management practices.

It said the report noted no reduction in the areas of rainforest, multiple-use public forest, or forest in any of the Regional Forest Agreement regions compared with the 2008 benchmark.

CEO Ross Hampton said: "If the total forest area in Australia was compressed into the MCG then the forest area harvested and re-grown annually would fit comfortably into the small centre circle.

"It was highlighted in the report that plantation forests contribute 76% of Australia's total log supply."

However, AFPA notes with concern that only 10 000 ha of new plantations were established in 2010-11 compared with 87 000 ha in 2006-07 and 137 000 ha in 2000-01.

"Australia remains a net importer of wood and wood products with forest product imports valued at more than \$4bn."

Canberra 'friendly country' for forestry: PM

PM Tony Abbott has pledged to make federal parliament "friendly country" for the Australian forest industry under a Coalition government.

Mr Abbott delivered an impassioned speech at an Australian forest products industry dinner at Parliament House before an estimated 520 guests and delegates. The event saw Mr Abbott announce his government would implement a Forestry Industry Advisory Council, to be chaired by Institute of Foresters Australia president Rob de Fegely.

Mr Abbott said the forest industry had been "officially frowned upon for too long" in Canberra and over the past three years, due to a government "over influenced" by the Greens.

He said the Coalition government didn't support further lockouts of forests because there were enough National Parks and locked up forests already.

"In fact, in an important respect, we have too much locked up forest," he said.

Mr Abbott said one of the incoming government's first acts was to begin the process of delisting a world heritage listing of 74,000ha in Tasmania, because it wasn't "pristine forest".

Mr Abbott said his government wanted the timber industry to have a "vigorous and dynamic future, not just a past".

Blueprint for South Australia's Forest and Wood Products Industry

The SA Forest Industry Advisory Board (SAFIAB) has released the Draft Blueprint for the Future South East Forest and Wood Products Industry (2014-2040) for comment.

Submissions from industry, government and the community are sought. Consultation sessions will be held from late March. To download the draft bulletin, and for further information, visit [Government of South Australia](#)

EWPAAs offices opened in Brisbane

Sen. Richard Colbeck, federal Parliamentary Secretary to the Minister for Agriculture and Forestry officially opened the new administration offices and testing laboratories of the Engineered Wood Products Association of Australasia in Brisbane on March 28. About 40 industry leaders and EWPAAs members were shown through the new facility by EWPAAs general manager Simon Dorries and his technical staff.

Events Diary

14 – 15 April 2014, [Forest Investment and Market Outlook Conference](#), Melbourne
12 – 14 May 2014, [IFA Plantation productivity symposium](#), Mount Gambier
6 – 9 July 2014, [NZIF 2014 Conference](#), Napier
16 – 20 July 2014, [Interforst 2014 – Benchmark for Forest and Technology](#), Germany

RECOMMENDATION

That the delegates report be noted.



C1 - REPORT

CHIEF EXECUTIVE OFFICER

ITEM C1.1**RECEIPT AND CONSIDERATION OF SUBMISSIONS RELATING TO THE DRAFT REVISED COUNCIL PLAN 2013-17**

DIVISION: OFFICE OF THE CEO
 ACTION OFFICER: MANAGER BUSINESS IMPROVEMENT
 DATE: 3 JUNE 2014

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

OBJECTIVE

To receive and consider submissions relating to the draft revised Council Plan 2013-17.

BACKGROUND

Council resolved at a Special Council meeting on 29 April 2014 to:

- Publicly advertise for submissions on the draft revised Council Plan 2013-17.
- Consider any submissions received at a Council Meeting to be held on Tuesday 3 June 2014 at 3pm.

In accordance with section 223 of the *Local Government Act 1989*, Council invited interested persons to make written submissions in relation to the draft revised Council Plan 2013-17 by 5pm on Tuesday 27 May 2014, with verbal submissions being heard by Council on 3 June 2014. Following the close of submissions no submissions had been received.

OPTIONS

In accordance with s223 of the *Local Government Act 1989* Council is required to receive and consider all submissions.

PROPOSAL

That Council note that no submissions were received in relation to the draft revised Council Plan 2013-17.

CONFLICT OF INTEREST

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

FINANCIAL IMPACT

The strategies incorporated in the draft revised Council Plan 2013-17 will have varying degrees of financial impact over the short and longer term.

Fullest understanding of the draft revised Council Plan 2013-17 will be gained by reading it in conjunction with Council's t 2014/2015 financial year Budget.

The draft revised Council Plan 2013-17 incorporates in its Strategic Resource Plan segment a summary of budget provisions.

LEGISLATIVE IMPACT

The draft revised Council Plan 2013-17 has been prepared in accordance with the requirements of Section 125 of the *Local Government Act 1989*.

Under Section 223 of the *Local Government Act 1989* a person has a right to make a submission on the proposed draft revised Council Plan 2013-17.

COUNCIL POLICY IMPACT

The draft revised Council Plan 2013-17 has been prepared generally in the context of existing Council policies, but may lead to their revision or the development of new policies as a result of implementation of the initiatives contained in it.

RESOURCES AND STAFF IMPACT

The strategies contained within the draft revised Council Plan 2013-17 will generally be implemented within the existing staff resources of the Council.

The Strategic Resource component of this draft revised Council Plan 2013-17 outlines the financial and staff resources provided for its implementation.

COMMUNITY IMPACT

Consideration of submissions for the draft revised Council Plan 2013-17 may impact on the objectives, initiatives and strategies that the Council uses to implement its vision on behalf of the community over the next four years.

CONSULTATION IMPACT

Under Section 223 of the *Local Government Act 1989* Council advertised the draft revised Council Plan 2013-17 and sought submissions from the public. Council's Audit Committee considered and received the draft revised Council Plan 2013-2017 at its meeting held on Friday 23 May 2014.

RISK MANAGEMENT IMPACT

The draft revised Council Plan 2013-17 is a strategic document and specific risk management consideration will be given to each initiative during implementation stage in accordance with the Council's Risk Management Policy.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That Council note that no submissions were received in relation to the draft revised Council Plan 2013-17.



C2 - REPORT

GENERAL MANAGER GOVERNANCE

ITEM C2.1**MAV DEBT PROCUREMENT**

DIVISION: GOVERNANCE
 ACTION OFFICER: MANAGER FINANCE
 DATE: 3 JUNE 2014

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

OBJECTIVE

To seek agreement from Council to include the Local Government Funding Vehicle (LGFV) as an approved source of borrowings.

BACKGROUND

The Municipal Association of Victoria (MAV) is progressing the establishment of a pooled borrowing vehicle on behalf of its 79 Victorian member Councils, the “Local Government Funding Vehicle” (LGFV). The objective of the LGFV is to raise funding from the public bond market on behalf of participating Councils, providing a more cost competitive financing solution to Victorian Councils.

The LGFV initiative arose following the Vision Super defined benefit superannuation shortfall. A funding options evaluation was undertaken to review the debt procurement model of the sector. The purpose of this review was to determine the optimal funding platform to address the defined benefit shortfall and ongoing borrowing requirements of the sector.

The key benefits of the LGFV for Councils include significant savings, diversification of funding source, low cost, transparency and best practice.

This report seeks Council’s endorsement to participate in the LGFV as a source of future borrowing requirements and specifically for the \$6 million in June 2014.

The MAV established a Defined Benefit Taskforce in response to the \$453m defined benefit shortfall to provide recommendations that will reduce the cost of the shortfall to Councils and reduce the risk of future calls arising. The first recommendation of the taskforce was to establish a working group to:

- develop detailed specifications for a debt placement
- prepare a tender for aggregated debt for the sector
- test the sector’s firm commitment to borrowing
- ensure that transactional banking is excluded from the specifications.

Aggregated Borrowing

The MAV engaged Ernst & Young’s (EY) independent Debt & Capital Advisory team to undertake a funding options analysis to evaluate available funding sources and structures to determine the optimal funding platform for Victorian Councils. The EY report identified significant savings could be achieved through aggregating Council borrowings, obtaining a credit rating on a pooled basis and subsequently issuing a bond into the wholesale bond market. Savings identified are as follows:

- Approximately a 100 basis point (i.e. 1%) reduction in the interest rate when compared to borrowing directly from banks through a tender process;

- For each \$100m of debt procured via the LGFV, the sector can save up to \$10m over a ten year period; and
- Based on the total sector debt of \$1bn, the LGFV could save the sector \$100m over ten years.

EY assisted MAV in establishing an interim funding facility in June 2013, through conducting a competitive tender on behalf of 23 Councils. The tender was highly successful and confirmed the benefits of scale and collective borrowing. The LGFV long term financing strategy was presented to Councils in November 2013, with 56 Councils responding positively to the expressions of interest (Eoi) totalling in excess of \$450m of borrowing requirements. Based on the widespread Council support, MAV made the decision to proceed with the LGFV financing strategy on behalf of the sector.

Bank Commitment and Involvement

Commonwealth Bank of Australia and National Australia Bank were appointed by MAV as co-arrangers for the LGFV bond issuance following an Eoi. MAV has worked with EY and the banks over the last two months to finalise the LGFV financing structure. MAV presented the final structure to Councils at the end of March 2014 advising that Council commitments for the inaugural July 2014 bond issuance were required by May 2014.

The bond market

A bond is simply a loan from another source – the wholesale bond market. Cheaper funding is available in the wholesale bond market than from banks for highly rated borrowers such as Councils. The investors (or lenders) in the bond market are institutional investors such as superannuation funds, banks and foreign governments. The bond market is a key source of funding for the Commonwealth Government of Australia, State Governments (e.g. TCV) and major corporations. There are numerous examples of local government bonds in other jurisdictions such as New Zealand, USA, Canada and Europe. The LGFV transaction is a market standard structure of “pooling” loans to access the bond market and is considered tried and tested.

LGFV loan terms

Aggregated purchasing arrangements lead to savings where there are standard terms. The first bond issue will be on a 5 and/or 7 year basis with a fixed interest rate and repayment of interest only over the term (see Term Sheet below for indicative terms).

Other terms and conditions such as security, conditions precedent, representations and warranties, covenants and undertakings, event of default and reporting requirements will be in line with existing standard terms in the bank market.

While the LGFV first bond issuance necessitates a change in how Councils borrow, the standardised terms proposed will drive an optimal pricing outcome and will be the most advantageous solution for the sector.

**Victorian Local Government Funding Vehicle
Term Sheet**

Borrowing structure	Councils will borrow on an individual and standalone basis (i.e. no cross guarantee)
Lender	Victorian Local Government Funding Vehicle ("LGFV")
Tenor	5 and/or 7 years
Repayment structure	Interest only
Interest Rate	Fixed interest rate, indicative pricing as follows: 5 years 4.4% to 4.5% 7 years 4.9% to 5.0%
Fees	A one off LGFV establishment fee of \$4,000 is payable by Councils
Documentation	Standardised bilateral loan documentation with common terms and conditions for each individual Council. The terms will be in line with existing customary terms in the bank market.
Security	Security is to comprise a mortgage over the rates of each individual Council
<p><i>The initial structure has been determined based on bank advice to maximize the probability of a successful inaugural issuance and drive an optimal pricing. Increased flexibility is envisaged over time through:</i></p> <ul style="list-style-type: none"> <i>i. adjusted terms (e.g. tenor, interest rate)</i> <i>ii. incorporating debt amortization through various bond maturities</i> <i>iii. supplementary arrangements for individual councils (e.g. P&I bank debt, sinking funds)</i> 	

Borrowing process

The borrowing process for Councils will be simplified under the LGFV. Councils submit a drawdown notice to the LGFV, with no requirement to undertake a tender to determine best price. Debt is available on an "as needs" basis during the year through a combination of regular bond issuances (annual or more frequently based on demand by Councils) and an ongoing interim finance facility which provides short term funding which will be refinanced through subsequent bond issuances.

Governance

The LGFV will be governed by a small board comprising of representative and independent skills based members, likely to include Council CEOs, or nominees, MAV and independent financial market experts. The skills possessed by board members will include technical expertise relevant to bond insurance (financial/legal).

The LGFV Board will be appointed by the MAV Board for a period of two years.

The role of the LGFV Board will include:

- i. Reporting to councils
- ii. Risk management
- iii. Market review and analysis
- iv. Management / selection of service providers
- v. Future and ongoing strategic decision making

The LGFV Board terms of reference and composition will be finalised by MAV prior to the first bond issuance in July 2014.

OPTIONS

Council has the following options:

1. Approve the LGFV as a new source of funding for future borrowing requirements; or
2. Not approve the LGFV as a new source of funding for future borrowing requirements and continue to source funding through more traditional bank loans; or
3. Seek further information to be considered at a future Council Meeting.

PROPOSAL

That Council agree to:

1. Approve the LGFV as a new source of funding for future borrowing requirements;
2. Participate in the interim facility with 2013/14 borrowings of \$6 million; and
3. Refinance the interim facility borrowings of \$6 million through participation in the first LGFV bond issuance in July 2014.

CONFLICT OF INTEREST

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

FINANCIAL IMPACT

A one off LGFV establishment fee of \$4,000 is payable by Councils following confirmation of participation. MAV have invested heavily to date on upfront costs including Ernst & Young (financial advisor), Moody's (credit rating) and legal costs.

Analysis suggests the LGFV will provide Councils with an approximately 100 basis point (i.e. 1%) reduction in the interest rate when compared to a tender process undertaken with the banking sector. This saving is significant when the borrowing amounts are considered.

MAV Procurement has accessed the wholesale market to deliver savings to the Victorian Council sector in other tenders (eg. trucks). The LGFV represents a change in the debt procurement model which "cuts out the middle person" to deliver cheaper funding costs by going direct to the wholesale bond market. Banks currently borrow money from the wholesale bond market and on lend these funds to Councils but in the process add in a profit margin. Access to the wholesale bond market is achieved through the credit strength, collective bargaining, scale and diversification that the LGFV delivers.

The savings are estimated at approximately 100bps (i.e. 1%), with pricing savings expected to improve over time. The final pricing will be determined at the time of the first bond issuance via a wholesale market bidding process which ensures transparency, probity and best price. The wholesale market provides a step change improvement in pricing compared to borrowing rates available in the bank market.

LEGISLATIVE IMPACT

The proposal is in accordance with the requirements of the *Local Government Act 1989*.

COUNCIL POLICY IMPACT

Whilst Council does not have a Borrowings Policy, the 2013/14 Budget states that the following borrowing principles have been developed:

- Debt levels to be within Victorian State Government prudential ratio limits, and be below 40% of annual rate revenue, (based on Council's Rating Strategy) maintaining spare capacity for future major projects and unexpected events
- Borrowings will be used for non-recurrent capital works and unexpected major events
- Borrowings are a valid mechanism for providing inter-generational equity. i.e. the generation that uses the asset, pays for the asset.

This proposal supports all of these principles.

COUNCIL PLAN IMPACT

The Council Plan 2013–17 Theme: Organisational states the following strategic objective and related strategies:

Strategic Objective

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

Strategy 2.1

Value our staff and encourage continuous improvement across all facets of the organisation

Strategy 2.2

Maintain processes and systems to ensure sound financial management

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

RESOURCES AND STAFF IMPACT

The borrowing process will be simplified under the LGFV, and therefore the time required currently by officers to undertake borrowings, including preparation of tender documents and evaluation of tenders will be reduced.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That:

- 1. Council approve the LGFV as a new source of funding for future borrowing requirements;***
- 2. Council participate in the interim facility with 2013/14 borrowings of \$6 million; and***
- 3. Council refinance the interim facility borrowings of \$6 million through participation in the first LGFV bond issuance in July 2014.***

ITEM C2.2**ADOPTION OF THE 2014 PROPERTY REVALUATION**

DIVISION: GOVERNANCE
 ACTION OFFICER: MANAGER FINANCE
 DATE: 3 JUNE 2014

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

OBJECTIVE

To adopt the total valuation of all properties within the Shire as at the return date of 1 January 2014.

BACKGROUND

In accordance with the requirements of the *Valuation of Land Act 1960*, the *Valuation of Land (General & Supplementary Valuations) Regulations 2003*, the *Local Government Act 1989* as well as Valuation Best Practice 2014 guidelines Councils must undertake a bi-ennial revaluation of all properties within the municipality.

Over the last 12 months Council's contract valuer has been collecting and collating data to be returned to Council in the form of a total revaluation of all properties within the Shire.

The figures included in the valuation are based on property values as at 1 January 2014 and become effective on 1 July 2014 for rating purposes.

OPTIONS

The following options are available to Council:

1. Adopt the valuation figures as at the return date of 1 January 2014; or
2. Not adopt the valuation figures and seek further information to be considered at a future meeting of Council.

PROPOSAL

That Council adopt the following valuation figures as at the return date of 1 January 2014.

	SITE VALUE	CAPITAL IMPROVED VALUE	NET ANNUAL VALUE
RATEABLE	\$4,581,168,800	\$8,986,748,200	\$497,455,834
NON RATEABLE	\$386,330,600	\$625,668,100	\$32,019,294
TOTAL VALUATION	\$4,967,499,400	\$9,612,416,300	\$529,475,128

CONFLICT OF INTEREST

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

FINANCIAL IMPACT

The returned rateable capital improved value of \$8,986,748,200 will set the basis for rating for the next two financial years and must be adopted by Council to enable rates to be raised against all rateable properties.

COMMUNICATION IMPACT

The issue of the Notice of Valuations will result in a significant number of ratepayer enquiries and in some cases objections to the valuation will be lodged by the ratepayer.

LEGISLATIVE IMPACT

The general property revaluation complies with the requirements of the *Valuation of Land Act 1960*, the *Valuation of Land (General & Supplementary Valuations) Regulations 2003*, the *Local Government Act 1989* as well as Valuation Best Practice 2014 guidelines.

COUNCIL PLAN IMPACT

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

Strategic Objective

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

Strategy 2.2

Maintain processes and systems to ensure sound financial management.

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

COMMUNITY IMPACT

Ratepayers will be issued a Notice of Valuation advising them of the new valuation figures before the end of the current financial year (2013/14). When ratepayers receive their Notice of Valuation, they will have two months from the date of issue of the notice to object to the valuation if they believe it is incorrect.

When ratepayers receive their rate notice in August 2014, as the objection process will have been completed as a separate process, there will be no further opportunity to object to the valuation.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That Council adopt the following valuation figures as at the return date of 1 January 2014.

	SITE VALUE	CAPITAL IMPROVED VALUE	NET ANNUAL VALUE
RATEABLE	\$4,581,168,800	\$8,986,748,200	\$497,455,834
NON RATEABLE	\$386,330,600	\$625,668,100	\$32,019,294
TOTAL VALUATION	\$4,967,499,400	\$9,612,416,300	\$529,475,128

ITEM C2.3**RECEIPT AND CONSIDERATION OF SUBMISSIONS RELATING TO THE 2014/15 DRAFT BUDGET**

DIVISION: GOVERNANCE
 ACTION OFFICER: GENERAL MANAGER GOVERNANCE
 DATE: 3 JUNE 2014

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

OBJECTIVE

To receive and consider the attached submissions relating to the 2014/15 Draft Budget.

BACKGROUND

Council resolved at its meeting held on 29 April 2014:

- To advertise its proposed 2014/15 Draft Budget and proposed differential rates under Section 129 of the *Local Government Act 1989*.
- To hear submissions on the 2014/15 Draft Budget on Tuesday 3 June 2014 at 3pm.

Council invited interested persons to make written submissions in relation to the 2014/15 Draft Budget by 5pm on 27 May 2014, with verbal submissions being heard by Council on 3 June 2014.

Following the close of submissions Council has received the eleven attached written submissions in response to the 2014/15 Draft Budget. Officer comments, where appropriate, have been provided to assist Council in assessing submissions.

OPTIONS

Council has already resolved on 29 April 2014 that it would hear submissions on the 2014/15 draft budget at this meeting of Council.

PROPOSAL

That Council receive and consider the attached submissions relating to the 2014/15 Draft Budget.

CONFLICT OF INTEREST

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

FINANCIAL IMPACT

Consideration of submissions may result in changes to the proposed 2014/15 Draft Budget.

LEGISLATIVE IMPACT

Under S129(2) of the *Local Government Act* “a person has a right to make a submission under section 223 on any proposal contained in the budget or revised budget.”

COUNCIL PLAN IMPACT

The draft revised Council Plan 2013-17 includes a four year Strategic Resource Plan which may be impacted by any budget changes.

RESOURCES AND STAFF IMPACT

The consideration of submissions relating to the 2014/15 Draft Budget may have an impact on the level of resources available in 2014/15 financial year and the staffing levels of Council.

CONSULTATION IMPACT

Under Section 223 of the *Local Government Act 1989* Council advertised its Draft Budget for 2014/15 and sought submissions from the public. Council’s Audit Committee considered the 2014/15 Draft Budget at its meeting to be held on 23 May 2014.

RECOMMENDATION

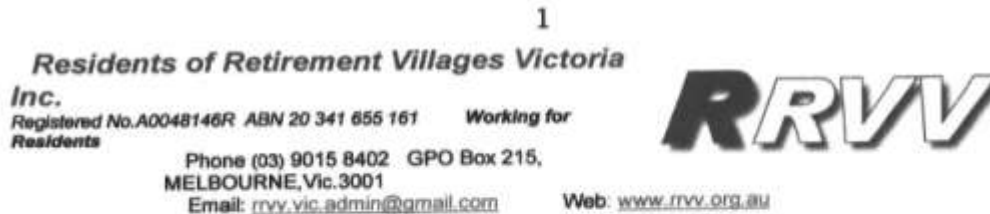
That Council receive and consider the attached submissions relating to the 2014/15 Draft Budget.

BUDGET SUBMISSION SUMMARY 2014/15

	CORRESPONDENT	SUBMISSION	DATE REC'D	Verbal presentation on 21/5/13?
1.	Residents of Retirement Villages Victoria Inc.	Request to set a differential rate for retirement villages	13/1/14	
2.	Ken Pearson & Jenny Tame	Request to seal Banks Road, Gormandale	3/3/14	
3.	Warren Saunders	General comments regarding municipal rate rises	16/4/14	
4.	McLoughlins Beach Resident & Ratepayers Association	Support for the rebuilding of the McLoughlins Beach Footbridge	16/5/14	Y
5.	SJ & HJ Castle	Protest against rate increases	16/5/14	
6.	Victorian Farmers Federation	Concerns re rating strategy	26/5/14	
7.	Neil Barraclough	Concerns re increasing rate burden on farmers	27/5/14	
8.	Judy Traill on behalf of Boisdale Residents	Concern re costs for the Boisdale Common Effluent System	27/5/14	
9.	Trevor & Melinda Barton	Concern re the Boisdale Common Effluent System	27/5/14	
10.	Meryl Edwards & Trevor Tucker	Replacement of Brady's Bridge, Maxfields Road, Sale	27/5/14	Y
11.	Southern Rural Water	Removal of funding for Wellington Community Salinity program	27/5/14	Y

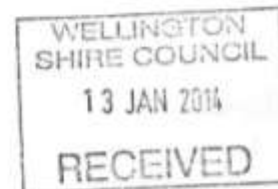
SUBMISSION 1 – REQUEST TO SET A DIFFERENTIAL RATE FOR RETIREMENT VILLAGES (TREVOR MCPHEE, RESIDENTS OF RETIREMENT VILLAGES VICTORIA):

The following submission has been received from the Residents of Retirement Villages Victoria:



10 January 2014

Chief Executive Officer,
Wellington Shire Council,
P.O. Box 506,
Sale, Victoria. 3850.



Dear Sir/Madam,

Copies to all Councillors.

RESIDENTS OF RETIREMENT VILLAGES VICTORIA

DIFFERENTIAL RATES FOR RETIREMENT VILLAGES

On behalf of all retirement villages in your municipality the Residents of Retirement Villages Victoria (RRVV), an organisation which represents 38,000 residents expresses their disappointment that your Council continually refuses to set a differential rate for retirement villages.

The RRVV Residents of Retirement Villages Victoria (the Association) is an active and representative group for all people living in Retirement Villages in Victoria; a voice for all the Residents; a voice promoting Residents' rights; and the voice to government at all levels.

Your Council's decision on this matter does not reflect the "equity" quoted in the preamble of your Budget documents wherein mention is made that differential rates enables them to set a fair and equitable distribution of the rate revenue across their municipality. Your Council seems to feel that "it is fair" for retirement villages to not have access to the infrastructure services that councils provide for other residents in their municipality.

Where is the equity in the situation that retirement village residents are charged for a full range of Council services yet cannot access the essential infrastructure services? If a differential rate is set for a retirement village, residents will still be paying rates but only their fair share for those council services residents can choose to use or not use such as libraries, Meals on Wheels, etc.

This set of circumstances was recognised by the Ministerial Committee for the Guidelines for Differential Rating as being a factor deemed as appropriate to be considered for a differential rate. Yet your Council continues to deny an equitable solution to retirement village residents and submit them to the worst form of double taxation - a financial burden imposed on retirement village residents which is not imposed on other residents in your municipality.

According to a Council of the Aged (COTA) submission "**Retirement Villages Issues Paper August 2012**" retirement villages are the main form of service integrated housing (SIH) in Australia. SIH refers to:

'all forms of housing for people in later life where the housing provider deliberately makes available or arranges for one or more types of support and care, in conjunction with the housing provision.'

1

1 AHURI. Jones, Andrew et al. "Service integrated housing for Australians in later life", January 2010, p1

The proportion, and number, of Australians aged 65 and over living in retirement villages has been increasing for two decades. The trend is likely to continue, particularly from about 2020 when the early baby boomers will be in their 70s."

Significant benefits flow onto Councils with retirement villages in their municipality:

- Saves councils large amounts of capital expenditure on services which are provided in a retirement village without which council services would be overwhelmed due to the increasing population of older Australians.
- Saves councils large amounts of capital expenditure on construction and maintenance of infrastructure items such as road, street, footpath, drainage, street lighting, car parking and landscaping as these are provided by the village owner and paid for by retirement village residents in their monthly levy.
- Councils benefit from the increased rates revenue of the density of the village housing to the sum of 2-3 times the rates revenue of a residential street.
- The social and recreational activities of a retirement village enhance a resident's life and reduce instances of isolation and depression due to chronic health problems and ageing. This in turn reduces demand on council and health services.

In conclusion, the RRVV wishes to inform your Council that this organisation has and will continue to support retirement villages in your municipality in their quest to obtain a differential rate for local retirement villages. This organisation will continue to carry on the Rates Justice Campaign by writing to various State Government ministers and Shadow ministers. RRVV members with their family members and friends constitute a considerable amount of voters for the 2014 State election.

Yours faithfully,



Trevor McPhee
President,
Residents of Retirement Villages Victoria

RRVV

Representing Residents

OFFICER COMMENT

There are several nursing home facilities and supported housing across Wellington Shire; but as far as retirement villages where all services are provided internally within the village, there are none of these facilities within our municipality. Residents of the accommodation options that are currently available within Wellington Shire, do use Council services and facilities such as libraries, recreation facilities etc. Given the current situation in Wellington Shire consideration of the introduction of a differential rate for retirement villages is not relevant at this time.

LIZ COLLINS
General Manager Governance

SUBMISSION 2 – REQUEST TO SEAL BANKS ROAD, GORMANDALE (KEN PEARSON & JENNY TAME):

The following submission has been received from Ken Pearson & Jenny Tame:

176 Banks Rd
GORMANDALE VIC 3873
24th Feb. 2014

The Chief Engineer
Wellington Shire Council
PO Box 506
SALE VIC 3850

Dear Sir/Madam

Re: Request to Seal Banks' Rd

As residents of Banks' Rd Gormandale, we request that funding be provided in the 2014/5 budget to seal our road's surface. We make the case on both economic and social grounds. Banks' Rd is about three kilometres long but has 15 homes, a church and a dairy farm. It carries a daily load of residential and heavy traffic, including milk tankers and school buses. As a result, it gets badly corrugated and dusty or slippery and muddy. These conditions make it dangerous and unpleasant for users and residents alike. Homes get covered in dust; vehicles and trailed equipment suffer damage.

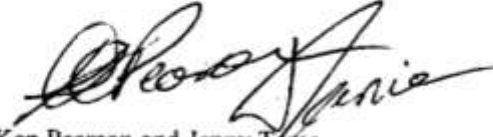
Just personally, the road is so corrugated we're staying home rather than go out when we'd like, on pushbike, motorcycle or even car. Good health requires exercise, but we don't do that when it's so jarring on the bike and a walker gets covered in dust from passing traffic. The cars are being rattled to death, and the motorcycles are at risk of coming down because there is no longer a true surface to follow. Vehicles use the wrong side of the road looking for better going, even on blind crests. It's beyond a joke now, dangerous not just inconvenient.

The Shire of Inverell's website suggests a full reconstruct and reseal might cost around \$140,000 per kilometre, or \$4,600/km per annum over the 30 year life, plus maintenance. Sealing a road is expensive but regular grading is costly as well, and the figure escalates over time (currently about \$750/km, three times a year, \$2,250/km pa). Note the latter figure takes no account of the costs to users of a bad road.

Sealing a dirt road for one or two users can't be justified, but there are 15 families, school buses and heavy tankers trying to use Banks' Rd's three kilometres every day. By comparison, nearby Merriman's Ck Rd is sealed, though it is quieter. What criteria have allowed the sealing of one but not the other??

It seems there are strong economic, safety and fairness grounds to seal Banks' Rd Gormandale, so we ask that funding be provided in the coming budget please.

Yours faithfully,


Ken Pearson and Jenny Tame



OFFICER COMMENT

Banks Road is a 3.4km long gravel road with a hierarchy of Local Access B and is presently maintained in line with Council's Road Management Plan. The road primarily services the adjoining residents with limited through traffic.

Currently there are 1033km of rural unsealed Local Access B roads within the municipality and a further 266km of Local Access A rural unsealed roads. These roads serve as the primary access to many homes and farms in the rural areas of our municipality. There are no current plans to widely increase levels of service through sealing these roads.

The cost estimate to upgrade the 3.4km section of Banks Road to a sealed road is \$620,000, based on a rate of \$180,000 per kilometre obtained from similar recent projects.

Officer's recommendation is to **not agree** to the request to construct and seal Banks Road.

TOM WEATHERALL
Coordinator Built Environment Planning

SUBMISSION 3 – GENERAL COMMENTS REGARDING MUNICIPAL RATE RISES (WARREN SAUNDERS):

The following submission has been received from Warren Saunders:

Councils sting Victorians \$2 billion in rate rises above rate of inflation over 10 years

- John Masanauskas, Christopher Gillett
- *Herald Sun*
- March 18, 2014 5:31PM

Councils have stung Victorians with \$2 billion over the price of inflation in rate rises. *Source:* ThinkStock

COUNCILS have stung Victorians with rates rises totalling \$2 billion above the rate of inflation in the past 10 years.

Ratepayers are being charged an average of \$425 more than if rates had risen in line with inflation in that time, an analysis by accountants Moore Stephens for the Herald Sun shows.

Its study discovered rates rises over the decade of up to 109 per cent in metropolitan Melbourne and **up to 187 per cent in regional Victoria**. The increases have prompted calls for rates rises to be capped at inflation.

RELENTLESS DEMANDS: COUNCILS OVER-PROVIDING, SAYS KENNETT

EDITORIAL: GREEDY GRAB BY COUNCILS

RESIDENT FIGHTS COUNCIL OVER RATES RISE - AND WINS

The **State Government has warned councils to rein in their spending.**

Planning Minister Matthew Guy accused some councils of gross inefficiency, saying they needed to “assess the size of their own empire”.

>>> SEE THE FULL LIST OF RATE RISES BELOW <<<

“If state and federal governments had raised taxes to the extent that some councils have raised rates in the last four or five years, there would be a revolution,” he said.

Victorian Local Governance Association president Cr Sebastian Klein said that ratepayers needed to ask two questions.

“What am I, as a local resident and citizen, prepared to pay for, and what local services am I prepared to lose if we cut back,” he said.

“Councils provide and manage many services and facilities that matter to communities – not just roads and rubbish.”

“Childcare centres, maternal and child health, kindergartens, community centres, libraries, senior citizens’ centres, parks and recreation facilities, shopping precincts and more are provided by councils and without these towns and cities would be unliveable,” said Cr Klein.

The analysis of rates rises since 2003-04 revealed bills soared by an average of 87 per cent, from \$735 a year to \$1373. But if they had kept in line with inflation, the average rate would be \$948.

Separate figures show that councils' total take across Victoria has jumped from \$1.8 billion in 2002-03 to a staggering \$4.3 billion in 2012-13.

If the rates increases had been limited to inflation, the total bill last year would have been just \$2.32 billion.

Nillumbik Council had the highest average rates rise in metropolitan Melbourne, while Golden Plains and - Ararat councils had the biggest increases in regional Victoria.

The Herald Sun's recent issues survey found that 92 per cent of readers believed councils should be banned from increasing rates above inflation. Just 18 per cent thought they provided good value.

Former premier Jeff Kennett, who slashed the number of councils in the 1990s, said councils were getting into strife by paying their staff too much.

"They're either giving too big a pay rise over CPI, or they're putting too many people on," he said.

>>> SEE THE FULL LIST OF RATE RISES BELOW <<<

Neville Goodwin, a former long-serving councillor who was appointed a commissioner during the Kennett reforms era, queried how councils could justify continually increasing rates above inflation.

"In some instances it might justifiable, but by and large we've got to work within the parameters and sometimes you've got to make some hard decisions about stuff," he said.

The City of Melbourne was among the few councils which kept rate rises below CPI.

Lord Mayor Robert Doyle said constant pressure to maintain services and infrastructure didn't mean councils should increase rates to match costs.

"Your responsibility is to sharpen your pencil as hard as you can and keep the rates down as far as you can," he said.

Municipal Association of Victoria president Bill McArthur said factors driving up council costs were different from those affecting the increase in prices of common household goods and services, measured by the CPI.

"Councils don't deliver electricity, bread and milk. They deliver more than **100 community services** and fund construction and material costs to maintain \$73 billion in community facilities," he said. *Usually waiting for state & federal funding?*

>>> SEE THE FULL LIST OF RATE RISES BELOW <<<

These costs generally rose by 3-4 per cent a year.

In addition, as the Auditor General has correctly identified, ... councils need to continue investing more money into capital works to maintain and renew ageing assets, including 85 per cent of the state's road network," he said.

"If council budgets do not keep pace with these costs, The alternative is to reduce service levels or scale back maintenance and renewal of ageing infrastructure."

Rate capping would undermine the autonomy of local governments to set their own budgets, he said.

COUNCIL RATES	2003-04	2013-14	Per cent increase
ALPINE <i>BRIGHT</i>	795	1384	74
ARARAT <i>ARARAT</i>	588	1580	168 <i>HIGHEST</i>
BANYULE <i>IVANHOE</i>	742	1263	70
BAW BAW <i>WARRACK</i>	740	1523	105
BAYSIDE <i>SANDRINEHAM</i>	900	1568	74
BOROONDARA <i>CAPSCUWEL</i>	1061	<i>HIGHEST</i> -1814	<i>3RD HIGHEST</i> 70
CAMPASPE <i>ZACHA</i>	721	1356	88
CARDINIA <i>PARKENHAM</i>	564	1363	141 <i>2ND HIGHEST</i>
CASEY <i>NARBEE WARREN</i>	674	1396	107
CENTRAL GOLDFIELDS <i>MARRYBOROUGH</i>	729	1372	88
COLAC-OTWAY <i>COLAC</i>	681	1350	98
CORANGAMITE <i>CAMPBELLTON</i>	656	1153	75
DAREBIN <i>PRESTON</i>	718	1242	72

GLEN EIRA <i>CASLFIELD SH</i>	779	1227	57
GLENELG <i>FORSLAND</i>	502 <i>2ND LOWEST</i>	1061	111
GOLDEN PLAINS <i>KANNOCKBURN</i>	528 <i>1ST LOWEST</i>	1517	187
GREATER DANDENONG	599	1028	71
GREATER GEELONG	747	1176	57
HEPBURN <i>DAYLESFORD</i>	738	1461	97
HINDMARSH <i>N HILL</i>	423 <i>LOWEST</i>	918	117
HOBSON'S BAY <i>ALTONA</i>	727	1391	91
HORSHAM	780	1586	103
HUME <i>BROADMEADOWS</i>	689	1288	86
INDIGO <i>BERCHWORTH</i>	739	1487	101
KINGSTON <i>CHELTENHAM</i>	769	1450	88
KNOX <i>WANTIRNA SH</i>	671	1229	83
LODDON <i>WRODERBURN</i>	448 <i>2ND LOWEST</i>	986	120
MACEDON RANGES <i>KYNETON</i>	917	1691 <i>3RD HIGHEST</i>	84
MANNINGHAM <i>POUNCELOT</i>	997 <i>3RD HIGHEST</i>	1661	66
MANSFIELD	718	1307	82

MARIBYRNONG FOOTSCRAY	900	1677	6th HIGHEST	86
MAROONDAH RINGBEECH	749	1362		81
MELBOURNE	727	863		18
MELTON	818	1413		72
MILDURA	888	2045	HIGHEST	130
MITCHELL GLOUCESTER	706	1566		121
MONASH GLEN WAVERLEY	625	1123		79
MOONEE VALLEY BENDS	856	1663		94
MORELAND COLBOURN	813	1424		75
MORNINGTON PENINSULA ROSEBURY	534	1014		89
MOUNT ALEXANDER CASTLEMEADOW	728	1688	4th HIGHEST	131
MURRINDINDI ALEXANDRA	834	1407		68
NILLUMBIK GREENSBORO	978	2041	2nd HIGHEST	108
NORTHERN GRAMPIANS STANLEIGH	715	1405		96
PORT PHILLIP STRIKILDA	954	1076	5th HIGHEST	12
PYRENEES BRADFORD	531	1000	6th LOWEST	88
QUEENSLIFFE	939	1678	5th HIGHEST	78
SOUTH GIPPSLAND LEONGATHA	644	1500		132
STONNINGTON MALVERN	651	1020		56

% OVER 10 YEARS

6th HIGHEST

5th HIGHEST

4th HIGHEST

STRATHBOGIE BUREA	808	1795		122
SURF COAST TORQUAY	929	1753		88
TOWONG TALLANGATTA	568	1119		97
WELLINGTON SALE	570	1360		138
WEST WIMMERA BDBNHOPE	509	628	4th LOWEST	23
WHITEHORSE NONAWADING	625	1177		88
WHITTLESEA SOUTH MCKENZIE	712	1214		70
WODONGA	1035	1663	2nd HIGHEST	60
WYNDHAM WERRIBEE	831	1462		75
YARRA RICHMOND	921	1391		51
YARRA RANGES LYDYDALE	833	1556		86
YARRIAMBIACK WARRAKNABEEX	585	840		43

3RD HIGHEST

61

out of 91

Source: MAV

OFFICER COMMENT

Submission content noted.

LIZ COLLINS
General Manager Governance

**SUBMISSION 4 – SUPPORT FOR THE REBUILDING OF THE McLOUGHLINS BEACH FOOTBRIDGE
(McLOUGHLINS BEACH RESIDENT & RATEPAYERS ASSN):**

The following submission has been received from the McLoughlins Beach Resident & Ratepayers Association:

**McLOUGHLINS BEACH
RESIDENT & RATEPAYERS
ASSOCIATION
INC. AOO14169M**

8th May 2014

Mr David Morcom
Chief Executive Office
Wellington Shire Council
PO BOX 506
SALE VIC 3850

Dear Mr Morcom

RE: DRAFT BUDGET SUBMISSION

FOOTBRIDGE AT McLOUGHLINS BEACH

The Committee and members of the McLoughlins Beach Resident and Ratepayers Association wish to thank the Wellington Shire Council for their support in the rebuilding of the McLoughlins Beach Footbridge to the cost of \$750,000.00, as per the 2014/15 Capital Works Program.

As residents of McLoughlins Beach, we are well aware of the significance of the tourism value with the access afforded by the Footbridge to the 90 Mile Beach situated at McLoughlins Beach. The footbridge has been giving access to the 90 Mile Surf Beach for approximately four decades. It has now become intergenerational for many users. Due to well signed access off the South Gippsland Highway via Pound Road East/Balloong Road, we find tourists who have come from Melbourne via the South Gippsland Highway utilising this first access point to the 90 Mile Beach from the above intersection. The tourist's options are to either return to the township of Yarram for shopping opportunities and to stay awhile in Yarram's varied accommodation options.

They may also take the opportunity to visit the historic Yarram Court House and seek information of other tourist attractions such as the beautiful Tarra-Bulga National Parks in the Strzelecki Ranges to experience great walking tracks, to see and hear our lyre birds, other birds of great interest to them. Native animals also inhabit the park; it's not uncommon spotting a koala, kangaroo echidna etc.

Alternatively when tourists leave McLoughlins Beach they can continue on Balloong Road (north east) to gain access to Reeves Beach camping Ground (free camping) or Woodside Beach and its caravan Park facilities. Another point of access to McLoughlins Beach is to take the turnoff at Woodside. The VicRoads designated tourist route (C459) gives circular access to all the local points of interest, such as Woodside Beach, Reeves Beach (free camping ground) and McLoughlins Beach with its facilities. A pleasant easy walking access track can be found from McLoughlins Beach Footbridge to the magnificent 90 Mile Beach. Tourists report of their sightings

of wildlife from the walking track eg koala/kangaroos, wombats, possums and the many species of birdlife that inhabit the Nooramunga Coastal Marine Park.

The friendly residents of McLoughlins Beach regularly inform visitors/tourists of the availability of camping/van sites at the Woodside Beach Caravan Park, the free camping area at Reeves Beach advertised in the well sought after tourism publications. McLoughlins Beach has a limited free camping area, and our community welcome's tourists to stay and enjoy what the surrounding locality offers them via the footbridge.

Of interest to us, is the fact many of these visitors are enthusiastic marine and terrestrial bird watchers and the footbridge enables them access to the sandy beach and the less turbulent waters on the south side of the footbridge, whereby they can get closer to the varied marine bird life species that rest on the water in the lee of the point. Without the footbridge, no access would be possible to this wind protected 'particular marine' area, which is of great interest to International bird watchers that are informed that the Nooramunga Coastal Marine Park is an internationally listed RAMSAR, CAMBA and JAMBA wetlands sites.

The former boat ramp attendant surveyed people from their points of origin (local, state and interstate) and was much surprised at the extent of the broad base variety of interstate visitors and in particular, the age variation and their expressed keen interest of seeing for the first time the renowned iconic 90 Mile Surf Beach.

Other interests pursued on the 90 Mile Beach via the footbridge, is access to the popular, well known pursuit of surf fishing. Many years ago the former McLoughlins Beach Progress Association and its members, applied and were granted funds to create an access path from the footbridge to the 90 Mile Beach. The path was developed to protect the unique local vegetation that stabilises the sand dunes, and to minimise the footprint and avoid degradation of the dunes, such was, and evermore popular, the surf fishing from this vantage point Beach combers and their families also walk regularly to the 90 Mile Beach entrance point (at McLoughlins Beach) and back.

Our community also identifies the need for rescue agencies to also have access via the footbridge to the 90 Surf Beach in the event of a boating accident at the McLoughlins Beach entrance, and someone requiring medical aid. We are aware of rescue agencies have utilised the footbridge in the past to give assistance as required.

Naturally, the more the Wellington Shire Council can facilitate our communities desire to welcome and take pride in this unique environment and its maintained infrastructure extends goodwill. We believe it is to the gain of the broader community, and to the Shire of Wellington as a whole, to assist in promoting economic advantages to the businesses of Wellington Shire. Possibly, the excellence and wellbeing of the tourist experiences will encourage and promote a sense of choosing to work or retire within the Wellington Shire in the future.

We believe rebuilding the McLoughlins Beach footbridge will be a positive initiative that would bring many benefits to the broader community. We reiterate our thanks, and the opportunity to submit our submission, supporting the Draft Budget's Proposal for the rebuilding of the Footbridge at McLoughlins Beach.

Yours sincerely, on behalf of the resident and ratepayers of McLoughlins Beach.

Brian Barry President McLoughlins Beach Residents and Ratepayers Association Inc.A0014169M	Diana Botelho Vice President
--	---------------------------------

cc: Mayor Cr Scott Rossetti

Deputy Mayor Cr Patrick McIvor
Cr Peter Cleary
Cr Carolyn Crossley
Cr Emilie Davine
Cr John Duncan
Cr Malcolm Hole
Cr Darren McCubbin
Cr Bob Wenger
Mr Tom Weatherall – Coordinator of Built Environment Planning

OFFICER COMMENT

The Committee and members of the McLoughlins Beach Resident and Ratepayers Association have submitted a letter of thanks to Council in support of the rebuilding of the McLoughlins Beach footbridge as per the 2014/15 proposed Capital Works Program. The letter of support is noted with thanks.

LIZ COLLINS
General Manager Governance

SUBMISSION 5 – PROTEST AGAINST RATE INCREASES (SJ & HJ CASTLE):

The following submission has been received from SJ & HJ Castle:

“We the undersigned do hereby lodge a submission of protest of any increase (of the quoted “proposed likelihood of such rate increase” as printed in the Gippsland Times newspaper dated Tuesday 29 April 2014) pertaining to the above property address above.

We therefore trust you will give this matter your attention.

As we are pensioners (like so many other property owners) we request that our submission be seriously considered. The proposed increase in rates are unwarranted.”

OFFICER COMMENT

The comments are noted. Council has been mindful of the impact of any rate increase on ratepayers and believes the proposed 3.8% increase in general rates and charges is realistic and fair.

LIZ COLLINS
General Manager Governance

SUBMISSION 6 – CONCERNS RE RATING STRATEGY (VICTORIAN FARMERS FEDERATION):

The following submission has been received from the Victorian Farmers Federation:



Submission to Wellington Shire Council Draft 2014-15 Budget

Introduction

Farmers are very concerned with the rating strategy within the 2014/15 proposed budget and subsequent rate burden on farms.

The farmers in the Shire wish to work with Council to develop a strategy which is fair to all residents and allow the farmers to conduct viable businesses; however the current rating system is not fair to farmers. The capital based system is flawed with regard to farm land.

The Current Situation

The capital base rating system is not appropriate for farm land. Unlike residential land value assessments, it does not capture accurately the capacity to pay nor benefit received. Land, labour and capital are the factors of production. Land is the farmer's major income producing asset. Land, however, in the non-farm sector, is where the enterprise and income producing assets are located. The income producing assets of the non-farm sector are not subjected to an annual ad valorem tax; whereas, the major income producing asset of the farm sector (land) is so subjected to this tax. This imposes a distorting burden on agriculture.

Farmers pay a much higher rate burden than the general community and yet farmers requirement for council services are less than the requirement of the general community. Property based rating disadvantages farmers relative to other groups in the community, since land is the farmers' primary income producing asset whereas land is merely the site on which non-farm businesses' assets operate. Farmers should not be expected to pay more than their fair share for general community services.

Farming is, by its nature, a land-based activity, and farm businesses have a very large proportion of their total assets invested in land. This is rare in non-farm businesses. In addition, farms are generally located outside the main population centres, and farmers do not have equal access to the services provided by Councils. Consequently, farmers pay a disproportionate share of the costs of local government.

The 2014-15 Proposed Budget

In the proposed budget for 2014/15, the average residential assessment was \$1408, while the average Farm assessment was \$2629. However, while the difference may not seem great, most farms are paying rates on several notices, lifting their contribution to more than \$10,000 a farm.

This is clearly unfair and VFF members request that the burden of municipal rates be shared more equally among all residents.

The VFF suggests that local government adopt a municipal charge as close to the 20% threshold as possible and also implement farm differential rates that mean farm rates parallel that of residential counterparts.

Currently in Victoria, the farm rate differential varies from 100% (no differential), to a 50% differential. While there are very different factors that affect fair and equitable rating systems¹ across the State, the rating system in this shire is not treating farmers fairly.

We suggest that the Shire conduct a step wise increase of the farm rate differential from the current level of 80 per cent to 50 per cent over the next three years.

OFFICER COMMENT

Council has previously decided to not consider the declaration of a municipal charge whilst the 90 Mile Beach inappropriate subdivision program is still in progress. Council has previously considered that a 20% differential for farm rates was a fair and equitable distribution of rates across all sectors in the community.

LIZ COLLINS
General Manager Governance

SUBMISSION 7 – CONCERNS RE INCREASING RATE BURDEN ON FARMERS (NEIL BARRACLOUGH):

The following submission has been received from Neil Barraclough:

"I have resubmitted last years budget submission with a quickly put together addition, the attachment LIA-Gulf Stream. In the Mechanics... attachment last year I gave an analysis of Sales rainfall in relation to changes associated with changes in solar and volcanic activity as a means of assessing likely changes with the predictions of low solar activity for the coming decades, at that time I wasn't aware that Sales rainfall was the combination of two data sets. Rainfall was recorded in Sale from August 1870 until July 1945 and recorded at the East Sale Airport from April 1943 until the present. During the 28 months of overlap the East Sale Airport received around 7% less rainfall than the recording station in Sale. Therefore predictions for future rainfall during periods of low solar activity and high volcanic activity based on a study of Sales rainfall during the period of low solar high volcanic early in the 20th century compared with high solar, low volcanic activity in the middle of the century at a different recording station that may have a negative bias would mean that the reality could be worse than the predictions.

Anyway, pessimists get more pleasant surprises.

Neil

Subject:Budget submission

Date:Tue, 14 May 2013 15:30:03 +1000

From:Neil Barraclough <neilbarra@bigpond.com>

To:Carolyn.Crossley@wellington.vic.gov.au, peter.cleary@wellington.vic.gov.au, Scott Rossetti <Scott.Rossetti@wellington.vic.gov.au>, Bob.Wenger@wellington.vic.gov.au, darren.mccubbin@wellington.vic.gov.au, Emilie.Davine@wellington.vic.gov.au, John Duncan <John.Duncan@wellington.vic.gov.au>, Malcolm Hole <Malcolm.Hole@wellington.vic.gov.au>, Patrick.McIvor@wellington.vic.gov.au, Peter Ryan <peter.ryan@parliament.vic.gov.au>, Peter Hall <peter.hall@parliament.vic.gov.au>, Tim Bull <tim.bull@parliament.vic.gov.au>, Philip davis <philip.davis@parliament.vic.gov.au>, enquiries@wellington.vic.gov.au

The sixty years from 1940 to 2000 has been said to be the highest solar activity for the last 8,000 years and high solar activity appears to closely relate to high rainfall in S.E. Australia and higher world temperatures, particularly many parts of the Northern Hemisphere.

<http://cc.oulu.fi/~usoskin/personal/nature02995.pdf> These are the ideal conditions for the local and world economies and in what is likely a very brief one in 8,000 year optimum governments at all levels have been lulled into a false sense of security and put the people into vast debt. The attachment Mechanisms of megadroughts attempts to give a very brief explanation of the relationship between solar activity, volcanic activity and rainfall in our part of Australia and also provides links to research detailing the probable decline in solar activity in the coming decades. The attachment Water Inquiry is something I wrote previously and attached as an overview. Since 2005 I have been warning about the prospect of declining solar activity and the drought related consequences locally and the consequences of the cooling globally. Below are a few links to the situation in the northern hemisphere this winter and spring, it would appear that it is only a matter of time before the debt ridden world has a climate and debt driven massive financial crash. The present cold conditions are threatening food production in many areas of the northern hemisphere-

<http://notrickszone.com/2013/04/03/east-german-march-2013-coldest-in-130-years-dramatic-temperature-deviations-all-the-way-to-siberia/>
<http://sunshinehours.files.wordpress.com/2013/04/hadcet-since-1659-monthly-mean-mar.png>
<http://www.thegwpf.org/antarctic-sea-ice-extent-2013-approaching-record/>
<http://www.thegwpf.org/headed-coldest-spring-record/> So, government at every level has to stop spending next generations money in the manner that they are as they will have immense difficulty paying it off under much harsher conditions than our present lot are spending it. This is particularly so for a shire such as Wellington who has a major part of its rate base dependant on farmers who

are most probably going to be in extreme difficulties through an extended drought over the coming decades. The Wellington Shire shouldn't be increasing the rate burden at all. The cooling of the planet and its crippling effect on the economy won't be prevented by unscientific predictions of warming, as is becoming evidenced already. <http://www.drroyspencer.com/2013/04/global-warming-slowdown-the-view-from-space/> I am sorry time constraints have prevented me explaining it in greater detail. I have CC'd local state polities as everyone in every level of government has to sit down and work through what we are likely facing but I'm not confident they will.

Neil Barraclough

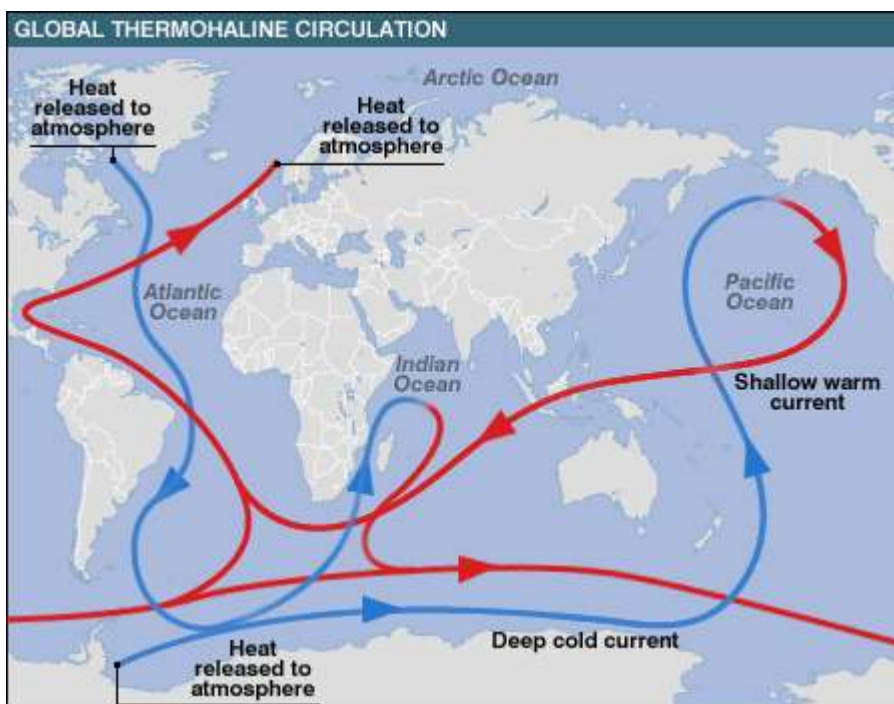
Submission to Wellington Shire Budget 2014

Last year I submitted some of my research into climate to the Wellington Shire for consideration in formulating their budget as an analysis of the available research on past climate suggests that southeastern Australia is headed for extremes in drought to the point that it will significantly impact on the shire's ability to raise rates from the rural sector. In that submission I also suggested that cooling in the northern hemisphere could significantly impact the world economy and in the 12 months since I made that submission this has clearly happened. I am resubmitting that submission to this year's budget consideration along with an update.

Research that has come out in the last 12 months supports what I said about low solar activity causing significant cooling in parts of the northern hemisphere-
<http://www.sciencedaily.com/releases/2014/03/140309150437.htm>

Unfortunately most climate research today appears to be influenced by the need to get funding by stating a belief that humans have caused the warming in recent decades that clearly appears to be associated with a period of very high solar activity from 1940 to 1996 and this usually prevents the proper analysis of the findings as well as further research.

Let's look further at the ocean current often referred to as the Gulf Stream-



It also appears to shift heat from the areas of the Eastern Tropical Pacific Ocean where warming of the sea surface is related to atmospheric changes associated with el Nino's. A study of south eastern Australia's weather has indicated to me that hot dry weather was far more common prior to the period of high solar activity from 1940 to 1996 than during that period and our climate generally the least suitable to agriculture during the lowest periods of solar activity. This is particularly evident with a study of the climate during the period of low solar activity at the end of the 19th century and start of the 20th century. Predictions of future solar activity for several decades to come are far more extreme than this period and the ostrich's approach of the past will most likely have drastic consequences for the future.

The next few years could see a halt to the cooling of the planet with a temporary el Nino warming first associated with changes in solar winds and has been predicted to start later this year- <http://wattsupwiththat.com/2014/05/17/sailing-on-the-solar-wind/> followed by a continuation of the el Nino associated with an 18.6 year lunar cycles which could start around 2016-17. This will mean drought for our region and also we will be entering the trough of the 11 year solar cycle in a few years, following the weakest solar cycle for likely over 150 years. During the trough of the previous lowest solar cycle (around 1912-15) that occurred during rainfall records Sale had extremely dry years.

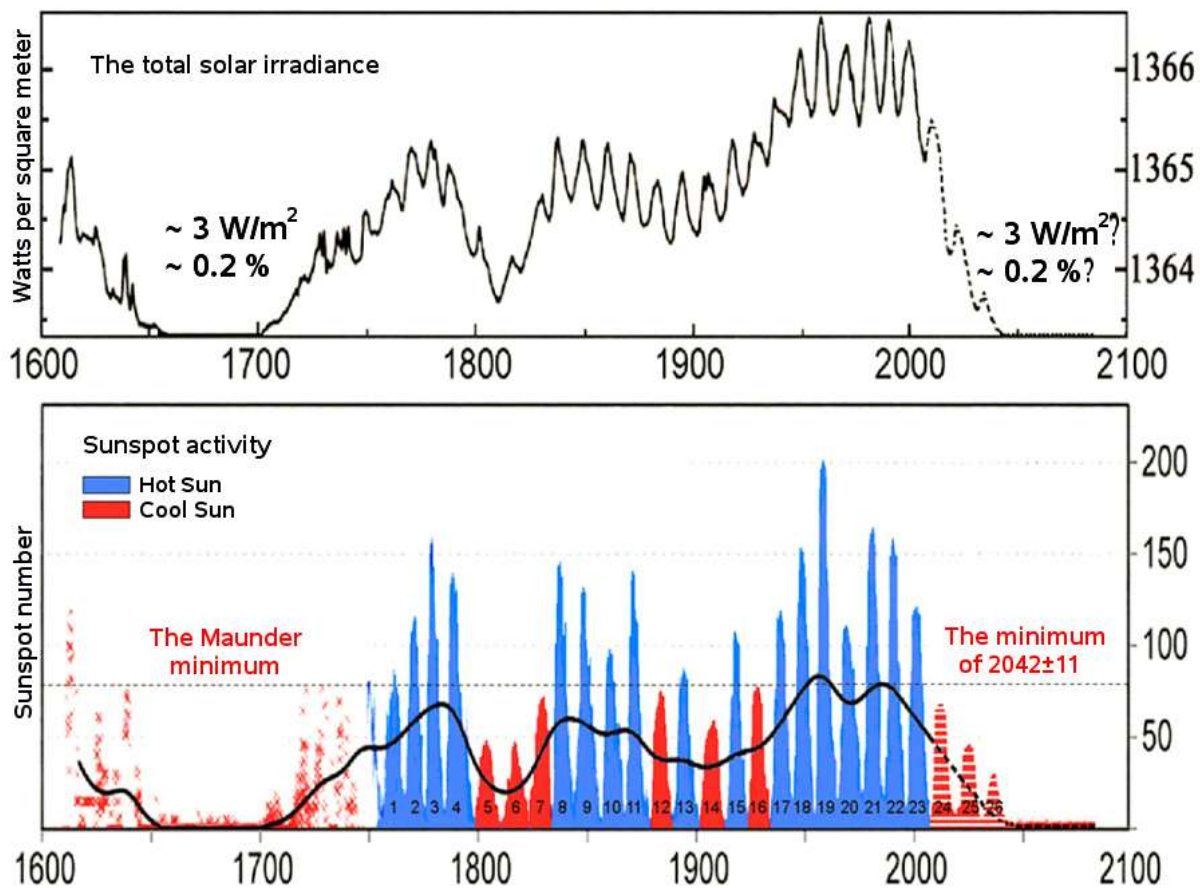
So, the droughts of the past that have caused trees to grow for many decades in swamps and creeks that would normally be filled with water are very likely to start very soon and have to be allowed for in just about every decision we make in regards to the future economy.

The energy output of our sun is continually changing as is the strength of its magnetic field and other factors as well, the best known part of this is the variation in sunspots on a cycle averaging 11 years but ranging from 9 to 13 years. Usually the longer the cycle the less active the sun, the shorter the cycle the more active, also the greater the number of sunspots in the cycle the more active the solar cycle.

The graphs 1&2 below have been taken from-

<http://www.thelongview.com.au/documents/Sun-Defines-the-Climate-Abdussamatov-2009.pdf> and they show the relationship between sunspot numbers and solar energy output (total solar irradiance)

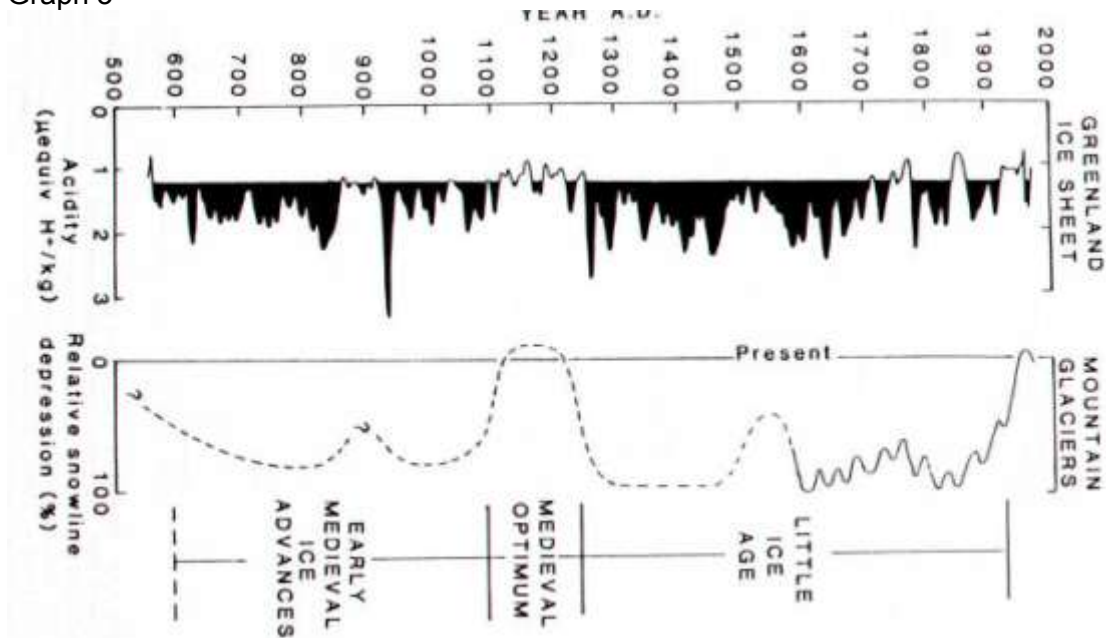
Graphs 1&2



It also gives the predicted solar activity to 2100 showing conditions similar to the Maunder Minimum, a period of very low solar activity that occurred during the coldest period of the Little Ice Age. The predictions are based on studies of how solar activity in the past has been influenced by the alignment of the planets and how the planets will align between now and 2100, it is very good science.

There is also a clear relationship between volcanic activity on earth and solar activity, the more active the sun the less volcanic activity. The graph of the pH of the Greenland Ice sheet below came from- <http://earth.usc.edu/classes/geol150/stott/evolution/lastmillenia.html> Volcano's put large amounts of sulphates and other chemicals into the atmosphere that make rain and snow falling back to earth acidic, the lower the pH the greater the volcanic activity.

Graph 3

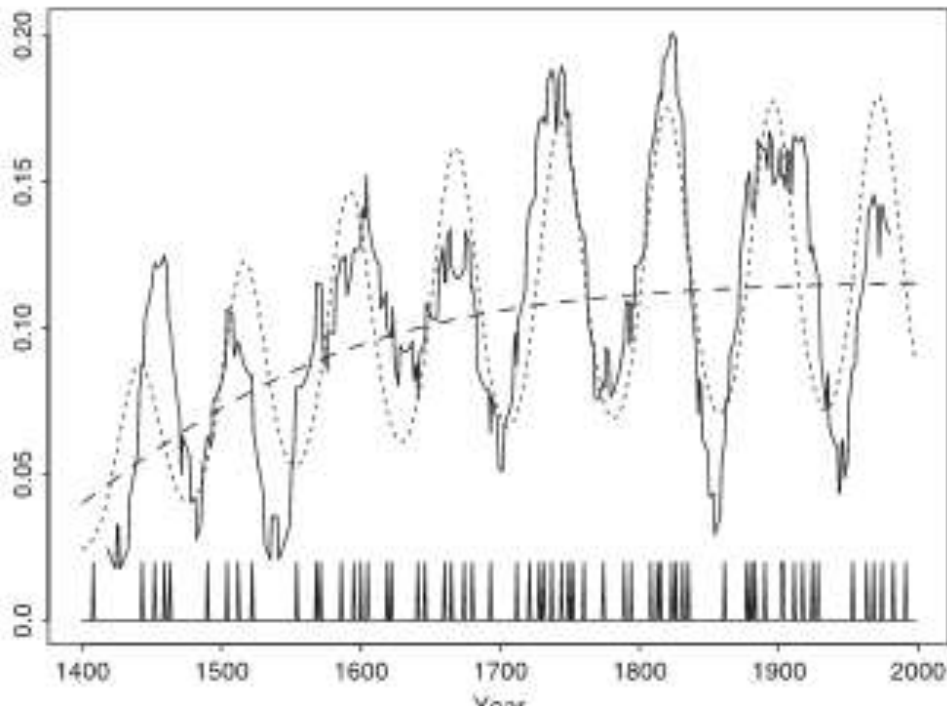


What we think of as normal for volcanic activity is one of the three periods of low volcanic activity since 600 A.D. and we are likely headed for the opposite end of the range in volcanic activity over the coming decades. Note the peaks in volcanic activity at the end of each period of low volcanic activity, that is likely what we can expect in the coming couple of decades.

For shorter term variations and greater detail we can look at the graph of volcanic activity derived from a study of sulphate deposits in the ice at the two poles-

<http://www.ep.sci.hokudai.ac.jp/~yokohata/work/review/pdf/20051214/AN03.GRL.pdf>

Graph 4



Let's look at five periods on the graph

Period 1 Early 19th century, peak in volcanic activity associated with the Dalton Minimum, a period of low solar activity. First fleters suffered very badly from the ravages of drought.

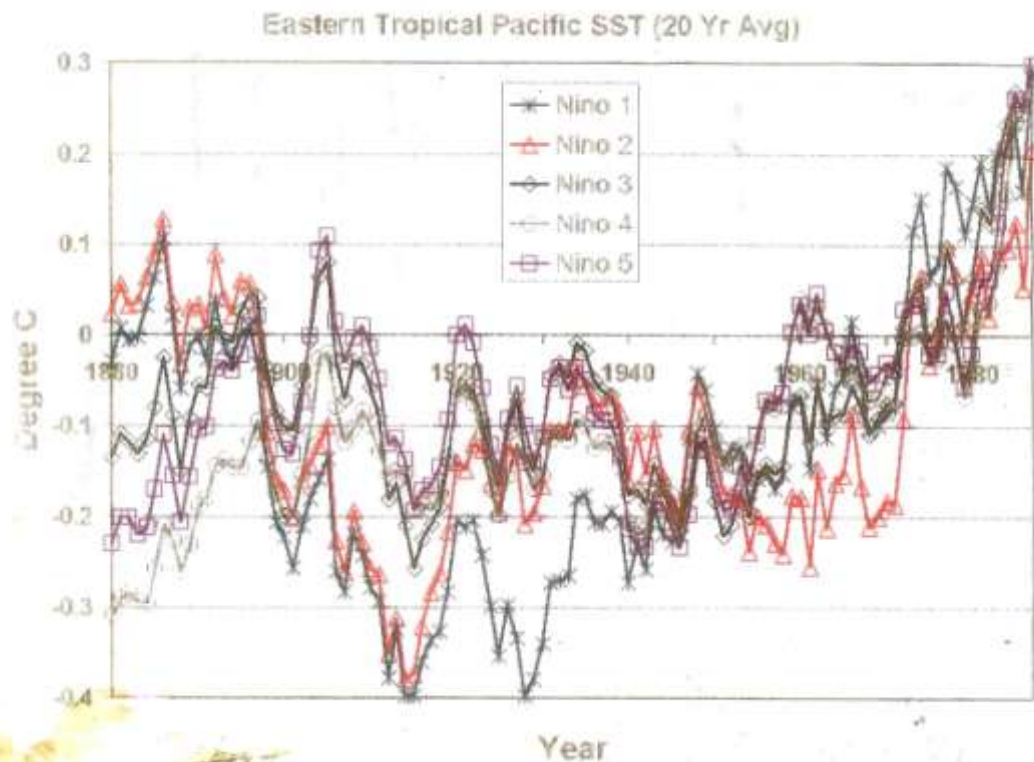
Period 2 mid 19th Century. Low in volcanic activity. In the 1850's and 1860's it was a low period of volcanic activity in the cycle and high point in solar activity. South Australia was growing half of Australia's wheat, much of it north of the Gwyder Line, a line drawn on the map to show the expected northern boundary of land suitable for cultivation. North of the Gwyder Line was previously considered, and later proved, too dry for cultivation and pursuits such as growing wheat. Written accounts suggest much of inland Australia recieved more rain during this period. Accounts I have been given say Bushy Park near Boisdale had a 32" annual average rainfall, now probably around or slightly below 26".

Period 3. Late 1880's-1920ish. Volcanic activity peaked and solar activity declined, drought gripped much of Australia. Sale's rainfall which averages around 620mm (calculated mid 80's) dropped to around 450mm on a 5 year average.

Period 4 Late 1940's to early 60's. low period of volcanic activity, resurgence of agriculture in inland S.A.. Sale's rainfall got up 780mm on a 5 year average (1952) (ref 13). This indicates a 330mm (13.2") difference in the annual average rainfall for Sale, varying with the 70-90 year volcanic and solar cycles.

Period 5. Late 80's onwards, heading towards another peak in volcanic activity, decades of below average rainfall.

The graph of Eastern Tropical Pacific (ETP) sea surface temperatures from 1880 until recent obtained from www.sepp.org/scirsrch/elnino.html shows a relationship between sea surface temperatures in the region of the ETP where the warming of the sea surface is associated with el Nino's and the volcanic activity shown in graph 4.

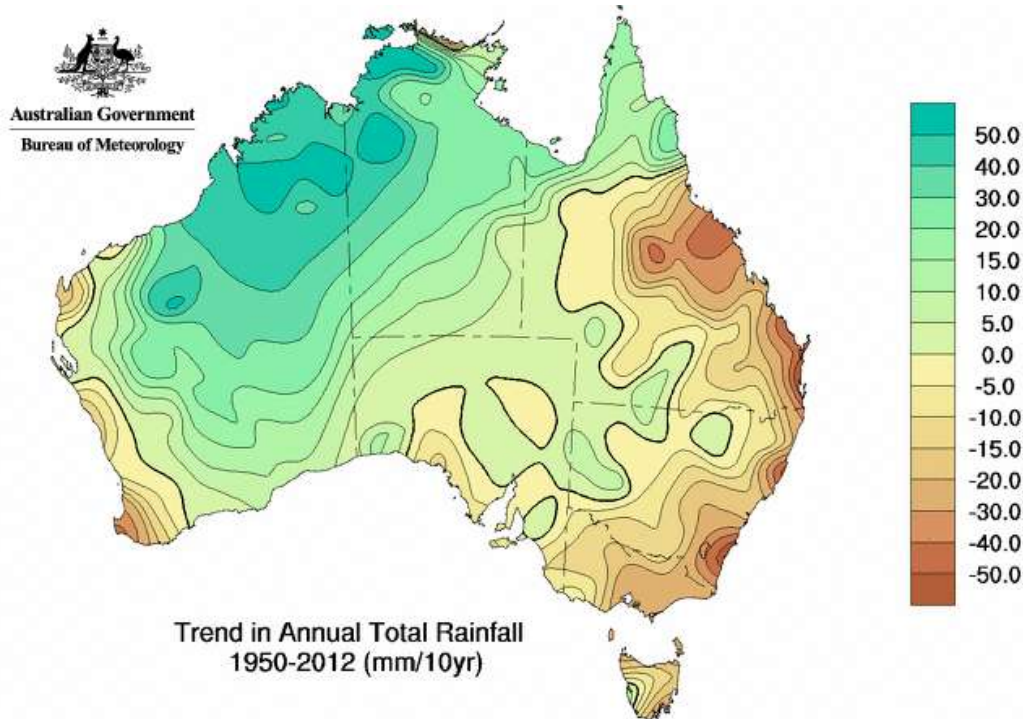


Two thirds of the earth's volcanos are undersea in the Eastern Tropical Pacific, likely varying in numbers and intensity, influenced by the same solar influences that are affecting the terrestrial volcano's. The most probable explanation for the apparent relationship between volcanos on land and the sea surface temperatures in the is that variations in the number of undersea volcanos in the ETP cause the variations in sea surface temperatures.

On a long term S.E. Australia's rainfall is closely related to the sea surface temperatures shown in graph 5 and we are very likely headed to from a 3 in 1,500 year low to a 3 in 1,500 year high.

Another perspective on rainfall variation over the last century and the start of this century and its relationship to volcanic and solar variation is the trend is changes from the decade up to 2012. As shown in the Bureau of Meteorology maps of rainfall trend changes from-
<http://www.bom.gov.au/cgi-bin/climate/change/trendmaps.cgi?map=rain&area=aus&season=0112&period=1900>

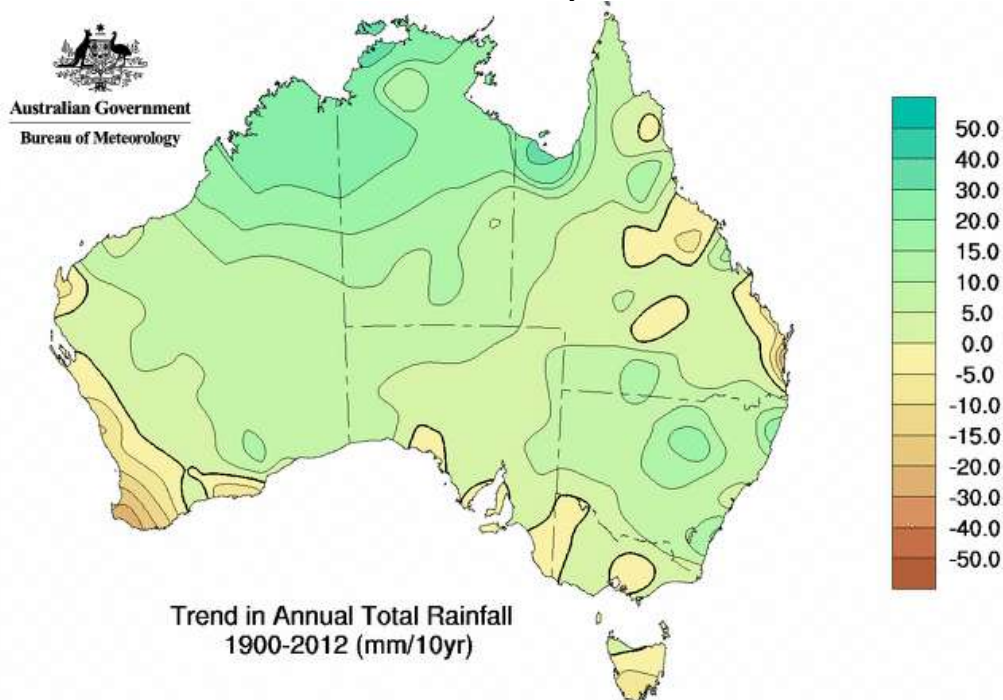
The 1950's had the solar cycle with the highest sunspot numbers since 1600 and the highest rainfall for S.E. Australia during the period from 1900 to the present.



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Issued: 07/02/2013

The first decade of last century was the lowest solar activity with the last decade being the most similar, these two decades of low solar activity were the lowest rainfall.

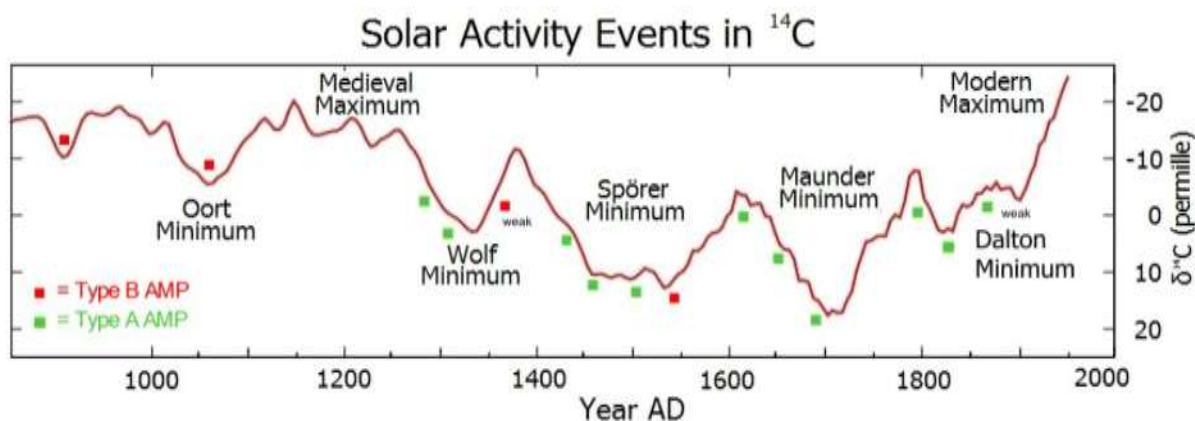


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If we go to the following link we get an explanation of the planetary influences on solar activity-
<http://www.landscheidt.info/images/sharp2010.pdf>

The more active the sun the stronger its magnetic field and there are charged particles travelling through space called Galactic Cosmic Rays (GCR's) and the stronger the magnetic field of the sun the more GCR's drawn into it and less enter the earth's atmosphere. CGR's react with atmospheric Nitrogen to form the Carbon 14, an isotope of carbon which most commonly occurs in the form of Carbon 12. From the ration of C14 to C12 preserved in tree rings it is possible to determine past solar activity, however the C14 to C12 ratio in modern growth rings has been altered by the burning of fossil fuels with the carbon being virtually all C12. The graph below, taken from the website above, is a very good indication of past solar activity with questions around perhaps the last 75 years only.



Rainfall could be thought of as following the pink line and the pink line being determined by the alignment of the planets. From now to 2050 the planets will be aligned similarly to how they were from 1645 to 1715, the lowest point on the graph.

What we think of as normal rainfall is likely perhaps a one in a thousand year high caused by a solar influence resulting from the alignment of the planets. We appear to be heading towards the opposite extreme.

From now to 2100, and in particular from now to 2050 we can expect much lower solar activity than what gave us the two decades of low rainfall at the start of last century and this century. We can expect the conditions that has caused local creeks and swamps that have only briefly been dry since the 1840's to be dry for several decades as they have been in the past as shown by perhaps 50+ year old dead trees normally under water.

There is ample evidence of such megadroughts around Australia and the world, one good example is quoted in "Recipe for Disaster" by Max Leitch describing dead trees in a lagoon on his property on the Murrumbidgee River-

"There is ample evidence to suggest that dry cycles can last half a century or more. On my property there is a large lagoon about one hundred acres in area and some 30-odd feet deep. It has been the main river channel at some bygone age, set in the middle of a flood plain that fills from the river when the river reaches 23 feet. It has been suggested that the mouth silted up but this is not possible because the water from the river runs in from both sides and both ends at once. This lagoon has been dry twice since white men took up the country in 1840- once in 1914 when it was dry for a few months, and in 1945 to 1950. It has a local catchment that puts some water in it every year and it normally takes ten years to go dry if it is not filled by the river. The amazing thing about this lagoon is that right in the bottom there were quite large dead trees that must have taken at least 50 years to grow, so it must have been bone dry for that length of time."

I would like to thank Kevin Long for his help in putting this together.

For more reading on the likely megadrought go to-

<http://www.thelongview.com.au/documents/MEGA-DROUGHT-DEVELOPING-Kevin-Long.pdf>

RMB 1477

The Standing Committee
Finance and Public Administration,
Inquiry into the Business Case
for Water Infrastructure
Parliament of Victoria
Spring St,
East Melbourne 3002

Stratford 3862
neilbarra@yahoo.com
04 2988 8706
27/1/2009

Dear Parliamentarians

It is likely that few, if any of us have any real idea of what this country is facing in relation future our future climate and rainfall, what idea we may be able to get is from studying the past.

Unfortunately weather records don't go back very far in this country recently colonized by Europeans and the knowledge of the indigenous people was never appreciated or respected to any degree.

What do we know?

A publication called "Drought in Australia a natural phenonemem" tells us-

"Australia is prone to drought because of its geographic location. Much of Australia lies in a latitude belt that is under the influence of an atmospheric phenonemem known as the subtropical high. Just outside the tropics lies a swath of globe where air frequently sinks toward the Earth's surface from higher in the atmosphere. The air warms and dries as it sinks, creating semi-permanent zones of high air pressure at the surface.

These subtropical highs are areas of stable, warm, and dry air that favour clear skies and little rainfall. (in the Northern Hemisphere, several large deserts, including the Sahara, reside in the latitudes of the subtropical high.) Many drought episodes in the eastern and northern part of Australia are linked to El Nino episodes."

The same publication also tells that politicians were eager to deny the image of Australia as drought-prone as this would deter immigrants, it quotes H. S. Gullett, the Commonwealth Superintendent of Immigration as saying in the Sydney Morning Herald, 6 June 1921-

"Many thousands of Australians go abroad every year on business or pleasure. The Commonwealth Immigration Office appeals of every one of them to embark with a resolve that he will on all possible occasions speak well of Australia. Let none of them speak evil. Such words as 'drought' should be thrown overboard as the vessel puts out to sea."

While it is unclear what he thought the women should say, or if he thought they even had an opinion, it gives an insight into the state of denial amongst politicians and beauracrats of the time, has this state of denial ever changed?

A CSIRO media release June 27, 2001 titled "Giant rain gauges reveal record on past climate" (Ref 2.) tells the of the water levels in western Victoria's crater lakes. This gives an indication of past climate in western Victoria and likely S.E. Australia.

Further research on the crater lakes is available in an article Vegetation and climate history near Lake Keilambete, Western Victoria, (Ref 3).

---These publications should give us reason for very great concern as they show the rainfall/evaporation ratio's significantly changed with the coming of Europeans and the disposition of the indigenous people.

The publication "Giant rain gauges reveal record of past climate" says in 1841 Lake Bullenmerri, Victoria's deepest natural lake was recorded as overflowing into its twin crater, Lake Gnotuk. This is the last time it did and since then the crater lakes have continued to fall. It said the lakes had been at high levels for almost 2,000 years. It also said that local Aboriginal people are recorded as saying "drought came with the white man".

The second publication, Vegetation and climatic history near Lake Keilambete, western Victoria says the climate gradually became wetter after 9,700 B.P.. The wettest period in the last 10,000 years occurred between 6,500 B.P. and 5,000 B.P. with the lowest water levels around 3,500 years ago and about 770 B.P..

A Science Daily article titled "Colorado River Stream flow Reveals Megadroughts Before 1490" available (Ref 4) details tree ring studies showing a massive drought in America during the mid 1,100's with a six decade drought remarkable for the absence of very wet years. This likely matches up with the second low period in Lake Keilambete.

The low period in Lake Keilambete around 3,500 years ago may match up with the collapse of the Eight Dynasty as proposed by the short publication titled Sunspots and the rise and fall of Civilizations Attachment 1 (Ref 5). available from www.mauricecotterell.com/images/synopsispage05.gif

A publication by Stefan Kropelin titled "Shift From Savannah to Sahara Was Gradual, Research Suggests" (Ref 6), may give us some more insights. Studies of pollen in sediments in Lake Yoa in northeastern Chad tell us the Sahara changed from a place of trees, grasslands and people six thousand years ago to a desolate area larger than Australia.

The pollen record showed a shift from trees to shrubs to grass's to sand where "today you don't find a single piece of grass". The data showed water filled underground aquifers around 14,800 years ago and quotes ocean core data indicating significant rises in dust levels in cores drilled in ocean sediment around 5,500 years ago, marking the end of the African humid period.

If it can be expected that there are some inaccuracies in dating (more on this later) then the end of the African humid period may well have been related in part to the end of the wet period shown by water levels in Lake Keilambete. Water levels in the lake indicated the climate gradually became wetter after 9,700 B.P.. The wettest period in the last 10,000 years occurred between 6,500 B.P. and 5,000 B.P. with the lowest water levels around 3,500 years ago and about 770 B.P.. It was likely that the desertification of the Sahara happened during the period when Lake Keilambete went from its wettest period from 6,500 to 5,000 years ago to the dry period of 3,500 years ago.

Why didn't southeastern Australia follow the same changes from trees to shrubs to grass to sand?

---Masanobu Fukuoka, in his book "The road back to Nature, Regaining the Paradise Lost" gives moving accounts of his observations on how mans past and present agricultural practices and tree clearing has led to a major loss of soil fertility and also negative changes in climate, often leading to the formation of deserts. He said- "Wild primitive wheat arose on the Mesopotamian plains in the Middle East. Wild rice is said to have originated in southern China, Burma, and remote parts of Assam. Rice also existed since antiquity in the Saharan region of Africa. Ancient man who settled in these three great birth places of grain began cultivating the wild rice and wheat that grew there, in this way coming by an abundance of food. It was here that the Mesopotamian, Chinese, and

Egyptian civilizations were built up. But today, each of these regions has been totally transformed to desert. All that remains are vast, desolate ruins.

Why should this be?"

Fukuoka addresses the question himself-

"I strongly suspect that this was the result of changes in climate and desertification that created food shortages, scattered people and destroyed civilizations. What actually happened was that trees were cut down in the name of civilization. Advances were made in farming methods and slash-and-burn agriculture adopted. All this depleted the soil, causing a decline in vegetation and setting the process of desertification in motion."

What Masanobu Fukuoka may not have known is the effect of soil bacteria in precipitating rainfall. The Spring 1985 edition of the magazine *Ecos* had an article on cloud seeding (Ref 7), it had an interesting note on how one of the natural causes of rain formation was the spores of soil bacteria, apparently over the milleniums they have evolved to be the right shape to initiate rain to create the moist soil the bacteria needed.

Overgrazing by goats kept by nomadic tribes is also said to be a significant contribution to the desertification of the Sahara for the same reasons as discussed above, however it is likely that it isn't as simple as that.

In part, the farming civilizations of the Sahara denuded their soil and the soil microlife was no longer there to precipitate rainfall and this caused a compounding chain reaction. In addition, the amount of reflectivity (known as "albedo") from the land influences rainfall with the greater the heat reflected, the less the rainfall. This can also be a self perpetuating desert forming mechanism, forest has the least albedo, desert the greatest.

However it is likely that they attained unsustainable populations during an unusually wet period centered around 6,000 years ago when Lake Keilambete was showing very high levels. According to "Principles of Physical Geology" by Arthur Holmes (Ref 8), during this period sea levels were from 2-3m above present levels and this was most likely solar related to a large degree.

So, the Saharans unknowingly trashed their land and the indigenous Australians showed the land more respect.

Where are we in Australia now, can we just expect life to go on with just a bit less rainfall and the crater lakes to keep slowly falling because we've only harmed the land and soil that little bit?

Our soil probably started loosing its microbial life soon after European occupation. Alfred Howitt, in notes presented to the Royal Society of Victoria in 1890 titled "The Influence of settlement of the Eucalyptus forests of Gippsland" (Ref 9) details changes in the soil as a result of compaction from grazing animals, the soil becoming very hard and rain that normally soaked in ran off.

Large areas of Australia have been affected by salinity which also would have impacted greatly on soil life and modern synthetic fertilizers also inhibit the soil microlife and their probable rain forming spores.

In addition to the effects of grazing, rabbits caused a lot of devastation in inland Australia, first denuding the vegetation, then dust storms took away much of inland Australia's thin layer of microbially active topsoil.

Farm and Garden Digest, Sept 1952 says-

"we now discover at this late and critical moment, that 100 years of ruthless exploitation of our soils has reduced the fertility of our country."

"The stock carried in some previously rich pastoral areas like that of the Western District of New South Wales is to-day less than half what it was 60 years ago."

Back to Masanobu Fukuoka. On a tour of America he asks a tribal Indian chief for reasons why desert exists side by side with forests in California. The response was that things must have become "screwed up when the Spaniards arrived and began raising cattle."

Changes with the introduction of introduced grasses will also likely compound other changes. the following is taken from an article I wrote for Seedbed, the newsletter of the East Gippsland Organic Agriculture Association some 20 years ago, in part further quoting Masanobu Fukuoka giving reasons for the loss of rainfall in America and the onset of desertification.

"Fukuoka took this further- "After investigating for myself and later talking with some experts, I came to the personal conclusion that the pasture grasses the Spaniards had brought over with them contained foxtail seeds, and it was this that dominates the vegetation throughout California."

Fukuoka added that yellowing of the foxtail in summer increased the heat reflected from the land leading to desertification."

I added a local side to the article-

"Superphosphate has aided the introduced grass species to thrive and where it has been used these introduced species have generally out-competed the native grasses. This autumn, while attending a grass fire that occurred before the rain that ended a very dry spell I was very surprised at the amount of grass cover provided by native grasses in a paddock that had a history of little or no super use and little recent grazing. The reflectivity from the soil would have been considerably less than the paddock on the other side of the road where native species had been replaced with introduced grasses, these being less drought tolerant (but having a higher nutritional value). The use of superphosphate and a stocking to capacity policy can perhaps affect our climate."

Other changes were happening while our agricultural practices have been taking their course, we dispossessed the indigenous people and their management of the land with fire ended, what has the likely effects been?

If you read Howitt's notes thick forests of eucalypts have sprung up where previously there had been thinly spread trees with a grassy understory, what's the likely consequences?

The first observation an astute bushmen will make is that frequent cooler fires such as we understand the indigenous people used leads to an open grassy understory and infrequent hot fires lead to a loss of the grass and profusion of fire promoting scrub and eucalypts. It seems that grass has evolved to burn frequently and mildly as these fires significantly reduce their taller competition that has a longer time span in years between germination and seed set. Our fire promoting scrub has evolved to burn hot enough to reduce the competing grass, provided it gets a long enough time period between burns.

In the evolutionary process, grass's, combined with fire are favoured over our understory scrub species in more fertile soil and scrubby species favored in less fertile soil. From observation, eucalypts, and our scrubby understory species have evolved an ability to reduce soil fertility and soil microbial life. I give these observations from the perspective of a person who has been a plantation tree planter for 31 years and an organic gardener with a very keen interest in soils for over 20 years.

I also suggest that there are evolutionary process's with competition between rainforest species, eucalypts and eucalypt understory scrub species. Eucalypts and their scrubby companions are favored in poorer soils and reduced rainfall and rainforest species the reverse.

Another aspect of the evolutionary mechanism of eucalypts and the change in fire regimes is that eucalypts have evolved to have phenyls in the litter that they drop, this significantly reduces their decomposition by bacteria and fungi and helps create conditions where fire reduce their less fire

tolerant competition. Eucalypts are described as fire tolerant when they should be thought of as fire promoting. If, as it appears, they have evolutionary mechanisms that reduce soil microbial life then this likely reduces rainfall.

With the pre-European fires which may have varied from a fire frequency of anything from virtually annual fires through perhaps 2-3 fires per decade to maybe a fire every 6-10 years for most of our dryer forests a balance evolved. Then us "smarter" folks came along a couple of hundred years ago and caused the cessation of the burning of the indigenous people, then started putting out lightning strikes as well.

Fires went from quite regular with light fuel loads and low intensity to infrequent extremely intense fires caused by high fuel loads. We now have probably well over 3 million hectares of S.E. Australia recently burnt, much of it likely much hotter than it had been in the 10,000 years before European settlement. Not only has much of this land had its soil bacteria totally incinerated, it has lost organic matter from the soil that may take hundreds of years to replenish before rain forming soil bacteria can repopulate.

In northern NSW rainforests I have noted tree species that have evolved incredible flat surface roots that grow along the contours of the steep hills. These surface roots are up to 300mm high above the soil on the bottom side of the hill and greatly reduce the loss of fertile, microbially active soil from erosion. Opposed to this you have eucalypts which are essentially soil destroyers, particularly when growing in the un-naturally high densities we see with today's fire exclusion.

So, we dispossessed the indigenous people, their burning no longer kept the eucalypts and understory scrub in check and we lost the grassy understory in many instances. These changes likely contributed to loss of rainfall as did the effects of over grazing and rabbits.

It surprises me that as eucalypts clearly outcompete rainforest under dryer conditions there appears to be no scientific inquiry as to the possible effects of the eucalyptus gas they give off. This is likely an evolutionary mechanism that could inhibit the rain forming mechanisms of the spores of the soil bacteria or inhibit rainfall in the manner as proposed by the pollution from power stations referred to as Global Dimming. If eucalypts do have an evolutionary mechanism that allows them to reduce rainfall away from the area they are growing then it goes some of the way to explaining the drop in the crater lakes which seems to have started happening too soon after European colonisation for it to have just from an agricultural causes.

What happened in the isolated areas that had the changes described by Howitt? In an article on our changing climate published in Voice of the Mountains, 1989, I said-

"There may be changes in the in rainfall in the mountains as well, but it is much harder to find conclusive evidence of this as records are few. In 1884 Angus McMillan was engaged by the Government to cut a mining track from Omeo to Woods Point. In his diary, on Saturday 26th March he records; "3p.m. heavy rain, the road cutters had to stop work, 20 past 5 Mr Jones returned like a drowned rat, encountered fearful scrub, even his forehead is bleeding with the bites of leeches which are always numerous in this altitude in thick damp underwood".

Mr Jones had been working between the Crooked River and upper Dargo River. McMillan's statement would not be made today as it is now too dry in the area for leeches to cause this much concern."

The area under discussion wasn't subject to grazing or logging with the most probable change one of increased density of eucalypts and understory scrub species with the loss of much of the grassy understory.

So, we've likely trashed the land more than we realize but haven't seen effects like what happened in the Sahara. Let's look a bit further.

>From my analysis of climate data for south eastern Australia it would appear that rainfall is partly influenced by solar activity. An article from the Journal of Coastal Research, Special Issue 50, 2007 titled "Rhodes Fairbridge and the idea that the solar system regulates the Earth's climate" (Ref 10) Attachment 3, helps explains why.

Solar activity varies over long time frames and to a large degree it's likely the greater the intensity of the sun the greater the expectation of higher rainfall in south eastern Australia. Let's have a look at what the sun has been doing while we've been unknowingly sowing the seeds of our future grief.

These are the solar cycle lengths prior to, and since European colonisation of Australia.

Solar Cycle Number	Start	Finish	Length (years)	2 cycles
1	Mar 1755	Jun 1766	11.25	
2	Jun 1766	Jun 1775	9.0	20.25
3	Jun 1775	Sep 1784	9.25	18.25
4	Sep 1784	May 1798	13.66-	22.91
5	May 1798	Dec 1810	12.9166-	26.58
6	Dec 1810	May 1823	12.4166-	25.33
7	May 1823	Nov 1833	10.5	22.91
8	Nov 1833	Jul 1843	9.66-	20.16
9	Jul 1843	Dec 1855	12.4166-	22.08
10	Dec 1855	Mar 1867	11.25	23.66
11	Mar 1867	Dec 1878	11.75	23
12	Dec 1878	Mar 1890	11.25	23
13	Mar 1890	Feb 1902	11.9199-	23.16
14	Feb 1902	Aug 1913	11.5	23.41
15	Aug 1913	Aug 1923	10	21.5
16	Aug 1923	Sep 1933	10.0833-	20.08
17	Sep 1933	Feb 1944	10.5833-	20.66
18	Feb 1944	Apr 1954	10.166-	20.74
19	Apr 1954	Oct 1964	10.25	20.42
20	Oct 1964	Jun 1976	11.833-	22.08
21	Jun 1976	Sep 1986	10.25	22.08
22	Sep 1986	May 1996	9.66-	19.91
23	May 1996	Sep 2008->	12.33->	

Reference 11- Sunspots www.spacetoday.org/SolSys/Sun/Sunspots.html

The shorter the solar cycle the more intense and the greater the expectation of increased global temperatures.

Solar cycles average 11 years over the period in question

>From 1784 to 1843 solar cycles averaged 11.76 years

>From 1843 to 1913 solar cycles averaged 11.68 years

>From 1913 to 1996 solar cycles averaged 10.34375 years

The two solar cycles (21 & 22) were the only two consecutive cycles to total less than 20 years in the last 200 years. The previous two cycles to do this were cycles 2 & 3 which preceded the Dalton Minimum, a period of extended low solar activity that caused a severe cold period that significantly impacted on food production in Europe.

When Europeans first colonized southeastern Australia solar activity was at a low and it has been slowly increasing over the near two centuries until the last solar cycle (# 23) which is turning out to be a very long one. According to the publication "Sunspots reaching a 1,000 year high (Ref 12) the recent period has been one of very high solar activity, the highest for a thousand years. Our crater lakes likely should have been overflowing, not dropping.

The internet article Fickle Sun Brought Down Ancient Emperors from Canada Free Press (Ref 13), attachment 6 supports the solar- rainfall relationship also.

So, as we've been progressively creating our environmental havoc the sun has been progressively getting more intense to mask the effects of our misdeeds on rainfall. Are we poised for the onset of a number of chain reactions that could cause changes like the desertification of the Sahara? I doubt if anyone would or could know but a quote from "Discovering Monaro" by W K Hancock on the writings of Plato indicate changes in the Sahara may be a common cause for civilization colapses-

"Two thousand years before Colbert, the same concern had expression in Plato's strange dialogue, Critias. Why, Plato asks, are the Athenians unable nowadays to keep all their fighting men in the field, as they had been able to do in time long ago, when they were at war with Atlantis? In answering this question, Plato paints a vivid picture of the ruin the Athenians have inflicted on their soil, and on themselves, by destroying their mountain forests. The Attica of our ancestors, he says, was the richest land in all the world; but our Attica is no more than the 'the bones of a wasted body'."

Perhaps it is a good perspective to give is to compare European colonisation of Australia with the Viking colonisation of Greenland.

When the Vikings colonized Greenland it was at the start of the Medieval Warm Period and their colonies flourished while the warm cycle continued. When global temperatures dropped the civilization collapsed. In addition Jarred Diamond in his book "Collapse" details how their trashing of the land significantly contributed to their downfall, as did their inability to make correct decisions.

Australia was likely colonized by Europeans at the start of a wet cycle, we've trashed the land and reached possibly unsustainable populations, and the wet cycle is probably about to end with a crash.

The internet publication, New Little Ice Age Instead of Global Warming by Theodor Landscheidt (Ref 14) gives what appears to be an excellent predictive analysis of future decades where we appear to be heading for period similar to the Maunder Minimum which coincided with the Little Ice Age. Theodor Landscheidt and gives a very detailed account of how solar activity affects every aspect of our climate and totally supports Rhodes Fairbridge (ref 8).

Also from the website www.lavoisier.com.au we can obtain David Archibald's paper on solar cycle 24 and the implications for the U.S. (Ref 15) which supports both Rhodes Fairbridge and Theodor Landscheidt as well as detailing predicted global temperature drops and further supports the Journal of Coastal Research article on the link between solar activity and the galactic cosmic ray link to global temperatures.

To give another perspective on the link between solar activity and the galactic cosmic ray influence I have included the following graph from the Paper titled Cosmic Rays, Clouds and Climate by Nigel Marsh and Henrik Svensmark, Danish Research Institute, 2000 (Ref 16), attachment 5. The Graph is anomalies in the ratio's of Carbon 12 and Carbon 14. Higher levels of Galactic Cosmic Rays hit the earth during periods of low solar activity and this causes increases in the formation of C14 isotopes. The graph has an exceptionally close fit to global temperatures over the period in question however the release of C14 depleted CO2 from burning fossil fuels has affected the last 150 years results.

Another significant aspect of the graph is the drop in the ratio of C12 to C14 during the period from around 1000 a.d. to 1300 a.d. during the period of the last time Western Victoria's Crater Lakes drooped in pre-European times and the megadroughts on the Colorado. This was the last time there was a significant period of low solar activity following a period of high solar activity, which is exactly where solar scientists are saying we are headed now.

To get an understanding of what might have been happening during periods such as those 3,500 and 770 years ago when the crater lakes were dropping mightn't be easy, what do we know?

Max Leitch, in his book "A Recipe for Disaster" gives an observation from his property on the Murrumbidgee that suggests that eastern Australia may have had some very long dry periods in the recent past.

"There is ample evidence to suggest that dry cycles can last half a century or more. On my property there is a large lagoon about one hundred acres in area and some 30-odd feet deep. It has been the main river channel at some bygone age, set in the middle of a flood plain that fills from the river when the river reaches 23 feet. It has been suggested that the mouth silted up but this is not possible because the water from the river runs in from both sides and both ends at once. This lagoon has been dry twice since white men took up the country in 1840- once in 1914 when it was dry for a few months, and in 1945 to 1950. It has a local catchment that puts some water in it every year and it normally takes ten years to go dry if it is not filled by the river. The amazing thing about this lagoon is that right in the bottom there were quite large dead trees that must have taken at least 50 years to grow, so it must have been bone dry for that length of time."

It is likely that the massive drought that caused the Lagoon to be dry for this extended period was solar related and the available science indicates we are likely headed into the cycle that caused it to happen.

I am aware of two similar instances in Gippsland and in addition, when the first European settlers went into the Seaspray- Giffard area they found forests of dead yellow box trees which they believed had likely been killed by an extreme drought (both accounts of dead trees in a creek and a swamp in Gippsland are in this area).

When the Koo Wee Rup swamp was drained it left what was described as a 6' layer of peat on a clay base. The early locals who had lived by the swamp for many years were astounded to find that when holes were dug through the peat it revealed ash layers indicating the swamp had in the past dried up and burnt. It astounded the locals that the catchment could have been subject to such severe drought and the swamps catchment would have been representative of Melbourne's adjacent catchments.

If we are about to have a return of the conditions that put the dead trees in the lagoon on the Murrumbidgee, the two similar situations in Gippsland and caused the Koo Wee Rup swamp to dry up and burn then Melbourne and S.E. Australia is in big trouble.

If changes of land management since European settlement have compounded the situation significantly then we are in bigger trouble.

What of global human induced changes that may affect our climate?

There seems to be a lot of government and other funding for what is termed either climate change or global warming and an assumed relationship with rainfall. In 1861 John Tyndall pointed out that the carbon dioxide (CO₂) in the air must have a critical influence on temperature because of its

"greenhouse effect". Most of the radiation entering the earth's atmosphere is of a wavelength that easily passes through CO₂ however most of the radiation reflected back into space is in the infra-red wave length which CO₂ traps. So, the more the CO₂ the greater the warming effect. Methane and some other gas's have similar properties.

David Archibald's paper on solar cycle 24 and the implications for the U.S. (Ref 15) gives an explanation of how small the heating effect of CO₂ emissions are. The relationship between solar activity and global temperatures is well understood and largely explains temperature changes we have seen in the last couple of centuries.

What is the effect on rainfall? The simple answer is that as what is being put across as science is so substandard we don't know. CSIRO modeling is based on too short time periods and the same methodology used on the rainfall data from the first half of last century would be expected to give a ridiculously inaccurate prediction of the known data of the second half of last century. It is unclear why people go along with it unless a religious perspective is considered.

Can we reject it totally simply because of the flawed science being put across? Let's put it in perspective. Does a religious fanatic predicting the end of the world tomorrow saying God told him so disprove the presence of God if the world doesn't end? Of course not.

All of the genuine science today seems to be related to the cyclic nature of our climate and particularly the solar connection, however the predominance of the media attention is focused on the alarmist aspects of the supposed heating effects of global emissions. In the absence of any readily identifiable (genuine) science on global emissions and Australian rainfall I will try to outline areas where future research could be beneficial.

Earlier I quoted from Drought in Australia a natural phenomenon (Ref 1) as to why continents such as Australia are so dry as a result of the phenomenon known as the sub tropical high.

Let's look at the polar vortex. Attachment 4 is an article from the Weekly Times 28/1/2004 describing some of the effects of the polar vortex and its effect in reducing rainfall in S.E. Australia with an increase in strength. This article simply says as it increases in strength it draws the rain bearing systems further south whereby systems previously giving Victoria good rains are now passing south of Tasmania.

I assume the polar vortex's take the air up that comes down in the sub-tropical high weather system described earlier that is responsible for continents with latitudes such as much of Australia being dry. If so it may be a reasonable assumption that as the polar vortex increases in strength then the drying effects of the subtropical high are increased in both intensity and the area of coverage. That is, areas that would normally be only minimally affected are affected far more as the effects of the Sub Tropical High increase and spread.

The article from the Journal of Coastal Research, Special Issue 50, 2007 (Ref 10) indicates the link between solar activity and the polar vortex's which helps us understand the link between periods of low solar activity and prolonged extreme drought in areas affected by the Sub Tropical high.

The earth's atmosphere is divided into a troposphere and stratosphere, the troposphere reaches to around 12km above the earth's surface and the stratosphere from around 12-50km above the earth's surface. Broadly speaking the troposphere cools with increasing altitude because of the effects of reducing air pressure and the stratosphere increases in temperature with increased altitude because of interaction between solar energy and ozone. Changes in the tropospheric and stratospheric temperatures of recent times are described in the following Internet publications- Cooling trend in the upper troposphere and lower stratosphere over China (Ref 17)
Real Climate: Why does the stratosphere cool when the troposphere warms? (Ref 18)

A cooling trend of .62 degree C per decade in the upper troposphere and lower stratosphere has been noted by 109 radiosonde stations in China from 1980 to 2004. During this period there has been a warming trend of .17 degree C. per decade in the mid and lower troposphere. While the insulating effects of greenhouse gasses might be minimal in relation to global warming their effects in trapping heat in the mid and lower troposphere could be causing a significant increase in the temperature difference between the lower atmosphere and mid to upper atmosphere when combined with any ozone depletion. This may add significantly to any cyclic changes to the polar vortex and related effects of the Sub Tropical High.

The degradation of soils isn't restricted to Australia and is a global issue, as would be the loss of the rain forming spores of the soil bacteria. The global loss of soil bacteria and their rain forming spores could significantly compound the effects of the increased Galactic Cosmic Rays and their inhibiting cloud condensation nuclei. Thus the cooling effect of the link between GCR's and low level reflective clouds could be significantly increased and the planet cool to a greater extent than it has in similar past cycles of low solar activity. (Note: to understand what I am saying here requires reading Rhodes Fairbridge and the idea that the solar system regulates the Earth's climate (Ref 10) and David Archibalds paper on solar cycle 24 and the implications for the U.S. (Ref 15).

As I understand it, a 1 degree Celsius drop in global temperatures equates to a 7% drop in evaporation from the oceans. Predictions of a 2 degree Celsius drop in global temperatures based solely on solar science may turn out to be a 3 degree drop with the compounding effects of the depletion of the worlds soil bacteria. If so, the megadroughts of past periods of low solar activity might have occurred with a 14% drop in evaporation from the sea when we could be looking at a 21% drop. Whether it is a 14% drop or a 21% drop it will likely occur with a greater negative effect from both the polar vortex and the sub-tropical high combined with significantly reduced rain formation from soil bacterial spores.

QUESTION. Can any of the parliamentarians involved in this Inquiry dispute anything I have raised in this submission?

If not can any of you justify ignoring any of the probable catastrophic consequences?

Let's have a brief look at management of water. Australian Bureau of Statistics gave the following figures for farm use of water in 2004-5. The most extensive use for irrigation water nationally was for the irrigation of pasture for grazing with 28% of water being used for this purpose. This is a very wasteful means of producing food and I recently heard on the radio that 43% of Australia's veggies were imported but have not verified this.

In Victoria 68% of our irrigation water is used to water pasture for grazing.

In 2006 I was given figures of between 10 and 15% of the Murray Darling's irrigation water being tied up in Managed Investment Schemes as Federal Government trade policies were forcing family owned farms broke and the MIS's were the ones with the money to buy up the water licenses. The understanding that I was given was that entitlements were traded from high up on the catchments of the Murray to far lower down without any allowance made for evaporation losses which are considerable.

So, the government now buys up more irrigation entitlements to compensate for environmental flows lost to evaporation and this means less still Australian grown food on the supermarket shelf.

Recent State government controls of farmer access to water from their own dams has made it very hard for small operators who can use water efficiently and sell outside of the supermarket chains.

Can any of the parliamentarians on this Inquiry show that the combination of all of the above isn't likely cause catastrophic economic, social and environmental consequences?

There are many areas that urgently need to be addressed, perhaps starting with the management of our water catchments which are either severely degraded by recent hot wild fires resulting from extremely high fuel loads because of an absence of proper management or severely choked with moisture sapping vegetation for the same reason.

I would like to ask the Inquiry's permission to present a separate submission on this subject as it is a matter of great urgency.

I would also like to be advised of any regional sittings that I can attend, thanking you in anticipation-

Neil Barraclough

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2. CSIRO media release June 27, 2001 titled "Giant rain gauges reveal
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3. Vegetation and climate history near Lake Keilabbete, Western Victoria,
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6. A publication by Stefan Kropelin titled Shift From Savannah to Sahara Was Gradual, Research Suggests, a New York Times article available from
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- 8 Principles of Physical Geology by Arthur Holmes
9. Notes presented to the Royal Society of Victoria in 1890 titled "The Influence of settlement of the Eucalyptus forests of Gippsland by Alfred Howitt,
- 10 Journal of Coastal Research, Special Issue 50, 2007 titled "Rhodes Fairbridge and the idea that the solar system regulates the Earth's climate" obtained from www.lavoisier.com.au
- 11- Sunspots www.spacetoday.org/SolSys/Sun/Sunspots.html
- 12 Sunspots reaching a 1,000 year High
<http://news.bbc.co.uk/2/hi/science/nature/3869753.stm>
- 13 Fickle Sun Brought Down Ancient Emperors from Canada Free Press
www.canadafreepress.com/index.php/article/6786
- 14 New Little Ice Age Instead of Global Warming by Theodor Landscheidt
www.bourabai.narod.ru/landscheidt/new-e.htm

15 Solar cycle 24, Implications for the United States. David Archibald
Obtained from website www.lavoisier.com.au

16. Cosmic Rays, Clouds and Climate by Nigel Marsh and Henrik
Svensmark, Danish Research Institute, 2000

17 Cooling trend in the upper troposphere and lower stratosphere over China
www.atmoz.org/blog/2007/08/16cooling-trend-in-the-upper-troposphere-and

18 Real Climate: Why does the stratosphere cool when the troposphere warms?
www.realclimate.org/index.php?p=58

Attachments

1 Sunspots and the rise and fall of Civilizations

available from www.mauricecotterell.com/images/synopsispage05.gif

2 Journal of Coastal Research, Special Issue 50, 2007 titled "Rhodes Fairbridge and the idea that the solar system regulates the Earth's climate" obtained from www.lavoisier.com.au

3. Weekly Times article rain hex blamed on vortex. 28/1/2004

4. Graph from the Paper titled Cosmic Rays, Clouds and Climate by Nigel Marsh and Henrik Svensmark, Danish Research Institute, 2000 (Ref 15),

5 Fickle Sun Brought Down Ancient Emperors from Canada Free Press

OFFICER COMMENT

Mr. Barraclough provided information relating to climate change and suggests that due to these factors impacting on the municipality then Council rates should not be increasing.

The information contained in the submission is noted.

LIZ COLLINS

General Manager Governance

SUBMISSION 8 – CONCERN RE COSTS FOR THE BOISDALE COMMON EFFLUENT SYSTEM (JUDY TRAILL ON BEHALF OF BOISDALE RESIDENTS):

The following submission has been received from Judy Trill on behalf of Boisdale Residents:

Submission to Council to Investigate and Reduce the Costs of the Boisdale Common Effluent System

On Tuesday 13th May 2014 a public meeting was held at the Boisdale Hall, attending were Shire Councilors, Wellington Shire Staff from the Built Environment Department, and residents of Boisdale regarding the residents' concerns about EPA Compliance requirements. The costs to our small community are considerable and we discussed options for the reduction of the associated costs. The outcome from this meeting was to present to Council a submission for consideration.

Our suggestions are as follows and we request that councilors please give due consideration to the points listed as follows:

1. Pension Rebates

Boisdale community is mainly composed of pensioners, single income households and 2 small commercial businesses one of which operates part time. We request council to institute a pension rebate to ease the financial burden on fixed income households, bearing in mind the residents of Boisdale also have the added burden of pumping out their septic tanks every 2 to 3 years at a cost of \$380-\$500.

2. Projected Costs of EPA Compliance

The EPA Compliance cost of \$50,000 appears to be a one off cost and the follow up collection of data perhaps twice a year will see costs decline. The Shire now has the relevant data and can negotiate with EPA as to the number of tests required per annum and whether the Shire must use outside consultancy staff. We appreciate that the samples must go to the appropriate laboratories but we would like council to investigate the use of their own personnel to further reduce costs.

3. Capacity for Small businesses to pay

Boisdale has 2 small businesses which are vital to the town. Our Post Office come small general store operates part time; our local garage operates full time and brings in business from outside the town. Both of these businesses have a house attached to them. Will they be rated out of existence with a business rate of \$316.80 including GST and then a Household rate for \$288.00, total \$604.80 in the first year plus a pump out of their septics? These are very small businesses struggling to survive and consideration must be given as to whether these businesses will remain in our community if further costs are imposed on them.

4. Overall Cost to the Rate Payers of the Shire of Wellington

Rate Income for the Shire of Wellington is approximately \$40 million and the one off cost of the Boisdale Common Effluent System is \$50,000. The overall cost to the ratepayer is 0.005% which is extremely small, our effluent system is unique and the cost spread through

the Shire is extremely small. We do not have a swimming pool, library, parks, gardens, we do not have footpaths to be maintained we just have an effluent system which is cost effective to operate but has EPA compliance requirements to be met which in the first instance was costly, but should be reducing in the next year. The increasing cost scale presented to the residents was discussed at length at the meeting and we believe that costs will go down and that council should consider capping the levy that you expect from 28 households. The council will collect from residents a total of approximately \$7,500 in the first year which will cover the \$2,000 EPA levy and some operating costs. We believe that Compliance costs should be borne by the Shire because of the unique situation of Boisdale.

5. Funding via Grants

We appreciate that funding applications for large infrastructure projects take time and that council considers that to apply for funding to meet on going costs associated with our effluent system will cost more than the amount sought. We do not want this option dismissed as grant application writing can be outsourced. We believe that a \$50,000 grant application and its acquittal for the Boisdale Common Effluent System should be included in the funding process; it is a small amount and should be cost effective. Please keep an open mind as to other sources of funding.

6. Volunteers

The option of using volunteers to undertake certain aspects of maintenance of our ponds should also be considered. Boisdale has a long history, 114 years, of volunteering. There will be training, OH&S and perhaps other small associated costs, but once again there is government funding for training of volunteers and as above the costs associated with applications maybe prohibitive but should not be dismissed until investigated. The time involved to Google all funding grants available through Federal, State and Local Governments is minimal just a matter of refining your search. Application writing by professional staff should be a relatively quick and simple process.

7. Other Concerns

If the levy proposed by the council is not maintained to the first year rate of \$288.00 and climbs to the level proposed in their letter of \$750.00 per annum it will have a very real impact on the value of our properties. Originally there was an agreement between the householders and the Shire of Maffra to provide a free pump out of septics every 5 years. This needs to be considered by council.

The community of Boisdale needs to be kept informed of any changes to the running costs including pump replacement. We believe the Shire has taken on that responsibility; the community just needs notification of such.

To impose the proposed levy will cause financial hardship to most of the towns' residents, pensioners, retirees and single income families. We were quoted 'user pays', but we have paid for our effluent system final payments finishing early 2000- 2001. This is unique. The risk of an outbreak of E-Coli is very low the system has proven to be effective and efficient over the years. Public Health is the responsibility of the Shire.

Finally I would like to quote from the letter delivered to the residents of Boisdale "Council has a duty to every ratepayer to ensure that services provided are fair, equitable and cost efficient". We therefore ask council to be aware of the financial burden that the proposed levy will have on our very small community.

Judy Traill

On Behalf of the Residents of Boisdale

Attachment: Boisdale Common Effluent System Meeting at Boisdale Hall, 13th May 2014

Boisdale Common Effluent System Meeting at Boisdale Hall, Tuesday, 13th May 2014

Concerns and suggestions from the Community of Boisdale regarding the ongoing operating costs and legislative compliance costs imposed by the EPA.

Boisdale is a very small community composed small commercial businesses, retiree's, single income household and pensioners. There is considerable concern that costs may not be contained and the \$288 per annum cost recovery may blowout to beyond the shire's third year budget estimate of \$750. The flow on effects of rising costs with the effluent system will impact financially on all householders. We are not only subsidizing our effluent system but have the added financial cost of pumping out septic tanks every 2 to 3 years at a cost \$380 - \$500 for each household, given the demographics of this community it is a considerable financial burden.

If recovery costs climb each budget which is more likely than not it makes the sale of properties in the town quite difficult and could devalue our homes. The recovery costs need to be capped. I also have concerns that there is no mention of pension rebates this needs to be raised in council.

The community needs to see a breakdown of all operating costs, including EPA levies and Compliance costs. We realize that the recovery of cost is only at present about 15% of the total costs and would like council and the Built Environment Unit to investigate all avenues to keep costs to a minimum including the latest technology available. We would also like the council to take control of the compliance requirements by utilizing their staff to do the monitoring and testing of our effluent system and not outside consultancy companies that are expensive.

Does the Built Environment Department have contingency cost plans for the replacement, repair and maintenance of pumps and would Boisdale residents be expected to pay for this or would it be partial recovery or would the shire cover all of these costs?

Boisdale has a strong community and I believe we could have a volunteer system to help maintain the ponds and pumps. We realize that OH&S training, report writing and other specific skills maybe required, it could be another option to explore to help reduce costs.

The community of Boisdale needs feedback on council decisions, test results and anything thing that is relevant to this community. The effluent system was paid for by the residents of this town and there is a strong sense of ownership.

We would like Council to investigate other systems similar to ours we believe there are three systems in this state and compare costs and procedures.

The outcomes from this meeting should be reported back to us either via letter or **public meeting**.

OFFICER COMMENT

In response to the points listed in this budget submission, we provide the following information.

1. Wellington Shire Council has over 4500 pensioner ratepayers, who are granted a pension rebate against their rates by DHS. Given that Wellington Shire is a rural council, many of our ratepayers are in non-sewered areas, and must also regularly pump out their septic tanks. Granting an

additional, Council-funded rebate would disadvantage other pensioners who must pay Gippsland Water for their sewerage service, at a significantly higher cost than that proposed by Council. Granting a Council-funded rebate would require a rebate to be declared under section 169 of the *Local Government Act 1989*, and a formal submission period would be required.

2. Operation and management of the Boisdale Common Effluent System will be undertaken to achieve best value for users of the system and other ratepayers of the Wellington Shire. A review of the long term planning for the operation and management of the scheme will be undertaken in the 2014/2015 financial year.

3. Comment noted.

4. Comment noted.

5. Opportunities that assist in reducing the overall costs of the operation of the scheme will be considered as they become available.

6. The opportunity to use volunteers will be considered in line with the review of the Boisdale Common Effluent System planned for the 2014/2015 financial year.

7. To be considered in line with the review of the Boisdale Common Effluent System planned for the 2014/2015 financial year.

Officers recommendation:

Officers recommend proceeding with the Boisdale Common Effluent System service charge as proposed, and to consider the points raised in this submission as part of the review of the long term planning for the operation and management of the scheme to be undertaken in the 2014/2015 financial year.

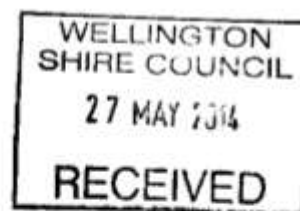
CHRIS HASTIE
General Manger Built & Natural Environment

SUBMISSION 9 – CONCERN RE THE BOISDALE COMMON EFFLUENT SYSTEM (TREVOR & MELINDA BARTON):

The following submission has been received from Trevor & Melinda Barton:

Wellington Shire Council

Monday 26th May 2014



Re: Boisdale Common Effluent System Service Charge proposed in 2014/15 Draft Budget

Dear Sir/Madam,

We are writing to you in regards to the Boisdale Common Effluent System service charge which council have indicated an intention to apply to 28 identified properties in the township of Boisdale as per the draft Wellington Shire Council 2014/15 Budget.

We have several concerns and questions about the proposed charges and the system, which we believe must be fully addressed before any charges are applied to residents.

1. Prior to the council announcement of the intention to apply the service charge we were unaware that our property is reported to be connected to the Boisdale Common Effluent System. To date we have not been supplied with any plans/schematic showing where this system is connected to our property (36-38 Main Street Boisdale), other than a verbal explanation that all properties were connected under a Shire of Maffra Scheme in the 1980's.
2. When we previously contacted the Council, requesting records or plans on Council files relating to where our septic tank and system was located, an archive request indicated that council did not have any records. Council also did not at any stage notify us that our property was connected to the Boisdale Common Effluent System.
3. Our residence is not one of the original houses in Boisdale we need to know exactly when the system was connected and exactly when our house was relocated to our property. To date we have not been able to ascertain either of these details from the council.
4. When purchasing our property conveyancy documents obtained indicated, that the property had a septic system. Nowhere on any paperwork was there any mention of being connected to an Effluent System that was maintained by the council. If we had known this we may not have paid the same for the property.
5. Prior to the announcement of the intention to introduce the service charge a private contractor attended all Boisdale township properties a number of times under the guise of ensuring residential septic systems were being maintained. In our instance these contractors were not aware of the location of the septic related plumbing and took soil samples from our back yard on each occasion. If the council had knowledge that all properties are connected to the Boisdale Common Effluent System, why would the contractor engaged by the same need to take soil samples in an area that would coincide with a leech field for a self contained septic system. If the properties are connected there should be no need to take these samples, and this raises questions regarding the information provided to the contractor or doubt as to the connection of each property to the system.
6. To date we have not received a list of exactly which 28 properties are reportedly connected to the system, or details of the property connections other than an aerial map showing the

general location of the system. It has been verbally stated by a council representative that for the 10 years following the installation of the scheme a council agreement was in place with individual property holders to contribute to the maintenance/operation of the system. Evidence of these agreements should be provided to each property owner affected and an explanation of why the council chose to allow the agreements to lapse, and accept the full cost of running the system until now.

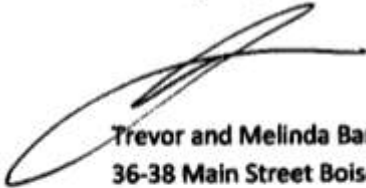
7. There has been some conflicting information provided as to why council is seeking a user pays style contribution to the system. Initial correspondence indicated that it was due to the increased cost of the EPA license to operate the system. Information at the council information session indicated that it was the cost of testing to comply with the terms of the EPA licence. If a service charge is to be introduced the council should be providing evidence of the costs to operate the system to the Boisdale Community and consulting with the community in relation to the same prior to the introduction of a nominal service charge.
8. The proposed initial charge of \$288 per annum to be applied in addition to the rate charges currently applicable is significant in itself. The proposal as per section 9 of the draft budget that the charge will increase to \$750 over a four year period is simply not acceptable. Council representatives at the community information session in relation to the scheme indicated that the incremental increase was in doubt, if a charge is to be applied and accepted by residents there needs to be transparency and consistency in the ultimate charges council is looking at applying.
9. Is it appropriate to apply the Commercial Property Service charge, which is marginally more than the residential charge, to the Boisdale Consolidated School, who currently have 102 students and 12 staff who would utilise the system to a much greater degree than the township residents.
10. There is a very real concern that this extra charge on our rates will adversely affect the value of properties in the township and the consequently the likelihood of being able to sell our property in the future.
11. Has the council considered how these charges will affect the Boisdale community, an already small and vulnerable community who have very little access to Council services unless they are willing/able to travel.
12. It was stated in the letter sent from the council that the move to a user pays style service charge is intended to make it fair to all ratepayers within the Wellington Shire that we the residents using the system should be paying for this system. And whilst we accept that we chose to live in a small rural community without council provided amenities such as footpaths, shared paths to access school, streetscapes, urban furniture and the like. We have contributed through our council rates to the funding of such amenities in the larger communities within the Wellington Shire as members of the greater community. The wider implications of a targeted service charge such as this on an small community should be carefully considered in this context and more consultation conducted prior to its imposition.

For the Boisdale Common Effluent System service charges to be fair to all property owners it is imperative that all issues are addressed before any charges are imposed. Because of this we ask that Council considers omitting charges relating to the Boisdale Common Effluent System from the 2014/15 Council Budget and allow time for detailed and transparent consultation between the property owners and council and careful considerations of the issues involved. To do otherwise

would be unfair to all residents currently connected to the system, and a disservice to the reputation and public perception of the Wellington Shire Council. In detailing the issues listed above it should be noted that as members of the Boisdale Community and property owners, we are not opposed to contributing to the system. However the service charge imposed must be proportional, justified and fair.

We appreciate you taking the time to read this letter and trust that the council will take into account all of the above 12 points listed.

Kind Regards,



Trevor and Melinda Barton
36-38 Main Street Boisdale

OFFICER COMMENT

The Boisdale Common Effluent System was developed in the early 1980s in an effort to prevent risk to human health from the potential for sewage to pass from septic systems into drainage and floodwater. Boisdale is the only town for which Wellington Shire provides a Common Effluent System.

The most significant operating costs are those relating to compliance with the Environment Protection Authority (EPA) Licence which has increased significantly in recent years. The Boisdale Common Effluent System currently costs Council around \$50,000 each year to operate and maintain. Operation and management of the Boisdale Common Effluent System will be undertaken to achieve best value for users of the system and other ratepayers of the Wellington Shire. Opportunities that assist in reducing the overall costs of the operation of the scheme will be considered as they become available.

This service charge will not cover the entire cost of operating the Boisdale Common Effluent System, Council will still heavily subsidise the service. This service charge represents only a contribution towards the actual operating and maintenance costs of the system.

For the 2014/15 financial year, per property/tenement connected to the Boisdale Common Effluent System, the service charge is \$288.00 which is GST exempt for residential properties/tenements. Commercial properties/tenements will be charged \$316.80, which includes GST. This will recover 15% of the current operating cost to Council with the remaining 85% subsidised through general rates.

A review of the long term planning for the operation and management of the scheme will be undertaken in the 2014/2015 financial year. This will include a full review of the System's current operational costs; percentage of cost recovery for subsequent financial years; opportunity for pensioner discounts (should percentage of cost recovery increase); opportunities for additional funding (such as grants); opportunities for distribution of additional information regarding the System; and longer term maintenance and replacement plan.

A number of questions raised in the submission will be considered during this review. Officers are also available to answer specific property related questions of which a number were answered at the recent community consultation session.

Recommendation:

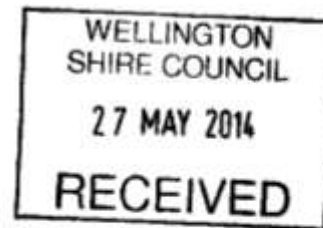
Officers recommend proceeding with the Boisdale Common Effluent System service charge as proposed, and to consider a number of points raised in this submission as part of the review of the long term planning for the operation and management of the scheme to be undertaken in the 2014/2015 financial year.

CHRIS HASTIE
General Manager Built & Natural Environment

SUBMISSION 10 – REPLACEMENT OF BRADY’S BRIDGE, MAXFIELDS ROAD, SALE (MERYL EDWARDS & TREVOR TUCKER):

The following submission has been received from Meryl Edwards & Trevor Tucker:

Chief Executive Officer – Mr. David Morcom
Wellington Shire Council
P O BOX 506
Sale VIC 3850



27th. May 2014

Submission on the draft revised Council Plan 2013-17 and the 2014/15 draft Budget

Draft Budget Submission (2014-15)

REPLACEMENT of BRADY’S BRIDGE, MAXFIELDS ROAD, SALE

Matters discussed between Meryl Edwards and Trevor Tucker, and Thomas Weatherall and Greg Densley at the Sale Council Offices, PM, 23rd May, 2014. (As at 27-05-14, TW minutes of this meeting not received.)

Our understanding of Council’s position regarding their draft revised Council Plan 2013-17 and the 2014/15 draft Budget.

1. It was agreed that in future, the old bridge on Maxfield’s Road over Flooding Creek be referred to by Council, by its correct and original name, Brady’s Bridge.
2. Council considers a road bridge replacement to be a lower priority to that of a new footbridge; road bridge replacement estimated by council at approximately \$400k.
3. Council proposing that Brady’s Bridge be replaced by a new footbridge at the approximate cost of \$150k and is included in the draft revised Council Plan 2013-17. The proposed footbridge has been allocated by Council for inclusion in the 2014 – 2015 budget, funded by an on-going ‘Roads to Recovery’ grant.

Ratepayer position and submission :

1. Though requested, no satisfactory practical considerations were tabled by either Council representative to justify the inclusion of a footbridge rather than a road bridge in either the draft revised Council Plan for 2013-17 or the Council’s 2014 – 2015 budget.

Our Submissions are therefore as follows:-

1. Irrefutably, after years of neglect and failure by the WSC to maintain the subject bridge in a suitable fashion, the bridge (which had a 2 tonne weight limit), was

- critically damaged by over-weight council vehicles... continually by a grader and finally by a fully laden WSC truck.
2. As a result of the lack of due diligence (or, abrogation of reasonable Duty of Care) by the drivers of those council vehicles, the subject bridge was subsequently condemned by Council for further use by vehicular traffic, thus removing our entitled permanent access to our home and property.
 3. We contend that withdrawal by Council of that permanent access to adjacent private properties after more than 110 years of occupation - and personally, for 75 years of occupation by the Edwards' family - is unfair, unreasonable and not acceptable.
 4. The repair and/or replacement of the bridge has been debated with council several times over many years. Funds have been promised by various staff members and councillors in many previous 'future planning periods', but those promises have never been honoured.
 5. It is our unaltered belief that the council must accept full moral, technical and funding responsibility for replacing the utility inherent in the subject bridge and restore it to its originally intended purpose and functionality.
 6. We further contend that closure of the subject bridge by Council has disadvantaged the Edwards family (and all adjacent landowners), diminishing our level of personal safety in times of flood and removing the only 'escape route' for us and livestock during times of flood.
 7. We have been advised in a letter from John Tatterson, Manager Built Environment dated 13 May 2014, that 'as part of the 2014-2015 budget, Council will consider funding \$150,000 for the replacement of the existing pedestrian bridge'. Our point is that the existing bridge is a road bridge, neglected in its repair, to only now be permissible by Council, for use as a foot bridge.
 8. Regardless, the Draft Budget available to view on the WSC website advises that \$200,000 has been made available for the renewal of a footbridge. Why is there a \$50k differential? Or, rather, how has the other \$50k been allocated?
 9. It is our considered opinion that it makes no sense to spend \$150k (or \$200k?) on a footbridge which does not fulfil the council's inherent responsibility to restore permanent vehicular access to our home and property. We therefore prevail upon Council to make a formal, enduring commitment to rebuild Brady's Bridge as a road bridge during the 2014-2017 planning period; i.e. to renew a previous asset. (See 11.4 of the Draft Budget)
 10. We also prevail upon Council to allocate the initially announced full 'Roads to Recovery' \$200k for inclusion in the 2014-2015 budget to fund the completion of both an environmental impact study, and all front-end design engineering for an appropriate road bridge over Flooding Creek.
 11. Contingent upon item 10 being resourced, we recommend that the 2015-2016 budget incorporate the costs to actually construct the new road bridge (presumably at a cost of approximately \$200k based on Council's advised estimates)... a task that should then easily be completed during that financial year given that all front-end design and engineering would have been completed and signed off.

12. Clause 11.4 of the Draft Budget 2014-15 clearly states that the funds of approximately \$2.3million annually, 'will be spent on replacing our ageing timber bridge network'. That clause does not refer to footbridges. Contrary to this, we have been advised by Thomas Weatherall and Greg Densley that the grant for the replacement of Brady's Bridge – as a footbridge - is to come from the 'Roads to Recovery' funding.
13. Point 11.5 of the Draft Budget 2014-15 refers to funds having been received by Council from 2011-12 'Country Roads & Bridges Funding'. Clearly, not one cent of that funding has been spent on restoring Brady's Bridge.
14. We urge the Council in its deliberations, to take full account of all WGCMA and VicRoads data pertaining to the expected rise in flood levels across the eastern area of The Netherlands due to the construction of the new South Gippsland Highway from Cox's Bridge to the LaTrobe River. Good practise demands that that data (as appropriate) must be incorporated in all future design and construction considerations for any new road bridge over Flooding Creek.
15. We further contend without prejudice, that Council's withdrawal of permanent access to our home and property has imposed an unfair financial impost upon our family; i.e. we have been unable to continue with our traditional rotational grazing program - which includes our adjoining property on the north (town) side of Flooding Creek – thereby forcing upon us reduced cattle carrying capacity, for which we have not been compensated.
16. Based upon our experience (refer item 4 above) it would seem that Council expects us to accept seasonal and limited access to our home and property. Not only has Council forced us to curtail our farming practices by denying access across Brady's Bridge, it further seems that Council expects us to endure reduced safety standards compared with the wider community with regard to access too and from our home during times of flood. Irrefutably, Council has denied us the same safety standards enjoyed by the residents of the western area of The Netherlands. Why is it that Council has not reduced our rates to reflect this lower standard of living imposed upon us? It is our contention that a retrospective rate reduction is not only justified but long overdue.
17. All previous discussions and correspondence pertaining to the temporary closure of Brady's Bridge, since 2005, has always focussed on *the practicalities of need*. Our on-going request is simple – a single lane, load limited, modest vehicle bridge. Nothing more. Nothing less. We need a road bridge. That need has not changed since the temporary closure of Brady's Bridge during the 1980's. That need has not changed in any way since its closure again, in 2005.

A note to all councillors: When you are considering our above comments, and when you then discuss this submission with your colleagues, please address the following very basic questions. These are the 'home-truths' about the effects of the closure of Brady's Bridge:-

- How would you like to have only seasonal access to your home?
- How would you like to have to park your car for weeks on end in a dark back street and hope it isn't stolen or vandalised? Would your insurance cover your car for this instance?

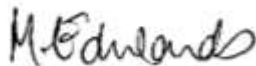
- How would you like to walk across paddocks in the dark and in all weather for weeks on end, simply to get to your car, to go to work?
- How would you like to have to design your family meals around what food you can carry home in a back pack?
- How would you like to have to get dressed to go out – well, get dressed to a point - then put on your gum boots and coat and walk for 8 or so minutes carrying the rest of your clothes until you get to your car? Oh, and then, while in the street, try and finish getting dressed and look presentable!
- Try and understand the human face of the impact of the closure.

In summary:-

- We need a new road bridge, NOT a footbridge.
- We need that new road bridge to restore permanent access to our homes and property. We consider this a basic courtesy, incumbent upon Council.
- We need our living conditions and safety levels restored to be the equivalent of other residents of The Netherlands.
- We need an enduring commitment from Council to rebuild Brady's Bridge.

We do request to be heard about this matter at the time of the hearing, Tuesday, 3 June 2014 at 3pm, at the Port of Sale Civic Centre, Foster Street, Sale.

Yours sincerely,



Meryl Edwards



Trevor Tucker

121 – 181 Stephenson Street
 P O BOX 512
 Sale VIC 3850
 27th. May 2014

OFFICER COMMENT

The comments in this budget submission are appreciated and contribute strongly to the feedback received during recent engagement with property owners in the vicinity of the bridge. Engagement with the community in the vicinity of the bridge is continuing and it is intended to present any feedback to Council in both workshops and a Council Report.

As this engagement with the community is not complete it is recommend that detail design work not proceed at this stage until Council have had the opportunity to consider this submission fully in addition to other feedback received during the consultation period.

CHRIS HASTIE
 General Manager Built & Natural Environment

**SUBMISSION 11 – REMOVAL OF FUNDING FOR WELLINGTON COMMUNITY SALINITY PROGRAM
(SOUTHERN RURAL WATER):**

The following submission has been received from Southern Rural Water:



26th May 2014

Chief Executive Officer
Wellington Shire Council
P O Box 506
SALE VIC 3850



Dear Mr Morcom

**DRAFT BUDGET SUBMISSION – REMOVAL OF FUNDING FOR WELLINGTON
COMMUNITY SALINITY PROGRAM**

I write in response to your letter dated 11th April 2014 regarding the Wellington Shire's financial contribution to the West Gippsland Salinity Management Program.

On behalf of the Wellington Community Salinity Committee, I request that Council reconsider their decision to discontinue their contribution to the West Gippsland Salinity Management Plan 2005 as part of the Wellington Shire's 2014/15 budget.

Salinity Management in the Lake Wellington catchment relies upon a number of agencies implementing responsibilities within the Plan. Southern Rural Water has a key role as part of the sub-surface drainage program. Government investigations a number of years ago resulted in the installation of the 19 groundwater control pumps we have today. Wellington Shire's contributions are a key part of the resources required to operate and maintain this pump network. The pumps protect approximately 16,000Ha of land both inside and outside of the Macalister Irrigation District.

Referring to the Salinity Management Plan 2005, the cost share for the operations and maintenance of the pumps is based on contributions from Government (where there is significant public benefit) and contributions from landowners (where there is private benefit). The current split is 20% of O&M costs contributed by Wellington Shire Council which is the Government contribution and the remainder (80%) from SRW customers in the Macalister Irrigation District.

The Wellington Community Salinity Committee (WCSC), as a customer committee of Southern Rural Water administers the budget for the operations and maintenance of the groundwater control pumping program. Currently SRW customers provide revenue to the program via a levy of 30 cents per Megalitre of water used each year for irrigation. The Wellington Shire's annual average contribution for the last five years is approximately \$32,000.

If Wellington Shire Council removes it's funding from the program, to maintain the same level of program effectiveness the WCSC will have to recommend to the SRW board to increase the fee to SRW customers from .30 cents per Megalitre to .60 cents per Megalitre. This represents a 100% price increase that does not reflect the intent of the salinity management plan.

Given that SRW customers are charged an amount intended to reflect *irrigation induced* salinity management, they should not be individually charged for *weather induced* salinity (i.e. natural events that occur to increase water tables, such as periods of high rainfall and floods).

While the benefit to SRW customers may be direct, the benefits to the public are significant, however not as obvious. Some of the benefits include:

- The protection of approximately 155klms of Shire road infrastructure - the effect on roads will not be prevented, but lowering the water tables under roads significantly reduces the damage to road foundations and pavement.
- A reduction in the risk of salinity to areas of urban expansion e.g. in the north of Sale. Refer highlighted area on map below.
- Protection of approximately 16,000Ha of agricultural land within the Wellington Shire - MID annual production adds around \$500 Million dollars to the regional economy each year.
- The protection of existing structures and public places (e.g. domestic buildings, sporting fields & buildings, rail infrastructure and commercial buildings)
- Improved agricultural production which will maintain the revenue base for the Shire – modelling shows that production lost from salinity is in the order of \$7.3M annually in the WSC region.
- The protection of internationally recognised wetlands in our region and other recreational and tourism facilities.

Thank you for the opportunity to reinforce to Council that the long term protection of agriculture and associated regional businesses within the Shire are somewhat dependent on the success of the salinity program. The continued support from the Wellington Shire is vital to the effective operation and maintenance of the program.

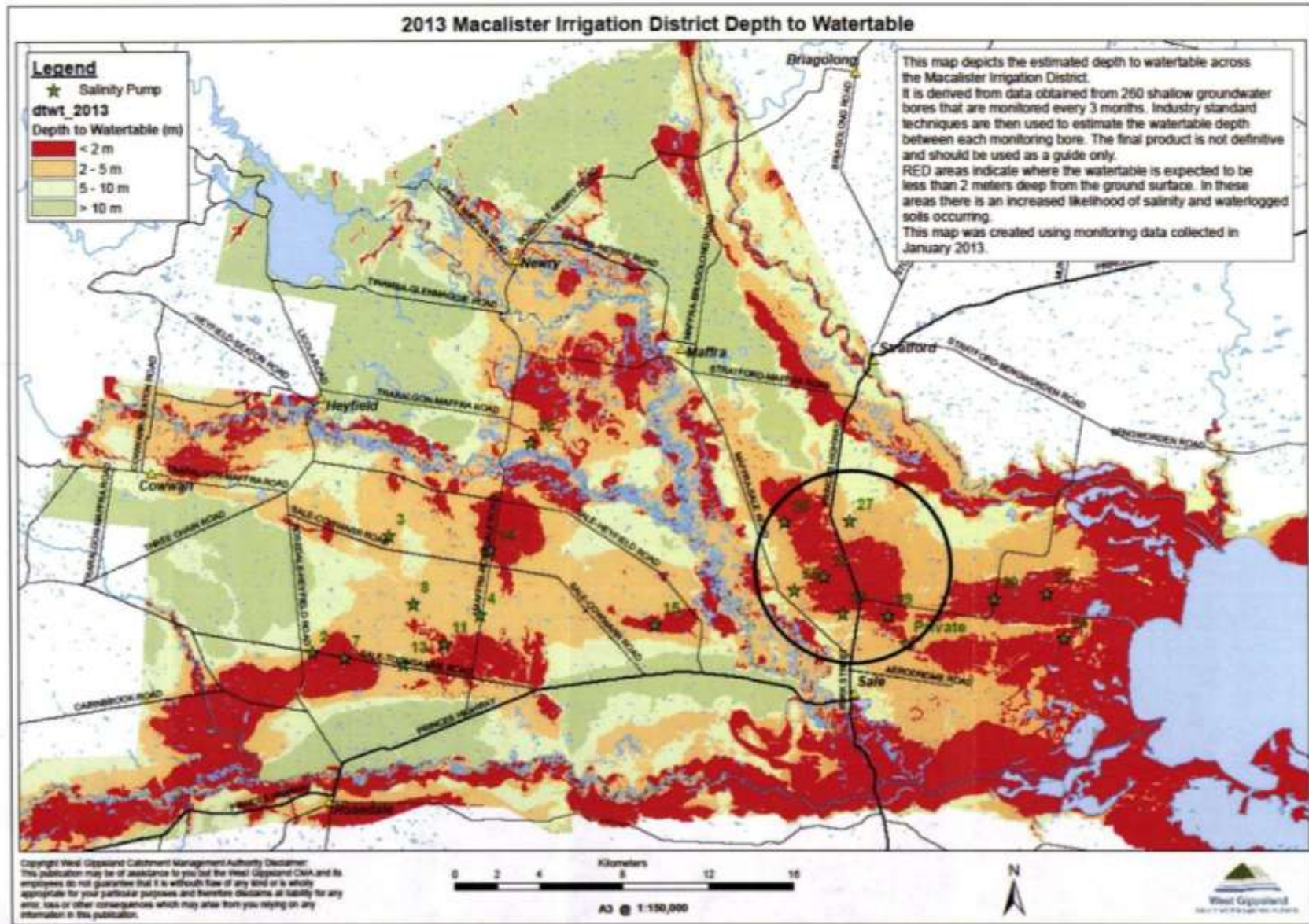
I request the opportunity to make personal representation to Council regarding this submission.

Please do not hesitate to call Becky Van Baalen on 5139 3136 if you have any questions or require more information.

Yours sincerely,



TERRY CLAPHAM
Manager Water Supply East



OFFICER COMMENT

In light of the continuing financial pressure on our community, officers recommended expenditure reductions across a range of service areas.

In the case of the Southern Rural Water Salinity Management Program our contribution was on a voluntary basis, and as such have recommended ceasing the contribution.

Recommendation:

Officers recommend proceeding with the removal of the contribution to the Southern Rural Water Salinity Management Program.

TIM ROWE
Manager Natural Environment & Parks



C3 - REPORT

GENERAL MANAGER DEVELOPMENT

ITEM C3.1**PLANNING DECISIONS**

DIVISION:

DEVELOPMENT

ACTION OFFICER:

MANAGER LAND USE PLANNING

DATE:

3 JUNE 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 April 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 April and 30 April 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 April and 30 April 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 April and 30 April 2014.

PLANNING APPLICATION DETERMINATIONS
BETWEEN 1/04/2014 AND 30/04/2014

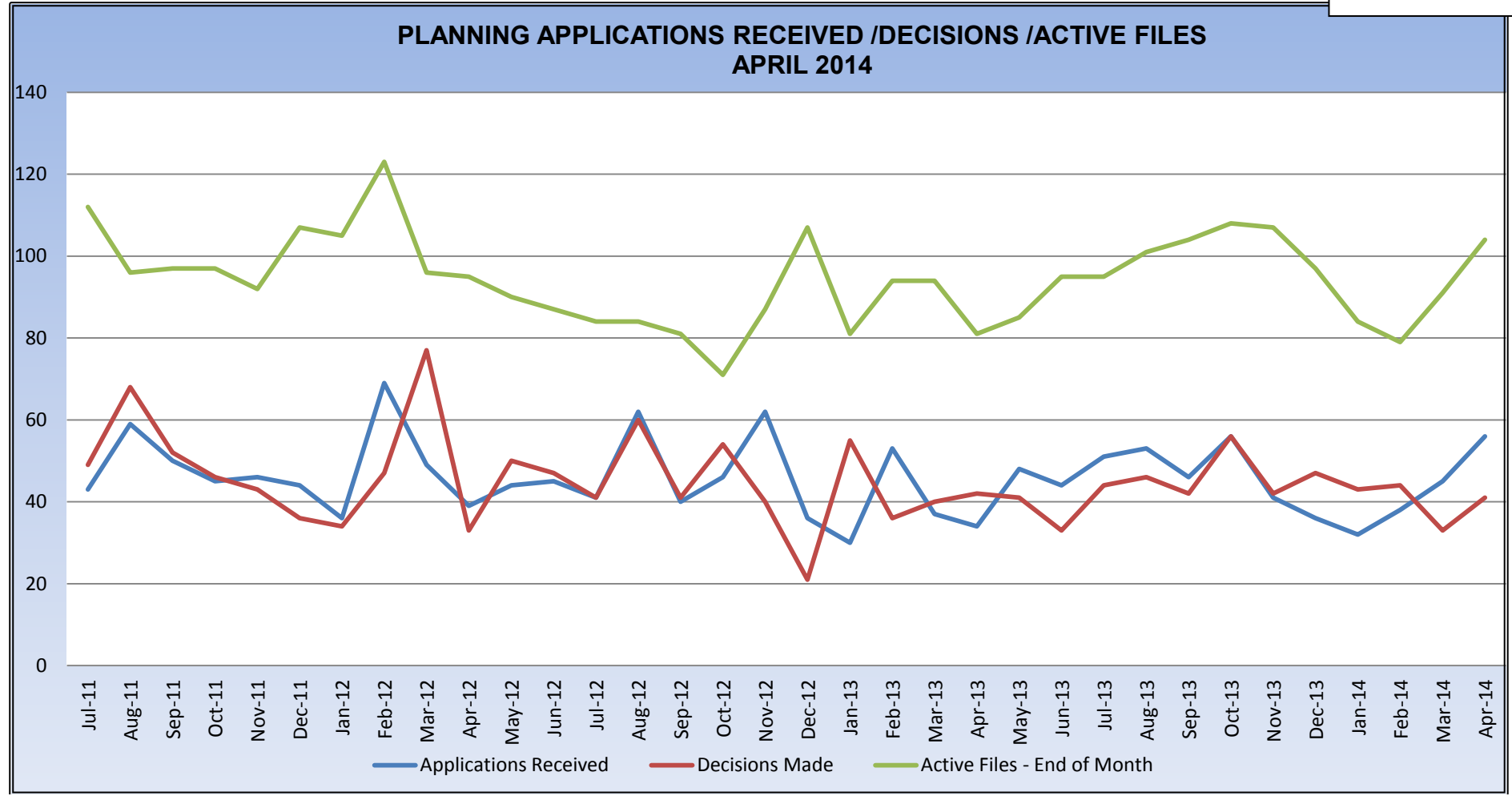
Application No/Year	Date Received	Property Title & Address	Proposal	Status
512-2/2011	31/03/2014	Assessment No. 36608 LOT: 1 PS: 135709 114-118 CUNNINGHAME SALE	Amendment to permit for advertising signage.	Permit Issued by Delegate of Resp/Auth 10/04/2014
12-2/2012	25/03/2014	Assessment No. 298232 PC: 374485W 36-38 STATION ST YARRAM	Amendment to permit for construction of a shed.	Permit Issued by Delegate of Resp/Auth 7/04/2014
180-3/2012	16/04/2014	Assessment No. 299602 CA: 43B R/128 COLLINS RD DEVON NORTH	Amendment to permit for use and development of a dwelling.	Permit Issued by Delegate of Resp/Auth 30/04/2014
223-4/2012	18/02/2014	Assessment No. 347963 LOT: 2 PS: 713677M R/9 MILLS LANE MAFFRA	Amendment to permit for construction of three sheds.	Permit Issued by Delegate of Resp/Auth 2/04/2014
34-2/2013	8/04/2014	Assessment No. 83972 LOT: 1 PS: 319190 R/89 INVERBROOM RD STRATFORD	Amendment to permit for use/development of a dwelling.	Permit Issued by Delegate of Resp/Auth 22/04/2014
183-1/2013	11/06/2013	Assessment No. 248922 LOT: 1038 PS: 55692 57 WILHELM ST LOCH SPORT	Use and development of a dwelling and shed.	Permit Issued by Delegate of Resp/Auth 15/04/2014
270-1/2013	12/08/2013	Assessment No. 356550 LOT: S2 PS: 637835 1C/ SALE RD MAFFRA	IN1Z subdivision of the land into 4 lots.	Permit Issued by Delegate of Resp/Auth 28/04/2014
318-1/2013	11/09/2013	Assessment No. 205989 CA: 14 SEC: C R/2141 LONGFORD	Extension to an existing gravel pit.	Permit Issued by Delegate of Resp/Auth 11/04/2014
331-1/2013	23/09/2013	Assessment No. 20917 LOT: 1 PS: 635565H 20-22 DARLING ST SALE	Buildings and works associated with construction of 6 townhouses.	Permit Issued by Delegate of Resp/Auth 1/04/2014
358-1/2013	11/10/2013	Assessment No. 202507 PTL: 2 PS: 123484 LONGFORD-LOCH DUTSON	Use and development of the land for an industry.	Permit Issued by Delegate of Resp/Auth 29/04/2014
389-2/2013	28/03/2014	Assessment No. 14761 LOT: 1 TP: 146373F 109 STAWELL ST SALE	Amendment to permit for use and development of a second dwelling.	Permit Issued by Delegate of Resp/Auth 7/04/2014

Application No/Year	Date Received	Property Title & Address	Proposal	Status
437-2/2013	25/03/2014	Assessment No. 422287 PCA: 5 SEC: 9 STATION ST MAFFRA	Amendment to permit for an emergency services facility.	Permit Issued by Delegate of Resp/Auth 2/04/2014
442-1/2013	18/12/2013	Assessment No. 366047 LOT: A PS: 614926U MCCUBBINS RD MAFFRA	RLZ2 subdivision of the land into 4 lots.	Permit Issued by Delegate of Resp/Auth 28/04/2014
451-1/2013	23/12/2013	Assessment No. 83766 LOT: 7 PS: 212107Q MONAGHANS LANE AIRLY	3 lot FZ subdivision. Use & development of 3 dwellings.	Permit Issued by Delegate of Resp/Auth 9/04/2014
8-1/2014	10/01/2014	Assessment No. 98509 CA: 4B SEC: 9 STRATFORD	Use and development of a dwelling and shed.	Permit Issued by Delegate of Resp/Auth 22/04/2014
10-1/2014	15/01/2014	Assessment No. 80242 LOT: 1 PS: 128063 R/415 AERODROME RD EAST SALE	Use for temporary location of a mobile concrete recycling plant.	Withdrawn 22/04/2014
15-1/2014	24/01/2014	Assessment No. 206425 LOT: 2 PS: 139280 SEASPRAY RD LONGFORD	FZ subdivision of the land into 2 lots.	Permit Issued by Delegate of Resp/Auth 11/04/2014
21-1/2014	29/01/2014	Assessment No. 75234 LOT: A PS: 709697E 42-48 HOBSON ST STRATFORD	R1Z subdivision of the land into 14 lots.	Permit Issued by Delegate of Resp/Auth 9/04/2014
34-1/2014	7/02/2014	Assessment No. 78386 LOT: 1 PS: 536629K 55 TYERS ST STRATFORD	B1Z subdivision of the land into 2 lots (boundary realignment).	Permit Issued by Delegate of Resp/Auth 17/04/2014
41-1/2014	13/02/2014	Assessment No. 232058 LOT: 487 PS: 53107 7 GOVERNMENT RD LOCH SPORT	R1Z subdivision of the land into 2 lots.	Permit Issued by Delegate of Resp/Auth 4/04/2014
43-1/2014	17/02/2014	Assessment No. 110205 LOT: 1 PS: 700400G R/1701 CAIRNBROOK RD GLENGARRY	Use and development for a second dwelling.	Permit Issued by Delegate of Resp/Auth 16/04/2014
44-1/2014	17/02/2014	Assessment No. 17228 LOT: 1 PS: 70374 50-78 DAWSON ST SALE	Buildings and works associated with an extension to existing gym.	Permit Issued by Delegate of Resp/Auth 7/04/2014
47-1/2014	19/02/2014	Assessment No. 278788 LOT: 1 TP: 209071A 7 VICTORIA ST PORT ALBERT	R1Z subdivision of the land into 2 lots.	Permit Issued by Delegate of Resp/Auth 11/04/2014

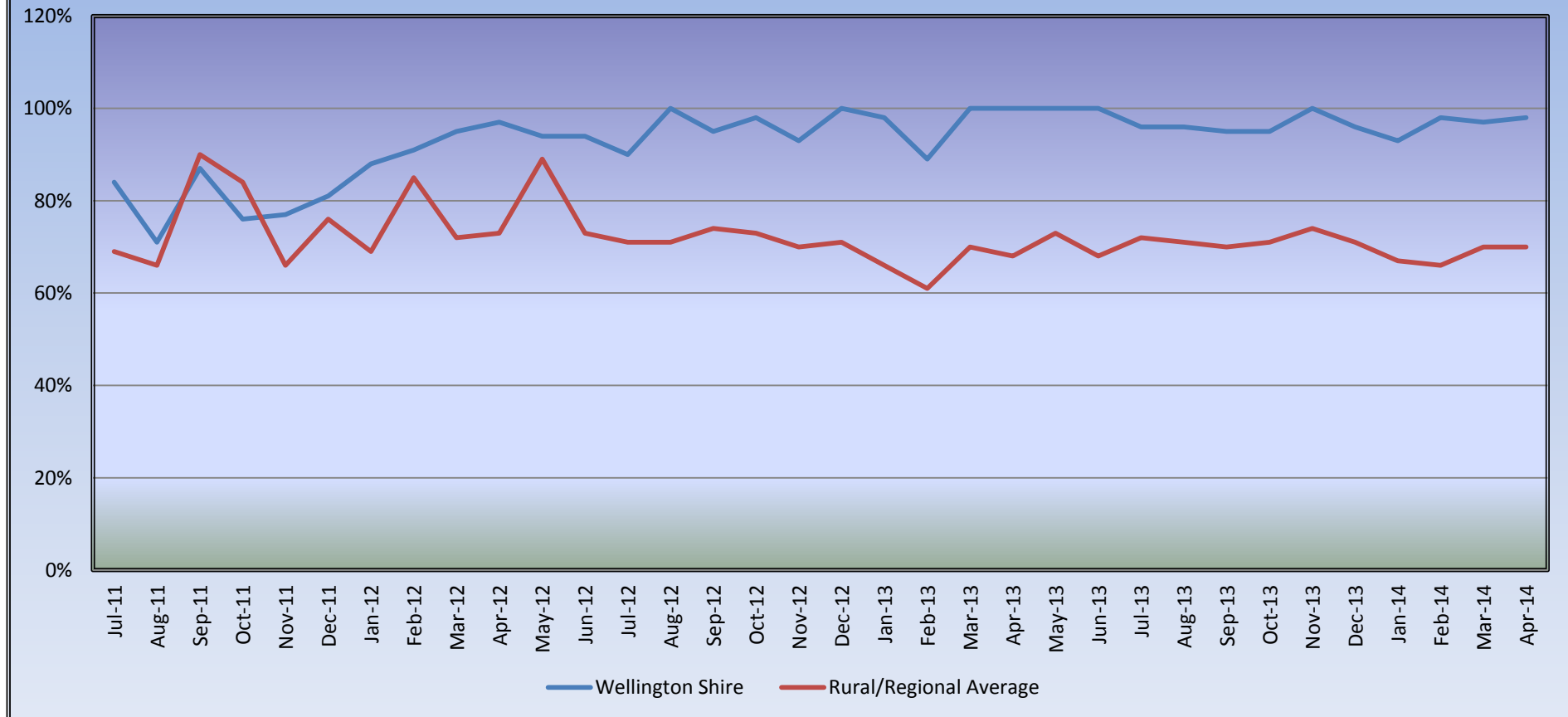
Application No/Year	Date Received	Property Title & Address	Proposal	Status
48-1/2014	19/02/2014	Assessment No. 83881 PC: 373280W HUGHES RD CLYDEBANK	FZ subdivision of the land into 2 lots.	Permit Issued by Delegate of Resp/Auth 4/04/2014
50-1/2014	20/02/2014	Assessment No. 280305 LOT: 67 PS: 44853 25 JANETTE ST MCLOUGHLINS BEACH	Buildings and works associated with construction of a carport/shed.	Permit Issued by Delegate of Resp/Auth 16/04/2014
54-1/2014	26/02/2014	Assessment No. 230052 PC: 373287G 34-36 FISHER PDE LOCH SPORT	Buildings and works associated with construction of a shed.	Permit Issued by Delegate of Resp/Auth 28/04/2014
59-1/2014	3/03/2014	Assessment No. 344937 CA: 38H FREESTONE CREEK RD BRIAGOLONG	Removal of native vegetation.	Permit Issued by Delegate of Resp/Auth 29/04/2014
63-1/2014	5/03/2014	Assessment No. 200345 PTL: 2 PS: 72314 R/154 GARRETT'S RD LONGFORD	Buildings and works/construction of an office facility.	Permit Issued by Delegate of Resp/Auth 2/04/2014
64-1/2014	6/03/2014	Assessment No. 306233 LOT: 22 PS: 316750T 122 JOHNSON ST MAFFRA	Buildings and works/extension & alterations to a building.	Permit Issued by Delegate of Resp/Auth 17/04/2014
67-1/2014	7/03/2014	Assessment No. 105007 LOT: 1 PS: 540014B R/4176 PRINCES HWY FULHAM	Buildings and works associated with construction of a machinery shed.	Permit Issued by Delegate of Resp/Auth 9/04/2014
70-1/2014	12/03/2014	Assessment No. 20800 PCA: 1 SEC: 24 175-177 CUNNINGHAME SALE	Buildings and works associated with construction of a carport.	Permit Issued by Delegate of Resp/Auth 22/04/2014
74-1/2014	13/03/2014	Assessment No. 268284 CA: 64L SEC: C WHITELAWS TRK DEVON NORTH	Removal of native vegetation.	Permit Issued by Delegate of Resp/Auth 30/04/2014
75-1/2014	14/03/2014	Assessment No. 241836 LOT: 1189 PS: 58872 60 SEAGULL DVE LOCH SPORT	Development of a dwelling.	Permit Issued by Delegate of Resp/Auth 28/04/2014
76-1/2014	14/03/2014	Assessment No. 105692 CA: 2 SEC: G R/1349 SALE-COWWARR NAMBROK	Buildings and works associated with construction of a shed.	Permit Issued by Delegate of Resp/Auth 16/04/2014
77-1/2014	17/03/2014	Assessment No. 200360 CA: 16A SEC: B GARRETT'S RD LONGFORD	Buildings and works associated with extension of maintenance workshop.	Permit Issued by Delegate of Resp/Auth 2/04/2014

Application No/Year	Date Received	Property Title & Address	Proposal	Status
80-1/2014	17/03/2014	Assessment No. 22400 LOT: 1 TP: 370990C 83 ELGIN ST SALE	R1Z subdivision of the land into 2 lots.	Permit Issued by Delegate of Resp/Auth 30/04/2014
83-1/2014	18/03/2014	Assessment No. 423061 LOT: 3 PS: 642241V R/20 GERRAND DVE LONGFORD	Use and development of a dwelling.	Permit Issued by Delegate of Resp/Auth 9/04/2014
85-1/2014	19/03/2014	Assessment No. 314229 LOT: 27 PS: 63947 14 NERRIGUNDAH DVE GLENMAGGIE	Buildings and works associated with construction of a storage shed.	Permit Issued by Delegate of Resp/Auth 29/04/2014
88-1/2014	24/03/2014	Assessment No. 42655 PCA: 9 SEC: 68 182 MACALISTER ST SALE	Buildings and works associated with construction of shed/carport.	Permit Issued by Delegate of Resp/Auth 23/04/2014
92-1/2014	27/03/2014	Assessment No. 279059 LOT: 1 PS: 528319W 39 WHARF ST PORT ALBERT	Application for a liquor license.	Permit Issued by Delegate of Resp/Auth 14/04/2014
105-1/2014	3/04/2014	Assessment No. 328526 LOT: 2 PS: 131533 R/545 OLD JOES RD SEATON	Buildings and works associated with construction of a storage shed.	Permit Issued by Delegate of Resp/Auth 22/04/2014

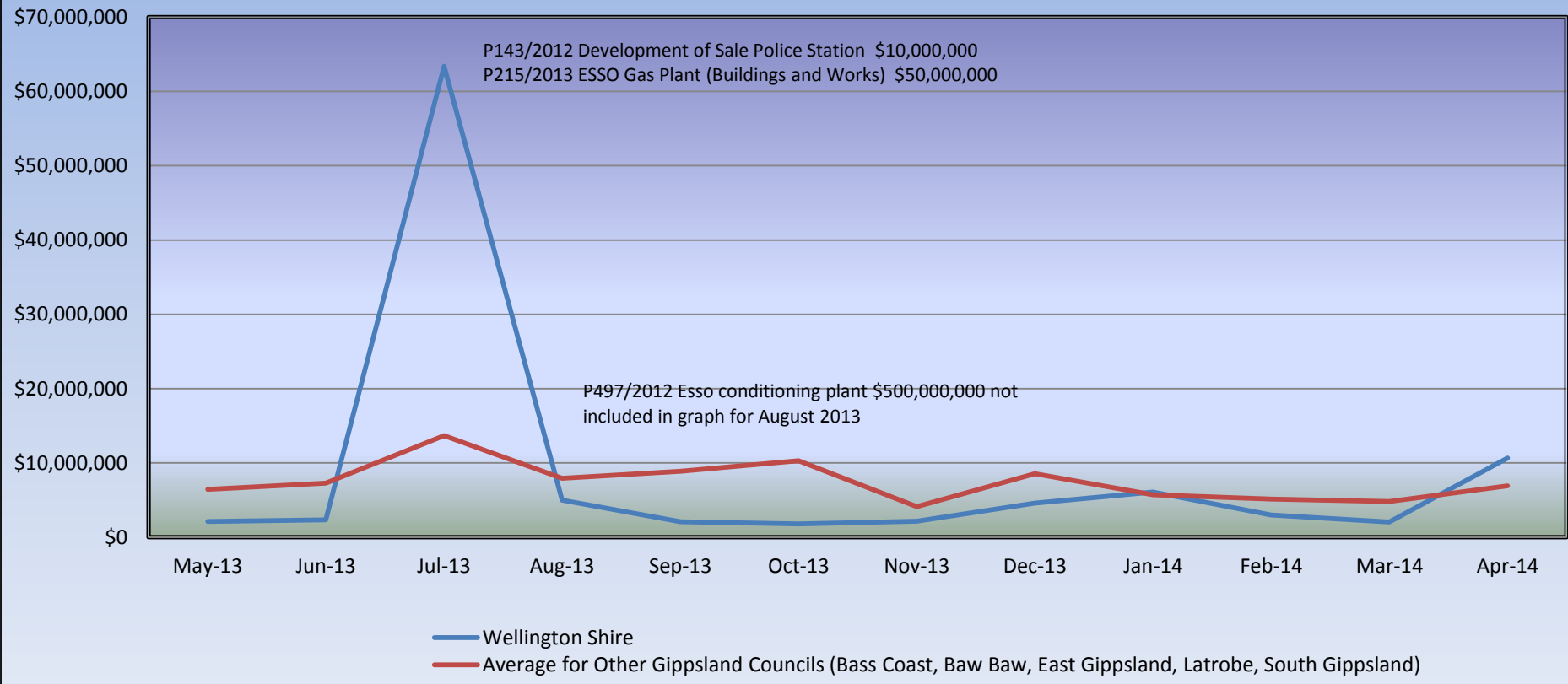
Total No of Decisions Made: 41



DECISIONS ISSUED WITHIN 60 DAYS APRIL 2014



ESTIMATED VALUE OF WORKS MAY 2013 - APRIL 2014



ITEM C3.2**RESIDENTIAL DEVELOPMENT STEVENS STREET, SALE
AMENDMENT C85 - PLANNING PERMIT 124/2013 AND
AMENDMENT C88 - PLANNING PERMIT 373/2012**

DIVISION: DEVELOPMENT
 ACTION OFFICER: MANAGER LAND USE PLANNING
 DATE: 3 JUNE 2014

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

OBJECTIVE

- To consider two combined Planning Scheme Amendments and planning permit applications for residential rezoning and subdivision of land on the south side of Stevens Street, Sale.
- To request the Minister for Planning to authorise Council to prepare and exhibit Amendment C85 (Rezoning and 2 lot subdivision of land opposite 37-39 and 41 Stevens Street) concurrently with the proposed planning permit 124/2013, pursuant to Sections 8A, 96A, 96B and 96C of the *Planning and Environment Act 1987*.
- To request the Minister for Planning to authorise Council to prepare and exhibit Amendment C88 (Rezoning and 9 lot subdivision of land on 74 Stevens Street) concurrently with the proposed planning permit 373/2012, pursuant to Sections 8A, 96A, 96B and 96C of the *Planning and Environment Act 1987*.

BACKGROUND

Council has received two private combined rezoning and planning permit application requests for Stevens Street, Sale (see image below).



The subject land is situated in a prominent location on the southern edge of the township and is adjacent to a designated Ramsar wetland. The adopted 'Sale, Longford and Wurruk Structure Plan', which is a component of the Wellington Planning Scheme, identifies this land for urban expansion in the medium term.

The proposals seek to rezone and subdivide land for residential use and create a combined total of eleven (11) lots on two separate sites (two lots created as part of Amendment C85 and nine lots created as part of Amendment C88), all of which would have significant, uninterrupted views over the adjacent wetlands.

The character of Stevens Street has the potential to change significantly if all of the proposed lots are developed, most significantly with views to the wetlands partly obstructed by new houses.

The subject land is identified for urban expansion within the Wellington Planning Scheme which supports the request for development.

To ensure a high quality development outcome, specific design and development guidelines have been prepared and draft subdivision layouts designed to retain a green, open character and to help assimilate new buildings into the (prominent) sensitive landscape which is contextually dominated by the adjacent wetlands. The guidelines are proposed to be incorporated into the Wellington Planning Scheme through the application of the (soon to be introduced) Neighbourhood Residential Zone and a new Design and Development Overlay. The proposed provisions have been drafted to ensure that Council would retain ongoing control over the design and development outcomes on the lots.

If Council does not wish to support the request, there remains the option for the Wellington Planning Scheme to be updated and the extent of the current urban growth boundary revised to exclude the subject land to the south of Stevens Street.

Planning scheme amendment application

Both planning scheme amendment requests have been submitted under Section 96A of the *Planning and Environment Act 1987* and combine a change to the Wellington Planning Scheme with a planning permit application.

The proponent's key application reports, which provide the justification for the developments are included in Attachments 1A and 2A to this report. Other supporting documents can be inspected in hard copy at the Port of Sale Civic Centre and have been made available for Councillor inspection.

Request C85-P124/2013 is located opposite 37-39 and 41 Stevens Street and proposes to:

- rezone the subject land from Farming Zone (FZ) to Neighbourhood Residential Zone Schedule 1 (NRZ1);
- apply a Design and Development Overlay Schedule 22 (DDO22);
- correct the Land Subject to Inundation Overlay (LSIO) to the 3.2m AHD contour;
- subdivide the land into two lots for residential development; and
- retain land below 3.2m AHD as a separate lot in the FZ.

Request C88-P373/2012 is located on 74 Stevens Street and proposes to:

- rezone the subject land from FZ to NRZ1;
- apply a DDO22;
- correct the LSIO to the 3.2m AHD contour;
- subdivide the land into 9 lots; and
- consolidate the land below the 3.2m AHD to prevent a land-locked lot and retain it within the FZ.

The draft Explanatory Reports for each amendment are included in Attachments 1B and 2B to this report.

The draft planning permits for each amendment are included in Attachment 1C and 2C to this report.

The draft rezoning maps for each amendment are included in Attachment 1D and 2D to this report.

Neighbourhood Residential Zone Schedule 1 (NRZ1)

To ensure high quality residential development which is integrated into the unique landscape setting on the edge of Sale, it is proposed to make use of the (soon to be introduced) NRZ1 in combination with a DDO22.

The NRZ1 allows for residential use of the land. The main purposes of the zone are:

- To limit opportunities for increased residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.

A Schedule to the zone has been prepared, which seeks to control the subdivision layout, site coverage, the number of dwellings on a lot and the building height.

A draft NRZ1 is included in Attachment 3 to this report.

Design and Development Overlay Schedule 22 (DDO22)

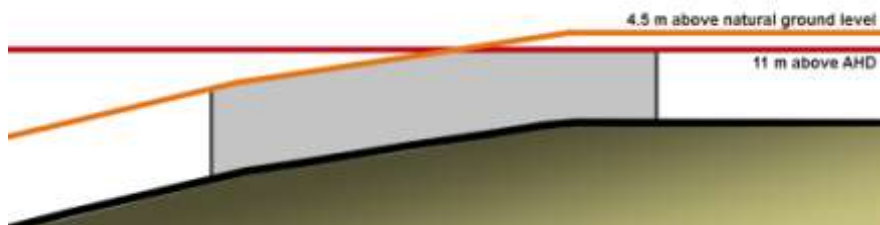
Further to the zoning, a new DDO22 is proposed, which will give further control over the design and development on the lots. The design objectives of the overlay are:

- To promote high quality architectural designed dwellings that utilise design and materials which are sympathetic to the landscape including split level building forms.
- To ensure new development contributes to the unique streetscape of Stevens Street and to strengthen the general sense of living on the edge of Sale.
- To protect view lines to the Ramsar wetlands from Stevens Street.
- To ensure development responds to the topography of the land and earthworks do not alter the nature of the topography of the area.
- To ensure development is not visually intrusive and does not dominate the streetscape and wider landscape setting.

A draft DDO22 is included in Attachment 4 to this report.

Building height

The draft planning provisions include some specific requirements in relation to building height. The purpose of which is to minimise the impact of the proposed buildings on Stevens Street. The building height provision states that: *'All buildings, including outbuildings, should not exceed a maximum building height of 4.5 metres above natural ground level or 11 metres above AHD, whichever is the lowest.'* The draft provision proposes the inclusion of the following diagrammatic sketch to illustrate the requirement:



Subdivision layout

A specific subdivision layout is also proposed to be included in the draft planning provisions. Building envelopes are proposed to be incorporated directly into the provisions to support the retention of the green streetscape character and to create open spaces between buildings that would be wide enough to retain view lines to the wetlands.

The provisions require that all buildings and works must be contained within the building envelope of each lot as per Diagrams 1 and 2 (see below). This includes a dependent person's unit and any associated outbuildings. A fence, pergola or veranda and deck or balcony would be allowable outside the building envelope.



Diagram 1: land opposite 37-39 and 41 Stevens Street.



Diagram 2: 74 Stevens Street.

Flood prone areas

As part of the preparation of the amendments, extensive consultation was undertaken with the West Gippsland Catchment Management Authority (WGCMA). The land was surveyed by the proponent, and in doing so provided updates to the existing contour data. After liaising with the WGCMA, officers were advised that the most recent data should be used to establish the most up-to-date levels.

The LSIO will therefore be updated accordingly by these amendments. All land below the 3.2m AHD contour will be included in the LSIO. All land above the 3.2m AHD contour will, where relevant, be included within the proposed NRZ1.

To protect the development from potential flooding and to protect the floodplain from any negative impact, the proposed provisions also include that all buildings, including outbuildings must have a minimum finished floor level of 3.7m AHD and that no fill will be permitted below 3.7m AHD.

OPTIONS

Council has the following options:

1. Advance the residential rezoning and subdivision of land to the south of Stevens Street, Sale by requesting the Minister for Planning to authorise Council to prepare and exhibit Amendment C85 and Amendment C88 concurrently with the proposed planning permits 124/2013 and 373/2012 (respectively), pursuant to Sections 8A, 96A, 96B and 96C of the *Planning and Environment Act 1987*; or
2. Does not advance the residential rezoning and subdivision of land south of Stevens Street, Sale (Amendment C85 and Amendment C88 concurrently with the proposed planning permits 124/2013 and 373/2012 (respectively), pursuant to Sections 8A, 96A, 96B and 96C of the *Planning and Environment Act 1987*); or
3. Seeks further information prior to considering a further report at a future Council Meeting.

PROPOSAL

To advance the residential rezoning and subdivision of land south of Stevens Street, Sale by requesting the Minister for Planning to authorise Council to prepare and exhibit Amendment C85 and Amendment C88 concurrently with the proposed planning permits 124/2013 and 373/2012 (respectively), pursuant to Sections 8A, 96A, 96B and 96C of the *Planning and Environment Act 1987*.

CONFLICT OF INTEREST

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

FINANCIAL IMPACT

As Amendments C85 - P124/2013 and C88 - P373/2012 have been requested by two private proponents, all direct financial costs associated with the Amendments will need to be met by the proponents.

LEGISLATIVE IMPACT

Should Council decide to proceed with Amendments C85 and C88 and the concurrent planning permits P124/2013 and P373/2012 (respectively) for subdivision, it will need to seek the Minister for Planning's Authorisation, as stipulated by the *Planning and Environment Act 1987*.

Council is committed to upholding the Human Rights principles as outlined in the *Charter of Human Rights and Responsibilities Act 2006* and referred to in Council's Human Rights Policy. The Human Rights Checklist has been completed and the proposed amendment to the Wellington Planning Scheme is in accordance with Council's policy commitment to uphold human rights principles.

COUNCIL PLAN IMPACT

Amendments C85 – P124/2013 and C88-P373/2012 are consistent with the Council Plan 2013-17, and in particular the strategic objective and related strategy which seeks to achieve:

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."

PLANNING POLICY IMPACT

Amendment C85 and C88 are consistent with the State Planning Policy Framework (SPPF) and the Local Planning Policy Framework (LPPF) of the Wellington Planning Scheme.

Clause 21.05- Sale, Wurruk and Longford Strategic Framework identifies the subject land for urban residential expansion.

ENVIRONMENTAL IMPACT

The proposed development sites are adjacent to sensitive Ramsar Wetlands. The proponent has undertaken the relevant assessments to determine if the proposed development has negative impact on ecological characteristics and cultural heritage sensitivity.

The assessments showed that the proposed development does not adversely impact on the wetlands system. However, some mitigation measures in relation to stormwater runoff, erosion and sediment control are necessary to minimise the impact on the wetlands system.

The draft planning permits include conditions which will require the relevant mitigation measures to be undertaken.

CONSULTATION IMPACT

Community and stakeholder consultation will take place as part of the exhibition process of these planning scheme amendments. Amendment C85 and C88, and the concurrent planning permit applications, will be exhibited to the community and relevant authorities via the normal procedures for a planning scheme amendment.

On the basis that Councillors support the request to the Minister for Planning to authorise the amendment, the process would allow for the following:

- a) Submissions to be made to the proposed rezoning, the subdivision permit and the NRZ1 and DDO22 provisions as part of the exhibition period. The exhibition period for both amendments is tentatively scheduled for 7 August 2014 to 8 September 2014;
- b) Depending on the nature of submissions received, Council could either abandon the amendment, choose to try and resolve any issues raised by submitters or request the Minister for Planning to appoint an expert Planning Panel to consider the submissions and make recommendations to Council;
- c) Council can decide to adopt/abandon the amendment after which it is sent to the Minister for Planning either for approval or to advise of abandonment.

A detailed overview of the combined planning scheme amendment and planning permit application process is included in Attachment 5.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That Council request the Minister for Planning to authorise Council to prepare and exhibit Amendment C85 and Amendment C88 concurrently with the proposed planning permits 124/2013 and 373/2012 (respectively), pursuant to Sections 8A, 96A, 96B and 96C of the Planning and Environment Act 1987.



C4 - REPORT

GENERAL MANAGER BUILT & NATURAL ENVIRONMENT

ITEM C4.1**ROAD DISCONTINUANCE AND ROAD EXCHANGE- PART OF UNUSED ROAD (WATERWORKS ROAD) AND PART CROWN ALLOTMENT 41A - PARISH OF SALE**

DIVISION: BUILT AND NATURAL ENVIRONMENT
 ACTION OFFICER: MANAGER ASSETS AND PROJECTS
 DATE: 3 JUNE 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 consider the discontinuance of a section of unused road, through Crown Allotment 41A, Parish of Sale and to exchange this land for a section of property along the eastern boundary of Crown Allotment 41A, Parish of Sale.

BACKGROUND

In 1988 the City of Sale (now Wellington Shire Council) and Central Gippsland Region Water Authority (now Gippsland Water) agreed on a road exchange to relocate Waterworks Road west of its then location. The road deviation order under the *Local Government Act 1958* was gazetted on 28 September 1988. The land transfers were completed in 2000.

The gravel road pavement was never relocated into the new road reserve and its current location is within Gippsland Water property. Wellington Shire Council has received a request from Gippsland Water to commence the process to reverse the discontinuance and exchange the unused road that forms part of Waterworks Road, Sale. (Attachment A)

Gippsland Water has no plans to use the land acquired in the 1988 exchange for expansion of their facility and therefore request the former road reserve now be reinstated as a road reserve, i.e. return to the pre 1988 road arrangement.

This exchange would place a road reservation over the actual gravel road, formalising its status.

OPTIONS

Council has the following options available:

1. Progress the discontinuance and exchange of land pursuant to Section 206 including Clauses 2 &3 of Schedule 10 of the *Local Government Act 1989* by resolving to placing a notice in the Victoria Government Gazette; or
2. Not agree to the discontinuance and exchange of the unused road and abandon the discontinuance.

PROPOSAL

That:

1. Pursuant to Section 206 including Clauses 2 & 3 of Schedule 10 of the *Local Government Act 1989*, Council resolves to discontinue a section of unused road shown hatched, adjacent to Crown Allotment 41A - Parish of Sale;
2. Council places a notice in the Victoria Government Gazette of the discontinuance and exchange and to revoke the notice published in the Victoria Government Gazette G37, 28 September 1988 pages 2938 and 2939 entitled 'City of Sale – Road Deviation Order' (Attachment B); and
3. Council disposes of the land shown hatched, via a road exchange to the abutting land owner Central Gippsland Region Water Authority (Gippsland Water).

CONFLICT OF INTEREST

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

FINANCIAL IMPACT

The road intended to be discontinued is owned by Council and will form part of a road exchange with Central Gippsland Region Water Authority (Gippsland Water) which is a public body. The area that will become Council road is part of Gippsland Water property therefore nil compensation will be payable pursuant to Section 191 of the *Local Government Act 1989*.

There is an area difference of 699 square metres in the road exchange is in favour of Gippsland Water. Both pieces of land are in the flood overlay and land subject to inundation overlay areas. Council is liable for half of survey and Land Titles Office fees which are well below the estimated cost of \$25000 for Council to relocate the current road formation on private property into the vacant road reserve.

LEGISLATIVE IMPACT

The road discontinuance is being undertaken pursuant to Section 206 including Clauses 2 & 3 of Schedule 10 of the *Local Government Act 1989*.

COUNCIL POLICY IMPACT

The Sale, Exchange and Acquisition of Land Council Policy outlines the principles in dealing with land transactions. Any transactions progressed as part of this proposed exchange will be performed in accordance with Section 4.3.6 Sale, Exchange and Acquisition of Land Policy.

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 4.1

"Undertake service delivery planning to provide community assets in response to identified needs"

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

COMMUNITY IMPACT

There will be no negative community impact as there will be no identifiable change to the road formation as seen on the ground and the road will remain open for public traffic.

CONSULTATION IMPACT

Wellington Shire Council's policy requires that notification of the proposal is sent to adjacent property owners requesting their comment.

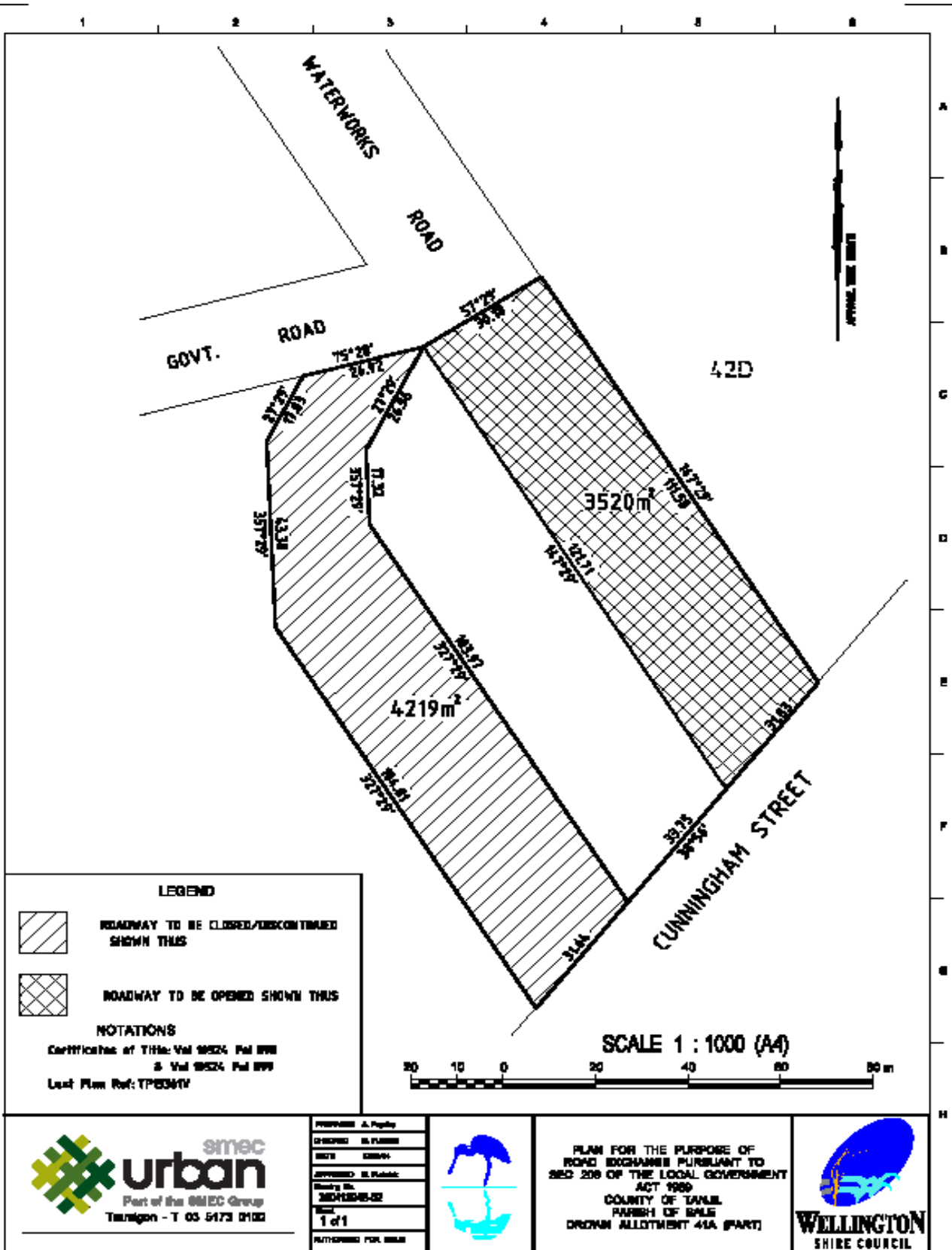
Written consultation with adjacent owners was undertaken on 05 March 2014 and no submission/objection was received.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That:

- 1. Pursuant to Section 206 including Clauses 2 & 3 of Schedule 10 of the Local Government Act 1989, Council resolves to discontinue a section of unused road shown hatched, adjacent to Crown Allotment 41A - Parish of Sale;***
- 2. Council places a notice in the Victoria Government Gazette of the discontinuance and exchange and to revoke the notice published in the Victoria Government Gazette G37, 28 September 1988 pages 2938 and 2939 entitled 'City of Sale - Road Deviation Order'; and***
- 3. Council dispose of the land via a road exchange to the abutting land owner Central Gippsland Region Water Authority (Gippsland Water).***



PREPARED & PUBLISHED BY:
 DESIGNED BY: P. BROWN
 DRAWN BY: P. BROWN
 CHECKED BY: P. BROWN
 DRAWING NO: MCH/2014-02
 DATE: 1/1
 AUTHORIZED FOR ISSUE



PLAN FOR THE PURPOSE OF ROAD EXCHANGE PURSUANT TO SEC 208 OF THE LOCAL GOVERNMENT ACT 1989
 COUNTY OF TAHALE
 PARISH OF SAILE
 DROWN ALLOTMENT 41A (PART)



2938 G 37 28 September 1988

LILLYDALE

Haig Road from Raleigh Street northwestwards 72 metres.

Raleigh Street, total street from Russell Road eastwards.

Russell Road from Raleigh Street southwards 132 metres.

UPPER YARRA

Park Road from eastern end westwards 135 metres.

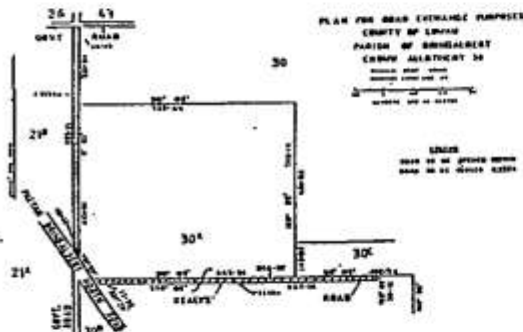
Dated 20 September 1988

D. J. KNIFE
Assistant General Manager
Management Services

SHIRE OF KOWREE

Road Deviation Order

Pursuant to the provisions of sections 522 and 526 of the *Local Government Act 1958* the Council of the Shire of Kowree hereby directs that the land in the Parish of Karnak indicated by hatching on the plan hereunder which has been purchased taken or required by it shall be a public highway on and from the date of publication of this Order in the *Government Gazette* and declares that such land shall be a public highway in lieu of the land indicated by the cross hatching on the said plan.



The Common Seal of the President, Councillors and Ratepayers of the Shire of Kowree was hereunto affixed 12 August 1988 in the presence of:

G. W. CARRACHER, President
R. J. McHENRY, Councillor
A. CRAIG, Secretary

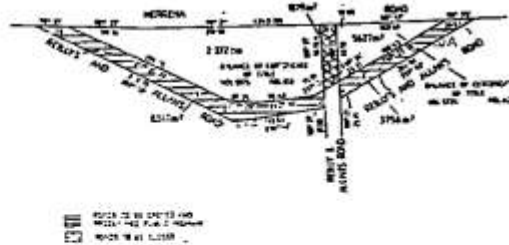
Victoria Government Gazette

Confirmed by the Deputy Governor in Council, 20 September 1988—**LAWRENCE FISHER**, Clerk of the Executive Council

SHIRE OF WOORAYL

Road Exchange

Pursuant to the provisions of sections 522 and 526 of the *Local Government Act 1958* the Council of the Shire of Woorayl hereby directs that the land in the Parish of Nerrena indicated by hatching on the diagram hereunder (or annexed hereto), which has been purchased taken or acquired by it, shall be a public highway on and from the date of publication of this order in the *Government Gazette* and declares that such land shall be a public highway in lieu of the land indicated by cross hatching on the said plan.



The Common Seal of the President, Councillors and Ratepayers of the Shire of Woorayl was hereunto affixed 8 July 1988 in the presence of:

H. G. VAGG, Councillor
T. W. HALL, Councillor
R. G. STANLEY, Shire Secretary

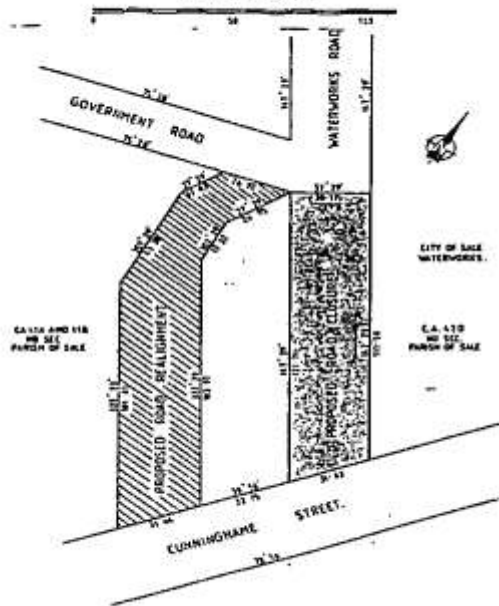
Confirmed by the Deputy Governor in Council, 20 September 1988—**LAWRENCE A. FISHER**, Clerk of the Executive Council

CITY OF SALE

Road Deviation Order

Pursuant to the provisions of sections 522 and 526 of the *Local Government Act 1958* the council of the City of Sale hereby directs that the land in the Parish of Sale indicated by hatching on the plan hereunder which has been purchased by it shall be a public highway on and from the date of publication of this Order in the *Government Gazette* and declare that such land shall be a public highway in lieu of the land indicated by cross hatching on the plan.

Victoria Government Gazette
 PROPOSED ROAD REALIGNMENT,
 CITY OF SALE



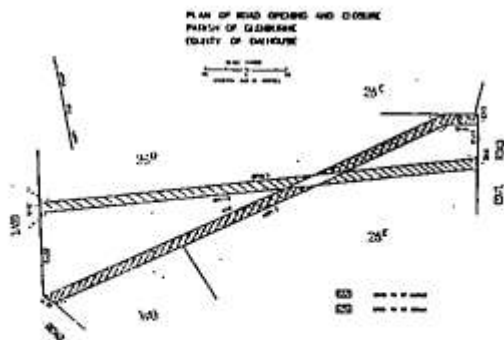
The common seal of the Mayor, Councillors and Citizens of the City of Sale was hereunto affixed 25 August 1988 in the presence of:

G. REITSCHEL, Mayor
 J. N. KING, Councillor
 J. L. LOW, Town Clerk

Confirmed by the Deputy Governor in Council, 20 September 1988—LAWRENCE A. FISHER, Clerk of the Executive Council

SHIRE OF BROADFORD
 Road Deviation Order

Pursuant to the provisions of sections 522 and 526 of the *Local Government Act 1958* the Council of the Shire of Broadford hereby directs



G 37 28 September 1988 2939
 that the land in the Parish of Glenburnie indicated by hatching on the plan hereunder, which has been purchased taken or acquired by it, shall be a public highway on and from the date of publication of this Order in the *Government Gazette* and declares that such land shall be a public highway in lieu of the land indicated by cross hatching on the said plan.

The Common Seal of the President, Councillors and Ratepayers of the Shire of Broadford was hereunto affixed 17 December 1987.

JOHN R. THOMSON, President
 KATHY MACKENZIE, Councillor
 WAYNE SCHEGGIA, Secretary

Confirmed by the Deputy Governor in Council, 20 September 1988—LAWRENCE A. FISHER, Clerk of the Executive Council

RURAL WATER COMMISSION OF VICTORIA

By-Law No. 6106

Establishment of Advisory Councils and Advisory Committees

Authorising Provision

The Rural Water Commission (the "Commission") under the provisions of the *Water Act 1958* and all other powers makes the following By-Law:

Revocation

1. By-Law No. 5744 made by the Commission on 23 June 1975 is revoked.

Definitions

2. In these By-Laws—
 "Committee" means a Water User Advisory Committee.
 "Commission" means the Rural Water Commission of Victoria.
 "Council" means a Regional Advisory Council.
 "Primary User" means any category of water user which in any particular electorate contributes the greater amount to rates and charges to the Commission.

Regional Advisory Councils

3. (1) There are bodies to be known as Regional Advisory Councils.
 (2) The members of these Councils must not consist of more than 15 members and may be constituted from the following groups—
 (a) one or more representatives of each Water User Advisory Committee;

**PROPOSED ROAD DISCONTINUANCE & EXCHANGE
PART OF WATERWORKS ROAD, SALE
PARISH OF SALE**

 ROAD TO BE DISCONTINUED

 ROAD TO BE OPENED





C5 - REPORT

GENERAL MANAGER LIVEABILITY

ITEM C5.1**MAFFRA RECREATION RESERVE COMMITTEE OF MANAGEMENT MINUTES**

DIVISION: LIVEABILITY
 ACTION OFFICER: MANAGER HEALTHY LIFESTYLES
 DATE: 3 JUNE 2014

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

OBJECTIVE

For Council to receive the minutes from the Maffra Recreation Reserve Committee of Management's Ordinary Meetings held on 3 March 2014 and 7 April 2014.

BACKGROUND

The Maffra Recreation Reserve Committee is a Special Committee of Council under Section 86 of the *Local Government Act 1989* and operates within the provisions of a Council approved Instrument of Delegation.

The objectives of this Committee are:

- To manage, operate and maintain the Maffra Recreation Reserve for the community in an efficient, effective and practical manner.
- To undertake activities designed to protect, promote, utilise and develop the Maffra Recreation Reserve for the use and enjoyment of the local community.

As provided under the Committee's Instrument of Delegation the minutes of all meetings are to be presented to Council. The minutes from the 3 March 2014 and 7 April 2014 Committee meetings were received at this office on the 5 May 2014 and highlight the day to day activities being undertaken by the Committee.

Conflict of Interest: It was noted that conflicts of interest were called for at the commencement of the meeting with no conflicts being declared.

OPTIONS

Council has the following options:

1. Receive the minutes from the Maffra Recreation Reserve Committee of Management's Ordinary Meetings held on 3 March 2014 and 7 April 2014; or
2. Seek further information for consideration at a future meeting of Council.

PROPOSAL

That Council receive the minutes from the Maffra Recreation Reserve Committee of Management's Ordinary Meetings held on 3 March 2014 and 7 April 2014.

CONFLICT OF INTEREST

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

LEGISLATIVE IMPACT

This report is in accordance with Section 91(4) of the *Local Government Act 1989*.

COUNCIL POLICY IMPACT

This report is in accordance with Council Policy 5.3.2 which establishes a framework for the guidance of Council in relation to the roles and responsibilities of Committees.

COUNCIL PLAN IMPACT

The Council Plan 2013-17 Theme 4 Infrastructure states the following strategic objective and related strategy:

Strategic Objectives

"Asset and infrastructure that meet current and future community needs."

Strategy 4.2

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

CONSULTATION IMPACT

Meetings held by the Maffra Recreation Reserve Special Committee of Council are open to the public.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That Council receive the minutes from the Maffra Recreation Reserve Committee of Management's Ordinary Meetings held on 3 March 2014 and 7 April 2014.

MAFFRA RECREATION RESERVE COMMITTEE OF MANAGEMENT
(SPECIAL COMMITTEE OF WELLINGTON SHIRE COUNCIL)

GENERAL MEETING 3rd
Held Monday March 3rd, 2014

PRESENT - JOHN VARDY, CR CROSSLEY, MATTHEW COLEMAN, Tim Dwyer
LISA OGILVIE, STEVE DINGWALL, PAUL BOURKE, VAL BRACCI and
JENNIFER TOMA

APOLOGIES - MARK HEWLITT, BERNARD COLEMAN, IRENE CROCKFORD

Apologies accepted on the motion of L. Ogilvie seconded by
T. Dwyer. CARRIED

Conflict of interest, acting Chairman, J. Vardy, advised
committee members that they are obliged to declare any conflict of
interest arising from items to be discussed at this meeting.

MINUTE - of the general meeting held on Monday FEBRUARY 4th, 2014
were read and received on the motion of S. Dingwall and
M. Coleman. CARRIED

BUSINESS ARISING -

- 1/ Quote for the McLean Street + Edward Street fence received -
discuss in G.B.
- 2/ Trench along Trade Pavilion was not completed. Work could be
undertaken when the water pipe to the netball courts is being dug.

CORRESPONDENCE - INWARD

- 1/ Fencing quote - Les Langshaw
- 2/ W.S.C. D. Randle - Power direct redirection of power bill

OUTWARD

Meeting invitations and minutes to committee members
Correspondence read and received on the motion of J. Toma
and seconded by T. Dwyer CARRIED

TREASURERS REPORT - for the month was presented by the Treasurer. Treasurer L. Ogilvie, moved and V. Bragg seconded that the Financial Report be received and any accounts (B. Coleman - to be paid for Gipps Water soil when he presents the account) passed for payment. CARRIED

REPORTS -

Kennel Club - overseas judges contracted, ads submitted to Vic Dogs
Rock Hounds - repairs to door have been completed after incident at Maffra Show. Wednesday night classes have ~~re~~ re-commenced until school holidays

Football/Netball Club - ~~practise~~ practise under lights begins Wednesday Saturday April 5 - first official game under lights followed by dinner

Agricultural Society - grant received for a gravel track for Blackies Paddock (from gate to gate). Discussions to take place before beginning work to allow for other user groups.

Poultry Club - last auction cancelled due to extreme heat.

~~Reports move~~ Acceptance of the reports moved by P. Bowke and seconded by S. Dingwall CARRIED

GENERAL BUSINESS -

1/ Audit of electrical installations around the Rec Reserve is required and was discussed. No action.

2/ The Harness Club has booked two activity days 13th March + 27th April

3/ ACTION - groundsman to replace chains on the Cattle Pavilion that were recently stolen. Secretary to report theft to the police.

4/ ACTION - groundsman to demolish McLean St Bar

5/ Fencing quote - accept the 2mtr cost \$6,160. ACTION - Secretary to contact D. Randle re: cost of quote. And then to contact L. Langshaw to begin work.

6/ ACTION - O.H+S issue, old light tower steel uprights to be removed - D. Bennett to be approached.

Lights to be stored at J. Vardy's

Towers to be tested and stored at the rear of the Rec Reserve.

7/ Bar extension - work on this will commence in 3-4 weeks.

Meeting closed at 8.30

The next meeting will be held Monday April 7, 2014
(T. Dwyer will be an apology).

MAFFRA RECREATION RESERVE COMMITTEE OF MANAGEMENT
(SPECIAL COMMITTEE OF WELLINGTON SHIRE COUNCIL)
GENERAL MEETING
Held Monday April 7th, 2014

Present :- MATTHEW COLEMAN, STEVE DINGWALL, VAL BRAGG, PAUL
BOURKE, CA CROSSLEY, IRENE CROCKFORD, JOHN VARDY,
MARK HEWLITT, LISA OGILVIE and JENNIFER TOMA

Apologies :- Tim DWYER, CHARLIE COLEMAN, CHERYL DOWLING (new
interest for committee member Harness Club).

Conflict of interest, Chairman, M. Hewlitt advised committee
members that they are obliged to declare any conflict of interest
arising from items to be discussed at this meeting.

MINUTES - of the General meeting held on Monday, March 3rd, 2014
were read and received on the motion of S. Dingwall and seconded
by V. Bragg. CARRIED

BUSINESS ARISING from the MINUTES :
1/ The bar shed on the Mclean
Street fence-line has been demolished
2/ Rain water trench along the "old Trade Pavilion" has still not been
laid
3/ Iron spikes from removed light towers have been cut level to foundation
4/ Mclean Street fence was completed Friday night, April 4, 2014.
Awaiting completion of the Edward Street fence line.

CORRESPONDENCE :-

INWARDS - Windmill Ag; update for account details

OUTWARDS - Meeting invitations

Correspondence read and received on the motion of J. Toma and
seconded by I. Crockford.

TREASURERS REPORT :- for the month was presented by the Treasurer, L. Ogilvie.

L. Ogilvie moved and J. Vardy seconded that the Financial Report be received and any accounts passed for payment. CARRIED

REPORTS:-

BAND - a problem with the bandroom being used as a storage area

ACTION - notify Tony to check each Tuesday night before practice.

possible alternative to store excess in "Visitors" change-rooms.

The band has nine new members, five beginners and four adults

Agricultural Society - will need to be taught how to use the new light towers before the 2014 Show.

A question of supplying keys for the Show was raised, but this should not be necessary as the groundsman, Tony, will be able to assist.

ROCKHOUNDS :- S. Dingwall will be an apology for the next four meetings, going away for winter. The club will be in recess for winter.

POULTRY CLUB :- Auction will be held on Sunday April 6th.

ACTION - inform groundsman to open toilets.

FOOTBALL/NETBALL CLUB :- the night game under the new lights was well attended, gross amount for the night \$24,000.00.

A number of comments made, new lights a great asset, electronic scoreboard is most impressive

MAINTENANCE :- a possible sewerage easement hole has appeared near the eastern fence. ACTION Plumber, M. McCarthy, has been contacted / another hole in the water pipe has been mended.

/ three cisterns in the McLean Street toilets need replacing. ACTION - chairman, M. Hewlett to arrange purchase and installation with the groundsman.

/ the seasons water allowance was not completely used. The cost of water over used by the pump from the river needs to be accounted for.

/ mowing equipment update on repairs and maintenance was discussed (\$3,500 for a finishing mower not a real option cost-wise).

✓ the making of a box drain for the front of the Function Centre was discussed.

GENERAL BUSINESS :-

Power audit - register of electrical audit to be kept at the Recreation Reserve in the Committee cupboard, with a six month regular update.

ACTION - quotes to be obtained prior to May meeting.

✓ The ~~old~~ electrical cables that supplied power to the old light towers (which are switched off at the moment) can be made into power-boards along the main oval fence. ACTION - Ag Society to discuss their power needs at their next meeting and return with their suggestions for the May meeting.

✓ Drainage - for the Recreation Reserve was discussed a being the ext major undertaking from the Business Plan.

The Football/Netball club is seeking sports grants from State and Federal governments, also to liaise with Wellington Shire on this project

ACTION - letter to be sent to D. Randle to start the process

✓ An "Expression of Interest" from Eastern Vic Pleasure Harness Club Inc member, Cheryl Dowling, was received and will be submitted to Council.

✓ Antique Truck Exhibition, planned for last weekend of November (Fri/Sat/Sun), was discussed, contact Steve Bragg, quote to be submitted for their May meeting.

ACTION - Treasurer and Secretary to liaise and submit quote, M. Coleman to provide figures for cleaning, skip bins provision and power from the show to assist with calculation of the quote.

Meeting closed at 8:50 pm

Next Meeting will be held on Monday, May 5th, 2014 at 7:30 pm

ITEM C5.2**COMMUNITY ASSISTANCE GRANTS –EVENTS AND PROJECTS APRIL 2014**

DIVISION: LIVEABILITY

ACTION OFFICER: COMMUNITY FACILITIES PLANNING AND GRANTS OFFICER

DATE: 3 JUNE 2014

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

OBJECTIVE

That Council adopt the recommendations to allocate Community Assistance Grants – Events and Projects April 2014 funds as details in Attachment A.

BACKGROUND

The Community Assistance Grants Scheme encourages the development of initiatives in the community in line with Council’s vision, Wellington 2030, and the Council Plan. It aims to build on community capacity, encourage participation in cultural development and support community initiatives that promote participation and working together to maintain our community assets.

Not for profit community groups operating in the Wellington Shire can apply for a Community Assistance Grant of up to \$5,000. There are three funding categories (Events, Projects and Facilities).

Applications received that successfully meet the criteria are eligible to be prioritised for funding.

The next round of Community Assistance Grants, open on 15 June 2014 and will also include the Facilities category which funds minor capital works.

The following applications were received for the April 2014 funding round (Attachment B):

- 10 Event applications received totalling \$48,170
- 24 Project applications received totalling \$85,156.38

Applications have been prioritised by a panel comprising managers and a General Manager from the Wellington Shire Council. The applications are initially assessed against the guidelines, and then are prioritised against the assessment criteria.

Each application is assessed on its benefit to the community, ability to fulfil a community need, project planning and the capacity of the applicant to deliver the project. The Panel provides advice and recommendations to Council based on the assessment criteria and funding guidelines.

OPTIONS

Council has the following options:

1. Adopt recommendations to allocate Community Assistance Grants – Events and Projects April 2014 funds as detailed in Attachment A; or
2. Seek further information for consideration at a future meeting of Council.

PROPOSAL

It is proposed that funding recommendations for Community Assistance Grants – Events and Projects April 2014 be adopted by Council and applicants notified of the outcome of their applications.

CONFLICT OF INTEREST

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

FINANCIAL IMPACT

These events will be funded through the Community Assistance Grant Scheme within the Healthy Lifestyles budget. The total available budget for the April 2014 Community Assistance Grant Scheme is \$98,815.

Applications received	
• Events	10 totalling \$48,170.00
• Projects	24 totalling \$85,156.38
Applications recommended for funding *	
• Events	8 totalling \$36,170.00
• Projects	18 totalling \$62,377.18
Applications not recommended for funding	
• Events	2 totalling \$10,000
• Projects	6 totalling \$21,715.20

* Three applications have been recommended for part funding, reducing the total of applications received by \$3,064.

COMMUNICATION IMPACT

The funding of these events and projects will facilitate positive community relationships for the Wellington Shire, highlighting Council's commitment to supporting not for profit community organisations in the delivery of their activities, projects and events that benefit the wider community.

COUNCIL POLICY IMPACT

This process is in accordance with Council's Events Policy no. 5.1.4 and Community Assistance Grants Strategy adopted on 21 June 2011.

COUNCIL PLAN IMPACT

The Council Plan 2013-17 Theme 7 Community Wellbeing states the following strategic objective and related strategy:

Strategic Objective

"Enhance health and wellbeing for the whole Community".

Strategy 7.1

"Support access to a range of recreational opportunities for all sectors of the community".

COMMUNITY IMPACT

The funding of these events and projects will have a significant positive effect on the community, providing assistance to increase the range of events and activities that the wider Wellington community can access, and be a part of. Successful applicants have demonstrated a community need that will be filled through receiving the funding and show a community benefit through project outcomes.

ENVIRONMENTAL IMPACT

All events and projects are encouraged to consider the waste that will be produced through delivering their grant outcomes and have appropriate measures in place to manage waste. Assistance from Council is offered to all events to minimise landfill waste through the use of recycle bins.

CONSULTATION IMPACT

Council officers were involved in consultation with grant applicants to provide advice and assistance in the completion of event grant applications.

RISK MANAGEMENT IMPACT

The events industry is strongly legislated and all events are encouraged to comply with current OHS and best practice safety standards. It is the responsibility of the applicants to ensure that their project complies with all current rules and regulations.

RECOMMENDATION

That Council adopt the recommendations to allocate Community Assistance Grants – Events and Projects April 2014 funds as detailed in Attachment A.

RECOMMENDED APPLICATIONS FOR CAG APRIL 2014 FUNDING ROUND

PROJECTS

	Organisation	Project Title	Description	Amount
1	Anglicare Victoria	Visiting Legal Service in Yarram	Three free drop in community legal clinics in Yarram, including children's activities and a legal professional development and networking session for local service providers	\$4,826.18
2	Balook & District Residents Association	Community wood splitter	Provision to purchase a wood splitter for community use. To assist with debris management after the fires.	\$2,499.00
3	Boisdale Public Hall	Gentle Exercises for Seniors	Supporting senior members of the community to participate in a weekly gentle exercise program, with a qualified instructor at the Boisdale Hall.	\$3,500.00
4	Bug Blitz Trust	Bug Blitz @ Heart Morass 2014	Celebrating and investigating the biodiversity at the iconic wetland, The Heart Morass. Three field days will be staged engaging up to 300 local primary and secondary students in hands on field studies.	\$5,000.00
5	Central Gippsland Health Service	In Home Family Volunteer Program	The In Home Volunteer Program will provide confidential practical short term support in the home and community to young families who require additional assistance.	\$5,000.00
6	Dargo Bush Nursing Centre Inc	Dargo Dental Health	Dental health education and improved access to dental services for the remote rural area of Dargo with a dentist visiting every few months.	\$5,000.00
7	Dargo TV Management Group	Funding support for Dargo TV Group	We find our finances are no longer capable of supplying free to air TV. Project to cover the cost of supplying free to air TV for the Dargo residents.	\$1,034.00
8	Golden Beach Community Nursery and Open Garden	Garden Equipment to Assist Volunteers	Purchase of garden equipment including trolley, shelving and watering aids will assist volunteers in plant handling and propagation.	\$1,200.00
9	Heyfield Community Resource Centre	Jooshing (Jazzing) up Heyfield	To develop a town improvement plan that will enhance and enliven the visual and artistic aspect of the shopping strip areas of Heyfield. The actions that come out of the plan may be a significant art project for the town or many smaller projects that will enhance the town.	\$5,000.00
10	Heyfield Racecourse Committee of Management Inc	Wetlands Enhancement	To expand the system of filtering ponds and desalination of the water prior to entry to the Thomson River.	\$1,364.00
11	Heyfield War Memorial Hall Inc.	Portable Multipurpose Divider/Display Screens	Screens to assist with screening off change-room areas for performers (male and female) Display boards for functions.	\$4,200.00
12	Rosedale Neighbourhood House Inc	Growing Rosedale Community Garden	To provide the Rosedale Community accessible and sustainable garden, for use by Rosedale community residents	\$4,976.00

13	Rotary Club of Sale Central	Monday Tucker	Monday Tucker is a joint partnership between the Rotary Club of Sale Central, Victoria Police, Wellington Shire Youth Council, Memorial Hall and Wellington Shire to provide food and social contact to the local community.	\$5,000.00
14	Sale & District Aeromodellers Club Inc	New ride-on mower	The club aims to purchase a new ride-on mower to maintain the grass runway surface and apron areas.	\$3,000.00
15	Seeds of Promise Community Garden Committee (Sale)	Seeds of Promise Community Garden	32 gardening plots, covered shelter, table & seating, shed for storage surrounded by fruit trees for low socio-economic and disabled in our community.	\$5,000.00
16	St Andrews Uniting Church Stratford	St Andrews Uniting Church Annual Art Exhibition	A large exhibition of paintings and photographs, held in the church hall. Opening includes keynote speakers and art competitions announcements.	\$1,000.00
17	Yarram & District Health Service	Swimming Program for chronically ill and post operation.	Fuel costs for weekly bus trip to attend the Sale heated pool over the winter and to the Toora heated pool during summer.	\$1,778.00
18	Yarram Toy Library	Update Toy Library Collection	Updating the toy collection to replace old and broken toys to coincide with relocation to new Yarram Hub.	\$3,000.00
Total of Recommended Applications				\$62,377.18

EVENTS

	Organisation	Project Title	Description	Amount
1	Foothills Music Association Inc	Foothills Music Festival 2014	A fun and inclusive day of music and music-related workshops for people of all ages and abilities, followed by an opportunity to perform at a mega-strum/open mic and a bush dance.	\$5,000.00
2	Glenmaggie & District Boat Club Inc	Lake Glenmaggie & District Catch a Carp Fishing Festival	A community family fishing festival event hosted by the Glenmaggie & District Boat Club with a sustainability practice of removing carp from Lake Glenmaggie.	\$4,280.00
3	Heyfield Traders & Tourism Association	Heyfield Food & Wine Festival	A food and wine festival offering food and wine stalls as well as entertainment for the people of Heyfield and surrounding regions to enjoy.	\$5,000.00
4	Port Albert Progress Association	Port Albert Snapperfest	The Port Albert Snapperfest is a celebration of the commencement of the fishing season. A fun filled event for the family.	\$4,000.00
5	Sale Amateur Basketball Association	Sale Basketball Tournament	This is an annual basketball tournament over the Queen's Birthday weekend and is open to teams to participate from U10,12,14,16,18, Men & Women.	\$4,000.00
6	Sale-Maffra & District Kennel Club Inc and Macalister All Breeds Kennel & Obedience Club Inc	Gippsland International Festival - All Breeds Championship Dog Shows	Three separate All Breeds Championship Dog Shows with a panel of six international judges.	\$5,000.00
7	The Lions Club of Longford	Sale Market and Christmas Parade	Annual Christmas Parade on Raymond Street with community stalls and displays	\$5,000.00
8	Yarram Community Learning Centre Inc	An Evening with the Old Fella	The event is a performance by a retired farmer who will entertain the audience with humorous anecdotes about life.	\$3,890.00
Total of Recommended Applications				\$36,170.00

ALL APPLICATIONS RECIEVED FOR CAG APRIL 2014 FUNDING ROUND

PROJECTS

	Organisation	Project Title	Description	Amount
1	Anglicare Victoria	Visiting Legal Service in Yarram	Three free drop in community legal clinics in Yarram, including children's activities and a legal professional development and networking session for local service providers	\$4,826.18
2	Balook & District Residents Association	Community wood splitter	Provision to purchase a wood splitter for community use.	\$2,499.00
3	Boisdale Public Hall	Gentle Exercises for Seniors	Supporting senior members of the community to participate in a weekly gentle exercise program, with a qualified instructor at the Boisdale Hall.	\$3,500.00
4	Briagolong Tennis Club Inc.	Briagolong Tennis Club Playing Equipment	To cover a year's supply of tennis balls	\$840.00
5	Bug Blitz Trust	Bug Blitz @ Heart Morass 2014	Celebrating and investigating the biodiversity at the iconic wetland, The Heart Morass, 3 field days will be staged engaging up to 300 local primary and secondary students in hands on field studies.	\$5,000.00
6	Central Gippsland Health Service	In Home Family Volunteer Program	The In Home Volunteer Program will provide confidential practical short term support in the home and community to young families who require additional assistance.	\$5,000.00
7	Dargo Bush Nursing Centre Inc	Dargo Dental Health	Dental health education and improved access to dental services for the remote rural area of Dargo with a dentist visiting every few months.	\$5,000.00
8	Dargo TV Management Group	Funding support for Dargo TV Group	We find our finances are no longer capable of supplying free to air TV. Project to cover the cost of supplying free to air TV for the Dargo residents.	\$2,098.00
9	Golden Beach Community Nursery and Open Garden	Garden Equipment to Assist Volunteers	Purchase of garden equipment including trolley, shelving and watering aids will assist volunteers in plant handling and propagation.	\$1,200.00
10	Heyfield Community Resource Centre	Jooshing (Jazzing) up Heyfield	To develop a town improvement plan that will enhance and enliven the visual and artistic aspect of the shopping strip areas of Heyfield. The actions that come out of the plan may be a significant art project for the town or many smaller projects that will enhance the town.	\$5,000.00
11	Heyfield War Memorial Hall Inc.	Portable Multipurpose Divider/Display Screens	Screens to assist with screening off change-room areas for performers (male and female) Display boards for functions.	\$4,200.00
12	Heyfield Racecourse	Wetlands Enhancement	To expand the system of filtering ponds and desalination of the	\$1,364.00

	Committee of Management Inc		water prior to entry to the Thomson River.	
13	Little Jem Foundation	Little Jem Foundation	To assists Gippsland families with financial assistance for Counselling services and peer support after the loss of a child pre birth, after birth and into childhood.	\$5,000.00
14	Rosedale Neighbourhood House Inc	Growing Rosedale Community Garden	To provide the Rosedale Community accessible and sustainable garden, for use by Rosedale Community Residents	\$4,976.00
15	Rotary Club of Sale Central	Monday Tucker	Monday Tucker is a joint partnership between the Rotary Club of Sale Central, Victoria Police, Wellington Shire Youth Council, Memorial Hall and Wellington Shire to provide food and social contact to the local community.	\$5,000.00
16	Royal Flying Doctor Service Victoria	Look! Up in the Sky	The 'Look Up in the Sky' project is a multichannel learning experience about the Royal Flying Doctor Service for students aged 6 - 13 years.	\$4,600.00
17	Sale & District Aeromodellers Club Inc	New ride-on mower	The club aims to purchase a new ride-on mower to maintain the grass runway surface and apron areas.	\$3,000.00
18	Sale SES Unit	Emergency Ops - Security Upgrade	Purchase and installation of security system	\$2,500.00
19	Sale Toastmasters	Sale Toastmasters marketing Campaign	A 6-month media advertising campaign to develop awareness within Sale & District about a leadership and public speaking club called Sale Toastmasters. To be able to attract additional members to be able to charter with Toastmasters International	\$3,775.20
20	Seeds of Promise Community Garden Committee	Seeds of Promise Community Garden	32 gardening plots, covered shelter, table & seating, shed for storage surrounded by fruit trees for low socio-economic and disabled in our community.	\$5,000.00
21	St Andrews Uniting Church Stratford	St Andrews Uniting Church Annual Art Exhibition	A large exhibition of paintings and photographs, held in the church hall. Opening includes keynote speakers and art competitions announcements.	\$1,000.00
22	St Mary's Primary School Maffra	Nungarra	Nungarra is a social / emotional program run for the at risk students at St Mary's. Nungarra - meaning 'peaceful, happy, place'	\$5,000.00
23	Yarram & District Health Service	Swimming Program for chronically ill and post operation.	Fuel costs for weekly bus trip to attend the Sale heated pool over the winter and to the Toora heated pool during summer.	\$1,778.00
24	Yarram Toy Library	Update Toy Library Collection	Updating the toy collection to replace old and broken toys to coincide with relocation to new Yarram Hub.	\$3,000.00
TOTAL				\$85,156.38

EVENTS

	Organisation	Project Title	Description	Amount
1	Foothills Music Association Inc	Foothills Music Festival 2014	A fun and inclusive day of music and music-related workshops for people of all ages and abilities, followed by an opportunity to perform at a mega-strum/open mic and a bush dance.	\$5,000.00
2	Glenmaggie & District Boat Club Inc	Lake Glenmaggie & District Catch a Carp Fishing Festival	A community family fishing festival event hosted by the Glenmaggie & District Boat Club with a sustainability practice of removing carp from Lake Glenmaggie.	\$4,280.00
3	Heyfield Traders & Tourism Association	Heyfield Food & Wine Festival	A food and wine festival offering food and wine stalls as well as entertainment for the people of Heyfield and surrounding regions to enjoy.	\$5,000.00
4	Maffra Fire Brigade	Maffra Fire Brigade Centenary Street Parade and Station Open Day	Fire station open to public, street parade, dedication of bell tower, handover of pumper, awards presentation, launch of history book and cutting of the centenary cake.	\$5,000.00
5	Port Albert Progress Association	Port Albert Snapperfest	The Port Albert Snapperfest is a celebration of the commencement of the fishing season. A fun filled event for the family.	\$5,000.00
6	Sale Amateur Basketball Association	Sale Basketball Tournament	This is an annual basketball tournament over the Queen's Birthday weekend and is open to teams to participate from U10,12,14,16,18, Men & Women.	\$5,000.00
7	Sale Turf Club	Wellington Shire Community Race Day	Race Day involving the community of the Wellington Shire offering free admission and promoting what Wellington Shire has to offer	\$5,000.00
8	Sale-Maffra & District Kennel Club Inc and Macalister All Breeds Kennel & Obedience Club Inc	Gippsland International Festival - All Breeds Championship Dog Shows	Three separate All Breeds Championship Dog Shows with a panel of six international judges.	\$5,000.00
9	The Lions Club of Longford	Sale Market and Christmas Parade	Annual Christmas Parade on Raymond Street with community stalls and displays	\$5,000.00
10	Yarram Community Learning Centre Inc	An Evening with the Old Fella	The event is a performance by a retired farmer who will entertain the audience with humorous anecdotes about life.	\$3,890.00
TOTAL				\$48,170.00



D. URGENT BUSINESS



E. FURTHER GALLERY AND CHAT ROOM COMMENTS



F. CONFIDENTIAL ATTACHMENT/S

F. CONFIDENTIAL ATTACHMENT/S



G. IN CLOSED SESSION

G. IN CLOSED SESSION