



**WELLINGTON**  
SHIRE COUNCIL

*The Heart of Gippsland*

## **COUNCIL MEETING AGENDA ORDINARY MEETING**

**Meeting to be held at**

**Wellington Centre – Wellington Room**

**Foster Street, Sale and via MS Teams**

**Tuesday 19 November 2024, commencing at 5:00 PM**

**or join Wellington on the Web:  
[www.wellington.vic.gov.au](http://www.wellington.vic.gov.au)**

**ORDINARY MEETING OF COUNCIL  
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## **COUNCIL MEETING INFORMATION**

*Members of the Public Gallery should note that the Council records and publishes Council meetings via YouTube to enhance the accessibility of Council meetings to the broader Wellington community. These recordings are also archived and may be published on Council's Website for viewing by the public or used for publicity or information purposes. At the appropriate times during the meeting, members of the gallery may address the Council at which time their image, comments or submissions will be recorded.*

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

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

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## **MISSION STATEMENT**

*Working together to make a difference. We listen and lead to provide quality services that improve life for all.*

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## **ACKNOWLEDGEMENT OF COUNTRY**

*“Wellington Shire Council acknowledges our offices are located on the traditional lands of the Gunaikurnai nation. We pay our deep respects to their Elders past, present and future and acknowledge their ongoing cultural and spiritual connections to their land and waters.”*

## 1. APOLOGIES

## 2. DECLARATION OF CONFLICT/S OF INTEREST

## 3. CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETING/S

### 3.1. ADOPTION OF MINUTES OF PREVIOUS COUNCIL MEETING

#### **ACTION OFFICER: MANAGER ORGANISATIONAL PERFORMANCE AND GOVERNANCE**

#### **OBJECTIVE**

To adopt the minutes of the Ordinary Council Meeting of 15 October 2024.

#### **PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**

#### **RECOMMENDATION**

*That Council adopt the minutes and resolutions of the Ordinary Council Meeting of 15 October 2024.*

#### **CONFLICT OF INTEREST**

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

#### 4. BUSINESS ARISING FROM PREVIOUS MEETINGS

**ACTION OFFICER: CHIEF EXECUTIVE OFFICER**

ITEM	FROM MEETING	COMMENTS	ACTION BY
NIL			

#### 5. ACCEPTANCE OF LATE AND URGENT ITEMS

#### 6. NOTICE/S OF MOTION

#### 7. RECEIVING OF PETITION OR JOINT LETTERS

##### 7.1. OUTSTANDING PETITIONS

**ACTION OFFICER: CHIEF EXECUTIVE OFFICER**

ITEM	FROM MEETING	COMMENTS	ACTION BY
NIL			

#### 8. INVITED ADDRESSES, PRESENTATIONS OR ACKNOWLEDGEMENTS

#### 9. QUESTION/S ON NOTICE

##### 9.1. OUTSTANDING QUESTION/S ON NOTICE

**ACTION OFFICER: CHIEF EXECUTIVE OFFICER**

ITEM	FROM MEETING	COMMENTS	ACTION BY
NIL			

## 10. YOUTH COUNCIL REPORT

### 10.1. YOUTH MAYOR QUARTERLY REPORT NOV 2024

**ACTION OFFICER: YOUTH MAYOR, TAHLIA SCHNEIDER**

#### **RECOMMENDATION**

***That Council receive the Youth Mayor's Quarterly Report.***

Good afternoon council members. I am Tahlia Schneider; it has been my honour to lead Wellington Shire Youth Council for 2024.

I present to you this quarter's report on the activities and achievements of the Youth Council. We've had an incredibly dynamic few months, filled with successful events, community collaborations, and impactful initiatives that reflect our commitment to engaging and supporting youth throughout the shire.

Starting with the Wellington Youth Art Prize, themed "Down the Rabbit Hole," we had an amazing opening on Friday, 11 October. The turnout was fantastic, with many young artists entering creative, inspiring works. The event also featured a unique display of art pieces that added vibrancy to the gallery, showcasing the incredible talent of our youth. It was a proud moment for everyone involved, as this event helped highlight the arts within our community.

Looking ahead, we're thrilled to announce our first mini UpSwing Festival on Friday, 22 November, at The Bundy Hall. Working with Regional Arts Victoria, we're organising an exciting lineup featuring youth musical talent and a Youth Makers Market with small business stalls from young entrepreneurs. Additionally, artwork created by local primary schools will be projected as the stage backdrop, adding a unique visual element to the performances. This event promises to be a true celebration of local talent and creativity.

This quarter, we also joined the annual "Wear It Purple Day," a special day of awareness and celebration for LGBTIQ+ young people. Many of our youth councillors proudly wore purple to honour diversity and inclusivity, expressing our support for the LGBTIQ+ community and our dedication to creating a welcoming and accepting space for everyone.

We were successful in getting a grant for YouthFest in September. On Friday, 13 September, we hosted a special event called "Youth Scream for Ice Cream." To gather feedback from youth, we visited Yarram High School, where students shared their ideas about what they'd like to see more of in our community. In return, they enjoyed free ice cream from the Dypsy Gypsy van. We then took this initiative to the Maffra Library, collaborating with their youth night, which generated a lot of great feedback from the attendees. It was an enjoyable, interactive way to engage youth and hear their voices.

Additionally, Darcie the Deputy Youth Mayor, and I attended the Sale Neighbourhood House AGM on September 18th. This meeting allowed us to learn more about the house's role in our community, and we brainstormed ideas to make the space more inviting to young people. We came up with engaging activities like pottery art days and potential Dungeons & Dragons nights, and we're also looking forward to collaborating with Maffra Library's D&D group.

In conclusion, it's been an active and productive quarter for the Wellington Shire Youth Council. From arts and community feedback initiatives we're making great strides toward creating an inclusive, vibrant, and supportive community for young people.

Thank you all for your support and encouragement. We look forward to working with this new council in 2025.

**TAHLIA SCHNEIDER**  
**YOUTH MAYOR**

## 11. DELEGATES REPORT



## 12. CHIEF EXECUTIVE OFFICER

### 12.1. CHIEF EXECUTIVE OFFICER REPORT - OCTOBER 2024

#### ACTION OFFICER: CHIEF EXECUTIVE OFFICER

#### RECOMMENDATION

*That the Chief Executive Officer's report be received.*

1 – 15 October	Leave taken.
23 October	<p>Meeting with Senior Country Fire Authority (CFA) staff Trevor Owen and Kade Dowie to discuss preparations for upcoming fire season. Given the high forecast summer risk, CFA will provide a similar briefing to Council prior to Christmas.</p> <p>Met with East Gippsland Shire Council CEO Fiona Weigall and Resources Victoria Chris Webb to discuss the State Government's approval of the revised Fingerboards Rare Earths and Critical Minerals Project (Fingerboards Project) in East Gippsland.</p>
24 October	Introductory meeting with Shohan Senviratne, Copenhagen Infrastructure Partners CEO and Andrew McCluskey, General Manager of Siemens. Meeting was to discuss potential investment opportunities in Wellington Shire around renewable energy.
25 October	<p>Met with East Gippsland Shire Council CEO Fiona Weigall, Stratford.</p> <p>Met with Rob Christie, Chair, Maffra and Districts Bendigo Bank to discuss community grant opportunities.</p>
28 October	<p>Met with Robert Murphy, Managing Director, South Gippsland Water, Yarram. Meeting purpose was to continue to align our organisations' strategic priorities around future growth possibilities in Yarram and district.</p> <p>Meeting with representatives from the Environment Protection Authority (EPA) regarding various matters around the Shire.</p>
29 October	<p>Attended an industry meeting with senior officers of the Independent Broad-based Anti-corruption Commission (IBAC) to hear their findings and recommendations after Operation Leo, an investigation into the City of Casey.</p> <p>Attended Wellington Defence Alliance Meeting. The Defence Alliance includes Regional Development Victoria, Lockheed Martin Australia, Pilatus Training Solutions Australia, Jet Aviation Australia, RAAF Base East Sale, Defence and Aerospace and Department of Defence.</p>
30 October	Attended the Gippsland Centre Sale 40 <sup>th</sup> Birthday Celebrations.

31 October	<p>Attended Destination Gippsland Board Meeting. The CEO is a Board Member of Destination Gippsland, the recognised regional Tourism Board for this region.</p> <p>Attended Council CEO Emergency Preparedness Briefing.</p>
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## 13. GENERAL MANAGER CORPORATE SERVICES

### 13.1. ASSEMBLY OF COUNCILLORS REPORT

#### **ACTION OFFICER: MANAGER ORGANISATIONAL PERFORMANCE AND GOVERNANCE**

##### **PURPOSE**

To report on all assembly of Councillor records received for the period 7 October 2024 to 10 November 2024.

##### **PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**

#### **RECOMMENDATION**

*That Council note and receive the attached Assembly of Councillor records for the period 7 October 2024 to 10 November 2024.*

##### **BACKGROUND**

Section 80A of the *Local Government Act 1989* required a written record be kept of all assemblies of Councillors, stating the names of all Councillors and Council staff attending, matters considered and any conflict of interest disclosures made by a Councillor. These records were required to be reported at an ordinary meeting of the Council and recorded in the minutes. Under the new *Local Government Act 2020*, this requirement is no longer provided for however, in accordance with good governance, Council will continue to provide records of assemblies of Councillors to ensure that the community are kept informed of Councillors activity and participation.

Following is a summary of all Assembly of Councillor records received for the period 7 October 2024 to 10 November 2024.

##### **ATTACHMENTS**

1. Assembly of Councillors 15 October 2024 - Council Workshop Day [13.1.1 - 2 pages]

##### **OPTIONS**

Council has the following options:

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

##### **PROPOSAL**

That Council note and receive the attached assembly of Councillors records during the period 7 October 2024 to 10 November 2024.

## **CONFLICT OF INTEREST**

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

## **FINANCIAL IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COMMUNICATION IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **LEGISLATIVE IMPACT**

The reporting of written records of assemblies of Councillors to the Council in the prescribed format complied with Section 80A of the *Local Government Act 1989* however, without prescription under the *Local Government Act 2020*, Council will continue to provide these records in accordance with good governance.

## **COUNCIL POLICY IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COUNCIL PLAN IMPACT**

While this report does not meet a specific Council Plan strategic outcome, it aligns with good governance.

## **RESOURCES AND STAFF IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COMMUNITY IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **ENVIRONMENTAL IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **ENGAGEMENT IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **RISK MANAGEMENT IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## ASSEMBLY OF COUNCILLORS AND OFFICERS IN ATTENDANCE - COUNCIL DAY

COUNCIL WORKSHOPS – 15 OCTOBER 2024			
COUNCILLOR	ATTENDANCE	OFFICERS IN ATTENDANCE	
<b>Cr Ian Bye</b>	NO ( <i>apology</i> )	<b>David Morcom</b>	Chief Executive Officer
<b>Cr Gayle Maher</b>	YES	<b>Chris Hastie</b>	General Manager Built and Natural Environment
<b>Cr Carolyn Crossley</b>	NO ( <i>apology</i> )	<b>Arthur Skipitaris</b>	General Manager Corporate Services
<b>Cr Carmel Ripper</b>	YES	<b>Andrew Pomeroy</b>	General Manager Development
<b>Cr John Tattersson</b>	YES	<b>Clem Gillings</b>	General Manager Community and Culture
<b>Cr Garry Stephens</b>	YES		
<b>Cr Jill Wood</b>	YES		
<b>Cr Marcus McKenzie</b>	YES		
<b>Cr Scott Rossetti</b>	YES		
CONFLICTS OF INTEREST NOTED*			
NIL			

\* In accordance with Rule 18.5 of the Wellington Shire Council Governance Rules a Councillor who has a conflict of interest must not participate in discussion of matters that will come before Council for a decision, or if a decision will be made by a member of staff acting under delegation.

WORKSHOP DETAILS – 15 OCTOBER 2024		
ITEM NO.	WORKSHOP TITLE	PRESENTERS
1.1	<b>COMMUNITY AND CULTURE DIVISION UPDATE</b>	<ul style="list-style-type: none"> <li>• <i>Ross McWhirter, Manager Leisure Services</i></li> <li>• <i>Suzanne Snooks, Manager Arts and Culture</i></li> <li>• <i>Sam McPherson, Manager Community, Facilities and Emergencies</i></li> </ul> <i>Conflicts of Interest: NIL</i>
1.2	<b>DEVELOPMENT DIVISION UPDATE: PLANNING, MUNICIPAL SERVICES AND ECONOMIC DEVELOPMENT</b>	<ul style="list-style-type: none"> <li>• <i>Andrew Pomeroy, General Manager Development</i></li> <li>• <i>Vanessa Ebsworth, Manager Regulatory Services</i></li> <li>• <i>Geoff Hay, Manager Economic Development</i></li> <li>• <i>Barry Hearsey, Manager Land Use Planning</i></li> </ul> <i>Conflicts of Interest: NIL</i>

## ASSEMBLY OF COUNCILLORS AND OFFICERS IN ATTENDANCE - COUNCIL DAY

WORKSHOP DETAILS – 15 OCTOBER 2024		
ITEM NO.	WORKSHOP TITLE	PRESENTERS
1.3	SEPTEMBER 2024 QUARTERLY PERFORMANCE REPORT	<ul style="list-style-type: none"><li>Arthur Skipitaris, GM Corporate Services</li></ul> <i>Conflicts of Interest: NIL</i>

## 14. GENERAL MANAGER DEVELOPMENT

### 14.1. QUARTERLY BUILDING REPORT – JULY TO SEPTEMBER 2024

#### ACTION OFFICER: MANAGER REGULATORY SERVICES

#### PURPOSE

To provide a report to Council on building permits issued in the Wellington Shire during the quarter 1 July to 30 September 2024, for information.

#### PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

#### RECOMMENDATION

***That Council note the report of building permits issued from 1 July 2024 to 30 September 2024.***

#### BACKGROUND

Building permits are issued by private building surveyors, and copies of permits are provided to Council. The permits, plans and other documents, are filed by Council and recorded on a register of building permits. Building permits are issued for a range of developments, including dwellings, extensions and fences, as well as commercial and industrial buildings.

The *Wellington Permits Issued* attachment in this report provides an overview by township and number of permits issued along with the estimated value of construction, for the three-month period ending 30 September 2024.

The second and third attachments to this report, *Graph 1 - Number of Building Permits* and *Graph 2 - Value of Building Works* provides an historical representation of the number and value of permits issued in Wellington Shire and compares this data against the broader Gippsland region.

For the period 1 July to 30 September 2024 there were 211 permits issued with an estimated value of work at \$30,411,968.

The major projects include:

- BOISDALE – Boisdale School – Fire services upgrade
- MAFFRA – Extension & upgrade works to electrical substation
- ROSEDALE – New childcare centre

In the previous quarter, 1 April to 30 June 2024, there were 225 permits issued with an estimated value of work at \$35,005,755.

#### ATTACHMENTS

1. Wellington Permits Issued [**14.1.1** - 3 pages]
2. Graph 1 - Number of Building Permits [**14.1.2** - 1 page]
3. Graph 2 - Value of Building Works [**14.1.3** - 1 page]

## OPTIONS

Council has the following options available:

1. Receive this Building Permits report; or
2. Not receive this Building Permits report and seek further information for consideration at a future Council meeting.

## PROPOSAL

That Council note the report on building permits issued within Wellington Shire from 1 July 2024 to 30 September 2024.

## CONFLICT OF INTEREST

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

## FINANCIAL IMPACT

This impact has been assessed and there is no effect to consider at this time.

## COMMUNICATION IMPACT

The quarterly report provides information on the number of building permits, and cost of development per town, within the Wellington Shire. Gippsland-wide building activity is also provided, to demonstrate how the Wellington Shire area performs in comparison.

## LEGISLATIVE IMPACT

Building permits are issued in accordance with *Building Act 1993*, Building Regulations 2006 and the Wellington Planning Scheme.

## COUNCIL POLICY IMPACT

All building permits issued by private building surveyors are registered and filed as per the timelines set out in the Municipal Services Business Plan.

## COUNCIL PLAN IMPACT

The Council Plan 2021-25 Theme 4 "Services and Infrastructure" states the following strategic outcome:

**Strategic Outcome 4.3:** *"Well planned and sustainable towns, facilities, and infrastructure that service community need."*

This report supports the above Council Plan strategic outcome.



## **RESOURCES AND STAFF IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COMMUNITY IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **ENVIRONMENTAL IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **ENGAGEMENT IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **RISK MANAGEMENT IMPACT**

This impact has been assessed and there is no effect to consider at this time.

**WELLINGTON PERMITS ISSUED**  
**Number of Applications and their Estimated Value Each Month**

	July	August	September	Total
<b>ALBERTON</b>	0 \$0	1 \$158,352	1 \$289,207	2 \$447,559
<b>BOISDALE</b>	0 \$0	0 \$0	1 \$600,000	1 \$600,000
<b>BRIAGOLONG</b>	4 \$342,847	4 \$555,799	1 \$23,600	9 \$922,246
<b>BUNDALAGUAH</b>	0 \$0	0 \$0	1 \$39,770	1 \$39,770
<b>CARRAJUNG LOWER</b>	0 \$0	1 \$28,721	0 \$0	1 \$28,721
<b>CARRAJUNG SOUTH</b>	0 \$0	0 \$0	1 \$28,553	1 \$28,553
<b>CLYDEBANK</b>	1 \$591,708	0 \$0	1 \$10,735	2 \$602,443
<b>COONGULLA</b>	1 \$12,000	1 \$33,000	1 \$89,000	3 \$134,000
<b>COWWARR</b>	0 \$0	2 \$291,457	1 \$73,000	3 \$364,457
<b>DARGO</b>	1 \$31,150	0 \$0	0 \$0	1 \$31,150
<b>DENISON</b>	1 \$96,589	1 \$26,242	1 \$91,159	3 \$213,990
<b>DEVON NORTH</b>	1 \$15,925	1 \$130,000	1 \$10,500	3 \$156,425
<b>DUTSON DOWNS</b>	0 \$0	1 \$165,000	0 \$0	1 \$165,000
<b>FLYNN</b>	0 \$0	0 \$0	1 \$43,000	1 \$43,000
<b>FULHAM</b>	1 \$81,000	0 \$0	1 \$18,950	2 \$99,950
<b>GIFFARD</b>	0 \$0	1 \$12,500	0 \$0	1 \$12,500
<b>GLENGARRY</b>	0 \$0	0 \$0	1 \$325,000	1 \$325,000
<b>GLENMAGGIE</b>	3 \$73,279	1 \$125,875	0 \$0	4 \$199,154

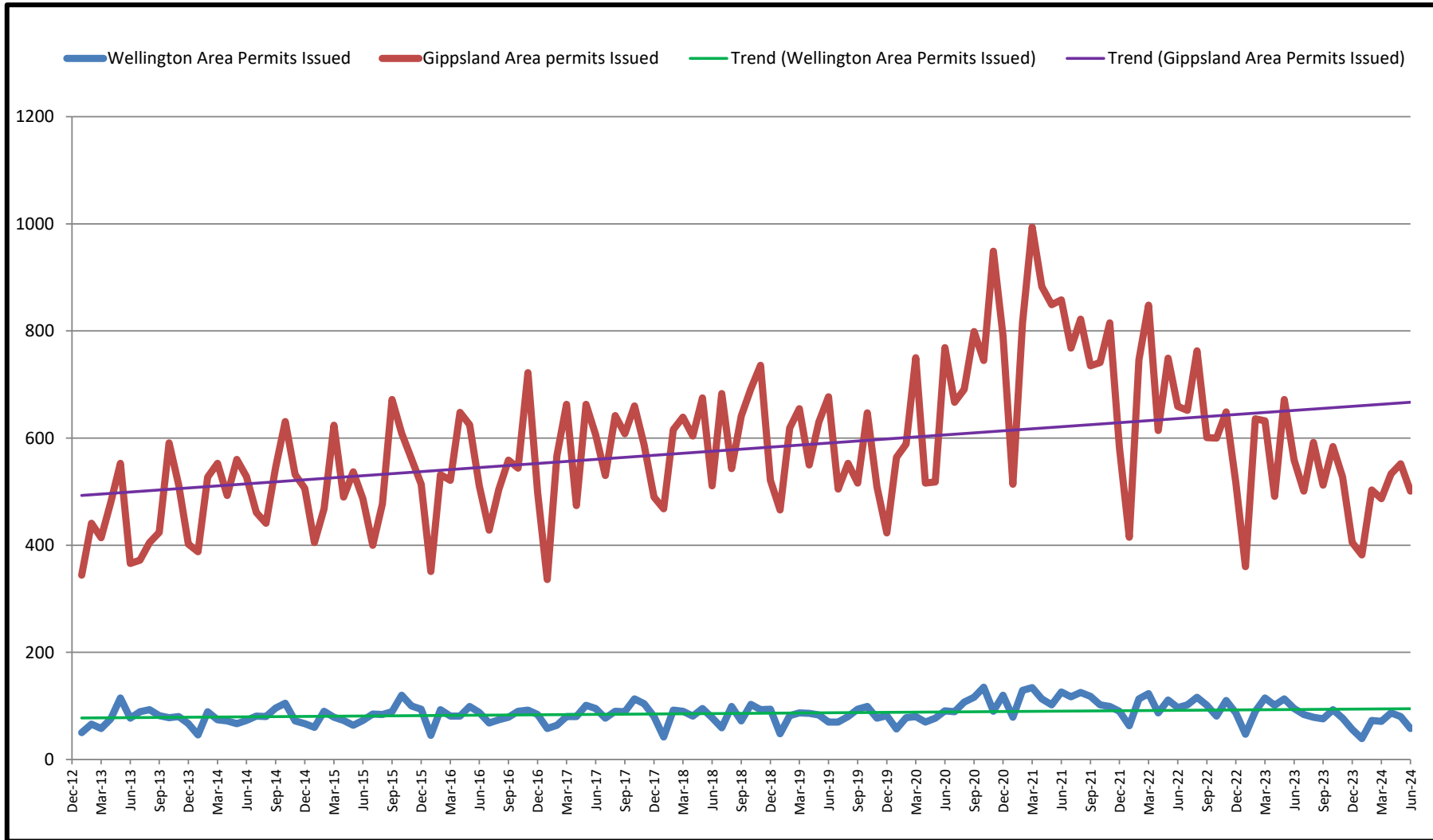
**ATTACHMENT 14.1.1**

	<b>July</b>	<b>August</b>	<b>September</b>	<b>Total</b>
<b>GOLDEN BEACH</b>	1 \$120,000	0 \$0	0 \$0	1 \$120,000
<b>GORMANDALE</b>	1 \$528,089	1 \$15,000	1 \$872,930	3 \$1,416,019
<b>HEDLEY</b>	0 \$0	0 \$0	1 \$93,540	1 \$93,540
<b>HEYFIELD</b>	4 \$1,009,700	3 \$233,503	5 \$373,672	12 \$1,616,875
<b>JACK RIVER</b>	1 \$5,200	0 \$0	0 \$0	1 \$5,200
<b>LANGSBOROUGH</b>	0 \$0	1 \$49,900	0 \$0	1 \$49,900
<b>LICOLA NORTH</b>	0 \$0	0 \$0	1 \$62,880	1 \$62,880
<b>LOCH SPORT</b>	6 \$1,160,725	3 \$44,219	2 \$65,500	11 \$1,270,444
<b>LONGFORD</b>	2 \$53,800	3 \$459,117	0 \$0	5 \$512,917
<b>MAFFRA</b>	6 \$1,954,089	8 \$352,660	7 \$858,489	21 \$3,165,238
<b>MONTGOMERY</b>	1 \$83,600	0 \$0	0 \$0	1 \$83,600
<b>NEWRY</b>	1 \$550,000	0 \$0	0 \$0	1 \$550,000
<b>PARADISE BEACH</b>	1 \$31,632	0 \$0	2 \$102,320	3 \$133,952
<b>PEARSONDALE</b>	1 \$15,800	0 \$0	0 \$0	1 \$15,800
<b>PERRY BRIDGE</b>	0 \$0	1 \$412,060	0 \$0	1 \$412,060
<b>PORT ALBERT</b>	0 \$0	1 \$274,738	2 \$47,500	3 \$322,238
<b>ROBERTSONS BEACH</b>	1 \$10,000	0 \$0	0 \$0	1 \$10,000
<b>ROSEDALE</b>	3 \$1,885,721	2 \$51,991	4 \$168,158	9 \$2,105,870
<b>SALE</b>	13 \$2,245,074	16 \$3,631,291	16 \$1,816,605	45 \$7,692,970
<b>SEASPRAY</b>	3 \$138,370	0 \$0	0 \$0	3 \$138,370

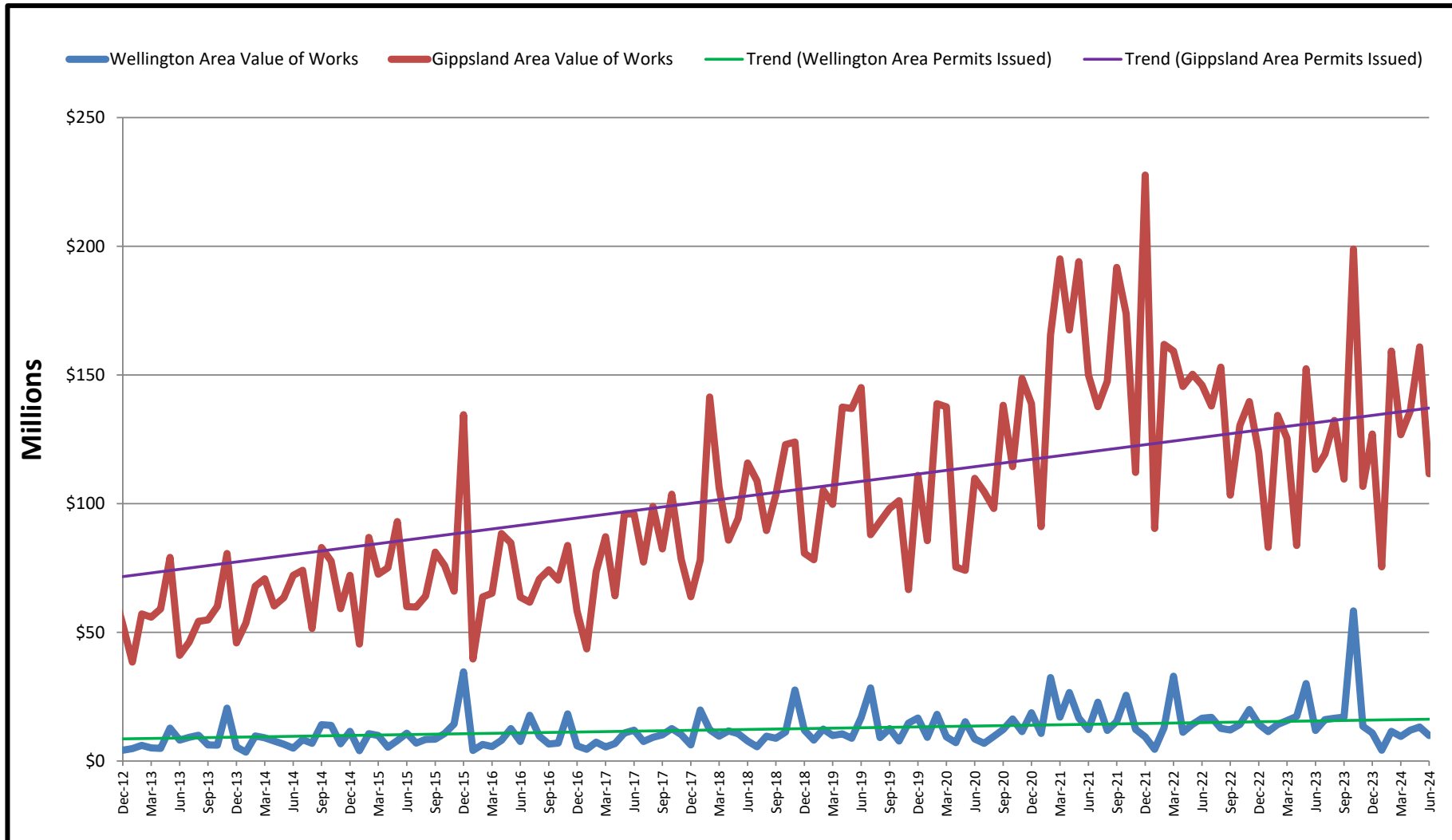
**ATTACHMENT 14.1.1**

	<b>July</b>	<b>August</b>	<b>September</b>	<b>Total</b>
<b>SEATON</b>	0 \$0	2 \$633,234	0 \$0	2 \$633,234
<b>STRATFORD</b>	8 \$698,145	6 \$1,317,523	3 \$517,470	17 \$2,533,138
<b>TARRAVILLE</b>	0 \$0	1 \$486,750	0 \$0	1 \$486,750
<b>THE HONEYSUCKLES</b>	1 \$170,000	0 \$0	2 \$838,569	3 \$1,008,569
<b>TINAMBA</b>	1 \$130,257	0 \$0	1 \$115,000	2 \$245,257
<b>VALENCIA CREEK</b>	0 \$0	1 \$157,300	0 \$0	1 \$157,300
<b>WILLUNG SOUTH</b>	1 \$11,197	0 \$0	0 \$0	1 \$11,197
<b>WINNINDOO</b>	1 \$105,500	0 \$0	0 \$0	1 \$105,500
<b>WOODSIDE</b>	2 \$90,000	1 \$8,900	1 \$80,454	4 \$179,354
<b>WOODSIDE BEACH</b>	1 \$352,700	0 \$0	1 \$37,900	2 \$390,600
<b>WOODSIDE NORTH</b>	0 \$0	0 \$0	1 \$15,635	1 \$15,635
<b>WURRUK</b>	1 \$34,150	1 \$8,250	0 \$0	2 \$42,400
<b>YARRAM</b>	5 \$154,575	3 \$218,168	1 \$38,500	9 \$411,243
<b>Total</b>	79 12,782,822	68 9,881,550	64 7,747,596	211 30,411,968

**GRAPH 1: NUMBER OF BUILDING PERMITS**



**GRAPH 2: VALUE OF BUILDING WORKS**



## 14.2. MONTHLY PLANNING DECISIONS - SEPTEMBER 2024

### ACTION OFFICER: MANAGER LAND USE PLANNING

#### PURPOSE

To provide a report to Council on recent planning permit trends and planning decisions made under delegation by Statutory Planners during the month of September 2024.

#### PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

#### RECOMMENDATION

***That Council note the report on recent Planning Permit trends and Planning Application determinations between 1 September and 30 September 2024.***

#### 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 September and 30 September 2024 is included in '*Planning Decisions Report - September 2024*'.

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) is included in '*Planning Trends Report - September 2024*'.

#### ATTACHMENTS

1. Planning Decisions Report - September 2024 [14.2.1 - 4 pages]
2. Planning Trends Report - September 2024 [14.2.2 - 3 pages]

#### OPTIONS

Council has the following options available:

1. Receive 1 September to 30 September 2024 planning decisions report; or
2. Not receive 1 September to 30 September 2024 planning decisions report and seek further information for consideration at a future Council meeting.

#### PROPOSAL

That Council note the report of recent planning permit trends and planning application determinations between 1 September and 30 September 2024.

## **CONFLICT OF INTEREST**

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

## **FINANCIAL IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **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 Planning Policy Framework in the Wellington Planning Scheme.

## **COUNCIL PLAN IMPACT**

The Council Plan 2021-25 Theme 2 "Economy and Sustainable Growth" states the following strategic outcomes:

**Strategic Outcome 2.1:** *"A diverse economy that creates jobs and opportunities."*

**Strategic Outcome 2.3:** *"An increase in variety of housing choice to support equitable access to housing."*

This report supports the above Council Plan strategic outcomes.

## **RESOURCES AND STAFF IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COMMUNITY IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **ENVIRONMENTAL IMPACT**

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



**ENGAGEMENT IMPACT**

This impact has been assessed and there is no effect to consider at this time.

**RISK MANAGEMENT IMPACT**

This impact has been assessed and there is no effect to consider at this time.

**PLANNING APPLICATION DETERMINATIONS  
BETWEEN 1/09/2024 AND 30/09/2024**

<b>Application No/Year</b>	<b>Date Received</b>	<b>Property Title &amp; Address</b>	<b>Proposal</b>	<b>Status</b>
206-2.00/2022	21/08/2024	Assessment No. 201012 PCA: 1 SEC: A 191 GORMANDALE	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth  20/09/2024
533-2.00/2022	29/05/2024	Assessment No. 278408 PC: 104815 41 TARRAVILLE RD PORT ALBERT	2 lot subdivision of the land.	Permit Issued by Delegate of Resp/Auth  20/09/2024
183-2.00/2023	7/08/2024	Assessment No. 398099 LOT: 13 LP: 135365 55 CANSICK ST ROSEDALE	B & W associated with the construction of a dwelling & outbuilding	Permit Issued by Delegate of Resp/Auth  10/09/2024
340-1.00/2023	6/10/2023	Assessment No. 403857 LOT: 5 PS: 531370D 2/12 BAY ST PORT ALBERT	B & W associated with the construction of an outbuilding.	Withdrawn  26/09/2024
384-2.00/2023	29/08/2024	Assessment No. 277434 LOT: 2 PS: 128347 43 NAPIER ST PORT ALBERT	B&W/alterations/additions to a dwelling/construction of 2nd dwelling.	Permit Issued by Delegate of Resp/Auth  23/09/2024
35-1.00/2024	12/02/2024	Assessment No. 386649 LOT: 1 PS: 220482R KALLADY RD JACK RIVER	2 lot subdivision of the land & construction of a dwelling.	Permit Issued by Delegate of Resp/Auth  9/09/2024
82-1.00/2024	22/03/2024	Assessment No. 246702 LOT: 2530 LP: 70942 108 WALLABY ST LOCH SPORT	B & W associated with the construction of a dwelling & outbuilding.	NOD issued by Delegate of Respon/Auth  23/09/2024
94-1.00/2024	2/04/2024	Assessment No. 103945 LOT: 1 TP: 298381F NAMBROK RD NAMBROK	U & D of the land for rural workers accommodation (dwelling).	Permit Issued by Delegate of Resp/Auth  10/09/2024
113-1.00/2024	16/04/2024	Assessment No. 449231 LOT: 1 TP: 521212R 6 VICTORIA PDE LOCH SPORT	B & W associated with the construction of a replacement dwelling.	Permit Issued by Delegate of Resp/Auth  25/09/2024
125-1.00/2024	24/04/2024	Assessment No. 12443 LOT: 1 TP: 402311 485 RAYMOND ST SALE	Two lot subdivision of the land.	Permit Issued by Delegate of Resp/Auth  3/09/2024
128-1.00/2024	30/04/2024	Assessment No. 50559 LOT: 1 TP: 392715 43-49 YORK ST SALE	Installation of a major promotion sign.	NOD issued by Delegate of Respon/Auth  10/09/2024

**ATTACHMENT 14.2.1**

<b>Application No/Year</b>	<b>Date Received</b>	<b>Property Title &amp; Address</b>	<b>Proposal</b>	<b>Status</b>
145-1.00/2024	7/05/2024	Assessment No. 456277 CA: 41 83 BEAGLEYS RD DEVON NORTH	Use of the land for rural workers accommodation.	Permit Issued by Delegate of Resp/Auth  10/09/2024
148-1.00/2024	9/05/2024	Assessment No. 298141 LOT: 1 TP: 97201G 13 STATION ST YARRAM	Buildings & works associated with the extension to a dwelling.	Permit Issued by Delegate of Resp/Auth  19/09/2024
183-1.00/2024	11/06/2024	Assessment No. 247114 LOT: 1249 LP: 58872 32 WATTLE GR LOCH SPORT	B & W associated with the construction of 2 outbuildings.	Withdrawn  30/09/2024
193-1.00/2024	25/06/2024	Assessment No. 462838 LOT: 9 LP: 117184 106 YARRAM-PORT ALBERT LANGSBOROUGH	To create or alter an access to a road in a Transport Zone 2.	Permit Issued by Delegate of Resp/Auth  5/09/2024
201-1.00/2024	28/06/2024	Assessment No. 333765 LOT: 1 TP: 111769A 76 AVON ST BRIAGOLONG	Three lot subdivision of the land (boundary realignment).	Permit Issued by Delegate of Resp/Auth  4/09/2024
202-1.00/2024	28/06/2024	Assessment No. 391599 LOT: 40 LP: 10751 43-53 MCLEAN ST YARRAM	Use & development of the land for industry.	NOD issued by Delegate of Respon/Auth  12/09/2024
210-1.00/2024	3/07/2024	Assessment No. 110783 CA: A1 15 O'BRIENS RD COWWARR	Buildings & works associated with the construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth  11/09/2024
217-1.00/2024	4/07/2024	Assessment No. 244046 LOT: 2428 LP: 70939 123 TOORAK AVE LOCH SPORT	Building & works associated with the construction of a retaining wall.	Permit Issued by Delegate of Resp/Auth  25/09/2024
218-1.00/2024	4/07/2024	Assessment No. 263731 LOT: 1 TP: 539371U YARRAM-MORWELL RD STACEYS BRIDGE	Use and development of the land for the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth  26/09/2024
220-1.00/2024	5/07/2024	Assessment No. 10280 LOT: 2 TP: 546802D 174 PEARSON ST SALE	B & W associated with the construction of a second dwelling.	Withdrawn  3/09/2024
232-1.00/2024	17/07/2024	Assessment No. 188912 LOT: 16 LP: 64760 16 DAWSON ST ROSEDALE	Two lot re-subdivision of the land.	Permit Issued by Delegate of Resp/Auth  4/09/2024
235-1.00/2024	17/07/2024	Assessment No. 242016 LOT: 735 LP: 53109 5 SIMON CT LOCH SPORT	Buildings and works associated with the construction of a dwelling.	NOD issued by Delegate of Respon/Auth  18/09/2024

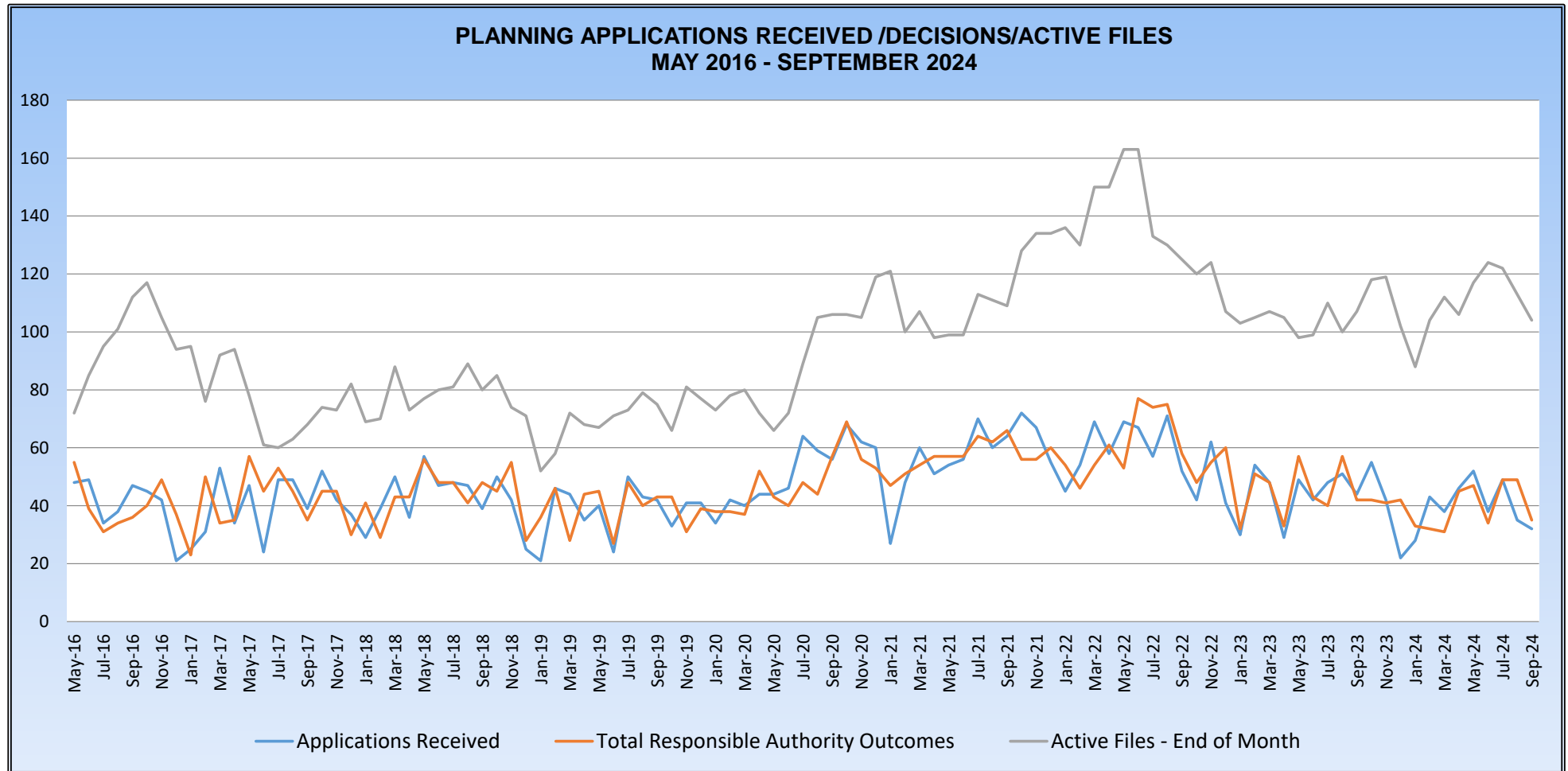
**ATTACHMENT 14.2.1**

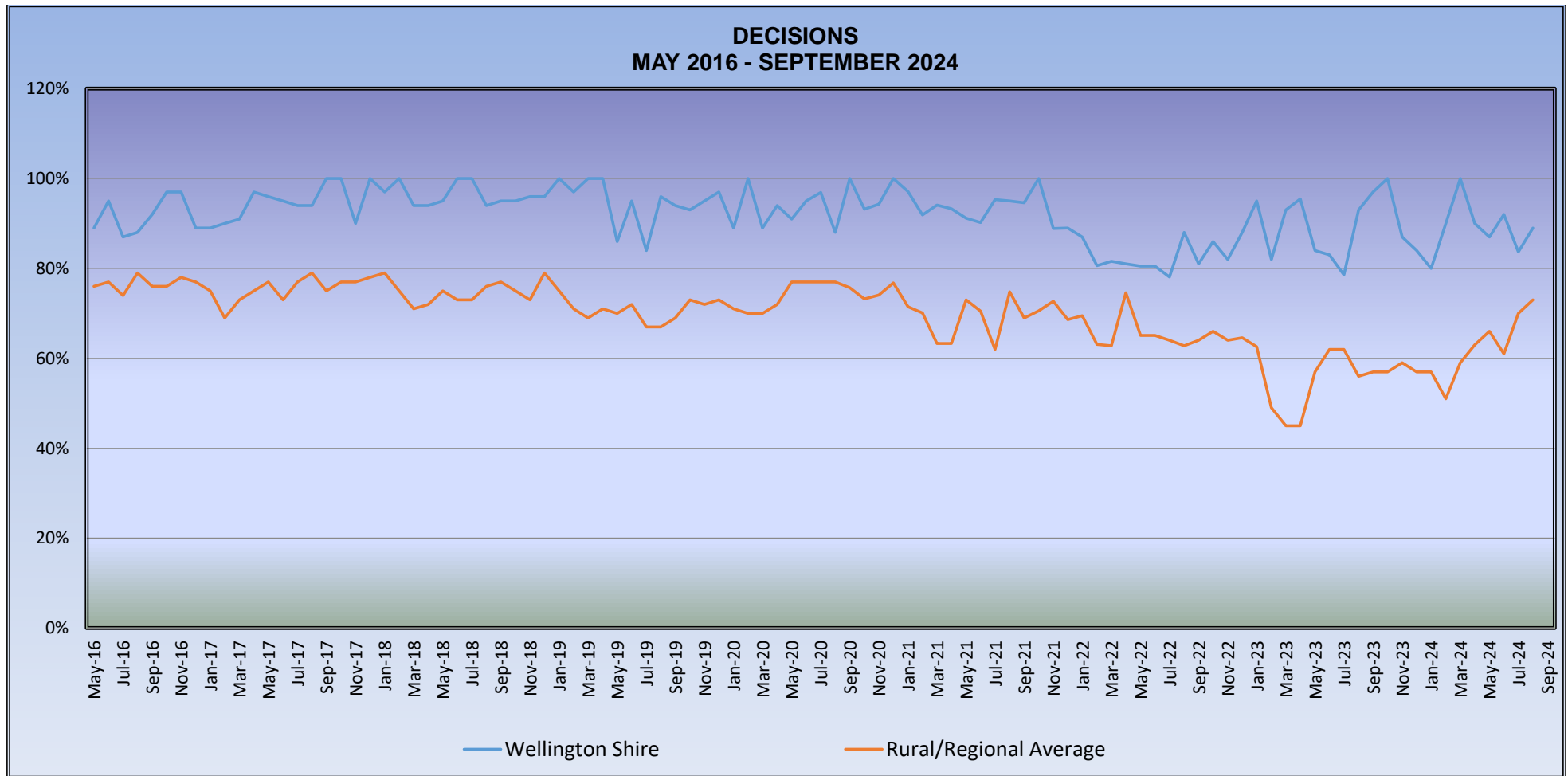
<b>Application No/Year</b>	<b>Date Received</b>	<b>Property Title &amp; Address</b>	<b>Proposal</b>	<b>Status</b>
237-1.00/2024	17/07/2024	Assessment No. 380048  PLANNING & BUILDING ST WELLINGTON	Removal of native vegetation.	Permit Issued by Delegate of Resp/Auth  23/09/2024
239-1.00/2024	22/07/2024	Assessment No. 71738  LOT: 7 LP: 2155 326 YORK ST SALE	Creation of two easements.	Permit Issued by Delegate of Resp/Auth  4/09/2024
242-1.00/2024	23/07/2024	Assessment No. 276717  LOT: 15 PS: 30571 61 BAY ST PORT ALBERT	B&W assoc. with the const of an ext to an existing dwelling & carport.	Permit Issued by Delegate of Resp/Auth  16/09/2024
255-1.00/2024	8/08/2024	Assessment No. 233999  LOT: 1 PS: 210832 98 LAKE ST LOCH SPORT	B & W assoc with the extension of an existing dwelling.	Permit Issued by Delegate of Resp/Auth  13/09/2024
257-1.00/2024	8/08/2024	Assessment No. 228692  LOT: 520 LP: 53108 1 COVE ST LOCH SPORT	B & W assoc with the const of an extension to an existing dwelling.	Permit Issued by Delegate of Resp/Auth  3/09/2024
258-1.00/2024	9/08/2024	Assessment No. 440925  LOT: 6 PS: 330759T 3,215 LONGFORD-LOCH DUTSON DOWNS	Buildings & works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth  20/09/2024
259-1.00/2024	12/08/2024	Assessment No. 190918  LOT: 5 PS: 81205 30 ROSEDALE-LONGFORD ROSEDALE	B & W associated with the construction of a small second dwelling.	Permit Issued by Delegate of Resp/Auth  20/09/2024
261-1.00/2024	12/08/2024	Assessment No. 191668  CA: 4A SEC: 3A 109 DUKE ST ROSEDALE	B & W associated with the ext to an existing men's shed building.	Permit Issued by Delegate of Resp/Auth  17/09/2024
262-1.00/2024	14/08/2024	Assessment No. 367870  LOT: 1 TP: 334559 105 WRIGHTS LANE NEWRY	New Liquor Licence (Producers Licence).	Permit Issued by Delegate of Resp/Auth  12/09/2024
267-1.00/2024	26/08/2024	Assessment No. 235069  LOT: 603 LP: 53109 28 MARINA DR LOCH SPORT	B&W assoc with the const of a veranda on an existing dwelling.	Permit Issued by Delegate of Resp/Auth  6/09/2024
271-1.00/2024	27/08/2024	Assessment No. 244053  LOT: 1 TP: 167401K 121 TOORAK AVE LOCH SPORT	Buildings & works associated with the construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth  11/09/2024
275-1.00/2024	29/08/2024	Assessment No. 81935  LOT: 1 LP: 146787E 1,262 BENGWORDEN RD CLYDEBANK	B/W associated with the construction of an agricultural building.	Permit Issued by Delegate of Resp/Auth  4/09/2024

**ATTACHMENT 14.2.1**

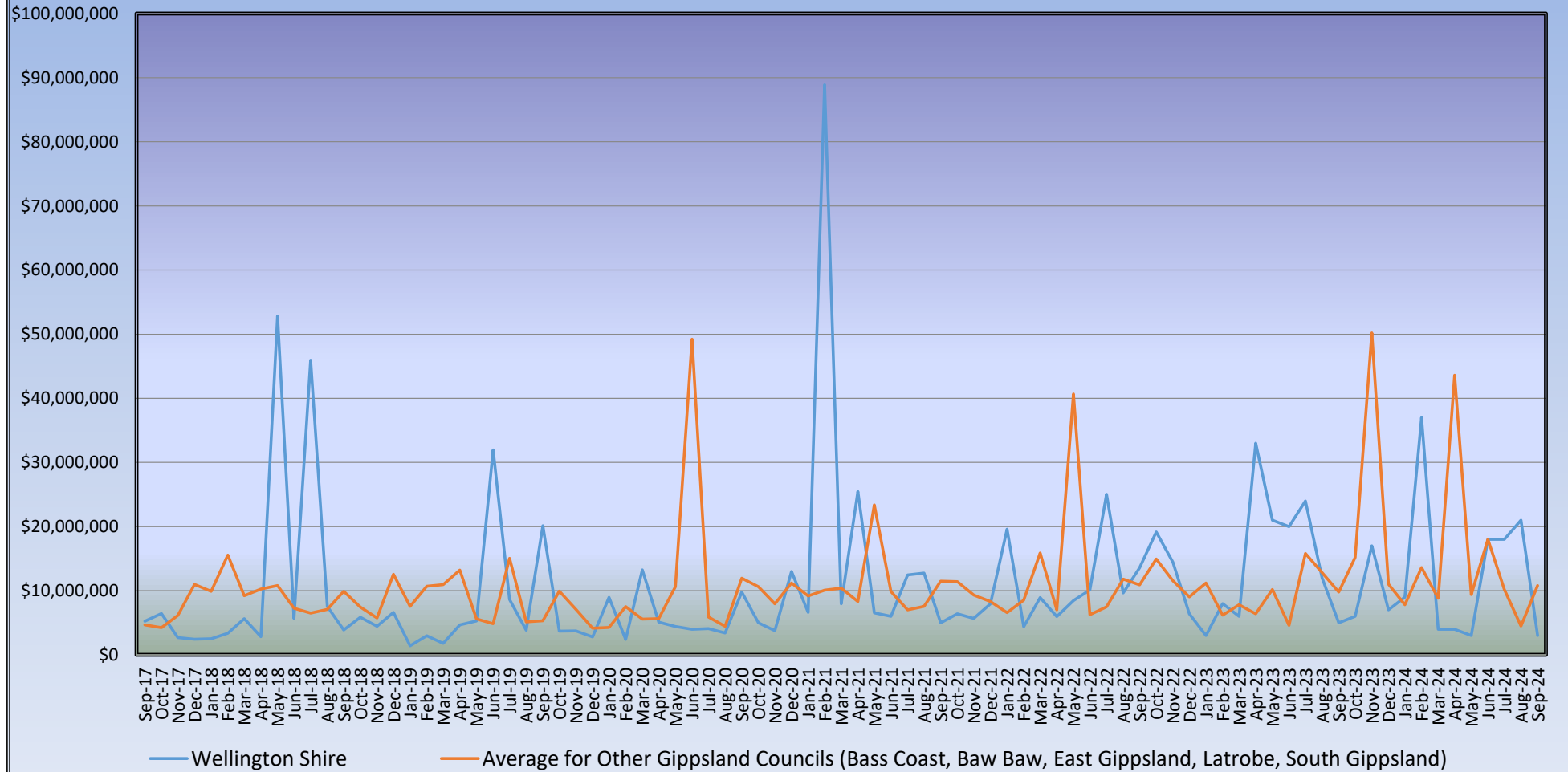
<b>Application No/Year</b>	<b>Date Received</b>	<b>Property Title &amp; Address</b>	<b>Proposal</b>	<b>Status</b>
276-1.00/2024	29/08/2024	Assessment No. 112953 LOT: 3 PS: 142309 3,179 TRARALGON-MAFFRA HEYFIELD	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth  9/09/2024
277-1.00/2024	29/08/2024	Assessment No. 14571 LOT: 2 TP: 330355 44 STAWELL ST SALE	Buildings and works associated with the extension of a dwelling.	Permit Issued by Delegate of Resp/Auth  5/09/2024
280-1.00/2024	3/09/2024	Assessment No. 93203 LOT: 2 PS: 119758 290 GOOCH RD STRATFORD	B & W associated with the construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth  16/09/2024
291-1.00/2024	11/09/2024	Assessment No. 86058 LOT: 1 PS: 206551E 119 SOMERTON PARK ESTATE COBAINS	Buildings & works associated with the construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth  26/09/2024
292-1.00/2024	16/09/2024	Assessment No. 257634 LOT: 1014 LP: 40160 21 SIXTH AVENUE SOUTH PARADISE BEACH	Buildings & works associated with the construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth  26/09/2024
298-1.00/2024	19/09/2024	Assessment No. 345157 CA: 1 SEC: 1 170 DOWS RD VALENCIA CREEK	B&W associated with the construction of an agricultural building.	Permit Issued by Delegate of Resp/Auth  30/09/2024
299-1.00/2024	19/09/2024	Assessment No. 108233 CA: 23 SEC: E 40 TUDORS LANE DENISON	B&W associated with the construction of an agricultural building.	Permit Issued by Delegate of Resp/Auth  24/09/2024

**Total No of Decisions Made: 42**





**ESTIMATED VALUE OF WORKS  
SEPTEMBER 2017 - SEPTEMBER 2024**





## 15. FURTHER GALLERY AND ONLINE COMMENTS

*Gallery comments are an opportunity for members of the public to raise any particular matter they wish. This allows those in the gallery to speak directly to Councillors but is not a forum designed for open discussion or debate. We will listen respectfully to what you have to say and make the commitment that if your query requires a written response, we will advise you that a response will be forthcoming, and a copy of that response will be circulated to all Councillors.*

*This is not a forum for members of the public to lodge complaints against individuals, including Councillors and staff, particularly as that individual gets no public right of reply to any matter raised. We take complaints seriously, and in line with the guidance from the Victorian Ombudsman and the local Government Inspectorate, we request that any specific complaint against an individual be put in writing. This way, your concern can be properly dealt with while ensuring fairness to all parties concerned.*

*If you wish to speak, we remind you that this part of the meeting is being recorded and broadcast on our website. Council's official Minutes will record that you have spoken to Council and the subject you spoke to Council about but will not record specific comments. We ask you to state your name in full, where you are from, and you have three minutes.*

ONLINE COMMENTS –

FURTHER GALLERY COMMENTS –

Meeting declared closed at:

The live streaming of this Council meeting will now come to a close.

## 16. IN CLOSED SESSION

### COUNCILLOR

*That the meeting be closed to the public pursuant to Section 66(2) of the Local Government Act 2020 to consider matters under Section 66(5)(b) as defined by Section 3(1) being:*

- a) Council business information*
- b) Security information*
- c) Land use planning information*
- d) Law enforcement information*
- e) Legal privileged information*
- f) Personal information*
- g) Private commercial information*
- h) Confidential meeting information*
- i) Internal arbitration information*
- j) Councillor Conduct Panel confidential information*
- k) Information prescribed by the regulations to be confidential information*
- l) Information that was confidential information for the purposes of section 77 of the Local Government Act 1989*

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**IN CLOSED SESSION**

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### COUNCILLOR

*That Council move into open session and ratify the decision made in closed session.*