



WELLINGTON
SHIRE COUNCIL

Minutes Ordinary Council Meeting

Tuesday 17 February 2026, commencing at 5:00 PM

Cr Cindy Madeley (Mayor)

Cr Liz Foat (Deputy Mayor)

Cr Catherine Bannerman

Cr Scott Rossetti

Cr Edward Lowe

Cr Garry Stephens

Cr Carmel Ripper

Cr John Tatterson

Cr Geoff Wells

David Morcom, Chief Executive Officer

Arthur Skipitaris, General Manager Corporate Services

Chris Hastie, General Manager Built and Natural Environment

Renae Littlejohn, Acting General Manager Development

Billie-Jo Thorburn, Acting Manager Customer & Communications

Catie Thomson, Governance Officer

ORDINARY MEETING OF COUNCIL
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COUNCIL MEETING INFORMATION

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Members of the public in attendance at the Council meeting who wish to communicate with the Council regarding an agenda item or any other matter should advise the Mayor, ideally prior to the meeting starting, to ensure that their submission is called at the appropriate time during the meeting.

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

MISSION STATEMENT

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

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

NIL

2. DECLARATION OF CONFLICT/S OF INTEREST

NIL

3. CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETING/S

3.1. ADOPTION OF MINUTES OF PREVIOUS COUNCIL MEETING

ACTION OFFICER: MANAGER GOVERNANCE

OBJECTIVE

To adopt the minutes of the Ordinary Council Meetings of 16 December 2025 and 3 February 2026.

RECOMMENDATION

That Council adopt the minutes and resolutions of the past two Ordinary Council Meetings for 16 December 2025 and 3 February 2026.

COUNCILLOR ROSSETTI / COUNCILLOR LOWE

That Council adopt the minutes and resolutions of the past two Ordinary Council Meetings for 16 December 2025 and 3 February 2026.

CARRIED

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 MEETING/S

ACTION OFFICER: CHIEF EXECUTIVE OFFICER

ITEM	FROM MEETING	COMMENTS	ACTION BY
NIL			

5. ACCEPTANCE OF LATE AND URGENT ITEMS

5.1. LATE ITEM - NOTICE OF MOTION – COUNCIL CALLING IN PLANNING PERMIT APPLICATION P198/2022 FOR A PROPOSED BROILER FARM, ROSEDALE

A full notice of motion was presented to Councillors for consideration of acceptance as a late item by Councillor Bannerman, as follows:

That Council ‘call in’ planning permit application P198/2022 for a proposed Broiler Farm (unit 3) development at Rosedale, and that Council determines this application at the 3 March 2026 Council meeting on the basis that there are unique issues with this application relating to the broader odour and nuisance impacts possibly affecting nearby residents.

That Council accept Councillor Bannerman’s Notice of Motion regarding Council ‘Calling in’ Planning Permit Application P198/2022 for a proposed Broiler Farm (unit 3) Development in Rosedale.

COUNCILLOR BANNERMAN / COUNCILLOR LOWE

NOT CARRIED

FOR: (4) Cr Stephens, Cr Lowe, Cr Bannerman, Cr Rossetti

AGAINST: (5) Cr Madeley, Cr Foat, Cr Wells, Cr Tatterson, Cr Ripper

6. NOTICE/S OF MOTION

NIL

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

COUNCILLOR FOAT visited the Fulham Solar Farm along with Mayor Madeley, Councillor Wells, Councillor Ripper and the Chief Executive Officer. They were met by many workers including Andre and Pedro as well as Matt and Rose from Octopus Energy. There are 400 acres of farmland to be used for the solar farm with the aim to have 150,000 solar panels, for which 90 solar panels have already been installed. There were many learnings. It was explained the hexagonal panels can rotate with the sun and are currently in ‘safe mode’ which will be deployed whenever extreme weather circumstances prevail. The project will be in full operation by 2027. During construction and operation, over 100 jobs have been created, but it was suggested it may be closer to 200-300 jobs. When it is ‘up and going’ there will be 10 ongoing operational jobs required (maintenance and overseeing operations).

Around 70% of materials and resources will be sourced locally during the construction phase. It was a very informative visit and a valuable opportunity to see how a large-scale renewable energy project operates and contributes to the broader community.

Councillor Madeley added that there will be the potential, once the farm is finished, to graze sheep on this land.

COUNCILLOR RIPPER attended by invitation the Maffra Band training night and acknowledged the honour to have received the invitation and the importance of the Maffra Band to the community. There are 150 musicians across 8 groups. These 8 groups will continue to grow. The Maffra Band performed over 50 gigs in 2025 for around 20,000 people from Bairnsdale to Traralgon. They have been successful with some grants which amounted to \$62,000 last year for their Building Fund which goes toward a building facility for playing and storage of band equipment. The Band also participates in Anzac Day services in Maffra, Heyfield and Rosedale. Having sat through the rehearsals, Councillor Ripper learnt much about what goes into the making and conducting of an orchestra. Councillor Ripper also engaged with members of the band during the rehearsal break in relation to their instruments and their motivations for joining the band. There is so much joy for the band members participating in the band and their involvement in playing, which includes nursing home performances. This visit has been a most rewarding experience which has resonated for Councillor Ripper.

Councillor Ripper acknowledged the North Gippsland Group of CWA held in the Senior Citizens Room in Stratford. In attendance was the State Office Bearer and Director, Stephanie McCall. The 'Middle of Everywhere' Public Relations (PR) bags were on offer. Stephanie was very impressed by what Gippsland has to offer, indicating a repeat visit is now intended – this is a great tribute to the 'Middle of Everywhere' promotional bag. The CWA has had a long and proud history in the Gippsland region with multiple branches across the Wellington Shire and Gippsland. They 'lend a hand' during fires and floods, offer comfort during difficult times and create space where women can connect. At the request of the President of CWA, Councillor Ripper provided an address on the theme of prevention of violence against women in Gippsland, focussing on the Wellington Prevention of Violence Network, the 16 Days of Activism against gender-based violence and Wellington Shire's Walk Against Violence.

COUNCILLOR MADELEY spoke about the recent fire which occurred at the former Sale Police Station last week and acknowledged and thanked the many CFA volunteers and emergency services personnel involved in response to ensure community safety and protect surrounding buildings. There were 17 Country Fire Authority (CFA) / Fire crews from around the district and from the Latrobe Valley as well.

Wellington Shire Council has previously advised the State Government of the desire to purchase both the former Sale Police station site and the Sale Community College, once available for sale. Both sites have been impacted by Native Title, so this must be resolved by State Government before land is sold and this has been held up by the State Government for over a decade at both sites.

Councillor Madeley stressed that the issue is not with the Gunaikurnai Land and Waters Aboriginal Corporation (GLAWAC), the first nations representatives. Rather, the hold-up has been with the State Government's reluctance to deal with native title claims. Council does not wish to own both sites in the long term. Rather, Council's preferred choice is to remove the buildings, except the old heritage listed Sale high school building and then undergo an Expression of Interest process for commercial developers with the view of private investment, such as hospitality, retail, accommodation etc that would be more in tune with these strategic sites. Wellington Shire Council has not resolved details of this process, as yet, but it is a once-in-a-lifetime opportunity to turn these key sites into higher order outcomes; something that will benefit the community.

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. MAYOR AND COUNCILLORS REPORT

ACTION OFFICER: MAYOR CINDY MADELEY

RECOMMENDATION
<p><i>That the Mayor and Councillors report be noted for December 2025 and January 2026.</i></p> <p>COUNCILLOR RIPPER / COUNCILLOR WELLS</p> <p><i>That the Mayor and Councillors report be noted for December 2025 and January 2026.</i></p> <p style="text-align: right;">CARRIED</p>

DECEMBER 2025

DATE	EVENT	ATTENDEES
1 December	<p>Incident Management Spokesperson Training.</p> <p>Yarram Support Expo and Yarram Historical Society.</p> <p>Maffra Recreation Reserve Community Asset Committee Meeting.</p> <p>Gippsland Art Gallery Advisory Group Meeting.</p>	<p>Mayor Madeley and Deputy Mayor Foat.</p> <p>Cr Stephens</p> <p>Cr Wells</p> <p>Mayor Madeley</p>
3 December	<p>Mayor and Cr Tatterson catch up.</p> <p>Webinar: 16 Days of Activism: Respectful Relationships & Young People.</p>	<p>Mayor Madeley and Cr Tatterson.</p> <p>Mayor Madeley</p>
4 December	<p>2025 MAV Mayors Mandatory Training and Oration.</p> <p>Timber Towns Victoria General Meeting.</p>	<p>Mayor Madeley and Deputy Mayor Foat.</p> <p>Cr Bannerman</p>

DATE	EVENT	ATTENDEES
4 December	Hydrotherapy Pool Discussion (Onsite). Sale College "Shark Tank" competition for Yr 8 Students. Seaspray Committee Meeting.	Cr Lowe Cr Wells Cr Wells
5 December	Yarram Mechanics Hall Meeting. CEO also in attendance. Rosedale Christmas Carols.	Cr Stephens Cr Bannerman
5 December	Combined Churches Community Dinner. Launch of Gippsland Art Gallery Summer Season.	Cr Stephens Mayor Madeley
6 December	Christmas Community Market, Yarram.	Cr Stephens
7 December	Newry Hall Christmas Concert. Stratford and District Christmas Carols and Family Fun Time Fair.	Cr Ripper Mayor Madeley
8 December	Mayor and Cr Lowe catch up. Deputy Mayor and CEO catch up. Mayor catch up with ex-Councillor Carolyn Crossley. Governance Rules and Meeting Procedures Meeting. Advocacy Meeting (In Person) with Andrew Pomeroy (ex GM Development).	Mayor Madeley and Cr Lowe. Deputy Mayor Foat Mayor Madeley Mayor Madeley Mayor Madeley
9 December	Strategic Land Use Planning Projects (SLUPP) Review Group Meeting. Cr Wells and CEO catch up. Mayor and Cr Wells catch up. Gippsland Grammar Sponsorship - Awards Presentation.	Cr Bannerman, Cr Tatterson, and Deputy Mayor Foat. Cr Wells Mayor Madeley and Cr Wells. Mayor Madeley

DATE	EVENT	ATTENDEES
10 December	Trail Estate Stratford - Completion Celebration / Ribbon Cutting. Wellington Walk Against Family Violence. Southerly Ten CAG dinner. Sale Small Rifles Club: Presentation Night.	Mayor Madeley and Deputy Mayor Foat. Mayor Madeley, Deputy Mayor Foat, Cr Wells, and Cr Ripper. Cr Bannerman Mayor Madeley
11 December	Mayor and Cr Bannerman catch up.	Mayor Madeley and Cr Bannerman.
11 December	Mayor and Cr Ripper catch up. Gippsland Critical Minerals Community Reference Group Meeting.	Mayor Madeley and Cr Ripper. Cr Wells
12 December	Sale College Awards Presentation. ABC Interview.	Deputy Mayor Foat Mayor Madeley
13 December	Red Knights Motorcycle Club, 27th Annual Keith Hamilton Sale and District Toy Run.	Deputy Mayor Foat
15 December	Meeting with Andrew Pomeroy regarding Shirley's. Meeting with the owners of Shirley's. Yarram Secondary College Awards day.	Mayor Madeley Mayor Madeley Cr Stephens
16 December	CMT & Councillor Christmas Function.	All
17 December	Filming Christmas Message Meet & Greet with Danny O'Brien MP and CEO.	Mayor Madeley Mayor Madeley
18 December	Mayor and Cr Stephens catch up.	Mayor Madeley and Cr Stephens.
21 December	Maffra Christmas Carols.	Cr Ripper

JANUARY 2026

DATE	EVENT	ATTENDEES
3 January	2026 TRFM Sale Cup, Sale Greyhounds. CEO also in attendance.	Cr Wells
5 January	Mayor and CEO catch up.	Mayor Madeley
8 January	Seaspray Committee Meeting.	Cr Wells
11 January	Dargo Community Meeting. TRFM Interview.	Mayor Madeley Mayor Madeley
13 January	Cr Wells and CEO catch up. Mayor meeting with Anne Fleming.	Cr Wells Mayor Madeley
19 January	Mayor and A/CEO Chris Hastie catch up.	Mayor Madeley
20 January	Councillor Meeting: Community Facilities. Waste Policy Overview meeting.	Mayor Madeley, Deputy Mayor Foat, Cr Ripper, Cr Bannerman, Cr Lowe, Cr Stephens, Cr Wells, and Cr Tatterson. Cr Ripper and Cr Stephens.
21 January	One Gippsland IURC Gippsland Forum.	Mayor Madeley
22 January	Rural Councils Victoria Committee meeting.	Cr Bannerman
23 January	Interview with WIN News. Sale Australia Day event catch up. CEO also in attendance.	Mayor Madeley Mayor Madeley
26 January	Citizenship Ceremony and Australia Day event, Sale. CEO also in attendance. Australia Day event: Loch Sport Australia Day event: Maffra. Australia Day event: Stratford. Australia Day event: Heyfield.	Mayor Madeley Deputy Mayor Foat Cr Ripper Cr Ripper Cr Bannerman

DATE	EVENT	ATTENDEES
26 January	Australia Day event: Rosedale. Australia Day event: Yarram. Australia Day event: Seaspray	Cr Bannerman Cr Stephens Cr Wells
28 January	Sale Food Support Visit. Seaspray engagement de-brief. Certificate of Appreciation Presentation: Ethan Monck. Gippsland Goannas Cricket Presentation.	Mayor Madeley and Deputy Mayor Foat. Mayor Madeley Mayor Madeley Cr Wells
29 January	Launch of the Maffra Rotary Family Mardi Gras. Interview with ABC Radio.	Mayor Madeley and Cr Ripper. Mayor Madeley
30 January	Coffee with Steph Morgan, Latrobe City Councillor.	Mayor Madeley
31 January	VicGrid Information Session, Woodside. Visit to Kuchs Road, Darriman.	Cr Stephens Cr Stephens

11. DELEGATES REPORT

COUNCILLOR FOAT provided an update on the Business Boost Reference Group meeting which was held last week. The main focus of this group is to support local businesses, strengthening the local economy and building confidence, whether the businesses are big or small, new or established. This is particularly important with several new businesses opening.

There is presently an online survey open called 'Businesses in Wellington' which is designed for local businesses in Wellington to share "how things are going", the challenges, the opportunities and to comment on what is changing locally. This feedback will help to shape future workshops, support programs and assist in collection of feedback about 'what is next' in the 'Taking Care of Business' e-newsletter.

Councillor Foat read out some of the many events which are taking place over February and March 2026 in the Shire, including:

- Gippy Rocks Festival: Friday 20 - Sunday 22 February 2026
- Heyfield Timber Festival: Saturday 21 February 2026
- VEGuary 2026 and Open Gardens: 1 - 28 February 2026
- Featuring Open Gardens: 22 February 2026 and Saturday 28 February 2026

- Sale Music Festival – Sale Botanic Gardens: Sunday 29 March 2026
- Maffra Mardi Gras: Saturday 14 March 2026
- Anzac Weekend Airshow: 18-19 April 2026. Children under 14 attend for free.

Councillor Foat encouraged interested individuals to visit the Wellington website for information on any of these events and encouraged the following of the “Middle of Everywhere” Instagram. Councillor Foat explained that staff member Michael hosts the ‘Out and About’ sessions, which showcase various locations across the Wellington Shire. Councillor Foat also noted a further content segment, ‘The Local Lowdown’, hosted by staff member Rachel, which features and interviews local businesses. Local businesses are encouraged to ‘get in touch’ with Rachel to participate.

COUNCILLOR BANNERMAN provided an update on the Wellington Disability Advisory Committee, a group of dedicated volunteers who come together to provide feedback and a vision on how Wellington Shire can be a more inclusive and equitable space to live and work in.

Some of the ideas discussed at the recent meeting included an expansion of technology (icons) that collects information about events. This has been very well received.

Other discussions included plans to improve the information on disability access available on the Shire’s website page such as access to recharge points, mobility scooters, accessible walks and a ‘tradie guide’ for building / building-to-code.

Councillor Bannerman also provided a brief update on the Audit and Risk Committee, a committee which oversees Council’s risk and exposure across a broad array of factors. Some factors which were recently discussed include the ‘balance point’ in terms of how Council can ideally bring about further improvements to workplace health and safety without ‘tying everyone up in knots’ with the creation of impossible risk standards. Another main area of discussion was around the State Government’s rollout of the new workplace psycho-social requirements and the associated responsibilities and obligations that organisations have for training, policy development and risk considerations.

12. CHIEF EXECUTIVE OFFICER

12.1. CHIEF EXECUTIVE OFFICER REPORT

ACTION OFFICER: CHIEF EXECUTIVE OFFICER

RECOMMENDATION
<i>That the Chief Executive Officer's report be received for December 2025 and January 2026.</i>
COUNCILLOR RIPPER / COUNCILLOR ROSSETTI
<i>That the Chief Executive Officer's report be received for December 2025 and January 2026.</i>
CARRIED

DECEMBER 2025

DATE	EVENT AND ATTENDEES
1 December	Meeting with Sara Rhodes-Ward / Xavier Csar, Director Regional Development Victoria. Attended Gippsland Regional Plan Steering Committee with Sara Rhodes-Ward and Kellie O'Callaghan, regional Development Australia (Gippsland) Chair.
4 December	Attended Committee for Wellington - End of Year Breakfast.
5 December	Meeting regarding Yarram Mechanics Hall. Cr Stephens also in attendance. Attended Gippsland Art Gallery Launch of Summer Season. Mayor Madeley also in attendance.
8 December	CEO catch up with Deputy Mayor Madeley. Attended Gippsland Regional Plan Steering Committee with Sara Rhodes-Ward and Kellie O'Callaghan.
9 December	Discussion with Kevin Johnson, Managing Director Geografia regarding structure of the Gippsland Regional Plan.
10 December	Attended Wellington Shire Council Leaders Group Committee meeting. Attended Wellington Walk Against Family Violence.
15 December	Attended Municipal Association of Victoria CEO Connect briefing online.
17 December	Attended introductory meeting with Mayor and Danny O'Brien MP, Leader of the Nationals and Member for Gippsland South.

DATE	EVENT AND ATTENDEES
17 December	Attended Wellington Shire: Your Call Service Training.
19 December	LGPro working lunch at Warragul.
22 December	Quarterly meeting with Darrin McKenzie, DEECA Regional Director Gippsland.

JANUARY 2026

DATE	EVENT AND ATTENDEES
3 January	2026 TRFM Sale Cup, Sale Greyhounds. Cr Wells also in attendance.
5 January	CEO regular catch up with Mayor.
8 January	Meeting with Leo O'Brien, Gippsland Real Estate. Attended Gippsland Regional Plan Steering Committee with Sara Rhodes-Ward and Kellie O'Callaghan.
9 January	Meeting with Acting CEO Central Gippsland Health, Mandy Pasmucans regarding CGH Childcare Proposal.
12 January	Attended Operational Meeting with Emergency Recovery Victoria regarding January 2026 Bushfires.
13 January	Regular catch up with Cr Wells.
14 January	Note: CEO on leave 14-22 January. Chris Hastie Acting CEO. Attended Mayors, CEOs X MAV Fire Response & Recovery Priorities online meeting (A/CEO).
19 January	Attended Municipal Association of Victoria CEO Connect briefing online (Acting CEO). CEO regular catch up with Mayor Madeley (Acting CEO).
20 January	Waste Policy Overview with Cr Stephens and Cr Ripper (Acting CEO).
23 January	CEO meeting with Mayor Madeley regarding Australia Day function.
25 January	CarbonNet 2026 Melbourne Park Function.
26 January	Attended Citizenship ceremony & Australia Day event in Sale. Mayor Madeley also in attendance.
27 January	Attended online meeting with Danny O'Brien MP regarding Gippsland Regional Plan development.

DATE	EVENT AND ATTENDEES
27 January	<p>Confidential West Sale Airport EOI Discussion with Lorenzo De Virgilio and Brett Singh from Marathon Electrical.</p> <p>Attended MAV State Council Briefing - Advocacy, Communications and Governance Officer online briefing.</p>
29 January	<p>Meeting with Michelle Dowsett, Executive Officer, Gippsland Community Foundation.</p> <p>Attended meeting with Alacaston Partners, Marine Nincevic regarding West Sale Airport.</p>
30 January	<p>Attended Wellington Police Service Area (PSA) Community Safety Initiative Meeting with Inspector Melanie Hampshire.</p> <p>Meeting with Helene Boothe from John Leslie Foundation.</p> <p>Attended project briefing meeting with Department of Transport and Planning regarding Sale Alternative Truck Route (Maffra Sale Rd & Myrtlebank-Fulham Road Int Upgrade).</p> <p>Attended online meeting with Wayne Farnham MP regarding Gippsland Regional Plan development.</p>

13. GENERAL MANAGER CORPORATE SERVICES

13.1. ASSEMBLY OF COUNCILLORS REPORT

ACTION OFFICER: MANAGER GOVERNANCE

PURPOSE

To report on all assembly of Councillor records received for the period 26 January 2026 to 8 February 2026.

RECOMMENDATION

That Council note and receive the attached Assembly of Councillor records for the period 26 January 2026 to 8 February 2026.

COUNCILLOR LOWE / COUNCILLOR ROSSETTI

That Council note and receive the attached Assembly of Councillor records for the period 26 January 2026 to 8 February 2026.

CARRIED

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 26 January 2026 to 8 February 2026.

ATTACHMENTS

1. Assembly of Councillors - 3 Feb 2026 Council Workshop [**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 26 January 2026 to 8 February 2026.

CONFLICT OF INTEREST

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

COUNCIL PLAN 2025-29

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

GENDER IMPACT ASSESSMENT (GIA)

Officers understand the requirements in relation to conducting GIA's to ensure Council remains compliant with obligations outlined in the *Gender Equality Act 2020*. The following determination was made.

A Gender Impact Assessment was not conducted as the policy, program or service does not meet the assessment requirement criteria.

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.

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 – 3 FEBRUARY 2026			
COUNCILLOR	ATTENDANCE	OFFICERS IN ATTENDANCE	
<i>Cr Cindy Madeley (Mayor)</i>	YES	David Morcom	Chief Executive Officer
<i>Cr Liz Foat (Deputy Mayor)</i>	YES	Arthur Skipitaris	General Manager Corporate Services
<i>Cr Catherine Bannerman</i>	YES	Chris Hastie	General Manager Built and Natural Environment
<i>Cr Scott Rosetti (items 1.4–1.7)</i>	YES	Renae Littlejohn	Acting General Manager Development
<i>Cr Edward Lowe</i>	YES		
<i>Cr Garry Stephens (Online)</i>	YES		
<i>Cr Carmel Ripper</i>	YES		
<i>Cr John Tatterson</i>	YES		
<i>Cr Geoff Wells</i>	NO		
CONFLICTS OF INTEREST NOTED*			
Item 1.1 – Cr Liz Foat.			

* 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 – 3 FEBRUARY 2026		
ITEM NO.	WORKSHOP TITLE	PRESENTERS
1.1	AMENDMENT C122WELL (PAO) CONSIDERATION OF SUBMISSIONS	<ul style="list-style-type: none"> <i>Miriam Turner, Strategic Planner</i> <i>Conflict of Interest declared: Cr Liz Foat (did not attend this workshop)</i>
1.2	IBERDROLA (AURORA GREEN OFFSHORE WIND PROJECT) UPDATE	<ul style="list-style-type: none"> <i>Renee Kurowski, Senior Manager Stakeholder Engagement Offshore Wind – Iberdrola</i> <i>Joshua Clydesdale, Major Projects and Principal Strategic Planner</i> <i>Conflict of Interest: NIL</i>

ASSEMBLY OF COUNCILLORS AND OFFICERS IN ATTENDANCE - COUNCIL DAY

WORKSHOP DETAILS – 3 FEBRUARY 2026		
ITEM NO.	WORKSHOP TITLE	PRESENTERS
1.3	CAPITAL PROGRAM WORKS – HANDOUTS FOR 17 FEBRUARY	<ul style="list-style-type: none"> • <i>Ray Weber, Manager Assets and Projects</i> <i>Conflict of Interest: NIL</i>
1.4	QUARTERLY PERFORMANCE FINANCE REPORT	<ul style="list-style-type: none"> • <i>Peta Crawford, Acting Manager Corporate Finance</i> <i>Conflict of Interest: NIL</i>
1.5	GELLIONDALE WINDFARM PROPOSAL OVERVIEW	<ul style="list-style-type: none"> • <i>Barry Hearsey, Manager Planning and Building</i> <i>Conflict of Interest: NIL</i>
1.6	DRAFT STRATFORD STRUCTURE PLAN	<ul style="list-style-type: none"> • <i>Miriam Turner, Strategic Planner</i> • <i>Erica Orfanos, Associate Urban Design – MESH</i> • <i>Bronwyn Pettitt, Director - MESH</i> <i>Conflict of Interest: NIL</i>
1.7	OPEN SPACE MASTER PLANS 2026 UPDATE	<ul style="list-style-type: none"> • <i>David Harper, Manager Natural Environment and Parks</i> • <i>Liam Cole, Open Space Planning Officer</i> <i>Conflict of Interest: NIL</i>

14. GENERAL MANAGER DEVELOPMENT

14.1. MONTHLY PLANNING DECISIONS - NOVEMBER AND DECEMBER 2025

ACTION OFFICER: MANAGER PLANNING AND BUILDING

PURPOSE

To provide a report to Council on recent planning permit trends and planning decisions made under delegation by Statutory Planners during the months of November and December 2025.

RECOMMENDATION

That Council note the reports on recent Planning Permit trends and Planning Application determinations between 1 November and 31 December 2025.

COUNCILLOR FOAT / COUNCILLOR TATTERSON

That Council note the reports on recent Planning Permit trends and Planning Application determinations between 1 November and 31 December 2025.

CARRIED

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 November and 30 November 2025 and between 1 December and 31 December 2025 are included in Attachment 14.1.1 - Planning Decisions Report - November and Attachment 14.1.3 - Planning Decisions Report - December 2025.

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) are included in Attachment 14.1.2 - Planning Trends Report - November 2025 and Attachment 14.1.4 - Planning Trends Report - December 2025.

ATTACHMENTS

1. Planning Decisions Report - November 2025 [**14.1.1** - 4 pages]
2. Planning Trends Report - November 2025 [**14.1.2** - 3 pages]
3. Planning Decisions Report - December 2025 [**14.1.3** - 4 pages]
4. Planning Trends Report - December 2025 [**14.1.4** - 3 pages]

OPTIONS

Council has the following options available:

1. Receive the Planning Reports for 1 November to 31 December 2025; or
2. Not receive the Planning Reports for 1 November to 31 December 2025 and seek further information for consideration at a future Council meeting.

PROPOSAL

That Council note the reports of recent planning permit trends and planning application determinations between 1 November and 31 December 2025.

CONFLICT OF INTEREST

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

COUNCIL PLAN 2025-29

This report supports the achievement of the following Council Plan 2025-29 Strategic Objective/s:

Strategic Objective Two: Dynamic and Diverse Economy – *An economy that enables sustainable growth, and enhances the social environment, lifestyle and unique characteristics of our communities* – states the following strategy:

Supporting job growth and diversification of our economy.

Planning to support future growth and changing needs of our community.

Guiding responsible, sustainable development that protects, values and celebrates our unique heritage.

GENDER IMPACT ASSESSMENT (GIA)

Officers understand the requirements in relation to conducting GIA's to ensure Council remains compliant with obligations outlined in the Gender Equality Act 2020. The following determination was made.

A Gender Impact Assessment was not conducted as the policy, program or service does not meet the assessment requirement criteria.

FINANCIAL IMPACT

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

COMMUNICATION IMPACT

The monthly reports communicate 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.

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.

ATTACHMENT 14.1.1

**PLANNING APPLICATION DETERMINATIONS
BETWEEN 1/11/2025 AND 30/11/2025**

Application No/Year	Date Received	Property Title & Address	Proposal	Status
175-2.00/2016	17/10/2025	Assessment No. 75200 LOT: S3 PS: 812037 98 HOBSON ST STRATFORD	Staged residential subdivision & removal of native vegetation.	Permit Issued by Delegate of Resp/Auth 27/11/2025
12-2.00/2024	30/09/2025	Assessment No. 231332 LOT: 2614 LP: 70942 75 GOODLETT AVE LOCH SPORT	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 7/11/2025
25-2.00/2024	22/08/2025	Assessment No. 430975 LOT: 5 PS: 724770L 5/19 STEPHENSON ST SALE	Buildings & works / construction of 2 outbuildings.	Permit Issued by Delegate of Resp/Auth 27/11/2025
326-1.00/2024	11/10/2024	Assessment No. 462903 LOT: 2 PS: 910046B TYSON RD HEYFIELD	Multi lot staged subdivision & removal of native vegetation.	Permit Issued by Delegate of Resp/Auth 28/11/2025
85-1.00/2025	20/03/2025	Assessment No. 90803 CA: 26 SEC: C 5 KURRAJONG TREE TRK BRIAGOLONG	2 lot subdivision / use - horse husbandry / removal of native veg.	NOD issued by Delegate of Respon/Auth 10/11/2025
89-1.00/2025	24/03/2025	Assessment No. 451765 LOT: 3 TP: 597931 24 STEWART ST TARRAVILLE	Two lot subdivision of the land (boundary realignment).	Permit Issued by Delegate of Resp/Auth 14/11/2025
167-1.00/2025	5/06/2025	Assessment No. 240895 LOT: 2785 LP: 70944 8 SANDRA CT LOCH SPORT	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 21/11/2025
200-1.00/2025	2/07/2025	Assessment No. 84533 LOT: 4 TP: 861313 LYONS RD THE HEART	B&Ws associated with a new river offtake channel and inlet regulator.	Permit Issued by Delegate of Resp/Auth 7/11/2025
222-1.00/2025	18/07/2025	Assessment No. 422741 LOT: 1 PS: 315169C FREEMANS LANE STRATFORD	Use and development of the land for a dwelling.	Permit Issued by Delegate of Resp/Auth 21/11/2025
225-1.00/2025	21/07/2025	Assessment No. 27599 LOT: 1 LP: 2673 98 MARKET ST SALE	Buildings & works associated with the construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 10/11/2025
241-1.00/2025	4/08/2025	Assessment No. 321893 LOT: 3 LP: 207952 2 ROSE ST HEYFIELD	Buildings and works associated with the construction of an outbuilding	Permit Issued by Delegate of Resp/Auth 7/11/2025

ATTACHMENT 14.1.1

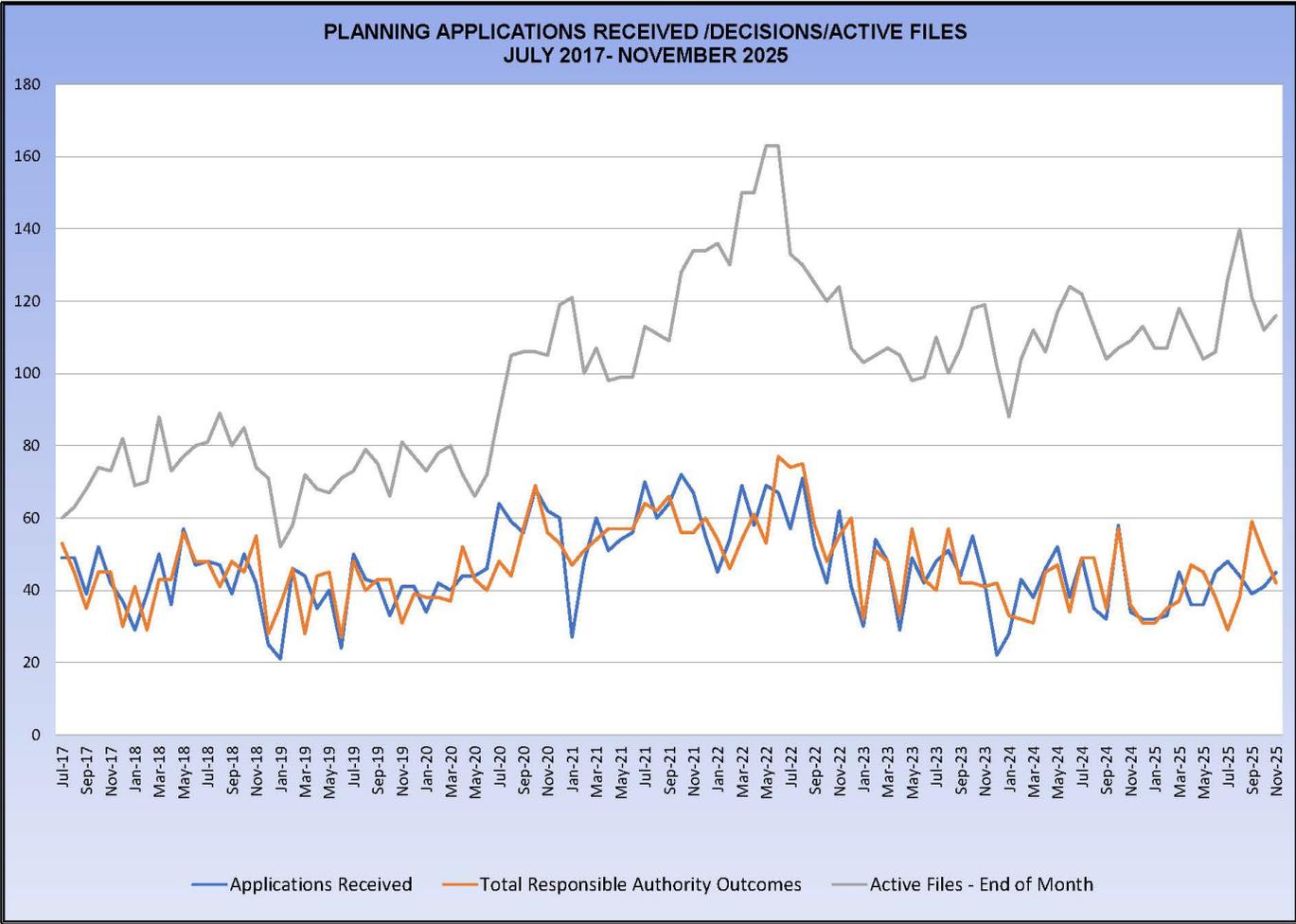
Application No/Year	Date Received	Property Title & Address	Proposal	Status
254-1.00/2025	14/08/2025	Assessment No. 270835 LOT: 2 PS: 71963 235 BANKS RD GORMANDALE	Buildings & works associated with the construction of an extension.	Permit Issued by Delegate of Resp/Auth 25/11/2025
255-2.00/2025	19/11/2025	Assessment No. 372656 CA: 203 451 WILLUNG RD ROSEDALE	Use of the land for a public event.	Permit Issued by Delegate of Resp/Auth 19/11/2025
259-1.00/2025	18/08/2025	Assessment No. 451658 LOT: 35 PS: 6270 118 TYSON RD HEYFIELD	Use and development of the land for a dwelling.	Permit Issued by Delegate of Resp/Auth 14/11/2025
274-2.00/2025	7/11/2025	Assessment No. 200345 LOT: 1 TP: 4140A 514 GARRETTS RD LONGFORD	Buildings and works associated with construction of 4 outbuildings.	Permit Issued by Delegate of Resp/Auth 13/11/2025
280-1.00/2025	2/09/2025	Assessment No. 306126 CA: 11 SEC: 5 88 JOHNSON ST MAFFRA	B&Ws associated with the construction of replacement telecom facility.	NOD issued by Delegate of Respon/Auth 24/11/2025
288-1.00/2025	9/09/2025	Assessment No. 383703 LOT: 1 PS: 433845C 21 MARINA DR LOCH SPORT	Use and Development of the land for a dwelling.	NOD issued by Delegate of Respon/Auth 7/11/2025
289-1.00/2025	10/09/2025	Assessment No. 264259 LOT: 1 PS: 200895C 4,229 HYLAND HWY WON WRON	Two lot re-subdivision of the land.	Permit Issued by Delegate of Resp/Auth 19/11/2025
298-1.00/2025	17/09/2025	Assessment No. 240150 PC: 382073B 74 SANCTUARY RD LOCH SPORT	B&Ws associated with the extension of an existing dwelling.	Permit Issued by Delegate of Resp/Auth 6/11/2025
307-1.00/2025	25/09/2025	Assessment No. 94961 PTL: 7 PS: 7216 633 LLOWALONG RD LLOWALONG	Buildings and works associated with the installation of solar panels.	Permit Issued by Delegate of Resp/Auth 14/11/2025
309-1.00/2025	2/10/2025	Assessment No. 435099 LOT: 2 PS: 729599R WEIR RD COWWARR	B&Ws associated with installation of telecommunications facility	Permit Issued by Delegate of Resp/Auth 12/11/2025
310-1.00/2025	2/10/2025	Assessment No. 459909 LOT: 2 PS: 846476E 1,944 MAFFRA-BRIAGOLONG BRIAGOLONG	Buildings & works / construction of driveway to a road in TZ2.	Permit Issued by Delegate of Resp/Auth 13/11/2025
311-1.00/2025	3/10/2025	Assessment No. 190504 CA: 7 SEC: 19 30-32 KING ST ROSEDALE	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 14/11/2025

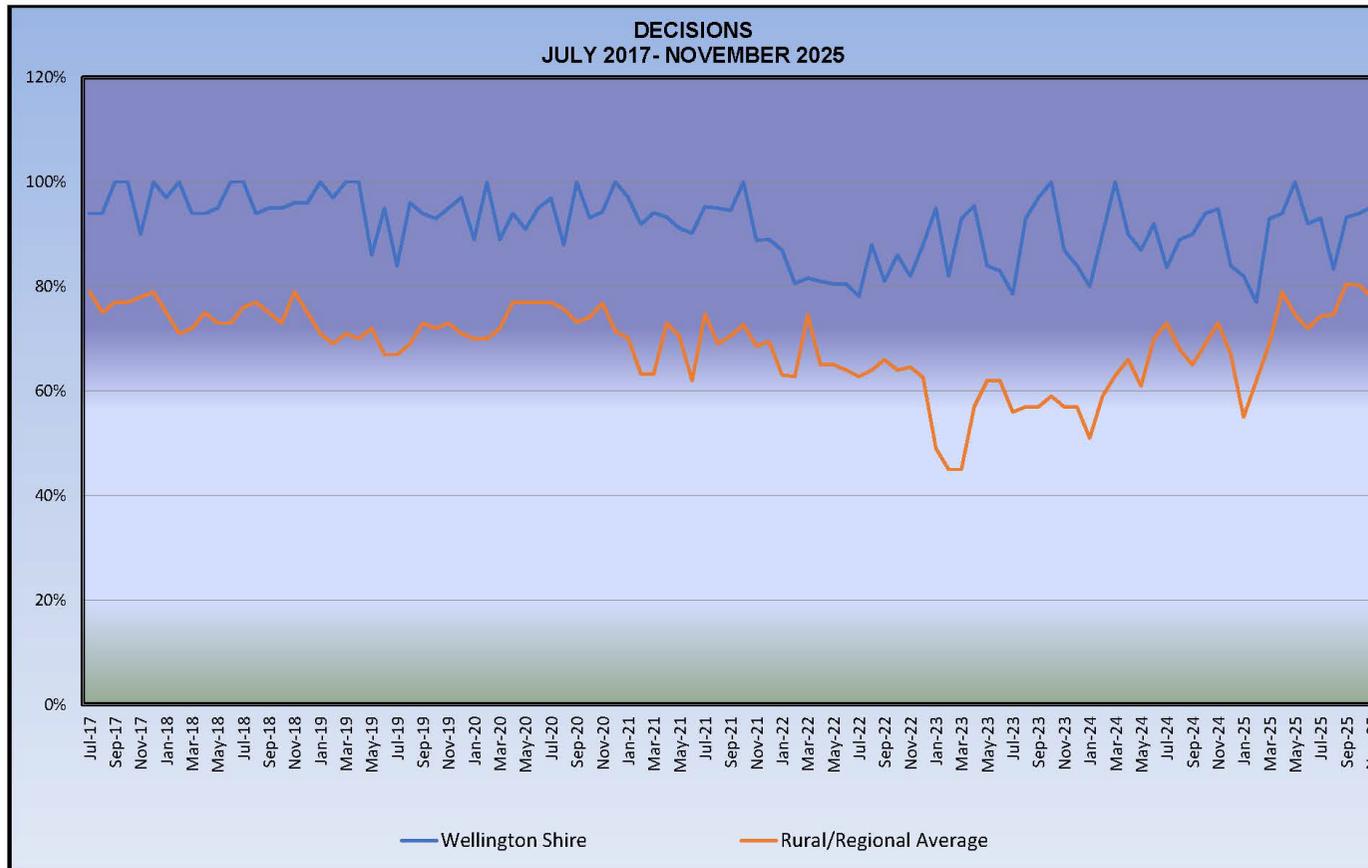
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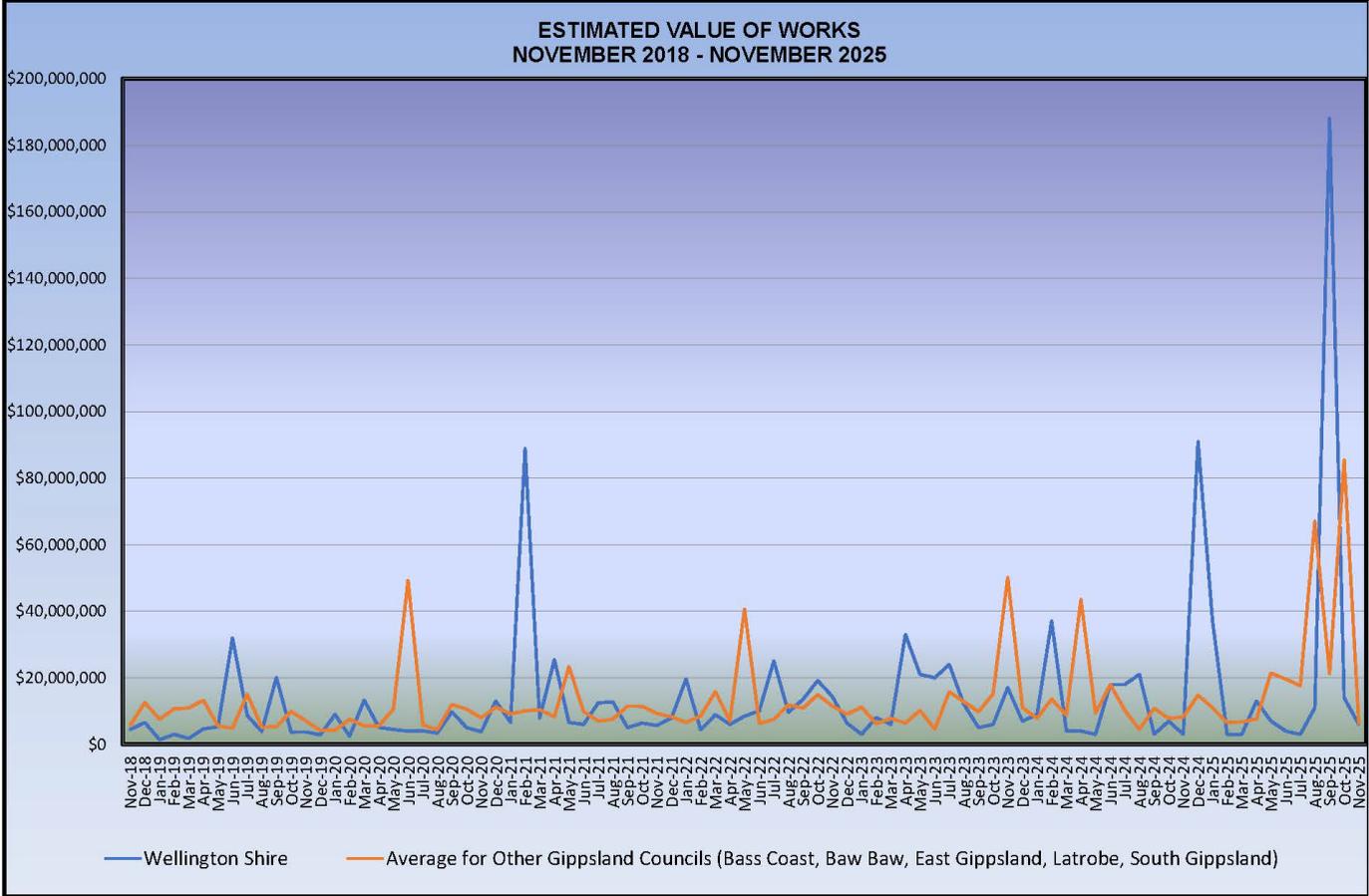
Application No/Year	Date Received	Property Title & Address	Proposal	Status
318-1.00/2025	8/10/2025	Assessment No. 201350 LOT: 1 PS: 427744T 2,928 STRADBROKE	Buildings & works / construction of an agricultural building.	Permit Issued by Delegate of Resp/Auth 7/11/2025
321-1.00/2025	10/10/2025	Assessment No. 112599 CA: 18 SEC: 19 SUNDERMANS RD WINNINDOO	Use of the land for an event (Heyfield B&S Ball).	Permit Issued by Delegate of Resp/Auth 12/11/2025
323-1.00/2025	13/10/2025	Assessment No. 59 LOT: 87 LP: 58848 10 ALEXANDRA AVE SALE	Buildings and works associated with the construction of 2 dwellings.	Permit Issued by Delegate of Resp/Auth 14/11/2025
324-1.00/2025	13/10/2025	Assessment No. 6601 LOT: 161 LP: 110233 3 JAYCEE CT SALE	Buildings and works associated with the construction of 2 dwellings.	Permit Issued by Delegate of Resp/Auth 13/11/2025
330-1.00/2025	22/10/2025	Assessment No. 258335 LOT: 1098 LP: 40160 39 FIRST ST PARADISE BEACH	Buildings & works associated with the construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 10/11/2025
331-1.00/2025	22/10/2025	Assessment No. 352047 PC: 373103V 10-12 SKENE CT COONGULLA	Removal of an easement and the creation of an easement.	Permit Issued by Delegate of Resp/Auth 27/11/2025
334-1.00/2025	23/10/2025	Assessment No. 283382 LOT: 1 TP: 843461W 8,623 SOUTH GIPPSLAND ALBERTON	Buildings & works associated with the construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 3/11/2025
342-1.00/2025	31/10/2025	Assessment No. 447607 CA: 3 SEC: 20 619 WOODPILE RD MEERLIEU	Buildings & works associated with extension to an existing dwelling.	Permit Issued by Delegate of Resp/Auth 14/11/2025
347-1.00/2025	6/11/2025	Assessment No. 277590 LOT: 1 TP: 181343R 7 PIER ST PORT ALBERT	Buildings and works / construction of a carport and shed.	Permit Issued by Delegate of Resp/Auth 21/11/2025
348-1.00/2025	7/11/2025	Assessment No. 83279 LOT: 2 PS: 927698K 31 FOSTERTON RD COBAINS	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 17/11/2025
351-1.00/2025	7/11/2025	Assessment No. 82511 LOT: 1 PS: 736771R 38 MARLAY POINT RD CLYDEBANK	Buildings & works associated with the construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 12/11/2025
355-1.00/2025	11/11/2025	Assessment No. 185918 CA: 10 6,389 SOUTH GIPPSLAND LONGFORD	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 19/11/2025

ATTACHMENT 14.1.1

Application No/Year	Date Received	Property Title & Address	Proposal	Status
356-1.00/2025	11/11/2025	Assessment No. 280982 LOT: 28 PS: 44853 74 MCLOUGHLINS RD MCLOUGHLINS BEACH	Buildings and works associated with the construction of an outbuilding	Permit Issued by Delegate of Resp/Auth 20/11/2025
357-1.00/2025	11/11/2025	Assessment No. 333815 LOT: 1 TP: 138063S 53 RAILWAY PDE BRIAGOLONG	Buildings and works associated with the construction of a dwelling.	Withdrawn 17/11/2025
358-1.00/2025	11/11/2025	Assessment No. 188607 LOT: 2 LP: 135365 77 CANSICK ST ROSEDALE	Buildings and works associated with the construction of a dwelling.	Withdrawn 14/11/2025
363-1.00/2025	13/11/2025	Assessment No. 110262 LOT: 1 PS: 532291T 1,493 CAIRNBROOK RD GLENGARRY	B&Ws associated with construction of extension to existing dwelling.	Permit Issued by Delegate of Resp/Auth 21/11/2025
364-1.00/2025	13/11/2025	Assessment No. 347112 LOT: 2 PS: 111676 530 STRATFORD-MAFFRA MAFFRA	B&Ws associated with construction of extension to existing dwelling.	Permit Issued by Delegate of Resp/Auth 26/11/2025
369-1.00/2025	17/11/2025	Assessment No. 380048 PLANNING & BUILDING ST WELLINGTON	Removal of native vegetation.	Permit Issued by Delegate of Resp/Auth 24/11/2025
371-1.00/2025	11/11/2025	Assessment No. 188797 LOT: 1 PS: 848588G 18 BYES LANE ROSEDALE	Use & development/caretakers dwelling/buildings & works/storage sheds.	Permit Issued by Delegate of Resp/Auth 21/11/2025
Total No of Decisions Made: 42				







ATTACHMENT 14.1.3

**PLANNING APPLICATION DETERMINATIONS
BETWEEN 1/12/2025 AND 31/12/2025**

Application No/Year	Date Received	Property Title & Address	Proposal	Status
275-3.00/2022	15/12/2025	Assessment No. 114561 PC: 355282U 52 TI-TREE DR GOLDEN BEACH	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 24/12/2025
279-2.00/2022	6/11/2025	Assessment No. 236869 LOT: 1762 LP: 70945 394 NATIONAL PARK RD LOCH SPORT	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 16/12/2025
327-1.00/2024	14/10/2024	Assessment No. 343947 CA: 8 SEC: 2 404 BOISDALE-VALENCIA BOISDALE	Buildings & works / construction of rural workers accommodation.	Withdrawn 17/12/2025
391-1.00/2024	10/12/2024	Assessment No. 349043 CA: 20C SEC: A 275 LNK RD WOOLENOOK	Use & development / group accommodation (5 cabins).	Permit Issued by Delegate of Resp/Auth 17/12/2025
37-2.00/2025	24/11/2025	Assessment No. 403352 LOT: 1329 LP: 58872 27 BREAM RD LOCH SPORT	B&Ws assoc with construction of deck & extending existing outbuilding.	Permit Issued by Delegate of Resp/Auth 5/12/2025
71-1.00/2025	11/03/2025	Assessment No. 318659 CA: 4 SEC: B 50 LICOLA RD HEYFIELD	Subdivision of the land into 2 lots.	Permit Issued by Delegate of Resp/Auth 15/12/2025
85-1.00/2025	20/03/2025	Assessment No. 90803 CA: 26 SEC: C 5 KURRAJONG TREE TRK BRIAGOLONG	2 lot subdivision / use - horse husbandry / removal of native veg.	Permit Issued by Delegate of Resp/Auth 17/12/2025
110-1.00/2025	8/04/2025	Assessment No. 227934 LOT: 2812 LP: 70945 37 CHRISTOPHER CT LOCH SPORT	Buildings and works associated with the construction of a new deck.	Permit Issued by Delegate of Resp/Auth 19/12/2025
135-1.00/2025	8/05/2025	Assessment No. 83782 PCA: 2 SEC: 11 109 HARKNESS LANE STRATFORD	2 Lot Subdivision of the land (Boundary Realignment).	Permit Issued by Delegate of Resp/Auth 4/12/2025
146-1.00/2025	20/05/2025	Assessment No. 446823 LOT: 2 TP: 1527Q 2/95-99 PRINCE ST ROSEDALE	Installation of a Major Promotion Sign.	Permit Issued by Delegate of Resp/Auth 5/12/2025
209-1.00/2025	8/07/2025	Assessment No. 313510 PPC: 104553 2-6 KATRINA CRES GLENMAGGIE	Use of the land for a function centre (wedding venue).	Withdrawn 17/12/2025

ATTACHMENT 14.1.3

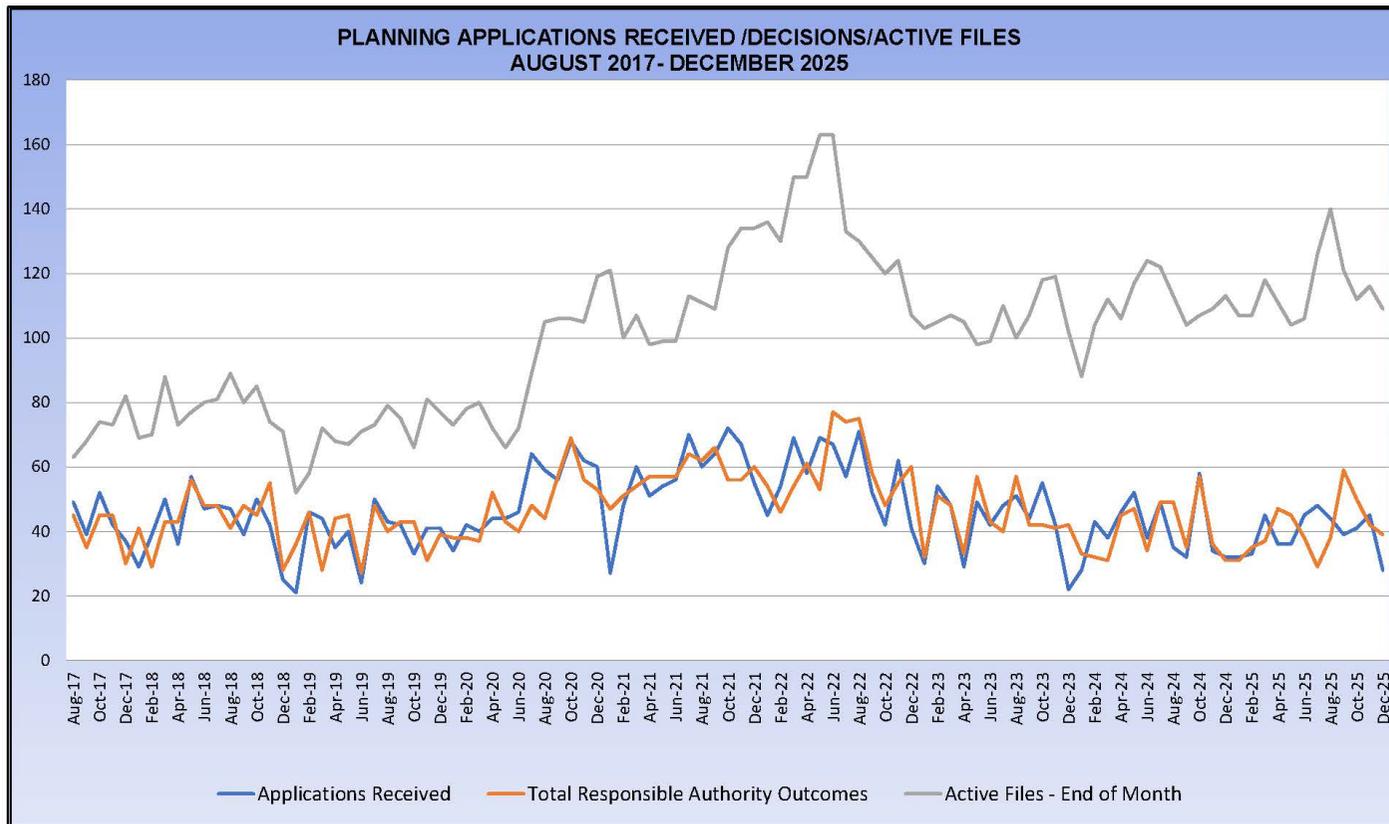
Application No/Year	Date Received	Property Title & Address	Proposal	Status
211-1.00/2025	8/07/2025	Assessment No. 27599 LOT: 1 LP: 2673 98 MARKET ST SALE	Two lot subdivision.	Permit Issued by Delegate of Resp/Auth 8/12/2025
240-2.00/2025	2/10/2025	Assessment No. 451633 LOT: 258 LP: 50201 103 CAMPBELL ST LOCH SPORT	Buildings & works / construction of a dwelling and outbuilding.	Permit Issued by Delegate of Resp/Auth 11/12/2025
288-1.00/2025	9/09/2025	Assessment No. 383703 LOT: 1 PS: 433845C 21 MARINA DR LOCH SPORT	Use and Development of the land for a dwelling.	Permit Issued by Delegate of Resp/Auth 11/12/2025
292-1.00/2025	9/09/2025	Assessment No. 202473 LOT: 1 TP: 334770 LONGFORD-LOCH SPORT LONGFORD	Removal of native vegetation.	Permit Issued by Delegate of Resp/Auth 4/12/2025
297-1.00/2025	15/09/2025	Assessment No. 369546 PLANNING & BUILDING ST WELLINGTON	B&Ws associated with the installation of a telecommunications facility	Permit Issued by Delegate of Resp/Auth 8/12/2025
313-1.00/2025	2/10/2025	Assessment No. 390153 PCA: 64 72 MOOLIANGA RD MACKS CREEK	Building and works associated with the construction of a tennis court.	Permit Issued by Delegate of Resp/Auth 19/12/2025
325-1.00/2025	14/10/2025	Assessment No. 218750 PC: 384392 190 SHORELINE DR GOLDEN BEACH	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 17/12/2025
328-1.00/2025	16/10/2025	Assessment No. 278457 LOT: 1 TP: 863064U 65 TARRAVILLE RD PORT ALBERT	Buildings and works / alteration to an existing building.	Permit Issued by Delegate of Resp/Auth 11/12/2025
332-1.00/2025	23/10/2025	Assessment No. 398917 LOT: 1 PS: 921084F 15A AUBREYS RD SEATON	Buildings and works / construct extension to an existing dwelling.	Permit Issued by Delegate of Resp/Auth 17/12/2025
333-1.00/2025	23/10/2025	Assessment No. 106823 LOT: 60 PS: 4338 38 SOLDIERS RD KILMANY	Two lot subdivision of the land.	Permit Issued by Delegate of Resp/Auth 8/12/2025
337-1.00/2025	24/10/2025	Assessment No. 389536 LOT: 9 LP: 204069R 2 CALLADALE CT GORMANDEALE	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 1/12/2025
338-1.00/2025	27/10/2025	Assessment No. 191890 LOT: 5 PS: 313178 26-28 PRINCE ST ROSEDALE	Buildings and works associated with decorations above a verandah	Permit Issued by Delegate of Resp/Auth 23/12/2025

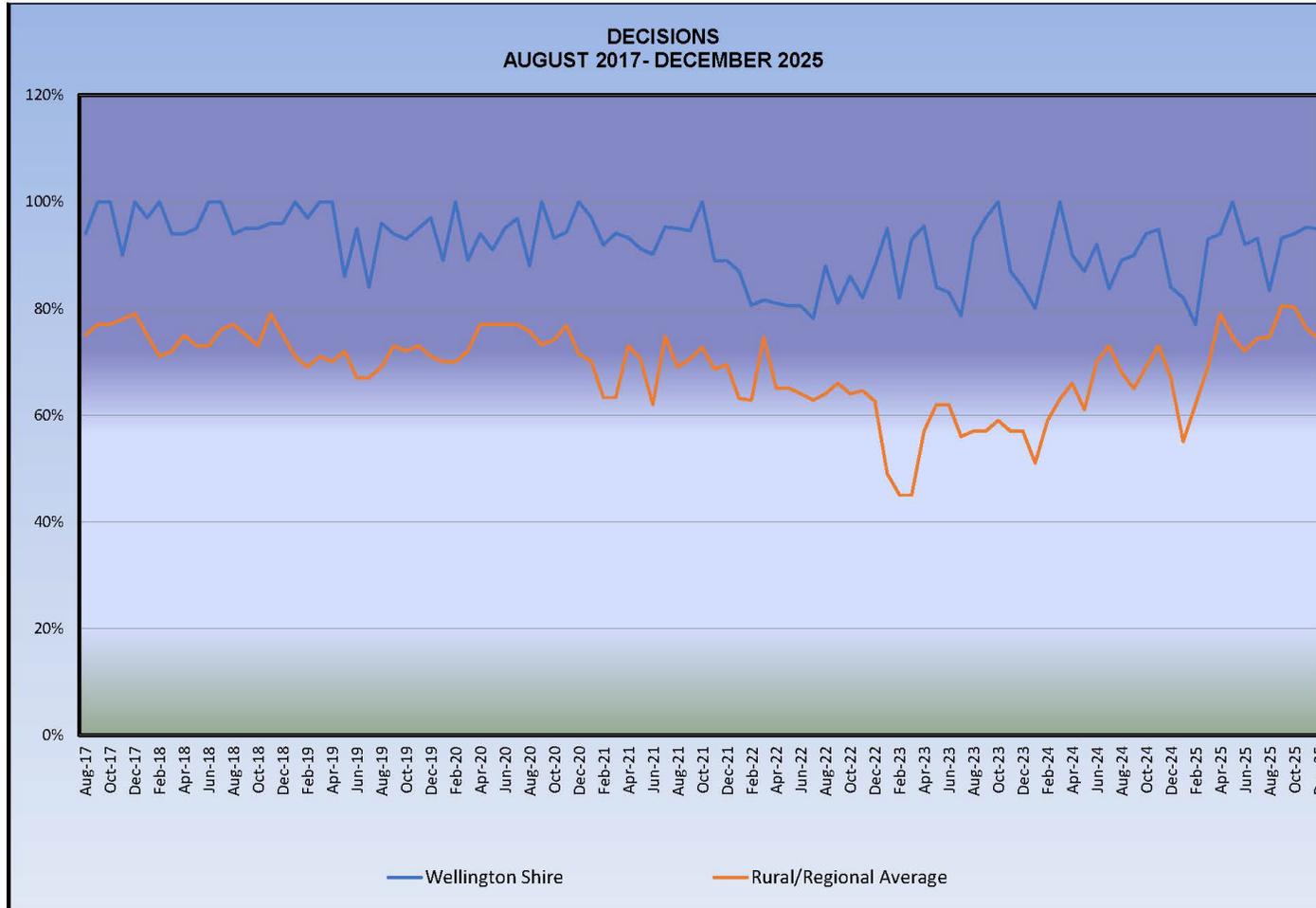
ATTACHMENT 14.1.3

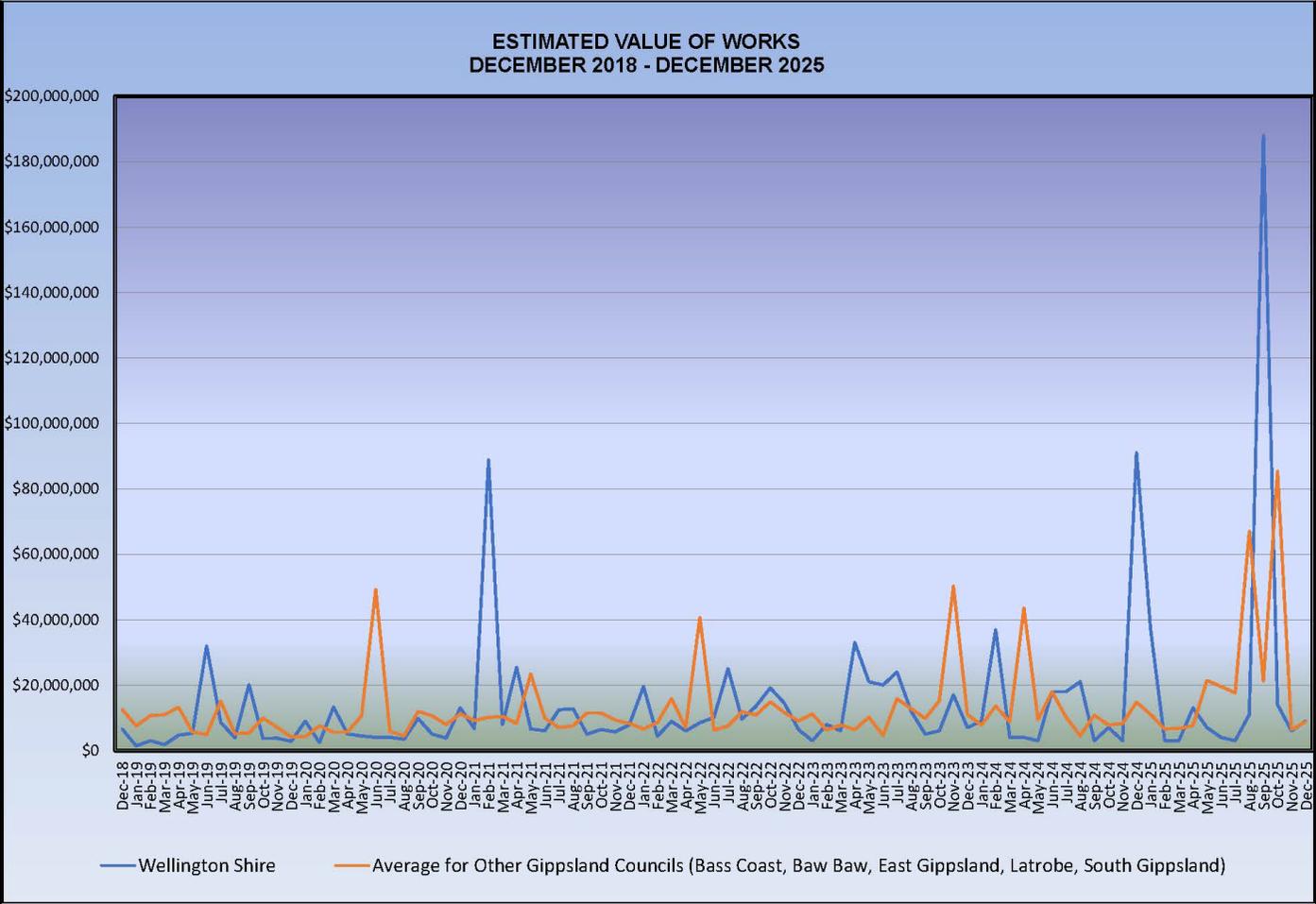
Application No/Year	Date Received	Property Title & Address	Proposal	Status
344-1.00/2025	3/11/2025	Assessment No. 107573 LOT: 1 PS: 138163 1,340 SETTLEMENT RD PEARSONDALE	Buildings and works / construction of a replacement dwelling.	Permit Issued by Delegate of Resp/Auth 1/12/2025
346-1.00/2025	6/11/2025	Assessment No. 239491 PC: 383947H 13 REEVES ST LOCH SPORT	Buildings & works associated with the construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 15/12/2025
350-1.00/2025	7/11/2025	Assessment No. 464750 LOT: 14 PS: 849098U 38 MILL LANE ROSEDALE	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 19/12/2025
353-1.00/2025	10/11/2025	Assessment No. 353409 LOT: 351 LP: 55070 33 GILLUM RD COONGULLA	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 18/12/2025
361-1.00/2025	12/11/2025	Assessment No. 226498 LOT: 807 LP: 55692 45 CARROLL ST LOCH SPORT	B&Ws associated with the constr of an extension to existing dwelling.	Permit Issued by Delegate of Resp/Auth 4/12/2025
372-1.00/2025	18/11/2025	Assessment No. 361071 LOT: 3 TP: 89641 112 LOWER NEWRY RD NEWRY	Buildings and works / construction of a domestic building.	Permit Issued by Delegate of Resp/Auth 19/12/2025
373-1.00/2025	18/11/2025	Assessment No. 244954 LOT: 3 PS: 329458R 31 BLUFF DR LOCH SPORT	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 18/12/2025
376-1.00/2025	24/11/2025	Assessment No. 232041 LOT: 1 TP: 145224E 10 CALDWELL ST LOCH SPORT	B&Ws assoc with construction of extension to existing dwelling.	Permit Issued by Delegate of Resp/Auth 4/12/2025
380-1.00/2025	25/11/2025	Assessment No. 346593 LOT: 1 PS: 607833S 276 MAFFRA-BRIAGOLONG MAFFRA	B&Ws assoc with construction of extension to existing dwelling.	Permit Issued by Delegate of Resp/Auth 15/12/2025
385-1.00/2025	1/12/2025	Assessment No. 194282 CA: 7 SEC: 3 6 BUCKLEY ST SEASPRAY	Buildings & works / extend dwelling & construct new outbuilding.	Permit Issued by Delegate of Resp/Auth 15/12/2025
390-1.00/2025	11/12/2025	Assessment No. 428383 LOT: 2 TP: 886108W HORSTMANS RD NEWRY	B&Ws associated with the construction of an agricultural building.	Permit Issued by Delegate of Resp/Auth 22/12/2025
393-1.00/2025	11/12/2025	Assessment No. 239608 LOT: 1896 LP: 65192 25 ROBIN ST LOCH SPORT	B&Ws associated with the extension to an existing dwelling.	Permit Issued by Delegate of Resp/Auth 17/12/2025

ATTACHMENT 14.1.3

Application No/Year	Date Received	Property Title & Address	Proposal	Status
398-1.00/2025	12/12/2025	Assessment No. 451005 LOT: 6 PS: 631506W 18-20 NORTHLAND DR SALE	Buildings and works associated with the construction of storage units.	Permit Issued by Delegate of Resp/Auth 24/12/2025
399-1.00/2025	15/12/2025	Assessment No. 325977 LOT: 1 PS: 734390Q 22 HEYFIELD-DAWSON RD HEYFIELD	Removal of native vegetation.	No Permit Required 19/12/2025
400-1.00/2025	16/12/2025	Assessment No. 263095 LOT: 7 PS: 144854 13 BYRNES RD WOODSIDE BEACH	Buildings & works associated with the construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 24/12/2025
402-1.00/2025	16/12/2025	Assessment No. 233700 LOT: 209 LP: 50201 44 LAKE ST LOCHSPORT	Buildings and works associated with an extension to a dwelling.	Permit Issued by Delegate of Resp/Auth 24/12/2025
Total No of Decisions Made: 39				







14.2. PROPOSED SALE OF LAND (SUBMISSIONS) - AUSNET RESERVE (PRINCES HIGHWAY, SALE)

ACTION OFFICER: MANAGER ECONOMIC DEVELOPMENT

PURPOSE

For Council to authorise the completion of a sale of land to Ausnet Electricity Services Pty Ltd noting that, following publication of a notice of intention to sell land, no submissions were received.

RECOMMENDATION

That Council:

- 1. Note no submissions have been received regarding the proposed sale; and***
- 2. Authorise the Chief Executive Officer to finalise the terms of the proposed sale where the financial consideration is at the assessed market value.***

COUNCILLOR ROSSETTI / COUNCILLOR WELLS

That Council:

- 1. Note no submissions have been received regarding the proposed sale; and**
- 2. Authorise the Chief Executive Officer to finalise the terms of the proposed sale where the financial consideration is at the assessed market value.**

CARRIED

BACKGROUND

At the Council Meeting held on 16 December 2025, Council considered the future use of a portion of land located at *Part Reserve No. 1PS 707316G – Princes Highway Sale VIC 3850, described as Proposed Reserve (11m x 7m)* – refer Figure 1.

Following this consideration, Council determined that the statutory processes required for the proposed sale of the land should be initiated, including the preparation and publication of a public notice of Council's intention to sell.

In accordance with these requirements, a public notice outlining Council's intention to sell the identified land parcel was prepared and published on Council's website and in the *Gippsland Times* on 24 December 2025. The notice remained open for submissions until 21 January 2026. Officers note that no submissions were received in response to the public notice.

Council also authorised the Chief Executive Officer to negotiate and finalise the terms of the proposed sale, with the sale price to be set at the independently assessed market value.

A subdivision of the land will be required prior to its sale. This process can commence once all statutory obligations have been met.

WELLINGTON SHIRE COUNCIL

Notice of Intention to Sell Land (Princes Highway, Sale)



Wellington Shire Council (Council) gives notice under Section 115 of the *Local Government Act 2020* (Vic) (Act) that it intends to sell land located at Part Reserve No. 1 PS 707316G – Princes Highway Sale VIC 3850, described as Proposed Reserve (11m x 7m).

Council now intends to sell the property at market value by private treaty.



All submissions must be received on or before 5pm on Wednesday 21 January 2026. Submissions will then be considered in accordance with the Local Government Act 2020 by Council or a Committee of Council (Committee) convened for that purpose.

If a person wishes to be heard in support of their submission they must so indicate in their written submission and this will entitle them to appear in person or by a person acting on their behalf before Council or a Committee to be held at a date and time to be advised at Council Chambers, 70 Foster Street, Sale. The meeting will proceed if one or more persons request to be heard.

Submissions made in accordance with the Act are not considered confidential and will be incorporated into the agenda and minutes of any Council or Committee meeting at which the matter is considered. Any person requiring more information may contact Brent Setches, Commercial Property Officer, on 1300 366 244.

*David Morcom
Chief Executive Officer*

Figure 1

ATTACHMENTS

Nil

OPTIONS

Council has the following options available:

1. Progress the processes required to sell; or
2. Not progress the process required to sell at this time, noting that the development of Drayton Park Estate cannot proceed without securing land within a Council reserve in proximity to Drayton Park.

PROPOSAL

That Council note no submissions have been received regarding the proposed sale and authorise the Chief Executive Officer to finalise the terms of the proposed sale where the financial consideration is at the assessed market value.

CONFLICT OF INTEREST

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

FINANCIAL IMPACT

This report recommends that the sale of land be completed at the assessed market value where any direct costs are paid or reimbursed to Council.

COMMUNICATION IMPACT

In accordance with the *Local Government Act 2020* (Vic) (the Act), Council is required to provide notice of its intention to sell land. This satisfies completing community engagement in accordance with its community engagement policy.

The notice of intention seeks submissions to be made within 28 days from the date of notice. If submissions are received, then they must be considered by Council or a committee appointed by Council.

LEGISLATIVE IMPACT

Any sale and subdivision of land is required to comply with relevant legislative requirements including the *Local Government Act 2020* (Vic).

The proposed reserve would be created under the *Planning and Environment Act 1987* (Vic) and the *Subdivision Act 1988* (Vic).

In accordance with the *Subdivision Act 1988* (the SD Act) when Council is selling public open space the proceeds from the sale must be used for a related purpose.

COUNCIL POLICY IMPACT

Wellington Shire Council's Policy for the Sale, Exchange and Acquisition of Land accords with the best practice guidelines. It states that transactions should be in the best interests of the community and provide the best result (financial and non-financial) for Council and the community.

This report's recommendation is consistent with this policy.

COUNCIL PLAN 2025-29

This report supports the achievement of the following Council Plan 2025-29 Strategic Objective/s:

Strategic Objective Two: Dynamic and Diverse Economy – An economy that enables sustainable growth, and enhances the social environment, lifestyle and unique characteristics of our communities – states the following strategy:

- *Supporting job growth and diversification of our economy.*
- *Planning to support future growth and changing needs of our community.*
- *Guiding responsible, sustainable development that protects, values and celebrates our unique heritage.*

GENDER IMPACT ASSESSMENT (GIA)

Officers understand the requirements in relation to conducting GIA's to ensure Council remains compliant with obligations outlined in the *Gender Equality Act 2020*. The following determination was made.

A Gender Impact Assessment was not conducted as the policy, program or service does not meet the assessment requirement criteria.

RESOURCES AND STAFF IMPACT

This matter is being addressed within the existing resources of the Economic Development Business Unit.

COMMUNITY IMPACT

The proposed reserve will support current and future development opportunities.

The location has been selected on the basis of technical advice from Ausnet and minimising any visual impacts.

ENVIRONMENTAL IMPACT

This impact has been assessed and there are no immediate environmental impacts associated with the proposed sale of land.

ENGAGEMENT IMPACT

Engagement will be in accordance with Council's Community Engagement Policy, as required by the *Local Government Act 2020* (Vic).

RISK MANAGEMENT IMPACT

The recommendation within this report is considered to have addressed any risk management impacts.

14.3. REQUEST TO ESTABLISH PAYMENT IN LIEU OF RATES FRAMEWORK - OFFSHORE WIND ELECTRICITY GENERATION

ACTION OFFICER: GENERAL MANAGER DEVELOPMENT

PURPOSE

For Council to seek the Municipal Association of Victoria's State Council support to request that the State Government establish a Payment in Lieu of Rates (PiLoR) framework for offshore wind electricity generation.

RECOMMENDATION

That Council:

Submit a motion to the Municipal Association of Victoria (MAV) State Council requesting that the MAV write to the Minister for Energy and Resources to request support for the establishment of a Payment in Lieu of Rates (PiLoR) framework for offshore electricity generators to contribute to payments in lieu of Local Government rates in Victoria. In submitting the motion to the MAV State Council, provision is made for the Council's CEO to authorise any minor changes to improve the wording of the motion and/or to update the motion relative to any changes to the issue that may have occurred between this council meeting and the date of lodgement with the MAV.

COUNCILLOR ROSSETTI / COUNCILLOR TATTERSON

That Council:

Submit a motion to the Municipal Association of Victoria (MAV) State Council requesting that the MAV write to the Minister for Energy and Resources to request support for the establishment of a Payment in Lieu of Rates (PiLoR) framework for offshore electricity generators to contribute to payments in lieu of Local Government rates in Victoria. In submitting the motion to the MAV State Council, provision is made for the Wellington Shire Council's CEO to authorise any minor changes to improve the wording of the motion and/or to update the motion relative to any changes to the issue that may have occurred between this council meeting and the date of lodgement with the MAV.

CARRIED

BACKGROUND

The *Victorian Electricity Industry Act 2000* establishes the Payment in Lieu of Rates (PiLoR) framework for onshore electricity generators to contribute to payments in lieu of Local Government rates (using a fixed charge and a variable per megawatt charge). The PiLoR framework applies to all onshore electricity generators including wind, battery and solar.

No such arrangements currently exist for offshore wind generation, even though the offshore wind industry will necessitate physical and community infrastructure and services 'onshore.' As evidenced internationally, long term community infrastructure demands will be most acutely observed in towns closest to operations and maintenance ports.

Given the significant scale of offshore wind investment planned in Australia's first declared area for offshore wind in Gippsland (the 'Gippsland Declared Area') and in western Victoria (the 'Southern Ocean Declared Area'), it is critical that the same PiLoR framework be

introduced for offshore wind generation. This will ensure that Local Government can continue to effectively provide critical services and infrastructure to locally impacted communities.

The application of the existing PiLoR framework to offshore wind generation will also ensure an equitable and consistent approach for both onshore and offshore renewables, resulting in fair market conditions (competitive neutrality) for all electricity generation in Victoria.

At 29 May 2026 State Council meeting of the Municipal Association of Victoria (MAV), it is recommended that Council presents a motion for State Council consideration to seek the support of the Minister for Energy and Resources to establish a PiLoR framework for offshore wind generation in Victoria. This motion would align with the MAV's strategic priorities including 'Sustainable Economy' and 'Intergenerational Infrastructure' and support Local Government's long-term financial sustainability needs.

ATTACHMENTS

Nil

OPTIONS

Council has the following options available:

1. That Council seek the Municipal Association of Victoria's State Council support to request that the State Government establish a Payment in Lieu of Rates (PiLoR) framework for offshore wind electricity generation.
2. That Council seek further information for consideration at a future Council meeting.

PROPOSAL

That Council:

Submit a motion to the Municipal Association of Victoria (MAV) State Council requesting that MAV write to the Minister for Energy and Resources to request support for the establishment of a Payment in Lieu of Rates (PiLoR) framework for offshore electricity generators to contribute to payments in lieu of Local Government rates in Victoria. In submitting the motion to the MAV State Council, provision is made for the Council's CEO to authorise any minor changes to improve the wording of the motion and/or to update the motion relative to any changes to the issue that may have occurred between this council meeting and the date of lodgement with the MAV.

CONFLICT OF INTEREST

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

COUNCIL PLAN 2025-29

This report supports the achievement of the following Council Plan 2025-29 Strategic Objective/s:

Strategic Objective Two: Dynamic and Diverse Economy – *An economy that enables sustainable growth, and enhances the social environment, lifestyle and unique characteristics of our communities* – states the following strategy:

Planning to support future growth and changing needs of our community.

Strategic Objective Three: Infrastructure, Spaces and Places – *Strategically planned, designed and well-maintained infrastructure, spaces and places* – states the following strategy:

Coordinating facilities and infrastructure to meet growth and evolving needs.

GENDER IMPACT ASSESSMENT (GIA)

Officers understand the requirements in relation to conducting GIA's to ensure Council remains compliant with obligations outlined in the *Gender Equality Act 2020*. The following determination was made.

A Gender Impact Assessment was not conducted as the policy, program or service does not meet the assessment requirement criteria.

FINANCIAL IMPACT

Introduction of a PiLoR framework for offshore wind would allow Council to provide required infrastructure and services to support the offshore wind sector and future community needs.

COMMUNICATION IMPACT

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

LEGISLATIVE IMPACT

Introduction of a PiLoR framework for offshore wind would necessitate required policy and legislative changes by Government.

COUNCIL POLICY IMPACT

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

RESOURCES AND STAFF IMPACT

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

COMMUNITY IMPACT

Introduction of a PiLoR framework for offshore wind would allow Council to provide required infrastructure and services to support and meet future community needs.

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.

15. GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT

15.1. COONGULLA TOWNSHIP (CENTRAL AREA) SPECIAL CONSTRUCTION SCHEME - FINAL COST CERTIFICATE

ACTION OFFICER: GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT

PURPOSE

To present to Council for consideration the final cost certificate for the Coongulla Township (Central Area) Special Charge Street Construction Scheme – Scheme No 2102.

RECOMMENDATION

That Council:

- 1. Adopt the Final Cost Certificate for the Coongulla Township (Central Area) Special Charge Street Construction Scheme – Scheme No 2102; and***
- 2. Authorise the Chief Executive Officer to prepare the final apportionment amounts due from property owners for the Coongulla Township (Central Area) Special Charge Street Construction Scheme – Scheme No 2102 based on the total levy amount of \$158,400.***

COUNCILLOR TATTERSON / COUNCILLOR WELLS

That Council:

- 1. Adopt the Final Cost Certificate for the Coongulla Township (Central Area) Special Charge Street Construction Scheme – Scheme No 2102; and**
- 2. Authorise the Chief Executive Officer to prepare the final apportionment amounts due from property owners for the Coongulla Township (Central Area) Special Charge Street Construction Scheme – Scheme No 2102 based on the total levy amount of \$158,400.**

CARRIED

BACKGROUND

At its meeting on 5 October 2021, Council resolved to give notice of its intention to declare the Special Charge Street Construction Scheme for the construction of the Coongulla Township (Central Area) Street Scheme in Coongulla. There was one submission received on the proposed scheme, with Council resolving to declare the Special Charge Scheme at its 1 March 2022 meeting and to serve a levy notice on all affected property owners.

The initial estimated cost of the street reconstruction works was \$550,000. The project was subsequently tendered. A contract was awarded by Council at its meeting on 3 December 2024 as a joint contract which included both the Coongulla Township (Eastern Area) and the Coongulla Township (Central Area) Street Schemes. The works were undertaken jointly, with practical completion being achieved on 10 October 2025.

The combined contract amount entered into was \$1,271,550.00 ex GST. This equated to a Central Area scheme construction cost of \$551,963 ex GST. These contract costs increased with additional costs being incurred for pavement works, kerbing and subsoil drainage, drainage alterations and intersection treatments. There were also deletions from the contract for scheduled items not required. The final contract cost was \$721,741.50 ex GST.

Ancillary costs for the street scheme were \$16,780.59, being \$4,976.50 for vegetation offset costs and \$11,804.09 being for service proving and project signage costs. This produced an overall Final Scheme Cost of \$738,522.09 (all figures are ex GST). Associated staff overhead costs and design costs have not been included within the scheme calculations.

Under the provisions of section 166 of the *Local Government Act 1989*, Council may vary the special charge amount to be paid, although if the increase is an amount equal to or greater than 10% of the estimated declared cost, then a further declaration would need to be made. The estimated cost of this scheme was \$550,000 and the overall final cost of the scheme was \$738,522.09, an increase of \$188,522.09 or 34.3% over the estimated cost.

Under the provisions of sections 163(2)(a), (2A) and (2B) the calculation of the benefit ratio as a percentage amount of the special charge to be levied was determined at 56% of the estimated scheme cost. Therefore, the maximum total levy amount to be levied on properties at 56% of the estimated cost being \$308,000 ($0.56 \times \$550,000$) as per the Declaration Report contained in the 1 March 2022 Council Report.

A higher final cost than the estimated cost could see an increase in the maximum total levy amount applicable, as the final costs of the scheme exceeded the estimated cost. Based on the final cost of \$738,522.09 the adjusted maximum total levy amount that could be levied under the scheme is therefore \$413,572.37 (e.g. $0.56 \times \$738,522.09$).

In accordance with the funding framework outlined within the 'Residential Road and Street Construction Plan 2019', as adopted by Council, the apportioned amount to be levied against properties within a scheme is set at a maximum of \$3,600 per property for those properties located within small and coastal townships.

Under the criteria of this Plan the total levy apportionable to the properties within this scheme equates to a total of \$158,400 (Total Levy Amount).

As the total levy amount of \$158,400 to be apportioned under the scheme remains less than the adjusted maximum total levy amount \$413,572.37, no adjustment to the levy apportionment schedule as prepared for this Scheme is required. Any additional costs in completing the scheme will be funded from within Council's Roads to Recovery budgetary provisions.

A final cost certificate has been prepared for the scheme, refer Attachment 15.1.1 – Final Cost Certificate Central.

ATTACHMENTS

1. Final Cost Certificate Central [**15.1.1** - 1 page]

OPTIONS

Council has the following options available:

1. Accept the final cost certificate as presented and apportion the costs based on the original total levy amount; or
2. Accept the final cost certificate as presented and apportion the costs based on the maximum total levy amount; or
3. Not accept the final cost certificate as presented.

PROPOSAL

That Council adopt the Final Cost Certificate for the Coongulla Township (Central Area) Special Charge Street Construction Scheme – Scheme No 2102; and authorise the Chief Executive Officer to prepare the final apportionment amounts due from property owners for the Coongulla Township (Central Area) Special Charge Street Construction Scheme – Scheme No 2102 based on the total levy amount of \$158,400.

CONFLICT OF INTEREST

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

COUNCIL PLAN 2025-29

This report supports the achievement of the following Council Plan 2025-29 Strategic Objective/s:

Strategic Objective Three: Infrastructure, Spaces and Places – *Strategically planned, designed and well-maintained infrastructure, spaces and places* – states the following strategy:

Coordinating facilities and infrastructure to meet growth and evolving needs.

GENDER IMPACT ASSESSMENT (GIA)

Officers understand the requirements in relation to conducting GIA's to ensure Council remains compliant with obligations outlined in the *Gender Equality Act 2020*. The following determination was made.

A Gender Impact Assessment was not conducted as the policy, program or service does not meet the assessment requirement criteria.

FINANCIAL IMPACT

Council may, under the provisions of section 166 of the *Local Government Act 1989*, vary the liability of any property owner to pay the special charge. Where the special charge levy increase is equal to or greater than 10%, Council must also comply with subsections (1A), (1B) and (1C) of section 163 of the Act and redeclare the scheme, which is not required in this instance.

The financial impact of adopting the Final Cost Certificate as detailed, is that property owners will not be liable for an amount above the costs initially provided under Residential Road and Street Construction Plan 2019. The Council contribution for this project is being funded through the Federal Government's Roads to Recovery program and this proposal will increase the Council contribution amount.

COMMUNICATION IMPACT

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

LEGISLATIVE IMPACT

This scheme was prepared in accordance with sections 163, 163A, 163B of the *Local Government Act 1989*. Notification will be in accordance with sections 163 and 223 of the *Local Government Act 1989*.

COUNCIL POLICY IMPACT

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

RESOURCES AND STAFF IMPACT

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

COMMUNITY IMPACT

The adoption of the recommendation is likely to have no impact as the apportioned cost will equal the previously proposed estimated cost.

ENVIRONMENTAL IMPACT

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

ENGAGEMENT IMPACT

A comprehensive public consultation process has been entered into with affected property owners including:

- Information letter advising property owners of street works proposal on 14 October 2020
- Public meeting held at Coongulla Public Hall - 11 November 2019
- Mail out survey of all property owners (Whole of Town) - 3 February 2020
- Mail out survey of all property owners (Central scheme) - 27 August 2021
- Follow up phone calls and emails requesting replies to the survey
- Formal public notice under sections 163B and 223 of the Local Government Act 1989
- Letter with a copy of Public Notice mailed to property owners on 20 October 2021
- Letter with Levy Notice mailed out to property owners on 4 March 2022

RISK MANAGEMENT IMPACT

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

WELLINGTON SHIRE COUNCIL
COONGULLA TOWNSHIP (CENTRAL AREA) SPECIAL
CHARGE STREET CONSTRUCTION SCHEME
SCHEME No. 2102
FINAL COST CERTIFICATE

Project : Coongulla Township (Central Area) Special Charge Street
Construction Scheme.

Scheme No: 2102

Commencement date (scheme):	01/03/2022
Completion date (works):	10/10/2025
Estimated cost of scheme:	\$ 550,000.00
Final cost of scheme:	\$ 738,522.09

Variation between estimated cost and final cost:	34.3% increase
Council contribution to scheme as property owner:	\$ 0.00
Council contribution to scheme - public benefit:	\$ 580,122.09
Property owner contribution to scheme:	\$ 158,400.00
Total	\$ 738,522.09

Prepared by: Tilo Junge, Infrastructure Planner

Approved by: Sam Pye, Manager Built Environment

Adopted by Council: -- / -- / 2026

15.2. COONGULLA TOWNSHIP (EASTERN AREA) SPECIAL CONSTRUCTION SCHEME - FINAL COST CERTIFICATE

ACTION OFFICER: GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT

PURPOSE

To present to Council for consideration the final cost certificate for the Coongulla Township (Eastern Area) Special Charge Street Construction Scheme – Scheme No 2007.

RECOMMENDATION

That Council:

- 1. Adopt the Final Cost Certificate for the Coongulla Township (Eastern Area) Special Charge Street Construction Scheme – Scheme No 2007; and***
- 2. Authorise the Chief Executive Officer to prepare the final apportionment amounts due from property owners for the Coongulla Township (Eastern Area) Special Charge Street Construction Scheme – Scheme No 2007 based on the total levy amount of \$316,800.***

COUNCILLOR BANNERMAN / COUNCILLOR ROSSETTI

That Council:

- 1. Adopt the Final Cost Certificate for the Coongulla Township (Eastern Area) Special Charge Street Construction Scheme – Scheme No 2007; and**
- 2. Authorise the Chief Executive Officer to prepare the final apportionment amounts due from property owners for the Coongulla Township (Eastern Area) Special Charge Street Construction Scheme – Scheme No 2007 based on the total levy amount of \$316,800.**

CARRIED

BACKGROUND

At its meeting on 1 December 2020, Council resolved to give notice of its intention to declare the Special Charge Street Construction Scheme for the construction of the Coongulla Township (Eastern Area) Street Scheme in Coongulla. There were no submissions received on the proposed scheme, with Council resolving to declare the Special Charge Scheme at its 20 April 2021 meeting and to serve a levy notice on all affected property owners.

The initial estimated cost of the street reconstruction works was \$600,000. The project was subsequently tendered. A contract was awarded by Council at its meeting on 3 December 2024 as a joint contract which included both the Coongulla Township (Eastern Area) and the Coongulla Township (Central Area) Street Schemes. The works were undertaken jointly, with practical completion being achieved on 10 October 2025.

The combined contract amount entered into was \$1,271,550.00 ex GST. This equated to an Eastern Area scheme construction cost of \$719,587 ex GST. These contract costs increased with additional costs being incurred for pavement works, kerbing and subsoil drainage, drainage alterations and intersection treatments, there were also deletions from the contract for scheduled items not required. The final contract cost was \$839,592.50 ex GST.

Ancillary costs for the street scheme were \$19,988.05, being \$3,207.46 easement variation costs, \$4,976.50 for vegetation offset costs and \$11,804.09 being for service proving and project signage costs. This produced an overall Final Scheme Cost of \$859,580.55 (all figures are ex GST). Associated staff overhead costs and design costs have not been included within the scheme calculations.

Under the provisions of section 166 of the *Local Government Act 1989*, Council may vary the special charge amount to be paid, although if the increase is an amount equal to or greater than 10% of the estimated declared cost then a further declaration would need to be made. The estimated cost of this scheme was \$600,000 and the overall final cost of the scheme was \$859,580.55, an increase of \$259,580.55 or 43.3% over the estimated cost.

Under the provisions of sections 163(2)(a), (2A) and (2B) the calculation of the benefit ratio as a percentage amount of the special charge to be levied was determined at 73% of the estimated scheme cost. Therefore, the maximum total levy amount to be levied on properties at 73% of the estimated cost being \$438,000 (0.73x \$600,000) as per the Declaration Report contained in the 20 April 2021 Council Report.

A higher final cost than the estimated cost could see an increase in the maximum total levy amount applicable, as the final costs of the scheme exceed the estimated cost. Based on the final cost of \$859,580.55 the maximum total levy amount that could be levied under the scheme is therefore \$618,898 (e.g. 0.73 x \$859,580.55).

In accordance with the funding framework outlined within the Residential Road and Street Construction Plan 2019, as adopted by Council, the apportioned amount to be levied against properties within a scheme is set at a maximum of \$3,600 per property for those properties located within small and coastal townships.

Under the criteria of this Plan the total levy apportionable to the properties within this scheme equates to a total of \$316,800 (Total Levy Amount).

As the total levy amount of \$316,800 to be apportioned under the scheme remains less than the adjusted maximum total levy amount \$859,580.55, no adjustment to the levy apportionment schedule as prepared for this scheme is required. Any additional costs in completing the scheme will be funded from within Council's Roads to Recovery budgetary provisions.

A final cost certificate has been prepared for the scheme, see Attachment 15.2.1 – Final Cost Certificate Eastern Area.

ATTACHMENTS

1. Final Cost Certificate Eastern Area [**15.2.1** - 1 page]

OPTIONS

Council has the following options available:

1. Accept the final cost certificate as presented and apportion the costs based on the original total levy amount; or
2. Accept the final cost certificate as presented and apportion the costs based on the maximum total levy amount; or
3. Not accept the final cost certificate as presented.

PROPOSAL

That Council adopt the Final Cost Certificate for the Coongulla Township (Eastern Area) Special Charge Street Construction Scheme – Scheme No 2007 and authorise the Chief Executive Officer to prepare the final apportionment amounts due from property owners for the Coongulla Township (Eastern Area) Special Charge Street Construction Scheme – Scheme No 2007 based on the total levy amount of \$316,800.

CONFLICT OF INTEREST

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

COUNCIL PLAN 2025-29

This report supports the achievement of the following Council Plan 2025-29 Strategic Objective/s:

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

GENDER IMPACT ASSESSMENT (GIA)

Officers understand the requirements in relation to conducting GIA's to ensure Council remains compliant with obligations outlined in the *Gender Equality Act 2020*. The following determination was made.

A Gender Impact Assessment was not conducted as the policy, program or service does not meet the assessment requirement criteria.

FINANCIAL IMPACT

Council may, under the provisions of section 166 of the *Local Government Act 1989*, vary the liability of any property owner to pay the special charge. Where the special charge levy increase is equal to or greater than 10%, Council must also comply with subsections (1A), (1B) and (1C) of section 163 of the Act and redeclare the scheme which is not required in this instance.

The financial impact of adopting the Final Cost Certificate as detailed, is that property owners will not be liable for an amount above the costs initially provided under Residential Road and Street Construction Plan 2019. The Council contribution for this project is being funded through the Federal Government's Roads to Recovery program and this proposal will increase the Council contribution amount.

COMMUNICATION IMPACT

A comprehensive public consultation process has been entered into with affected property owners including information letters, surveys and meetings. If the scheme progresses, then ongoing communication will continue with the recommendations of this report.

LEGISLATIVE IMPACT

This scheme was prepared in accordance with sections 163, 163A, 163B of the *Local Government Act 1989*. Notification will be in accordance with sections 163 and 223 of the *Local Government Act 1989*. Section (2) of Section 163 of the *Local Government Act 1989*.

COUNCIL POLICY IMPACT

The scheme has been prepared in accordance with Council's Special Charge Schemes – Roads, Street and Drainage Development Policy 4.2.4 and the 2019 Residential Road and Street Construction Plan.

RESOURCES AND STAFF IMPACT

Implementation of the scheme can be undertaken within the resources of the Assets and Projects unit with the assistance of external contract engineering support for the survey and design of the scheme. In the event the scheme is adopted by Council, construction will be carried out by an approved contractor via a tender process.

COMMUNITY IMPACT

The adoption of the recommendation is likely to have no impact as the apportioned cost will equal the previously proposed estimated cost.

ENVIRONMENTAL IMPACT

Implementation of this scheme will have a positive environmental impact arising from the reduction of dust generated by vehicles as well as improved quality of storm water runoff.

ENGAGEMENT IMPACT

A comprehensive public consultation process has been entered into with affected property owners including:

- Information letter advising property owners of street works proposal on 14 October 2020
- Public meeting held at Coongulla Public Hall - 11 November 2019
- Mail out survey of all property owners (Whole of Town) - 3 February 2020
- Mail out survey of all property owners (Eastern Area) - 28 July 2020
- Follow up phone calls and emails requesting replies to the survey
- Formal public notice under sections 163B and 223 of the *Local Government Act 1989*
- Letter with a copy of Public Notice mailed to property owners on 9 December 2020
- Letter with Levy Notice mailed out to property owners on 28 April 2021

RISK MANAGEMENT IMPACT

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

WELLINGTON SHIRE COUNCIL
COONGULLA TOWNSHIP (EASTERN AREA) SPECIAL
CHARGE STREET CONSTRUCTION SCHEME
SCHEME No. 2007
FINAL COST CERTIFICATE

Project : Coongulla Township (Eastern Area) Special Charge Street
Construction Scheme.

Scheme No: 2007

Commencement date (scheme):	20/04/2021
Completion date (works):	10/10/2025
Estimated cost of scheme:	\$ 600,000.00
Final cost of scheme:	\$ 859,580.55

Variation between estimated cost and final cost:	43.3% increase
Council contribution to scheme as property owner:	\$ 0.00
Council contribution to scheme - public benefit:	\$ 542,780.55
Property owner contribution to scheme:	\$ 316,800.00
Total	\$ 859,580.55

Prepared by: Tilo Junge, Infrastructure Planner

Approved by: Sam Pye, Manager Built Environment

Adopted by Council: -- / -- / 2026

16. 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

NIL

FURTHER GALLERY COMMENTS

NIL

Meeting declared closed at: 5.42pm.

The live streaming of this Council meeting came to a close.

17. IN CLOSED SESSION

That the meeting be closed to the public pursuant to section 66(2) of the Local Government Act 2020 to consider confidential 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*

IN CLOSED SESSION

NIL