

WANGARATTA RURAL CITY COUNCIL



BUSINESS PAPER FOR THE ORDINARY MEETING
OF THE WANGARATTA RURAL CITY COUNCIL, TO BE HELD
IN THE OXLEY HALL, OXLEY
ON **TUESDAY, 19 MAY 2015** COMMENCING AT 6.00PM

Brendan McGrath
CHIEF EXECUTIVE OFFICER

As at 15/05/15 4:02 PM

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1. **ACKNOWLEDGEMENT OF TRADITIONAL OWNERS**

We acknowledge the traditional owners of the land on which we are meeting. We pay our respects to their Elders and to Elders from other communities who may be here today.

2. **OPENING PRAYER**

Almighty God, we humbly ask thee to bless and guide this council in its deliberations so that we may truly preserve the welfare of the people whom we serve. Amen

3. **PRESENT**

4. **ABSENT**

5. **ACCEPTANCE OF APOLOGIES & GRANTING OF LEAVE OF ABSENCE**

ORDER OF BUSINESS

6. **CITIZENSHIP CEREMONY**

Nil.

7. **CONFIRMATION OF MINUTES**

RECOMMENDATION:

That Council read and confirm the Minutes of the Ordinary Meeting of 21 April 2015 and the Special Council Meeting of 4 May 2015 as a true and accurate record of the proceedings of the meeting.

8. CONFLICT OF INTEREST DISCLOSURE

In accordance with sections 77A, 77B, 78 and 79 of the *Local Government Act 1989* Councillors are required to disclose a '*conflict of interest*' in a decision if they would receive, or could reasonably be perceived as receiving, a direct or indirect financial or non-financial benefit or detriment (other than as a voter, resident or ratepayer) from the decision.

Disclosure must occur immediately before the matter is considered or discussed.

9. RECEPTION OF PETITIONS

9.1.1.1 PETITION FROM MOYHU ACTION GROUP

Meeting Type:	Ordinary Council Meeting
Date of Meeting:	19 May 2015
Author (title):	Executive Assistant Corporate Services
File Name:	MURRAY TO THE MOUNTAINS RAIL TRAIL INFORMATION / ISSUES
File No.:	78.030.002

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

Executive Summary

This report is presented to Council to address the issues raised in a petition from the Moyhu Action Group containing a total of 690 signatures. The petitioners request that Council commence the construction of the Wangaratta to Whitfield Rail Trail (stage 3 of the Murray to Mountains Rail Trail).

RECOMMENDATION:

- 1. That the petition regarding the construction of the Wangaratta to Whitfield Rail Trail (stage 3 of the Murray to Mountains Rail Trail) be received.***
- 2. That a report into investigations into the request within the petition be considered at the June 2015 Ordinary Council Meeting.***

Conclusion

In accordance with Local Law No.3 of 2014 – (Administrators) Meeting Procedures a petition presented to the Council must lay on the table until the next ordinary meeting of the Council and no motion, other than to receive the petition, may be accepted by the Chairperson, unless Council agrees to deal with it earlier.

Attachments

Nil.

10. HEARING OF DEPUTATIONS

11. PRESENTATION OF REPORTS

11.1 ADMINISTRATORS' REPORTS

Nil.

11.2 OFFICER'S REPORTS

11.2.1 EXECUTIVE SERVICES

Nil.

11.2.2 CORPORATE SERVICES

11.2.2.1 FINANCE REPORT

Meeting Type: Ordinary Council Meeting
Date of Meeting: 19 May 2015
Author (name and title): Manager Finance
File Name: Council Budget 2014/ 15
File No.: 51.060.021

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

Executive Summary

This report is presented to provide an update of Council's year-to-date 2014/15 financial performance compared to Revised Budget. End of year forecast was prepared as part of the budget process commencing in January 2015 a new year end forecast based on end of April figures is currently being completed.

RECOMMENDATION:

That Council notes the report.

Background

Council has completed its third quarter financial reporting process in order to manage and monitor its financial position against revised budget. The revised budget was adopted at the Special Council Meeting on 22 December 2014.

Implications

Policy Considerations

There are no specific Council policies or strategies that relate to this report.

Financial Implications

Full Year 2014/15 Summary

	Full Year - Revised Budget \$'000	Full Year – Forecast \$'000	Variance (unfav) \$'000
Income	56,203	54,994	(1,209)
Expenses	52,340	51,355	985
Surplus (Deficit)	3,863	3,639	(224)
Capital Works Expenses	22,465	19,681	2,784

Income Statement

Council is forecasting to receive \$1.2M less income than at revised budget, however this is offset by reduced expenses of \$1.0M, leaving a small unfavourable variance for operating surplus of \$0.2M.

Council has experienced reduced year-to-date grant income from projects that have been carried over to 2015/16 or discontinued with a reduction in expenditure. A detailed explanation of Income Statement variances follows:

Favourable Income Statement variances

Income:

- Additional rates revenue generated from supplementary property assessments up \$36k
- Additional Animal registrations \$10k and caravan park renewals that occur every 3 years up \$10k
- Saleyard user fees up \$105k due to higher than expected holding paddock fees, yard fees and agent commission with high sales volume
- Project funding received and not budgeted for Greta Netball and Umpire Change rooms \$45K and Bus Shelter construction \$35k

Expenses:

- Employee benefits savings of \$215K due to vacancies
- Victorian Adaption & Sustainability Partnership project carried forward into 2015/16 with Employee benefits \$67k, consultants \$174k and materials \$10k (Note income also transferred \$210k in 2015/16)
- No overall budget impact of reallocation of employee costs to materials.
- Levee Bank System investigation grant no longer expected to be received so work has stopped, resulting in a saving of \$170k on consultants
- Planning projects consolidated and elements to be performed using in house resources with a \$38k saving on consultants
- Closed Landfill rehabilitation put on hold, saving of \$100k of consultants
- Insurance savings \$25k with better rate with this to continue into 2015/16
- Facilities maintenance savings \$80k with works lower than budgeted
- Aged care tightening on guidelines throughout the year on what can and cannot be spent has resulted in items no longer paid for by Council on behalf of clients \$0.3M (For example meals on wheels and access to fuel cards)
- CBD Master plan consulting costs moved from 2014/15 to 2015/16 \$75k
- Resilient Community work to be undertaken in 2015/16 \$55k consultants and materials (note grant has already been received in 2014/15)

Unfavourable Income Statement variances

Income:

- Lower parking fines due to enforcement officer vacancy \$40k
- Town planning statutory fees down \$28k due to a significant reduction in the value of permits submitted in 2014/15
- Building fees & permits down \$50k due to focus on building compliance matters

- Reduced Performing Arts entrance fees with lower than expected performances \$23k
- Meals on Wheels down \$28k from less demand for services and service to be transferred to North East Health from 1/7/15
- Private road works income reduced by \$35K due to lower demand
- Dust suppression works not taken up so cash contribution down \$50k
- CSNE Commonwealth grant down \$72k
- Levee Bank System investigation grant no longer expected to be received so work has discontinued \$200k (as per above reduction in expenses)
- Livestock Selling Complex roofing grant transferred in 2015/16 year to align with revised project completion dates \$373k
- Other grants transferred in 2015/16 included Bullawah project \$60k and Victorian Adaptation & Sustainability Partnership \$210k
- No additional grant funding received for the Ovens Street project \$250k

Expenses:

- Additional legal advice not budgeted for illegal tobacco sales and statutory & strategic planning, compliance and building matters \$50k
- Council's multi-deck car park licence contribution due to lower parking numbers \$40k

Capital Works Achievement Result

Reduced spending on Capital Works is considered to be an unfavourable circumstance. The full year variance of \$2.8M is due to \$4.3M related to projects which will be carried forward into next year, \$1.4M of brought forward projects from 2015/16 and project savings \$0.2M

A detailed explanation of Capital Works variances follows:

Carry forward capital works projects into 2015/16 \$4.3M

- Completion of the Livestock Selling Complex roofing project \$1.6M
- Bowser Landfill - Design and Construction of Cell 7, currently undergoing EPA approval process \$1.3M
- City Oval Tennis Precinct - Stage One Buildings \$0.6M
- Everton Hall and precinct redevelopment \$0.3M
- Electronic Document Management Systems \$0.2M
- Bullawah Project - Indigenous Interpretive Signage \$0.1M
- Comfort Station Redevelopment \$0.1M

Brought forward capital works projects from 2015/16 \$1.4M

As per Special Council meeting 7 April 2015:

Council amended the 2014/15 capital works budget by deferring \$1,418,929 of works and bringing forward the same value of projects from financial year 2015/16 as follows:

- Drainage works Morgan Road - \$285,000
- Turf renovation equipment - \$78,500
- Rural roads gravel re-sheeting - \$110,000
- Footpath high priority works - \$50,000

- North Wangaratta shared path - \$40,000
- Aerodrome runway lighting - \$154,429
- Water truck - \$250,000
- Posi track/profiler/bucket broom/mulcher - \$171,000
- Fleet replacement - \$130,000
- Drainage works Newman Street \$150,000.

Capital Savings \$0.2M

Council has also identified \$0.2M of capital savings from efficiencies and bringing some projects to an end:

- Gallery roof savings \$58K
- Other project efficiency savings \$150K

For a further detailed analysis of the Income Statement and Capital Works Achievement Result (***Refer attachment***).

Balance Sheet Result

A detailed balance sheet is included as part of the attachment that includes 30 June 2014 Actual balances, 30 June 2015 Budget and Year to Date Actuals as at 31 March 2015. The Balance Sheet is budgeted at year end and not quarterly. Therefore the below commentary is not on a variance analysis to budget but on key material items:

- Cash and cash equivalents is high at \$17.3M as Council looks to spend \$22.5M on capital works this year. (\$13.4M in Term Deposits and \$3.9M in cash at Bank for operations)
- Property plant and Equipment is calculated at the yearend based on asset movements and depreciation rates
- Trusts – Other is made up of Fire Service Property Levy \$1.9M

Legal/Statutory

In accordance with s127 of the *Local Government Act 1989* (the Act), Council must prepare a budget for each financial year. Additionally, s136 of the Act requires Council to apply principles of sound Financial Management. S138 of the Act requires the Chief Executive Officer, at least every three months, to prepare a statement comparing the budgeted revenue and expenditure for the financial year with the actual revenue and expenditure to date and to present this report to Council.

Social

There are no social impacts identified for this subject of this report.

Environmental/Sustainability Impacts

There are no environmental/ sustainability impacts identified for this subject of this report.

Economic Impacts

The economic impacts associated with sound financial management are positive for Council's ratepayers, the community and future generations.

Council Plan-Key Strategic Activity/Action

Council's Plan 2013-2017 contains a Key Strategic Activity to '*provide responsible financial practices ensuring Council's annual financial viability*'.

Strategic Links

Rural City of Wangaratta 2030 Community Vision
Council Plan 2013-2017
2014/15 Annual Budget

Risk Management

Risks	Likelihood	Consequence	Rating	Mitigation Action
Poor performance against budget	M	M	M	Regular monitoring and reporting of budget position

Consultation/Communication

Officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

Conclusion

March year-to-date Income Statement overall is on track with some projects moving into 2015/16. Capital Works expenditure forecast is \$2.8M below revised budget with \$4.3M carryover into 2015/16 and \$1.4M brought forward from 2015/16.

Attachments

1. Financial Report Year to Date March 2014-15

11.2.3 COMMUNITY WELLBEING

Nil.

11.2.4 INFRASTRUCTURE SERVICES

11.2.4.1 PETITION REGARDING INSTALLATION OF LIGHTING AT CARRARAGARMUNGEE PRIMARY SCHOOL

Meeting Type: Ordinary Council Meeting
Date of Meeting: 13 May 2015
Author (title): Manager Technical Services
File Name:
File No.:

Conflict of Interest

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

Executive Summary

This report is presented to Council to address the issues raised in a joint letter/petition from Carraragarmungee Primary School staff and pro-forma letters received containing a total of 81 signatures. The petitioners request to have speed zone lights installed at the Carraragarmungee Primary School on Wangaratta-Eldorado Road at Londrigan.

The joint letter/petition was received at Council's Ordinary Meeting on 21 April 2015, and recommended that an investigation into the request to be undertaken.

Standard school zone static signs already exist at the Carraragarmungee Primary School site along the Wangaratta - Eldorado Road. This report recommends that the signage be upgraded to make the speed restriction signage as conspicuous as possible, which will be achieved with the introduction of electronic variable speed limit signage.

RECOMMENDATION:

That Council consider the project for the Installation of Electronic Variable Speed Limit signs as part of the 2015/16 Mid-Year Budget Review.

Background

Council and VicRoads have received numerous requests over the past 4 to 5 years, for the installation of electronic speed restriction signage to be introduced at the Carraragarmungee Primary School location along the Wangaratta - Eldorado Road.

School speed zones are designed to improve safety for school children by lowering the speed of traffic near schools. They operate throughout each school term at peak times that children arrive at and leave schools.

Typically static signage is used within rural areas or along roads with low traffic volumes. The current static signs at this site are C-size which are the smaller dimensional sized signs, and could be upgraded with A-sized signs which are the larger dimensional type signs.

However, to have the greater impact, electronic variable speed signs could be introduced, which are typically used on roads with high traffic volumes and high speed roads.

Previously, the introduction of electronic signage has been a costly exercise, with costs estimated over \$50,000, however in recent times these costs have reduced significantly and provided a more viable option for road managers to consider.

Both VicRoads and the Council have undertaken surveys of the vehicles travelling along the Wangaratta - Eldorado Road within the area of the school, assessing the speed and type of vehicles using the road. The results have not indicated that there has been a high level of speeding traffic.

Implications

The existing static School Zone signs meet the current standards and guidelines.

Electronic variable speed limit signs also meet current standards and guidelines.

Policy Considerations

There are no specific Council policies or strategies that relate to this report.

Financial Implications

The cost of installing the electronic variable speed signs has significantly reduced in recent years. Two recent quotes for either electricity powered or solar powered signs were similar in price and are expected to cost no more than \$25,000.

The costs of installing A-size static signs would cost approximately \$4,000.

Legal/Statutory

The existing static signs currently meet standards and industry guidelines, however the electronic signs would improve the conspicuity of the signage.

Social

The small local community are suggesting that the electronic signs would provide a higher level of safety and alleviate some of their safety concerns around the school children and potential conflict with vehicular traffic.

Environmental/Sustainability Impacts

Being in a rural location there are minimal environmental/sustainability impacts identified for this subject of this report.

Economic Impacts

The project will need to compete with other priority projects also bidding for the limited Capital Works Program dollars.

Council Plan-Key Strategic Activity/Action

Plan for and provide infrastructure appropriate to the community's needs.

Strategic Links

a) Rural City of Wangaratta 2030 Community Vision

N/A

b) Other strategic links

N/A

Risk Management

It is considered that a slight reduction in the risk rating could be achieved with the introduction of the electronic variable speed signs due to the improvement in conspicuity.

Consultation/Communication

Officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

Options for Consideration

Options to be considered in response to the joint letter/petition request are as follows.

1. No change and leave the C-sized signs which meet the current standards and guidelines
2. Introduction of larger dimensional A-sized signs, which will also meet current standards and guidelines at an approximate cost of \$4,000
3. Introduction of electronic variable speed limit signage, which will also meet current standards and guidelines, however would significantly improve the conspicuity of the school zone; the costs of the electronic signs are expected to be \$25,000.

Conclusion

The introduction of the electronic speed signage will effectively provide the local community with a higher level of security and comfort for their children and the potential conflict with high speed vehicular traffic and is therefore recommended to be referred to Council's 2015/16 budget review.

11.2.5 DEVELOPMENT SERVICES

11.2.5.1 WANGARATTA PLANNING SCHEME AMENDMENT C56 – PANEL REPORT AND RECOMMENDED ADOPTION OF THE AMENDMENT WITH CHANGES

Meeting Type: Ordinary Council Meeting
Date of Meeting: 19 May 2015
Author (title): Strategic Planning Coordinator
File Name: Wangaratta Planning Scheme Amendment C56 – Reith Road Equine Precinct
File No.: 73.030.068

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

Executive Summary

This report seeks Council's agreement to adopt Amendment C56 with changes and submit the Amendment to the Minister for Planning for final approval in accordance with section 31 of the *Planning & Environment Act 1987*.

On 7 April 2015, Council received the report of the Panel appointed to consider Amendment C56. In summary, the Panel recommends adoption of the amendment as exhibited, subject to minor changes to the wording of the amendment documents.

The changes are generally consistent with the negotiated outcomes between Council, the proponent and submitters as part of the amendment process.

Under the *Planning and Environment Act 1987*, Council must now formally consider the recommendations of the Panel report and determine whether or not to adopt the amendment.

In accordance with Council's previous resolutions of 09 December 2014 with regards to this amendment, adoption of Amendment C56 is dependent upon execution of a Section 173 agreement for development contributions and preparation by the proponent of a Development Plan to Council's satisfaction.

RECOMMENDATION:

That Council:

- 1. *Endorses the recommendations from the C56 Panel Report;***
- 2. *Adopts Planning Scheme Amendment C56, pursuant to s29(1) of the Planning and Environment Act 1987 (the Act) subject to:***
 - (a) *changes as recommended in the Panel Report except for the change removing reference to a preferred 20 metre buffer distance in dot point 14 of Clause 2.0 of the proposed DPO5***

- (b) the addition of wording to dot point 6 of Clause 2.0 to ensure development includes reference to 'all dwellings and infrastructure and activity associated with intensive horse husbandry'.*
- (c) Council's approval of a Section 173 agreement for*
 - (i) development contributions prepared and signed by the owner*
 - (ii) preparation by the proponent of a draft Development Plan to the satisfaction of Council*
- 3. Write to the Minister for Planning, seeking an exemption from the timeline requirement for a "Decision on an amendment by a planning authority" as outlined in Ministerial Direction 15 in order for the proponent to achieve actions outlined in 2 (c)**
- 4. Submit the amendment to the Minister for Planning for approval under s35 of the Act, once actions under 2(c)(i) and 2(c)(ii) above are completed**
- 5. Notify the proponent and submitters in writing of Council's decision.**

Background

The purpose of Amendment C56 is to facilitate the development of the subject land located north of 382 Reith Road, south of 474 Reith Road, bounded by Three Mile Creek to the east and fronting Reith Road to the west in Wangaratta for an e quine precinct that provides stabling and accommodation for thoroughbred horses and their trainers in close proximity to the Wangaratta Racecourse.

Amendment C56 was exhibited in April-May 2014 and twelve submissions were received. Following extensive consultation with submitters and a detailed assessment of the proposal, a number of changes to the amendment documentation were recommended by Council officers. In response to concern about a recommended change in minimum subdivision lot size, the proponent submitted a late submission that required Council to proceed to a Panel hearing under s23 of the Act.

Discussion

Panel Hearing:

A Directions Hearing was held on 6 February 2015 and full Panel Hearing took place on 3 March 2015. In addition to Council and the proponent, one submitter also presented at the hearing. The hearing was held at the Council offices and was chaired by one Panel member.

Panel Report and Recommendations:

Council received a copy of the Panel Report on 7 April 2015 (refer Attachment 1). The Panel supported the majority of Council's endorsed post-exhibition changes proposed in response to negotiations with submitters and as a result of detailed assessment of the proposal.

The Panel concluded:

- There is evidence of demand for the facilities enabled by the amendment.
- The amendment is well supported by racing industry strategies and State and local planning policy.
- The amendment is well founded and is strategically justified.

The Panel noted the post-exhibition agreement between the proponent and Council on the majority of issues in relation to the wording of the Special Use Zone Schedule 7 (SUZ7) and Development Plan Overlay Schedule 5 (DPO5), including a compromise on lot sizes to be provided on subdivision.

It should be noted that a detailed analysis of the proposed subdivision lot size was not made by the Panel. Instead, it was accepted that the negotiated outcome was satisfactory to both parties. The Panel focused on ensuring the outcome was appropriately worded in the Special Use Zone control.

The Panel's formal recommendation is:

'Wangaratta Planning Scheme Amendment C56 should be adopted as exhibited, subject to changes to the wording of the Special Use Zone Schedule 7 and the Development Plan Overlay Schedule 5 as shown in the Panel Preferred versions ...'

The Panel Preferred versions of the SUZ7 and DPO5 are contained in Appendix B of Attachment 1.

Next Steps in the Amendment Process

Council must consider the recommendations made in the Panel Report. To progress the amendment Council must:

- (a) Adopt the amendment as exhibited; or
- (b) Adopt the amendment subject to all or some of the recommendations of the Panel; or
- (c) Abandon the amendment.

The changes in the Panel preferred version of the amendment documents are largely consistent with officer recommendations and the negotiated outcome with the proponent regarding subdivision lot size and yield.

There are two points of difference with the Panel recommendations, however, that should be highlighted. One relates to the Panel recommending the removal of any preferred distance for internal buffers along the northern and southern boundaries of the property, preferring instead a performance based approach. The other relates to the land capability requirement.

Buffers

It is contended that reference to a preferred distance for each buffer is entirely appropriate to provide clarity to everyone. Buffers serve an important purpose including shelter, visual screening, ecological links and protection from spread of

disease. To this end, it is recommended that the wording of dot point 14 under Clause 2.0 of the Development Plan Overlay Schedule 5 (DPO5) read:

'Provide an overall landscaping scheme including adequate vegetated buffers along the northern and southern boundaries of the site (preferred 20 metres) to reduce potential conflict and promote safety, privacy and aesthetic values between adjacent land uses. The scheme shall include any requirements for the preservation or regeneration of existing native vegetation, including any specified offsets for vegetation removed'.

The amendment, therefore, is recommended for adoption as per the Panel's 'Preferred Version' with the above change to dot point 14 in the DPO5.

Additional requirement in DPO5 – Land capability

A second change is recommended to the DPO5 to clarify the land capability requirement. As the nature of the proposed development is intensive animal husbandry, any land capability assessment must take into account the associated development of horse stables, management of horse manure and carrying capacity of the land, in addition to the impact of dwellings on the site. Whilst a manure management system is required for the property, the requirement for a Land Capability Assessment (LCA) to address the impact of intensive horse husbandry is very important.

To this end, it is recommended that the DPO5 be further amended at dot point 6 of Clause 2.0, to read:

'Provide a land capability assessment report prepared by a suitably qualified professional to confirm land capability for any future development, including all dwellings and infrastructure and activity associated with intensive horse husbandry and demonstrate the capacity of infrastructure to service the development and reduce any impacts on soil and water quality (surface and ground). Any effluent disposal areas identified must be fenced to ensure the disposal areas are not compromised by trenching, livestock or storage of machinery and materials within their management plan.'

Actions required by proponent

At its 9 December 2014 Ordinary Meeting, Council resolved to proceed with Amendment C56 subject to Council's approval of:

- (a) A Section 173 agreement for development contributions prepared and signed by the owner; and
- (b) A Development Plan prepared by the proponent substantially in accordance with proposed Schedule 5 to the Development Plan Overlay.

The rationale for these requirements was described in the Officer Report for 16 September 2014 Ordinary Meeting and has not changed since then. A slight revision is proposed here in order to clarify the process. In order to provide Council with certainty about the outcome of the final approved Development Plan after approval of the amendment, it is recommended that the approval of the Development Plan be included in the proposed Section 173 agreement for development contributions.

It is noted that there are State timeframes set for Council to make a decision on progressing an amendment after receiving the Panel Report (40 business days from Council's receipt of report being 2 June 2015). Council is also required to submit an adopted amendment to the Minister for Planning for approval within 10 business days of adopting it. Council may apply to the Department of Environment, Land, Water and Planning (DELWP) for an exemption from these timeframes.

Given the Panel Report has already been received, Council will need to request an exemption from one of these timeframes in order for the proponent to achieve its required actions.

Implications

Policy Considerations

The development of an equine-related precinct is supported in a number of Council's policy documents including the Population & Housing Strategy and Municipal Strategic Statement.

Financial Implications

Council Cost - Panel (hearing): Council is required to fund the cost of the Panel hearing. The cost of the hearing was \$5,400.00. In accordance with Council's fees and charges, Council will now recoup the cost of the Panel hearing from the proponent. Council should not proceed to adopt the amendment without the Panel fees being paid by the proponent.

Council Cost – Adoption (administrative fee): Should Council support the amendment, a statutory fee of \$798.00 will be required to submit the amendment to the Minister for Planning for approval in accordance with s35 of the *Planning and Environment Act 1987*. This cost will be covered by the proponent.

Legal/Statutory

This amendment is being carried out in accordance with the requirements of the *Planning and Environment Act 1987*.

Social

Development of the subject land in accordance with the proposed amendment will have some impact on adjoining properties. It is anticipated these impacts will be limited or mitigated by the controls required through the Development Plan Overlay with regard to buffers, control of the built form and management of horse manure and effluent disposal.

Environmental/Sustainability Impacts

It is considered that the environmental/ sustainability impacts will be minimised by completing a revised LCA which takes into account all development including

animal husbandry and ensuring appropriate management techniques protect the water quality.

It should be noted that the proposed application of a Development Plan Overlay over the subject land will require future developers to consider flooding, land capability and impacts on native vegetation as part of a development proposal.

Economic Impacts

Both the proponent and the Wangaratta Turf Club expect that the proposal will have a positive economic impact on the local racing industry, by providing a facility that will attract trainers to the area.

Council Plan-Key Strategic Activity/Action

Implementation of this amendment is consistent with the Council Plan Review 2014-2017, particularly Objective 3.4 *'To ensure land use planning provides balanced outcomes for community growth, existing land use, environment and heritage'*.

Strategic Links

a) Rural City of Wangaratta 2030 Community Vision

The proposal is consistent with the overarching vision of the 2030 Community Vision, contributing to develop and position Wangaratta as a regional centre of the North East.

b) Other strategic links

Hume Regional Growth Plan - This project is consistent with the Hume Regional Growth Plan, from a sub-regional perspective, which acknowledges that growth will occur and the importance of providing diversity in housing options.

Risk Management

Risks	Likelihood	Consequence	Rating	Mitigation Action
Proponent challenges preparation of draft Development Plan at VCAT	Low-moderate	High	Moderate	Link approval of Development Plan to S173 agreement prior to lodging amendment for approval with Minister for Planning
DELWP does not grant exemption from Ministerial timeframes	Low-moderate	High	Moderate	Discuss approach with DLWP as soon as possible to explain the rationale for an exemption

Consultation/Communication

Level of public participation	Promises to the public/stakeholders	Tools/Techniques
Involve	We will work with you to ensure that your concerns and issues are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	Panel hearing involved submitters to the amendment. Submissions considered by the Panel and report provided to discuss the recommended outcomes

Officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

Options for Consideration

1. Adopt amendment in accordance with majority of Panel recommendations and subject to completion of S173 agreement for development contributions and Development Plan (preferred option): As discussed in the body of this report, the Panel is supportive of Amendment C56 subject to some minor changes to the wording of the SUZ7 and DPO5. These recommendations are reasonable, except where the removable of reference to a preferred buffer distance along the southern and northern boundaries of the site is concerned. In addition, Council must safeguard the outcome of this proposal, by requiring the proponent to prepare a satisfactory Development Plan and provide development contributions within the legal framework of a Section 173 agreement.
2. Adopt amendment in accordance with Panel recommendations: Council has the ability to adopt all, some or none of the Panel's recommendations (with suitable justification).
3. Abandon the amendment: Panel has determined the amendment is strategically justified and well founded. There is no reason at this stage to abandon the amendment provided suitable safeguards are in place to ensure the proponent complies with Council requirements for Development Contributions and Development Plan.

Conclusion

Council must make a decision to progress Amendment C56 following receipt of the report of the Panel convened to hear unresolved submissions. The Panel has found the amendment to be strategically justified and well founded, subject to some minor wording changes. The majority of changes are supported, except for the removal of a preferred buffer distance along the southern and northern boundaries of the site. It should be noted this is not a mandatory requirement, but a guide only.

In order to safeguard the negotiated outcomes for this equine development, and ensure adequate funds available to service it and the surrounding

neighbourhood, it is recommended that the amendment be adopted, with changes, subject to the preparation of a Section 173 agreement for development contributions and a Development Plan.

Attachments

1. Panel Report for Amendment C56

11.3 SPECIAL COMMITTEE REPORTS

Nil.

11.4 ADVISORY COMMITTEE REPORTS

11.4.1.1 ADVISORY COMMITTEE REPORTS

Date of Meeting: 19 May 2015
Author (officer title): Executive Assistant Corporate Services
File Name: Advisory Committees
File No: 10.020.002

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

Executive Summary

Minutes of the following Advisory Committee Meetings are reported to Administrators for information.

- Youth Council Advisory Committee – held on 23 April 2015
- Agribusiness and Agricultural Advisory Committee – held on 11 May 2015

RECOMMENDATION:

That Council note the report.

Attachments

1. Minutes of Youth Council Advisory Committee Meeting
2. Minutes of the Agribusiness and Agricultural Advisory Committee Meeting

12. RECORDS OF ASSEMBLIES OF ADMINISTRATORS

An “Assembly of Administrators” is a meeting at which matters are considered that are intended or likely to be the subject of a Council decision and is either of the following:

- a meeting of an advisory committee where at least one Administrator is present; or
- a planned or scheduled meeting that includes at least half the Administrators and at least one Council officer.

At an assembly of Administrators, a written record is kept of:

- a) the names of all Administrators and members of the Council staff attending;
- b) the matters considered;
- c) any conflict of interest disclosures made by an Administrator attending; and
- d) whether an Administrator who has disclosed a conflict of interest leaves the assembly.

The written record of an assembly of Administrators is, as soon as practicable:

- a) reported at an ordinary meeting of the Council; and
- b) incorporated in the Minutes of that Council meeting.

Date	Meeting details	Refer
13 May 2015	Meeting with Parliamentary Secretary for Environment Anthony Carbines	Attachment
12 May 2015	Planning Meeting	Attachment
12 May 2015	Council Plan and Budget Roadshow	Attachment
11 May 2015	Council Plan and Budget Roadshow	Attachment
5 May 2015	Administrators Briefing Forum	Attachment
4 May 2015	Special Council Meeting	Attachment
27 April 2015	Administrators Briefing Forum	Attachment
27 April 2015	Review of Council Plan	Attachment
21 April 2015	Pre Council Meeting Discussion	Attachment

RECOMMENDATION:

That Council receive the reports of Assemblies of Administrators.

13. **NOTICE OF MOTION**

14. **URGENT BUSINESS**

15. **PUBLIC QUESTION TIME**

Public Question Time

10.020.004

16. **CONFIDENTIAL BUSINESS**

17. **CLOSURE OF MEETING**

18. ATTACHMENTS

18.1.1.1 (11.2.2.1) – FINANCE REPORTS



Rural City of Wangaratta

FINANCIAL REPORT

March Year to Date
2014 - 15

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**Rural City of Wangaratta
Income Statement
March 2015**

	Year to Date Summary					Full Year 2014/15 Summary				
	YTD	YTD	YTD	Variance		Full Year	Full Year	Full Year	Variance	
	Budget	Revised Budget	Actual	Actual vs Revised Budget	% Var	Adopted Budget	Revised Budget	Forecast	Forecast vs Revised Budget	% Var
INCOME										
Rates and charges	19,549,074	19,721,923	19,777,972	56,049	0%	26,065,428	26,290,566	26,326,566	36,000	0%
Statutory fees and fines	531,648	456,219	553,934	97,715	21%	709,150	719,100	666,725	-52,375	-7%
User fees	5,094,940	5,113,174	4,866,127	-247,047	-5%	6,793,136	6,831,349	6,820,845	-10,504	-0%
Contributions - cash	138,076	341,222	174,155	-167,067	-49%	445,606	602,761	517,221	-85,540	-14%
Grants - recurrent	11,803,251	11,017,321	10,585,411	-431,910	-4%	15,640,970	15,701,990	15,415,103	-286,887	-2%
Grants - non-recurrent	1,206,532	2,318,325	1,844,854	-473,471	-20%	3,220,110	4,189,086	3,390,622	-798,464	-19%
Reimbursements	12,303	376,728	348,855	-27,873	-7%	16,409	399,606	391,499	-8,107	-2%
Other revenue	513,686	460,170	300,958	-159,212	-35%	687,278	646,526	643,360	-3,166	-0%
Proceeds on sale of assets	873,872	719,659	182,692	-536,967	-75%	1,333,800	821,982	821,982	0	0%
Total Income	39,723,382	40,524,741	38,634,958	-1,889,783	-5%	54,911,887	56,202,966	54,993,923	-1,209,043	-2%
EXPENSES										
Employee benefits	16,868,133	16,903,403	16,374,048	529,355	3%	22,483,037	22,711,434	22,117,613	593,821	3%
Materials and services	12,202,338	12,438,506	11,559,687	878,819	7%	16,412,528	17,115,902	16,728,636	387,266	2%
Depreciation and amortisation	8,351,649	8,846,451	8,850,084	-3,633	-0%	11,140,000	11,800,000	11,800,000	0	0%
Finance costs	345,748	333,250	334,110	-860	-0%	514,319	475,905	475,905	0	0%
Other expenses	10,525	10,525	6,824	3,701	35%	10,900	10,900	7,100	3,800	35%
Proceeds on sale of assets	10,773	25,973	282,164	308,137	1186%	20,073	25,973	25,973	0	0%
WDV of assets sold	-	-	-	-		200,000	200,000	200,000	0	0%
Total Expenses	37,789,166	38,558,108	36,842,589	1,715,519	4%	50,780,857	52,340,114	51,355,227	984,887	2%
Surplus (Deficit)	1,934,216	1,966,633	1,792,369	-174,264	-9%	4,131,030	3,862,852	3,638,696	-224,156	-6%

Note: negative variances are unfavourable
and positive variance favourable

Rural City of Wangaratta
Statement of Capital Works
March 2015

	YTD Budget	YTD Revised Budget	YTD Actuals	Variance Actual vs Revised Budget	% Var	Full Year Adopted Budget	Full Year Revised Budget	Full Year Forecast	Variance Forecast vs Revised Budget
Capital Works Areas									
Land	-	59,026	61,360	-2,334	-100%	896,850	955,876	961,330	5,454
Plant and equipment	2,531,844	2,016,476	838,906	1,177,570	58%	3,303,400	3,422,617	4,133,967	711,350
Furniture and fittings	342,293	247,302	164,319	82,983	34%	603,125	541,590	397,661	-143,929
Artworks	154,125	140,500	11,500	129,000	92%	205,500	205,500	22,749	-182,751
WIP Land Improvements	699,524	992,280	857,169	135,111	14%	1,090,398	1,498,025	1,667,211	169,186
WIP Landfill	1,160,235	1,174,212	27,348	1,146,864	98%	1,547,594	1,566,233	215,000	-1,351,233
WIP Buildings	4,432,336	1,559,324	727,413	831,911	53%	6,661,651	6,932,259	4,532,483	-2,399,776
WIP Sealed roads and substructure	2,343,271	2,616,766	1,538,952	1,077,814	41%	3,059,864	3,515,209	3,607,209	92,000
WIP Gravel Roads and substructure	449,820	476,093	593,665	-117,572	-25%	700,000	676,093	686,093	10,000
WIP Bridges	235,690	406,756	183,144	223,612	55%	473,500	509,417	459,417	-50,000
WIP Kerbing	355,635	699,325	349,672	349,653	50%	474,375	844,325	844,325	0
WIP Drainage	682,580	491,914	264,412	227,502	46%	720,395	757,839	1,042,839	285,000
WIP Footpaths	147,501	134,183	82,364	51,819	39%	200,000	196,340	286,159	89,819
WIP Bikepaths	283,806	732,279	603,742	128,537	18%	378,562	732,279	727,806	-4,473
WIP Parks and gardens	171,690	65,508	54,814	10,694	16%	224,008	111,500	96,500	-15,000
Total capital works	13,990,350	11,811,944	6,358,780	5,453,164	46%	20,539,222	22,465,102	19,680,749	-2,784,353
Represented by :-									
Renewal	6,376,781	6,909,170	4,102,153	2,807,017	41%	9,196,068	10,026,018	10,715,167	689,149
Upgrade	1,772,120	1,327,736	774,215	553,521	42%	3,094,678	2,892,859	3,047,746	154,887
New Assets	5,805,764	3,539,353	1,472,423	2,066,930	58%	8,200,882	9,498,631	5,902,836	-3,595,795
Rehabilitation	35,685	35,685	9,990	25,695	72%	47,594	47,594	15,000	-32,594
Total Capital Works	13,990,350	11,811,944	6,358,781	5,453,163	46%	20,539,222	22,465,102	19,680,749	2,784,353
YTD Actuals as a % of:	45%	54%	100%			31%	28%	32%	
% of Time Complete								75%	

Rural City of Wangaratta
Balance Sheet
As at 31 March 2015

	Actual 30 June 2014	Budget 30 June 2015	Actual YTD 2015	Variance (YTD vs 2015 Budget)
ASSETS				
Current Assets				
Cash and cash equivalents	13,102,670	7,829,000	17,293,316	-9,464,316
Rate receivables	1,569,048	1,250,000	1,335,090	-85,090
FireService Levy	184,908	205,487	779,837	-574,350
Saleyards	428,181	475,834	106,425	369,409
HACC & CSNE	77,212	85,805	69,342	16,463
Transfer Stations & Bowser	311,947	346,664	300,729	45,935
Pension Rebate	149,027	165,613	119,222	46,391
SRO, Other Grants	747,918	831,156	313,566	517,590
Other debtors	312,185	346,929	413,764	-66,835
Parking and animal infringement debtors	26,395	29,332	145,698	-116,366
Less Provision for doubtful debts	-90,560	-100,639	-90,560	-10,079
Net GST receivable	420,652	467,468	195,918	271,550
Interest on rates and garbage receivable	73,373	81,539	47,039	34,500
Accrued income	58,321	64,811	0	64,811
Other receivables - current	2,699,667	3,000,000	2,400,979	599,021
Inventories	74,862	50,000	69,892	-19,892
Assets held for sale	494,519	395,000	494,519	-99,519
Other assets - Prepayments	515,093	230,000	99,037	130,963
Total Current Assets	18,455,858	12,754,000	21,692,833	-8,938,833
Non Current Assets				
Receivables non-current	25,100	25,000	21,500	3,500
Financial assets non-current	10,000	10,000	10,000	0
Investments in associates	901,042	864,000	901,042	-37,042
Property, plant and equipment and infrastructure	358,605,578	371,673,000	355,735,495	15,937,505
Total Non Current Assets	359,541,720	372,572,000	356,668,037	15,903,963
TOTAL ASSETS	377,997,578	385,326,000	378,360,870	6,965,130
LIABILITIES				
Current Liabilities				
Materials and contracts	2,764,617	3,107,104	2,150,671	956,433
Employee costs	247,791	278,488	330,069	-51,582
Other	457,707	514,409	-5,031	519,440
Payables - current	3,470,115	3,900,000	2,470,543	1,429,457
Contract retentions	156,594	88,697	161,157	-72,459
Refundable subdivision securities	293,604	166,303	368,566	-202,263
Refundable crossing deposits	19,924	11,285	19,924	-8,639
Refundable relocatable dwellings	39,107	22,151	35,837	-13,686
Other	638,335	361,564	1,947,508	-1,585,944
Trust funds and deposits	1,147,563	650,000	2,532,991	-1,882,991
Annual leave	2,421,022	2,586,157	2,324,306	261,852
Long service leave	2,952,004	3,153,356	3,000,212	153,144
Other employee benefits	459,478	490,818	-247,955	738,773
Landfill rehabilitation	200,025	213,668	200,025	13,643
Provisions - current	6,032,529	6,444,000	5,276,588	1,167,412
Interest bearing loans and borrowings - current	1,482,407	1,169,000	428,356	740,644
Total Current Liabilities	12,132,614	12,163,000	10,708,478	1,454,522
Non Current Liabilities				
Long service leave	475,470	409,024	475,470	-66,446
Landfill rehabilitation	11,566,362	9,949,976	11,566,362	-1,616,386
Provisions non-current	12,041,832	10,359,000	12,041,832	-1,682,832
Interest bearing loans and borrowings non-current	6,987,353	9,790,000	6,987,353	2,802,647
Total Non Current Liabilities	19,028,659	20,149,000	19,029,185	1,119,815
TOTAL LIABILITIES	31,161,273	32,312,000	29,737,663	2,574,337
NET ASSETS	346,836,306	353,014,000	348,623,207	-4,390,793
EQUITY				
Accumulated Surplus	134,664,609	140,355,000	136,461,676	3,893,324
Other reserves	6,366,311	4,186,000	6,356,311	-2,170,311
Asset revaluation reserve	205,805,386	208,473,000	205,805,386	2,667,614
TOTAL EQUITY	346,836,306	353,014,000	348,623,373	4,390,627

18.1.1.2 (11.2.5.1) - PANEL REPORT FOR AMENDMENT C56

Planning and Environment Act 1987

Panel Report

Wangaratta Planning Scheme Amendment C56

Reith Road Equine Precinct



7 April 2015

Planning and Environment Act 1987

Panel Report pursuant to Section 25 of the Act
Wangaratta Planning Scheme Amendment C56
Reith Road Equine Precinct

7 April 2015

A handwritten signature in blue ink, consisting of a stylized 'T' and 'M' followed by a long, sweeping horizontal line.

Trevor McCullough, Chair

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Overview

Amendment Summary

The Amendment	Wangaratta Planning Scheme Amendment C56
Common Name	Reith Road Equine Precinct
Subject Site	43ha site located adjacent to 382 Reith Road, Wangaratta Lot 2 PS704122M Vol 1136 Fol 843
Purpose	Rezones the land from Farming Zone to Special Use Zone Schedule 7 Applies a Development Plan Overlay Schedule 5 to the land
The Proponent	Habitat Planning on behalf of Property Holdings Vic Pty Ltd
Planning Authority	Rural City of Wangaratta
Authorisation	A02753 authorised on 14 March 2014
Exhibition	10 April to 12 May 2014
Submissions	Number Received: 12 Number opposing: 3 Number supporting: 9 1 remaining unresolved submission from Mr Gary Nevin A list of all submitters is contained in Appendix A

Panel Process

The Panel	Trevor McCullough (replacing Lester Townsend)
Directions Hearing	Wangaratta 6 February 2015
Panel Hearing	Wangaratta 3 March 2015
Site Inspections	Unaccompanied, 6 February, and 3 March 2015
Appearances	<ul style="list-style-type: none"> Rural City of Wangaratta represented by Ms Victoria Mallinder Property Holdings Victoria Pty Ltd represented by Mr David Hunter of Habitat Planning Mr Gary Nevin
Date of this Report	7 April 2015

Executive Summary

(i) Summary

Wangaratta Planning Scheme Amendment C56 proposes to rezone a 43ha site located adjacent to 382 Reith Road Wangaratta from Farming Zone to Special Use Zone Schedule 7 (SUZ7) and apply a Development Plan Overlay Schedule 5 (DPO5) to the land.

The Amendment is proposed to support and complement the ongoing horse training and racing upgrades proposed for the Wangaratta Turf Club and assist in achieving the aim of the Club becoming the major training, equine education and racing centre for regional Victoria. The Amendment proposes to implement land use outcomes preferred for this part of Wangaratta, as identified within Council's Municipal Strategic Statement.

Council have proposed a number of changes to the exhibited SUZ7 and DPO5 as a result of consultation with service authorities and other submitters.

The remaining unresolved submissions include:

- There is no evidence of demand for a residential equine facility
- There is no evidence of support from the Government or Racing Victoria
- The Amendment is premature until a Rural Land Use Strategy is formally adopted
- Dispute minimum lot sizes proposed in the SUZ7
- Dispute the reference to minimum widths for landscape buffers along the northern and southern boundaries.

The Panel has considered the submissions and concludes that there is evidence of demand for the facilities enabled by the Amendment, and the Amendment is well supported by racing industry strategies including *Racing to 2020 – Racing Victoria's Vision for the Victorian Thoroughbred Racing Industry Nov 2008 (Racing Victoria Ltd)* and the *Country Venue Infrastructure Discussion Paper July 2014 (Country Racing Victoria)*. The Panel also concludes that the Amendment is supported by State and local planning policy.

The Panel notes the post-exhibition agreement between the Proponent and Council on the majority of issues in relation to the wording of the SUZ7 and DPO5, including a compromise on lot sizes to be provided on subdivision.

The Panel prefers a more performance based approach to specifying landscape buffer requirements in the DPO5 rather than specifying a minimum width. This and other minor drafting changes are shown in the Panel's preferred versions of the SUZ7 and DPO5 at Appendix B.

(ii) Recommendation

Based on the reasons set out in this Report, the Panel recommends:

Wangaratta Planning Scheme Amendment C56 should be adopted as exhibited, subject to changes to the wording of the Special Use Zone Schedule 7 and the Development Plan Overlay Schedule 5 as shown in the Panel Preferred versions in Appendix B of this report.

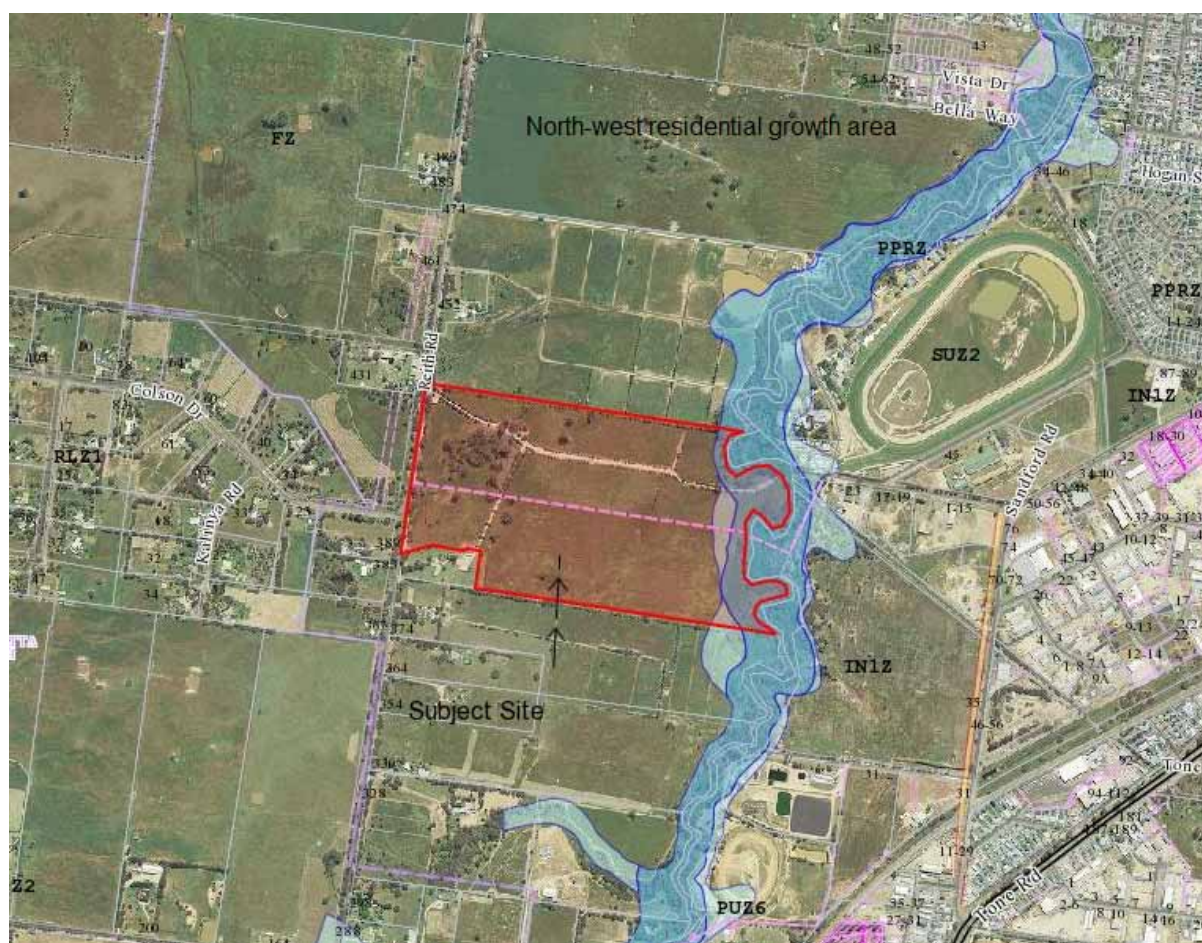
1 Introduction

1.1 The Proposal

(i) The subject site

The Amendment applies to a 43ha site located adjacent to 382 Reith Road, Wangaratta as shown in Figure 1.

Figure 1 Subject site



(ii) Amendment Description

Wangaratta Planning Scheme Amendment C56 (the Amendment) was prepared by the Wangaratta Rural City Council as Planning Authority in response to a request from Habitat Planning on behalf of Property Holdings Victoria Pty Ltd (the Proponent). As exhibited, the Amendment rezones the subject land from Farming Zone to Special Use Zone Schedule 7 (SUZ7) and applies a Development Plan Overlay Schedule 5 (DPO5) to the land.

(iii) Purpose of the Amendment

Council submitted that the Amendment is required as the current planning regime applicable to the subject land does not permit the proposed equine related development

associated with the Wangaratta Turf Club and Racecourse. The Amendment will support and complement the ongoing horse training and racing upgrades proposed for the Wangaratta Turf Club and assist in achieving the aim of the Club becoming the major training, equine education and racing centre for regional Victoria. The Amendment proposes to implement land use outcomes preferred for this part of Wangaratta, as identified within Council's Municipal Strategic Statement.

The Wangaratta Turf Club has prepared a Master Plan for its future growth and development of facilities. Council submitted that the Victorian Government has since committed significant funding towards the redevelopment of the Turf Club which will include new training facilities which will provide Wangaratta with a standard comparable to major metropolitan racing facilities at Cranbourne and Geelong. A desired outcome of this redevelopment is to facilitate options for private equine development within close proximity to the Racecourse, and opportunities for greater integration with the nearby TAFE campus and existing equine activities surrounding the Turf Club.

Council submitted that this Amendment will facilitate zoning and land use outcomes to provide for appropriate future subdivision and development of a major equine residential project directly adjacent to the Turf Club that will directly support the growth and expansion of the Club. The future development of the land is intended to provide a number of new lots accommodating satellite horse stables and associated dwellings for use by trainers and equine operators who can utilise the turf club facilities, particularly the upgraded training facilities. The primary occupants of the property are anticipated to comprise larger metropolitan and interstate horse trainers who would establish 'satellite stables' at Wangaratta. This would allow trainers to deploy horses which compete on regional circuits to Wangaratta for training and competition within north east Victoria and southern New South Wales.

The land itself is proposed to be used as the main equine residential development, with lots containing horse stables, a dwelling and area for loading/unloading and accommodation of horses. The proposed lots would not include training facilities, with horses spending the majority of the time utilising the upgraded training facilities of the adjacent racecourse. Lot sizes will be dependent on the outcome of future detailed reports such as land capability assessment and cultural heritage management.

The application of a Section 173 agreement on all lots will ensure the use of the land for stables and dwelling accommodation is restricted for that purpose.

(iv) Background

The Proponent advised the Panel that the proposal to develop the subject land has been in train since 2012 and the proposal is in response to the recommendations of the *Rural Land Use Strategy Draft 2 2012* which supported residential equine development.

The land was initially the subject of an application for rezoning to Rural Living Zone, however, following consideration of the *Population and Housing Strategy 2013*, Council determined that the Special Use Zone would be more appropriate. Amendment C56 was exhibited on this basis.

1.2 Amendment Process

The Proponent and Council have had further post-exhibition discussions on the content of the zone schedule and the DPO schedule. The further changes arising from this, including a number of matters still in dispute, are discussed in Chapter 3 of this report.

One submission also raises a number of matters that were not able to be resolved with Council.

At its meeting of 16 September 2014, Council resolved to refer the unresolved submissions to a Panel. A public hearing was held on 3 March 2015 to hear submissions from Council, the Proponent and Mr Nevin.

1.3 Procedural issues

At the Hearing, the Panel requested Council and the Proponent to provide their preferred wording for the requirement for a buffer in the DPO by close of business on 11 March 2015. This was done and the issues are discussed in Chapter 3 of this report.

1.4 Conflict of interest

The Panel member has made a declaration that he has no conflicts of interest in relation to the matters considered.

1.5 Issues dealt with in this report

The Panel considered all written submissions, as well as submissions presented to it during the Hearing. In addressing the issues raised in those submissions, the Panel has been assisted by the information provided to it as well as from an inspection of the site.

Council consulted with submitters prior to the Hearing and made a number of changes to the Amendment documents as a result, including:

- The removal of the need for a land owner to be a member of the Wangaratta Turf Club
- Removal of the lapsing clause from both zone and overlay schedules
- Clarification that the use of land is for thoroughbred horse trainers registered under the Australian Rules of Racing only (not any other equine peak body)
- Inclusion of an additional condition on the proposed Section 173 agreement requiring acknowledgment of farming practices adjacent to the subject site
- Inclusion of reference to a vegetated buffer along the northern and southern boundary of the subject site.

With the exception of the matters raised by the Proponent and Mr Nevin, these matters are generally agreed between the parties.

Council received submissions from eight service authorities and referral authorities and has, after some consultation, proposed changes to SUZ7 and DPO5 to respond to the requirements of those authorities.

Changes to the exhibited Development Plan Overlay to arise from these discussions were:

- Protection and relocation of current service easements in favour of gas and water authorities

- Requirement for 'building exclusion zones' to achieve adequate buffers from waterways, drainage lines and land subject to flooding
- Requirement for a 30 metre vegetated buffer along western side of Three Mile Creek
- Requirement to fence effluent disposal areas
- Provision of manure management systems for each property including a 100 metre setback of manure stockpiles from any waterway
- Rewording of the Stormwater Management Plan requirement
- Requirement to undertake a site survey indicating existing ground levels and showing the 1% Annual Exceedence Probability (AEP) flood extent (ie 1 in 100 year flood levels) based on declared flood levels for the site. These differ from existing planning scheme overlays
- Requirement for lots to be connected to reticulated water supply.

The proposed changes were not challenged by any parties and are not contentious. The Panel has therefore accepted these changes without further review.

The remaining unresolved issues between Council and the Proponent are:

- Requirement for a development plan and agreement to development contributions prior to gazettal
- Minimum lot sizes as set out in the SUZ7
- References to internal road links
- Reference to buffers along the northern and southern boundaries.

The issues raised by Mr Nevin are:

- There is no evidence of demand for a residential equine facility
- There is no evidence of support from the Government or Racing Victoria
- The Amendment is premature until a Rural Land Use Strategy is formally adopted.

This report deals with the issues under the following headings:

- Planning context
- Issues raised in submissions
- Form and content of the Amendment.

2 Planning context

Council provided a response to the Strategic Assessment Guidelines as part of the Explanatory Report.

The Panel has reviewed the policy context of the Amendment and made a brief appraisal of the relevant zone and overlay controls and other relevant planning strategies.

2.1 Policy framework

(i) State Planning Policy Framework

Council submitted that the Amendment is supported by the following clauses in the SPPF:

Clause 11 *Settlement* of the SPPF requires planning to ‘prevent environmental problems created by siting incompatible land uses close together’ and ‘facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities’.

Clause 13 *Environmental Risks* directs that planning ‘should adopt a best practice environmental management and risk management approach which aims to avoid or minimise environmental degradation and hazards.’ Strategies at Clause 13.02-1 include to ‘avoid intensifying the impacts of flooding through inappropriately located uses and developments’.

Clause 14.01 *Agriculture* requires planning to protect productive farmland from inappropriate development. Strategies include consideration of the following factors when assessing subdivision or development of agricultural land:

- *The impacts of the proposed subdivision or development on the continuation of primary production on adjacent land, with particular regard to land values and to the viability of infrastructure for such production*
- *The compatibility between the proposed or likely development and the existing uses of the surrounding land*
- *Assessment of the land capability*

Planning for rural land use should consider:

- *Land capability; and*
- *The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas*

Clause 14.02 *Water* requires planning to ‘encourage measures to filter sediment and wastes from stormwater prior to its discharge into waterways’ and ‘ensure land use and development proposals minimise nutrient contributions to waterways and water bodies’.

Clause 15 *Built Environment and Heritage* requires that planning achieve high quality urban design and architecture that:

- *Contributes positively to local urban character and sense of place*
- *Reflects the particular characteristics, aspirations and cultural identity of the community*
- *Enhances liveability, diversity, amenity and safety of the public realm*

- *Promotes attractiveness of towns and cities within broader strategic contexts*
- *Minimises detrimental impact on neighbouring properties*

Clause 16.02-1 *Rural residential development* directs that land is only zoned for rural living or rural residential development where it:

- *Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development*
- *Can be supplied with electricity and water and good quality road access.*

Clause 17 *Economic Development* directs that *'planning is to contribute to the economic well-being of communities and the State as a whole by supporting and fostering economic growth and development by providing land, facilitating decisions, and resolving land use conflicts, so that each district may build on its strengths and achieve its economic potential'*.

Clause 19 *Infrastructure* requires that planning *'for development of social and physical infrastructure should enable it to be provided in a way that is efficient, equitable, accessible and timely'*. Planning authorities are to consider the use of development contributions in the funding of infrastructure.

Council submitted that the proposed Amendment is broadly consistent with, and responds appropriately to, State planning policy. Environmental constraints and risks are acknowledged. Suitable provision of infrastructure, including roads, drainage and reticulated services are requirements of the proposed Development Plan Overlay. Whilst details are limited, the aim of the proposal is to support and promote the local racing industry in Wangaratta, building on the existing infrastructure and proposed future expansions to the Wangaratta Racecourse.

(ii) Local Planning Policy Framework

Council submitted that the Amendment supports the following local planning objectives:

The Municipal Strategic Statement (MSS) of the Wangaratta Planning Scheme (Clause 21.06) identifies the subject land and its surrounding context for future investigation for *'low density residential, rural living or residential zoning and development including low density options associated with the horse racing industry'*. The MSS further states that land surrounding the Racecourse has the *'potential for the provision of low density residential zoning and development... to be specifically designed for horse racing industry needs'*.

Clause 21.08 *Economic Development and Tourism* of the MSS identifies the potential of Wangaratta for future growth in economic development and tourism. Strategic directions include *'support and encourage sustainable business growth and economic development throughout the municipality'*. This includes supporting the sustainable growth and development of existing local enterprises, such as the Wangaratta Racecourse, and promoting and developing tourism attractions and opportunities, *'particularly those opportunities based on local economic, geographic and community strengths'*.

(iii) Other planning strategies or policies used in formulating the Amendment

Council submitted that the Amendment is supported by the following policies and strategies:

Hume Regional Growth Plan

The SPPF at Clause 11.05 promotes the sustainable growth and development of regional Victoria through a series of Regional Growth Plans. The Hume Regional Growth Plan *'provides direction for accommodating growth and change including residential, employment, industrial, commercial, agriculture and other rural activities'*.

Population and Housing Strategy 2013

Council's adopted *Population and Housing Strategy December 2013* (PHS) considered the potential for an equine precinct in this location and recommended the subject site as one half of an equine precinct identified for rezoning to complement the activities and proposed upgrades to the Wangaratta Racecourse. These activities and upgrades are documented in the Wangaratta Racecourse Reserve Master Plan (June 2012). At Clause 9.1.1.3, the PHS recommends the designation of the land for equine related development *'including horse stabling and training facilities with ancillary dwellings'*.

Figure 15 *Wangaratta City Strategic Framework Plan* identifies areas for residential development. The same plan also identifies the subject site, and its neighbour to the north as being for *'Equine Related Development'*. Council is currently preparing Precinct Structure Plans to guide the development of both the north-west and south growth corridors.

Clause 9.1.1.3 of the PHS sets out in detail two options for the future development of the equine precinct. Option 1 envisages *'an integrated equine live/work precinct controlled by an expanded Special Use Zone 2 that currently applies to the Wangaratta Racecourse'*. This option outlines an approach including land capability and suitability assessment. Subject to the findings of that assessment, the PHS states that *'it is considered an average lot size of between 1 and 2 hectares will be sufficient to accommodate satellite stabling facilities'*. In addition, planning controls *'will need to respond to zone purposes, linkages to the Wangaratta Turf Club site and master planning for future development and subdivision of the land. Other restrictions relating to the dominant land use are also to be considered'*.

It should be noted that Option 1 is prefaced with the statement that this option *'should only proceed where there is clear agreement in writing between the Racecourse, the landowners on the western side of Three Mile creek, Goulburn-Ovens TAFE and the Rural City'*. The Amendment has proceeded without any agreement being sought.

Currently, the PHS is a reference document at Clause 21.12 of the Wangaratta Planning Scheme.

Victorian Racing Industry Policy and Key Directions

Council submitted that a number of reports in recent years have been prepared by the Victorian Government and Racing Victoria to promote and guide the racing industry in the State. Whilst not referenced formally in the planning scheme, they provide information on the value of the horse racing industry to Victoria's economy and key directions for the future of the horse racing industry.

Two documents used to assess the strategic direction and strength of the racing industry in Wangaratta are *Racing to 2020 – Racing Victoria's Vision for the Victorian Thoroughbred*

Racing Industry Nov 2008 (Racing Victoria Ltd) and the Country Venue Infrastructure Discussion Paper July 2014 (Country Racing Victoria).

Racing to 2020 is a statement of current and future objectives. It provides the strategic vision and framework for industry development over twelve years to 2020. It seeks to facilitate the revitalisation of racecourses as multi-use community facilities by investing in infrastructure (including new multi-use community facilities) and connecting with and contributing to the local community. Key country racecourses will be re-developed in partnership with business, government and the community. Wangaratta has been identified within the hierarchy of racecourses as a 'regional racing and training centre'.

In the recently developed *Country Venue Infrastructure Discussion Paper, July 2014* on the future direction of the racing industry in country Victoria, the Wangaratta Racecourse was identified as one of five regional clubs earmarked for a track upgrade and one of six clubs (along with Cranbourne, Pakenham, Geelong, Ballarat and Seymour) to receive assistance with on-course stables. These stables will not have any associated accommodation for trainers.

Wangaratta Racecourse Reserve Master Plan 2012

The Wangaratta Racecourse Reserve Master Plan was developed to establish '*a series of initiatives that would ensure growth by attracting trainers and horses to the racecourse, as well as fostering a stronger relationship to education and the National Centre for Equine Education (NCEE)*'. The Master Plan has 21 initiatives, divided into the following five categories:

- Link to education
- Increase number of horses and trainers
- Improve existing facilities
- Improve track
- Improve services.

The Master Plan does not specifically reference the need for off-site satellite stabling and trainer accommodation. The focus of the Master Plan, however, is on facilities that can be provided at the Racecourse itself and is a platform from which to apply for further State funding. The Wangaratta Turf Club has received recent funding from the State government for significant upgrades to its facilities including a new swimming pool, public entrance, stalls, stable blocks, irrigation system and improvements to the jumps arena, sand track and jockey and officials' rooms.

Mr Paul Hoysted, CEO of the Wangaratta Turf Club, attended the Hearing to assist the Proponent and gave the Panel an update on progress on work at the racecourse.

2.2 Planning scheme provisions

(i) Zones

The Farming Zone currently applies to the subject site. It is proposed to change the zoning to Special Use Zone Schedule 7 (SUZ7) as shown on in Figure 2.

Figure 2 Proposed SUZ7



(ii) Overlays

A Flood Overlay and a Land Subject to Inundation Overlay apply to the eastern side of the site as shown in blue on Figure 1.

The Amendment proposes to apply a new Development Plan Overlay Schedule 5 (DPO5) to the site.

2.3 Planning and Environment Act 1987

Does the Amendment adequately address any environmental, social and economic effects identified under section 12(2)(b) and (c) of the Act?

Council addressed the environmental, social and economic issues in the explanatory report. That information is not repeated here. The Panel is satisfied that the requirements are properly addressed through the proposed planning controls.

2.4 Ministerial Directions and Practice Notes

The following Ministerial Directions apply to the Amendment:

- 11. Strategic Assessment of Amendments
-
- The Form and Content of Planning Schemes (s7(5))

The Amendment addresses the requirements of the relevant Ministerial Directions and Practice Notes.

2.5 Strategic Assessment

The Panel concludes that the Amendment is well founded and is strategically justified subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

3 Issues raised in submissions

3.1 Issues raised by Mr Nevin

(i) Issues

The issues raised by Mr Nevin were:

- There is no evidence of demand for a residential equine facility
- There is no evidence of support from the Government or Racing Victoria
- The Amendment is premature until a Rural Land Use Strategy is formally adopted.

(ii) Submissions

Mr Nevin submitted that there is no evidence of the need for a residential equine facility in the proposed location. He submitted that there was no commitment from Government nor Racing Victoria to the development and that this should be locked in before any such development is contemplated. He submitted that if the development fails or is not fully taken up, it will be difficult to revert the use to farm land due to the 'draconian' restrictions proposed on land use on the site.

Mr Nevin further submitted that the Amendment should be abandoned pending a review and completion of a Rural Land Strategy. He noted that the current Rural Land Use Strategy Draft 2 is not part of the planning scheme. He submitted that if the land is to be rezoned it should allow a much broader range of uses so as not to compromise its future viable use.

Mr Hunter, on behalf of the Proponent, submitted that Wangaratta is supported by Racing Victoria as a key regional venue in key strategic documents:

- *Racing to 2020 – Racing Victoria's Vision for the Victorian Thoroughbred Racing Industry Nov 2008 (Racing Victoria Ltd)*, and
- *Country Venue Infrastructure Discussion Paper July 2014 (Country Racing Victoria)*.

He submitted that the location was well supported in State and local planning policy as a preferred location for residential equine development. Mr Hunter referred to the strategic assessment in the Council submission (see Chapter 2 of this report).

Mr Hunter called on Mr Paul Hoysted, CEO of the Wangaratta Turf Club, to assist in providing further support for the Proponent's submission. Mr Hoysted was not presented as an expert witness.

Mr Hoysted advised the Panel of the Turf Club's strategy to attract 'medium to large' trainers to Wangaratta with a minimum of 12 horses in training. He submitted that this strategy is very compatible with the proposed development. In Mr Hoysted's opinion, there would be high demand for lots in the proposed development as they would allow the establishment of a medium sized training stable.

Mr Hoysted also referred to a Racing Victoria White Paper which discusses the 'winding back' of a number of smaller training facilities in Victoria, including Tatura, and may provide an opportunity for trainers to relocate to Wangaratta. He submitted that the lots at Wangaratta are likely to be popular with trainers for the following reasons:

- The cost of training at Wangaratta is low compared to metropolitan locations

- Wangaratta is well located to access regional courses
- The land at Wangaratta will be freehold land rather than Crown land lease at some other courses
- The proposed development provides an 'entry level' opportunity for up and coming trainers
- The development is located close to the TAFE training facilities
- The development provides the opportunity for on-site accommodation for staff.

Council submitted that there is strong strategic support for the Amendment (as detailed in Chapter 2) but did not offer any further comment on the demand for residential equine lots.

(iii) Discussion

The Panel believes that the Proponent has presented sufficient justification that there will be a demand for the type of development proposed. Whilst the site is not specifically noted in the racing industry strategic documents, the Panel agrees that the proposal is consistent with the directions set out in those documents.

The Panel understands Mr Nevin's concerns about the lack of an adopted Rural Land Strategy, but agrees with Council that there is a high level of strategic support for the Amendment in the State and local sections of the planning scheme and in the Population and Housing Strategy.

The Panel does not agree with Mr Nevin's submission that the proposed controls are overly prescriptive or 'draconian'. The Panel agrees with Council that nature of the controls proposed in the SUZ7 and the DPO5 are appropriate for development of this type in close proximity to farming uses and a waterway.

(iv) Conclusions

The Panel concludes that:

- There is an appropriate level of strategic support for the Amendment
- The SUZ7 is appropriate to be applied to the subject site
- The DPO5 is appropriate to be applied to the subject site.

3.2 Issues raised by the Proponent

(i) Issues

The majority of issues initially raised by the Proponent were resolved in discussion with Council officers. The remaining issues in dispute are:

- Requirement for a development plan and agreement to development contributions prior to gazettal
- Minimum lot sizes as set out in the SUZ7
- References to internal road links
- Reference to buffers along the northern and southern boundaries.

(ii) Submissions

The Proponent noted that Council had resolved to require the preparation of a Development Plan prior to gazettal of the Amendment and sought some direction from the Panel in relation to this. The Proponent also noted that Council has sought to have development contributions agreed via a Section 173 agreement prior to gazettal of the Amendment.

Council and the Proponent indicated at the Hearing that there is now agreement in relation to lot sizes created by the subdivision as follows:

- Minimum lot sizes of 0.8ha
- No more than 9 lots are to be less than 1.0ha, and
- A total of no more than 30 lots are to be created.

This change (from the Council proposed minimum lot size of 2.0ha) requires changes to both the SUZ7 and the DPO5. The Panel's preferred wording is as shown in Appendix B.

After some discussion at the Hearing, there was general agreement between Council and the Proponent about more flexible wording of the reference to internal road links in the first dot point of Clause 2.0 of the DPO5. The Panel accepts this and the preferred wording is as shown in Appendix B.

In relation to the vegetated buffers on the northern and southern boundaries referred to in dot point 14 of Clause 2.0 of DPO5, the Proponent submitted that the reference a 20m minimum should be removed. Whilst it was agreed by Council and the Proponent that more performance based wording would be helpful, Council maintained that a 20m minimum is still preferred and proposed (post-hearing) the following compromise wording:

- *Provide an overall landscaping scheme for public areas, including adequate vegetated buffers ~~(a minimum of 20 metres)~~ along the northern and southern boundaries of the site to reduce potential conflict and promote safety, privacy and aesthetic values between adjacent land uses (preferably 20 metres). ~~and~~ The scheme shall include any requirements for the preservation or regeneration of existing native vegetation, including any specified offsets for vegetation removed.*

The Proponent advised (post-hearing) that it did not accept the reference to 'preferably 20m metres' and requested its removal. The Proponent also submitted that the words 'for public areas' in the first line be removed to avoid any ambiguity. The proposed landscape buffers extend through private and public land and there was concern that this may be misread.

(iii) Discussion

In relation to the timing of the Development Plan and any section 173 agreement for development contributions, the Panel notes that neither of these matters are included in the proposed DPO5 and do not form part of this Amendment. The Panel therefore makes no formal recommendations or directions on these matters. Having said that the Panel notes that it seems incongruous that a Development Plan could be approved prior to the Amendment being gazetted as Council would have no adopted schedule against which to assess a Development Plan. In any case the Panel notes that the resolution adopted by Council does not specify that a section 173 agreement and development plan must be signed before gazettal.

The Panel accepts the suggested more performance based wording proposed by Council in relation to the proposed landscape buffers but prefers the deletion of any reference to any preferred width. In forming this view the Panel notes that the adjoining land use (particularly to the north) may not be farming in the future and there may therefore be no need for a wide buffer. In any case the Panel believes that an appropriate buffer width can be established based on the performance criteria now proposed. This will necessarily consider the adjoining land use and can be tailored to address relevant localised conditions.

The Panel agrees that the removal of the words 'for public areas' from the same dot point adds clarity.

(iv) Conclusions

The Panel concludes that:

- The changes to the SUZ7 and DPO5 as discussed in this section are supported subject to drafting changes as shown in Appendix B.

3.3 Recommendation

The Panel recommends:

Wangaratta Planning Scheme Amendment C56 should be adopted as exhibited, subject to changes to the wording of the Special Use Zone Schedule 7 and the Development Plan Overlay Schedule 5 as shown in the Panel Preferred versions in Appendix B of this report.

4 Form and content of the Amendment

The Panel has reviewed the changes to the SUZ7 and DPO5 proposed by Council and recommends that the changes be accepted subject to minor drafting corrections and the minor changes required to action the Panel's conclusions in Chapter 3.

Appendix B shows the Panel preferred versions of the SUZ7 and DPO5 incorporating all changes proposed by Council to respond to service authorities and other submitters. The Panel preferred versions use the exhibited versions as the base.

Appendix A List of Submitters

No.	Submitter
1	Department of Environment and Primary Industries
2	Environment Protection Authority – North East Region
3	VicRoads North East Region
4	North East Catchment Management Authority
5	Goulburn Murray Water
6	North East Region Water Corporation
7	APA Group
8	Country Fire Authority Hume Region
9	Habitat Planning on behalf of Property Holdings Vic Pty Ltd (Proponent)
10	Mr Jeffrey Kyne
11	Mr Gary Nevin
12	Mr Allan and Ms Cheryl Price

Appendix B Panel Preferred Planning Provisions

Attached are the Panel's preferred versions of:

- Special Use Zone Schedule 7
- Development Plan Overlay Schedule 5

Track changes are shown against the exhibited version.

DD/MM/YYYY
Proposed C56**SCHEDULE 7 TO THE SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ7****REITH ROAD EQUINE PRECINCT****Purpose**

To encourage the use and development of thoroughbred horse training facilities in association with the Wangaratta Racecourse.

To provide for subdivision of land for use and development as thoroughbred horse training facilities.

To facilitate on-site accommodation for horse trainers and their employees in conjunction with thoroughbred horse training facilities.

To ensure that thoroughbred horse training facilities are established in a manner that does not prejudice the amenity of surrounding land uses.

1.0DD/MM/YYYY
Proposed C56**Table of uses****Section 1 - Permit not required**

USE	CONDITION
Animal training	Must meet the requirements of Clause 3.0 be conducted by a person registered under the Australian Rules of Racing.
Dependent Persons Unit	Must be the only dependent person's unit on the lot. Must meet the requirements of Clause 3.0.
Home Occupation	
Horse Stables	Must meet the requirements of Clause 3.0 be conducted by a person registered under the Australian Rules of Racing. Must be in conjunction with the Wangaratta Racecourse.
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the conditions of Clause 52.08
Minor utility installation	
Natural systems	
Stone exploration	

Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.
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Section 2 - Permit required

USE	CONDITION
Agriculture (other than Horse stabling and Animal Training)	
Animal keeping (other than Animal boarding)	Must be no more than 5 animals.
Car Park	Must be used in conjunction with another use within the Equine Precinct in Section 1 or 2.
Dependent person's unit – if the Section 1 condition is not met	Must meet the requirements of Clause 3.0.
Dwelling (other than Bed and Breakfast)	Must be the only dwelling on the lot. Must be 'in conjunction with' Horse stables activities conducted on the lot. Must meet the requirements of Clause 3.0.
Intensive animal husbandry (other than Broiler farm and Cattle feedlot).	
Leisure and recreation (other than Informal outdoor recreation, Major sports & recreation facility and Motor racing track)	
Mineral, stone or soil extraction (other than Mineral exploration, Mining and Stone exploration)	
Market	
Store (other than freezing and cool storage)	
Any use in Section 1 - if the condition is not met	

Section 3 - Prohibited

USE
Accommodation (other than Dependent person's unit and Dwelling)
Adult sex bookshop
Brothel
Cemetery

Corrective institution

Fuel depot

Freezing and cool storage

Industry (other than Store)

Motor racing track

Transport terminal

Utility installation (other than Minor utility installation)

Warehouse (other than Store)

Any use not in Section 1 or 2

2.0

DD/MM/YYYY
Proposed C56

Subdivision

A permit is required to subdivide land.

A permit may only be granted to subdivide land for the purposes of an equine precinct if:

- ~~• The average lot size for the subdivision is between 1ha and 2ha subject to land capability assessment.~~
- The minimum lot size for any lot created is 0.8 hectares; no more than 9 lots created by the subdivision are to be less than 1.0 hectares; and a total of no more than 30 lots are created by the subdivision.
- Effluent disposal fields are nominated on the plan if the lots are not connected to a reticulated sewerage system.

The landowner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987 requiring that each lot created must be used for the purposes of horse stables.

A permit may only be granted to create smaller lots by a public authority or utility service provider to create a lot for a utility installation.

Exemption from notice and review

An application for subdivision is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act if it is generally in accordance with the Development Plan (Reith Road Equine Precinct) approved under Schedule 5 to Clause 43.04 of this Scheme.

3.0

DD/MM/YYYY
Proposed C56

Use of land for a dwelling

An application to use a lot for a dwelling must be accompanied by an 'Integrated Land Management Plan' (ILMP) describing the horse stabling facilities on the site (or proposed on the site) and which explains how the proposal responds to the following:

- The dwelling is in conjunction with horse stables and the business of horse training as described in the ILMP.
- The occupier of the land must be a licensed horse trainer or is an employee of a licensed horse trainer (for the avoidance of doubt, a dwelling may only be occupied by a licensed horse trainer or employee of a licensed horse trainer, being a person licensed to train horses under their respective peak body, together with their domestic partner and any dependents). ~~All owners must be a member of the Wangaratta Turf Club.~~
- Horse stables are established on the lot or proposed as part of the permit application.

- There is only one dwelling on a lot.
- The dwelling can be connected to a reticulated sewerage system or if not available, the waste water can be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- The dwelling can be connected to a reticulated potable water supply or is able to have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
- The dwelling can be connected to a reticulated electricity supply or have an alternative energy source.

A permit for a dwelling must be issued subject to a condition requiring the landowner to enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987 that provides for, or requires that the land may only be used for the purposes of a dwelling if:

- it is in conjunction with horse training and horse stables in accordance with an approved ILMP; and
- the dwelling is occupied by a licensed horse trainer [within the meaning of the Australian Rules of Racing](#) or an employee of a licensed horse trainer, [including](#) ~~(for the avoidance of doubt, a dwelling may only be occupied by a licensed horse trainer or employee of a licensed horse trainer, being a person licensed to train thoroughbred horses under their respective peak body, together with their domestic partner and any dependents). All owners must be a member of the Wangaratta Turf Club.~~

Exemption from notice and review

An application for use is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act if it is generally in accordance with the Development Plan (Reith Road Equine Precinct) approved under Schedule 3 to Clause 43.04 of this Scheme.

4.0

Buildings and works

DD/MM/YYYY
Proposed C56

A permit is required to construct a building or construct or carry out works.

This does not apply to:

- An alteration or extension to an existing dwelling or stable provided the floor area of the alteration or extension is not more than 100 square metres.
- An out-building associated with an existing dwelling or stable provided the floor area of the out-building is not more than 100 square metres.

Application Requirements

An application to construct a building or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - [Finished g](#)Ground levels.
 - The layout of existing and proposed buildings and works.
 - All driveway, car parking and loading areas.

- Proposed landscaping areas.
- All external storage areas.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.

Exemption from notice and review

An application for buildings and/or works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act if it is generally in accordance with the Development Plan (Reith Road Equine Precinct) approved under Schedule 3 to Clause 43.04 of this Scheme.

5.0

Decision guidelines

DD/MM/YYYY
Proposed C56

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, and in addition to the decision guidelines at Clause 65, the responsible authority must consider, as appropriate:

General issues

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies
- Any Regional Catchment Strategy and associated plan applying to the land
- How the use or development meets the requirements of any Development Plan approved under Schedule 3 to Clause 43.04 of this Scheme
- How the use or development relates to the purposes of the zone
- The capability of the land to accommodate the proposed use or development, including the disposal of effluent
- Whether the site is suitable for the development and whether the proposal is compatible with adjoining and nearby land uses
- The layout of the subdivision, including access arrangements for each lot
- The location and design of existing and proposed infrastructure services including gas, water, drainage, telecommunications and sewerage facilities

Design and siting issues

- The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts including the visual impact on the landscape.
- [The impact of the use or development upon amenity of surrounding properties through light spill, noise and dust, and measures to be undertaken to minimise any adverse impacts.](#)
- The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance
- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities

Traffic issues

- Whether the use and development will require any traffic management measures.

6.0 Lapsing of schedule

~~DD/MM/YYYY
Proposed C56~~

~~This schedule shall lapse if the development of the site has not commenced by 31 December 2020 in accordance with a subdivision permit issued under Clause 2.0 of this schedule and the site shall be deemed to have returned to Farming Zone (or similar) to allow larger scale and less intensive equine related development on the land.~~

DD/MM/YYYY
Proposed C56**SCHEDULE 5 TO THE DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO5****1.0****Requirements before a permit is granted**DD/MM/YYYY
Proposed C56

A permit may be granted prior to the approval of the development plan provided that the responsible authority is satisfied that the grant of a permit will not prejudice the outcomes for the land set out in the requirements to this schedule.

2.0**Requirements for a development plan**DD/MM/YYYY
Proposed 56

The Development Plan must:

- Provide an overall plan of development for the proposal showing the internal road layout and appropriate links to the Wangaratta Racecourse- road links to Reith Road and provision for a possible future road links to the adjoining property to the north.
- Identify the future subdivision pattern including ~~the~~ a range of lot sizes and orientations to respond to existing natural features, any public open space, and any items of heritage significance or other site constraints.
- Identify the location of existing mains within the property and ensure that any existing easements are outside the area of any future allotments, and that access to these assets can be retained for the relevant authority. The existing water supply main traversing the land must be located in a road reserve. Any bridle trail or road constructed over any part of an easement is to satisfy the design requirements of the relevant public authority.
- Identify 'building exclusion zones' to each proposed allotment to demonstrate that all buildings and works, including any onsite wastewater disposal areas, will be located outside of the Flood Overlay. Land Subject to Inundation Overlay and setback from any drainage lines or water storages.
- Identify a 30 metre vegetated buffer zone along the western side of the Three Mile Creek.
- Provide a land capability assessment report prepared by a suitably qualified professional to confirm land capability for any future development and demonstrate the capacity of infrastructure to service the development and reduce any impacts on soil and water downstream. Any effluent disposal areas identified must be fenced to ensure the disposal areas are not compromised by trenching, livestock or storage of machinery and materials within their management plan.
- Provide details of manure management systems for the property. The subdivision layout must make provision for a 100 metre setback from all waterways to any manure stockpiles and the stockpiles should be located on an impervious surface.
- Detail appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
- Identify the staging and anticipated timing of supporting infrastructure and development.
- Include a Cultural Heritage Management Plan indicating any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
- ~~Include a Stormwater Management Plan to demonstrate the capacity of infrastructure to service the development and treat stormwater. The plan must include provision for increased flows to be conveyed by underground pipe and/or constructed channels, to an approved outfall on Three Mile Creek.~~

- Include a Stormwater Management Plan demonstrating that all stormwater associated with the development will be collected and conveyed by underground pipes and/or constructed channels, treated to the environmental objectives prescribed by the SEPP (Waters of Victoria 1988) and discharged at no more than pre-development rates to an approved outfall on Three Mile Creek.
- Include a site survey for the subject property indicating existing ground levels and showing the 1% Annual Exceedence Probability (AEP) flood extent based on the declared flood levels for the site.
- Provide a Traffic Management Strategy prepared by a suitably qualified Traffic Engineer in accordance with Clause 9.2 of Council's Infrastructure Design Manual. The Strategy may include the requirement for a Traffic Impact Assessment Report.
- Provide an overall landscaping scheme ~~for public areas~~, including adequate vegetated buffers along the northern and southern boundaries of the site to reduce potential conflict and promote safety, privacy and aesthetic values between adjacent land uses. The scheme shall include,~~and~~ any requirements for the preservation or regeneration of existing native vegetation, including any specified offsets for vegetation removed.
- Identify a bridle trail linking the land to the Wangaratta Racecourse complex and the required bridge infrastructure across the Three Mile Creek. The bridle trail must be designed and constructed in accordance with the relevant provisions of the *Austrroads Guide to Road Design – Part 6A Pedestrian and Cyclist Paths*. The bridge over the Three Mile Creek must be in accordance with the relevant provisions of AS 5100 (2004).
- Identify any potential links to the future shared path and bridle trail network along the Three Mile Creek.
- Detail urban design principles to guide the development of dwellings and horse stables, including setbacks from boundaries, materials and finishes, minimum housing standards and landscape buffers.
- Identify any infrastructure or services that are to be in common ownership.

3.0 Conditions and requirements for permits

- All development must be serviced with a reticulated water supply, reticulated electricity and telecommunications.
- Where sewerage infrastructure by a reticulated service cannot be provided soil and water reports must be submitted demonstrating compliance with state and local policies on effluent disposal.
- Development must be serviced with sealed roads.
- A Section 173 Agreement will be required for each new lot requiring owners and occupiers to acknowledge:
 - That land to the south is zoned Farming Zone and is used for farming purposes.
 - The rights of those property owners to continue to farm which may cause offsite impacts from time to time including (but not limited to) long hours of operation, spraying, and the use of scare guns and agricultural machinery.

~~4.0 Lapsing of schedule~~

~~This schedule shall lapse if the development of the site has not commenced by 31 December 2020 in accordance with a subdivision permit issued under Clause 2.0 of Schedule 7 to the Special Use Zone and the site shall be deemed to have returned to Farming Zone (or similar) to allow larger scale and less intensive equine related development on the land.~~

18.1.1.3 (11.4.1.1) – MINUTES OF THE YOUTH COUNCIL ADVISORY
COMMITTEE MEETING

**Youth Council
ADVISORY COMMITTEE MEETING
Date: 23 April 2015
5.00pm Council Chambers,
Wangaratta Government Centre, Wangaratta**

AGENDA

File No: 10.020.010

<p>1. PRESENT – Youth Councillors: Ella Thomas, Corinne Antonoff, Simone Kealy, Chloe Hancock, Lara O'Brien, Marcel Tonini</p> <p>Laura McKenna (Youth Development Officer)</p>	
<p>2. Acknowledgment of traditional owners</p>	<p>Yth Mayor Ella Thomas</p>
<p>3. Opening Prayer</p>	<p>Yth Deputy Mayor Corinne Antonoff</p>
<p>4. Conflict of Interests Declarations</p>	<p>Yth Mayor Ella Thomas</p>
<p>5. APOLOGIES – Yth Cr Eloise Lane Yth Cr Brianna Archer Yth Cr Michael Groves Yth Cr Meg Walch</p>	<p>Moved: Yth Cr Simone Kealey Seconded: Yth Cr Chloe Hancock Recommendation: <i>That apologies be accepted</i></p>
<p>6. REPORT FROM PREVIOUS MEETING (previously circulated)</p>	<p>Moved: Deputy Yth Mayor Corinne Antonoff Seconded: Yth Mayor Simone Kealy Recommendation: That the report detailing the meeting held on 18 March 2015 be confirmed as a true and accurate record of the proceedings of</p>

	the meeting.
7. CORRESPONDENCE	<p>Invitation to Volunteer Appreciation event (Laura McKenna to present)</p> <p>Thank you from Victoria Police (Laura McKenna to present)</p>
8. REPORTS	
8.1 Wangaratta Youth Summit Yth Cr Lara O'Brien	<p>Youth forum to discuss important issues, as identified by young people. This included two presentations by Abdi Aden and Luke Ablett, and workshops developing projects to address the aforementioned issues.</p> <p>Recommendation: That events like the Youth Summit continue to be supported in the future. Moved: Yth Cr Chloe Hancock Seconded: Yth Cr Marcel Tonini</p> <p style="text-align: right;">Carried</p>
8.2 Blue Light Disco Yth Mayor Ella Thomas	<p>Youth Council supported Victoria Police at the Blue Light Disco on 27 March 2015.</p> <p>Recommendation: That this report be received. Moved: Yth Cr Lara O'Brien Seconded: Yth Cr Marcel Tonini</p>

	Carried
8.3 Twilight Family Picnic Yth Cr Simone Kealy	Youth Council Face painted children's faces (mostly scouts) whilst groups had tours of the Wareena Wetlands, with park rangers. Recommendation: That this report be received Moved: Yth Cr Lara O'Brien Seconded: Yth Cr Marcel Tonini Carried
9. OTHER BUSINESS <ul style="list-style-type: none"> Youth Advisory Group training: 16 May 2015 	
10. NEXT MEETING 5:00pm, 14 May 2015 Wangaratta Council Chambers, Wangaratta Government Centre, Wangaratta	

18.1.1.4 (11.4.1.1) – MINUTES OF THE AGRIBUSINESS AND
AGRICULTURAL ADVISORY COMMITTEE MEETING

Agriculture and Agribusiness Advisory Committee Meeting
Held on Monday 11 May 2015, 5.00pm
At the Ovens Room, Level 1, Wangaratta Government Centre
MINUTES

File No: 25.070.006

1.	PRESENT (VOTING): Graeme Norman, Lachlan Campbell, Harry Bussell, Rosey Bennett, Geoff Bussell, Stuart Green, NON VOTING: Ailsa Fox, Joanne Turner, Brendan McGrath, Barry Green	
2.	APOLOGIES: Joe LaSpina	Moved: G.Norman Seconded: G.Bussell <i>That apologies be accepted</i>
3.	CONFLICT OF INTEREST DECLARATIONS:	
4.	MINUTES OF PREVIOUS MEETING:	RECOMMENDATION: Moved: G.Bussell Seconded: R.Bennett <i>That the Minutes of the meeting held on Monday 16 March be accepted as a true and accurate record of the meeting.</i>
5.	BUSINESS ARISING FROM LAST MEETING:	
6.	GENERAL BUSINESS:	
6.1	Red Meat senate inquiry - does the group want to make individual submissions?	It was decided that it would not be appropriate to put in a submission from Council but individuals were encouraged to make submissions. Jo provided a template for people to use and explained ways submissions can be made. She is available to help anyone wanting to make a submission before the 30 June deadline.
6.2	Food opportunity strategy feedback - this was emailed out 10 th April	Feedback from the group was received on the strategy which will be passed on to RCoW's committee representative: <ul style="list-style-type: none"> • Some of the figures seemed 'seasonal' • The focus on growth seemed to be around niche products. The group felt that more should be put on our strengths/mainstream industries such as sheep/wool/beef which are our main commodities A flow on point from this was obtaining statistics on what industries make up our region. It would be good to get numbers around how many in each industry. Jo to look at providing stats to review at our next meeting in July.
6.3	Membership on AAAC	3 positions on the committee due for renewal in August - will be advertised in the coming months. Joe, Harvey and Geoff's positions are all up for renewal.

6.4	Communication to this group from Council.	Jo asked the AAAC what information they would like to receive from her on different opportunities in the industry. The group is happy to receive any relevant information via email and were in favour of a regular (monthly) newsletter as they often don't find out about workshops/events/grants until too late.
6.5	<u>If time</u> – around the table discussion on why people are part of the group.	G.Norman – came across from former saleyards committee. Represents other groups including VFF and fire brigade. R.Bennett – wanted to be able to have input/have a voice. Making sure rural issues are addressed when decisions are being made. G.Bussell – Wanted to help Council have a broader view and ensure agriculture is represented. Would like to see a portfolio for Ag at Council. H.Bussell – Wants to see the economic development of Wangaratta and sees agriculture as a big part of this. Would like to see measurements and targets put in place. S.Green – Stuart used to manage a planning department in Gippsland. Sees Council as having a role in helping the agriculture industry. Would like to see measurements and targets put in place. L.Campbell – wanted to make a difference. A way to have a voice to reduce red tape. Would like to see Council as a leader in our region in agriculture. Everyone would like to see at least a few of the new Councillors with agricultural knowledge/background.
6.6	Wangaratta Saleyards	Harry asked if Council keeps statistics on activity at the Wangaratta Saleyards. Brendan confirmed that Council does. The group would be interested in regular stats on sales. Brendan and Ailsa gave a brief update on future options for the Wangaratta saleyards management including a co-operative.
6.7	Joint meeting with Wangaratta Unlimited	It is proposed to have a joint meeting with Wangaratta Unlimited Advisory Committee on Tuesday 2 nd June at 5.30pm. A separate meeting invitation and proposed agenda will be circulated with two main agenda items – 1. Scope of the committees and them working together, 2. Rural Land strategy. Graeme Norman advised that he will be unable to attend this meeting.
6.8	Rural Land Use Strategy	Barry advised that the AAAC will be consulted and given the opportunity to review the draft strategy before it goes out for broader consultation. This will be done at the combined meeting on the 2 June, 2015
6.9	Rates	Lachlan would like to discuss rate levels/increases. This will be added to the July agenda.
7.	CORRESPONDENCE	
8.	NEXT MEETING	13 July 2015 AAAC only
9.	MEETING CLOSED	There being no further business, the meeting closed at 6pm

18.1.1.5 (12) – ASSEMBLIES OF ADMINISTRATORS



ASSEMBLY OF ADMINISTRATORS

Date: 13 May 2015

**Meeting: Meeting with Anthony Carbines MP
Parliamentary Secretary for the Environment
Commenced 1.30pm**

Present:

Administrator: Ailsa Fox, Chair; Rodney Roscholler

Officers: Brendan McGrath, CEO; Alan Clark, DIS.

Apologies: Nil.

In attendance: Anthony Carbines MP Parliamentary Secretary for the Environment

Conflict of Interest Disclosures: Nil.

Matters Considered:

The following items were discussed:

1. rehabilitation of closed landfills
2. organics
 - waste management strategy
 - consultation
 - covered aerated compsign system
 - bowser landfill site
 - buffers
 - odour modelling
 - other requirements
3. phytocap trial
4. tour of proposed site at Bowser West
5. tour of phytocap trial at Bowser East

Meeting Closed:

The meeting closed at 3.00pm.



ASSEMBLY OF ADMINISTRATORS

Date: 12 May 2015

Meeting: Planning Meeting

Commenced 4:00pm

Present:

Administrator: Ailsa Fox, Chair; Irene Grant; Rodney Roscholler

Officers: Barry Green, DDS.

Apologies: Nil.

In attendance: John Bailey, Bruce Reid.

Conflict of Interest Disclosures: Nil.

Matters Considered:

The following items were discussed:

1. Concerns with application for report and consent.
 - Noise
 - Privacy
 - Security
 - Suggestions of a set back alternative at 1.5m from building line at 1.5m high (example of 129 Rowan Street Wangaratta)

Meeting Closed:

The meeting closed at 4.49pm.



ASSEMBLY OF ADMINISTRATORS

Date: 12 May 2015

**Meeting: Council Plan and Budget Roadshow
Commenced 6.00pm**

Present:

Administrator: Ailsa Fox, Chair; Irene Grant; Rodney Roscholler.

Officers: Brendan McGrath, CEO; Alan Clark, DIS; Ruth Kneebone, Director Corporate Services; Jaime Carroll, Director Community Wellbeing; Barry Green, Director Development Services.

Apologies: Nil.

In attendance: community members.

Conflict of Interest Disclosures: Nil.

Matters Considered:

The following items were discussed:

1. 2013 – 2017 Council Plan 2015 revision
2. Proposed 2015/16 Budget

Meeting Closed:

The meeting closed at 7.30pm.



ASSEMBLY OF ADMINISTRATORS

Date: 11 May 2015

**Meeting: Council Plan and Budget Roadshow
Commenced 6.00pm**

Present:

Administrator: Ailsa Fox, Chair; Irene Grant; Rodney Roscholler.

Officers: Brendan McGrath, CEO; Alan Clark, DIS; Ruth Kneebone, Director Corporate Services; Jaime Carroll, Director Community Wellbeing; Barry Green, Director Development Services.

Apologies: Nil.

In attendance: community members.

Conflict of Interest Disclosures: Nil.

Matters Considered:

The following items were discussed:

1. 2013 – 2017 Council Plan 2015 revision
2. Proposed 2015/16 Budget

Meeting Closed:

The meeting closed at 7.00pm.



ASSEMBLY OF ADMINISTRATORS

Date: 5 May 2015

Meeting: Administrators Briefing Forum

Commenced 1:00pm

Present:

Administrator: Ailsa Fox, Chair; Irene Grant; Rodney Roscholler

Officers: Brendan McGrath, CEO; Ruth Kneebone, DCS; Barry Green, DDS;
Jaime Carroll, DCW; Alan Clark, DI

Apologies: Nil.

In attendance: HARJ SINGH, MANAGER PLANNING AND BUILDING (2.00PM – 2.15PM)
COURNTEY NAUGHTON, WASTE MANAGEMENT COORDINATOR (2.15PM – 2.30PM)

Conflict of Interest Disclosures: Nil.

Matters Considered:

The following items were discussed:

- 4.1.1.1 PRESENTATION: CBD MASTERPLAN
- 4.1.1.3 PRESENTATION: STRATEGIC PLANNING UPDATE
- 4.1.1.4 PRESENTATION: WASTE POLICY
- 4.1.1.5 PRESENTATION: COUNCIL PLAN AND BUDGET ROADSHOWS
- 4.1.1.6 PUBLIC QUESTION TIME

Meeting Closed:

The meeting closed at 3.35pm.



ASSEMBLY OF ADMINISTRATORS

Date: 4 May 2015

Meeting: Special Council Meeting

Commenced 5.00pm

Present:

Administrator: Ailsa Fox, Chair; Irene Grant; Rodney Roscholler.

Officers: Brendan McGrath, CEO; Alan Clark, DIS; Ruth Kneebone, Director Corporate Services; Jaime Carroll, Director Community Wellbeing; Barry Green, Director Development Services.

Apologies: Nil.

In attendance: Nil.

Conflict of Interest Disclosures: Nil.

Matters Considered:

The following items were discussed:

1. Draft 2013-2017 Council Plan – 2015 Revision
2. Draft 2015/16 Budget
3. Council Plan Progress Report – 1 January 2013 – 31 March 2015
4. Response submission on electoral representation review for Rural City of Wangaratta

Meeting Closed:

The meeting closed at 6.00pm.



ASSEMBLY OF ADMINISTRATORS

Date: 27 April 2015

Meeting: Administrators Briefing Forum

Commenced 1:00pm

Present:

Administrator: Ailsa Fox, Chair; Irene Grant; Rodney Roscholler

Officers: Brendan McGrath, CEO; Ruth Kneebone, DCS; Barry Green, DDS;
Jaime Carroll, DCW; Alan Clark, DI

Apologies: Nil.

In attendance: FIONA SHANKS – MANAGER PEOPLE & PERFORMANCE (2.00PM –
2.15PM); VICTORIA MALLINDER, COORDINATOR STRATEGIC PLANNING
(2.15PM – 2.30PM)

Conflict of Interest Disclosures: Nil.

Matters Considered:

The following items were discussed:

- 4.1.1.1 PRESENTATION: SERVICE PLANNING
- 4.1.1.2 PRESENTATION: VEC ELECTORAL REPRESENTATION REVIEW
- 4.1.1.3 PRESENTATION: ENTERPRISE BARGAINING AGREEMENT
- 4.1.1.4 PRESENTATION: AMENDMENT C56 PANEL SUMMARY

Meeting Closed:

The meeting closed at 4.00pm.



ASSEMBLY OF ADMINISTRATORS

Date: 27 April 2015

Meeting: Review of Council Plan

Commenced 4.00pm

Present:

Administrator: Ailsa Fox, Chair; Irene Grant; Rodney Roscholler.

Officers: Brendan McGrath, CEO; Alan Clark, DIS; Ruth Kneebone, Director Corporate Services; Jaime Carroll, Director Community Wellbeing; Barry Green, Director Development Services.

Apologies: Nil.

In attendance: Nil.

Conflict of Interest Disclosures: Nil.

Matters Considered:

The following items were discussed:

1. 2013-2017 Council Plan – 2015 Revision

Meeting Closed:

The meeting closed at 5.00pm.



ASSEMBLY OF ADMINISTRATORS
Date: 21 April 2015
Meeting: Pre Council Meeting Discussion
Commenced 4.30pm

Present:

Administrator: Ailsa Fox, Chair; Irene Grant; Rodney Roscholler.

Officers: Brendan McGrath, CEO; Alan Clark, DIS; Ruth Kneebone, Director Corporate Services; Jaime Carroll, Director Community Wellbeing; Barry Green, Director Development Services.

Apologies: Nil.

In attendance: Nil.

Conflict of Interest Disclosures: Nil.

Matters Considered:

The following items were discussed:

1. Agenda for the Ordinary Council Meeting of 21 April 2015.

Meeting Closed:

The meeting closed at 5.00pm.