

MINUTES OF ORDINARY MEETING OF YARRIAMBIACK SHIRE COUNCIL HELD ON WEDNESDAY 8 SEPTEMBER 2010 AT THE MUNICIPAL OFFICE 34 LYLE STREET WARRACKNABEAL AT 9.30AM

1 WELCOME

2 ACKNOWLEDGEMENT

We acknowledge the traditional owners of the land on which we meet today and pay our respect to both past and present elders.

3 PRAYER

Almighty God, without whom no Council can stand nor anything prosper we ask that you be present and guide us in our deliberations today. We pray that we will be fair in our judgements and wise in our actions and that decisions will be made with goodwill and a clear conscience for the betterment and welfare of the people of Yarriambiack Shire.

Amen

4 PRESENT

Mayor J Wise, Crs J Kemfert, R Kingston, A McLean, H Ballentine, G Lovel, Ray Campling (Chief Executive Officer) James Magee (Director Infrastructure & Planning).

5 APOLOGIES

Cr Kylie Zanker

6 CONFIRMATION OF MINUTES

Ordinary Meeting of Council – 11 August 2010

Moved Cr J Kemfert seconded Cr H Ballentine that the Minutes of the Ordinary Meeting of Council held on 11 August 2010 be confirmed.

Carried

Closed Session – 11 August 2010

Moved Cr G Lovel seconded Cr R Kingston that the Minutes of the Closed Session of Council held on 11 August 2010 be confirmed.

Carried

7 DECLARATION OF CONFLICT OF INTEREST

8 BUSINESS ARISING

8.1 Action List from last meeting

8.2 Ongoing and Pending Action List

9 PETITIONS

10 REPORTS

Corporate Reports

- 10.1 Mayor's Report
- 10.2 Councillor/Delegate Reports
- 10.3 Chief Executive Officer – Activity Report
- 10.4 Director of Infrastructure & Planning Report
- 10.5 Technical Services Report
- 10.6 Community Services Report
- 10.7 Economic Development Report

11 REPORTS FOR DECISION

- 11.1 Finance Report (*tabled*)
- 11.2 Revenue Report (*tabled*)
- 11.3 Annual Report – Financial Statements 2009/2010 (*tabled*)
- 11.4 TP 36-08 Construction of Storage Shed
- 11.5 Neighbourhood Safer Place (NSP) Warracknabeal
- 11.6 Road Hierarchy Review

10.1 Mayor's Report – prepared by Cr Jean Wise

- 12 August Buloke Shire Celebration of the Year of Women in Local Government held in Wycheproof.
- 15 August Launch of the Wimmera Fun Run. Congratulations to all involved especially Amy Johnson (RNWH) for organising this event attracting around 170 participants on a very cold morning.
- 17 August Australian Citizenship Ceremony in Murtoa, welcoming Sharon Murphy Garrick as a new Australian.
- The Murtoa Community Meeting, held at the Mechanics Hall, was well attended. Thanks to the Ladies from the Catholic School for catering and to all those who took part in the round the table discussions on what are the main issues and concerns in Murtoa. This was by far the best attendance we have seen since we commenced our Community Meetings.
- 25 August Council Forum
- 26 August Wimmera Development Association & Wimmera Uniting Care Regional Housing Forum held in Horsham. A very informative and interactive discussion on the need for affordable housing in our region. Affordable housing covers a diverse range of needs, from housing for lower income families, older residents wishing to move out of larger homes, and rental properties. The issue is further highlighted by the push of low income families being forced out of the cities due to non-affordable rent. It was noted that rent or purchase payments should equate to 30% of income, but in reality this does not happen, especially for low income earners.
- Warracknabeal & Brim VFF AGM with Mick Morcom inducted as the new President. VFF State President Andrew Broad addressed the meeting updating members on a range of topics and issues.
- 27 August Meeting with Rupanyup SES Representative.
- 28 August Opening of the Warracknabeal Croquet Club Season.
- 31 August Regional Mayors Meeting in Horsham with a presentation by WUC CEO Wendy Middleton.
- 3 September Ouyen - The Australian Vanilla Slice Triumph 2010.

10.2 Councillor's Reports**Cr K Zanker**

12 August	Attended Take a Break Child Care Centre parent support group meeting to verify funding avenue's for the service.
17 August	Attended Murtoa Community Consultation Meeting
20 August	WRLC Meeting
25 August	Council Forum, Warracknabeal.

Cr J Kemfert

17 August	Murtoa Community Consultation.
20 August	Attended North Western Municipalities Association meeting in Swan Hill.
25 August	Council Forum, Warracknabeal.

Cr R Kingston

17 August	Murtoa Community Consultation
26 August	WDA Housing Forum Horsham - Interesting, positive and robust discussion surrounding a very relevant and complex local issue. - Another forum is to be convened with a view to establishing some kind of regional interest group and implementing some actions.
27 August	LSAV Sub-committee meeting to address association review and National Representation Bendigo - First meeting to clarify direction and focus of sub-committee.
1 September	Minyip Progress Association

Cr A McLean

18 August	Sunraysia Highway Improvement Committee in Birchip.
20 August	North Western Municipalities Association meeting in Swan Hill. - The main issue of discussion was about locusts.
25 August	Council Forum, Warracknabeal.

Moved Cr A McLean seconded Cr H Ballentine that Council lobby State Government to provide additional funding for rural and remote road rehabilitation and maintenance for the Vicroads road network.

Carried

Moved Cr J Kemfert seconded Cr R Kingston that Council lobby State and Federal Government for funding to repair flood damaged roads and that a deputation from North West Municipalities meet with relevant Ministers.

Carried

10.3 Chief Executive Officer – Activity Report – Prepared by Ray Campling

- Met with Gavin Mahoney – MAV – Various matters
- Met with Michael Porter – Telstra
- Met with Jim McKay – Secretary NWMA re: meeting in Swan Hill
- Met with Mary Haby – Council visitation to Murtoa
- Met with Jeff Rigby CEO GWMWater – Various matters
- Attended Gateway BEET meeting
- Met with RDV representatives – Team Visit
- Attend Woomelang Community Planning Session
- Met with Terry Lewis – Regional Manager DPI – Locust Update
- Attended Warracknabeal VFF AGM
- Attended regional Housing Forum in Horsham
- Met with Vincent Sully – Grampians Regional Management Forum
- Met with Jo Bourke, WDA – Wimmera Southern Mallee Regional Strategic Plan
- Met with Dean Miller, CEO Hindmarsh – Various matters
- Attended NWMA Meeting in Swan Hill with Councillors McLean and Kemfert
- Met with Peter Rademaker – SHARE Program
- Met with Jennifer Corbett – NBN Program
- Met with Nick Rees – Powercor Update
- Attended Essential Services Commission Panel Meeting in Melbourne
- Attended Internal Audit Committee Meeting
- Met with Keith Jackson – RDV general
- Met with Andrew Rose – GWMWater
- Met with Stephen Daniels -Training Program
- Attended Locust Control & Spray Workshop at the Warracknabeal Town Hall

10.4 Director of Infrastructure & Planning Report – Prepared by James Magee**YARRIAMBIACK CREEK FLOW**

Some statistics to date for the 2010 creek flow to date:

- the water took 9 days to get from Longerenong to Warracknabeal
- a further 4 days and the Brim weir pool was full
- at the peak of flows the Wimmera Rivers estimated flow was 12000 megalitres per day
- at the same time the peak flow in the Yarriambiack Creek was 140 megalitres per day
- this equates to 1.2% of the flow
- the regulator in the creek at Longerenong proved to be a major restrictor of flow

Yarriambiack Shire managed the regulation of weir gates at Warracknabeal and liaised with committee of management representatives at Beulah and Brim. This proved to be a successful arrangement with a lot learnt from the first flow in 14 years.

ILUKA

Latest developments include:

- An approved site plan for the Hopetoun siding has been submitted
- Intersection for the design of the Campbell St and Henty Highway intersection has been completed
- Iluka has requested a costing update on the upgrade of the access roads to the rail siding
- DPCD are progressing the approval process for the development

ASSETS – Mick Evans

- Road hierarchy policy and procedures review
- Completed a certified 3 day course in play ground inspections and audits
- Collate data and develop report for the finance auditors

DESIGN – John Boehm**Council Works**

- Surveys, Design and Plans for Capital Works Program (2010/11 Program) – Minyip Rich Avon Road Reconstruction (Survey complete, Design in progress); Warracknabeal Menin Avenue concrete path (Complete); Surveys completed for McDonald Street and Haby Lane Murtoa Streetworks, and Carter Street Speed Reconstruction (Design in progress); Warracknabeal Craig Avenue concrete path (Complete).
- Drainage surveys north east Warracknabeal – flood areas still being investigated (Bowman Street and Henty Highway to Canning's canal drain) – plans and recommendations in progress.

Other Projects

- Murtoa Marma Lake and Rabl Park overflow drain – Survey complete and plans in progress for an overflow drain and culvert pipe into Marma Lake.
- Plans for a Meeting Room addition to the Rupanyup Preschool (for Grants Submission).
- Council's Sheep Saleyard – Maintenance resurfacing of Draft Yards (consistent large sales and wet weather has led to an extensive yard cleanout – project 75% complete).

Conferences and Training

- Annual Livestock conference (Swan Hill – a report being prepared for Committee and Council).
- Design drawing course in Melbourne.

ENVIRONMENT – Matt Wellington

- Planning for follow up works on northern rabbit program with DPI.
- Yarrilinks planting weekend. Very successful weekend, while the Yarrilinks committee and group were very happy with the input from Yarriambiack Shire.
- Speed Field Days attendance – 1 day
- Large amount of locust planning and preparation work taking place. Meetings and collaboration with adjoining shires, DPI, DSE, landholders, chemical resellers
- Neighbourhood Safer Places preparation
- Flood water monitoring
- Surveying

BUILDING & PLANNING ACTIVITY

In **August 2010** following permits were issued:

Building: 5 Building Permits were issued.

Total Value of Building Work: **\$578,041**

Hopetoun – Storage Shed

Warracknabeal – Pergola

Warracknabeal - Dwelling

Murtoa – Dwelling Extensions

Warracknabeal – Re-stumping of Dwelling

7 applications were submitted in **August 2010**.

Planning: 2 Planning Permits were issued.

App No: TP24-10

Applicant: John Wilde

Address of Land: 22 Hatchett St, Murtoa

Proposal: Extensions to Existing Dwelling

Date Issued: 27/08/2010

App No: TP20-10

Applicant: Ross Cook

Address of Land: Lot 1, PS449847J, Hopetoun West Rd,
Hopetoun

Proposal: To Use and Develop the land for a Store and the erection of a Storage Shed and associated earthworks works.

Date Issued: 12/08/2010

App No: TP25-10

Applicant: Malcolm & Megan Taylor

Address of Land: Lot 1 & 2 Hatchett St, Murtoa

Proposal: Re-erection of Dwelling

Date Issued: No Permit Required

8 applications were submitted in **August 2010**.

10.5 Technical Services – Prepared by Brian Poulton**CAPITAL WORKS PROGRAM – ROADS AND STREETS 2010-2011**

PROJECT	% COMPLETE	START DATE	COMPLETION DATE	COMMENT
Carter Street Speed (\$32,888)	0%	December 2010		Seal Street from Sunraysia Highway to Goudie Street
Doctor Pete's Car Park Hopetoun (\$15,914)	0%	December 2010		Construct and Seal
Haby Lane Murtoa (\$8,915)	0%	March 2011		Construct and Seal
McDonald Street car parking Murtoa (\$14,602)	0%	March 2011		Construct and Seal
Germaine Street Yaapeet (\$6,430)	0%	December 2010		Road widening for drainage purposes
Breen Street Murtoa (\$126,000)	0%	January 2011		
Dimboola – Minyip Rd (\$428,800)	-----	-----	-----	Horsham Rural City Council
Rainbow Yaapeet Rd (\$470,930)	0%	January 2011		
Burrum North Rd (\$55,174) Pavement Renewal	0%	November 2010		
Brim East Rd (Sheephills Bangerang Rd) (\$70,457) Pavement Renewal	0%	February 2011		
Brim East Rd (\$169,214) Pavement Renewal	0%	May 2011		
Brim West Rd (\$70,568) Pavement Renewal	0%	November 2010		
Mount Pleasant Rd (\$20,012) Pavement Renewal	0%	January 2011		
Rupanyup Rd (\$26,332) Pavement Renewal	0%	January 2011		
Galaquil East Rd (\$95,846) Pavement Renewal	0%	September 2010		

YARRIAMBIACK SHIRE COUNCIL

COUNCIL MEETING

MINUTES

8 SEPTEMBER 2010

Galaquil West Rd (\$48,977) Pavement Renewal	0%	October 2010		
Yaapeet Kenmare Rd (\$31,597) Pavement Renewal	0%	January 2011		
Minyip Rich Avon Rd (\$178,374) Pavement Renewal	0%	September 2010		
Minyip Banyena Rd (\$99,156) Pavement Renewal	0%	October 2010		
Brim East School Rd (\$90,248) Pavement Renewal	0%	April 2011		
Brim East School Rd (\$28,715) Pavement Renewal	0%	April 2011		
Brim East School Rd (\$7,179) Pavement Renewal	0%	April 2011		

FOOTPATH PROGRAM 2010/2011

PROJECT	% COMPLETE	START DATE	COMPLETION DATE	COMMENT
Taverner Street Beulah (\$11,228)	0%	February 2011		Hotmix - Geotech
Austin Street Hopetoun (\$9,357)	0%	October 2010		Hotmix - Geotech
Dennys Street Hopetoun (\$11,228)	0%	November 2010		Hotmix - Geotech
Lascelles Street Hopetoun (\$12,943)	0%	December 2010		Hotmix – upgrade Geotech
Mitchell Place Hopetoun (\$5,848)	0%	September 2010		Hotmix – rehab Geotech
Murdoch Street Hopetoun (\$5,146)	0%	September 2010		Hotmix – upgrade Geotech
Cromie Street Murtoa (\$18,980)	0%	November 2010		Shire - Concrete
Duncan Street Murtoa (\$15,538)	0%	December 2010		Shire - Concrete
McDonald Street Murtoa (\$14,300)	0%	May 2011		Shire - Concrete
Dyer Street Rupanyup (\$9,357)	0%	October 2010		Hotmix – upgrade Geotech
Stewart Street Rupanyup (\$12,631)	0%	October 2010		Hotmix - Geotech
Wood Street Rupanyup (\$2,807)	0%	October 2010		Hotmix – upgrade Geotech
Craig Ave Warracknabeal (\$21,771)	80%	August 2010		Shire - Concrete
Warunda Ave Warracknabeal (\$6,978)	0%	October 2010		Shire - Concrete
Menin Ave Warracknabeal (\$12,505)	0%	September 2010		Shire - Concrete
Roberts Street Woomelang (\$18,245)	0%	October 2010		Contractor - Concrete
Main Street Minyip (\$11,618)	0%	February 2011		Shire - Concrete
Various (\$5,000)	0%			Renewal of short footpath sections
Various (\$10,000)	0%			Improvement Pedestrian Crossings at Intersections
Various (\$2,948)	0%			Allowance for new works & upgrades

Gravel Resheets Completed –

Albrechts Rd
Boolite / Donald Rd
Donald / Laen Rd
Florences Rd
Gaulkes Rd
McClounan's Rd

Completed Gravel Resheet Works – 8.440km
Total Gravel Resheet Works – 53.657km

10.6 Community Services – Prepared by Gavin Blinman**KINDERGARTENS**

We have had staff and community consultations to prepare for the pilot program and give everyone a say in how we do things and make sure all parents had the information they needed.

The Kindergarten pilot program started on the 23rd of August, Children from Minyip travelled to Rupanyup for an extra session. All enjoyed the day although a Rupanyup kindergarten girl was a bit upset that only boys got of the bus.

We will review the program in November when Success works a Melbourne based company comes and meets with all parties to commence the first departmental review.

On Thursday 26th August Win TV interviewed staff and parents at Minyip to discuss the pilot, and aired the interview on the news that night.

We have been notified that we have been awarded a Kindergarten Cluster Management best practice award for the early year's review we conducted in 2009. The award is \$10,000 for professional staff development.

MATERNAL AND CHILD HEALTH

Claire Jennings from the Children's Hospital is coming to Hopetoun on the 14th of September to meet with Mothers from the district discuss the new Ages and Stages assessments the nurses carry out.

All parents will be surveyed prior to the visit and they will have a chance to discuss any issues with Claire who is a researcher for the community health department.

ENVIRONMENTAL HEALTH/LOCAL LAWS

The EHO was kept busy with the field days responding twice to an issue for the Mildura Council.

The EHO and Ranger have travelled to Knox to view issues in Knox and look at systems sharing that can be done.

The Ranger can now follow up and look at how he can use the information to make service improvements.

2 permits have been issued for septic tanks this month.

Some minor breaches of the Tobacco Act have been investigated and completed.

Secondary immunisations commencing again this month at Hopetoun.

Food sampling carried out, with 6 samples sent for testing.

YOUTH

Youth worker has continued her visits to Murtoa and Hopetoun, this month she has assisted someone with family issues in Murtoa. She will on her next visit go to the schools and look at spending time in the libraries during the lunch break so that young people can meet with her. The youth worker has made contact with a youth worker at Knox following a request to have a youth exchange.

In Minyip the youth worker is assisting a group to develop a drop in youth venue.

The youth bus is nearing completion and will be ready in October; Chris will help with the steering committee.

Working with LLEN to develop a Community Reference team to look at alternative education needs in Warracknabeal.

A HUB youth work student is doing placement at the moment.

EMERGENCY RELIEF

Only a few clients required emergency relief this month, we have referred clients to the Christian food bank in Horsham where possible.

AGED AND DISABILITY

Staff have attended personal alert training this month, also the Aged and Disability coordinator is attending the LG Multicultural conference in Wanagaratta. This will assist us to prepare our own cultural action plan and consult with people from CALD background in our shire.

Recently we have supplied schools with clothing and care packs to assist the schools with needy children and families.

The Portsea camp is now being advertised and the Wheatland's warehouse has donated funding of \$50 per child to assist this year along with the offer from the Speed Lions Club this will help many families.

We are working with Dunmunkle health services to introduce the new Active Service Model to our assessment services.

Planning for the seniors concert is now finalised on October the 6th the picnic and concert will occur in Warracknabeal, with Debbie Byrne as the entertainment.

The Municipal Access Plan is being reviewed at the moment, we have a reference group of community agencies and people who are assisting us to review the plan. In late October we will survey interest groups and shire residents as part of our review. We will also hold community consultations across the shire, I have attached a copy of our current plan, please read it and discuss it in your communities prior to the consultations.

VOLUNTEER TRANSPORT

11 clients travelled 1966 kilometers this month.

10.7 Economic Development Report – Prepared by Terry Sanders**Meetings Attended**

12/08/10 – Wimmera Business Awards Information Session - Warracknabeal
17/08/10 – 26/08/10 – Sick Leave
30/08/10 – 03/09/10 – Annual Leave
07/09/10 – Regional Development Victoria

ECONOMIC DEVELOPMENT**Housing Developments**

Regional Housing Forum held on 26th August.

Regional Development Victoria

Meeting with new Regional Manager Marc Amos and Joe McClelland on 7th September.

Wimmera Mallee Tourism

Steering Committee meeting postponed due to injury.

Warracknabeal Fun Run

Very successful event held on Sunday 15th August despite the wet and cold weather.

COMMUNITY DEVELOPMENT**Country Football and Netball Program 2010/11:**

The Murtoa Football Change Rooms Redevelopment application will be submitted under this program as our project in the 'up to \$60,000 grant' category when guidelines and time frames are available.

Community Facilities Funding Program – Minors 2011/2012 (Sport and Recreation):

Awaiting the outcome of our three applications submitted under this program

Sustainable Sports Grounds Program:

The Murtoa Golf Club Irrigation Upgrade project has been submitted requesting a grant of \$58,720 for a total project cost of \$88,085.

Regional and Local Community Infrastructure Program 2010:

Three projects have been completed thus far, namely the Beulah Pool pump, the Jung Recreation Reserve water connection and the three Senior Citizens gopher undercover areas at Hopetoun, Minyip and Warracknabeal.

Regional and Local Community Infrastructure Program 2011:

Waiting on the outcome of our six applications submitted under this round of funding.

2010 Sponsorship Program:

Payment to successful applicants has now been processed.

SHARE PROGRAM (Sustainable Healthy Adaptable Resilient Engaged) -**Beulah:**

- **Web Site** – The construction of the Beulah community web site is well underway. The web site is expected to be functional in late September.

Hopetoun:

- **Community Action Plan** – A draft of the Hopetoun Community Action Plan is available for viewing at the Hopetoun web site – www.hopetounvictoria.com.au. The Hopetoun Progress Association welcomes any comments regarding the Plan.

Minyip:

- **Web Site** – The Minyip community web site is completed and can be viewed at www.minyip.com.au.
- **RV Friendly Location** – At the time of this report an application is being prepared to submit to the Campervan and Motorhome Club of Australia to become an RV Friendly Location.

Murtoa:

- **Lake Marma and Rabi Park Management and Development Plan** – The Plan is well underway with an initial draft expected to be presented in mid September.

Patchewollock:

- **Community Planning Forum** – The Patchewollock Community Planning Forum will be held on Tuesday 5th of October at the Patchewollock Hall, 7.30pm. The identified priority projects will contribute to the development of the Patchewollock Community Action Plan.

Woomelang:

- **Community Planning Forum** – The Community Planning Forum was held at the Woomelang Memorial Hall on Tuesday 24th of August. The forum assisted the community to identify positive projects for the Community Action Plan. The Forum was well supported by the community with 40 community members in attendance.

Campervan and Motorhome Club of Australia

Hopetoun and Warracknabeal feature in the August edition of The Wanderer magazine as RV Friendly Towns. The articles can be viewed on the Campervan and Motorhome Club of Australia website, www.cmca.net.au.

Meetings Attended:

Date	Meeting
5 August	Speed Field Days
6 August	Minyip Climate Communities Meeting
10 August	Patchewollock Progress Association
24 August	Woomelang Community Planning Forum
26 August	Regional Housing Forum
27 August	Minyip CBI Steering Committee
30 August	Brim Active Group
31 August	Woomelang & District Development Association

11 REPORTS FOR DECISION

11.1 Finance Report – Prepared by Anita McFarlane

The Finance Report as at August 2010 will be tabled.

RECOMMENDATION:

The Finance Report as at August 2010 be received.

Moved Cr H Ballentine seconded Cr G Lovel that the Finance Report as at August 2010 be received.

Carried

11.2 Revenue Report – Prepared by Chantelle Pitt

The Revenue Report as at September 2010 will be tabled.

RECOMMENDATION:

The Revenue Report as at September 2010 be received

Moved Cr J Kemfert seconded Cr A McLean that the Revenue Report as at September 2010 be received.

Carried

11.3 Annual Report – Financial Statements 2009/2010 – prepared by Anita McFarlane

The Local Government Act requires Council to pass a resolution;

- (i) giving approval in principle to the statements
- (ii) authorising two Councillors to certify the final statements prior to the Auditors signing the Audit Report.

RECOMMENDATION:

Moved Cr G Lovel seconded Cr A McLean that

- (i) Council approves in principle the Financial Statements contained herein.**
- (ii) Council authorises Cr Zanker and Cr Wise to certify the Financial Statements in their final form after any changes recommended, or agreed to, by the auditor have been made.**
- (iii) Council approves in principle the Standard Statements contained herein.**
- (iv) Council authorises Cr Zanker and Cr Wise to certify the Standard Statements in their final form after any changes recommended, or agreed to, by the auditor have been made.**
- (v) Council approves in principle the Performance Statements.**
- (vi) Council authorises Cr Zanker and Cr Wise to certify the Performance Statements in their final form after any changes recommended or agreed to, by the auditor have been made.**

Carried

Moved Cr H Ballentine seconded Cr G Lovel that Council suspend standing orders at 10.30am

Carried

Moved Cr R Kingston seconded Cr A McLean that Council resume standing orders at 10.50am

Carried

11.4 TP 36-08 Construction of Storage Shed – Prepared by David Young

Applicant's Name:	Bells Farm Products – Jamie		
Application Number	TP 36-08		
Land/Address:	97 Henty Highway, Warracknabeal		
Owners Name:	JJ O'Connor's & Sons Pty Ltd		
Proposal: Planning Scheme Definition	To Develop the land by the erection of a Storage Shed.		
Zone	B4Z	Overlay	LSIO

Proposal

The proposal is to construct a storage shed 18.3 by 12.2 and 3.1 meters in height. The applicant has advised that the shed will be constructed out of colourbond white walls and a zinc roof. The colourbond will match the existing showroom. The shed will be built on the front south eastern section of the property and will be setback 2.5 metres from the front boundary. The proposed new shed will be separated from the existing shed by 3.0 metres to avoid the applicant having to comply with the building codes to install fire safety measures. See attachment 1.0 Proposed Development.

The shed will be used to store headers and other farm equipment.

Subject site & locality

The subject site is located on the western side of the Henty Highway and contains a Farm Machinery and vehicle sales and service facility. The site contains the main showroom, maintenance and office areas as well as a car yard and farm machinery display. A number of existing large buildings are located to the south that stores farming machinery under cover.

The subject land included in this proposal is made up of two titles with an existing shed having been built over the boundary line. Consideration will need to be given in relation to requesting the applicant to consolidate the two titles to ensure the buildings are located on one title in accordance with orderly planning principals. See attachment 2.0 Site Plan

Surrounds

There are a number of existing buildings adjoining the subject site. These mainly consist of service industries and depots. Immediately surrounding the proposed development are two older style buildings used for service purposes.

The majority of buildings located along Henty Highway have a setback of approximately 20 meters plus from the front boundary property boundary. A number of the developments also contain landscaping and parking areas in their front areas. The two immediately surrounding buildings adjoining the proposed development are located approximately 3 to 5 meters from the front boundary. Both of these building have been established for a relatively long period.

Public Notification**Advertising**

The subject application is in a Zone that is exempt for the advertising requirements of the Planning Scheme for the development of buildings. As such the proposal was not advertised for public comment.

Referrals

External Referrals/Notices Required by the Planning Scheme:

Referrals/Notice	Advice/Response/Conditions
Section 55 Referrals	Nil
Section 52 notices	Vic Roads

The subject application was referred to Vic Roads for comment. Vic Roads have not requested any conditions to be placed on any Planning Permit to be issued and have not objected to the proposal.

Assessment
The zoning of the land and any relevant overlay provisions

The subject land is Zoned Business (4) Four under the Yarriambiack Planning Scheme. The land is covered by a Land Subject to Inundation Overlay.

BUSINESS 4 ZONE
Purpose of Zone

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. To encourage the development of a mix of bulky goods retailing and manufacturing industry and their associated business services.

34.04-4 Buildings and works
Permit requirement

A permit is required to construct a building or construct or carry out works. This includes the internal rearrangement of a building if the maximum leasable floor area specified in the schedule to this zone is exceeded.

LAND SUBJECT TO INUNDATION
Permit Requirement.

No permit is required to construct a building and/or works including a fence, if the land on which the buildings and works are to be situated is:

1. in accordance with the requirements of a planning permit relating to an approved plan of subdivision affecting the land; or
2. if other planning permits have been issued in relation to the land.

Note: As previous permits have been issued for the land no referral is required to the CMA. However conditions have been recommended to deal with any potential inundation issues.

LOCAL PLANNING POLICIES
22.01-4 Highway Development

This policy applies to the use and development of land with frontage to the RDZ1 and RDZ2 zones.

Policy Basis

The highways located in the Shire are a significant land use and a key area used by residents and visitors that provides important transport opportunities and create an impression of the Shire.

Objectives

1. To ensure that the use and development of land does not lessen the service, safety and role amenity of listed roads.
2. To provide for controls on the scale, intensity, design, appearance and presentation of land uses and developments along highways.
3. To limit the number of access points to the highway and to ensure that new access points do not interfere with the safety of the road.
4. To avoid linear or ribbon development of highways.
5. To protect existing areas of vegetation along and adjacent to roadside.
6. To ensure that new uses and developments do not lessen the value of existing landscapes.

OFFICERS ASSESSMENT**The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.**

The State and Local Planning Policy both support the continued growth of businesses in a sustainable manner. They both encourage the expansion of development that is done in an orderly manner and that takes into account the surrounding environment. The MSS supports the development of business along the existing business areas along Henty Highway that take into account their surrounds and future impacts on development of the town.

The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.

The internal layout of the subject allotment is not changing. All access ways will remain as is and the new building will not impinge on this. The proposed development will not impact on traffic movement along the Highway.

The provision of car parking.

The proposed development will not technically add any display area, as it is covering in an existing outside display that would have required parking to be assessed previously. The proposed development is not being built over any existing customer or staff parking areas and an offset is not required.

The streetscape and landscaping of land adjoining a road.

The streetscape of the Highway is dominated by buildings that are setback from the front boundary with associated car parking and landscaping. Buildings are a mixture of heights from 3 to 9 metres high. The majority are built out of colour bond and fibre sheeting.

Storm water discharge

Stormwater will be required to be discharged into the stormwater system. As with all new developments a condition is proposed that would ensure stormwater is collected and stored in a rainwater tank and than discharged into Councils s stormwater system. This will not only ensure sufficient use of water but will also allow for a retention system to be figured into the stormwater network.

Design

The proposed development will be constructed on the front part of the allotment, setback some 2.5 metres, from the Henty Highway. The subject building will be some 30 plus metres from the Henty Highway road edge itself. If the building did not have this separation from the edge of the Henty Highway seal it would definitely have a detrimental effect on the appearance of the streetscape.

The applicant has not provided any details in relation to the landscaping of the proposed development however, there should be conditions placed on any Planning Permit issued that requires landscaping along the eastern and southern edge to soften the development. This will also allow the building which is located on the edge of township area to be absorbed into the surrounding area.

The proposed development should not have any effect on the safety and role or the amenity of the Henty Highway. Vic Roads have not objected to the proposed development.

The proposed shed will be considerably large in height compared to others along the length of the road. However, it will be of similar size to the shed immediately to the west. The proposed shed will have a large footprint and presence on the site. However, as the subject allotment is setback considerable from the edge of Henty Highway seal this will lesson some of the potential impacts. Council will need to consider this matter.

There are no new access points proposed to be developed as part of the proposal. Access points will be limited to that which exists on the land. As such there should be no interference with the safety of the road.

COUNCIL CONSIDERATIONS**Setbacks**

Council needs to carefully consider the change to the setbacks proposed by the applicant which is substantially different to that generally along Henty Highway. Even though the adjoining building is of a similar setback these buildings were constructed a considerable time ago. Council needs to determine if they are agreeable with new buildings being built with a reduced setback. The majority of all new buildings are set back at least 20 metres or more from the front boundary.

Landscaping

The applicant has not suggested any landscaping areas. Council needs to consider if landscaping is required for the proposed development. Landscaping would soften the proposed development and potentially break-up the bulk and appearance of the building.

Design

The design of the proposed shed is similar to the existing one to the west. It will be the same height and width. The material proposed new shed will include colourbond walls and zinc roofing. The proposed new shed will be separated from the existing shed by 3.0 metres to avoid the applicant having to comply with the building codes to install fire safety measures.

CONCLUSION

Council needs to carefully consider the proposed development for all the reasons that have been mention above in the report. This includes consideration to allow a setback which is substantially different to that which generally exists along Henty Highway. Council needs to determine if they are agreeable with new buildings being built with a reduced setback.

RECOMMENDATION:

Moved Cr A McLean seconded Cr G Lovel that Council

Decision to Grant a Permit

That Council having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* decides to Grant a Permit in respect of the land known and described as 97 Henty Highway, Warracknabeal, for the Development of the Land by the erection of a Storage Shed, and earthworks in accordance with the endorsed plans subject to the following conditions:

Conditions:

1. The development as shown on the endorsed plans must not be altered without the written consent of the responsible authority.
2. The development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - transport of materials, goods or commodities to or from the land.
 - appearance of any building, works or materials.
 - emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
 - presence of vermin.
3. Any contaminated soils or products removed from the site must be disposed of in accordance with the relevant State Environmental Protection polices and to the satisfaction of the responsible authority.
4. Any fill proposed to be moved onto the site must be free from contamination and other matter. All fill is to be to the satisfaction of the Responsible Authority.
5. Car spaces, access lanes and driveways must be kept available for these purposes at all times.
6. All car parking spaces must be designed to allow all vehicles to drive forwards both when entering and leaving the property.
7. The loading and unloading of goods from vehicles must only be carried out on the land and must not disrupt the circulation and parking of vehicles on the land.

Storm Water

8. All stormwater gathered from the roof of the proposed shed is to be piped to a suitable sized rainwater tank for storage. Any overflow from the rainwater tank is to be discharged to a legal point of discharge as designated by Council.
9. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into drains or watercourses. To this end, pollution or litter traps must be provided on site.

Signage

10. No signs are to be erected on the site unless a Planning Permit is obtained from the Responsible Authority.

Landscaping

11. Before the development starts, a landscape plan showing native use of vegetation along the southern boundary and the northern portion immediately in front of the proposed shed, must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must show:
- a planting schedule of all proposed trees, Preference will be given to indigenous native vegetation, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
12. Before the use/occupation of the development starts or by such later date as is approved by the responsible authority in writing, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.
13. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority, including that any dead, diseased or damaged plants are to be replaced.

Land Subject to Inundation

14. The finished floor levels of the shed must be set at a minimum of 300 mm above any estimated flood level.
15. Any chemicals, oil, fuel, grease, waste or other potential pollutants must be stored above the Nominal Protection Level. Adequate storage areas and shelving must be provided for this purpose.
16. Electrical fittings must comply with the relevant power authority and should be fixed above the Nominal Flood Protection Level.
17. Any earthen landfill at the site of the buildings must be limited to a maximum area of the immediate curtilage of the buildings.

EXPIRY

18. This permit will expire if one of the following circumstances applies:
- the development and use are not started within two years of the date of this permit.
 - the development is not completed within two years of the date of this permit.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.

Carried.

11.5 Neighbourhood Safer Place (NSP) Warracknabeal – Prepared by Matt Wellington

The Yarriambiack Shire Council Emergency Management Planning Committee (MEMPC) recently met and discussed the adoption of Anzac Park in Warracknabeal as a Neighbourhood Safer Place. The MEMPC reviewed the risk assessment report that was presented at its meeting on 18 August, 2010 and prepared by the Yarriambiack Shire's Municipal Emergency Management Response Officer (MERO) and Municipal Fire Prevention Officer (MFPO).

In its review of the assessment by the MERO and MFPO, and report prepared by the Country Fire Authority, the MEMPC is satisfied that Anzac Park meets the requirements for Anzac Park to be established as a Neighbourhood Safer Place.

Approval has been obtained from the Anzac Park Trustees for use as a NSP and Department of Sustainability and Environment approval is in process.

The MEMPC believes the adoption of Anzac Park as a Neighbourhood Safer Place is warranted and recommends the Yarriambiack Shire Council adopt Anzac Park, Warracknabeal as a Neighbourhood Safer Place.

RECOMMENDATION:

That Yarriambiack Shire Council adopts Anzac Park, Warracknabeal as a Neighborhood Safer Place subject to approval by Department of Sustainability and Environment.

Moved Cr H Ballentine seconded Cr J Kemfert that Council adopts Anzac Park, Warracknabeal as a Neighborhood Safer Place subject to approval by Department of Sustainability and Environment.

Carried

11.6 Road Hierarchy Review – Prepared by Michael Evans

The Road Hierarchy policy and procedures were started to be reviewed by the Asset Management Working Group in February this year, with the recommendation that no changes be made. The group then reviewed the roads within the hierarchy and considered any changes that should or need to be made (upgrades and down grades) to roads including requests from the public. All considerations were made based around future planning and funding and in conjunction with the road hierarchy policy.

In the review process it was made mention that we do not cater for other utilities and emergency services needs such as; Telstra's exchanges, Australia Posts mail runs, GWMWater in conjunction with the CFA - hydrants and tanks and the main pipeline trunk.

It was also agreed that for the YSC to up grade any roads consideration had to be given in the following areas;

- Future capital works based on renewal
- The current short fall in the maintenance program and the impact it would have on the program if more gravel roads were added to the list
- The road counts collected on the individual roads
- The overall costs associated in up grading the roads
- The difficulty in keeping our current gravel network at a satisfactory level (we are not able to sustain our current network)

As a result several detailed Road Hierarchy reports have been presented to Council forum on 24th February, 11th August and 28th July.

The Asset Management Working Group and Council has reviewed the Traffic count data received on the five roads picked out in the Road Hierarchy Review process with the following results;

Lascelles North Rd (between Gama Sea Lake Rd and Sea Lake Lascelles Rd)

Average vehicles per day 7

Jollys Rd (between Hopetoun Sea Lake Rd and Goyura East School Bus Route)

Average vehicles per day 10.5

Beyal North Rd (between Galaquil East Rd and Appledores Rd)

Average vehicles per day 13

Lah Angle Rd (between Lah East Rd and Borung HWY) seal section only due to weather conditions

Average vehicles per day 13

Ailsa Rd (between Borung HWY and Ailsa Wheat Rd)

Average vehicles per day 8.5

Bryntirion Rd (between Horsham Lubeck Rd and Jendes Rd)

Average vehicles per day 8

Dyers Estate Rd (between Morgans Rd and Glenorchy Rd)

Average vehicles per day 10

3LK Rd (between C Readings Rd and Horsham Lubeck Rd)

Average vehicles per day 19.7

After great discussion the Asset Management Working Group has the following Road Hierarchy recommendations for Council;

1 new road classification called Special Purpose (SP) which its function would be;

Fire access All weather surface (SP1)

Special Purpose All weather surface or surfaced sections (SP2)

To upgrade the Lascelles West Rd gravel section to seal and complete the seal all the way through as it is a collector road.

Wyperfeld Rd - upgrading where necessary and fully maintain an all weather road to allow access to the Fire Access Road heading into the park.

To gravel the East end of the Lah Angle Rd 2.65 km in length with future consideration of the North section from Warracknabeal Birchip Rd to SheepHills Banangerang Rd 1.33km in length

To upgrade the 3LK Road from natural Surface between C Readings Rd and Ashens Jackson Rd (3950m) to the Special Purpose category as it does not meet the existing road hierarchy policy classifications

All other roads classifications in the road network are to remain the same

ROAD HIERARCHY POLICY

Amendments to Road Hierarchy policy – prepared by Michael Evans

The classification of a number of road segments has been proposed for change since the policy was previously amended on the 9th of December 2009

The alterations have occurred as part of the three yearly review of the Road Hierarchy

The Road Hierarchy has been updated to reflect these changes and is now presented for adoption by Council.

RECOMMENDATIONS:

Moved Cr R Kingston seconded Cr J Kemfert that

- 1. Council adopts the new classification “Special Purpose (SP1 & SP2)” in the Road Hierarchy Policy**
- 2. Council adopts the new classification “Priority Maintenance RA6 (PM)” in the Road Hierarchy Policy**

Carried

Moved Cr G Level seconded Cr R Kingston that

- 3. Council does not change the existing Road Hierarchy classification for Lascelles North Road (Segments RA5 and RA6). The segments are to be a Priority Maintenance (PM) Road**

Carried

Moved Cr R Kingston seconded Cr G Level that

- 4. Council does not change the existing Road Hierarchy classification for Jollys Road (Segments RA2 and RA6). The segments are to be a Priority Maintenance (PM) Road**

Carried

Moved Cr J Kemfert seconded Cr A McLean that

- 5. Council does not change the existing Road Hierarchy classification for Beyal North Road (RC2 and RC3). The segments are to be a Priority Maintenance (PM) Road**

Carried

Moved Cr J Kemfert seconded Cr G Level that

- 6. Council does not change the existing Road Hierarchy classification for Ailsa Road (Segments RA2, RA5 and RA6). The segments are to be a Priority Maintenance (PM) Road**

Carried

Moved Cr G Level seconded Cr J Kemfert that

- 7. Council does not change the existing Road Hierarchy classification for Lah Angle Road (Segments RA2 and RA6). The segments are to be a Priority Maintenance (PM) Road**

Carried

Moved Cr H Ballentine seconded Cr R Kingston that

- 8. Council does not change the existing Road Hierarchy classification for Bryntirion Road (Segments RA2, RA5 and RA6). The segments are to be a Priority Maintenance (PM) Road**

Carried

Moved Cr R Kingston seconded Cr J Kemfert that

- 9. Council upgrade Dyers Estate Road segment RA6 to an all weather gravel surface a classification of SP1 (PM).**

Carried

Cr A McLean and Cr J Wise wish to have their vote against the motion recorded.

Moved Cr R Kingston seconded Cr G Lovel that

- 9a. Council does not change the existing Road Hierarchy classification for Dyers Estate Road (Segments RA2). The segment is to be a Priority Maintenance (PM) Road**

Carried

Moved Cr A McLean seconded Cr R Kingston that

- 10. Council to upgrade the Lascelles West Road gravel section to seal and complete the seal all the way through so it meets the standards of a collector road over the full length (RC2 to a RC1)**

Carried

Moved Cr J Kemfert seconded Cr H Ballentine that

- 11. Council to upgrade Wyperfeld Road to the new Special Purpose SP1 Hierarchy category to allow access to fire fighting track**

Carried

Moved Cr G Lovel seconded Cr H Ballentine that

- 12. Council upgrades the Lah Angle Road and gravels the East end 2.65 km in length future consideration of the North section from Warracknabeal Birchip Rd to SheepHills Banangerang Rd 1.33km in length**

Carried

Moved Cr R Kingston seconded Cr J Kemfert that

- 13. Council changes the category of the 3LK road from Rural Access (RA6) to the new Road Hierarchy classification Special Purpose (SP2)**

Carried

Moved Cr J Kemfert seconded Cr R Kingston that

14. Council adopts the following Road Hierarchy policy

Carried

If all recommendations are adopted the following changes will apply to the road register:

New classifications added to Road hierarchy

Special Purpose (SP1& SP2)

Fire access **All weather surface (SP1)**
Special Purpose **All weather surface or surfaced sections (SP2)**

SP2 category is for roads that do not meet the shire policy but have been approved by council as special circumstances

Rural Access Secondary - Priority Maintenance RA2, RA3,RA5, RA6 (PM)

A road that does not meet the criteria to be a Link Road, a Collector Road or a Rural Access (Primary) Road but is used on a regular basis to provide access to other parts of a property for farming purposes. Council will provide additional maintenance effort for this category compared to other rural access secondary roads. Natural Surface

3LK	Classification change	RA6 to SP2 Gravel
Austin Street Hopetoun	Classification change	Extension to the lake Natural earth to gravel Nothing to UA1 – sealed Plus car park - sealed
R Learmonth	Classification change	2 sections gravel to seal RC2 to RC1
Browns Road	Classification change	Gravel to seal RL2 to RL1
Albacutya Station Road	Extension of road length due to rail crossing issue	2195m to 5245m
Dumbuoy Service Road	New road - residential access	233m from Dumbuoy Rd Gravel UA2
Rurades Road	One small section New classification – Special Purpose SP2	Access to Chapman's Pit Natural earth to gravel RA6 to SP2
Holtkamps Road	New classification – Special Purpose SP2	Access to Chapman's Pit Natural earth to gravel RA6 to SP2
Boundary Road	Classification change	2710m – 3620m now a bus route Z to RA5(S)

YARRIAMBIAK SHIRE COUNCIL

COUNCIL MEETING

MINUTES

8 SEPTEMBER 2010

Haywards Road	Classification change	Primary access Natural earth to gravel RA3 to RA2
Wyperfeld Road	New classification – Special Purpose SP1	Fire access road RA5 to SP1
Wyperfeld Road	New classification – Special Purpose SP1	New section 6030m Earth to gravel SP1
Lah Angle Road	Classification change East end 2.65 km in length	Natural earth to gravel RA6 to RA4 (PM)
Lascelles West Road	Classification change	Gravel to Seal RC2 to RC1
Lascelles North Road	New classification – Priority Maintenance (PM)	To have (PM) added to it's existing classification RA5 and RA6
Jollys Road	New classification – Priority Maintenance (PM)	To have (PM) added to it's existing classification RA2 and RA6
Beyal North Road	New classification – Priority Maintenance (PM)	To have (PM) added to it's existing classification RC2 and RC3
Ailsa Road	New classification – Priority Maintenance (PM)	To have (PM) added to it's existing classification RA2, RA5 and RA6
Lah Angle Road	New classification – Priority Maintenance (PM)	To have (PM) added to it's existing classification RA2 and RA6
Bryntirion Road	New classification – Priority Maintenance (PM)	To have (PM) added to it's existing classification RA2, RA5 and RA6
Dyers Estate Road	New classification – Priority Maintenance (PM)	To have (PM) added to it's existing classification RA2 and RA6

12 GENERAL BUSINESS (including strategic direction and specific issues)

Moved Cr J Kemfert seconded Cr H Ballentine that Council write to Member for Mallee John Forrest and congratulate him on recent election success.

Carried

Moved Cr H Ballentine seconded Cr R Kingston that Council write to Minister Holding to request that the historical natural flow of the Yarriambiack Creek must be respected now and futuristically recognised on all maps, and given equal priority and importance environmentally and economically as being part of the Wimmera River system and any restrictions to the flow need to be clearly explained and negotiated with Yarriambiack Shire Council after liaisons with relevant community bodies.

Carried

13 CLOSED SESSION

14 MINUTES FROM MEETINGS

15 ATTACHMENTS / REPORTS

16 NEXT MEETING

The next meeting of Council will be held on Wednesday 13 October 2010 at 9.30am at Warracknabeal.

17 CLOSE

Meeting Closed at 11.30am

Chairperson