

**AGENDA OF SPECIAL COUNCIL MEETING OF THE YARRIAMBICK SHIRE COUNCIL TO BE HELD AT THE MUNICIPAL OFFICE 34 LYLE STREET WARRACKNABEAL AT 9.30 AM ON WEDNESDAY 14 SEPTEMBER 2016**

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**1 WELCOME**

**2 ACKNOWLEDGEMENT**

‘I would like to acknowledge that this meeting is being held on the traditional lands of the Wotjobaluk, Jaadwa, Jadawadjali, Wergaia and Jupagulk people, and I pay respects to their Elders, both past and present’

**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**

Crs R Kingston, Cr T Grange, A McLean, Cr K Zanker, Cr L Woods, Cr H Ballentine, Cr G Massey, Ray Campling (Chief Executive Officer) and James Magee (Director Infrastructure & Planning)

**5 APOLOGIES**

**6 REPORTS FOR DECISION**

6.1 Annual Report – Financial Statement 2015/2016

6.2 Proposed Planning Scheme Amendment C20

**6.1 Annual Report – Financial Statement 2015/2016 – 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**

- (i) Council approves in principle the Financial Statements as tabled;
- (ii) Council authorises Cr Zanker and Cr Massey 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 Performance Statements as tabled;
- (iv) Council authorises Cr Zanker and Cr Massey to certify the Performance Statements in their final form after any changes recommended or agreed to, by the auditor have been made
- (v) Council approves in principle the Governance & Management Checklist;
- (vi) Council authorises Mayor Kingston to certify the Governance & Management Checklist in its final form after any changes recommended, or agreed to, by the auditor have been made.

## **6.2 Proposed Planning Scheme Amendment C20**

### **Introduction**

At the ordinary Council meeting, in October 2015, Council resolved to allow caravans to use the Warracknabeal Showgrounds, for those caravans that would not be able to be accommodated at the existing Warracknabeal Caravan Park.

Under the current Special Use Zone schedule, which applies to the Showgrounds, Caravan and Camping is a prohibited use. As such an amendment to the Yarriambiack Planning Scheme is required. For the past several months Council staff have been discussing the proposed amendment with DELWP, carrying out consultation with other government agencies to ensure support for the proposed change to the Planning Scheme.

### **Planning Scheme Amendment Process**

Planning Scheme amendments must go through a process as set down under the Planning and Environment Act. These steps include:

- Step 1: Requesting an amendment
- Step 2: Authorisation
- Step 3: Preparation
- Step 4: Exhibition
- Step 5: Submissions, panels & advisory committees
- Step 6: Adoption
- Step 7: Approval

### **Proposal**

The amendment seeks to use the current Warracknabeal Showgrounds and its existing infrastructure for the purpose of short term accommodation that cannot be accommodated at the current Caravan Park. The amendment is required to provide for the ongoing growth and development of community based caravan and camping services in the Warracknabeal Township. The current Caravan Park site is located in an area that is restricted from expansion by natural features, being the Yarriambiack Creek and commercial and residential buildings. There is limited ability for the current site to expand and be able to accommodate large caravans and mobile homes. The proposed site offers the opportunity to utilise the land and its current infrastructure for more compatible uses.

### **What the amendment does**

The amendment proposes to:

- Rezone the land from a Special Use Zone 2 to a Special Use Zone 4.
- Insert at Clause 37.01 a new Schedule 4 to the Special Use Zone SUZ4

### **Land affected by the Amendment**

The Amendment applies to land contained in the Warracknabeal Showgrounds area being, CA1, 2, 2a, 10, 11, 12, 13, 14 and 15, Parish of Werrigar as shown on the attached map.



**Strategic Assessment**

The amendment specifically implements objective 4(1)(a) to provide for the fair, orderly, economic and sustainable use, and development of land; (c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria; (f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e) and (g) to balance the present and future interests of all Victorians.

The amendment seeks to utilise existing community facilities and infrastructure to provide an area to be used for tourism accommodation to assist in the economic development of the township and the region. The use of the existing Showground facilities provides for safe environment for the movement and parking of vehicles and for pedestrian movement around the site.

It is expected there will be no negative environmental impacts on the subject land.

It is anticipated that the amendment will have positive social and economic affects by:

- Facilitating the use of an existing facility and its infrastructure to provide additional areas for short term accommodation to the town and district of Warracknabeal. The showgrounds provide for accommodation, at certain times of the year when shows are in progress, and have established infrastructure such as showers, toilets and powered sites.
- Providing surety to investors, wishing to establish and expand complimentary businesses, that there is sufficient accommodation areas in the Township to cater for ongoing tourism growth and development.
- Being able to locate more compatible uses and activities on the site such as accommodation of larger vehicles.

- It is expected there will be no negative environmental impacts on the subject land. Infrastructure is existing, provision of water, showers, toilets and powered sites as well as waste collection points. All roads and egress and access points are established as well as cleared areas for vehicles to park.
- The subject land is not prone to flooding as identified in the Warracknabeal Flood Study 2016.

The amendment supports the objectives of the State Planning Policy Framework by ensuring Warracknabeal is serviced by land zoned for tourism and commercial purposes, and by promoting economic development in the town. Specifically the following clause supports the amendment:

#### 11.05 Regional development

##### 11.13-5 A diversified economy

- To use the region's assets to facilitate the diversification of the economy and build a resilient community.
- Facilitate diversification of the regional economy and capitalise on economic development opportunities through building on the region's assets, particularly agriculture, energy, mining and tourism.

#### 17.03 Tourism

##### 17.03-1 Facilitating tourism Objective

- To encourage tourism development to maximise the employment and long-term economic, social and cultural benefits of developing the State as a competitive domestic and international tourist destination

The amendment supports the LPPF as it reinforces Councils desire to ensure that public land and existing infrastructure is used to its full potential. This is support by the LPPF including:

#### 21.04 Land Use and Development Vision

The land use planning and development vision for the Shire is as follows:

The Yarriambiack Shire Council, with the participation of the community, will engage in decision making and actions on land use and development of the Shire, which are ecologically sustainable to achieve the objectives of:

- Focusing urban growth and economic development in and around existing townships in the Shire, with priority given to identified townships with the potential to maintain threshold population and services;
- Protecting items, places, and areas of natural and cultural heritage;
- Supporting sustainable economic development including agriculture and new industries based on the Shire's built and natural assets and locational advantages;
- Supporting quality tourism development based on the Shire's natural and built features;

##### Clause 21.08-9 Tourism

- Actively promote tourism as a significant component of the Shire's economy.
- Continuously identify and facilitate emerging and potential tourism opportunities, whilst consolidating existing tourism strengths.
- Encourage tourist use and development which do not impact on the environment nor detract from the character of the towns and districts and which are based on the inherent features of the Shire.

- Protect the natural and physical features which contribute to the 'tourism experience' including the natural environment, heritage elements, landscape features and cultural activities.
- Encourage the expansion and diversification of accommodation to facilitate and promote tourism.
- Facilitate the provision of information to rural landholders on establishing and managing rural tourism operations.

### **Conclusion**

The amendment proposes to rezone a parcel of land from Special Use Zone, Schedule 2 to Special Use Zone, Schedule 4. There is no other underlying zone which is appropriate for the site given the current activities that occur. It is considered that a Special Use Zone is the most appropriate planning tool to facilitate the future expansion of community based facilities and programs on the site. In view of the above, it has been determined that the Special Use Zone is the most appropriate zone to be applied to the site.

The amendment does not propose any changes to referral requirements under the Planning Scheme. All relevant authorities have been and will be notified as part of the exhibition process for the amendment.

In order to ensure Councils resolution is carried out an amendment to the Yarriambiack Planning Scheme is required.

### **Recommendation**

That Council:

1. Request the Minister for Planning, pursuant to section 8A(3) of the Planning and Environment Act 1987, for Authorisation to prepare Amendment C20 to the Yarriambiack Planning Scheme to include land contained in the Warracknabeal Showgrounds area being CA1, 2, 2a, 10, 11, 12, 13, 14 and 15 Parish of Werrigar in the Special Use Zone, Schedule 4.
2. Place Amendment C20 to the Yarriambiack Planning Scheme on Exhibition pursuant to section 19 of Planning and Environment Act 1987.

**7 NEXT MEETING**

The next meeting of Council will be held on Wednesday, 28 September 2016 at 9:30am at Warracknabeal.

**8 CLOSE**

\_\_\_\_\_ **Mayor**