



LATROBE CITY COUNCIL

MINUTES OF THE ORDINARY COUNCIL MEETING

HELD IN THE
NAMBUR WARIGA MEETING ROOM,
CORPORATE HEADQUARTERS, MORWELL
AT 7:00 PM ON 11 JULY 2011

PRESENT:

Cr Darrell White, Mayor - Firmin Ward
Cr Sharon Gibson, Deputy Mayor - Merton Ward
Cr Rohan Fitzgerald - Dunbar Ward
Cr Bruce Lougheed - Tanjil Ward
Cr Graeme Middlemiss - Rintoull Ward
Cr Kellie O'Callaghan - Burnet Ward
Cr Ed Vermeulen - Gunyah Ward
Paul Buckley, Chief Executive Officer
Peter Quigley, General Manager Built and Natural Environment
Zemeel Saba, General Manager Organisational Excellence
Casey Hepburn Acting General Manager Governance
Jodie Pitkin, Acting General Manager Community Liveability
Jody O'Kane, Acting General Manager Recreation, Culture and Community
Tom McQualter, Manager Council Operations and Legal Services
Matthew Rogers, Manager Finance
Meagan Bennetts, Council Operations Administration Officer

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CLOSED

1. Opening Prayer

The Opening Prayer was read by the Mayor.

Recognition of Traditional Landholders

The Recognition of Traditional Landholders was read by the Mayor.

2. Apologies for Absence

Cr Sandy Kam -Galbraith Ward

3. Declaration of Interests

Cr O'Callaghan declared a direct interest under section 77B of the *Local Government Act 1989* in Item 11.3.1 Planning Permit Application 2010/394 – Variation of Covenant, 7-9 Bushfield Court, Traralgon

Cr O'Callaghan declared an indirect interest under section 78B of the *Local Government Act 1989* in Item 11.6.3 TRUenergy – Notice to Undertake Road Closures – Toners Lane & Old Melbourne Road West Extension.

Cr Gibson declared an indirect interest under section 78 of the *Local Government Act 1989* in Item 11.6.3 TRUenergy – Notice to Undertake Road Closures – Toners Lane & Old Melbourne Road West Extension.

4. Adoption of Minutes

Moved: Cr Lougheed

Seconded: Cr Gibson

That Council adopts the Minutes of the Ordinary Council Meeting held on 27 June 2011 (CM 350), relating to those items discussed in open Council.

CARRIED UNANIMOUSLY

Moved: Cr Lougheed

Seconded: Cr Gibson

That Council adopts the Minutes of the Special Council Meeting held on 4 July 2011 (SM 351), relating to those items discussed in open Council.

CARRIED UNANIMOUSLY

PUBLIC QUESTION TIME

Suspension of Standing Orders

Moved: Cr Gibson
Seconded: Cr Lougheed

That Standing Orders be suspended to allow members of the gallery to address Council in support of their submissions.

CARRIED UNANIMOUSLY

Standing Orders were suspended at 7:03 pm

Cr O'Callaghan left the Chamber at 7.03 pm due to a direct interest under section 77B of the *Local Government Act 1989*

Ms Wendy Beedall addressed Council in relation to Item 11.3.1 Planning Permit Application 2010/394 – Variation of Covenant, 7-9 Bushfield Court, Traralgon

Mr Bernard Henne addressed Council in relation to Item 11.3.1 Planning Permit Application 2010/394 – Variation of Covenant, 7-9 Bushfield Court, Traralgon

Mr Peter Van Berkel addressed Council in relation to Item 11.3.1 Planning Permit Application 2010/394 – Variation of Covenant, 7-9 Bushfield Court, Traralgon

Resumption of Standing Orders

Moved: Cr Gibson
Seconded: Cr Lougheed

That Standing Orders be resumed.

CARRIED UNANIMOUSLY

Standing Orders were resumed at 7:15 pm

The Mayor sought Council's consent to bring forward the following Items:

11.3.1 PLANNING PERMIT APPLICATION 2010/394 – VARIATION OF COVENANT, 7-9 BUSHFIELD COURT, TRARALGON

Moved: Cr Lougheed

Seconded: Cr Gibson

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

11.3.1 PLANNING PERMIT APPLICATION 2010/394 - VARIATION OF COVENANT, 7-9 BUSHFIELD COURT, TRARALGON

**AUTHOR: General Manager Built and Natural Environment
(ATTACHMENT - YES)**

1. PURPOSE

The purpose of this report is to determine Planning Permit Application 2010/394 for the variation of covenant at 7-9 Bushfield Court, Traralgon (Lot 114 on Plan of Subdivision 328584R).

2. DECLARATION OF INTERESTS

No officer declared an interest under the *Local Government Act* 1989 in the preparation of this report.

3. STRATEGIC FRAMEWORK

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2010-2014.

Latrobe 2026: The Community Vision for Latrobe Valley

Strategic Objectives – Built Environment

In 2026, Latrobe Valley benefits from a well planned built environment that is complimentary to its surroundings and which provides for a connected and inclusive community.

Latrobe City Council Plan 2010 - 2014

Strategic Direction – Built Environment

Promote and support high quality urban design within the built environment.

Ensure proposed developments enhance the liveability of Latrobe City, and provide for a more sustainable community.

Legal

The discussions and recommendations of this report are consistent with the provisions of the *Planning and Environment Act* 1987 (the Act) and the Latrobe Planning Scheme (the Scheme), which apply to this application.

4. **BACKGROUND**

4.1 **SUMMARY**

Land: 7-9 Bushfield Court, Traralgon, known as Lot 114 on Plan of Subdivision 328584R
Proponent: Mr G J Lear & Mrs J M Lear
C/- Beveridge Williams & Co Pty Ltd
Zoning: Residential 1 Zone
Overlay: There are no overlays affect the subject land.

A Planning Permit is required in accordance with Clause 52.02 of the Latrobe Planning Scheme (the Scheme), before a person proceeds under Section 23 of the *Subdivision Act 1988* to vary a restriction registered on title.

4.2 **PROPOSAL**

The application is for a variation of a restrictive covenant. The covenant, contained within dealing number T124312B, provides that owners shall not:

- a) *erect or cause or suffer to be erected upon the said lot more than one main building being a dwelling house with the usual outbuildings and will not suffer any existing building to be relocated on the said lot;*
- b) *use or permit or suffer any such main building to be used for other than residential purposes;*
- c) *erect or cause or suffer to be erected upon the said lot any building constructed of cement sheeting or fibro sheeting other than such sheeting as may be used in eave cladding;*
- d) *erect or cause or suffer to be erected upon the said lot any outbuildings other than outbuildings that are constructed of brick, brick veneer, timber or colorbond;*
- e) *erect or cause or suffer to be erected upon the said lot any building consisting wholly or partly of second hand materials other than second hand bricks or stone and they will not erect or cause or suffer to be erected any other structure of any fence consisting wholly or partly of second hand materials;*
- f) *lob fell or remove any sound established trees standing upon the said lot without having first obtained written consent from the responsible authority.*

The application seeks the consent to vary the wording of part (a) of the covenant to read:

a) suffer any existing building to be relocated on the said lot.

The intent of this is to ensure that no relocatable building may be constructed on the subject land.

This covenant contained within dealing number T124312B affects the lots within Plan of Subdivision 32854R, which are 1-12 and 14 Bushfield Court.

Subject Land:

The subject site is irregular in shape, relatively flat, and contains a large remnant gum tree amongst other landscaping. The site addresses Bushfield Court along the western site boundary.

The subject land comprises 2617 square metres and contains a single dwelling with landscaping typical of the area. A timber paling fence separates the private open space area from the street. The site contains a paved brick driveway to a large car port. A three metre wide easement spans the eastern site boundary for the purpose of drainage and sewerage.

Surrounding Land Use:

The subject land is approximately 465 metres east of the Glenview Park Racecourse and 450 metres south of the Melbourne – Bairnsdale railway line. Bushfield Court contains 34 properties, with typical land sizes varying from 1200 square metres up to 2617 square metres, the largest lot being the subject land. There is no pedestrian footpath along the eastern side of Bushfield Court, as the footpath extends down the western side of the street.

North:	5 Bushfield Court, Traralgon East The subject land abuts one property along its northern boundary. This site comprises a total area of 1322 square metres and contains a single dwelling and an ancillary outbuilding.
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South:	<p>11 Bushfield Court, Traralgon East</p> <p>The subject land abuts one property along its southern boundary. This site comprises a total area of 1220 square metres and contains a single dwelling and ancillary outbuilding.</p>
East:	<p>The subject land abuts three properties along its eastern site boundary.</p> <p>2 Corriedale Court, Traralgon East</p> <p>This site comprises a total area of approximately 1150 square metres and is vacant.</p> <p>13 Victoria Court, Traralgon East</p> <p>This site comprises a total area of approximately 1182 square metres and is vacant.</p> <p>14 Victoria Court, Traralgon East</p> <p>This site comprises a total area of approximately 1497 square metres and contains a single dwelling and ancillary outbuilding.</p>
West:	<p>The site abuts 3 properties on the western site boundary, but are located on the opposite side of Bushfield Court.</p> <p>8 Bushfield Court, Traralgon East</p> <p>This site comprises a total area of approximately 1248 square metres and contains a single dwelling and an ancillary outbuilding.</p> <p>10 Bushfield Court, Traralgon East</p> <p>This site comprises a total area of approximately 1203 square metres and contains a single dwelling.</p> <p>12 Bushfield Court, Traralgon East</p> <p>This site comprises a total area of approximately 1515 square metres and contains a single dwelling and ancillary outbuilding.</p>

4.3 PLANNING CONTEXT

The history of assessment of the Planning Permit application is set out in Attachment 1.

The provisions of the Scheme that are relevant to the subject application have been included at Attachment 2.

5. ISSUES

5.1 VARIATION OF RESTRICTIVE COVENANT

Following notification of the application under Section 52(1)(a) and Section 52(1)(d) of the *Planning and Environment Act 1987* (the Act), 16 submissions in the form of objections to the application were received. Nine of the 16 objections were lodged by beneficiaries of the covenant that is proposed to be varied.

The key issue associated with the assessment of this application is the ability of the proposal to satisfy Section 60(2) of the Act – *What matters must the responsible authority consider:*

The responsible authority must not grant a permit which allows the removal or variation of a restriction (within the meaning of the Subdivision Act 1988) unless it is satisfied that the owner of any land benefited by the restriction (other than an owner who, before or after the making of the application for the permit but not more than three months before its making, has consented in writing to the grant of the permit) will be unlikely to suffer:

- a) *financial loss; or*
- b) *loss of amenity; or*
- c) *loss arising from change to the character of the neighbourhood; or*
- d) *any other material detriment*

as a consequence of the removal or variation of the restriction.

In this context the application fails to meet the requirements of the Section 60(2) of the Act and as a consequence Council must not grant a permit.

5.2 OBJECTOR CONCERNS

The application received sixteen submissions in the form of objections. The issues raised in the objections are summarised as follows:

1. The covenant protects the neighbourhood character, privacy and amenity. The variation to the covenant would detrimentally affect these aspects.

Officer comment:

The objectors to the application may have chosen to purchase in this location as a result of the restrictive covenants registered on the Plan of Subdivision for the area. The variation of the covenant itself will not necessarily alter the area in a physical sense, but it is acknowledged that some future works may occur without the requirement to obtain planning permission.

2. The variation of the covenant will set a precedent for other benefactors of the covenant to apply for variations to the covenant affecting their land, which may lead to more intensified development in the area.

Officer comment:

Each application for a planning permit is considered on its individual merits, and no subsequent applications are 'guaranteed' by the approval of another planning permit application.

3. The application does not provide enough information as to the intent of the proposal.

Officer comment:

The application provides sufficient information to allow for an application to vary the covenant to be considered. However, it is implied that should the covenant be varied to the proposed wording, further development may be possible on the land.

It should be noted that if the wording of the covenant was changed as proposed, a planning permit would be required for the development of a second dwelling on the lot or further subdivision of the site.

Any new application for a planning permit would likely involve notifying adjoining and adjacent property owners and of the proposal and does not automatically approve any subsequent development.

4. Higher density dwellings will negatively impact on the residents' visual amenity.

Officer comment:

The application does not seek any additional development. Any further development or subdivision would likely to be subject to further planning approval given the existing dwelling on the site.

6. FINANCIAL AND RESOURCES IMPLICATIONS

Additional resources or financial cost will only be incurred should the planning permit application require determination at the Victorian Civil and Administrative Tribunal (VCAT).

7. INTERNAL / EXTERNAL CONSULTATION

Engagement Method Used:

Notification:

Notification of the application was given under Section 52(1)(a) and Section 52(1)(d) of the Act. Letters were sent to adjoining and adjacent landowners and occupiers and all beneficiaries of the restrictive covenant, a sign was displayed on site for 14 days, and a notice was placed in two issues of the Latrobe Valley Express.

External:

Clause 66 of the Scheme details that the application is exempt from the referral requirements of Section 55 of the Act.

Internal:

The application was not required to be considered by other internal Council teams.

Details of Community Consultation following Notification:

A planning mediation meeting took place on 12 May 2011. Not all of the objectors were available to attend the mediation meeting. One objection was subsequently withdrawn following mediation, and 15 were upheld by submitters.

Consensus was not reached between the parties therefore requiring a decision by Council. It is acknowledged that as the beneficiaries of the covenant have objected, Council must not issue a planning permit.

8. OPTIONS

Council has no option but to refuse to grant a permit under Section 60(2) of the Act.

9. CONCLUSION

The application fails to meet the requirements of the Section 60(2) of the Act and as a consequence Council must not grant a planning permit.

10. RECOMMENDATION

That Council issue a Refusal to Grant a Planning Permit, for a variation of covenant at Lot 114 on Plan of Subdivision 328584R, more commonly known as 7-9 Bushfield Court, Traralgon, on the following grounds:

- 1. The proposal does not comply with Section 60(2) of the *Planning and Environment Act 1987*.**

Moved: Cr Lougheed

Seconded: Cr Gibson

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

Cr O'Callaghan returned to the Chamber at 7.19 pm

ATTACHMENTS

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ATTACHMENT 1
History of Application

DATE	EVENT
7 December 2010	Application received by Responsible Authority.
11 January 2011	Council officers required notice to be given by sending letters to adjoining land owners and occupiers. A sign was subsequently displayed on the site in accordance with Section 52(1) of the <i>Planning and Environment Act 1987</i> .
31 January – 4 February 2011	16 submissions in the form of objections were received in regard to the proposal.
7 February 2011	A Statutory Declaration was received confirming notice had occurred as per the direction of Council officers.
12 May 2011	A mediation meeting was held and was attended by the permit applicant and some of the objectors.
24 May 2011	The objectors were corresponded with following mediation to determine whether their concerns had been addressed and whether they wished to withdraw their objections.
May 2011	One objection was subsequently withdrawn and the majority wished to uphold their objections. The remainder of submitters wished to uphold their objections.

ATTACHMENT 2
Relevant Clauses of the Latrobe Planning
Scheme

LATROBE PLANNING SCHEME

State Planning Policy Framework

Clause 11.02 'Urban Growth'
Clause 11.05 'Regional Development'
Clause 15.01 'Urban Environment'
Clause 16.01 'Residential Development'
Clause 16.02 'Housing Form'
Clause 18.01 'Integrated Transport'
Clause 18.02 'Movement Networks'
Clause 19.03 'Development Infrastructure'

Local Planning Policy Framework

Clause 21.01 'Municipal Profile'
Clause 21.02 'Municipal Vision'
Clause 21.04 'Built Environment Sustainability'
Clause 21.05 'Main Towns'
Clause 21.07 'Economic Sustainability'
Clause 21.08 'Liveability'

Zoning – Residential 1 Zone

The subject land is located within a Residential 1 Zone.

Overlay

There are no overlays that affect this property.

Particular Provisions

Clause 52.02 'Easements, Restrictions and Reserves'

General Provisions

Clause 65 'Decision Guidelines'

Incorporated Documents

There are no incorporated documents that relate to the consideration of this application.

ATTACHMENT 3
Locality Plan



Subject Land

Lots affected by
covenant T1423128

ATTACHMENT 4
Copies of Submissions

**RE: PERMIT APPLICATION FOR VARIATION OF COVENANT REFERENCE NUMBER
2010/394**

We the undersigned hereby formally lodge a strong objection to the proposed variation to the covenant by G.J. Lear and J.M. Lear in relation to 7-9 Bushfield Court, Traralgon East.

We have many concerns with this proposal (Reference 2010/394) and reasons for our objections are listed below....

- 1) The Covenant protects our lifestyle, ambience and character of Bushfield Court. We purchased our properties with protection of the covenant. We thought that this covenant would be binding to all future developments in this court and we were given no other information contrary to this position. Any change to the covenant we feel will impact in a negative way.
- 2) We all knowingly bought large blocks with this covenant in place and we felt secure in the knowledge that we would be protected by the covenant.
- 3) If this change is allowed to the covenant it will establish a precedent for other owners in the area to build multiple dwellings on their blocks. This will impact us all in relation to noise, traffic, safety of our children with extra traffic in the subdivision, particularly our court.
- 4) Multiple dwellings will lower the beauty and ambience of our properties with reduced garden space.
- 5) If the covenant is opened to multiple dwellings this could lead to increased traffic and parking on the street which is not overly wide at the moment.
- 6) Residents in this estate all paid a high price for large blocks with the idea of the ensuring privacy and quiet for themselves. Multiple dwellings will directly affect this desire.
- 7) We feel that as residents of the street affected by this proposal that we have not been given enough time in consultation and that notification about this proposal was sent to us on extremely short notice. We feel we were given late notification particularly as this was a busy time of the year with Christmas and the holiday period.
- 8) We were also disappointed to discover that we were not sent all of the details regarding this application via post and that when we approached council to get a copy of the full proposal there were three pages missing. These were the main pages dealing with the actual changes proposed to the covenant.
- 9) When we finally were able to access the three main pages of the proposal we feel that they still did not clearly outline the finer details of the proposal.

We trust that you will consider our objections in your deliberations regarding the said permit application of the variation of the covenant concerning 7-9 Bushfield Court, Traralgon East. (Reference number 2010/394)

HO 3

RECEIVED
- 3 FEB 2011

BY:.....

Ref P/W

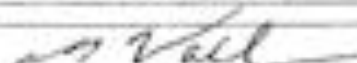
337341

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

REFER TO ATTACHED LETTER DATED 2ND FEB 2011

If there is not enough room, attach a separate sheet

Signature



Date

3/1/11

IMPORTANT NOTES ABOUT OBJECTIONS TO PERMIT APPLICATIONS

1. This form is to help you make an objection to an applicant in a way which complies with the *Planning and Environment Act 1987*, and which can be readily understood by the responsible authority. There is no requirement under the act that you use any particular form.
2. Make sure you clearly understand what is proposed before you make an objection. You should inspect the application at the responsible authority's office.
3. To make an objection you should clearly complete the details on this form and lodge it with the responsible authority as shown on the Public Notice-Application for Planning Permit.
4. An objection must:
 - *state the reason for your objection; and
 - *State how you would be affected if a permit is granted.
5. The responsible authority may reject an application which it considers has been made primarily to secure or maintain a direct or indirect commercial advantage for the objector. In this case, the Act applies as if the objection had not been made.
6. Any person may inspect an objection during office hours.
7. If your objection related to an effect on property other than at your address as shown on this form, give details of that property and of your interest in it.
8. To ensure the responsible authority considers your objection, make sure that the authority receives it by the date shown in the notice you were sent or which you saw in a newspaper or on the site.
9. If you object before the responsible authority makes a decision, the authority will tell you its decision.
10. If despite your objection the responsible authority decides to grant the permit, you can appeal against the decision. Details of the appeal procedures are set out on the back of the Notice of Decision which you will receive. An appeal must be made on a prescribed form (obtainable from the Administrative Appeals Tribunal) and accompanied by the prescribed fee. A copy must be given to the responsible authority. The closing date for appeals is 21 days of the responsible authority giving notice of its decision.
11. If the responsible authority refuses the application, the applicant can also appeal. The provisions are set out on the Refusal of Planning Application which will be issued at that time.

To Latrobe City Council

2nd Feb 2011

RE: OBJECTION TO PERMIT APPLICATION FOR VARIATION OF COVENANT REFERENCE NUMBER 2010/294

I hereby formally lodge a strong objection to the proposed variation to the covenant by G.J. Lear and J.M. Lear in relation to 7-9 Bushfield court, Traralgon East.

I have many concerns with this proposal (Reference 2010/294) and reasons for my objection are listed below:

1. The Covenant protects the lifestyle of my family, ambience and character of Bushfield Court. I purchased the property with protection of the covenant. I thought that this covenant would be binding to all future developments in this court and I was given no other information contrary to this position. Any change to the covenant I feel will impact in a negative way.
2. I all knowingly bought a large block with this covenant in place and I felt secure in the knowledge that I would be protected by the covenant.
3. If this change is allowed to the covenant it will establish a precedent for other owners in the area to build multiple dwellings on their blocks. This will impact all residents in relation to noise, traffic, safety of our children with extra traffic in the subdivision, particularly our court.
4. Multiple dwellings will lower the beauty and ambience of our properties with reduced garden space.
5. If the covenant is opened to multiple dwellings this could lead to increased traffic and parking on the street which is not overly wide.
6. Residents in this estate all paid a high price for large blocks with the idea of the ensuring privacy and quiet for themselves. Multiple dwellings will directly affect this desire.
7. I feel that as a resident of the street affected by this proposal that I have not been given enough time in consultation and that notification about this proposal was sent to us on extremely short notice. I feel I was given late notification particularly as this was a busy time of the year with Christmas and the holiday period.
8. I am also disappointed to discover that the residents of the street were not sent all of the details regarding this application via post and that when the council was approached to get a copy of the full proposal there were three pages missing. These were the main pages dealing with the actual changes proposed to the covenant.
9. When the residents were finally able to access the three main pages of the proposal I felt that it still did not clearly outline why the covenant needs to be changed.

I trust that you will consider my objections in your deliberations regarding the said permit application of the variation of the covenant concerning 7-9 Bushfield Court, Traralgon East. (Reference number 2010/294)

Regards,

Mark Walker

HQ NC

RECEIVED
- 3 FEB 2011

BY:.....

Ref: Pathway
337337

Planning and Environment Act 1987

OFFICE USE ONLY
Date Received

OBJECTION TO GRANT OF PLANNING PERMIT

WHO IS OBJECTING?

I/W (insert in block letters) E. WARRE & P. WARRE
 Of (Address) _____
 Postcode _____ Telephone No. _____ Fax No. _____
 (Home) _____ (Work) _____

WHAT APPLICATION DO YOU OBJECT TO?

WHAT IS THE PERMIT APPLICATION NUMBER? 2010/394
 WHAT IS PROPOSED? VARIATION OF COVENANT.
 WHAT LAND IS PROPOSED TO BE USED OR DEVELOPED? 7-9
BUSHFIELD COURT TERRACED
 WHO HAS APPLIED FOR THE PERMIT? G. J. LEAR AND J. M. LEAR

WHAT ARE THE REASONS FOR YOUR OBJECTIONS?

WHEN WE PURCHASED OUR PROPERTY WE BOUGHT A LARGE BLOCK IN BUSHFIELD COURT FOR THE FEELING OF OPEN SPACE DISTANCE BETWEEN THE HOUSES, THE BEAUTY AND QUIETNESS OF THE AREA, UNLIKE OTHER PARTS OF TERRACED WHERE HOUSES ARE CLOSE TOGETHER. WE BOUGHT PROPERTY IN THIS BEAUTIFUL SPACIOUS AND UNIQUE COURT KNOWING IT WAS PROTECTED BY A COVENANT. ANY VARIATION TO THE COVENANT WHICH IS BINDING TO ALL IN THIS COURT WOULD DISTRACT GREATLY FROM OUR AREA AND ALSO CREATE A PRECEDENT TO OTHERS TO FOLLOW THIS PROPOSAL.

LATROBE CITY COUNCIL
 INFORMATION MANAGEMENT
 RECEIVED
 24 FEB 2011
 POC: _____ Lic No: 607528
 Community Events Coordinator
 Copy required to GIS/IMS Email required to applicant

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

THE VARIATION OF COVENANT WOULD DESTROY
THE OPEN SPACE, QUIETNESS, SAFETY AND OUR
LIFESTYLE, ALSO HAVING A NEGATIVE IMPACT
ON THE ENTIRE AREA

(If there is not enough room, attach a separate sheet)

Signature

H. [Signature] *R.R. [Signature]*

Date 1-2-2011

IMPORTANT NOTES ABOUT OBJECTIONS TO PERMIT APPLICATIONS

1. This form is to help you make an objection to an applicant in a way which complies with the *Planning and Environment Act 1987*, and which can be readily understood by the responsible authority. There is no requirement under the act that you use any particular form.
2. Make sure you clearly understand what is proposed before you make an objection. You should inspect the application at the responsible authority's office.
3. To make an objection you should clearly complete the details on this form and lodge it with the responsible authority as shown on the Public Notice-Application for Planning Permit.
4. An objection must:
 - *state the reason for your objection; and
 - *State how you would be affected if a permit is granted.
5. The responsible authority may reject an application which it considers has been made primarily to secure or maintain a direct or indirect commercial advantage for the objector. In this case, the Act applies as if the objection had not been made.
6. Any person may inspect an objection during office hours.
7. If your objection related to an effect on property other than at your address as shown on this form, give details of that property and of your interest in it.
8. To ensure the responsible authority considers your objection, make sure that the authority receives it by the date shown in the notice you were sent or which you saw in a newspaper or on the site.
9. If you object before the responsible authority makes a decision, the authority will tell you its decision.
10. If despite your objection the responsible authority decides to grant the permit, you can appeal against the decision. Details of the appeal procedures are set out on the back of the Notice of Decision which you will receive. An appeal must be made on a prescribed form (obtainable from the Administrative Appeals Tribunal) and accompanied by the prescribed fee. A copy must be given to the responsible authority. The closing date for appeals is 21 days of the responsible authority giving notice of its decision.
11. If the responsible authority refuses the application, the applicant can also appeal. The provisions are set out on the Refusal of Planning Application which will be issued at that time.

OBJECTION TO GRANT OF PLANNING PERMIT

WHO IS OBJECTING? We Bernard and Susan Henne of 5 Telephone

WHAT APPLICATION DO YOU OBJECT TO? Variation of Covenant

WHAT IS THE PERMIT APPLICATION NUMBER? 2010/394

WHAT IS PROPOSED? Vary wording of part of existing Covenant

WHAT LAND IS PROPOSED TO BE USED OR DEVELOPED 7-9 Bushfield Court, Traralgon

WHO HAS APPLIED FOR THE PERMIT? G J Lear and J M Lear

WHAT ARE THE REASONS FOR YOUR OBJECTIONS?

We have extreme concerns with this proposal to changing our adjacent property. The Covenant in place on this section of Bushfield Court was an important part of our decision to purchase this property five years ago. The Covenant protects our lifestyle also the ambience and gentle balance of this court. We thought that the covenant would be binding to all future developments in this court.

We all knowingly bought large blocks to enjoy the peace and quiet of not living close to other houses. Any change to the covenant we feel will impact in a very negative way.

We feel that if this change to the covenant is allowed, it will establish a precedent for other owners in the area to build multiple dwellings on their blocks. This will impact on us all in relation to noise and traffic and less safety for our children.


The residents of the court that is affected by this proposal feel that we were not given enough time in consultation and that notification about this proposal was sent to us on extremely short notice. We feel we were given late notification particularly as this was a busy time of year just before Christmas and many residents were away on holidays.


We were outraged to discover that we were not sent all of the details regarding this application via post and that when we approached council to get a copy of the full proposal there were 3 pages missing. These were the main pages dealing with the actual changes proposed to the covenant,

When we were finally able to obtain these other 3 pages we did not feel that there was any clear outline of what were the finer details of this application for a change to the wording to the covenant.

We do trust that you will consider our objections in your deliberations regarding the said permit application of the variation of the covenant concerning 7-9 Bushfield Court Traralgon.
Reference number 2010/394.

Yours truly


Bernard F Henne


Susan L Henne

OFFICE USE ONLY
DATE RECEIVED

LATROBE CITY COUNCIL	
INFORMATION MANAGEMENT	
Traralgon 3844	
RECORDED	
04 FEB 2011	
Doc No:	607527
Doc No. 607527	
Doc No. 607527	

LATROBE CITY COUNCIL
- 3 FEB 2011

DATE 3-2-2011

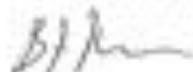
← HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

As we are the adjoining block to 7-9 Bushfield Court we feel that the granting of permission to Change the wording of the Covenant may give rise to many unforeseen problems for us and for our neighbours.

We were especially reassured with the wording and the protection of the covenant when we purchased our property. Many gardens including ours had Rural Wire Fences over 5 years ago and many still do have them.

We are shocked and dismayed that the Covenant which we believed in and which gave us peace of mind could be worthless. This is a very beautiful and precious area which needs conserving. Many beautiful trees and gardens will be lost if multiple dwellings is allowed. We feel that the existing Covenant should remain intact to protect this area for the future.

Signature



S.Henne

Date 3-2-2011

IMPORTANT NOTES ABOUT OBJECTIONS TO PERMIT APPLICATIONS

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11. If the responsible authority refuses the application, the applicant can also appeal. The provisions are set out on the Refusal of Planning Application which will be issued at that time.

OBJECTION TO GRANT OF PLANNING PERMIT

WHO IS OBJECTING?

I/We (name in block letters) ANGELO GARDIANO
 Of (Address) _____
 _____ Fax No. _____
 Postcode _____ Telephone No. _____ (Home) _____ (Work) _____

WHAT APPLICATION DO YOU OBJECT TO?

WHAT IS THE PERMIT APPLICATION NUMBER? 2010/394
 WHAT IS PROPOSED? VARIATION TO THE COVENANT
 WHAT LAND IS PROPOSED TO BE USED OR DEVELOPED? 7-9 BUSHFIELD COURT TERALGOON EAST
 WHO HAS APPLIED FOR THE PERMIT? G.J. LEAR and J.M. LEAR

WHAT ARE THE REASONS FOR YOUR OBJECTIONS?

As per letter attached.

A.P. Grimmer

LATROBE CITY COUNCIL
 INFORMATION MANAGEMENT
 RECORDED
 04 FEB 2011

RD: _____ Doc No: 607526
 Comments/Notes/Checked by: _____
 Case transferred to 2008/09 Case transferred to 2009/10

**RE: PERMIT APPLICATION FOR VARIATION OF COVENANT REFERENCE NUMBER
2010/394**

We the undersigned hereby formally lodge a strong objection to the proposed variation to the covenant by G.J. Lear and J.M. Lear in relation to 7-9 Bushfield Court, Traralgon East.

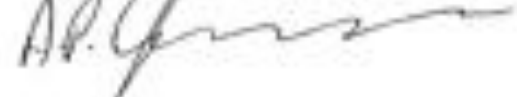
We have many concerns with this proposal (Reference 2010/394) and reasons for our objections are listed below....

- 1) The Covenant protects our lifestyle, ambience and character of Bushfield Court. We purchased our properties with protection of the covenant. We thought that this covenant would be binding to all future developments in this court and we were given no other information contrary to this position. Any change to the covenant we feel will impact in a negative way.
- 2) We all knowingly bought large blocks with this covenant in place and we felt secure in the knowledge that we would be protected by the covenant.
- 3) If this change is allowed to the covenant it will establish a precedent for other owners in the area to build multiple dwellings on their blocks. This will impact us all in relation to noise, traffic, safety of our children with extra traffic in the subdivision, particularly our court.
- 4) Multiple dwellings will lower the beauty and ambience of our properties with reduced garden space.
- 5) If the covenant is opened to multiple dwellings this could lead to increased traffic and parking on the street which is not overly wide at the moment.
- 6) Residents in this estate all paid a high price for large blocks with the idea of the ensuring privacy and quiet for themselves. Multiple dwellings will directly affect this desire.
- 7) We feel that as residents of the street affected by this proposal that we have not been given enough time in consultation and that notification about this proposal was sent to us on extremely short notice. We feel we were given late notification particularly as this was a busy time of the year with Christmas and the holiday period.
- 8) We were also disappointed to discover that we were not sent all of the details regarding this application via post and that when we approached council to get a copy of the full proposal there were three pages missing. These were the main pages dealing with the actual changes proposed to the covenant.
- 9) When we finally were able to access the three main pages of the proposal we feel that they still did not clearly outline the finer details of the proposal.

We trust that you will consider our objections in your deliberations regarding the said permit application of the variation of the covenant concerning 7-9 Bushfield Court, Traralgon East. (Reference number 2010/394)

Regards

ANGELO GAUDIANO



HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

SEE ATTACHED

If there is not enough room, Attach a separate sheet

Signature

[Handwritten Signature]

Date 2/02/11

IMPORTANT NOTES ABOUT OBJECTIONS TO PERMIT APPLICATIONS

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LATROBE CITY COUNCIL

- 3 FEB 2011

YS TR

REASONS FOR OBJECTION

Steven and Eftichia Lau of _____, object to the proposed variation of covenant for the following reasons:

We bought land in this area because of the large block size and specifically because of the covenant specifying that only a single dwelling was permitted on any given block.

We made a conscious choice to reside on a larger block with a "rural" feeling to the neighbourhood.

Varying the covenant to allow for multiple dwellings to be erected on the one block will mean that in future it will be possible for others to erect multiple dwellings on their property - the effect of which is a direct antithesis of the reason that so many of the residents in this area have chosen to live here.

Varying the covenant to allow for multiple dwellings on a block of land will result in the ambience of the neighbourhood being transformed from the current "rural" ambience to a more crowded style of living.

The proposed subdivision of 7 - 9 Bushfield Court will result in the existing residence remaining on the larger part of the block whereas the new proposed dwelling or dwellings will be on a block that is much smaller than the average sized block in the Court.

The consequence of this is that any new dwelling will be constructed in closer proximity to the neighbouring property than would otherwise be the case. It will also result in another driveway on or near a bend on a not overly wide street.

Upon receiving our letter of notification from council, we went to the Kay Street Service Centre to view the proposal. We were disappointed that the complete application, which included the actual wording of the proposed variation of the covenant, was not available for our perusal. Thus, we must also object on the grounds that we received incomplete and insufficient information regarding the proposed development and reason for the application for the variation of covenant.

HOW WE WILL BE AFFECTED BY THE GRANT OF A PERMIT

1. There will be an extra (or more than one) new dwelling visible from our property.
2. There will be an extra driveway across the road from our property.
3. Our "rural" outlook will be disrupted by the addition of another (or more than one) dwelling to our streetscape.
4. Our quiet, spacious, neighbourhood will resemble a higher density housing area thus coming into direct conflict with the reasons why we have built in this area.
5. The ambience of our neighbourhood allows us to relax and de-stress on the weekends. The addition of extra dwellings directly across from our residence will not contribute to our mental wellbeing.
6. The uncertainty of future developments in the area, since the variation of covenant will allow anyone to erect multiple dwellings on their block, will add to our stress levels.

RECEIVED

2 FEB 2011

2:32 PM

TRA

LATROBE CITY COUNCIL
INFORMATION MANAGEMENT

OFFICE USE ONLY

OFFICE USE ONLY 2011

Date Received

LOG

USE No

601524

Department/Agency Contacted to

Does applicant require a Certificate?

Does applicant require a permit?

Planning and Environment Act 1987

OBJECTION TO GRANT OF PLANNING PERMIT

WHO IS OBJECTING?

I/O (insert in block below) EDITH SCHOOL & CHRISTINA SCHOOL
Of (Address) _____
Postcode _____ Telephone No. _____ Fax No. _____
(Home) _____ (Work) _____

WHAT APPLICATION DO YOU OBJECT TO?

WHAT IS THE PERMIT APPLICATION NUMBER? 2010/394

WHAT IS PROPOSED? VARIANT OF COVENANT

WHAT LAND IS PROPOSED TO BE USED OR DEVELOPED? LOT 119 (6a)

119-9 BUSHFIELD CRT, TRARALGON EAST 3843

WHO HAS APPLIED FOR THE PERMIT? GE LEAR & JIM LEAR

WHAT ARE THE REASONS FOR YOUR OBJECTIONS?

- THE APPLICATION DOES NOT SPECIFY - IN DETAIL - WHAT THE INTENT OR OUTCOMES OF THE PROPOSED CHANGE TO THE COVENANT WILL BE
- IF THE APPLICATION IS GRANTED IN ITS CURRENT FORM, THIS WOULD ALLOW THE SINGLE DWELLING CURRENTLY SITUATED ON LOT 119 (STREET NOS 7-9) TO BE RE-SITED, MOVED, OR DEMOLISHED, ALLOWING THE DOUBLE-SIDED BLOCK TO BE SPLIT UP OR RE-SIZED TO ACCOMMODATE THE BUILDING OF MULTIPLE SINGLE DWELLINGS, OR, MULTIPLE DWELLINGS IN THE FORM OF UNITS OR FLATS
- THE COVENANT FOR BUSHFIELD COURT WAS ORIGINALLY PUT INTO PLACE TO PROTECT A LIFESTYLE - ONE OF LARGE BLOCKS (WITH SINGLE DWELLINGS) GIVING A SENSE OF SPACE & PRIVACY NOT FOUND IN ESTATES WITH A HIGH DENSITY OF HOUSING
- MULTIPLE BUILDINGS CREATE HIGH TRAFFIC PATTERNS & PARKING CONSIDERATIONS, & INCREASED NOISE LEVELS
- THE COVENANT CURRENTLY IN PLACE - WITHOUT ANY CHANGES - PERMITS CURRENT & FUTURE UNITS LOT HOLDERS IN BUSHFIELD CRT FROM ~~MAINTAINING~~ CHANGING TO THE PACE & RHYTHM OF THE LIFESTYLE THEY HAVE CHOSEN

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

AFTER OUR HOME OF 27 YRS WAS DESTROYED IN THE 2002 EARTHQUAKE, WE WERE FORCED TO TAKE IMMEDIATE ACTION TO RELOCATE OUR HOME. WE WOULD LIKE TO BUY AN ESTABLISHED BUSINESS UNIT BECAUSE IT WILL BE ESTABLISHED AREA OF LARGE PLOTS WITH LITTLE TRAFFIC, AND REASONABLY WIDE STREETS, & CONSIDERABLE DEGREE OF FRIENDLY RELATIONSHIPS WITH NEIGHBOURS TO THE CONDOMINIUM MAN. WE WANT TO PROMOTE THE SINGLE INDEPENDENT CONCEPT FROM WINDSOR PROSPECT HOUSES WITHIN THE STREET, THEREBY ALLEVIATING THE POOR & TRANQUILITY OF THE RESIDENTIAL AREA. WE WOULD LIKE TO SETTLE IN.

Signature

[Handwritten Signature]
E. GARDNER

[Handwritten Signature]
C. F. GARDNER

Date 2/2/11

IMPORTANT NOTES ABOUT OBJECTIONS TO PERMIT APPLICATIONS

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OBJECTION TO GRANT OF PLANNING PERMIT

WHO IS OBJECTING?

I/We (name in block letters) NEIL D. MILLS AND SANDRA J MILLS
 Of (Address) _____
 Postcode _____ Telephone No. _____ Fax No. : _____
 _____ (Home) _____ (Work)

WHAT APPLICATION DO YOU OBJECT TO?

WHAT IS THE PERMIT APPLICATION NUMBER? 2010/394
 WHAT IS PROPOSED? VARIATION OF COVENANT
 WHAT LAND IS PROPOSED TO BE USED OR DEVELOPED? 7-9 BUSHFIELD COURT TRARALGON
 WHO HAS APPLIED FOR THE PERMIT? GJ LEAR & JM LEAR

WHAT ARE THE REASONS FOR YOUR OBJECTIONS?

IF THE INTENT IS TO ERECT MULTIPLE DWELLINGS, THIS WILL IMPACT ON THE RESIDENTS OF BUSHFIELD COURT WHO PURCHASED PROPERTIES WITH THE KNOWLEDGE OF THE COVENANTS IN MIND

BUSHFIELD COURT IS NARROW AND THE EXTRA TRAFFIC CAUSED BY MULTIPLE DWELLINGS WOULD MAKE THE ROAD MORE DANGEROUS AND PARKING DIFFICULT

IF ONE COVENANT IS LIFTED A PRECEDENT IS SET FOR OTHERS TO DO THE SAME FURTHER INCREASING PROBLEMS WITH TRAFFIC AND PARKING AND NOISE

LATROBE CITY COUNCIL
INFORMATION MANAGEMENT

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04 FEB 2011

RECEIVED
2 FEB 2011

File No: _____ Doc No: 607523

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

TRAFFIC
NOISE
ACCESS FOR EMERGENCY VEHICLES
THE VALUE OF OUR PROPERTY COULD
DECREASE IF BUSHFIELD COURT WAS
TO BECOME FULL OF MULTI
DWELLING PROPERTIES

(If space is not enough from Attach a separate sheet)

Signature

S. Mills

Date

2/2/2010

IMPORTANT NOTES ABOUT OBJECTIONS TO PERMIT APPLICATIONS

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Planning and Environment Act 1987

OBJECTION TO GRANT OF PLANNING PERMIT

WHO IS OBJECTING?

We (insert in block boxes) Peter & Helen van Berkel
Of (Address) _____
Postcode _____ Telephone No. _____ Fax No. _____
(Home) _____ (Work) _____

WHAT APPLICATION DO YOU OBJECT TO? Variation to Covenant Ref/No 2010/394

WHAT IS THE PERMIT APPLICATION NUMBER? 2010/394
WHAT IS PROPOSED? A variation to the covenant in relation to 7-9 Bushfield Court, Traralgon East.
WHAT LAND IS PROPOSED TO BE USED OR DEVELOPED? 7-9 Bushfield Court Traralgon
WHO HAS APPLIED FOR THE PERMIT? G. J. Lear + J. M. Lear

WHAT ARE THE REASONS FOR YOUR OBJECTIONS?

We purchased our property with the protection of this covenant and thought that it would be binding to all future developments in this court. We believe any change to the covenant will impact in a negative way. The covenant would not need to be removed to build more dwelling on the vacant block, and in light of this we feel we must object to the proposal.

We feel if the change to the covenant is allowed it will establish a precedent for other owners in the area to build multiple dwellings on their blocks. This will affect us all in relation to traffic, noise and safety with extra traffic in the court.

We chose to live in Bushfield court for the size of the blocks and quiet, with extra traffic and multiple developments this would be lost.

The application lacked substance as to the reason for the removal of the covenant.

We trust you will consider our objection and decline the application.

Helen M van Berkel Peter J. van Berkel

Helen Berkel

P. Berkel 1.2.2011

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

(If there is not enough room, Attach a separate sheet)

Signature *H. Verbeke*

Date *12/2011*

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Planning and Environment Act 1987

OFFICE USE ONLY
Date Received

OBJECTION TO GRANT OF PLANNING PERMIT

WHO IS OBJECTING?

I/We (names in block letters) BARRY WAYNE CALMAN & GAYLE ANNE CALMAN
 Of (Address) _____
 Postcode _____ Telephone No. _____ (Home) _____ (Work) _____
 Fax No. _____

WHAT APPLICATION DO YOU OBJECT TO?

WHAT IS THE PERMIT APPLICATION NUMBER? 2010/394
 WHAT IS PROPOSED? VALUATION OF COVENANT
 WHAT LAND IS PROPOSED TO BE USED OR DEVELOPED? LOT 114
ON PART OF SUBDIVISION N° PCL28504R COFFERSVILLE VOLUME 2268
 WHO HAS APPLIED FOR THE PERMIT? _____
G&S SA LEAS OF 7-9 BUSHACRE COURT TRARALGAN

WHAT ARE THE REASONS FOR YOUR OBJECTIONS?

SEE ATTACHMENT 1.

LATROBE CITY COUNCIL
 INFORMATION MANAGEMENT
 received
 03 FEB 2011

RD: _____ Doc No: 607385
 Comments/Case Closed/By _____

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

See attachment 2.

If there is not enough room, attach a separate sheet

Signature

B. Dallman G. Little

Date *02 - Feb - 2011*

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Attachment 1.

Objection to permit application 2010/394

What are the reasons for your objections?

1. The permit application itself is invalid in that "mandatory information" required under Part 6 of the application with respect to "at least one contact phone number" has not been supplied. Given that this information is mandatory then the applicants are obliged to comply and they have not done so. This renders their application incomplete and therefore invalid.
2. The applicants have not submitted any reasoning in support of their application to vary the existing covenant. This lack of detail makes it difficult to assess their future intentions and fails to place their application in any context. This uncertainty gives rise to anxiety for all property holders in the immediate vicinity but allows the applicants freedom to choose from a number of possible scenarios once the sought variation has been secured. They are attempting to achieve their undisclosed ultimate objectives by stealth.
I contend that their future intentions and their arguments in support of the application are essential pre-requisites to making a valued judgement as to the worthiness of their application.
3. Prior to purchasing the property at 16 Bushfield Court, we made considerable efforts to evaluate the appropriateness of our intended purchase both in the context of the property itself and the surrounding environment in which it was located. That assessment took into account all covenants that existed with respect to all allotments in Bushfield Court and style and condition of all dwellings that existed prior to our purchase. We were aware that 7-9 Bushfield Court was a single title and that the covenant limiting the erection of one main dwelling per allotment existed on all properties in Bushfield Court leading up to those adjacent to our allotment. We made our purchase on the basis of that assessment and object to any change being made to the covenants that might impact upon our immediate environment and the value of those judgements.
4. The applicants would have been fully aware of the details of the covenants that existed with respect to their allotment at the time of purchase and they were prepared to purchase the property under those terms. They have advanced no argument to justify variation to those terms. The terms of the original purchase therefore should prevail.
5. Granting of this application will create an unwarranted precedence for all other property holders who have a similar covenant applicable to their properties or indeed for all other property holders in Ellavale Estate who may subsequently decide that they wish to establish a second dwelling on their large individual allotments.



Attachment 2:

Objection to permit application 2010/994

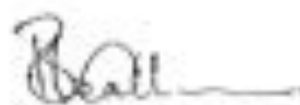
How will you be affected by the granting of this permit?

We would experience significant and ongoing anxiety knowing that covenants which we felt would protect our lifestyle can be changed after property holders have signed their purchase contracts.

Our enjoyment of the ambience and openness of the Bushfield Court precinct would be significantly and irreversibly changed by the erection of additional dwellings in this established environment.

We would feel it to be so unfair that the undisclosed intentions of one property holder should be allowed to adversely impact on the pleasure and enjoyment of the majority of adjacent landholders including ourselves.

We would be fearful that the granting of this permit application may encourage others to make similar applications to the further detriment of the character of the area.

 Peter Bell

Request
No: 334894

LATROBE CITY COUNCIL

1 FEB 2011

CO TEN

Planning Department
Latrobe City Council
PO Box 264
MORWELL VIC 3640

Attention (Planning Officer)

John Bettson

Dear Sir/Madam

OBJECTION TO PLANNING PERMIT (insert Permit No.)

2010/394

(Proposal) application for variation of covenant

I refer to your correspondence of (insert date) and wish to advise as follows:
(Please tick one)

We wish to withdraw our objection to planning permit (insert Permit No.) subject to (any conditions).

We do not wish to withdraw our objection

Yours sincerely

.....
Objector (please print name)

Emilio Di Ciero

Tracey Di Ciero
Objector (please print name)

.....
(Objector's Signature)

Tracey Di Ciero
(Objector's Signature)

Date

Date

31/1/2011

OBJECTION TO GRANT OF PLANNING PERMIT

OFFICE USE ONLY

Date Received _____

WHO IS OBJECTING?

I/We (Name in block letters) Emilio and Tracey DiCiero
 of (address) _____
 _____ Fax No. : _____
 Postcode _____ Telephone No. _____ (Home) _____ (Work) _____

WHAT APPLICATION DO YOU OBJECT TO?

WHAT IS THE PERMIT APPLICATION NUMBER? 2010/394

WHAT IS PROPOSED? _____

WHAT LAND IS PROPOSED TO BE USED OR DEVELOPED? _____

7-9 Bushfield Court, Traralgon EastWHO HAS APPLIED FOR THE PERMIT? G.J Lear and J.M Lear

WHAT ARE THE REASONS FOR YOUR OBJECTION?

① We feel that as residents of the street affected by this proposal that we have not been given enough time in consultation and received late notification of this permit application. We are also disappointed that we did not receive the details of the proposal by mail.

② We believe multiple dwellings will affect the ambience and character of our court and are concerned it may set a precedent for other owners in the area to build multiple dwellings which will impact us in relation to noise, increased traffic, crowded street (increase parking in court) - We bought this property

(If there is not enough room, attach a separate page.)

with the belief that the covenant would protect us & the peacefulness and lifestyle we have enjoyed as a result of rules of the covenant. Also be aware that we pay very high rates for these benefits. We feel that multiple dwellings on properties in our area will affect the peaceful lifestyle we have here!!

We strongly object to any changes or modifications to the covenant. Any changes we believe should only be made in relation to safety concerns. i.e. dangerous or damaged trees.

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

* Also please refer to attached letter.

(If there is not enough room, attach a separate page.)

Signature

Lucy Dillon
Lucy Dillon

Date

31-1-2011

IMPORTANT NOTES ABOUT OBJECTIONS TO PERMIT APPLICATIONS

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- 4 An objection must:
 - * State the reasons for your objection; and
 - * State how you would be affected if a permit is granted.
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- 6 Any person may inspect an objection during office hours.
- 7 If your objection related to an effect on property other than at your address as shown on this form, give details of that property and of your interest in it.
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- 11 If the responsible authority refuses the application, the applicant can also appeal. The provisions are set out on the Refusal of Planning Application which will be issued at that time.

**RE: PERMIT APPLICATION FOR VARIATION OF COVENANT REFERENCE NUMBER
2010/394**

We the undersigned hereby formally lodge a strong objection to the proposed variation to the covenant by G.J. Lear and J.M. Lear in relation to 7-9 Bushfield Court, Traralgon East.

We have many concerns with this proposal (Reference 2010/394) and reasons for our objections are listed below....

- 1) The Covenant protects our lifestyle, ambience and character of Bushfield Court. We purchased our properties with protection of the covenant. We thought that this covenant would be binding to all future developments in this court and we were given no other information contrary to this position. Any change to the covenant we feel will impact in a negative way.
- 2) We all knowingly bought large blocks with this covenant in place and we felt secure in the knowledge that we would be protected by the covenant.
- 3) If this change is allowed to the covenant it will establish a precedent for other owners in the area to build multiple dwellings on their blocks. This will impact us all in relation to noise, traffic, safety of our children with extra traffic in the subdivision, particularly our court.
- 4) Multiple dwellings will lower the beauty and ambience of our properties with reduced garden space.
- 5) If the covenant is opened to multiple dwellings this could lead to increased traffic and parking on the street which is not overly wide at the moment.
- 6) Residents in this estate all paid a high price for large blocks with the idea of the ensuring privacy and quiet for themselves. Multiple dwellings will directly affect this desire.
- 7) We feel that as residents of the street affected by this proposal that we have not been given enough time in consultation and that notification about this proposal was sent to us on extremely short notice. We feel we were given late notification particularly as this was a busy time of the year with Christmas and the holiday period.
- 8) We were also disappointed to discover that we were not sent all of the details regarding this application via post and that when we approached council to get a copy of the full proposal there were three pages missing. These were the main pages dealing with the actual changes proposed to the covenant.
- 9) When we finally were able to access the three main pages of the proposal we feel that they still did not clearly outline the finer details of the proposal.

We trust that you will consider our objections in your deliberations regarding the said permit application of the variation of the covenant concerning 7-9 Bushfield Court, Traralgon East. (Reference number 2010/394)

Emilio Di Ciero - Emilio Di Ciero
Tracey Di Ciero - Tracey Di Ciero
1 Bushfield Court Traralgon

OBJECTION TO GRANT OF PLANNING PERMIT

WHO IS OBJECTING?

I/We (names in block letters) MALCOLM TONY BELDALL - NEEDY JOY BELDALL
 Of (Address) _____

 Postcode _____ Telephone No. _____ Fax No. _____
 _____ (Home) _____ (Work) _____

WHAT APPLICATION DO YOU OBJECT TO?

WHAT IS THE PERMIT APPLICATION NUMBER? 2010/394
 WHAT IS PROPOSED? VARIATION OF COVENANT

 WHAT LAND IS PROPOSED TO BE USED OR DEVELOPED?
7-9 BUSHFIELD CRT TRARALGO EAST 3844
 WHO HAS APPLIED FOR THE PERMIT? G. J. LEAR AND J. M. LEAR

WHAT ARE THE REASONS FOR YOUR OBJECTIONS?

WE STRONGLY OBJECT TO THE APPLICATION FOR A VARIATION TO THE COVENANT THIS WOULD PLACE A BURDEN AND DETRIMENT TO US AND ALL BENEFITING LAND OWNERS.

PLEASE REFER TO SECTION 60(2) AND (5) OF RESTRICTIVE COVENANTS REFERENCE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.

PLEASE REFER TO ATTACHED DOCUMENT EXPRESSING OUR CONCERNS.

LATROBE CITY COUNCIL	
INFORMATION MANAGEMENT	
RECEIVED	
02 FEB 2011	
ADD: _____	Doc No: <u>200914</u>
City Manager/Council Secretary	
<input type="checkbox"/> City Manager/Council Secretary <input type="checkbox"/> Planning Manager	

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

AS PER ATTACHED.

If there is not enough room, Attach a separate sheet

Signature M. T. Beall J. Woodall Date 2nd FEB 2011

IMPORTANT NOTES ABOUT OBJECTIONS TO PERMIT APPLICATIONS

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11. If the responsible authority refuses the application, the applicant can also appeal. The provisions are set out on the Refusal of Planning Application which will be issued at that time.

Latrobe City Council

2nd February 2011**RE: PERMIT APPLICATION FOR VARIATION OF COVENANT REFERENCE NUMBER
2010/394**

We the undersigned hereby formally lodge a strong objection to the proposed variation to the covenant by G.J. Lear and J.M. Lear in relation to 7-9 Bushfield Court, Traralgon East.

We have many concerns with this proposal (Reference 2010/394) and reasons for our objections are listed below....

- 1) The Covenant protects our lifestyle, ambience and character of Bushfield Court. We purchased our properties with protection of the covenant. We thought that this covenant would be binding to all future developments in this court and we were given no other information contrary to this position. Any change to the covenant we feel will impact in a negative way.
- 2) We all knowingly bought large blocks with this covenant in place and we felt secure in the knowledge that we would be protected by the covenant.
- 3) If this change is allowed to the covenant it will establish a precedent for other owners in the area to build multiple dwellings on their blocks. This will impact us all in relation to noise, traffic, safety of our children with extra traffic in the subdivision, particularly our court.
- 4) Multiple dwellings will lower the beauty and ambience of our properties with reduced garden space.
- 5) If the covenant is opened to multiple dwellings this could lead to increased traffic and parking on the street which is not overly wide at the moment.
- 6) Residents in this estate all paid a high price for large blocks with the idea of the ensuring privacy and quiet for themselves. Multiple dwellings will directly affect this desire.
- 7) We feel that as residents of the street affected by this proposal that we have not been given enough time in consultation and that notification about this proposal was sent to us on extremely short notice. We feel we were given late notification particularly as this was a busy time of the year with Christmas and the holiday period.
- 8) We were also disappointed to discover that we were not sent all of the details regarding this application via post and that when we approached council to get a copy of the full proposal there were three pages missing. These were the main pages dealing with the actual changes proposed to the covenant.
- 9) When we finally were able to access the three main pages of the proposal we feel that they still did not clearly outline the finer details of the proposal.

We trust that you will consider our objections in your deliberations regarding the said permit application of the variation of the covenant concerning 7-9 Bushfield Court, Traralgon East. (Reference number 2010/394)

Yours
WJ Beedall
10 Bushfield Ct Traralgon

OBJECTION TO GRANT OF PLANNING PERMIT

WHO IS OBJECTING?

I/we (name in block letters) RUSSELL AND JENNY JAMES
 Of (address) _____
 Postcode _____ Telephone No. _____ Fax No. _____
 (Home) _____ (Work) _____

WHAT APPLICATION DO YOU OBJECT TO?

WHAT IS THE PERMIT APPLICATION NUMBER? 2010/394
 WHAT IS PROPOSED? VARIATION OF COVENANT
 WHAT LAND IS PROPOSED TO BE USED OR DEVELOPED? 7-9 BUSHFIELD COURT, TRARALGON EAST
 WHO HAS APPLIED FOR THE PERMIT? G.J LEAR AND J.M LEAR

WHAT ARE THE REASONS FOR YOUR OBJECTIONS?

THE COVENANT PROTECTS OUR LIFESTYLE'S, AMBIENCE AND CHARACTER OF BUSHFIELD COURT. WE PURCHASED OUR PROPERTIES WITH PROTECTION OF THE COVENANT.
 WE PURCHASED OUR PROPERTIES THINKING THAT THE COVENANT WOULD BE BINDING TO ALL FUTURE DEVELOPMENT AND WERE GIVEN NO OTHER INFORMATION CONTRARY TO THIS POSITION.
 DETAILS OF THE PROPOSED VARIATION TO COVENANT ARE SKETCHY AT BEST AND DO NOT PROVIDE ADEQUATE DETAIL TO THE INTENTION OF PROPOSAL.

LATROBE CITY COUNCIL
INFORMATION MANAGEMENT

Received
07 FEB 2011

File No: _____ Doc No: 6-6563

Only required if objection Must be provided in response

LATROBE CITY COUNCIL

- 1 FEB 2011

YS TR

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

BECAUSE OF THE LACK OF DETAIL REGARDING THE PROPOSED VARIATION TO THE COVENANT WE ARE UNSURE OF THE FINAL AFFECT. HOWEVER DUE TO THE LACK OF DETAIL AND SHORT NOTICE GIVEN WE FEEL THAT IT CAN NOT BE A POSITIVE AFFECT FOR US CONCERNED

(If there is not enough space, attach a separate sheet)

Signature



Date 31/1/11

IMPORTANT NOTES ABOUT OBJECTIONS TO PERMIT APPLICATIONS

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Planning and Environment Act 1987

OFFICE USE ONLY
Date Received

OBJECTION TO GRANT OF PLANNING PERMIT

WHO IS OBJECTING?

#/We (names in block letters) KIM AND LOUISE DAIRES AND FAMILY
 Of (address) _____
 Postcode _____ Telephone No. _____ Fax No. : _____
 _____ (Home) _____ (Work)

WHAT APPLICATION DO YOU OBJECT TO? CHANGE TO COVENANT.

WHAT IS THE PERMIT APPLICATION NUMBER? 2010/394
 WHAT IS PROPOSED? VARY WORDING of part of EXISTING COVENANT
 WHAT LAND IS PROPOSED TO BE USED OR DEVELOPED? 7-9 BUSHFIELD COURT TORONTO
 WHO HAS APPLIED FOR THE PERMIT? IAN G. KEITH

WHAT ARE THE REASONS FOR YOUR OBJECTIONS?

I am extremely concerned with this notice coming forward to be even considered. All property owners have had prior knowledge of the covenant that is in place in Bushfield Court Toronto.

My wife and I have lived in Toronto all our lives, in numerous locations around our beautiful city. It was with great delight that we were able to purchase our property in Bushfield Court with the knowledge that we would have space between our adjacent neighbours.

I feel that if this covenant is changed to what the application states, we will lose the beauty and tranquility that the existing covenant was put into place by the developers of this subdivision, and in their wisdom created a 'shot-back' area of Toronto to reside in.

Yours faithfully,
 Kim Daires = *[Signature]*
 Louise Daires + *[Signature]*
 and family.

ATROBS-CITY COUNCIL	
INFORMATION MANAGEMENT	
07 1 2011	
NO:	Doc No: 606504
<input type="checkbox"/> Copy required to City Clerk <input type="checkbox"/> Copy required to Council	

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

IF THIS PERMIT IS GRANTED WE FEEL THAT THE REASON WE PURCHASED OUR PROPERTY IN GOOD FAITH WITH THE KNOWLEDGE THAT OUR PROPERTY AND SURROUNDING PROPERTIES WOULD RETAIN THE CHARACTER AND DEED OF THE ORIGINAL LANGUAGE. WE FEEL THEREFORE THAT IT WOULD BE POLITICALLY AND MOST IMPORTANTLY MORALLY WRONG TO CHANGE THE COVENANT FROM WHICH IT WAS ORIGINALLY DESIGNED.

(If form is not enough space, attach a separate sheet)

Signature

[Handwritten Signature]

Date 31-1-2011

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LATROBE CITY COUNCIL

31 JAN 2011

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HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

Refer attached list

(If there is not enough space, attach a separate sheet)

Signature  Date 31/1/2011

IMPORTANT NOTES ABOUT OBJECTIONS TO PERMIT APPLICATIONS

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31st January, 2011

**RE: PERMIT APPLICATION FOR VARIATION OF COVENANT REFERENCE NUMBER
2010/394**

We wish to lodge a strong objection to the proposed variation to the covenant by G.J. Lear and J.M. Lear in relation to the property located at 7-9 Bushfield Court, Traralgon East.

We have many concerns with this proposal (Reference 2010/394) and reasons for our objections are:

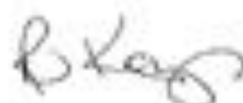
- 1) The Covenant protects the lifestyle, ambience and character of Bushfield Court. We purchased our property with the protection of this covenant and thought that it would be binding to all future developments in this court. We feel any change to the covenant we feel will impact in a negative way.
- 2) We all knowingly bought larger blocks with this covenant in place.
- 3) We feel if the change to the covenant is allowed it will establish a precedent for other owners in the area to build multiple dwellings on their blocks. This will impact us all in relation to noise, traffic, safety of our children with extra traffic in the court.
- 4) Multiple dwellings will lower the beauty and ambience of our properties with reduced garden space. If the covenant is opened to multiple dwellings this could lead to increased traffic and parking on the street which is not overly wide at the moment.
- 5) Residents in this estate all paid a high price for larger blocks with the idea of the ensuring privacy and quiet for themselves. Multiple dwellings will directly affect this desire.
- 7) We feel that we have not been given enough time in consultation and that notification about this proposal was sent to us on extremely short notice and during the busy Christmas New Year period.
- 8) The application also lacked substance as to the reason for the removal of the covenant.

We trust that you will consider our objections regarding the said permit application of the variation of the covenant concerning 7-9 Bushfield Court, Traralgon East. (Reference number 2010/394) and decline the application.



31/1/2011

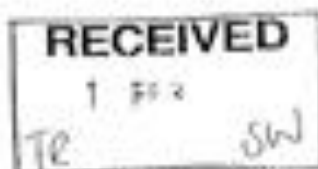
T.L. Kays
6 Bushfield Court, Traralgon 38446



31.01.2011

R.J. Kays
6 Bushfield Court, Traralgon 3844

Chris and Helen Jones



31/01/2011

To

Latrobe City Council
PO Box 264
Morwell Vic. 3840

RE: PERMIT APPLICATION FOR VARIATION OF COVENANT REFERENCE NUMBER 2010/394

We hereby lodge a **strong objection** to the proposed variation to the covenant by G.J. Lear and J.M. Lear in relation to 7-9 Bushfield Court, Traralgon East.

We object to any change to the covenant on our property as we intentionally bought a block of land in an estate that had large blocks and would contain only a single dwelling. We built our house on this block of land with the full expectation that the covenant would protect the neighbourhood character and the lifestyle we have chosen to live in. We have chosen to live in an area with large blocks and single dwellings so that we could have a certain level of privacy and quiet. We expect the covenant to remain unchanged and continue to protect the character and ambience of the area in which we live.

The Covenant has been in existence since the creation of the subdivision and is a valued part of the property titles in the subdivision. Everyone who has bought a property in the subdivision is fully aware of the covenant and the restrictions and protection it offers all titles in the subdivision.

If this change is allowed to the covenant it will establish a precedent for other owners in the area to build multiple dwellings on their blocks. This will impact us in a negative way in relation to noise, traffic and the safety of our children with extra traffic in the subdivision.

We have many concerns with this proposal (Reference 2010/394) and **strongly object** to any changes in the covenant over any properties in the subdivision.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "Chris and Helen Jones".

Chris and Helen Jones

LATROBE CITY COUNCIL INFORMATION MANAGEMENT	
RECEIVED 02 FEB 2011	
NO:	Doc. No: 2010/394
Comments/Copies Generated to:	
<input type="checkbox"/> Dept. registered in Database	<input type="checkbox"/> Index generated to account

NOTICES OF MOTION

6.1 2011/17 - NOTICE OF MOTION - IMPACTS OF CARBON PRICE ON CENTRAL GIPPSLAND REGION

CR GIBSON

MOTION

- 1. That the CEO/Mayor on behalf of the Latrobe City Council, write this week to the Prime Minister Julia Gillard as Chair of the multi party committee on Climate Change, requesting;**
 - (a) That the Federal Government urgently commissions a report into the socio-economic impacts of a Carbon Price on the Central Gippsland Region.**
 - (b) Nominate Government initiated Industry development/job creation plans designed to mitigate any negative impacts arising from a Carbon Price.**

Moved: Cr Gibson

Seconded: Cr Lougheed

That the Motion be adopted.

For the Motion

Councillor/s O'Callaghan, Vermeulen, Gibson, Lougheed, Fitzgerald and White

Against the Motion

Councillor Middlemiss

The Mayor confirmed that the Motion had been CARRIED.

.

ITEMS REFERRED BY THE COUNCIL

7.1 TRARALGON AQUATIC FACILITY WORKING PARTY - TERMS OF REFERENCE

AUTHOR: General Manager Recreation, Culture and Community Infrastructure

(ATTACHMENT – YES)

1. PURPOSE

The purpose of this report is to seek Council's approval of the terms of reference for the Traralgon Aquatic Facility Working Party.

2. DECLARATION OF INTERESTS

No officer declared an interest under the *Local Government Act 1989* in the preparation of this report.

3. STRATEGIC FRAMEWORK

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2010-2014.

Latrobe 2026: The Community Vision for Latrobe Valley

Strategic Objectives - Recreation

In 2026, Latrobe Valley encourages a healthy and vibrant lifestyle, with diversity in passive and active recreational opportunities and facilities that connect people with their community

Strategic Objectives – Our Community

In 2026, Latrobe Valley is one of the most liveable regions in Victoria, known for its high quality health, education and community services, supporting communities that are safe, connected and proud.

Latrobe City Council Plan 2011 - 2015

Strategic Directions – Recreation

- *Foster the health and well-being of the community by promoting active living and participation in community life.*

- *Assess and evaluate recreational trends and opportunities to address community aspiration for passive and active recreational activities.*
- *Promote and maximise the utilisation of recreational, aquatic and leisure facilities and services to ensure they meet the needs of the community.*
- *Provide diverse and accessible recreational, leisure and sporting facilities that are financially sustainable.*
- *Develop and maintain high quality recreational, leisure and sporting facilities in accordance with community aspirations.*
- *Support and develop partnerships and collaboration with user groups, friends of and committees of management for recreational, aquatic, public open spaces, parks and gardens.*
- *Continue to develop and enhance recreation and leisure facilities in order to attract and facilitate events of regional, national and international significance.*

Major Initiatives – Recreation

Implement Council's decision in respect to the provision of an indoor aquatic facility in Traralgon.

4. BACKGROUND

In September 2009, Latrobe City Council engaged Inside Edge Sport and Leisure, to work with Council to develop a comprehensive study into the feasibility of developing an indoor aquatic and leisure facility in Traralgon.

The report resulting from the Feasibility Study into the provision of an indoor aquatic facility for Traralgon is a comprehensive document which provides options analysis, economic impact assessments, schematic plans and estimated cost schedules associated with the development of such a facility.

As outlined in the feasibility study report, four development scenarios were identified and analysed. All of these scenarios are based on the development of a regional facility (i.e. fifty metre indoor pool). These options can be summarised as follows:

Development Scenario 1

Construction of the Traralgon Indoor Aquatic and Leisure Centre on the current site of the Traralgon Outdoor Pool - corner of Kay and Breed Streets.

Development Scenario 2A

The construction of the Traralgon Indoor Aquatic and Leisure Centre on the current site of the Traralgon Indoor Sports Stadium (Catterick Crescent) combined with the decommissioning of the Traralgon Outdoor Pool.

Development Scenario 2B

The construction of the Traralgon Indoor Aquatic and Leisure Centre on the current site of the Traralgon Indoor Sports Stadium (Catterick Crescent) whilst continuing to operate the Traralgon Outdoor Pool.

Development Scenario 2C

The staged construction of the Traralgon Indoor Aquatics and Leisure Centre on the current site of the Traralgon Indoor Sports Stadium (Catterick Crescent) combined with the decommissioning of the Traralgon Outdoor Pool.

At its Ordinary Meeting held on Monday, 16 August 2010 Council considered a report which detailed the Traralgon Indoor Aquatic and Leisure Centre Feasibility Study.

At this meeting Council resolved:

1. *That Council notes that the attached Traralgon Indoor Aquatic Feasibility Study Report 15 July 2010 has been completed in accordance with the project brief.*
2. *That Council adopts the Traralgon Indoor Aquatics and Leisure Centre Feasibility Study Final Feasibility Report 15 July 2010, option 2C as the preferred development scenario for the establishment of the Gippsland Regional Indoor Aquatic Facility.*
3. *That Council seeks the support of the Gippsland Local Government Network, the Gippsland Regional Managers Forum and Regional Development Australia – Gippsland Committee for the development of the Gippsland Regional Indoor Aquatic Facility in Traralgon.*
4. *That Council authorises the Chief Executive Officer to identify funding options and seek funding for the development of the Gippsland Regional Indoor Aquatic Facility.*

5. *That until such time that funding is secured for the Gippsland Regional Indoor Aquatic Facility, commencing 2011/12, Council refers \$1 million per annum to the annual capital works program for consideration to be reserved for the development of the Gippsland Regional Indoor Aquatic Facility.*
6. *That Council approves the release of the Traralgon Indoor Aquatics and Leisure Centre Feasibility Study – 15 July 2010 for the information of the community and to undertake further consultation based on development scenario 2C and report these results to Council in a further report.*
7. *That Council refers potential future use of the current Traralgon outdoor pool site (Corner of Kay and Breed Street) to the Traralgon Activity Centre Plan for further investigation and identification of appropriate usages and zoning.*

At a Special Council Meeting held on Monday 11 April 2011, Council heard speakers from the community in response to the Traralgon Indoor Aquatic and Leisure Centre Feasibility Study.

At this meeting Council resolved:

1. *That Council hear submissions regarding the Traralgon Indoor Aquatic and Leisure Centre Feasibility Study.*
2. *That the results of the community and stakeholder consultation on the Traralgon Indoor Aquatic and Leisure Centre Feasibility Study report be included in a further report to Council.*

At its Ordinary Meeting held on Monday, 23 May 2011 Council were provided with an analysis of the submissions received from the community in respect to the Traralgon Indoor Aquatic and Leisure Centre Feasibility Study.

At this meeting Council resolved:

That having considered all submissions received in respect to the Traralgon Indoor Aquatic and Leisure Centre Feasibility Study 15 July 2010, Council resolves the following:

1. *To not pursue the sale of any land on the Hubert Osborne Park site for the purpose of funding an indoor aquatic facility.*

2. *To not pursue the development of an indoor aquatic facility at Catterick Crescent.*
3. *To authorise the Chief Executive Officer to prepare a further report for consideration of Council in respect to the future use of the current Traralgon Outdoor Pool site and Traralgon Croquet Club site which considers the following options:*
 - *Developing an indoor aquatic and leisure centre on the site currently occupied by the Traralgon Outdoor Pool (outlined in Development Scenario 1 in the Traralgon Indoor Aquatic and Leisure Centre Feasibility Study 15 July 2010);*
 - *Identifying opportunities for modifications to the current Traralgon Outdoor Pool to facilitate increased patronage/usage, including costs associated with any potential works; and*
 - *Maintaining the status quo in respect to the current outdoor pool and associated infrastructure on the site.*
4. *To refer any development options in respect to the provision of improved aquatic infrastructure for Traralgon to Latrobe City Council's ten year financial plan for consideration.*
5. *That Council investigate the use of a legal or other instrument over the land at Hubert Osborne Park that would protect it from sale in the future and that a report be presented to open Council on its findings.*
6. *That an invitation be extended to the following stakeholders to establish a working party that would be consulted by the CEO in relation to the work undertaken at point 3 which would include:*
 - a. *Traralgon Swimming Club;*
 - b. *Traralgon Community Development Association;*
 - c. *Save Hubert Osborne Park Group; and*
 - d. *Traralgon Croquet Club.*

This report has been developed in response to recommendation 6 of the above resolution.

5. **ISSUES**

The major objective of the working party will be to provide advice, information and feedback in relation to proposed development options in respect to the provision of aquatic infrastructure in Traralgon.

A draft Terms of Reference has been developed in line with other Latrobe City User Group Committees. The terms of reference proposes that the committee will comprise of:

- The Dunbar Ward Councillor, Latrobe City Council;
- General Manager Recreation, Culture and Community Infrastructure, Latrobe City Council;
- Manager Recreational Liveability, Latrobe City Council
- Project Officer Fixed Plant and Equipment, Latrobe City Council;
- Representative, Traralgon Swim Club;
- Representative, Traralgon Community Development Association;
- Representative, Save Hubert Osborne Park Group;
- Representative, Traralgon Croquet Club; and

All Latrobe City Councillors will be notified of all meetings and invited to attend and participate in working group meetings.

6. FINANCIAL AND RESOURCES IMPLICATIONS

There are no significant financial implications as a result of this committee. Officer time to attend meetings and provide administration support to the committee will be accommodated within current resource allocations.

7. INTERNAL / EXTERNAL CONSULTATION

A letter has been sent to the four identified groups advising that Latrobe City Council wish to establish a working party and that each group nominate a representative to be part of the committee.

The representatives nominated by each group are as follows:

- Traralgon Swim Club – Jane Mitchen
- Traralgon Community Development Association – Bronwyn McGennissen
- Save Hubert Osbourne Park Group – Nola Kirkpatrick
- Traralgon Croquet Club – Simon Trebilcock

As per the Terms of Reference, the individuals mentioned above can be represented at working party meetings by a co-opted member of their respective groups without the need for formal approval by Council.

A meeting was convened with representatives of the working party on 28 June 2011. At this meeting, the draft terms of reference were presented and endorsed by those representatives.

8. OPTIONS

Council has the following options:

1. Adopt the proposed Terms of Reference for the Traralgon Aquatic Facility Working Party.
2. Amend the proposed Terms of Reference for the Traralgon Aquatic Facility Working Party.
3. Request further information.

9. CONCLUSION

In accordance with the Council resolution number six at the 23 May 2011 Ordinary Meeting, letters have been sent to the four identified groups advising that Latrobe City Council wishes to establish a working party. Each group has nominated a representative to be part of the committee.

The draft terms of reference were presented to the working party and discussed at a meeting held on 28 June 2011. The working party representatives endorsed the draft terms of reference.

A copy of the Terms of Reference for the Traralgon Aquatic Facility Working Party is attached for consideration of Council.

10. RECOMMENDATION

1. **That Council adopt the Terms of Reference for the Traralgon Aquatic Facility Working Party – June 2011**
2. **That Latrobe City Council Instrument of Delegation document *2011-2012 Council Delegates and Committees* [11 DEL-5] be produced to reflect the above working party.**

Moved: Cr Fitzgerald

Seconded: Cr O'Callaghan

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

ATTACHMENT**Traralgon Aquatic Facility
Working Party****DRAFT
TERMS OF REFERENCE
June 2011****Contents:****1. BACKGROUND****2. PREAMBLE****3. OBJECTIVE****4. MEMBERSHIP**

- Composition of the Working Party
- Officer Support
- Length of appointment
- Selection of members and filling of vacancies
- Cooption of members
- Attendance at meetings

5. RESIGNATIONS**6. PROCEEDINGS**

- Chair
- Meeting Schedule
- Meeting procedures
- Quorum
- Voting
- Minutes
- Reports to Council

7. AUTHORITY AND REPORTING

1. BACKGROUND

Council at its Ordinary Council Meeting held on 23 May 2011, resolved the following:

That having considered all submissions received in respect to the Traralgon Indoor Aquatic and Leisure Centre Feasibility Study 15 July 2010, Council resolves the following:

1. *To not pursue the sale of any land on the Hubert Osborne Park site for the purpose of funding an indoor aquatic facility.*
2. *To not pursue the development of an indoor aquatic facility at Catterick Crescent.*
3. *To authorise the Chief Executive Officer to prepare a further report for consideration of Council in respect to the future use of the current Traralgon Outdoor Pool site and Traralgon Croquet Club site which considers the following options:*
 - *Developing an indoor aquatic and leisure centre on the site currently occupied by the Traralgon Outdoor Pool (outlined in Development Scenario 1 in the Traralgon Indoor Aquatic and Leisure Centre Feasibility Study 15 July 2010);*
 - *Identifying opportunities for modifications to the current Traralgon Outdoor Pool to facilitate increased patronage/usage, including costs associated with any potential works; and*
 - *Maintaining the status quo in respect to the current outdoor pool and associated infrastructure on the site.*
4. *To refer any development options in respect to the provision of improved aquatic infrastructure for Traralgon to Latrobe City Council's ten year financial plan for consideration.*
5. *That Council investigate the use of a legal or other instrument over the land at Hubert Osborne Park that would protect it from sale in the future and that a report be presented to open Council on its findings.*
6. *That an invitation be extended to the following stakeholders to establish a working party that would be consulted by the CEO in relation to the work undertaken at point 3 which would include:*
 - *Traralgon Swimming Club;*
 - *Traralgon Community Development Association ;*
 - *Save Hubert Osborne Park Group; and*
 - *Traralgon Croquet Club.*

As per the above resolution, the four organisations listed were officially notified of this resolution and Council's intent to form this working party.

2. PREAMBLE

- 2.1. The Working Party shall be known as the Traralgon Aquatic Facility Working Party (hereinafter referred to as “the working party”).
- 2.2. The Working Party is an Advisory Committee of Latrobe City Council.
- 2.3. The membership of the Working Party and these Terms of Reference are adopted by resolution of Latrobe City Council at the Ordinary Council Meeting held on *(to be confirmed via resolution)*.

3. OBJECTIVE

- 3.1. The major objective of the Working Party will be to provide advice, information and feedback in relation to proposed development options in respect to the provision of aquatic infrastructure in Traralgon.

4. MEMBERSHIP

Composition of the Working Party

- 4.1. The Traralgon Aquatic Facility Working Party shall comprise of the following representatives:
- 4.1.1. Dunbar Ward Councillor, Latrobe City Council
 - 4.1.2. General Manager Recreation, Culture and Community Infrastructure, Latrobe City Council
 - 4.1.3. Manager Recreational Liveability, Latrobe City Council
 - 4.1.4. Project Officer Fixed Plant and Equipment, Latrobe city Council
 - 4.1.5. Representative, Traralgon Swim Club
 - 4.1.6. Representative, Traralgon Community Development Association
 - 4.1.7. Representative, Save Hubert Osborne Park Group
 - 4.1.8. Representative, Traralgon Croquet Club
 - 4.1.9. All Latrobe City Councillors will be notified of all meetings and invited to attend and participate in working group meetings.

NOTE: Organisations identified in 4.1.5 to 4.1.8 (incl) must notify Council in writing the names of the representatives appointed.

Length of appointment of the Working Party

- 4.2. The Traralgon Aquatic Facility Working Party shall be in place until such time that a preferred option for the provision of aquatic infrastructure has been presented to Council for consideration.
- 4.3. Council, at it's discretion and by resolution only, may choose to disband the working party or to alternatively extend the working party beyond that period identified in 4.2.

Co-option of members

- 4.4. With the approval of the Chair organisational representatives may co-opt a temporary member to fulfil their duties and attend meetings.
- 4.5. With the approval of the Chair the Working Party may invite other individuals with technical expertise to participate in the proceedings of the Working Party on a regular or an occasional basis and including in the proceedings of any sub-committees formed.

5. RESIGNATIONS

- 5.1. All resignations from members of the Traralgon Aquatic Facility Working Party are to be submitted in writing to the Chief Executive Officer, Latrobe City Council, PO Box 264, Morwell VIC 3840.
- 5.2. Upon resignation of a member, the organisation which they are representing will be requested to provide a new nomination for membership of the committee.

6. PROCEEDINGS

Chair

- 6.1. The Dunbar Ward Councillor shall Chair the meetings. In the event that the Chair is unavailable to attend a meeting, he/she may nominate another Councillor to chair the meeting.

Secretary

- 6.2. The Manager Recreational Liveability will act as Secretary for the Working Party.
- 6.3. The Secretary is responsible for administration of the Working Party. This includes receipt of correspondence, minute taking, distribution of agendas, minutes and related documents.

Meeting schedule

- 6.4. The Working Party will determine its meeting schedule and times and of each of the meetings. The meetings will be held at a location convenient to the membership. The duration of each Committee meeting should not generally exceed two hours.

6.5. Meetings of the Working Party will be held monthly initially or as may be deemed necessary by Latrobe City Council or the Working Party to fulfil the objectives of the Working Party. Special meetings may be held on an as-needs basis.

Meeting procedures

6.6. Meetings will follow standard meeting procedures.

6.7. Meetings of the Working Party will not be open to the public.

Voting

6.8. There will be no official voting process. Majority and minority opinions will be reflected in the minutes.

Minutes of the Meeting

6.9. The Secretary shall take the minutes of each Committee meeting.

6.10. The Minutes shall be in a standard format including a record of those present, apologies for absence, adoption of previous minutes and a list of adopted actions and resolutions of the Working Party.

6.11. The Minutes shall be stored in the Latrobe City Council corporate filing system (currently DataWorks electronic document and records management system).

6.12. A copy of the Minutes and an Agenda shall be distributed to all Working Party members and all Councillors at least one week prior to scheduled meetings.

Reports to Council

6.13. With the approval of the Chair the Working Party may provide formal reports or letters to Latrobe City Council. This correspondence will be received by Council through an ordinary Council Meeting in 'Correspondence'.

7. AUTHORITY AND REPORTING

7.1. The Working Party is a consultative committee only and has no delegated decision making authority.

7.2. The Working Party has the scope and authority to fully investigate the viability of the project in order to fulfil its objectives.

7.3. Reports to the Latrobe City Council will be co-ordinated through the General Manager Recreation, Culture and Community Infrastructure.

7.2 TRARALGON INNER SOUTH MASTER PLAN

AUTHOR: General Manager Built and Natural Environment
(ATTACHMENT – YES)

1. PURPOSE

The purpose of this report is to present to Council for consideration the summary of submissions received to the Traralgon Inner South Precinct (TISP) Master Plan May 2011 and to seek adoption of the TISP Master Plan May 2011.

2. DECLARATION OF INTERESTS

No officer declared an interest under the *Local Government Act* 1989 in the preparation of this report.

3. STRATEGIC FRAMEWORK

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2010-2014.

Latrobe 2026: The Community Vision for Latrobe Valley

Strategic Objectives – Economy

In 2026, Latrobe Valley has a strong and diverse economy built on innovative and sustainable enterprise. The vibrant business centre of Gippsland contributes to the regional and broader economies, whilst providing opportunities and prosperity for our local community.

Strategic Objectives – Built Environment

In 2026, Latrobe Valley benefits from a well planned built environment that is complementary to its surroundings, and which provides for a connected and inclusive community.

Latrobe City Council Plan 2010 - 2014

Strategic Direction – Economy

Ensure well planned infrastructure that enhances the marketability of the municipality to industries, residents and investors.

Conduct focussed feasibility studies to determine potential major public infrastructure with significant economic benefits.

Strategic Direction – Built Environment

Utilise place management principles in planning, developing and promoting localities within the Latrobe City.

Promote and support high quality urban design within the built environment.

Promote the integration of roads, cycling paths and footpaths with public transport options and public open space networks to facilitate passive recreation and enhance the liveability and connection of Latrobe City.

Support and advocate for integrated transport solutions that improve accessibility to and within Latrobe City.

Ensure proposed developments enhance the liveability of Latrobe City, and provide for a more sustainable community.

Integrate transit cities principles in the development of Moe, Morwell and Traralgon activity centres.

Service Provision – Economy Economic Development

Facilitate the attraction of large investments to Latrobe City in conjunction with Victorian and Australian Government.

Service Provision – Built Environment City Planning

Provide Strategic planning advice and services in accordance with the Local Planning Policy Framework.

Legislation

Local Government Act 1989

Planning and Environment Act 1987

Transport Integration Act 2010

The Traralgon Inner South Precinct (TISP) Master Plan May 2011 (see Attachment 3) is consistent with the State Planning Policy Framework and the current Municipal Strategic Statement (MSS) of the Latrobe Planning Scheme.

4. BACKGROUND

The preparation of the TISP Master Plan was supported by the State Government's commitment to ensure that there is adequate urban land readily available in regional centres for residential and employment creating uses.

This initiative is being implemented through the Regional Towns Development Program, managed by the Department of Planning and Community Development (DPCD).

The primary objective of the TISP Master Plan is to identify opportunities for the conversion of former and existing industrial land towards medium density residential living to complement the principles of Transit Cities.

The Traralgon Inner South Precinct study area was identified by both the Latrobe Transit Centred Precincts Report 2004 and the Traralgon Structure Plan 2008 as a possible location to transition to medium density housing given the close proximity of the study area to the Traralgon Railway Station.

Amendment C62 to the Latrobe Planning Scheme made several changes to the Municipal Strategic Statement (MSS), in particular the introduction of structure plans for each of Latrobe City's main towns. Amendment C62 was exhibited during October to December 2008. The Traralgon Structure Plan, which was exhibited as part of Amendment C62, had initially identified the entire study area (i.e. the Traralgon Inner South precinct), as being suitable for transition from a predominantly industrial land use to a residential land use. However, after receiving submissions from landowners within the precinct regarding this direction, and consideration of these submissions by a Planning Panel, the Traralgon Structure Plan was subsequently amended. These amendments to the structure plan resulted in only part of the Traralgon Inner South Precinct being identified for residential purposes. The remaining parts of the precinct to be transitioned to residential were pending the completion of an industrial land use strategy. This resulted in significant changes and reworking of the TISP Master Plan.

Following a number of alterations, a revised TISP Master Plan was presented to Councillors for their information on 25 October 2010.

Council considered the TISP Master Plan at the Ordinary Council Meeting held on 22 November 2010 and resolved the following:

- 1. That Council releases the Traralgon Inner South Master Plan October 2010 for a period of four weeks.*
- 2. That Council notifies all landowners directly affected by Traralgon Inner South Master Plan that is has been released for community consultation.*
- 3. That a further report be presented to Council following the period of community consultation.*

The TISP Master Plan October 2010 was released for community consultation for four weeks from 14 February 2011 to 18 March 2011.

5. **ISSUES**

A summary of submissions and planning responses are provided in Attachment 1 and copies of all submissions are included in Attachment 2.

Key issues raised in the submissions and how the TISP Master Plan May 2011 responds to these issues are discussed below.

Relocation of Community Facilities

The TISP Master Plan May 2011 identifies a new site for the relocation of existing community facilities within the precinct. The Apex Community Club raised that they would consider relocating as long as the club's long term operational and financial requirements were met. As part of the implementation of the TISP Master Plan May 2011, Latrobe City Council will work with all service clubs located in the precinct to facilitate a relocation strategy to a new site.

Economic Feasibility of Relocation

Concerns were raised regarding the economic effect on industries required to relocate and the resulting loss of specialised skilled employees to other municipalities.

Sibelco Australia Limited (Sibelco – formerly Unimin) is of the view that if the TISP master plan is implemented in its current form, relocating to another local site will be prohibitive.

Sibelco have recently completed an Economic Impact Assessment which addresses the impact on the proposed \$25 million upgrade of the Traralgon Plant and also the impact on the plant if the TISP Master Plan proceeds as exhibited. The Economic Impact Assessment supports the upgrade of the Traralgon plant and concludes that the conversion of industrial land to a residential zone should not be supported.

The TISP Master Plan May 2011 acknowledges industrial land holders within the study area are able to remain in operation via existing use rights.

The TISP Master Plan May 2011 is flexible enough to accommodate their presence and a future assessment of Traralgon's industrial land requirements will inform the longer term viability of industries within the study area that may have adverse amenity impacts.

Requirement for an Industrial Land Use Strategy

Concerns were raised that the transition from industrial to residential is pre-emptive to an industrial strategy and not based on sound strategic assessment.

The TISP Master Plan May 2011 presents a long term vision for the precinct and will be implemented in short to medium term and long term stages. The short to medium term stage involves retaining existing industrial activity while allowing a transition to residential to take place where possible.

The TISP Master Plan May 2011 identifies the requirements for an industrial land use strategy to investigate the long term options for industrial uses in this precinct and across Latrobe City.

An industrial land use strategy has been identified as a major initiative in the 2011-2015 Council Plan to be undertaken to guide the use and development of industrial land throughout the municipality and is scheduled to commence on 1 July 2012.

The outcome of the proposed industrial land use strategy will be considered before preparing a planning scheme amendment to implement the long term vision of the TISP Master Plan May 2011. This will ensure that Council's long term residential vision for the precinct is well founded and justified.

Planning Scheme overlays will also be required to be prepared to stipulate how further development should proceed. Such overlays include appropriate design and development provisions and other provisions to address issues relating to potentially contaminated land.

Environment Protection Area and Amenity

Concerns were raised questioning whether future medium density residential uses proposed within the 500m threshold from the Sibelco plant can be appropriately protected from offsite amenity impacts from industrial uses.

There are existing examples in the precinct of residential areas within the 500m threshold where amenity impacts have been addressed by formal agreements between landowners and Council. The TISP Master Plan May 2011 ensures that an environmental assessment reviewing potential contamination of previous site activities and testing of soils, ground water and site hydrology is undertaken for any site intended for residential development.

State Planning Policy Framework

Sibelco intend to continue using their Traralgon plant for industrial purposes. The company has advised that they will be the primary supplier of lime products in Victoria and therefore the Traralgon plant is of state significance. Consequently, Sibelco assert that the TISP Master Plan May 2011 is contrary to the State Planning Policy Framework (SPPF) Clause 17.02-1: *To ensure availability of land for industry* and Clause 17.02-3: *To protect land for industry of state significance*.

The TISP Master Plan May 2011 retains all existing industrial land in the short-medium term. However, before Council's long term vision to transform the whole precinct into residential can be realised and consideration given to the longer term viability of industry in the area, an industrial study will be required. Page 47 of the TISP Master Plan May 2011 states:

Allow the land to the east of Dunbar Road to the south of the proposed residential blocks to continue its industrial activities until future land uses are further investigated through a detailed assessment of Traralgon's industrial land requirements. This industrial land area includes the large industrial facility of Unimin (now Sibelco), which will be allowed to continue its current operations under its Environmental Protection Authority (EPA) license.

Minor changes were made to the TISP Master Plan following the community consultation period. The changes do not alter the issues raised in the submissions.

Implementation of the TISP Master Plan May 2011

The long term goal for the TISP Master Plan is to transition the area into a residential precinct over a 10 - 15 year timeframe. However, before this can occur an Industrial Land Use Strategy must be completed.

The recommendations of the industrial strategy will then inform the implementation of the long term goal of the TISP Master Plan May 2011.

The implementation of this plan in the long term will be carried out in stages and may include a planning scheme amendment, brokering for land purchase and /or consolidation and a strategy for relocation of service clubs.

6. FINANCIAL AND RESOURCES IMPLICATIONS

There are no financial implications associated with the adoption of the TISP Master Plan May 2011.

7. INTERNAL/EXTERNAL CONSULTATION

Engagement Method Used:

A stakeholder reference group, made up of landowners, tenants, developers, real estate agents, Council officers and representatives from State Government and community groups was established to provide the community with an opportunity to contribute to the development of the TISP Master Plan. Members of the stakeholder reference group and members of the community were invited to attend an issues "Identification workshop" in December 2008. In March 2009 an "Inquiry by Design" workshop was held where draft Master Plans and key concepts were presented and discussed.

The TISP Master Plan was released to the community for a four week period commencing 16 February 2011. The following tools were used to publicise the release of the report:

- Public Notice in the Latrobe Valley Express
- Media Release
- Notification letters sent out to owners and occupiers of properties directly affected by the TISP Master Plan October 2010
- TISP Master Plan available for viewing on Council's website
- Copies of the TISP Master Plan available on request at Council Service Centres.

Details of Community Consultations / Results of Engagement:

Following community consultation, three written submissions were received by Latrobe City Council in response to the TISP Master Plan. Attachment 1 provides a summary of issues raised in each submission, planning consideration for each issue and how the TISP Master Plan responds to these issues.

8. OPTIONS

The options available to Council are as follows:

1. Adopt the TISP Master Plan May 2011.
2. Not adopt the TISP Master Plan May 2011.
3. Amend the TISP Master Plan 2011.

9. CONCLUSION

The TISP Master Plan May 2011 provides a detailed and comprehensive understanding of the extent and opportunity for both the short and long term transition of industrial land uses within the precinct to enable residential development within Traralgon's Transit City precinct.

Adoption of the TISP Master Plan May 2011 will progress the delivery of the Latrobe City Council Plan 2010-2014 commitment to: *Integrate transit cities principles in the development of Moe, Morwell and Traralgon activity centres.*

Adoption of the TISP Master Plan May 2011 will also provide Council with a policy position and a vision for Traralgon Inner South Precinct.

10. RECOMMENDATION

- 1. That Council adopt the Traralgon Inner South Precinct Master Plan May 2011.**
- 2. That Council consider the outcome of the proposed Industrial Land Use Strategy before proceeding with a planning scheme amendment for the TISP Master Plan.**
- 3. That the Mayor writes to those persons who made written submissions to thank them for their contribution and notify them of Councils decision.**

Moved: Cr Fitzgerald

Seconded: Cr Vermeulen

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

ATTACHMENT 1

Traralgon Inner South Precinct Master Plan – Summary of Submissions.

Sub No.	Submission From	Summary of issues	Changes required to the TISP Master Plan October 2010	Planning Comment
1.	Mr. Dave Farley Secretary Apex Club Traralgon Inc.	<ul style="list-style-type: none"> • Traralgon Apex has exclusive occupancy of a shed and surrounding land facing Hickox Street, Traralgon and has done so for 40 years. • The submission outlines the requirements of the Club that are necessary to be in place for them to consider relocating. 	<ul style="list-style-type: none"> • No 	<ul style="list-style-type: none"> • The TISP Master Plan 2010 identifies a new site for the location of community facilities within the precinct. • Latrobe City Council will work with all service clubs located in the precinct to facilitate a relocation strategy to a new site as part of the implementation of TISP Master Plan 2010.
2.	Ms Beverly Mendoza Visual Posters	<ul style="list-style-type: none"> • There will be a detrimental effect on the small scale industries with the proposal to relocate under the Traralgon Inner South Master Plan October 2010. 	<ul style="list-style-type: none"> • No 	<ul style="list-style-type: none"> • The report recommends allowing the land to the east of Dunbar Rd and to the south of the proposed residential blocks to continue its industrial activities until future land uses are further investigated through a detailed assessment of Traralgon's industrial land requirements.
		<ul style="list-style-type: none"> • Relocation could result in the loss of specialised skills and knowledge to other municipalities, which 	<ul style="list-style-type: none"> • No 	<ul style="list-style-type: none"> • Submitter No.2 is sited within the area identified to remain as industrial use in the short term, hence existing use rights exist. Page 45 of the Master Plan states: <i>“Existing use rights also need to be</i>

Traralgon Inner South Precinct Master Plan – Summary of Submissions.

		would be a loss for Latrobe Valley.		<i>considered and taken into account for the range of smaller light industrial land holders within the study area, and the master plan needs to be flexible enough to accommodate their presence until an assessment of Traralgon’s industrial activities is carried out”.</i>
		<ul style="list-style-type: none"> • Visual Posters is a poster printing company. Poster printing is considered a non-offensive industry. 	<ul style="list-style-type: none"> • No 	<ul style="list-style-type: none"> • Should the activity being carried out on site be considered non-offensive, the Master Plan states the following “<i>non offensive industrial uses however, can continue, thus ensuring that development opportunities are not blocked in the short-medium term. Development opportunities that may be suitable for this area would be activities and businesses that do not affect the safety and amenity of the adjacent, more sensitive land uses and require minimal infrastructure”.</i>
3a.	Mr. Graeme Woodruff Development Manager – Lime and Limestone Sibelco Australia	<ul style="list-style-type: none"> • The TISP Master Plan October 2010 proposes to introduce substantial additional housing into the precinct within 500m of the Sibelco Plant. 	<ul style="list-style-type: none"> • No 	<ul style="list-style-type: none"> • There are existing examples in the precinct of residential areas within the 500m buffer where amenity impacts have been addressed by formal agreement between landowners and Council. • The Master Plan provides a long term vision for the transitioning the area from industrial and mixed use to a higher

Traralgon Inner South Precinct Master Plan – Summary of Submissions.

				residential use.
		<ul style="list-style-type: none"> It is Sibelco’s intention to continue using the plant over the long term. Relocating to another site will be prohibitive. 	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> Before Council’s long term vision to transform the whole precinct into residential can be considered, an industrial study will be required.
		<ul style="list-style-type: none"> How housing within the 500m threshold distance can be appropriately protected from offsite amenity impacts from industrial uses. 	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> The short-medium term plan identifies the future medium density residential area builds upon existing residential frontage along Allard Street and extends across land currently zoned mixed use. This land does not require rezoning for residential development and also provides some flexibility depending on the outcome of further contamination assessments and EPA assessments.
		<ul style="list-style-type: none"> The Traralgon Plant is of State significance and that the Master Plan is contrary to State Planning Policy Framework (SPPF) Clauses 17.02-1 and 17.-02-3. 	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> SPPF Clause 17.02-1 aims to ensure availability of land for industry. Clause 17.02-2 aims to protect land for industry of state significance. The Master Plan retains all existing industrial land in the short-medium term until further strategic work is undertaken and transition options are identified for the longer term.
		<ul style="list-style-type: none"> The report is not strategically based and does not agree with the 	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> The Master Plan provides a long – term vision for transitioning the area from industrial and mixed use to a higher

Traralgon Inner South Precinct Master Plan – Summary of Submissions.

		<p>set of fundamental design and community development principles used to develop the master plan.</p>		<p>residential use.</p> <ul style="list-style-type: none"> • Page 47 of the Master Plan states: <i>“Allow the land to the east of Dunbar Road to the south of the proposed residential blocks to continue its industrial activities until future land uses are further investigated through a detailed assessment of Traralgon’s industrial land requirements. This industrial land area includes the large industrial facility of Unimin (now silbelco), which will be allowed to continue its current operations under its EPA license”.</i>
3b	<p>Mr. Graeme Woodruff Development Manager – Lime and Limestone Sibelco Australia</p>	<ul style="list-style-type: none"> • An addendum submission was received on 1 June 2011 and provides information on an economic impact assessment that has been completed for the site. Silbelco re-affirmed that they do not support the TISP Master Plan in its current form. 	<ul style="list-style-type: none"> • No 	<ul style="list-style-type: none"> • Noted
		<ul style="list-style-type: none"> • The findings of the Economic Impact Assessment supports the proposed upgrade to 	<ul style="list-style-type: none"> • No 	<ul style="list-style-type: none"> • Noted

Traralgon Inner South Precinct Master Plan – Summary of Submissions.

		<p>the Traralgon plant as it will increase employment and economic Activity in the Latrobe Valley.</p>		
		<ul style="list-style-type: none"> The Economic Impact Assessment does not support the implementation of the TISP Master Plan and further work (including and industrial strategy) needs to be completed to achieve greater certainty about likely future land uses before the strategy is adopted. 	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> Before Council’s long term vision to transform the whole precinct into residential can be considered, an industrial study will be required. This will provide greater certainty on the future uses at this site. Until such time, page 47 of the Master Plan states: <i>“Allow the land to the east of Dunbar Road to the south of the proposed residential blocks to continue its industrial activities until future land uses are further investigated through a detailed assessment of Traralgon’s industrial land requirements. This industrial land area includes the large industrial facility of Unimin (now silbelco), which will be allowed to continue its current operations under its EPA license”.</i>

ATTACHMENT 2

Submission 1



Apex Club of Traralgon Inc

PO Box 6
PRESIDENT
BRETT TOMS

TRARALGON
SECRETARY
DAVE FARLEY

VIC. 3844
TREASURER
DAJZEN HOWE

Swap No./ ADDITIONAL

0448 665 872

0408955013

0409 930 100

16 September 2009

Joanne Glendenning
Strategic Planning Technical Officer
Latrobe City Council
PO Box 264
Morwell VIC 3840

LATROBE CITY COUNCIL	
INFORMATION MANAGEMENT	
for Council	
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Dear Joanne

We wish to comment on the development of the Traralgon inner south master plan

The Traralgon Apex club has exclusive occupancy of a shed and surrounding land facing Hickox Street Traralgon under agreement with the Traralgon Community Purposes Reserve Committee Inc. The committee is the delegated manager of the Crown land that the Apex shed and other sheds are located and is appointed by the Minister for Environment & Climate Change.

The Apex club has been in our shed for approximately 40 years. And over that time have maintained the facility and made substantial improvements to the shed and surrounding area. We are happy with our current shed and surrounding land. The Apex club uses the facility for storage of our equipment, memorabilia and club belongings.

We regularly hold meetings and functions in the shed and on the surrounding land adjacent to the shed.

We use the playground across the road as part of the entertainment for children at our functions. The shed provides a meeting place for club functions and has parking spaces for the members to be able to safely park their vehicles off Hickox Street. We utilize the facade of the shed to promote our club.

Your report states that

There is the potential for the existing community facilities and service clubs along Hickox Street to be consolidated and relocated. This is an important opportunity to build strategic connections and integrate them within the public open space network and land associated with the existing educational facilities, including the Latrobe Special Development School and the Coolinda Hill Education Facility.

- The Apex club may consider relocating provided that:
 - ✓ any new facilities are provided at no cost to the Traralgon Apex club,
 - ✓ any new facilities are made available to the club at no cost and for the exclusive use of the club for as long as the club occupies the site,
 - ✓ the facility has the same size or more floor space and storage space that currently exists in accordance with our tabled 5 & 10 year plan,

Working Together to serve the community

- ✓ the fit out of the facility is generally the same as the existing facility with well lining, storage spaces, food preparation and kitchen and toilet amenities,
- ✓ the facility has the same amount of open space around the shed for ingress and egress, and uses ancillary to the smooth operation of the club e.g. outdoor meetings and other functions,
- ✓ security fencing of the land and building/s is provided at no cost to the club,
- ✓ the venue has the same amount of safe off street car parking,
- ✓ a street facade that will be sign written promoting the Teralgon Apex Club,

Please note that the list of the above requirements is not absolute but is provided to council with the intent to outline the general requirements of the club and to stimulate discussion.

Please feel free to contact me regarding this submission.

Yours sincerely
Dave Farley
Club secretary 2010-2011

PUBLIC SUBMISSION

COMMENT ON: Traralgon Inner South Precinct Master Plan

SUBMITTER INFORMATION

Name: Beverly Mendoza for Frontier lmg P/L
Address: 20A Janette Street, Traralgon, 3844

Email: info@visualposters.com.au
Phone: 1300 662 502

LATROBE CITY COUNCIL	
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GENERAL COMMENT

Visual Posters is a poster printing company that offers high quality poster prints and specializes in printing music posters or gig posters for concert events. The distinctiveness of its product gives the community fresh, original merchandise which they can be proud of, with an (out of town) export ratio of more than 92%.

It is our privilege to have this opportunity to submit this comment.

Our primary concern with the proposed Master Plan is its obvious economic effect to small scale industries such as Visual Posters. There is no denying at this point that the relocation could possibly downsize, if not lead to the demise, of small scale industries surrounding the target area.

First and foremost, a possible relocation of small scale industries would entail another, if not additional capital outlay, which in the end will not guarantee new revenues and business opportunities which can make up for such expenses incurred by the companies relocated. The proposed relocation site is far more expensive than their present location. The existence of new buildings and new infrastructure entail higher operating costs which can be an extreme factor to the viability of small scale industries. Imagine if these small industries need to pay an 64% increase in its rental and operating costs, based on estimated market rates in the newer industrial areas based on an equivalent size and footprint as advertised by Keith Williams/Addison. The increase in operating costs for these small scale industries will not only hamper their growth but might possibly be the reason for their relocation or closure.

Secondly, instead of the proposed relocation to a new site, these small scale industries might just opt to relocate themselves outside Traralgon, possibly nearer or within the areas where the market is big and the cost of subsistence

is reasonable like the high-growth areas of Dandenong, Melton and Pakenham.

The small scale industries that exist at the moment in the Inner South precinct at Traralgon have specialized commercial value. These small companies offer services which in the long run may be considered unique to the region. Relocating them (from a policy perspective) to a site which will be too costly will evidently reflect on the prices they will offer their market. An increase in the prices of goods and services provided by these small scale industries will make the market sour.

Small scale industries give towns character and provide diverse employment outcomes which increase migration and reduce dependency on large employers.

It should be remembered that these small scale industries are small companies. Some are even starting to develop their expertise. So instead of being given council support to further strengthen their craft and broaden their market, a proposal to abruptly remove the diversity of commercial real-estate surely has a contradictory effect. This is already recognized in the community spaces at the Old Traralgon Railway Station and Roundhouse – we believe it should be encouraged in small business too, with the current bias appearing to be weighted primarily to redevelopment with only a token allowance for existing use.

Our view is that council should explore the wonderful opportunity to create a masterplan for rich, sustainable, light industrial/commercial spaces for a variety of businesses, in light of the ongoing investments by Sibelco at their well-maintained site in the immediate area.

SUMMARY

Overall, our view is that there will be a detrimental effect on the small scale industries is imminent with the proposal to relocate under the Traralgon Inner South Precinct Master Plan. This could result in the loss of specialized skills and knowledge to other municipalities – a loss for Latrobe Valley..

16th March 2011

Ms Gail Gatt
Senior Strategic Planner
Latrobe City
PO Box 264
MORWELL 3840

Dear Gail,

Thank you for your letter of 11th February 2011 requesting our comment on the Traralgon Inner South Precinct Master Plan (TISP).

Having reviewed the TISP, Sibelco has the following concerns:

- (1) The report, whilst describing itself as a strategic master plan, is not strategically based. The report records at page 43 *"the master plan has been developed on the basis of an agreed set of fundamental design and community development principles"*.

With respect, Sibelco, being the largest single stakeholder within the study area has not agreed to, and disputes the "fundamental design and community development principles" set out in the TISP.

In particular Sibelco is concerned at:

- The proposal to introduce substantial additional housing into the precinct within 500 metres of the Sibelco Plant;
 - The plan for a transition of the precinct from Industrial to Residential, at least until it is established that industrial uses will cease. It is Sibelco's intention to continue using its existing plant over the long term;
 - The assumption that housing within the 500 metre buffer distance can be appropriately protected from potential offsite amenity impacts from existing industrial uses.
- (2) The Panel report in relation to Amendment C62 drew attention to the facts that:
 - there has been no review of industrial land supply and demand;
 - how existing industries might be relocated to newer industrial areas has not been actively pursued or a time scale for such a program established;
 - an industrial strategy to identify demand, supply and location needs of both service industry and larger scale industrial uses has not been prepared;
 - there has been no investigation, and certainly no resolution of the contamination issues and the expense of cleaning up existing industrial sites so that they are suitable for sensitive residential uses;

- the inappropriateness of ad hoc rezoning of parcels of land from Industrial to Residential, as and when they become available. The Panel described this approach as being *"not sound planning in our view and does not meet the test of the State policy clause requiring industry to be protected from the impacts of unplanned encroachment by sensitive uses. Such a course is simply setting up future conflicts for new residents who could have expected to be able to move into a new location and experience the quiet enjoyment of their land free from the impacts of adjacent or nearby industrial development. It cannot be described as good planning practice, and the fact that it is premeditated does not then allow it to meet the test of being a planned strategy as envisaged by the clause"*.

(3) The TISP is contrary to the recently revised Clause 17.02 in the State Planning Policy Framework within the Latrobe Planning Scheme.

The objective of Clause 17.02-1 – *Industrial land development* is:

"To ensure availability of land for industry."

The strategies for achieving this objective are stated as:

"Identify land for industrial development in urban growth areas where:

- *Good access for employees, freight and road transport is available.*
- *Appropriate buffer areas can be provided between the proposed industrial land and nearby sensitive land uses.*

Protect and carefully plan existing industrial areas to, where possible, facilitate further industrial development.

Provide an adequate supply of industrial land in appropriate locations including sufficient stocks of large sites for strategic investment.

Protect industrial activity in industrial zones from the encroachment of unplanned commercial, residential and other sensitive uses which would adversely affect industry viability.

Encourage industrial uses that meet appropriate standards of safety and amenity to locate within activity centres.

Avoid approving non-industrial land uses, which will prejudice the availability of land for future industrial requirements, in identified industrial areas."

The plan for a transition of the precinct from Industrial to Residential is totally contrary to the strategies quoted above.

The objective of Clause 17.02-3 – *State significant industrial land* is:

“To protect industrial land of State significance”

The strategies for achieving this objective are stated as:

“Protect large areas of industrial land of state significance to ensure availability of land for major industrial development, particularly for industries and storage facilities that require significant threshold distances from sensitive or incompatible uses. Industrial areas of state significance include but are not limited to:

- *Dandenong South in the City of Greater Dandenong.*
- *Compbellfield and Somerton in the City of Hume and Thomastown in the City of Whittlesea.*
- *Laverton North in the City of Wyndham and Derrimut in the City of Brimbank.*

Protect heavy industrial areas from inappropriate development and maintain adequate buffer distances from sensitive or incompatible uses.”

Lime is an important ingredient in many essential service and manufacturing processes. It is used in the following industries / processes:

- Metallurgical processes
- Chemicals manufacturing
- Sanitation processes
- Potable water supply
- Pulp and Paper manufacturing
- Ceramic processes
- Food industry and food by-products
- Petroleum industry
- Construction industry – both civil and structural
- Agriculture

Sibelco's plant at Traralgon is the major supplier of lime in Victoria and will increase its importance as the limestone resource at Sibelco's Lilydale plant becomes depleted. Given the importance of lime in many processes and the fact that the Traralgon plant is the State's main supplier, the Traralgon plant is of state significance. Any actions that threaten the ongoing future of the Sibelco plant are contrary to protecting land of State significance.

- (4) The TISP is premature. It is based on a set of preconceived outcomes, rather than being based on a series of sound strategic assessments that deal with issues that are identified but not dealt with the TISP such as:
- the impact that ongoing industrial uses will have on the residential amenity of proposed new residential areas;
 - the impact that introducing further sensitive land uses within the buffer of existing industries will have on the continuation of those industries;
 - whether the relevant sites can be appropriately remediated at a commercial cost;
 - whether residential development within the threshold or buffer distances is a sound policy based planning outcome;
 - whether there is a market for the proposed higher density development within the precinct.
- (5) Sibelco appreciates that reference is made at Part 8.1 to an industrial study being required before Council's long term vision to transform the whole precinct into residential can begin to be considered. Sibelco observes that to adopt the TISP in advance of an industrial study that it is acknowledged is required before the long term vision can be achieved, is premature. Such a study may demonstrate that the long term vision, which is an untested assumption that underpins the TISP, is not appropriate.
- (6) At page 47 the Study generously purports to allow Sibelco to continue its current operations under its EPA licence. With respect, we would point out that Sibelco has existing use rights as to the whole of its land. Therefore, it cannot be prevented from continuing its current use.
- (7) Sibelco notes with concern that, on one reading, the matters set out at paragraph 47 would suggest that your Council will oppose Sibelco improving and extending its operations on the land. Sibelco notes that there has been no assessment of the economic impact on Traralgon arising out of the cessation of Sibelco's operations.
- (8) Sibelco's view is that the TISP is premature. It should be a document that is informed by appropriate strategic planning and consideration of all relevant issues, and it should not be a document that is based on an unsupported but adopted vision statement and a series of planning and design principles which are both unproved and disputed.



As you are aware, Sibelco is preparing a planning permit application which will seek approval for buildings and works that are part of its proposed \$25,000,000 plant upgrade. As part of this, Sibelco has commissioned an economic impact study which will assess the economic benefits arising from the plant upgrade. We expect this assessment to be completed in mid April 2011. Sibelco reserves the right to make a further submission regarding the TISP upon completion of this economic assessment.

Sibelco restates its ongoing commitment to work with Latrobe City to achieve an outcome that is in the best interests of the community.

If Council wishes to discuss any aspect of this submission, please do not hesitate to contact me on (03) 9738 8205.

Yours faithfully,



GRAEME WOODRUFF
DEVELOPMENT MANAGER - LIME AND LIMESTONE

7 June 2011

Mr Gail Roff
Senior Strategic Planner
Latrobe City
PO Box 264
MORWELL VIC 3840

Dear Gail,

TRARALGON INNER SOUTH PRECINCT STRATEGY

Sibelco Australia Limited ("Sibelco") made a submission to the Traralgon Inner South Precinct Strategy ("TSP") on 16th March 2011. In that submission, we advised that we had commissioned an economic impact study which addresses the economic impact of the proposed \$25 million upgrade of Sibelco's Traralgon plant. This assessment has been undertaken by Essential Economics Pty Ltd, a highly regarded consultancy in the field of economic impact assessment. The study has also addressed the likely impact of the TSP if it proceeds in its current form. The economic impact study has now been completed and a copy is enclosed.

The findings of the study support Sibelco's proposed upgrade of its Traralgon Plant which will result in increased employment and economic activity in the Latrobe Valley. The conclusions of the study do not support the recommendations of the TSP to convert industrial land to residential purposes. Residential encroachment and / or the inability for Sibelco to upgrade its plant in the manner proposed will have severe negative employment and economic impacts in the Latrobe Valley.

Victoria's supply of high quality lime products is limited. The primary supplier is Sibelco who has two plants in Victoria, being Lilydale and Traralgon. The source of limestone for the Lilydale plant is nearing exhaustion and this may lead to the closure of the Lilydale plant in some 10 years. The limestone resource at Buchan, which supplies the Traralgon plant, has an anticipated life of at least 100 years. As a consequence, the Traralgon plant will become the primary supplier of high quality lime products in Victoria.

High quality lime is an essential input in steel smelting, aluminium refining, paper manufacturing, water treatment, power industries, mining, agricultural industries and many other industries. The essential nature of limestone in many industries and the fact that Traralgon plant will ultimately be the only plant in Victoria producing high quality lime support our contention that Sibelco's Traralgon plant is of state significance.

Essential Economics are of the view that the transformation of existing industrial land to high density residential use is unlikely to occur in the TSP, given the absence of:

- An industrial land assessment for the municipality
- Detailed contamination assessment of the industrial land
- Feasibility assessment of relocation of industrial uses out of the precinct
- Feasibility assessment of residential development taking into account the potential remediation costs

They say that more work needs to be undertaken to achieve greater certainty about likely future land uses before the TSP strategy is adopted by Council.

Sibelco have undertaken an analysis of the costs for relocating the plant and has determined that this would be in excess of \$110 million. Essential Economics have stated that:

"These costs are simply too large to be absorbed by Sibelco, and it is likely that the Traralgon facility would be disbanded if Sibelco were forced to relocate, or if significant conditions were placed on the ongoing operation of the plant."

They go on to also say:

"The implications for the local and regional economy are severe. In light of the reliance by existing industries on lime products sourced from the Traralgon facility."

The existing and future economic benefits of the plant, and the Buchan quarry which it relies on it, have been assessed and these are summarised in the following table.

	Existing (2011)	Post Upgrade (2013)
Direct FTE employment	26	33
Direct wages value	\$1.89 million	\$2.51 million
Estimated indirect employment ¹	150	190
Direct FTE job years attributed to plant upgrade	-	70
Annual Production (metric tonnes)	49,510	122,110 (2014)
Sibelco spending within local businesses	\$6.4 million	> \$6.4 million
Employee wages retained in local economy	\$0.95 million	\$1.3 million

¹ Essential Economics report that a significant share of the indirect jobs would be located in the Gippsland region.

If Sibelco abandons its Traralgon facility most, if not all, of the above economic benefits would be lost to the local and regional economy.

Essential Economics report that the closure of the Traralgon plant would have a significant impact on the cost of acquiring high quality lime products. These would need to be sourced from other producers. The next closest alternative source (of similar quality) is Angaston in South Australia which is some 900 kilometres away. Sourcing limestone products from this location would impose substantial additional transport costs to industries which would ultimately flow on to consumers.

The impact assessment has found that the TSP has caused business and development uncertainty in the precinct. The vision for the precinct put forward in the TSP is dependent on a number of other processes being undertaken which continue to create uncertainties about the future form of development and land use.

Essential Economics state that:

"Implications of the Traralgon Inner South Precinct Masterplan are as follows:

- If the Masterplan is implemented in its current form, Sibelco may consider ceasing operations in Traralgon as it will be unable to proceed with its planned expansion, while the cost of relocating to another local site is believed to be prohibitive. This situation will lead to a loss of jobs and investment in the region, and impose significant additional costs for businesses using lime product through increased cartage costs.
- Rezoning the precinct for residential uses is unlikely to contribute significantly to Traralgon's residential land supply, having regard for current and forecast market conditions, potential costs associated with remediating the land for residential uses, and significant ongoing land releases elsewhere in Traralgon.
- The Masterplan does not provide certainty about future land use, as it relies on a number of future studies before residential development is anticipated. This is contributing to business and development uncertainty. Alternatively, support for the continued use of the precinct for industrial activities would secure the \$25 million investment by Sibelco, while also potentially stimulating new investment in the surrounding industrial area.

As demonstrated above, the findings of the economic impact assessment undertaken by Essential Economics support Sibelco's opposition to the TSP in its current form.

It is Sibelco's clear intent to continue operating its Traralgon plant and implement the proposed upgrade which will bring net economic and environmental benefits to the local and regional community. It is submitted that to do otherwise will have a substantial negative impact on the local and regional community. We restate our ongoing commitment to work with Council to achieve an outcome that has a net benefit to the community.

If Council wishes to discuss any aspect of the submissions submitted to the TSP, please do not hesitate to contact me on (03) 9738 8205.

Yours faithfully,



Graeme Woodruff
Development Manager - Lime and Limestone



ESSENTIAL ECONOMICS

Sibelco Traralgon Plant

Economic Impact Assessment

Prepared for

Sibelco Australia Limited

by

Essential Economics Pty Ltd

May 2011

Authenticity

Report stage	Author	Date	Review	Date
Draft report	Nick Brokens	6 April 2011	John Noronha	5 April 2011
Final report	Nick Brokens	20 May 2011	John Noronha	20 May 2011

Disclaimer

Although every effort has been made to ensure the accuracy of the material and the integrity of the analysis presented herein, Essential Economics Pty Ltd accepts no liability for any actions taken on the basis of the contents of this report.

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Project No: 11011

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INTRODUCTION

Background

Sibelco Australia Limited (Sibelco) operate a lime manufacturing facility in Traralgon, which is located in an industrial precinct approximately 1km to the south of the Traralgon Central Business District (CBD). The relatively close proximity of the industrial precinct to the CBD, coupled with government planning initiatives to increase residential densities close to activity centres throughout Victoria, have generated pressure for this industrial precinct to be converted into a residential location.

The Traralgon Structure Plan (2007) identified the precinct as 'future residential' and this was to be implemented through a planning scheme amendment (Latrobe City Council Planning Scheme Amendment C62). The Panel concluded that the designation of the area for future residential should not proceed, as it was not supported by a strategic analysis of the cessation of industrial uses in this area. An over-arching industrial land strategy for Latrobe has not been prepared in the intervening period.

More recently, the Traralgon Inner South Precinct Master Plan (Hansen, October 2010) has been prepared to guide the future development of the area in which the Sibelco facility is located. Although the Masterplan recommends support for industrial uses in the short to medium term, it seeks to prevent any significant expansion of industrial development, and in the long term the Masterplan recommends the transformation of the area for residential development, with industrial facilities relocating to other parts of Traralgon.

However, Sibelco have been planning an expansion of their facility for some time, which will increase their turnover, production and employment levels. If the Masterplan is adopted in its current form, it is unlikely that these expansion plans will eventuate. Furthermore, Sibelco have significant sunk costs in infrastructure at the site, and a preliminary analysis of potential relocation costs indicate that a transfer of activities to a new site would not be commercially feasible.

This report has been commissioned by Sibelco to identify and assess the economic contribution that Sibelco's Traralgon plant provides to the local and regional economy, and is intended to accompany a submission to the draft Masterplan to highlight the implications of the recommendations contained in that report. This report will also accompany a planning permit application for buildings and works to facilitate the planned upgrade of the facility.

This Report

This report contains the following chapters:

- 1 Context Analysis
- 2 Economic and Planning Context
- 3 Existing and Future Economic Benefits
- 4 Implications of the Traralgon Inner South Precinct Masterplan
- 5 Main Findings

1 CONTEXT ANALYSIS

1.1 Overview of Sibelco

Sibelco is a multi-national company founded in Belgium in 1872, and now has more than 245 mining and production facilities world-wide. With gross revenue in the order of €3 billion and staff of approximately 9,500 employees, Sibelco is one of the largest industrial mineral companies in the world (IBIS World, Industry Report - Cement and Lime Manufacturing in Australia, Dec 2010).

Sibelco began its Australian operations in the early 2000's with the acquisition of three mineral companies (Commercial Minerals, AC Industrial Minerals and the David Mitchell Group). Its Australian business processes and supplies raw materials for Australian, New Zealand and Asian manufacturing and primary industries, including silica sand, silica, feldspar, limestone, dolomite, magnetite, talc, bentonite, barytes and clays. Many of these products are inputs to the manufacturing process of many everyday items.

Since the early 2000's, Sibelco has continued to expand its Australian operations through acquisitions and now comprises approximately 40 sites and 1,000 employees. Sibelco's Australian revenue in 2009 was approximately \$250 million (IBIS World, Dec 2009). Figures provided by Sibelco indicate current revenue for Australian operations is in the order of \$350 million.

The company's recent revenue and employment growth is summarised in Table 1.1. Figures have been sourced from IBIS World, Industry Report - Cement and Lime Manufacturing in Australia, Dec 2010.

Table 1.1: Sibelco Australia Revenue and Employment Growth, 2004-2009

Year	Revenue	% change	Employees	% change
2004	\$185.3m	+7.5%	625 persons	-2.0%
2005	\$174.8m	-5.9%	669 persons	+7.0%
2006	\$181.2m	+3.8%	649 persons	-3.1%
2007	\$200.1m	+10%	745 persons	18.0%
2008	\$205.8m	+0.3%	650 persons	-11.3%
2009	\$249.6m	+21.5%	900 persons	+38.5%

Source: IBIS World, Industry Report - Cement and Lime Manufacturing in Australia, Dec 2010

1.2 Overview of Sibelco's Traralgon Facility

History and Existing Situation

Sibelco's Traralgon facility is a lime manufacturing operation which was purchased by the David Mitchell Group in 1993 from Cement Australia, the David Mitchell Group was subsequently acquired by Sibelco in 2002. Cement manufacturing first occurred at the facility in 1950.

The plant produces lime products, primarily quicklime and hydrated lime, from raw materials sourced from Sibelco's Buchan Quarry, located 240km to the east. Lime produced from the Traralgon plant is used by a variety of industries, including paper production, agriculture, steel production and the construction industry.

The former cement manufacturing plant contains two vertical shaft cement kilns, a large char plant, a number of cement clinker grinding ball mills and two roller mills for cement grinding. In addition, the plant has excellent bulk storage facilities with more than 5,500 tonnes capacity for bulk storage of interim and finished product. The similarities between cement and lime production has enabled Sibelco to transform the former cement manufacturing plant to one which manufactures lime products.

Since acquiring the Traralgon plant, Sibelco's long-term strategy for the site has been to expand its production capacity. This is a response to both the expected organic growth in the business, and the expected winding down of Sibelco's Lilydale operations. Sibelco's Lilydale quarry has only 10-15 years of limestone resources remaining, and the transition of lime manufacturing from Lilydale to Traralgon has been planned by the business (at the time, the David Mitchell Group) since 1995.

Currently, the Traralgon operation directly employs 17 persons, produces approximately 49,510 tonnes of product annually (2010 figure), and has an estimated plant value of more than \$30 million. The Buchan Quarry, which is the source of the raw material and is totally reliant on the Traralgon manufacturing plant, employs another 9 people. In addition, a further 150 indirect jobs are created elsewhere in the economy through the multiplier effect (refer p15 for analysis of indirect employment).

Planned Expansion

Sibelco are planning an expansion to the Traralgon facility which will significantly increase the production capacity of the plant. The expansion is estimated to cost approximately \$25 million and will involve recommissioning the second kiln for lime manufacturing, constructing a hydrate manufacturing facility and developing a robotic bagging line. Sibelco have also committed to improving the environmental performance and general amenity of the plant.

The expansion is expected to occur between 2011 and 2013, dependant on building and Environmental Protection Authority (EPA) permits, which are currently being prepared. The expansion is expected to lead to increased production and employment outcomes, and these elements are assessed later in this report (refer Chapter 3).

The proposed changes to the plant are illustrated in Figure 1.1.

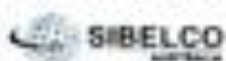
Figure 1.1: Proposed Changes at the Sibelco Traralgon Plant



Existing Plant Looking from the South West



Proposed Plant Looking from the South West
(After painting, cladding & additions)



Sibelco Australia Limited
Traralgon Plant
Existing & Proposed Development

TEL: 081 222 1561 FAX: 081 222 1562

Source: Sibelco

1.3 Locational Context

The Traralgon plant occupies a 7.3 ha site located on Industrial 1 Zoned (IN1Z) land in Janette Street, and approximately 1km south of the Traralgon CBD.

The site forms part of a traditional industrial area which contains a mix of industrial uses, including transport related businesses, furniture manufacturers, asphalt wholesale and retail locations, a nursery, electrical contractors and construction businesses. Access to this industrial precinct is via Dunbar Road.

A number of vacant industrial sites are located in the precinct, including the former Boral site located directly to the north of the subject site. Other vacant industrial sites are located to the immediate west of Sibelco's land. Sibelco recently purchased one of these sites and is investigating opportunities for further land acquisitions in the area.

To the north of the industrial-zoned precinct is a Mixed Use Zone (MUZ), which includes Traralgon Concrete Products, a Council Depot and a mix of smaller industrial businesses. It is understood that Traralgon Concrete Products are planning to redevelop the site for residential uses in the future. This mixed use area has been identified as 'future medium density residential' in the Traralgon Inner South Precinct Masterplan. Industrial and related employment in the IN1Z and the MUZ is estimated at approximately 120 persons, based on 2006 ABS Journey to Work data.

Other land uses in the surrounding area include:

- Burnet Park
- Latrobe Special Development School
- Coinda Hill Education Facility
- Farming Zoned land (FZ) to the south, which had previously been identified as 'future residential' in the Traralgon Structure Plan (2007)
- Urban Flood Zoned (UFZ) to the east of Traralgon Creek.

This locational context is illustrated in Figure 1.2.

1.4 Importance of Lime Production and Sibelco's Victorian Operation

The majority of limestone products that are produced in Victoria are used in the manufacture of cement; however, the manufacturing of cement does not require the type of high-quality limestone that is produced at Sibelco's Lilydale and Traralgon plants. The state's supply of high-quality limestone is limited, with Sibelco being the main producer of high-grade limestone and lime in Victoria.

The importance of Sibelco's Lilydale and Traralgon plants are highlighted in the following extracts from *Limestone Resources in Victoria*, produced by the then Department of Manufacturing and Industry Development (1992):

"The major supplier of high-grade limestone and lime in Victoria is the David Mitchell Estate Ltd [now Sibelco] which operates two quarries - one at Lilydale (the only known Palaeozoic crystalline limestone of commercial size near Melbourne) and the other at Rocky Camp, north of Buchan" p6 underline inserted by author

"There is a need to develop an alternative source of high-grade limestone at least to supplement production from the Lilydale quarry." p6

With the potential winding down of the Lilydale quarry and plant, the importance of the Traralgon plant and the Buchan quarry for Victorian industries requiring high-grade limestone product is further emphasised. The quarry at Buchan has an estimated 100 years or more of remaining product supply.

Lime production from Sibelco's Victorian operation, including the manufacturing plants in Traralgon and Lilydale, are integral inputs to steel smelting, aluminium refining, paper manufacturing, road stabilisation, water treatment and agricultural industries. Lime products are also used by Latrobe coal mining and power industries.

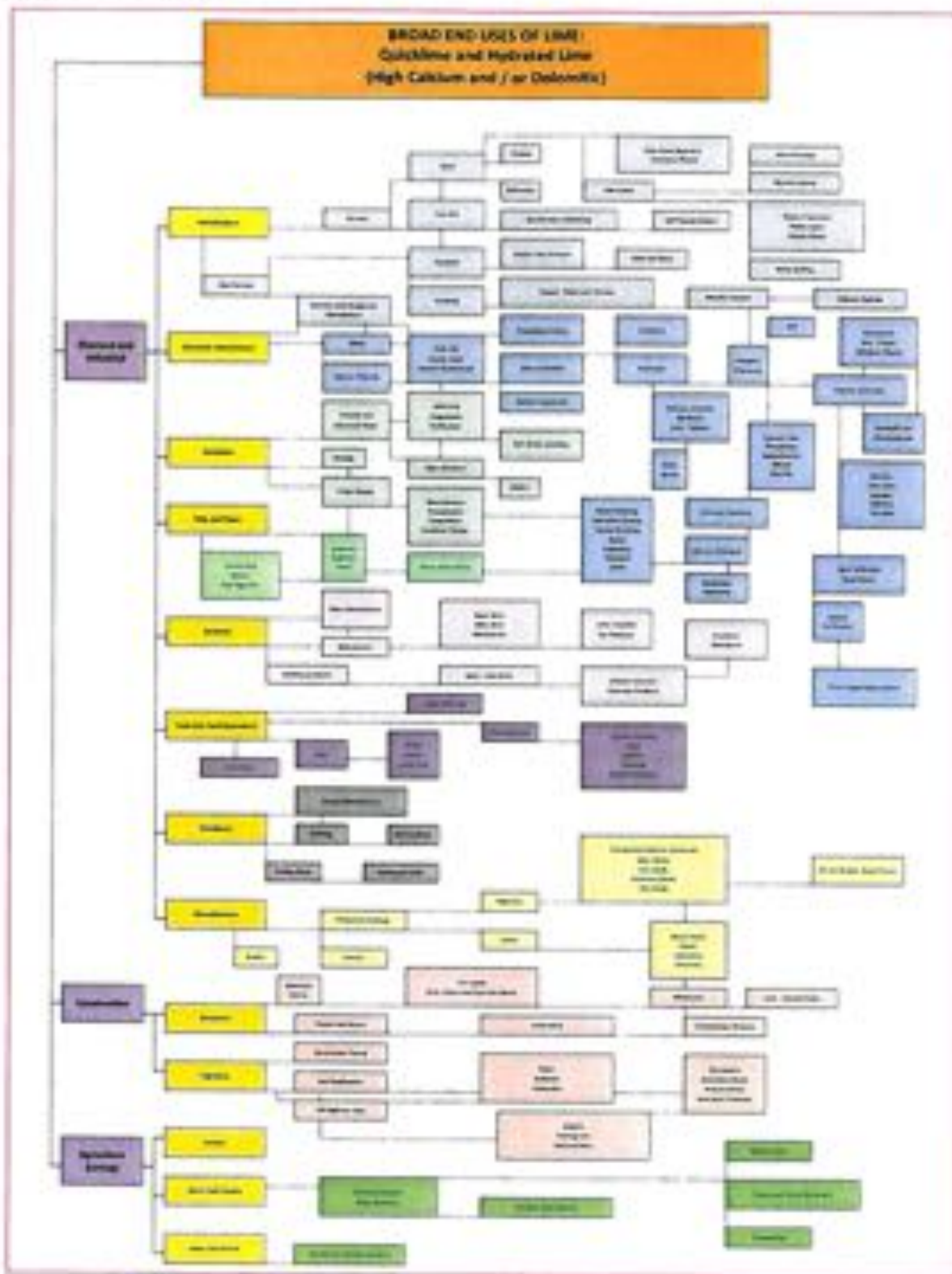
An illustration of the broad end uses of quicklime and hydrated lime, both produced at the Traralgon plant, is shown in Figure 1.3.

The extent of lime and other similar products used by other industries is also highlighted by the relatively high employment multiplier for the Cement, lime and concrete slurry manufacturing industry. The ABS employment multiplier for the Cement, lime and concrete slurry manufacturing industry is 6.6 (ABS, Cat No: 5209.0, 1996-7), which means for every 1 job created in the Cement, lime and concrete slurry manufacturing industry, a further 5.6 jobs are created elsewhere in the wider economy, illustrating the importance of these products in the production of other goods and services. As a comparison, the employment multiplier for the retail industry is just 1.9.

1.5 Conclusion

Sibelco are a large multi-national company who have been expanding their Australian presence over the past decade or so. The expansion of the Traralgon plant has been planned by Sibelco, and previously by the David Mitchell Group, since the mid-1990's, and is part of a broader strategy to respond to the winding down of the company's Lilydale operation, which only has a limited resource of limestone remaining. The Lilydale and Traralgon plants are the major producers of high quality lime in Victoria and this highlights the importance in ensuring ongoing production at the Traralgon plant, noting the limited lifespan of the Lilydale facility.

Figure 1-2 Broad End Uses of Lime



2 ECONOMIC AND PLANNING CONTEXT

2.1 Economic Context

Latrobe's Economic Recovery

Latrobe City is currently going through a period of economic recovery, after the significant economic shock that occurred during the 1990s as a result of economic restructure and general recession in the Victorian and national economies. The poor performance of the local and regional economy during this period is illustrated by population decline, loss of employment, and lack of investment in housing and other building projects.

Prior to the recession, Latrobe was a growth area, with population expansion supported by a number of large resource investment projects that were initiated in the Latrobe Valley during that time, including the construction of the Thomson River Dam and the Loy Yang Power Station. These projects had a significant employment stimulus effect, drawing new workers and residents to the region, thereby driving up population levels.

There is evidence that this positive investment environment is now re-emerging, with population and job growth occurring in recent years and significant investment planned for Latrobe. Importantly, Traralgon has been the location for the majority of this growth. For instance, the Traralgon Statistical Local Area (SLA) accounted for 66% of Latrobe's job growth between 2001 and 2006, and 87% of population growth between 2001 and 2009.

Population Growth and Residential Development Trends

Latrobe's population has steadily increased since 2001, after a prolonged period of population decline since the late 1980's. Over the period 2001 to 2009, Latrobe's population has increased from approximately 70,650 residents to 75,270 residents, representing annual growth of approximately 580 residents, or an average rate of +0.8% per year.

The majority of Latrobe's population growth has occurred in the SLA of Traralgon, which has experienced population growth of approximately 500 residents per annum since 2001, at an average rate of 1.8% per annum, and representing 87% of the municipalities recent population growth. The limited supply of residential land in Traralgon has been raised as an issue in planning terms, and is discussed in the following Section.

Recent population trends in Latrobe are summarised in Table 2.1.

Table 2.1: Population Trends, 1996-2009p

Statistical Local Area	1996	2001	2006	2009p	Average Annual Growth			Share of Latrobe's Population Growth, '96-'09
					'96-'00	'00-'06	'06-'09p	
Latrobe (C) - Moa	18,840	19,380	18,640	19,180	-0.2%	-0.1%	+1.0%	0%
Latrobe (C) - Morwell	24,030	23,030	22,410	23,110	-0.8%	-0.5%	+1.1%	0%
Latrobe (C) - Traralgon	25,540	26,200	28,280	30,210	+0.9%	+1.3%	+2.2%	87%
Latrobe (C) - Bell	2,760	2,640	2,670	2,730	-0.7%	+0.2%	+0.7%	2%
Latrobe (C) - Total	71,168	71,650	72,068	75,230	-0.7%	+0.6%	+0.8%	100%
Regional Victoria	2,276,880	2,833,200	3,083,330	3,442,630	+0.9%	+0.7%	+1.3%	-

Source: ABS, Regional Population Growth, Cat No: 3218.2

Major Industries Associated with Lime Products

Latrobe is home to Victoria's four major power generators and provides 85% of Victoria electricity, generated from brown coal mined in the region. The electricity supply industry in Latrobe employs approximately 1,700 persons according in ABS 2006 Census data. Lime produced from the Traralgon operation is a significant input to the electricity industry.

Other major industries in Latrobe which use (or transport) lime from Sibelco's Traralgon plant include:

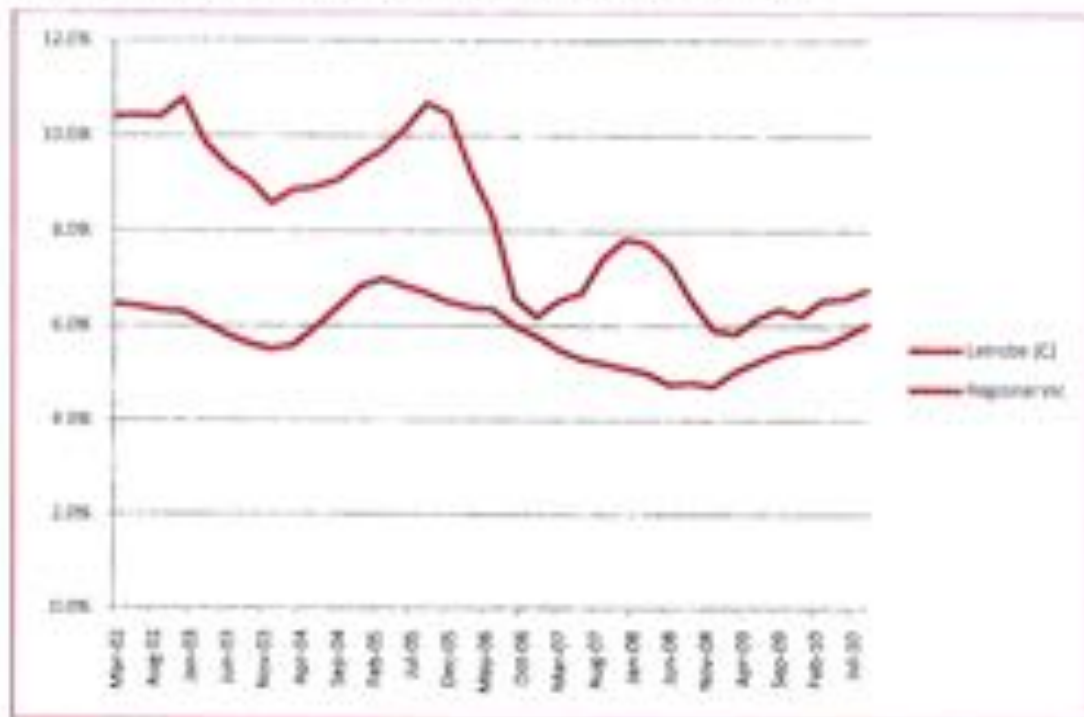
- **Manufacturing**, which employed approximately 2,550 persons in 2006, including approximately 970 persons employed in the pulp and paper manufacturing industries, and approximately 340 persons employed in primary and fabricated metal products.
- **Construction**, including building and civil construction, and construction services employed approximately 2,380 persons in 2006.
- **Road transport**, which employed approximately 500 persons in 2006.

Unemployment Trends

Providing employment opportunities for local residents has historically been an issue in Latrobe, particularly since the early-mid 1990's when the unemployment rate was in excess of 15%.

Latrobe's unemployment rate has historically been above the regional Victorian average, as shown in Figure 2.1, although the differential has been closing over recent years. Based on Department of Education, Employment and Workplace Relations (DEEWR) data, the most recent figures for Latrobe (C) show an unemployment rate of 6.8% for the September 2010 Quarter, and this compares to an average of 6.0% for regional Victoria.

Figure 2.31 Latrobe's Unemployment Rate, March 2002 - September 2010



Source: Department of Education, Employment and Workplace Relations, Quarterly reports

2.2 Planning Policy Context

Planning for Traralgon's Inner South Precinct

Land use planning for Traralgon's Inner South Precinct has been underway for some time. The Traralgon Structure Plan (2007) identified the precinct as 'future residential', and this was to be implemented through a planning scheme amendment (Amendment C62). The Panel for this amendment found the designation of the area as 'future residential' should be removed, in light of the lack of an industrial land strategy which supports the cessation of industrial uses in this area. Since this time, an industrial strategy for Latrobe has not been prepared. It is understood Council are planning to undertake this study during the 2012/13 financial year.

More recently, the Traralgon Inner South Precinct Master Plan (October 2010) has been prepared by Hansen, which seeks to guide the future development of the area in which the Sibelco facility is located. Although the Masterplan recommends the retention of industrial uses in the short to medium term, it also seeks to prevent the significant expansion of industry. In the long term, the Masterplan recommends the transformation of the area into a residential precinct capable of accommodating approximately 400 residential lots, with industrial facilities moving to other locations in Traralgon.

The Masterplan acknowledges that "an industrial land study also be required before Council's long term vision to transform the whole precinct into residential can be considered" (p4)

A residential market assessment, prepared by Charber Kack Cramer as input to the Master Plan, concluded that the likely residential outcome for the precinct would be single-level dwellings on smaller lots, rather than higher density development. This conclusion was based on the following:

- There is a market preference for low density housing, due to the relatively low residential land values.
- Property values and rents would need to increase significantly to encourage a shift in housing preferences away from traditional detached dwellings.
- The economic viability of residential development in the precinct will be dependent on the market value of the land, particularly the presence of the Sibelco plant, and the cost of remediating the land to enable residential development.

Council's vision for the transformation of the precinct for residential uses is driven by the lack of residential land supply in Traralgon, together with the precinct's close proximity to the CBD. It was envisaged that higher density residential development could be accommodated throughout the precinct; however, based on the information provided in the Masterplan, this is unlikely to occur.

A number of processes will need to occur in order for residential development to proceed in the precinct, and these are acknowledged in the Masterplan and include:

- The preparation of an industrial land study for Latrobe
- Detailed testing for contamination of industrial sites
- Feasibility assessment of the relocation of industry away from the precinct
- Feasibility assessment of residential development in the precinct, having regard for the potential remediation costs.

The Masterplan assumes that the outcomes of these processes will support the transformation of the area away from industrial uses to residential uses. But the factors described above represent considerable challenges to any process which seeks to change the land uses in the precinct, and there is no certainty that the desired outcomes will eventuate.

In our view, work needs to be undertaken to achieve greater certainty about likely future land uses before the Masterplan is adopted by Council.

Planning for Residential Growth in Traralgon

Traralgon has been the focus for population growth and residential development in the municipality, yet a shortfall of residential land is evident. This has been acknowledged in previous studies, including the *Latrobe City Council Residential and Rural Residential Land Assessment* (Essential Economics, 2008), which identified only a 3-4 year supply of Residential 1 Zoned (R1Z) land in Traralgon at that time.

Planning for additional residential land supply has been underway for some time, with the Traralgon Structure Plan (2007) initially designating Traralgon's Inner South Precinct as future residential. As mentioned earlier, this designation no longer exists following Amendment C62.

In February 2011, a number of other parcels identified as future residential were rezoned to R1Z under Amendment C47, increasing the supply of residential land in Traralgon. These locations, and those identified as future residential in the Amendment C62 Panel report, are identified later in Chapter 4.

(refer Figure 4.3). Chapter 4 also provides an analysis of the implications on Traralgon's future residential land supply if the Sibelco plant was to remain in its current location.

Amendment C47 rezoned land in Latrobe City to enable the development of approximately 3,500 lots in the towns of Traralgon, Moe, Morwell and Churchill. The Age recently reported that plans for the release of a further 5,140-7,710 lots in Traralgon are currently underway (The Age, April 4, 2011).

2.3 Estimated Cost of Relocating the Sibelco Traralgon Plant

The implication of relocating industrial uses from the Traralgon Inner South Precinct to other parts of Traralgon, as recommended in the Masterplan, will significantly affect individual businesses in the area. This is particularly the case at the Sibelco site, where the plant and equipment is valued at more than \$30 million (information provided by Sibelco).

Graeme Woodruff, Regional Operations Manager for Sibelco, has prepared an analysis of the costs of relocating the Traralgon plant as part of his Statement of Evidence for the Amendment C62 Panel Hearing in 2009. Mr Woodruff is well qualified to assess these costs having been involved in establishing similar plants in other locations throughout Australia.

The analysis shows that the costs to relocate the Traralgon facility would be in excess of \$110 million. These costs are simply too large to be absorbed by Sibelco, and it is likely that the Traralgon facility would be disbanded if Sibelco were forced to relocate, or if significant conditions were placed on the on-going operation of the plant.

2.4 Conclusion

The Traralgon Inner South Precinct Masterplan recommends the precinct be developed for residential uses over the longer term, although it is acknowledged that a number of processes are required in order for this to occur, including a study of the industrial land situation in Latrobe, feasibility assessments for residential development and an analysis land contamination and associated remediation costs.

The costs associated with relocating existing industrial activities are significant. For Sibelco, these costs are so high that it would be likely to lead to the closure of the Traralgon facility. The implications for the local and regional economy are severe, in light of the reliance by existing industries on lime products sourced from the Traralgon facility.

3 EXISTING AND FUTURE ECONOMIC BENEFITS

3.1 Direct Employment and Wages

Currently, 26 full-time-equivalent (FTE) employees are directly reliant on Sibelco's Traragon plant, including 17 FTE employees located at Traragon, and a further 9 FTE employees at the Buchan quarry.

By 2013, direct employment at the Traragon plant is expected to increase from 17 to 24 FTE employees, due to increased production capacity associated with the proposed expansion. At this stage, employment at the Buchan Quarry is expected to remain at 9 FTE employees.

According to Sibelco, all employees at Traragon live within the Latrobe Valley. Similarly, those employed at the Buchan quarry also live locally within the Buchan area. Therefore, a large share of the wages of direct employees are spent on goods and services in their local economies, providing support for many local businesses.

Wages payments for Sibelco's Traragon and Buchan employees amount to approximately \$1.89 million per year in 2010-2011, and these wages are expected to increase to \$2.51 million by 2013. Wages are important in supporting local and regional economies and individual business. A significant share of the wages of Sibelco's workers and subcontractors will be directed to local businesses in Latrobe and Gippsland, including spending on retail, entertainment, medical and other needs.

A review of the ABS Household Expenditure Survey shows that approximately 50% of post-tax wages paid are likely to be retained in the region, with the remaining post-tax wages flowing to non-regional businesses located in metropolitan Melbourne, interstate, or overseas (eg associated with insurance payments, mortgage payments to national or international financial institutions, etc).

It is estimated that approximately \$0.95 million in employee wages in 2011 would be retained within the regional economy, rising to \$1.3 million in 2013.

Employment and wage data is shown in Table 3.1

Table 3.1: Direct Employment and Wages Reliant on Sibelco's Traragon Plant, 2011-2013

Location	2011	2013	Change
Direct Employment			
Traragon Plant	17 FTE employees	24 FTE employees	+ 7 FTE employees
Buchan Quarry	9 FTE employees	9 FTE employees	+ 0 FTE employees
Total	26 FTE employees	33 FTE employees	+ 7 FTE employees
Direct Wages			
Traragon Plant	\$1,200,000	\$1,700,000	+\$500,000
Buchan Quarry	\$690,000	\$750,000	+\$60,000
Total	\$1,890,000	\$2,450,000	+\$560,000
Wages Spending Retained in the Region			
Traragon Plant	\$600,000	\$880,000	+\$280,000
Buchan Quarry	\$345,000	\$375,000	+\$30,000
Total	\$945,000	\$1,255,000	+\$310,000

Source: Sibelco

3.2 Indirect Employment

Lime is an integral input to the manufacturing process of many products, such as metal, paper, glass and roads, and is used in the agricultural industry and in the generation of electricity. The production of lime at the Traralgon plant therefore supports a share of employment in these industries.

A number of jobs are indirectly supported as a result of services to the operation of the Traralgon plant. Examples include quarrying, road transport, manufacturing of plant and equipment, maintenance for the grounds, accountants, consultants, etc.

Expenditure by employees also supports employment in the wider economy, as discussed in Section 3.1.

ABS National Accounts data takes into consideration detailed inter-industry linkages within the broader economy, and this data shows an employment multiplier of 6.6 is applicable to the Cement, lime and concrete slurry manufacturing industry. That is, for every direct job in the cement, lime and concrete slurry manufacturing industry, a further 5.6 indirect jobs are created elsewhere in the economy.

With 26 FTE direct jobs generated by the Traralgon plant in 2011, an estimated 150 indirect jobs are created elsewhere in the economy. Indirect employment is forecast to increase to approximately 150 jobs by 2013.

Having regard for the extent of local businesses supported by the Sibelco Traralgon and Buchan operations through contracts worth almost \$6 million in 2010 (refer Section 3.6), a significant share of indirect jobs would be located within the Gippsland region.

Table 3.2: Indirect Employment Effects, 2011-2013

Factor	2011	2013
Direct employment	26 FTE jobs	31 FTE jobs
Employment multiplier	6.6	6.6
Indirect employment	146 FTE jobs	148 FTE jobs
Total direct and indirect employment	172 FTE jobs	179 FTE jobs

Source: ABS, Employment Multiplier, 1996-97; Sibelco

3.3 Construction Related Employment

Sibelco advise that the costs of their proposed expansion will be in the order of \$25 million. Based on Australian National Accounts Input-Output tables (ABS, Cat. No. 5209.0) and the product groups used for these tables, the majority of this investment would be classified under the following ABS Product Groups:

- Other machinery and equipment manufacturing, associated with the manufacturing of machinery, a proportion of which would be undertaken off-site; and
- Other construction, associated with the civil construction planned for the site and the overall investment in the improved amenity.

According to detailed analysis of Australian National Accounts Input-Output tables (ABS, Cat. No. 5209.0) by Essential Economics:

- One direct job-year is created in the other construction industry for every \$450,000 of non-residential construction investment; and

- One direct job year is created in the other machinery and equipment manufacturing industry for approximately every \$300,000 of investment.

On the basis of these figures, it is estimated that one direct job year is created for every \$350,000 of investment in planned expansion of the Traralgon plant.

With an investment value of \$25 million, the proposed expansion of the Sibelco plant would create approximately 70 direct FTE jobs years throughout the duration of construction work. If the expansion occur over a two year time frame, this would represent an average of approximately 35 direct FTE jobs per year over the period.

Not all of these jobs would be located on-site, as a proportion would associated with the manufacturing of machinery and other technical inputs.

3.4 Economic Value of Production

Over the period 2005-2010, the Traralgon facility produced, on average, approximately 57,360 metric tonnes pa of lime and limestone products.

Production at Traralgon increased from approximately 59,940 metric tonnes in 2005 to 68,720 metric tonnes in 2007, before production declined to 47,180 metric tonnes in 2009. This decline was a result of the Global Financial Crisis and its impact on production levels throughout the Australian economy during 2008/9, and the effects of droughts and flooding on the agricultural sector. A recovery in production levels was experienced in 2010, with production increasing by +4.9% to 49,510 metric tonnes. A similar trend occurred with revenues derived from the Traralgon facility over this period.

Sibelco have prepared estimates of production over the 2010-2014 period, which take into consideration the planned expansion of the Traralgon facility. Over this period, production is estimated to increase from 49,510 metric tonnes in 2010 to 122,110 metric tonnes in 2014, representing an average growth rate of +25.3% per year.

Table 3.1: Sibelco Traralgon Production, 2005-2014

Year	Production (metric tonnes)	% Change
2005	59,940	
2006	61,606	2.8%
2007	68,720	11.5%
2008	59,625	-13.2%
2009	47,176	-20.9%
2010	49,510	4.9%
2011	70,000	41.4%
2012 (Stage 1)	77,000	10.0%
2013 (Stage 2)	95,990	24.5%
2014 (Stage 3)	122,110	26.8%
Ax Annual Growth, 2005-10		-1.8%
Ax Annual Growth, 2010-14		21.3%

Source: Sibelco

3.5 Economic Cost of Sourcing Product from Alternative Locations

As noted in Chapter 1, the Traralgon and Lilydale plants are the only producers of high quality lime and limestone products in Victoria. With the potential closure of the Lilydale quarry and plant in the coming 10-15 years, the importance of the Traralgon plant will be further emphasised. The potential closure of the Traralgon plant would have a significant impact on the cost of acquiring high quality lime products from other producers.

The following case study is provided as an indication of the indicative additional cost to Victorian businesses who source their lime and limestone products from the Sibelco Traralgon plant, if the plant were to close.

The Australian Paper Mill, located in Maryvale, source quicklime from the Sibelco Traralgon plant. High quality quicklime is required as an input in the paper and pulp production process. The next closest alternative source (of similar quality) is the Adelaide Brighton plant located in Angaston in South Australia, approximately 900km from Maryvale. Therefore, the required product will need to be transported 900km rather than the 5km that is currently the case to deliver quicklime from the Traralgon plant.

Assuming the Australian Paper Mill require approximately 5,500 metric tonnes of quicklime per annum, or approximately 200 loads of a 28-tonne pneumatic truck, it would cost an additional \$476,000 per annum to source the product from the Adelaide Brighton plant in SA. This equates to approximately \$4.8 million aggregated over a 10 year period.

This calculation is based on applying the following cartage costs for a 28-tonne pneumatic truck:

- \$12 per metric tonne up to the first 50 kilometre
- \$1 per metric tonne for every additional 10 kilometres.

Note that this analysis, which is presented in Table 3.4, is only presented as an indicative illustration of the potential cost implications on local businesses if the Sibelco Traralgon plant ceased operations.

Table 3.4: Estimate of Additional Cartage Cost for Local Customer (indicative only)

Category	Value
Annual demand for Quicklime	5,500 metric tonnes
Total loads, based on a 28 tonne pneumatic tanker	200 loads
Kilometres from Traralgon Plant	5 km
Price per load	\$540
Total estimated cartage cost from Sibelco Traralgon	\$108,000
Kilometres from alternative source of Quicklime (Adelaide Brighton, SA)	900 km
Price per load	\$2,720
Total estimated cartage cost from Adelaide Brighton plant in SA	\$544,000
Estimated additional cartage costs per annum	\$476,000

Source: Sibelco, Essential Economics
Note: Figures in constant 2011 dollars

Another potential effect, not analysed in this report, is the potential inflationary effect on high-quality limestone products as existing producers leave the market.

3.6 Contribution to Local Businesses

The contribution of Sibelco to the local Gippsland economy can be illustrated by the number of businesses the Traralgon and Buchan operations support. Combined, these operations support approximately 90 mostly local businesses, through the purchase of approximately \$6.4 million in goods and services in 2010.

Table 3.5 summarises existing supply contracts to the Traralgon and Buchan operations, and shows that approximately \$3.0 million of supplies are purchased to support the Traralgon plant, and approximately \$3.4 million is purchased to support the Buchan quarry.

Local transport businesses also benefit from the Sibelco operation. In 2010, Sibelco spent approximately \$4.3 million in the transport of finished product from both the Traralgon plant and the Buchan Quarry, with almost all of this sourced from local businesses. This amount of expenditure on transport is sufficient to support 20 direct FTE jobs, based on analysis of Australian National Accounts Input-Output tables (ABS, Cat. No. 5209.0).

Other products and services sourced locally include electrical contractors; engineering services; fuel distributors; maintenance services for buildings, plant and grounds; equipment; and office cleaning product and services.

Table 3.5: Sibelco Suppliers, Traralgon and Buchan, 2010

Product/service	Traralgon	Buchan	Total
Transport of finished goods	\$1,255,120	\$3,007,500	\$4,262,620
Electricity and natural gas	\$1,012,520	\$86,550	\$1,099,070
Contractors	\$275,540	\$	\$275,540
Electrical contractors	\$114,600	\$20,890	\$135,490
Diesel and petrol fuel	\$18,120	\$907,380	\$1,025,500
Building, plant and ground maintenance	\$75,500	\$30,300	\$105,800
Heavy good freight and trailers	\$5,120	\$50,450	\$55,570
Government services	\$31,380	\$19,110	\$50,490
Earth moving equipment	\$11,620	\$14,840	\$26,460
Bearings and transmission	\$20,760	\$1,020	\$21,780
Office cleaning, products and services	\$18,660	\$920	\$19,580
Other	\$254,380	\$15,320	\$269,700
Total	\$2,999,520	\$3,400,090	\$6,400,620

Source: Sibelco

3.7 Other Benefits

A number of other economic and community benefits are derived from Sibelco's Traralgon and Buchan operations:

- Contribution to training and skills development of employees
- Contribution Council rates
- Contribution to local clubs, including sponsorship of the Buchan Football Club

4 IMPLICATIONS OF THE TRARALGON INNER SOUTH PRECINCT MASTERPLAN

4.1 Economic Implications

If implemented, the recommendations contained in the Traralgon Inner South Precinct Master Plan will not permit the expansion of the Sibelco Traralgon plant, and this is likely to lead to the winding down of the Traralgon operation as relocation has been found to be commercially unviable.

Consequently, the local and regional economic benefits identified in Chapter 3 will be lost. These benefits, especially employment and business contracts, are important in an economy that has historically experienced high rates of unemployment and fluctuating investment levels.

Furthermore, the loss of the Traralgon plant will have broader implications on the state-wide economy. Sibelco's Lilydale and Traralgon operations are the only producers of high quality lime and limestone products in the state. Consequently, Victorian businesses will need to source their similar quality product from inter-state, adding significantly to the costs of doing business.

Although economic benefits may also be derived from the conversion of the precinct for residential uses, a significant level of uncertainty exists as to whether residential development is actually feasible in this area, having regard for market conditions and the potential costs associated with land remediation. Furthermore, the economic benefits derived from residential development in the Inner South Precinct might otherwise be realised if residential development were to occur elsewhere in Traralgon (and noting that significant tracts of residential land are planned to be released in the coming years).

4.2 Business and Development Uncertainty

The planning work prepared for the Inner South Precinct has led to business and development uncertainty. This is illustrated by the following sequence of events:

- In 2007, the Traralgon Structure Plan identified the precinct as 'future residential'.
- In 2009, the Panel Report for Amendment C62 removed the 'future residential' designation for the precinct, due to the requirement for an industrial land study to be prepared.
- In 2010, the Traralgon Inner South Precinct Masterplan encourages residential development in the northern part of the precinct in the short to medium term, while maintaining industrial uses in the southern part of the precinct. Significant expansions of industrial businesses are not encouraged. In the longer-term, the transformation of the precinct to a residential area is envisaged. These visions for the precinct are subject to an industrial land study, and assessments on the extent of contaminated land and the feasibility of residential development.
- In 2012/13, Council plan to commission an industrial land study which will provide guidance for the industrial land in the precinct and its businesses.

Although the Masterplan provides a vision for the precinct, this vision is reliant on a number of other processes being undertaken, and so the uncertainties about the future form of development and land use remain. This situation is not conducive to attracting investment into the area, and it is unlikely any

significant investment in the precinct will be forthcoming until the overall direction of the precinct is known.

The future of the Sibelco facility in the precinct will also have a large bearing on long-term decisions of businesses and developers in the area. For example, by facilitating the \$25 million expansion of the Sibelco facility, Council will have indicated that the Sibelco facility will continue to operate in its current location for the foreseeable future. This in turn may encourage new investment in the surrounding industrial area, including investment by existing businesses in expanding or upgrading their operations, and/or the development of new industrial businesses.

Having regard for the precinct's proximity to the Traralgon CBD, potential may exist for the development of service-related industries such as printers, storage, auto-related businesses, wholesaling, etc.

4.3 Implications for Future Residential Land Supply

The lack of residential land in Traralgon has been widely acknowledged in a number of studies, and more recently by the Planning Minister's decision to amend the Latrobe Planning Scheme. Amendment C47 rezones land throughout the major towns of Latrobe to enable the development of potentially an additional 3,500 lots.

The amendment included the reopening of land on Traralgon's eastern and western fringes, accommodating approximately 480 lots on the basis of an average lot density of 10 lots per hectare. Other land identified in the Traralgon Structure Plan as 'future residential' is sufficient to accommodate approximately a further 4,640 lots, assuming 10 lots per hectare. Combined, these areas could accommodate 5,120 lots, on land which is considerably easier, and more affordable, to develop than the Inner South Precinct.

The *Latrobe City Council Residential and Rural Residential Land Assessment* (Essential Economics, 2009), forecast demand for approximately 290-310 dwellings per annum in Traralgon over the 2008-2023 period. Based on this rate of demand, the 5,120 lots that are likely to be available for future residential development represent approximately 17-22 years of supply. Vacant lots in Traralgon's existing residential estates and any infill development opportunities would contribute further to Traralgon's residential land supply.

A recent article in *The Age* stated that Council are considering the future release of a further 5,140-7,730 lots in Traralgon (*The Age*, April 4, 2011). This would further add to the extent of Traralgon's residential land supply which is assessed in this report.

The Masterplan identifies potential for 400 lots in the Traralgon Inner South Precinct, equivalent to approximately 1.5 years supply. As noted, there is considerable uncertainty about whether this land will ever be developed for residential purposes, having regard for the requirement for an industrial land study (yet to be commissioned), and issues about the commercial viability of residential development on the land.

Traralgon's urban fringe will continue to be the preferred location for residential development, at least from a developers perspective, as this land is more cost effective to develop, does not have site remediation costs, and serves a known and under-supplied residential market for traditional housing blocks.

The Traralgon's Inner South Precinct is unlikely to be developed in the short term, and there is uncertainty about whether it will ever contribute to Traralgon's residential supply. In any event, the

provision of 400 lots in the precinct represents only a minor contribution to Traralgon's residential supply.

The future supply of Traralgon's residential land is shown in Figure 4.1, and includes land recently revived as part of Am C47 and land identified as 'future residential' in the Traralgon Structure Plan.

4.4 Conclusion

Implications of the Traralgon Inner South Precinct Masterplan are as follows:

- If the Masterplan is implemented in its current form, Sibelco may consider ceasing operations in Traralgon as it will be unable to proceed with its planned expansion, while the cost of relocating to another local site is believed to be prohibitive. This situation will lead to a loss of jobs and investment in the region, and impose significant additional costs for businesses using lime product through increased cartage costs.
- Re-zoning the precinct for residential uses is unlikely to contribute significantly to Traralgon's residential land supply, having regard for current and forecast market conditions, potential costs associated with remediating the land for residential uses, and significant ongoing land releases elsewhere in Traralgon.
- The Masterplan does not provide certainty about future land use, as it relies on a number of future studies before residential development is anticipated. This is contributing to business and development uncertainty. Alternatively, support for the continued use of the precinct for industrial activities would secure the \$25 million investment by Sibelco, while also potentially stimulating new investment in the surrounding industrial area.

Figure 4.1: Residential Land Supply in Traralgon



5 MAIN FINDINGS

The main findings of the analysis presented in this report are summarised below:

- 1 **Sibelco's Traralgon plant:** Sibelco's Traralgon facility is a lime manufacturing operation. The plant produces lime products, primarily quicklime and hydrated lime, from raw materials sourced from Sibelco's Buchan Quarry, located 240km to the east. With the potential future closure of Sibelco's Lilydale plant, the Traralgon facility will become the only producer of high quality lime products in Victoria.

Lime produced from the Traralgon plant is the only source of high-quality product used by industries such as paper manufacturers, agricultural operators, steel producers and the construction industry.
- 2 **Planning Context:** The Traralgon Inner South Precinct Masterplan recommends the conversion of the precinct from industrial use to residential use. But this relies on a number of processes to occur first, including a study of the industrial land situation in Latrobe, an assessment of the feasibility of residential development and an assessment of land contamination and remediation costs.
- 3 **Cost to relocate the Sibelco Traralgon plant:** The estimated cost to relocate the Traralgon facility is in excess of \$110 million. These costs are too large to be absorbed by Sibelco, and it is likely the Traralgon facility would be disbanded if Sibelco were forced to relocate, or if significant conditions were placed on the operation of the plant.
- 4 **Economic benefits of Sibelco's Traralgon operation:** Sibelco's Traralgon and Buchan operations, and the planned expansion of the Traralgon plant, will contribute significantly to the local and regional economy, as illustrated by the following:
 - Direct employment of 26 FTE employees in 2011, which is expected to increase to 33 FTE employees in 2013.
 - Approximately \$1.89 million in direct wages to employees in 2011, increasing to \$2.51 million in 2013. Approximately half is expected to be retained within the Gippsland region.
 - Estimated indirect employment of approximately 150 FTE jobs in 2011, increasing to 290 FTE jobs in 2013. A large share of these jobs would be expected to be provided in the Gippsland region.
 - The planned investment of approximately \$25 million in the expansion of the Traralgon plant is expected to generate approximately 70 direct FTE job years, to be located both on- and off-site.
 - Annual production at the Traralgon plant is forecast to increase from 49,510 metric tonnes in 2010, to 122,110 metric tonnes in 2014, as a result of the planned expansion.
 - A significant amount of Sibelco's products is supplied to local businesses, who specifically require the high quality products that are produced from the Traralgon plant. Alternative sources of these high quality products are located interstate, and the presence of the Sibelco plant in Traralgon saves local businesses significant cartage costs each year.
 - Sibelco contributes significantly to local businesses. In 2010, Sibelco spent approximately \$6.4 million on products and services, the majority of which were sourced from businesses located within the Gippsland region. In total, approximately 90 businesses had contracts with Sibelco in 2010.

- 5 Implications of the Traralgon Inner South Precinct Masterplan: In addition to the likely loss of the economic benefits associated with Sibelco's Traralgon facility, as identified above, the Masterplan is unlikely to contribute significantly to Traralgon's residential land supply, having regard for existing market conditions, the potential costs associated with remediating the land for residential uses, and the likely release of significant amounts of residential land in the future.

Furthermore, the Masterplan is likely to further contribute to business and development uncertainty in the precinct. Alternatively, support for the continued use of the precinct for industrial activities would secure the \$25 million investment by Sibelco, while also potentially stimulating new investment in the surrounding industrial area.

ATTACHMENT 3



traralgon inner south precinct
master plan report

by hansen partnership

in association with

planning by design

charter keck cramer

tardis enterprises

brett lane & associates

peter j ramsay & associates

final draft

may 2011

alla victoria medal 2008
australian institute of
landscape architects
(victorian state group)

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- appendix 3 – Peter J Ramsay & Associates Preliminary Contamination Appraisal
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1 introduction

Traralgon is located 165km east of Melbourne and is Gippsland's largest regional town, with a strong industry and employment base. Traralgon is home to 27,225 people (June 2006) and is experiencing positive population growth, with recent forecasts indicating that there is just four years of residential land supply remaining.

The Traralgon Inner South Precinct project was initiated by the Victorian Government's commitment to ensure that there is adequate land readily available in regional centres for residential and employment creating uses. The commitment is being implemented through the Regional Towns Development Program, managed by the Department of Planning and Community Development (DPCD). In Traralgon it intends to consider the conversion of former industrial land towards medium density residential living and investigate options for mixed use to complement Transit Cities projects.

The Traralgon Inner South Precinct study area was identified in both the Latrobe Transit Centred Precincts Report (2004) and the Traralgon Structure Plan (2007) as a possible site to implement the transformation from industrial and mixed use to a higher density residential use.



Traralgon town centre.



Collins Street streetscape.



New large format residential development to the south of the study area.



1.1 background

A number of strategic land use studies have been completed by Latrobe City Council over the past few years. The findings from these studies, which include the Latrobe Transit Centred Precincts Report (2004) and the Latrobe Structure Plans (August 2007) coupled with the recent decision on the alignment of the Traralgon Bypass following the Minister's Advisory Committee Review have brought forward the need for some high level strategic planning in the municipality. The Panel Report for Amendment C62 to the Latrobe Planning Scheme has also recently been released, with the recommendations to have a fundamental impact on the development of the precinct. The key relevant findings from the associated background documents are outlined below.

1.1.1 latrobe planning scheme


The Municipal Strategic Statement (MSS) of the Latrobe Planning Scheme highlights the importance of the built environment, covering settlements, rural living, heritage, urban design and infrastructure.

Estimates of current residential land supply suggest that in Traralgon there is only a four year supply, and a priority in Latrobe's main urban settlements is to strengthen and reinforce these centres through the provision of medium density housing close to activity centres.

Amendment C62 to the Latrobe Planning Scheme has recently been incorporated into the planning scheme, the strategies of which are outlined in Clause 21.05-6 (Specific Main Town Strategies- Traralgon) to closer align with Latrobe 2021, Council Plan, Transit Centred Precincts Reports 2004 and 2006 and the Latrobe Structure Plans August 2007.

The amendment was adopted following the release of the Amendment C62 Panel Report in July, 2009, although a number of revisions were made before its incorporation based on the panel's recommendations. The industrial land located within the Traralgon Inner South Precinct had previously been labelled Area 3 and designated as 'future residential' and the report acknowledged that as the currently available land supply for residential development in Traralgon will be consumed rapidly there is a need for new areas of residential development. However, the findings of the report recommended further investigations for the majority of the study area that are fundamental to the direction of the Traralgon Inner South Precinct Master Plan.

The Panel Report found that *'despite extensive work by Council to understand residential supply and demand, there appears to have been no parallel review of industrial land supply and demand, or of*



other strategic considerations relating to industry's future needs' and that 'whilst the Council has indicated a desire to relocate the older service industries to newer industrial areas it was unable to identify how this was to be actively pursued or a time scale for any such program'¹, or whether it was in fact feasible. A proper industrial strategy is required for a detailed understanding of industry supply, demand and location needs of both service industry and larger scale industrial uses in order to guide the development of the amendment.

The Panel Report concurred that *'in the long term, the Area 3 land has potential for residential development (subject to resolution of the contamination issues) and that this may be a desirable outcome for Traralgon. The proximity to the CBD and the Transit City Precinct are important location advantages of the land.'*² However, it also finds that *'without an industry strategy which supports the cessation of industrial uses at Area 3, the justification for a transition to residential use at this location has not been established'*; therefore the designation of Area 3 as 'future residential land' is to be removed. The report also recommends that *'a detailed analysis of the net community benefit of this proposal, including consideration of possible contamination and consequential remediation costs needs to be undertaken in close consultation with all relevant parties including existing industrialists in the Dunbar Road / Janette Street locality to provide support for a future transition.'*³


As a result of the panel report, the following key relevant objectives for Traralgon have been incorporated into the planning scheme that will affect how development is to occur within the Traralgon Inner South Precinct:

- *Encourage higher density housing in the Transit City Precinct.*
- *Future land uses and zoning in Areas 3a and 3b should be investigated subsequent to a detailed assessment of industrial land requirements for Traralgon as part of an industrial strategy.*
- *Encourage the early transition of industrial land uses in the southern parts of the Transit City Precinct to enable the conversion of land to residential areas.*

¹ Latrobe City Council, *Latrobe Planning Scheme Amendment C62 MSS Review – Panel Report*, July 2009, p.5.

² Latrobe City Council, *Latrobe Planning Scheme Amendment C62 MSS Review – Panel Report*, July 2009, p.39.

³ Latrobe City Council, *Latrobe Planning Scheme Amendment C62 MSS Review – Panel Report*, July 2009, p.40.

- 
- *Review the existing industrial area of Janette Street / Dunbar Road (Area 3a), with a view to confirming the role and viability of this area as service industrial development or conversion to residential development.¹*

Following the recommendations of the Planning Panel, the exhibited Traralgon Local Structure Plan was amended. As shown in the accompanying plan, the existing industrial land within the Traralgon Inner South Precinct to the south of Janette Street is now identified to be within Area 3a, which is nominated as 'Existing Industrial'.

¹ Latrobe City Council, *Latrobe Planning Scheme Municipal Strategic Statement – Clause 21.05*, January 2010, p.5.



1.1.2 traralgon structure plan (2007)

The Traralgon Structure Plan (Beca, August 2007) highlighted the need to plan for future residential needs, with relevant objectives including:

- *Provide for high amenity housing choice.*
- *Redevelop rundown industrial sites, which are underutilised, but well located, as new residential developments. The plan notes that the 'south of Traralgon, the industrial area bordered by Rose Street to the south, Dunbar Road to the west, Traralgon Creek to the east and residential housing to the north' is an appropriate location for the rezoning of land to residential.*
- *Protect areas for future urban growth.*
- *Intensify the density of residential development in new residential estates.*
- *Encourage industry to relocate in the north/east of Traralgon and/or other towns within the Latrobe Valley.*
- *Establish walkable neighbourhood centres in growth areas.¹*

1.1.3 transit centred precincts report- traralgon town summary

The Traralgon Town Summary (David Lock Associates, June 2006) was derived from the Latrobe Transit Centred Precincts Report (2004) which identified Traralgon as one of three major centres for commercial, housing, retail and tourism activity that require more housing close to transport and services. Relevant recommendations from the Traralgon Town Summary are provided:

- There is a projected demand for approximately 500 new townhouses in Traralgon over the next twenty years. Opportunity exists for new townhouse development close to public transport on light industrial properties south-west of the station.
- Most residential development within the Traralgon core is single-storey and limited to predominantly detached housing to the south. Higher density residential development is to be

¹ Beca Pty Ltd, *Latrobe Structure Plans- Traralgon*, August 2007.




promoted within the Traralgon Station surrounds and a combination of 2-3 storey attached and semi-detached housing would provide a number of new residences in the precinct, and respect the low-rise character of the residential areas to the north and west..

- The former Council Depot site and Traralgon Concrete are located within the southern precinct edge and contain inappropriate uses for a transit precinct. This land would be suited to medium density townhouse development; however this would require the relocation of their current tenants and, potentially, decontamination.
- The incorporation of a new public park in the north-east corner of the precinct would serve the new houses plus the existing houses to the east.

1.1.4 latrobe city council residential land assessment

The Latrobe City Council Residential Land Assessment (Essential Economics, July 2008) provides an analysis of the general residential market in Latrobe and notes that:

- The Latrobe residential market has recovered from the economic recession during the 1990s at a slower rate than the surrounding regions, however strong population growth over recent years has been lead by Traralgon. This is due to short-term investment commitments in certain fields including energy, agriculture, manufacturing, residential development and the public sector.
- Planned projects, together with state government policies promoting regional development, will support continued population growth.
- Traralgon has experienced the majority of growth within Latrobe, representing 70% of recent residential development between March 2006 and March 2008, the majority of which has occurred on the periphery of the town. Traralgon was the location of approximately 64% of new dwelling permits in Latrobe, illustrating the dominance of Traralgon in the Latrobe residential development market.
- Larger houses and properties are preferred by families, with new residential estates typically comprising lots of 800-1,000 square metres. Higher density housing has not proven to be popular in Latrobe, with residents preferring relatively spacious properties. 86% of occupied dwellings are detached, with higher density housing accounting for 13.6% of dwellings.
- More than 50% of residential zoned lots available for development in Latrobe are in Traralgon, which comprises of approximately 960 vacant residential zoned lots. The total residential lot potential in Traralgon is approximately 1,450 lots.



Under all growth scenarios, there is an insufficient supply of Residential 1 Zone land to meet the forecast demand for such land. The main recommendations in regards to the future requirements of residential zoned land in Traralgon are:

- *Where existing Residential 1 Zone (R1Z) land can be released to the market, this should be encouraged, as there is only a 3.4 year supply of R1Z available for development. This is under a moderate growth scenario for Latrobe.*
- *An additional 130ha of R1Z land should be identified in order to meet demand for such land over the next ten years and an additional 270ha should be identified in order to meet demand over the next fifteen years.*
- *Infill development will reduce the requirement for additional residential zone land.¹*

1.1.5 traralgon bypass inquiry

The Traralgon Bypass Inquiry Advisory Committee Report (July 2007) determined the alignment of the future Traralgon Bypass which was announced in January 2008. The consequence of this recommendation is that some 500 hectares of land identified in the Council adopted Traralgon-Morwell Corridor concept plan, which formed part of the Latrobe Structure Plans (2007), will now be unavailable for future residential development. Given that there are many constraints on greenfield development within Latrobe City, particularly around Traralgon, Latrobe City Council is exploring options to increase density and transition land from industrial and semi-rural uses in order to increase future residential supply.

¹ David Lock Associates with SGS Economics and Planning and PBAI Australia, *Latrobe Transit Centred Precincts Report-Traralgon Town Summary*, June 2006, p.53.



1.2 aims and objectives

1.2.1 aims

To develop a Strategic Master Plan for the Traralgon Inner South Precinct. This includes a short to medium term action plan, together with a long term vision for the precinct.

1.2.2 objectives

The Master Plan will incorporate the strategic directions provided by the 2006 Transit Centred Precincts Report and the 2007 Latrobe Structure Plans and take on board the recommendations outlined in the Latrobe Planning Scheme Amendment C62 Panel Report. It will concentrate on best practice in urban planning principles and will require the identification of design principles to be addressed in redevelopment proposals, involving the consideration of:

- Pedestrian and bicycle connections within the precinct and through to the railway station and town centre, Traralgon Creek to the east, existing residential areas to the west and future residential development opportunities to the south;
- Housing diversity and affordability for purchasers and renters, referencing state and local planning policy;
- Best practice sustainability, including energy and water efficiency and recycling;
- Provision and design of public open space and landscape treatments that have sympathy with the broader landscape;
- Provision of local community, retail and business services, facilities and activities;
- Provision for public transport;
- Community safety, including safe design principles; and
- How the development will blend into the character of Traralgon, physically and socially.



1.3 study area

The study area, which is located south of the Traralgon town centre, is indicated in the accompanying study area diagram. It was identified in the Latrobe Transit Centred Precincts Report (2004) and Latrobe Structure Plans (August 2007), which identify the site as being a potential location for future residential development. The area was also the subject of specific comment and recommendations by the panel for Amendment C62. Land located within the study area comprises a range of zonings, including a Mixed Use Zone, Industrial 1 Zone, Public Park & Recreation Zone and two Public Use Zones as identified in the accompanying zoning diagram. The overlays diagram also indicates the Land Subject to Inundation Overlay and the Environmental Audit Overlays that exist within and around the site.

The precinct is a substantial brown-field site with a significant number of land owners. The total area of the study site is approximately 26 hectares. Part of the study area comprises the current Traralgon Depot operations and Council have resolved to relocate the Depot to a more suitable site and to facilitate the redevelopment of the site in line with Transit Cities principles. The rest of the site comprises a variety of large and small industrial uses, many of which are now either under utilised or have in fact been vacated.



The precinct has a significant number of industrial uses.



View towards Unimin from the south.

Legend

study area		public use zone 3 health and community		industrial 1 code	
residential 1 zone		public use zone 4 transport		farmagone	
business 1 zone		road zone category 1		other floodway zone	
business 2 zone		public park and recreation zone			
mixed use zone		public conservation and resource zone			
public use zone 2 education					

traralgon inner south precinct master plan

site and context analysis zoning



Project No: 15-00
 Date: 15/03/2016
 Scale: 1:1000
 Prepared by: [Name]

Information is for
 reference only
 and is not to be used
 for any other purpose
 without the written
 consent of the Council
 of Traralgon

Figure 3: Zoning



1.4 key tasks

The Traralgon Inner South Precinct Master Plan comprises two major components:

- Market Assessment – assessment of market demand for medium and high density residential development within the Gippsland region and Traralgon and consideration of the economic viability of converting this area to residential development.
- Strategic Planning – Master Planning: formulation of an overall master plan for the defined study area outlining planning and design principles to be addressed in the study area.



1.5 project management

A number of project groups have assisted in providing high level, technical and community input into the planning process. The composition of these is outlined briefly below.

1.5.1 project working group

The Project Working Group (PWG) ensures all relevant technical issues are considered, guides the work of specialist consultants and provides general direction. The PWG consists of Latrobe City Council representatives from the Transit Cities Department and will involve working closely with the DPCD's Planning Policy Unit and other key State Government officers.

1.5.2 stakeholder reference group

The Stakeholder Reference Group provides an opportunity for key stakeholders to have input into the development of the plan. This group participated in a separate forum/workshop during the development of the plan, providing opportunities for these key stakeholders to access information and briefings on the planning process.

The Stakeholder Reference Group includes landowners and tenants, developers and real estate agents, Council officers and State Government representatives and community groups.

1.5.3 project manager

The former Project Manager for Latrobe City Council was Jane Burton, Manager Transit Cities, assisted by Tom McQualter, Project Officer Transit Cities. This project is currently being managed by the Strategic Planning department.

1.5.4 project team

The project team comprised the following specialist consultants.

Hansen Partnership: Project Management, Landscape Architecture, Urban Design and Urban Planning

- Steve Schutt (Director)

- 
- Gary Wissenden (Associate)
 - Nelson Gomes (Senior Landscape Architect)
 - Amelia O'Brien (Planner)
 - Sarah Stevens (Landscape Architect)

Planning by Design: Strategic Urban Planning, Design and Activity Centre Management

Charter Keck Cramer: Economic and Property Market Advice

Tardis Enterprises: Cultural Heritage Management

Brett Lane & Associates: Ecosystem Assessment and Management

Peter J Ramsay & Associates: Environmental Management



2 analysis

2.1 site context

The location of the Traralgon Inner South Precinct study area relative to the rest of the township is illustrated in the accompanying contextual area diagram.

The precinct is located to the south of the Princes Highway and the Gippsland Railway which separates it from the Traralgon Commercial Core to the north. It is surrounded by existing residential land to the west and north-east, with rural land to the south. Residential growth is indicated to the north of central Traralgon and future residential development is intended for the existing rural area directly south of the study area.

The Traralgon Creek Corridor runs adjacent to the study area and areas of public open space around the Inner South Precinct present the opportunity for open space linkages to enhance pedestrian connectivity. The industrial and bulky goods retail precinct to the east of central Traralgon provides an area for the potential relocation of industrial activities that currently exist in the Inner South Precinct.

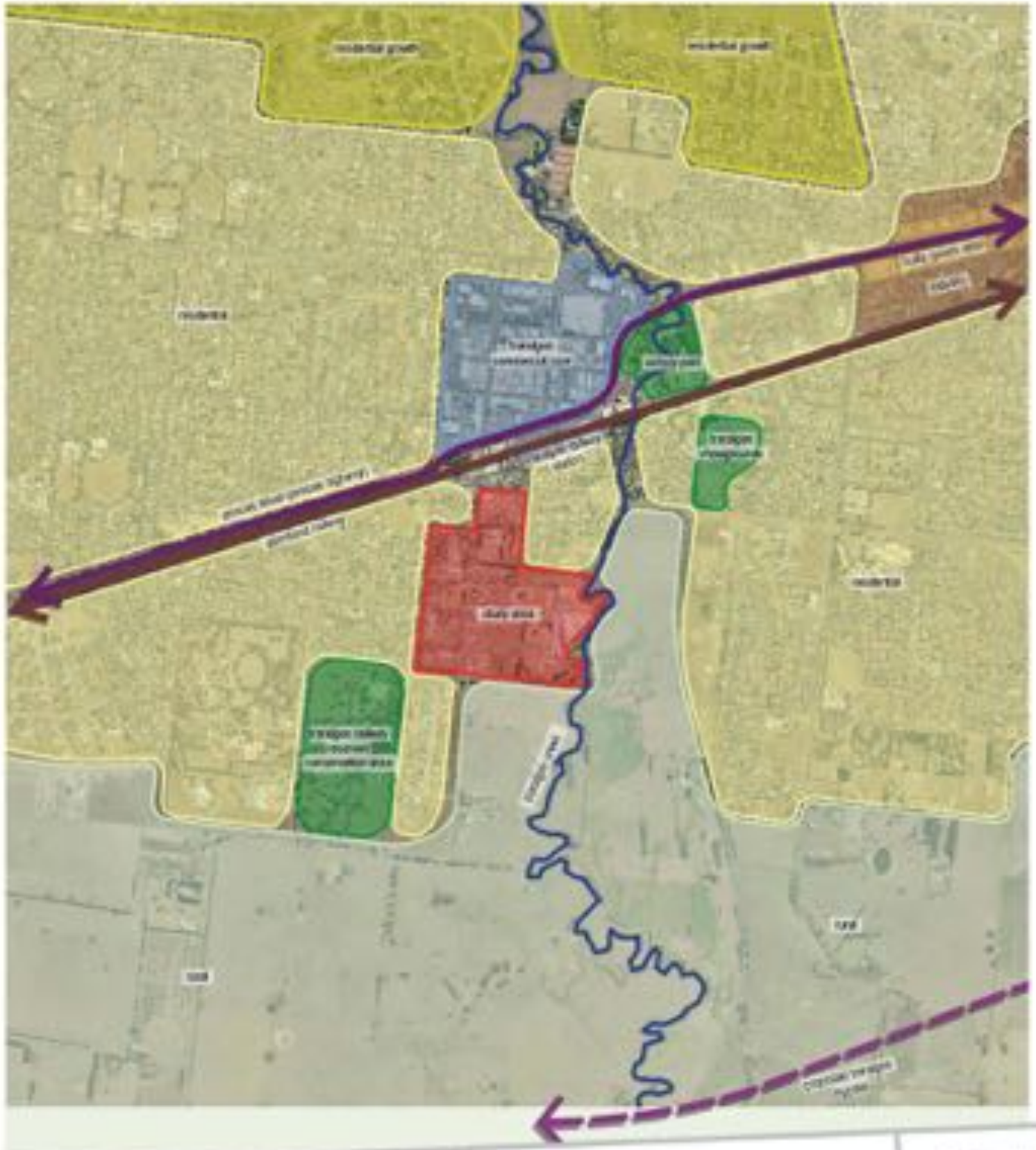


Figure 5: Contextual Area





2.2 land use

The analysis of land use in and around the Traralgon Inner South Precinct has identified a number of key areas, briefly described as follows, and identified in the accompanying land use analysis diagram.

Residential

- The proximity of the study area to central Traralgon, in particular the Traralgon Railway Station, suggests suitability for higher density forms of residential development.
- The Inner South Precinct is surrounded by single storey detached residential dwellings to the west and the north-east, that transition from a higher density lot size to the north to larger format lots to the south. A row of multiple unit residential dwellings have been constructed along Collins Street to the north-east of the precinct, and future residential growth includes large format development on existing rural land to the south.

Open space

- Burnet Park is a prominent piece of public open space that is located within the Inner South Precinct. Nearby is the Duncan Cameron Memorial Park to the north-west and Traralgon Reservoir Conservation Reserve to the south-west.
- The Traralgon Creek also presents an environmental corridor that could integrate with the open space network of the precinct and encourage pedestrian connectivity.

Community and Educational facilities

- There is the potential for the existing community facilities and service clubs along Hickox Street to be consolidated and relocated. This is an important opportunity to build strategic connections and integrate them within the public open space



Existing single storey residential adjacent to the precinct.



Burnet Park.

network and land associated with the existing educational facilities, including the Latrobe Special Development School and the Coinda Hill Education Facility.

Vacant Land

- The Boral site has been recently purchased and Council understands that the new owners are interested in residential development opportunities.
- The previous Council Depot site also has potential to become some of the first land available for residential development.
- A number of other vacant land parcels within the precinct would appear to be suitable for residential development, following contamination assessment and the consideration of industrial relocation.

Industrial

- The Inner South Precinct currently consists of predominantly industry related activity, which includes a range of smaller light industrial uses and industry related retail as well as the larger operations of the Unimin lime manufacturing plant, Traralgon Concrete Products and EDI Asphalt.
- Unimin Traralgon is licensed through the Environmental Protection Authority (EPA) and is the largest and most established of these industrial companies. Existing use rights will allow them to continue their current operations, although any expansion of operations would require a further EPA Works Approval.



Latrobe Special Development School.



Traralgon Depot site.



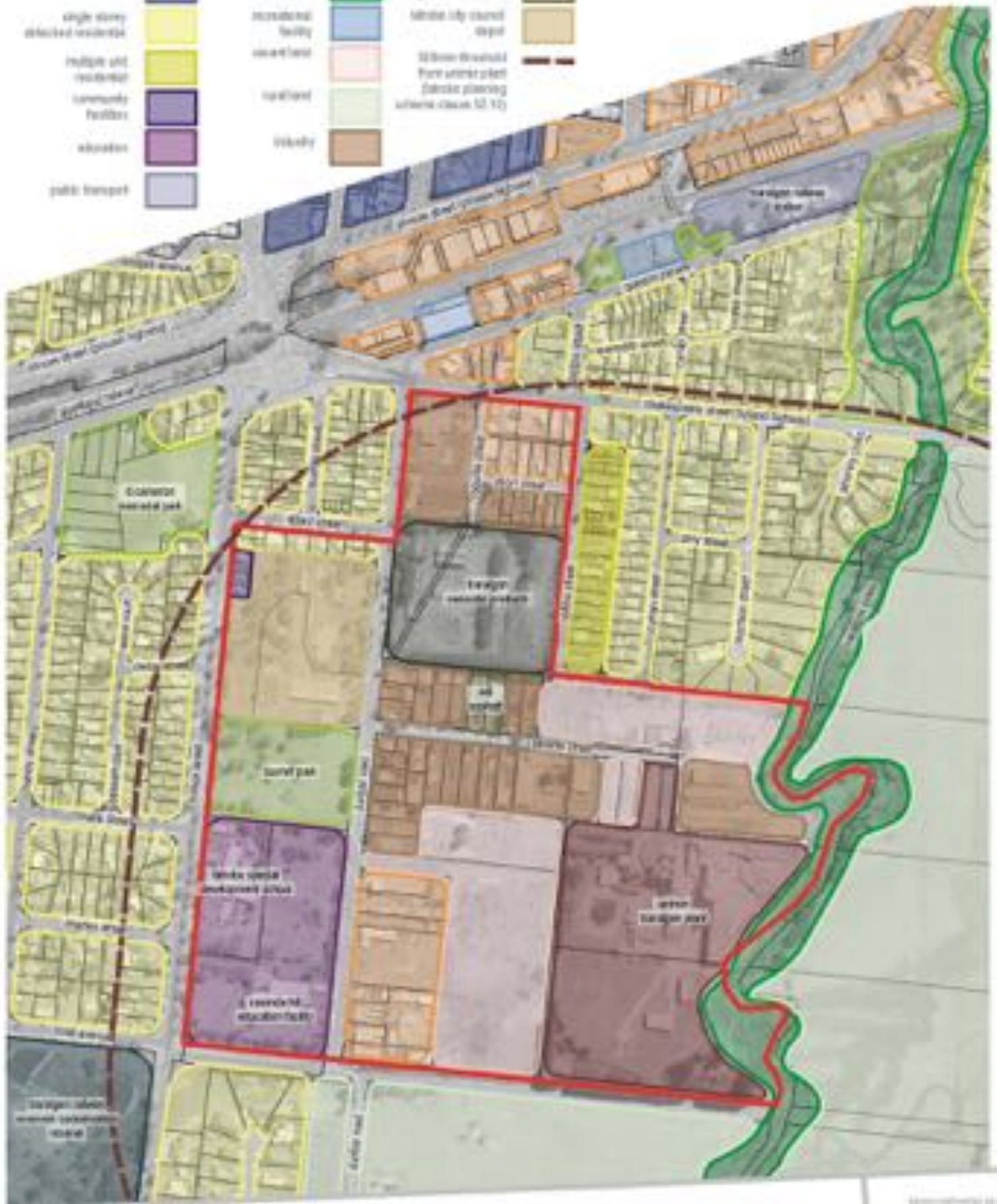
Smaller industrial related businesses within the precinct.

Legend

study area		public open space		primary low manufacturing	
retail		recreation centre		industry concrete manufacturing	
commercial		credit line vegetation		industry asphalt manufacturing	
single story detached residential		recreational facility		industry city council depot	
multiple unit residential		road lane		Woolworths Food service plant (abuse planning scheme clause 52.12)	
community facilities		road lane			
education		industry			
public transport					

traralgon inner south precinct master plan

site and context analysis
land use



Project No: 00-000
 City No: 510-000
 Date: 1/10/2012
 Plan: 0024-01
 Project: C

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Figure 6: Land Use



2.3 access and movement

The analysis of access and movement in and around the Traralgon Inner South Precinct has identified a number of key elements, briefly described as follows, and identified in the accompanying access and movement analysis diagram.

Pedestrian and bicycle access

- Current pedestrian movement between southern residential areas and central Traralgon, particularly the railway station, through the study site needs improvement through the establishment of preferred pedestrian routes through the streetscape environs.
- Pedestrian and bicycle access between areas of public open space within and around the precinct need to be resolved and link into existing parkland shared trails.
- Access to the existing informal pedestrian path along the Traralgon Creek is poor; therefore potential connections into central Traralgon along this corridor are restricted.



Shared trails extending north of Shakespeare Street towards central Traralgon.

Vehicle access

- The existing local road pattern is largely established and already provides a framework for movement within the precinct. Roads are generally wide and would appear to be able to accommodate additional demand associated with increased residential development.



Local streets surrounding the Inner South Precinct.

- Roads within the precinct are extensively used by industrial traffic, with the only vehicular access point into the site from the south being an unsealed route along Dunbar Road. The potential extension of Rose Avenue as indicated in the Latrobe Structure Plan and the construction of the Traralgon Bypass would take the pressure off the existing major intersections to the north of the study area.
- There are three other vehicular access points for the precinct to the north, via Dunbar Road, Bourke Street and Short Street.



Shakespeare Street (Hyland Highway).

Legend

- study area 
- major highway 
- main roads 
- local roads 
- unclassified local roads 
- foot way 
- travelling walkway 
- potential paths 
- informal pedestrian path 
- potential overpass 
- bridge 
- major intersection 
- signalised intersection 
- study area vehicle access points 

traralgon inner south precinct
 master plan
 site and context analysis
 access and movement



Figure 7: Access and Movement

Scale: 1:10,000
 Date: 12/04/2018
 Author: [Name]
 Project: [Name]



2.4 landscape and environment

The analysis of the physical landscape and environment of the Traralgon Inner South Precinct has identified a number of key elements, briefly described as follows, and identified in the accompanying landscape and environment analysis diagram.

Open Space

- Burnet Park is located within the Traralgon Inner South Precinct which provides a local parkland environment for the community. The Duncan Cameron Memorial Park to the north-west includes a sporting oval and club facilities and an environmental wetland is located within the Traralgon Reservoir Conservation Reserve to the south-west. The Traralgon Creek also presents an open space corridor along the eastern boundary of the site.



Burnet Park.

Views

- There are existing views from the south-west part of the precinct to the Traralgon Railway Reservoir Conservation Reserve.
- The existing industrial uses on the site present many poor visual interfaces along the streetscapes which make for a poor pedestrian environment.



Traralgon Creek.



A Flora and Fauna Assessment has also been carried out by Brett Lane & Associates (October 2008) to identify any significant environmental issues that may impact on the proposed development of the land for residential uses. The report describes the flora and fauna of the study area based on the review of existing information and field investigations, with the key findings outlined below.

Vegetation Assessment

- The study area supports native vegetation in the form of ten scattered trees within public open parkland in the western part of the study area, with species including Gippsland Red Gum and River Red Gum.
- Remaining vegetation consists of planted trees, commonly located within parkland and along road reserves and a hedge of Cypress Pine trees along the south-eastern boundary of the study area.
- The Traralgon Creek constitutes an environmental corridor of creek line vegetation, which is an important contributor to the future character of the precinct.

Habitat assessment

- The study area supports three main habitat types:
 - The built up area, comprising of the buildings, roads and paved areas associated with residential and industrial areas are considered to provide low quality habitat for fauna.
 - Vacant land parcels and open parklands are considered low to moderate quality for fauna.
 - A small dam on the Coinda Hill Education Facility comprises an aquatic environment that is considered moderate quality for fauna as a habitat for frogs and waterbirds.
- The adjacent Traralgon Creek habitat is considered moderate quality for a variety of fauna along the flyway and wildlife corridor.
- The Traralgon Railway Reservoir Conservation Reserve is located to the south-west of the study area and is considered to have high conservation and habitat value.



Traralgon Railway Reservoir Recreational Reserve.

legend

study area		vegetative windbreaks		pedestrian path	
publicly accessible open space		road high points		retained pedestrian path	
commercial terrace		strategic lines		views	
low rise		roads		road crossings	
recreational facility		water bodies		post-visual interfaces	
working field		pedestrian crossings			
cook line vegetation					

traralgon inner south precinct
master plan

site and context analysis
landscape and environment



Project No: 10-00
 Date: 1-10-04
 Scale: 1:1000
 Author: [Name]
 Date: 10-04-04

Environmental Impact
 Statement - Summary
 This is a summary of the
 findings of the
 Environmental Impact
 Statement for the
 Traralgon Market
 Redevelopment Project.

Figure 8: Landscape and Environment



2.5 cultural heritage

A Desktop Cultural Heritage Assessment of the study area was carried out by Tardis Enterprises (November 2008) to review the Aboriginal and historic cultural heritage of the area and the potential impact the proposed activity may have on known and potential heritage values. The assessment notes that:

- There are no previously recorded Aboriginal or historic sites within the activity area, however there are eight within 2km of the site. These include one scarred tree and seven low density surface stone artefact scatters, with those assessed ranging from low to moderate significance.
- There is a low level of potential for previously disturbed low density Aboriginal stone artefacts, which if existed, would provide very little scientific information and require minimal management due to historic land use practices.
- There is low to moderate potential for low to moderate density Aboriginal stone artefact scatters within 200m of current and previous water courses and drainage lines.

The report provides three recommendations regarding Aboriginal and historic heritage:

- All Aboriginal sites are protected under the *Aboriginal Heritage Act 2006* and all Historic sites are protected under the *Heritage Act 1995*. Therefore, all sites must be treated according to requirements of the Act.
- If high impact activities proposed by the Traralgon Inner South Master Plan are outside of culturally sensitive areas (50m from a recorded site and 200m away from a named waterway) there is no trigger for a mandatory Cultural Heritage Management Plan (CHMP). If any significant ground disturbance works as described under the *Aboriginal Heritage Regulations 2007* are to take place within a sensitive area a CHMP is required for these areas prior to any development taking place.
- If a CHMP is not required under the *Aboriginal Heritage Act 2006*, it is suggested that the proponent consider undertaking a voluntary CHMP to manage the risk associated with potential harm to Aboriginal cultural material.



2.6 contamination

A preliminary contamination appraisal was carried out by Peter J Ramsay and Associates (October, 2008) that assessed external areas of the site and reviewed the history of the site for information on past and present land uses and developments in order to advise on the potential environmental implications for the proposed development of the land for more sensitive uses.

The site contains numerous allotments which are used for a range of commercial and industrial activities. It was found that the main potentially contaminating activities and occupants on site include a petrochemical storage depot, Unimin lime plant, EDI Asphalt, Traralgon Concrete, a motor vehicle servicing workshop and a garden supply nursery, as well as a number of soil stockpiles on site.

The site inspection and preliminary site history review identified a number of potential contamination sources at the site, which include:

- Potential for soil and groundwater impacts to have occurred in sites used for industrial manufacturing and chemical storage.
- Potential for pesticide and herbicide impacts to have occurred in the allotment that has been used as a nursery.
- Potential for imported soil stockpiles on site to contain elevated levels of chemical contaminants.
- Potential for fill that has been imported onto the site for levelling purposes to be contaminated.

In view of the potential contamination sources identified, it is noted that further investigation into site conditions for each allotment would be necessary. An Environmental Audit Overlay (EAO) would be required to be applied over any industrial sites that are proposed for residential uses.



Traralgon Concrete Products.



Unimin Traralgon Plant.



2.7 buffer distances

Recommended thresholds also exist from offensive industrial activities uses to nearby sensitive uses, as outlined in Clause 52.10 of the Latrobe Planning Scheme. This is to *'define those types of industries and warehouses which if not appropriately designed and located may cause offense or unacceptable risk to the neighbourhood'* and refers to the minimum threshold distance from any part of the land with an adverse amenity potential use to land in a residential zone. The recommended threshold distances outlined for the offensive industries within the study area are a 500m threshold for the Unimin Plant and EDI Asphalt and 100m for Traralgon Concrete Products.

These threshold distances are also noted in EPA Victoria's Publication on 'Recommended Buffer Distances for Industrial Residual Air Emissions' (July 1990). This notes that the provision of an adequate buffer distance allows industrial emissions, due to odour, dust and noise, to dissipate without adverse impacts on sensitive land uses.

Residential development is still possible within the threshold or buffer distances, subject to planning assessment and approval. During the assessment of future residential development proposals within the precinct it will be necessary to ensure that potential off site impacts from existing industry within the precinct are appropriately addressed. An example of recent residential development around the precinct that dealt with these conditions was the residential subdivision development to the north of Unimin along Morrison Street. This development was approved with conditions including double glazed windows and soundproofing.



3 market assessment

The ability to meet the future demand for residential dwellings in Traralgon is dependent upon identifying appropriate development sites and providing the planning structure to support and facilitate residential development. A market assessment was undertaken to identify the opportunity for residential development within the Traralgon Inner South Precinct, noting that the presence of the Unimin plant and the contamination of sites will impact on the viability of residential development in the study area. The assessment reviewed relevant background documents and analysed factors influencing residential market conditions and housing preferences within Traralgon, particularly relating to ongoing population and economic growth. The residential market analysis notes that the Department of Planning and Community Development (DPCD) recently released population projections that predict that the population of the region will increase by over 58,000 or 35% over the period 2006-2036. The economic viability of residential development within the study area was then assessed.

The study indicates that purchasers of residential properties primarily come from within Traralgon, although 30% of purchasers originate from outside of the Latrobe region. The median prices and sales of residential properties have experienced strong growth over the past five years reflecting positive economic conditions. The implications of the population and economic growth trends for the area are expected to be a continued demand for traditional housing forms to accommodate young working families and potentially strong growth in demand for smaller, low maintenance dwellings to accommodate Gippsland's ageing population.

Our market analysis has noted that:

- There is a market preference for low density housing and residential lots compared to metropolitan areas, with the higher density housing market in Traralgon largely limited to townhouses and units. Therefore, any attempt to alleviate the identified shortage of residential land through encouraging medium density housing is unlikely to have a significant impact.
- The strong preference for low density housing is also due to relatively low residential land values, and property values and rents would need to increase significantly to encourage a shift in housing preferences away from traditional detached dwellings. The trend in the median price of houses, units and residential lots in Traralgon has generally followed consistent patterns of growth, which is characterised by slow growth from 1990 - 2001 and high rates of growth from 2002 - 2008.



Over 1990 – 2008 growth in the median price of houses and residential lots was more consistent than residential units, and from further analysis of residential sales it is particularly evident that from 2001 onwards there is a strong ongoing market preference for lower density dwellings.

- Demand for higher density residential development within the study area will be determined by population growth and the market value of different housing forms relative to their development cost. Although there is limited potential for a shift in housing preferences towards higher density dwellings, smaller lot subdivisions have the opportunity to provide affordable housing for younger homebuyers or the ability for older households to downsize.

The economic viability of residential development within the study area will be dependent upon a number of considerations being:

- The market value of land within the area for residential uses relative to its existing industrial use, particularly the presence of the Unimin plant, and existing low amenity values relating to areas south of the railway line.
- The cost of remediating the area for residential uses relative to any additional value that this may generate.
- The development risks associated with remediation and redevelopment of the area for residential uses.

The key conclusions from this assessment are that:

- Due to the expressed housing preference for low density dwellings and the affordability of residential land in Traralgon, the current housing mix is expected to be largely maintained, which is also due to the ability to easily access the town centre from across Traralgon's urban area. Therefore, higher density residential development in the form of non-detached (multi-level) townhouses and apartments is not the preferred housing type, despite strong population growth and positive economic conditions.
- Single level dwellings on small allotments rather than higher density, multi-level dwellings are the most preferred form of residential development within the study area, and will accommodate the population growth of older residents.



4 consultation

The Traralgon Inner South Precinct has many stakeholders and interested parties that need to be engaged and consulted throughout the process. In preparing this plan, the project team has sought to implement innovative community engagement and consultation mechanisms that help ensure a broad cross section of the community, landholders and other community groups have the opportunity to input into and be kept informed of the planning process. In brief, the program of consultation undertaken is outlined as follows, in line with Latrobe City Council's Community Engagement Strategy:

Issues Consultation

In December, 2008, the project team facilitated a workshop event with invited stakeholders and representatives of the range of groups which use and value the Traralgon Inner South Precinct and surrounds. This included consultation with landowners and tenants, developers and real estate agents, Council officers and State Government representatives and community groups. The intent of the workshop was to identify and record those major issues which the master plan should consider, and to begin to imagine a vision for the future of the Traralgon Inner South Precinct.

'Inquiry by Design' Consultation

In March, 2009, the project team facilitated a workshop event with stakeholder groups to present, discuss and refine the information contained within the draft master plan diagrams. These sessions again included liaison with landowners and tenants, developers and real estate agents, Council officers and State Government representatives and community groups.

Project Working Group Meetings

At regular intervals throughout the project, the project team has consulted with the Project Working Group.



5 opportunities and constraints

A number of opportunities and constraints identified through the analysis and consultation phases of the project are briefly described as follows, and identified in the accompanying opportunities and constraints diagram.

5.1 opportunities

- Improve residential amenity and pedestrian connections to the station precinct, town centre, adjacent residential areas, recreation areas and waterways.
- Enhance Traralgon Creek as high quality ecological and recreational corridor forming the eastern boundary of the precinct.
- Create linkages between areas of public open space that connect to the Traralgon Creek corridor.
- Existing residential neighbourhoods to the north, west and south of the precinct have an amenity and character which should inform that of future residential development within the precinct.
- Future residential development to the south of the precinct will establish another residential interface to the precinct.
- A possible future east-west road connection across the Traralgon Creek would integrate residential areas and provide alternative access opportunities for industrial activities, thus significantly reducing any need for industrial transport to travel through residential areas.
- Co-location of community facilities and activities within the open space network, including new facilities for service clubs, will allow for consolidation, more effective open space and the creation of more efficient redevelopment sites.



Traralgon Railway Station Precinct.



The potential east-west connection across Traralgon Creek would be an extension of Rose Avenue.

- Provision of open, accessible higher density residential development, integrated with the public realm and existing residential areas, within walking distance of both the town centre and railway station.
- Potential relocation of industrial land uses in a separate, designated and established precinct on the eastern side of the town, dependent upon the outcomes of a detailed industrial study.

5.2 constraints

- Potential site contamination.
- Poor current image and perception of the area.
- Tenure of existing operational industrial land uses, specifically Unimin, EDI Asphalt and Traralgon Concrete Products, with respect to both general amenity and specific EPA & Planning Scheme regulations/requirements.
- Multiple ‘managers’ of, and fragmented use of, public (crown) land.
- Ongoing environmental impact of major industrial activities on the residential amenity of the area.
- Vehicular access to industrial activities will continue to impact on residential amenity.
- Fragmented ownership of private land and multitude of small land parcels.
- Flooding characteristics of Traralgon Creek.
- Complicated traffic access and limited access points due to the railway and creek.
- Current and future residential market conditions.
- Untested nature of higher density residential development in the Traralgon property market.
- Economic issues associated with potentially relocating industries to alternative sites (e.g. potential loss of jobs and business viability).



Traralgon Depot site



EDI Asphalt.

traralgon inner south precinct master plan

opportunities and constraints



Figure 8: Opportunities and Constraints



Project No. 1500000
 Date: 15/01/2015
 Version: 1.0

Author: [Name]
 Designer: [Name]
 Checker: [Name]
 Approver: [Name]



6 vision statement

The Traralgon Inner South Precinct is an existing area of industrial and mixed use that is envisaged to become a valuable supply of residential land in the long term as Traralgon's population continues to grow.

As the site transitions from its current situation to Council's long term vision as a precinct of mixed density housing, the Master Plan will allow for residential uses and industrial activity to co-exist in a way that is not detrimental to residential amenity and streetscape attractiveness.

The environmental and recreational assets of the Traralgon Inner South Precinct will be enhanced and expanded upon, to allow new pedestrian linkages and community connectivity within and around the precinct. The area's proximity to central Traralgon will allow for the creation of pedestrian links into the town centre and surrounding residential areas.

The formulation of a Master Plan for the Traralgon Inner South Precinct will contribute to greater residential amenity, environmental sustainability, community safety and housing diversity that is fully integrated with the broader open space network and Traralgon community.



Residential streets within the precinct.



Duncan Cameron Memorial Park.



7 planning and design principles

The master plan has been developed on the basis of an agreed set of fundamental design and community development principles, outlined below.

- Protect and enhance the local character of residential neighbourhoods surrounding the precinct.
- Introduce housing into the precinct, at a density that reflects its proximity to central Traralgon and transport networks.
- Ensure that future residential development is fully integrated with the public realm and is readily accessible and forms part of the broader residential areas.
- Ensure that future residential development is fully integrated with the broader open space network integrating all residential areas to the south of the railway, linking the areas to central Traralgon, the railway station, education and recreation areas.
- Encourage new built form which supports concepts of environmental sustainability, including spatial design, water efficient design, solar efficiency, energy efficiency and promotes the use of recycled materials.
- Encourage a variety of lot and housing sizes at a higher density than the residential average for Traralgon.
- Ensure that the transition of the precinct from industrial to residential is undertaken in a coordinated and staged manner which acknowledges and respects existing industrial businesses operating within the precinct, and where appropriate facilitates their relocation to Traralgon's eastern industrial precinct, or other preferred location.
- New residential developments within the industrial threshold distance should ensure appropriate consideration of potential pollution and contamination issues, potentially using screening or vegetative buffers as a boundary between the two uses.
- Existing precinct features, such as established vegetation and existing roads should form the basis for the layout and image of new development.
- Create permeable pedestrian-friendly streets and spaces, which are easy to navigate, are of high amenity and contribute to neighbourhood character and encourage people to walk and cycle in preference to car travel.



- Community facilities, which may include new facilities for the existing services clubs, should be located within the precinct's open space network, with provision for pedestrian and bicycle connections to other open spaces and to central Traralgon.
- Discourage the establishment of, or significant expansion of highly offensive uses in the industrial area which may detrimentally affect the safety and amenity of more sensitive land uses.



8 master plan implementation

8.1 short to medium term

A number of existing industrial land uses in the study area, most notably the operations of the Unimin Plant, Traralgon Concrete and EDI Asphalt, will delay the immediate residential rezoning of land across the study area, due to contamination and existing buffer requirements. Residential development is still possible within the threshold or buffer distances however appropriate consideration of potential pollution and contamination issues will be necessary. An industrial study will also be required before Council's long term vision to transform the whole precinct into residential can begin to be considered. This will need to consider the availability of suitable alternative sites for industrial activity, as well as an analysis of the net community benefit of any relocation. Existing use rights also need to be considered and taken into account for the range of smaller light industrial land holdings within the study area, and the master plan needs to be flexible enough to accommodate their presence until an assessment of Traralgon's industrial activities is carried out and a strategy is created to pave the way for future development of the precinct.

The formulation of the master plan for the Traralgon Inner South Precinct considered a range of scenarios for the study area that were developed to consider the staging process by which the introduction of residential development into the precinct could occur. These situations assessed the potential for residential development based on whether Unimin, Traralgon Concrete and EDI Asphalt were to remain or be relocated, as well as the implications of their associated threshold zones. The master plan, which is identified in the accompanying diagram, provides an outcome for the precinct in the short to medium term and incorporates the following recommendations:



New residential development around the precinct.



The existing Traralgon Depot site.



Residential

- Introduce residential development into the precinct that builds upon the existing residential frontage along Allard Street to the north, and extends across the land currently zoned mixed use. This land does not require rezoning for residential development and also provides some flexibility depending on the outcomes of further contamination assessment and implications of the EPA recommended thresholds.
- Encourage consolidation of smaller land parcels which are not viable for development on their own. Incentives may be necessary for developers to buy larger land parcels in order to facilitate site clean up and proceed with development negotiations. Incentives may entail benefits such as the facilitation of investment through identifying potentially suitable premises, support in dealing with legislative and approval process, rate relief or waiving of council fees, all of which are outlined in the Economic Development Assistance Policy (May, 2009). Existing substantial land parcels in single ownership such as the Traralgon Depot site and Traralgon Concrete create good potential for more immediate development opportunities. Discussions for development of the former depot site are already underway and some existing businesses have indicated that relocation may be possible if the conditions are appropriate.
- Implement residential development in the form of medium density (450sqm) lots, which will allow the precinct to blend into the surrounding character of Traralgon and provide the opportunity for industrial uses to co-exist. This lot size would allow for the development of approximately 180 lots as indicated in the Master Plan diagram, which is reflective of its proximity to central Traralgon and the Traralgon Railway Station.
- Ensure that any rezoning proposals are accompanied by an Environmental Audit Overlay (EAO) that would allow sensitive uses, in particular the residential use and development of previously industrial zoned land. An individual environmental assessment, such as the one that has already been completed for the Depot site, will also be necessary for any site intended for residential development to review the history of the land and potentially contaminating site activities and extensive testing of soils, ground water and site hydrogeology.
- The land designated as residential is located within the 500m recommended threshold from the major industrial use, therefore as outlined in Clause 52.10, appropriate consideration of potential pollution and contamination issues will be necessary, with screening or vegetative buffers a possible boundary between the two uses.

Industrial

- Allow the land to the east of Dunbar Road to the south of the proposed residential blocks (Area 3a) to continue its industrial activities until future land uses are further investigated through a detailed assessment of Traralgon's industrial land requirements. This industrial area includes the large industrial facility of Unimin, which will be allowed to continue its current operations under its EPA license.
- Prevent the establishment or significant expansion of any highly offensive uses in the industrial area. Non-offensive industrial uses however can continue, thus ensuring that development opportunities are not blocked in the short to medium term. Development opportunities that may be suitable for this area would be activities and businesses that do not affect the safety and amenity of the adjacent, more sensitive land uses and require minimal infrastructure.

Public open space

- Enhance existing public open space and establish open space linkages within and around the Traralgon Inner South Precinct. This will connect existing areas of open spacing, providing improved pedestrian accessibility along the Hickox Street avenue,



Traralgon Railway Reservoir Conservation Reserve



Duncan Cameron Memorial Park.



Possible east-west connection from Rose Street.



linking Burnet Park, the Duncan Cameron Memorial Park and the Traralgon Railway Reservoir Conservation Reserve.

- Establish a new vegetated corridor to the north of Janette Street, allowing connections from Burnet Park which is an existing valued piece of open space, to Traralgon Creek.
- Establish new community facilities on the crown land along the northern edge of the Cooina Hill Education Facility. This could accommodate the existing service clubs (Traralgon Lions Club and Traralgon Apex Club) and its location will prompt its integration into the precinct's open space network.

Vehicular access

- Build new roads upon the existing grid layout of the surrounding urban fabric and existing streets in the precinct and accommodate for the different levels of housing density as the area transitions from industrial to residential from north-west to south-east. Roads are to act as boundaries between different uses, allowing development within the area to occur in precincts.
- Incorporate the link between Rose Avenue and Traralgon Creek Road to the east that is outlined in the Latrobe Structure Plan. This connection could allow a possible entrance to Unimin from the south which would reduce industrial traffic along the residential streets, and would send traffic, particularly trucks, to the Hyland Highway and proposed Traralgon Bypass without passing through the residential precinct.

Pedestrian and bicycle access

- Establish preferred pedestrian routes along Hickox Street, Collins Street and the new vegetated avenue north of Janette Street with shared paths that allow connectivity through the precinct along high amenity streetscapes. Pedestrian and bicycle connections should also be created to link the precinct with the town centre and Traralgon Railway Station to the north, Traralgon Creek to the east, the existing residential areas to the west and future residential development to the south. Further details of connections around the train station are to be explored by the concurrent Traralgon Station Precinct Master Plan, which will affect access and egress of the Inner South Precinct.
- Enhance the Traralgon Creek environmental corridor through recreational shared paths along the west side of the creek to improve access and integration of the precinct.



These recommendations and the accompanying master plan give a realistic vision for the precinct in the short to medium term. The master plan responds to the opportunities and constraints associated with the existing conditions and demands of the study area and surrounds, and allows for the introduction of residential development on existing mixed use land. The master plan should be included as a reference document within the Latrobe Planning Scheme, to inform and assist statutory planning assessments of new developments and uses within the Traralgon Inner South Precinct.

planning and design principles

1. **Local and regional** The local character of residential neighbourhoods is a key planning principle for the precinct. It is important to ensure that the precinct is designed to be a vibrant, active and sustainable community. The precinct should be designed to be a vibrant, active and sustainable community. The precinct should be designed to be a vibrant, active and sustainable community.

2. **Community quality** The precinct should be designed to be a vibrant, active and sustainable community. The precinct should be designed to be a vibrant, active and sustainable community.

3. **Strengthening the precinct** The precinct should be designed to be a vibrant, active and sustainable community. The precinct should be designed to be a vibrant, active and sustainable community.

4. **Strengthening the precinct** The precinct should be designed to be a vibrant, active and sustainable community. The precinct should be designed to be a vibrant, active and sustainable community.

Legend



traralgon inner south precinct

master plan



Figure 14: Master Plan



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 Version: 2.0
 Author: [Name]
 Reviewer: [Name]
 Approved: [Name]

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8.2 long term

Latrobe City Council's long term vision for the precinct is its transformation into residential, with the relocation of industrial uses to a separate precinct within Traralgon. Given the outcome of the Amendment C62 Panel Report and the recommendations contained within, a detailed industrial strategy will need to be carried out before such relocation can be considered, to ensure that the assumptions behind Council's residential vision for the area are well founded.

This industrial land use strategy should acknowledge that there are significant existing major industrial businesses in the study area, however could potentially indicate how these users could be encouraged to relocate from the area. The study should assess whether their relocation would be beneficial economically and to the community, and where the most appropriate location for them is. Depending on the outcome of this study, the long term objectives of Latrobe City Council for a residential precinct could potentially begin to be facilitated and incorporated into the Latrobe Planning Scheme. This would begin the transformation of the site from industrial to a residential precinct, which should be accompanied by a series of planning controls that would inform how development is to occur.

Assuming that this process is facilitated, Latrobe City Council's vision for the Traralgon Inner South Precinct as a residential precinct is still the ultimate goal, and in the long term should incorporate the following recommendations to build upon the short to medium term master plan:

- Continue the development of residential lots from the north west to south east, with medium density development (450sqm lots) to the north towards the town centre, standard residential development (600sqm lots) immediately south of Janette Street and low density development (750sqm lots) further south, following the existing fabric of the surrounding residential lots. Without the restriction of Unimin, this layout could allow for the development of approximately 400 lots in total, with 54% allocated as medium density, 20.5% standard density and 25.5% low density. It should be ensured that any rezoning of land that would allow sensitive uses should again be accompanied by an Environmental Audit Overlay (EAO), in particular the residential rezoning of previously industrial zoned land.
- Prepare a Development Plan Overlay (DPO) and a Development Contributions Plan Overlay (DCPO) to stipulate how the development of residential lots and public open space should proceed, including a detailed layout of roads and lot sizes to facilitate its new residential use. Development contributions from residential establishment in the precinct could also allow for the



potential creation of a new area of public open space to the east of the study area alongside the creek corridor.

- Ensure that an environmental assessment reviewing potential contamination of previous site activities and testing of soils, ground water and site hydrogeology is undertaken for any site intended for residential development. Given the industrial history of the study area, its transformation into a residential precinct would entail significant costs associated with remediation to render the land suitable for residential development and occupation.

These recommendations reflect the strategic direction for a broader plan for Traralgon and Latrobe City, subsequent to further investigations within a detailed industrial study. Through an analysis of the benefits of industrial relocation out of the precinct, this could in turn provide justification for the transition of the Traralgon Inner South Precinct towards Council's long term residential vision.



references

- Latrobe City Council, *Latrobe Planning Scheme Municipal Strategic Statement – Clause 21.05*, January 2010.
- Latrobe City Council, *Latrobe Planning Scheme Amendment C62 MSS Review – Panel Report*, July 2009.
- Beca Pty Ltd, *Latrobe Structure Plans- Traralgon*, August 2007.
- David Lock Associates with SGS Economics and Planning and PBAI Australia, *Latrobe Transit Centred Precincts Report- Traralgon Town Summary*, June 2006.
- Essential Economics Pty Ltd, *Latrobe City Council Residential Land Assessment*, July 2008.
- *Traralgon Bypass Inquiry Advisory Committee Report*, July 2007
- EPA Victoria, *Recommended Buffer Distances for Industrial Residual Air Emissions*, July 1990.

7.3**LATROBE CITY COUNCIL FACILITIES ON CROWN LAND**

AUTHOR: General Manager Recreation, Culture and Community Infrastructure

(ATTACHMENT – YES)

1. PURPOSE

The purpose of this report is to provide Council with information relating to Council and community facilities on Crown Land.

2. DECLARATION OF INTERESTS

The General Manager Built and Natural Environment declared an indirect interest under Section 78B of the *Local Government Act* 1989 in the preparation of this report.

3. STRATEGIC FRAMEWORK

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2010-2014.

Latrobe 2026: The Community Vision for Latrobe Valley

Strategic Objective - Recreation

In 2026, Latrobe Valley encourages a healthy and vibrant lifestyle, with diversity in passive and active recreational opportunities and facilities that connect people with their community.

Strategic Objectives – Natural Environment

In 2026, Latrobe Valley enjoys a beautiful natural environment that is managed and protected with respect to ensure a lasting legacy for future generations.

Strategic Objective – Governance

In 2026, Latrobe Valley has a reputation for conscientious leadership and governance, strengthened by an informed and engaged community, committed to enriching local decision making.

Latrobe City Council Plan 2011 - 2015

Strategic Direction – Natural Environment

Facilitate and support local community sustainability initiatives.

Service Provision – Natural Environment

Provide environmental planning, advice, services and programs.

Latrobe City Council Plan 2011-2015

Strategic Direction – Recreation

Support and develop partnerships and collaboration with user groups, friends of and committees of management for recreational, aquatic, public open space, parks and gardens.

Strategy – Natural Environment Sustainability Strategy 2008-2013

Action Area 8 Bushland Parks and Reserves

The purpose of bushland parks and reserves is the on-going protection of the existing natural values of the land. Parks and reserves are legally protected and may have ongoing management.

Policy - Public Open Space Policy 11 POL-4

Policy Goals-

Latrobe City has developed the Public Open Space Policy as an overarching statement regarding the planning and development of public open space within the municipality. The Purpose of the Policy is to guide the development and future management of public open space in a manner which conserves, improves and protects the open space environment of the Latrobe City.

Local Government Act 1989

Latrobe City Council Plan 2011 - 2015

Strategic Direction – Governance

Facilitate and support local community sustainability initiatives.

Service Provision – Natural Environment

Provide environmental planning, advice, services and programs.

4. BACKGROUND

At the Ordinary Council Meeting held on 21 May 2011, Council considered a report requesting that it become the appointed land manager for Crown allotments surrounding the Traralgon Railway Reservoir Conservation Reserve (TRRCR).

At this meeting, Council resolved:

1. *That Latrobe City Council submit to the Department of Sustainability and Environment a request to become the appointed land manager of Crown Allotment 93A in the Parish of Traralgon and if successful that the management responsibility be allocated by Council to the Traralgon Railway Reservoir Conservation Reserve Committee of Management.*
2. *That Latrobe City Council submit to the Department of Sustainability and Environment a request to become the appointed land manager of Crown Allotment 94A in the Parish of Traralgon and if successful that the management responsibility be allocated by Council to the Traralgon Railway Reservoir Conservation Reserve Committee of Management.*
3. *That Council Officers discuss with the Department of Sustainability and Environment and the property owners adjoining the southern boundary of the unmade Government Road between Hyde Park Road and Hickox Street Traralgon a proposal to formally discontinue this section of unmade Government Road Reserve and for the management responsibility of the land to be allocated to Council.*
4. *Subject to agreement of the Department of Sustainability and Environment and the adjoining property owners to discontinue a section of the unmade Government Road Reserve between Hyde Park Road and Hickox Street Traralgon, Council authorises the Chief Executive Officer to give public notice and invite submissions pursuant to section 206 of the Local Government Act 1989 concerning the potential discontinuance of a section of this unmade Government Road Reserve.*

5. Council authorise the Chief Executive Officer to nominate a date in accordance with section 223 of the Local Government Act 1989 to consider any public submissions received concerning the potential discontinuance of a section of unmade Government Road Reserve between Hyde Park Road and Hickox Street Traralgon.
6. That a report be presented to Council commenting on all the financial implications of Halls, Recreational grounds and Council facilities on crown Land.

As resolved by Council, Council officers are in the process of implementing resolution 1 to 5. This report has been prepared to respond to resolution 6.

5. **ISSUES**

The Department of Sustainability & Environment (DSE) can, as overseer, allocate the management of Crown land to others to manage on its behalf.

Once Crown land has been placed under the management of another land manager, that manager becomes responsible for the day to day management, improvement, maintenance and control of the land. In some instances, DSE may continue provide advice and assistance to them.

Typically these other managers are Parks Victoria, local government authorities, other government agencies, committees of management and trusts.

Parks Victoria

Parks Victoria is responsible for the management of protected areas such as National, State, Wilderness and other parks as specified in the *National Parks Act 1975*.

Local government

Local government, either as committee of management of Crown land or owner of freehold land, recognises social and recreational needs by providing and managing land for a range of community uses.

Other government agencies

There are many other government agencies that manage Crown land required for their day to day operations. Generally this Crown land has been reserved for operational purposes and is managed by the agency concerned, for example, water authorities manage land reserved for water supply purposes. This responsibility is not specifically detailed in either the legislation governing Crown land or the government agency and is referred to as implied management. Other examples are Victoria Police and Government Health and Education departments.

Local committees of management and trusts

Committees of management can be established under the *Crown Land (Reserves) Act 1978* to manage reserved Crown land. Committees of management which are not the local council or Parks Victoria are usually local community representatives appointed by the Minister.

Trusts are an earlier form of local management. Whilst still used for some reserves, they have been largely superseded by the committee of management model of local management.

In summary, there are basically three forms of management of Crown Land;

1. Bodies established 'for a public purpose', i.e. Parks Victoria, Victoria Police, Department of Education.
2. Committee of Management - 'local', usually three or more persons appointed by the Minister.
3. Committee of Management - Council.

A Municipal Council can appoint Committees of Management to manage Crown Land for which it is itself the Committee of Management.

In addition, Council can also lease a parcel of its own land or Crown Land to a group or committee. At present, the maximum term for such a lease is 21 years. As per the conditions of the lease, at the completion of this lease term, there are two options for Council to consider:

- Any building or structure erected on that parcel of land is deemed not to be Council's responsibility and that the building or structure may/must be removed by the group or organisation when the lease expires.

- Council may make application to have the lease extended or to become the permanent land holder.

Attached to this report are tables which outline those parcels of Crown Land for which Latrobe City has some involvement. The last column on each table endeavours to identify the maintenance responsibility for this land and any buildings/structure that may be on this land. For each parcel of land, maintenance responsibility will fall with one or more of the following:

- *Council* – Latrobe City is responsible for the maintenance of the property. In some instances, this responsibility may be shared with a local committee.
- *Local Committee* – A local committee has been appointed to be responsible for this land. In some instances they may act independently of Council whilst in other there may be some level of support from Council.
- *Other* – there may be other lease holders, land owners or occupiers who have some maintenance responsibility for the parcel of land.
- *To be determined* – there are some parcels of land which are currently under review in respect to clarifying maintenance responsibility. A number of these will be addressed through the completion of Council's Building Asset Management Plan.

These tables are as follows:

Attachment one – parcels of land for which Council is the appointed Committee of Management.

In some instances, Council undertakes its maintenance duties without forming a local committee. Examples of this are the Traralgon Courthouse and Yallourn North Pre School.

Also on this list are examples where Council is the appointed Committee of Management (CoM) however has chosen to form a local committee to assist in the operations of a particular parcel of land. Examples of this are the Morwell Centenary Rose Garden and Traralgon Railway Reservation Conservation reserve.

Attachment two – these parcels of land where the Crown has appointed a local committee as the CoM.

With a number of these CoM's, Council may still play an active role in supporting the activities undertaken on these parcels of land. For example, a number of these reserves were considered in recent recreation plans undertaken by Council and funds allocated for the improvement of facilities (i.e. Glengarry Recreation Reserve).

6. FINANCIAL AND RESOURCES IMPLICATIONS

There are no financial implications associated with the production of this report.

7. INTERNAL / EXTERNAL CONSULTATION

Not Applicable.

8. OPTIONS

1. Council can note this report
2. Council can request further information.

9. CONCLUSION

Latrobe City Council has considerable responsibility in respect to management and maintenance of Crown Land in our municipality.

By taking on this responsibility, Council, in partnership with the community and local committees, is able to deliver significant benefit to the community in respect to provision of community facilities.

The management of or financial contribution that Council makes to provide these facilities does come at a considerable cost.

In many instances, considerable capital investment has been made to develop or improve infrastructure on Crown Land. There are also examples where significant recurrent funding is provided to committees to assist in their operations (i.e. recreation reserves, bushland and conservation reserves, rail trails).

Within this report, the exact costs from a capital and recurrent respect have not been identified. If Council were to request this work be undertaken, a significant investment in time and resource would be required.

10. RECOMMENDATION

That Council note the findings of this report in respect to Council and community facilities located on Crown Land within Latrobe City.

Moved: Cr Gibson

Seconded: Cr Middlemiss

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

ATTACHMENT 1

Attachment 1

Council as Committee of Management

DSE Local Name	Common Name	Locality	Address	Building/Structure Detail	Land Ownership	Maintenance Responsibility
YERRANG PARK & TRARALGON CREEK RESERVE	Yerrang Park	Balook	Traralgon Creek Road, BALOOK VIC 3971	Vacant Land	DSE	Council
YERANG PARK FLORA RESERVE	Yerrang Park	Balook	Traralgon Creek Road, BALOOK VIC 3971	Vacant Land	DSE	Council
BOOLARRA PUBLIC PARK & REC RESERVE	Boolarra Railway Park (Part of)	Boolarra	Duke Street, BOOLARRA VIC 3870	Footpath/Vacant Land	DSE	Council
BOOLARRA CARPARK RESERVE	Boolarra Railway Park (Part of)	Boolarra	Duke Street, BOOLARRA VIC 3870	Shelter/Vacant Land	DSE	Council
PRIMROSE PARK	Primrose Park	Boolarra	Morwell River Road, BOOLARRA VIC 3870	Vacant Land	DSE	Council
BOOLARRA PRE-SCHOOL CENTRE	Boolarra Preschool	Boolarra	Church Street, BOOLARRA VIC 3870	Building	DSE	Council
MORWELL RIVER BUSHLAND CAMPING & PICNIC	Morwell River Bushland Reserve	Boolarra South	Olsens Road, BOOLARRA SOUTH VIC 3962	Vacant Land	DSE	Council
CALLIGNEE MECHANICS INSTITUTE	Callignee Community Centre	Callignee	426 Old Callignee Road, CALLIGNEE VIC 3844	Pavilions/Building/Public Toilets	DSE	Council/Local Committee/To be determined
TOOMUNG RECREATION RESERVE	Toomung Recreation Reserve (Callignee)	Callignee	440 Old Callignee Road, CALLIGNEE VIC 3844	Cricket Oval	DSE	To be determined
BILLY'S CREEK RECREATION RES.	Billy's Creek Reserve	Jeeralang Junction	Junction Road, JEERALANG JUNCTION VIC 3840	Public Toilet/Vacant Land	DSE	Council
TRARALGON CREEK RESERVE	Traralgon Creek Reserve	Koornalla	Traralgon Creek Road, KOORNALLA VIC 3844	Vacant Land	DSE	Council
COOKS GULLY FLORA RESERVE	Cooks Gully Flora Reserve	Koornalla	Traralgon Creek Road, KOORNALLA VIC 3844	Vacant Land	DSE	Council
KOORNALLA RECREATION RESERVE	Koornalla Reserve	Koornalla	Traralgon Creek Road, KOORNALLA VIC 3844	Stack Site/Vacant Land	DSE	Council

DSE Local Name	Common Name	Locality	Address	Building/Structure Detail	Land Ownership	Maintenance Responsibility
LATROBE ROAD	Old Morwell Tip Site	Maryvale	Latrobe Road, MARYVALE VIC 3840	Vacant Land	DSE	Council
VALE STREET RESERVE	Ted Summerton Reserve	Moe	Vale Street, MOE VIC 3825	Pavilions/Public Toilets/Sheds/Interchange/Shelters/Other	DSE	Council/Other/To be determined
MOE CHILD WELFARE CENTRE	Moore Street Preschool	Moe	57 Moore Street, MOE VIC 3825	Building	DSE	Council
CHILDREN'S PLAYGROUND RES (PARK CRESCENT)	Moore Street Preschool	Moe	57 Moore Street, MOE VIC 3825	Play Equipment/Other/Vacant Land	DSE	Council
OLYMPIC POOL MOE RESERVE	High Street Residence - Front Yard	Moe	35A High Street, MOE VIC 3825	Vacant Land	DSE	Council
JOHN FIELD RESERVE NORTHERN RESERVE	Latrobe Leisure - Moe/Joe Carmody Reserve/Northern Reserve	Moe	307 Old Sale Road, NEWBOROUGH VIC 3825	Leisure Centre/Athletics Track/Pavilion/Other	DSE	Council/Other/To be determined
MOE PUBLIC BUILDINGS RESERVE	Moe Life Skills Centre/Moe Historical Society	Moe	2 High Street, MOE VIC 3825	Building/Other	DSE	Council/To be determined
MOE RECREATION RESERVE. (RACE COURSE)	Moe Racing Club/Moe Caravan Park/Joe Tabuteau Reserve	Moe	Waterloo Road, MOE VIC 3825	Buildings/Pavilions/Public Toilets/Sheds/Playground/Shelters/Other	DSE	Council/Other/To be determined
EDWARD HUNTER HERITAGE BUSHLAND RESERVE	Edward Hunter Reserve (Part of)	Moe	Coalville Road, MOE VIC 3825	Footpath/Vacant Land	DSE	Council/Local Committee
PUBLIC PURPOSES RESERVE (T.B DREW PARK)	T.B Drew Park	Moe	Cemetery Road, MOE VIC 3825	Footpath/Vacant Land	DSE	Council
MOE-YALLOURN RAIL TRAIL	Moe Yallourn Rail Trail	Moe-Yinnar	Narracan Drive, MOE VIC 3825	Walking Trail/Vacant Land	DSE	Council/Other/Local Committee
TOWN COMMON RESERVE	Morwell Town Common	Morwell	Elgin Street, MORWELL VIC 3840	Public Toilet/BBQ Shelter/Other/Playground	DSE	Council
NORTHERN RESERVE	Maryvale Reserve/Fire Track	Morwell	Grant Street, MORWELL VIC 3840	Pavilions/Public Toilets/Sheds/Other	DSE	Council/Other/To be determined
WALLACE STREET RESERVE	Wallace Street Reserve	Morwell	Wallace Street, MORWELL VIC 3840	Footpath/Vacant Land	DSE	Council

DSE Local Name	Common Name	Locality	Address	Building/Structure Detail	Land Ownership	Maintenance Responsibility
MORWELL STREET RESERVE	Savige Street Reserve	Morwell	39-47 Savige Street, MORWELL VIC 3840	Footpath/Playground	DSE	Council
KEEGAN STREET RECREATION RESERVE	Keegan Street Reserve	Morwell	11 Aherin Street, MORWELL VIC 3840	Buildings/Pavilions/Public Toilets/Other	DSE	Council/Other/To be determined
AVONDALE CRES PUBLIC PARK & REC RES.	Morwell Centenary Rose Garden	Morwell	Norman Sharpe Reserve, Maryvale Crescent, MORWELL VIC 3840	Footpath/Shelter	DSE	Council/Local Committee
PUBLIC PURPOSES RES (ELDERLY CITZ CLUB)	Morwell Senior Citizen Centre	Morwell	2-4 Maryvale Crescent, MORWELL VIC 3840	Building	DSE	Council
WATERHOLE CREEEK RESERVE	Waterhole Creek Reserve	Morwell	The Boulevard, MORWELL VIC 3840	Footpath/Vacant Land/Playground	DSE	Council
LATROBE AIRPORT	Latrobe Regional Airport (Part of)	Morwell	Airfield Road, MORWELL VIC 3840	Vacant Land/Runway (part of)	DSE	Council
MONASH (TORRES ST) RECREATION RESERVE	Monash Reserve & Corrigan Reserve	Newborough	Monash Road, NEWBOROUGH VIC 3825	Pavilions/Buildings/Public Toilets/Sheds/Interchange/Shelters/Other	DSE	Council/Other/To be determined
TRARALGON RAILWAY RESERVOIR CONS RESERVE	Traralgon Railway Reserve	Traralgon	Rose Avenue, TRARALGON VIC 3844	Pavilion/Other/Footpath	DSE	Council/Local Committee
SHOW GROUNDS & RECREATION RESERVE	Traralgon Show Grounds	Traralgon	Whittakers Road, TRARALGON VIC 3844	Buildings/Pavilions/Public Toilets/Sheds/Interchange/Shelters/Other	DSE	Council/Other/Local Committee/To be determined
TRARALGON SANDBANK RESERVE	Traralgon Sandbank Reserve	Traralgon	Tyers Road, TRARALGON VIC 3844	Vacant Land	DSE	Council
ERIC TAYLOR RESERVE	Eric Taylor Reserve	Traralgon	Shakespeare Street, TRARALGON VIC 3844	Pavilion	DSE	Council/Other/To be determined
TRARALGON RECREATION RESERVE	Traralgon Croquet Club	Traralgon	45-47 Breed Street, TRARALGON VIC 3844	Pavilion/Shed/Other	DSE	Council/Local Committee
HICKOX STREET RESERVE	Hickox Street Reserve	Traralgon	36-46 Hickox Street, TRARALGON VIC 3844	Car Park/Vacant Land	DSE	Council/To be determined
THOMAS C WRIGHT RESERVE	Star Hotel	Traralgon	Peterkin Street, TRARALGON VIC 3844	Building	DSE	Council
TRARALGON COURT HOUSE	Traralgon Court House	Traralgon	161-165 Franklin Street, TRARALGON VIC 3844	Building	DSE	Council

DSE Local Name	Common Name	Locality	Address	Building/Structure Detail	Land Ownership	Maintenance Responsibility
YINNAR RECREATION RESERVE	Yinnar Recreation Reserve (Main Oval)	Yinnar	Jumbuk Road, YINNAR VIC 3869	Pavilions/Buildings/Sheds/Interchange/Shelters/Other/Tennis Courts	DSE	Council/Local Committee/ Other / To be determined
BOOLARRA HALL	Boolarra Hall Reserve	Boolarra	Church Street, BOOLARRA VIC 3870	Vacant Land	DSE	Council / To be determined
MIRBOO WATER SUPPLY RESERVE	Boolarra Water Reserve	Boolarra	Barktown Road, BOOLARRA VIC 3870	Other/Vacant Land	DSE	Other
BOOLARRA MUSEUM	Boolarra Museum	Boolarra	31 Tarwin Street, BOOLARRA VIC 3870	Building	DSE	Local Committee
BUDGEREE HALL RESERVE	Budgerie Hall	Budgerie	40 Roys Road, BUDGEREE VIC 3870	Building	DSE	Local Committee
WATER RESERVE	Toongabbie Water Reserve	Toongabbie	34 Stringer Road, TOONGABBIE VIC 3856	Vacant Land	DSE	Other
GIPPSLAND PLAINS RAIL TRAIL	Gippsland Plains Rail Trail	Traralgon-Toongabbie	Traralgon-Toongabbie	Pathway/Vacant Land	DSE	Local Committee
TOONGABBIE CRICKET/PUBLIC REC RESERVE	Toongabbie Village Green	Toongabbie	Cowen Street, TOONGABBIE VIC 3856	Public Toilet/Shelter/Vacant Land	DSE	Council/Local Committee
JUMBUK HALL RESERVE	Jumbuk Publik Hall	Jumbuk	4 O'Reillys Hill Road, JUMBUK VIC 3840	Building	DSE	Local Committee
TRARALGON SERVICE CLUBS RESERVE	Traralgon Service Clubs (Lions etc.)	Traralgon	16-20 Hickox Street, TRARALGON VIC 3844	Building/Shed/Other	DSE	Other

ATTACHMENT 2

.

Attachment 2

Committee of Management (not Council)

DSE Local Name	Common Name	Locality	Address	Building/Structure Detail	Land Ownership	Maintenance Responsibility
YALLOURN NORTH RECREATION RESERVE	Yallourn North Recreation Reserve & Tennis Club	Yallourn North	Reserve Street, YALLOURN NORTH VIC 3825	Pavilions/Buildings/Sheds/Interchange/Shelters/Other/Tennis Courts	DSE	Council/Local Committee
YALLOURN NORTH PUBLIC HALL RESERVE	Yallourn North Public Hall	Yallourn North	Reserve Street, YALLOURN NORTH VIC 3825	Building	DSE	Council/Local Committee
TYERS PUBLIC HALL	Tyers Public Hall	Tyers	3 Mount Hope Road, TYERS VIC 3844	Building	DSE	Council/Local Committee
GLENGARRY HALL RESERVE	Glengarry Public Hall	Glengarry	1 Railway Avenue, GLENGARRY VIC 3854	Building	DSE	Local Committee
TOONGABBIE RACECOURSE RESERVE	Toongabbie Golf Club & Recreation Reserve	Toongabbie	Main Street, TOONGABBIE VIC 3856	Pavilions/Public Toilets/Sheds/Interchange/Shelters/Other	DSE	Council/Local Committee/Other/To be determined
FLYNN PUBLIC RESERVE	Flynn Public Hall & Tennis Club	Flynn	7 Widdis Way, FLYNN VIC 3844	Pavilions/Buildings/Sheds/Other/Tennis Courts	DSE	Council/Local Committee/To be determined
JEERALANG NORTH PUBLIC HALL RESERVE	Jeeralang North Public Hall	Jeeralang	1005 Jeeralang North Road, JEERALANG VIC 3840	Building	DSE	Council/Local Committee
GLENGARRY RECREATION RESERVE	Glengarry Recreation Reserve	Glengarry	31-39 Cairnbrook Road, GLENGARRY VIC 3854	Pavilions/Buildings/Sheds/Interchange/Shelters/Other/Tennis Courts	DSE	Council/Local Committee
TOONGABBIE MECHANICS INSTITUTE	Toongabbie Public Hall	Toongabbie	Cowen Street, TOONGABBIE VIC 3856	Building	DSE	Council/Local Committee
OLD GIPPSTOWN FOLK MUSEUM (GIPP HERITAGE)	Old Gippstown	Moe	211 Lloyd Street, MOE VIC 3825	Building/Other	DSE	Local Committee
BOOLARRA MEMORIAL PARK	Boolarra Recreation Reserve	Boolarra	Park Road, BOOLARRA VIC 3870	Pavilions/Buildings/Sheds/Interchange/Shelters/Other/Tennis Courts	DSE	Council/Local Committee/Other/To be determined
BOOLARRA MULTI PURPOSE COMMITTEE INCORP.	Boolarra Community Centre	Boolarra	28-30 Church Street, BOOLARRA VIC 3870	Building	DSE	Local Committee

DSE Local Name	Common Name	Locality	Address	Building/Structure Detail	Land Ownership	Maintenance Responsibility
YINNAR RECREATION RESERVE	Yinnar Recreation Reserve (Main Oval)	Yinnar	Jumbuk Road, YINNAR VIC 3869	Pavilions/Buildings/Sheds/Interchange/Shelters/Other/Tennis Courts	DSE	Council/Local Committee/ Other / To be determined
BOOLARRA HALL	Boolarra Hall Reserve	Boolarra	Church Street, BOOLARRA VIC 3870	Vacant Land	DSE	Council / To be determined
MIRBOO WATER SUPPLY RESERVE	Boolarra Water Reserve	Boolarra	Barktown Road, BOOLARRA VIC 3870	Other/Vacant Land	DSE	Other
BOOLARRA MUSEUM	Boolarra Museum	Boolarra	31 Tarwin Street, BOOLARRA VIC 3870	Building	DSE	Local Committee
BUDGEREE HALL RESERVE	Budgerree Hall	Budgerree	40 Roys Road, BUDGEREE VIC 3870	Building	DSE	Local Committee
WATER RESERVE	Toongabbie Water Reserve	Toongabbie	34 Stringer Road, TOONGABBIE VIC 3856	Vacant Land	DSE	Other
GIPPSLAND PLAINS RAIL TRAIL	Gippsland Plains Rail Trail	Traralgon-Toongabbie	Traralgon-Toongabbie	Pathway/Vacant Land	DSE	Local Committee
TOONGABBIE CRICKET/PUBLIC REC RESERVE	Toongabbie Village Green	Toongabbie	Cowen Street, TOONGABBIE VIC 3856	Public Toilet/Shelter/Vacant Land	DSE	Council/Local Committee
JUMBUK HALL RESERVE	Jumbuk Publik Hall	Jumbuk	4 O'Reillys Hill Road, JUMBUK VIC 3840	Building	DSE	Local Committee
TRARALGON SERVICE CLUBS RESERVE	Traralgon Service Clubs (Lions etc.)	Traralgon	16-20 Hickox Street, TRARALGON VIC 3844	Building/Shed/Other	DSE	Other

7.4 2011/2012 BUDGET AND FEES & CHARGES FOR ADOPTION

AUTHOR: General Manager Governance
(ATTACHMENT – YES)

1. PURPOSE

The purpose of this report is to present the 2011/2012 budget and fees & charges for Council's consideration.

2. DECLARATION OF INTERESTS

No officer declared an interest under the *Local Government Act* 1989 in the preparation of this report.

3. STRATEGIC FRAMEWORK

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2010-2014.

Latrobe 2026: The Community Vision for Latrobe Valley

Strategic Objectives - Governance

In 2026, Latrobe Valley has a reputation for conscientious leadership and governance, strengthened by an informed and engaged community committed to enriching local decision making

Latrobe City Council Plan 2011 - 2015

Strategic Direction –

Ensure that Latrobe City Council continues to meet the highest standards of financial probity.

Service Provision – Financial Management

Administer financial management, advice and services of Latrobe City Council.

Major Initiatives -

Develop the Annual Budget and present to Council for consideration.

Legislation –

Section 127 (1) of the *Local Government Act 1989*, states that “A Council must prepare a budget for each financial year.”

Key Strategic Actions

Policy - Nil

4. BACKGROUND

On 30 May 2011, Council resolved to give notice of preparation of the proposed 2011/2012 budget and fees & charges, including proposed rates and charges for the year, and invited submissions on the budget in accordance with Section 129 of the *Local Government Act 1989*.

Public notice of the preparation of the 2011/2012 budget and fees & charges was subsequently advertised in the Latrobe Valley Express on 02 June 2011, 06 June 2011, 16 June 2011 and 20 June 2011, advising that the budget and fees & charges were available for inspection at Council’s service centres and on Council’s website.

The closing date for submissions was Wednesday, 29 June 2011. Seven submissions were received in relation to the draft 2011/2012 budget and fees & charges. All those who made submissions were provided with the opportunity to speak to Council at the Special Council Meeting held on 4 July 2011. Subsequently five submitters took the opportunity to speak to their submission at the Council Meeting.

The draft 2011/2012 budget has been prepared utilising financially prudent principles and measures, and clearly articulates the resources required to deliver the 2011-2015 Council Plan.

The draft 2011/2012 budget proposes new borrowings of \$1.356 million to fund Council’s defined benefits superannuation call. Council remains well within the State Government borrowing guidelines limits.

The draft 2011/2012 budget proposes a 5.77% increase in general rates and the municipal charge, excluding growth. This report forms part of the statutory process for the adoption of the 2011/2012 budget.

5. ISSUES

The budget has been drafted to provide for delivery of actions within the Council Plan 2011-2015 and the continued provision of the large range of services and programs.

Cost Increases

In assessing the movement in expenses for an industry over time, an important variable is the underlying movement in the industry's input cost. This variable is referred to as the Consumer Price Index (CPI) which measures the price movements of a standard basket of goods reflecting household consumption. The March 2011 quarter CPI for the Melbourne All Groups was 3.5%.

While the CPI broadly reflects movements in household consumer spending, it is not necessarily the most appropriate measure for local government.

While council rates and discretionary charges tend to be evaluated against movements in the CPI, this measure relates to price movements in a standard basket of services that reflect household spending patterns and may not have direct relevance for local government services.

In order to gain a better understanding of what cost index applies to local government, the Municipal Association of Victoria (MAV) has released its Local Government Cost Index (LGCI) for 2011, which forecasts that council costs will increase an average of 3.6 per cent in the year ahead. It should be noted that a price index is not used in isolation to develop council budgets. It is only one driver of expense (cost). Council budgets must also take account of growth in service volumes, increases in wages, State and Commonwealth contributions that may be indexed below CPI, any expansion in the range of council responsibilities and changes in service standards and spending requirements for asset maintenance and renewal.

Landfill Levy

In May 2011, the Victorian State Government Budget 2011-12 was released where it was announced that the government had rescheduled the planned increases in the landfill levy by bringing forward by 12 months the progressive landfill levy rates.

For kerbside collection, the EPA levy has increased from \$15 per tonne to \$22 per tonne. The draft 2011/2012 budget proposes that Council declares an annual service charge of \$14.50 to separately identify the component of waste charges that are imposed on Council by the State Government.

Borrowings

The draft 2011/2012 Budget proposes new borrowings of \$1.356 million to fund Latrobe City's unfunded defined benefits superannuation liability. Even with the additional borrowings, Council remains well within the recommended Government Prudential Borrowing limits and supports the delivery of "Latrobe 2026: The Community Vision for Latrobe Valley" and clearly articulates the resources required to deliver the 2011 - 2015 Council Plan.

Capital Works

Capital works program spending for 2011/12 totals \$31.889 (of which \$25.418 million is treated as capital for accounting purposes). The capital works program allows for the completion of projects currently underway, as well as a range of new projects.

There is a continued focus on the maintenance and renewal of existing assets, and allocations for development projects. Some of the key projects included in the capital works program include the allocation of \$15.4 million for roads, drains and footpaths, which includes \$1.8m for the replacement and upgrade of the Franklin Street Bridge. Funding has been allocated to complete the delivery of the new landfill cell; bushfire recovery projects such as Boolarra Multipurpose Centre refurbishment; the Churchill Town Centre Plan implementation; and implementation of various aspects of adopted recreation plans and other recreational liveability projects.

Submissions

Following public consultation seven submissions were received in relation to the draft budget. Council considered these submissions at a Special Council Meeting held on 4 July 2011.

The following table includes a summary and comment on each of the submissions received.

Submission received from	Comments/Issues	Officer Comments	Change to Report Y/N
Latrobe City Farm Rate Payers Association	Supports the retention of the differential farm rate	Farm rate differential has remained unchanged from 2010/2011 budget to 2011/2012 budget.	N
Victorian Farmers Federation & United Dairy Farmers of Victoria Yinnar Branch	Proposed increased support and funding for additional weed control. Proposed upgraded maintenance on rural roads. Concern regarding rate valuations on farming properties.	Weed control and roadside maintenance funding exists in the budget, the amount allocated is deemed sufficient to meet the current requirements. The CEO addressed concerns in relation to farm valuations at the Latrobe City Farm Rate Payers Association meeting held on 6 July 2011.	N
Yinnar & District Community Association	Support for the funding of a skate park in Yinnar & District	Funding included in the draft budget for a skate park to be established in Yinnar has been maintained.	N
Traralgon Tyers United Football/Netball Club	Support for the Northern Towns Recreation Plan – upgrade of Tyers Recreation Reserve change room facilities.	Funding included in the draft budget for an upgrade to the Tyers Recreation Reserve change room facilities has been maintained.	N
Moore Street Kindergarten Committee	Support for the capital budget funding associated with the kindergarten car parking.	Funding included in the draft budget for car parking at Moore Street Pre-school has been maintained.	N
Morwell Centenary Rose Garden	Proposal to include funding for the North Side Development.	Funding of this submission would result in the deferral of equally beneficial projects, therefore the proposal will be deferred for consideration in future budgets. The annual contribution of funds to the Morwell Centenary Rose Garden has been maintained.	N
Churchill United Soccer Club	Proposal to include funding for planning of new change rooms at Hazelwood South Reserve.	Upgrade of facilities at Hazelwood South Reserve have been incorporated in the Southern Towns Outdoor Recreation Plan, and will be considered for funding in future budgets.	N

Updates

A summary of minor changes to the draft 2011/2012 budget and fees & charges document are detailed below:

Page/Original	Update
<p>The following minor changes were made to the Key Strategic Activities since the release of the draft budget on the 30 May 2011.</p>	
<p>Page 73 Finalise Stage 2 of the Traralgon Activity Centre Plan to improve access, guide future land use and establish an urban design framework.</p> <p>Quality: The quality of Stage 2 outputs and resulting planning scheme amendment will be measured by the Department of Planning and Community Development's level of satisfaction with the information and process used.</p>	<p>Finalise Stage 2 of the Traralgon Activity Centre Plan to guide future land use via a Structure Plan, Urban Design Framework and parking precinct plan.</p> <p>Quality: The quality of Stage 2 outputs and resulting planning scheme amendment will be measured by the success of the Planning Scheme amendment process, including assessment by an independent Planning Panel and the decision by the Minister for Planning.</p>
<p>Page 73 & 74 Finalise the Traralgon Growth Areas Review including the Traralgon West Corridor Precinct Plan to identify long term growth and development opportunities.</p> <p>Quantity: Finalisation of the Traralgon Growth Areas Review will result in the completion of a Framework Plan and supporting Structure Plans.</p> <p>Quality: The quality of outputs will be measured by the Department of Planning and Community Development's level of satisfaction with the information and process used to support a subsequent planning scheme amendment.</p>	<p>Finalise the Traralgon Growth Areas Review including the Traralgon West Corridor Structure Plan to identify long term growth and development opportunities.</p> <p>Quantity: Finalisation of the Traralgon Growth Areas Review will result in the completion of a Framework Plan and supporting Structure Plan.</p> <p>Quality: The quality of outputs will be measured by the success of the Planning Scheme amendment process, including assessment by an independent Planning Panel and the decision by the Minister for Planning.</p>

Page/Original	Update
The following minor changes to Fees & Charges have resulted from the Victorian Government gazetted updates to statutory fee and penalty units.	
Page 24 to 26 Local Laws infringement penalties currently listed as "Govt yet to advise charge"	Local Laws infringements updated to reflect changes as advised by the governing body.
Page 49 Asset Protection Penalty Unit – Govt yet to advise charge	Asset Protection Penalty Unit = \$122.14 Fee Unit = 12.22

6. **FINANCIAL AND RESOURCES IMPLICATIONS**

The budget has been drafted to provide for the continuation and, in some cases, enhancement of services and programs. Once again provision has been made for a significant capital works program of \$31.9 million.

The budget has been prepared with an increase in income from rates of 5.77% (excluding supplementary rates) which includes the maintenance of the farm rate at 75% of the general rate.

7. **INTERNAL / EXTERNAL CONSULTATION**

Engagement Method Used:

Copies of the draft budget have been available for inspection at Council offices and on the Council web site since 30 May 2011, ensuring a minimum of 28 days were available for submissions to be received.

In addition Fees & Charges has also involved mail outs, direct communication with user groups and public displays at Leisure Centres, Preschools and Libraries.

8. **OPTIONS**

Having considered the submissions, Council has the following options:

1. adopt the proposed budget;
2. amend the budget prior to adoption; or
3. not adopt the budget.

Any material amendment to the draft budget would require Council to undertake further community consultation and adoption at a later date.

9. CONCLUSION

The proposed 2011/2012 budget has been prepared to provide for the ongoing delivery of services and programs as well as a significant capital works program. The increase in income from rates is proposed to be 5.77% excluding supplementary rates.

Council's audit committee has commended the budget as being financially responsible. Community input has been received and all submissions have been considered.

10. RECOMMENDATION

- 1. That the 2011/2012 Budget, dated 11 July 2011, annexed to this resolution, and having regard to submissions made under the *Local Government Act 1989*, be adopted by Council in accordance with Section 130 of the *Local Government Act 1989*.**
- 2. That Council, in accordance with the provisions of the *Local Government Act 1989*, declares that the amount that it intends to raise by way of general rates, municipal charges and service charges for the period 1 July 2011 to 30 June 2012 is as follows:**
 - a. General Rates \$37,386,657**
 - b. Municipal Charge \$3,985,300**
 - c. Service Charges \$8,113,997**
 - d. Payments in lieu of rates \$8,433,087**
- 3. (a) That Council declares that the general rates will be raised in 2011/2012 by the application of the following differential rates calculated on the Capital Improved Value of rateable property:**
 - (i) General rate of 0.00431108 cents in the dollar on lands as defined in paragraph 4.1(a).**
 - (ii) Farm rate of 0.00323331 cents in the dollar on farm land as defined in paragraph 5.1(a).**
- (b) That Council declares the general rates for a twelve month period commencing 1 July 2011 and that the rates be levied in respect of each portion of rateable land for which the Council has a separate valuation.**

- (c) That Council be of the opinion that the differential rates to be levied in 2011/2012 will contribute to the equitable and efficient carrying out of its functions.
- 4. That Council specifies in relation to the General Rate for 2011/2012 the following in accordance with Section 161 of the *Local Government Act 1989*:
 - 4.1 The objectives of the general rate as:
 - (a) the types and classes of land to which the rate will apply is all other rateable land that is not defined as farm land as described in paragraph 5.1(a);
 - (b) the level of the general rate is 0.00431108 cents in the dollar on the capital improved value of land as defined;
 - (c) the reasons for the use and level of that rate are that:
 - (i) the types and classes of land to which the rate applies can be easily identified;
 - (ii) it is appropriate to have a general rate so as to fairly rate lands other than recreational and farm lands;
 - (iii) the level of the general rate is appropriate having regard to all relevant matters including the use to which the land is put and the amount to be raised by Council's Municipal Charge;
 - (iv) the level of the general rate is appropriate to ensure that the burden of the payment of rates is fairly apportioned across all rateable land within the Municipal district; which objectives the Council considers are consistent with the economical and efficient carrying out of its functions, and
 - 4.2 The characteristics of the land which are the criteria for declaring the general rate are as set out in sub-paragraph 4.1(a) above.
- 5. That Council specifies in relation to the farm rate for 2011/2012 the following in accordance with Section 161 of the *Local Government Act 1989*:
 - 5.1 The objectives of the farm rate as:

- (a) the types and classes of land to which the rate will apply is farm land as defined in Section 2 of the *Valuation of Land Act 1960*, namely, any rateable land which is not less than 2 hectares in area and which is used primarily for carrying on one or more of the following businesses or industries:
- (i) grazing (including agistment);
 - (ii) dairying;
 - (iii) pig farming;
 - (iv) poultry farming;
 - (v) fish farming;
 - (vi) tree farming;
 - (vii) bee keeping;
 - (viii) viticulture;
 - (ix) horticulture;
 - (x) fruit growing;
 - (xi) the growing of crops of any kind; and that is used by a business:
 - (i) that has a significant and substantial commercial purpose or character; and
 - (ii) that seeks to make a profit on a continuous or repetitive basis from its activities on the land; and
 - (iii) that is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way it is operating
- (b) the level of the farm rate is 0.00323331 cents in the dollar on the capital improved value of farm land as defined;
- (c) the reasons for the use and level of that rate are that:
- (i) the types and classes of land to which the rate applies can be easily identified;
 - (ii) it is appropriate to have a farm rate so as to fairly rate farm land;
 - (iii) the level of the farm rate is appropriate having regard to all relevant matters including the use to which farm land is put and the amount to be raised by Council's Municipal charge;

- (iv) the level of the farm rate is appropriate to ensure that the burden of the payment of general rates is fairly apportioned across all rateable land within the Municipal district;
 - (d) the types and classes of land to which the rate will apply can be identified as farm land as defined in paragraph (a); which objectives the Council considers are consistent with the economical and efficient carrying out of its functions.
- 5.2 The characteristics of the land which are the criteria for declaring the farm rate are as set out in sub-paragraph 5.1(a) above.
6. That Council declares a Municipal charge at the annual rate of \$110.00 for rateable land in respect of which a Municipal charge may be levied to recover some of the administrative costs of the Council for a period of 12 months from 1 July 2011 to 30 June 2012.
7. (a) That Council declares an annual service charge of \$235.00 per premises for the weekly collection and disposal of refuse in respect of premises to which the service is provided (whether or not the owner or occupier of such premises avails himself or herself of the service provided) for a twelve month period from 1 July 2011 to 30 June 2012.
- (b) That Council declares an annual EPA Landfill Levy charge of \$14.50 per garbage bin to cover the costs levied by the Environmental Protection Authority on the operation of landfills for the period 1 July 2011 to 30 June 2012.
- (c) That Council determines where exemptions are granted, waste services will be charged for services utilised for the period 1 July 2011 to 30 June 2012 as follows:
- | | |
|--------------------------|-------------|
| Garbage 120L bin | \$146.00 pa |
| Garbage 240L bin | \$235.00 pa |
| Garbage 240L bin Special | \$175.00 pa |
| Recycling 240L bin | \$ 47.00 pa |
| Organics 240L bin | \$ 42.00 pa |
8. That Council declares that for Cultural and Recreational Land, in accordance with Section 4 of the *Cultural and Recreational Lands Act 1963*, the following amounts be specified as the amounts payable in respect of recreational lands described as:

Morwell Bowling Club	52 Hazelwood Road, Morwell	\$4,849.97
Morwell Golf Club	Fairway Drive, Morwell	\$2,403.43
Boolarra Bowling Club	22 Duke Street, Boolarra	\$711.33
Yinnar Bowling Club	Main Street, Yinnar	\$517.33
Yallourn North Bowls Club	Reserve Street, Yallourn North	\$862.22
LV Water Ski Club	Hall Road, Yallourn North	\$258.66
Traralgon Bowling Club	45-57 Gwalia Street, Traralgon	\$4,311.08
Traralgon Golf Club	Princes Street, Traralgon	\$5,503.09
Glenview Park	McNairn Road, Traralgon	\$5,649.67
Moe Racing Club	Waterloo Road, Moe	\$4,742.19
Yallourn Bowling Club	1-5 Coach Road, Newborough	\$2,371.09
Moe Golf Club	26 Thompsons Road, Newborough	\$2,679.34
Yallourn Golf Club	Golf Links Road, Moe	\$14,280.45
Moe Bowling Club	Waterloo Road, Moe	\$1,293.32
Victorian Field & Game Association	Scales Road, Flynn Creek	\$364.29
Traralgon Pony Club	20 Minniedale Road, Traralgon	\$571.22

These amounts have regard to the services provided by the Council in relation to such lands and the benefit to the community derived from such recreational lands.

9. That Council directs that copies of the information required by Section 161(3) of the *Local Government Act 1989* be made available for inspection at Council's office during office hours.
10. (1) That Council having considered submissions received in relation to the draft 2011/2012 budget, directs that the rates and charges as declared for 2011/2012 be levied by sending notices to the persons who are liable to pay, in accordance with Section 158 of the *Local Government Act 1989*.
- (2) That Council resolves that the rates and charges for 2011/2012 must be paid by the dates fixed under Section 167 of the Act, namely:
 - (i) in full by 15 February 2012; or
 - (ii) by equal instalments on the following dates:
 - 30 September 2011;
 - 30 November 2011;
 - 28 February 2012; and
 - 31 May 2012.
- (3) That Council direct that the Chief Executive Officer be authorised to demand payment of and recover the rates and charges as declared in relation to the 2011/2012 Budget.

11. **Rate of Interest – Section 172 of the Local Government Act 1989:**
 - (1) That for the 2011/2012 financial year Council resolves to require a person to pay interest on any outstanding amounts of rates and charges:
 - (a) which that person is liable to pay; and
 - (b) which have not been paid by the date specified under Section 167 for their payment except where the Council has agreed to waive the whole or part of any such interest.
 - (2) That for the 2011/2012 financial year Council resolves in accordance with Section 172 of the *Local Government Act 1989* that the rate of interest will be as specified under Section 2 of the *Penalty Interest Rates Act 1983* (Currently 10.5%).
12. That Council adopts the proposed 2011/2012 fees and charges
13. That Council authorises the Chief Executive Officer to sign and seal any loan and financial documents relating to the proposed borrowings of \$1,355,700 in the 2011/2012 budget.

Moved: Cr Vermeulen

Seconded: Cr Middlemiss

That the Recommendation be adopted.

For the Motion

Councillor/s O'Callaghan, Vermeulen, Middlemiss, Loughheed and White.

Against the Motion

Councillor/s Gibson and Fitzgerald

The Mayor confirmed that the Recommendation had been CARRIED.

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ATTACHMENT

LATROBE CITY COUNCIL

DRAFT 2011/12 Budget

Latrobe 2026 - The Community Vision for Latrobe Valley

- *Economy* -
- *Natural Environment* -
- *Built Environment* -
- *Our Community* -
- *Culture* -
- *Recreation* -
- *Governance* -
- *Advocacy & Partnerships* -
- *Regulation & Accountability* -



Draft Budget presented for adoption 11 July 2011

BUDGET

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Note: Unless otherwise stated, amounts in this budget document have been rounded to the nearest thousand dollars. Due to this rounding some variances and total figures may not equate.

Executive Summary

Under the Local Government Act 1989 (“The Act”), Council is required to prepare and adopt an annual budget. The budget is required to be adopted by 31 August each year.

A high level Long Term Financial Plan for the years 2011/12 to 2014/15 (part of the Strategic Resource Plan) has been developed to assist Council in adopting a budget within a longer term prudent financial framework. The key objective of the Financial Plan is financial sustainability in the medium to long term, whilst still achieving the Council’s strategic objectives as specified in the Council Plan and Latrobe 2026 Vision.

The 2011/12 budget presented in this report has been developed through a rigorous process of consultation and review with Council and Council officers. It is Council’s opinion that the budget is financially responsible and contributes to the achievement of all of the Council Plan strategic objectives and strategies included in the 2011-15 Council Plan.

The 2011/12 Operating Budget forecasts an operating surplus of \$4.006 million, after raising rates and charges of \$58.319 million and capital income of \$3.958 million. Excluding capital funding and developer contributed assets, an operating surplus of \$6.063 million is forecast for 2010/11.

Council operations are expected to be impacted by growth in wages costs and reductions in government funding, and it will be necessary to achieve future income growth whilst containing costs in order to achieve a positive underlining operating position by 2012/13. In order to achieve these objectives whilst maintaining service levels and a robust capital expenditure program, overall rates will increase by 5.77% in 2011/12. Factored into this increase is a 0.27% rise related directly to the State Government increasing the EPA Landfill Levy charged on each tonne of waste deposited to Council’s landfill. For transparency purposes the levy will be included as a separate charge on rate notices to identify the component of waste charges that is to be passed directly on to the State Government.

New borrowings of \$1.356 million are proposed to fund Council’s defined benefits superannuation call. Loan principal repayments for the year are expected to be \$2.881 million thus leading to an overall reduction in Council borrowings of \$1.525 million from \$18.184 million to 16.659 million.

The total capital expenditure program will be \$25.418 million, of which \$7.561 million relates to projects which will be carried forward from the 2010/11 year. Any further carried forward projects will be fully funded from the 2010/11 budget. Of the \$25.418 million of capital funding required, \$20.788 million including \$0.120 million from statutory reserves, will come from Council operations, \$0.672 million from asset sales and \$3.958 million from external grants. The capital expenditure program has

2011/2012 BUDGET

Executive Summary

been set and prioritised based on a process of consultation that has enabled Council to assess needs and develop sound business cases as appropriate.

The 2011/12 budget has been prepared on the basis of constraint, Council will continue to review all services and capital infrastructure to ensure it is positioned to best meet the needs of the community into the future.

2011/2012 BUDGET

Highlights

Highlights

This section of the report provides a summary of the budget financial highlights, comparing the forecast actual results for the 2010/11 financial year budgeted results for the 2011/12 year for operating, cash, capital works and the financial position. It also includes a summary of the key initiatives for the year and relevant performance indicators.

Operating Budget

	Forecast Actual 2010/11 \$'000	Budget 2011/12 \$'000	Variance (Unfav) \$'000
Operating			
Income	95,836	100,802	4,966
Expenditure	(102,771)	(100,754)	2,017
Net gain on disposal of assets	254	0	(254)
Sub-totals	(6,681)	48	6,729
Capital			
Income	12,744	3,958	(8,786)
Operating surplus (deficit)	6,063	4,006	(2,057)

The budgeted Income Statement forecasts a surplus of \$4.006 million for the year ending 30 June 2012, after capital grants and contributions, which is a decrease of \$2.057 million over 2010/11. Before capital funding, an operating surplus of \$0.048 million is forecast, an increase of \$6.729 million in net operating result on the 2010/11 year. External funding for capital works decreases by \$8.786 million to \$3.958 million. Refer to Section 4, "Analysis of Operating Budget", for a more detailed analysis.

Budgeted Cash Position

	Forecast Actual 2010/11 \$'000	Budget 2011/12 \$'000	Variance (Outflow) \$'000
Cash Flows			
Operating	21,308	20,445	(863)
Investing	(32,734)	(24,746)	7,988
Financing	(3,558)	(2,864)	694
Net increase (decrease) in cash	(14,984)	(7,165)	7,819
Cash at beginning of year	34,349	19,365	(14,984)
Cash at end of year	19,365	12,200	(7,165)

The Budgeted Statement of Cash Flows predicts a net decrease in cash resources of \$7.165 million for the year ending 30 June 2012. This is primarily the result of \$5.448 million of carried forward capital works being funded from working capital.

2011/2012 BUDGET

Highlights

Refer to Section 5. "Analysis of Budgeted Cash Position" for a more detailed analysis.

Capital Works Budget

	Forecast Actual 2010/11 \$'000	Budget 2011/12 \$'000	Variance (Unfav) \$'000
Externally funded	12,182	4,630	(7,552)
Internally funded	21,497	20,788	(709)
Total Capital Works	33,679	25,418	(8,261)

The 2011/12 Budgeted Statement of Capital Works forecasts total capital works of \$25.418 million, which is a decrease of \$8.261 million from 2010/11. The funding sources for the capital works program include \$4.630 million from external sources such as grants, contributions and proceeds from sale of assets and \$20.788 million from operations (2010/11 \$21.497 million). The capital works program includes incomplete projects from the 2010/11 year of \$7.561 million. Refer to Section 6. "Analysis of Capital Budget" and Section 11 "Infrastructure Strategy" for more detailed analysis.

Budgeted Balance Sheet

	Forecast Actual 30 June 11 \$'000	Budget 30 June 12 \$'000	Variance (Unfav) \$'000
Assets and Liabilities			
Net current assets	10,709	3,294	(7,415)
Net non current assets	891,133	902,554	11,421
Net Assets	901,842	905,848	4,006
Equity			
Accumulated surplus	595,323	598,967	3,644
Reserves	306,519	306,881	362
Total Equity	901,842	905,848	4,006

The Budgeted Balance Sheet shows net assets of \$905.848 million as at 30 June 2012, which is an increase of \$4.006 million over 2010/11. This is comprised of a \$7.415 million decrease in net current assets and a \$11.421 million increase in net non-current assets resulting from the proposed capital works program. Refer to Section 7. "Analysis of Budgeted Balance Sheet" for a more detailed analysis.

2011/2012 BUDGET

Highlights

Budget activities and initiatives

Whilst the 2011/12 budget has been prepared on the basis of constraint, the Council still needs to fund new community and organisational initiatives if it is to remain innovative and cognisant of the community's needs. This year's budget includes a number of activities and initiatives which will contribute to the achievement of the strategic objectives specified in the Council Plan. Refer to Section 2 "Activities and Initiatives" and Appendix D "Key Strategic Activities" for a more detailed analysis.

Budget performance indicators

Indicator		Forecast Actual 2010/11	Budget 2011/12	Variance (unfav)
Underlying result	(\$'000)	(8,681)	(1,952)	6,729
Rate income/Total income	(%)	49.9	55.7	5.8
Debt Servicing/Total income	(%)	1.3	1.3	0
Indebtedness/Rate income	(%)	33.5	28.6	4.9
Underlying result/Total assets	(%)	(0.9)	(0.2)	0.7
Current Assets/Current Liabilities	(%)	154.2	116.2	(38.0)
Capital outlays/Total cash outflows	(%)	27.5	22.8	4.7

The budget performance indicators show a favourable movement in the underlying operating result together with a deterioration in liquidity indicators. This is consistent with funds raised in prior years being expended in subsequent financial years. The indebtedness % will decrease in 2011/12 due to loan repayments exceeding proposed new borrowings. All other key indicators are expected to remain relatively consistent between years except for improvements in total indebtedness and capital outlays. Refer to Section 8 "Strategic Resource Plan" for a more detailed analysis.

2011/2012 BUDGET

Budget Process

Budget Processes

This section lists the budget processes to be undertaken in order to adopt the Budget in accordance with the Act and Regulations.

The preparation of the budget begins with Officers preparing the draft operating and capital components of the annual budget between December and March. A draft consolidated budget is then prepared and various iterations are considered by Councillors at informal briefings during April. A 'proposed' budget is prepared in accordance with the Act and submitted to Council in June for approval "in principle". Council is then required to give 'public notice' that it intends to 'adopt' the budget. It must give 28 days notice of its intention to adopt the proposed budget and make the budget available for inspection at its offices and on its web site. A person has a right to make a submission on any proposal contained in the budget and any submission must be considered before adoption of the budget by Council.

The final step is for Council to adopt the budget after receiving and considering any submissions from interested parties. The budget is required to be adopted and a copy submitted to the Minister for Local Government by 31 August each year. The key dates for the budget process are summarised below:

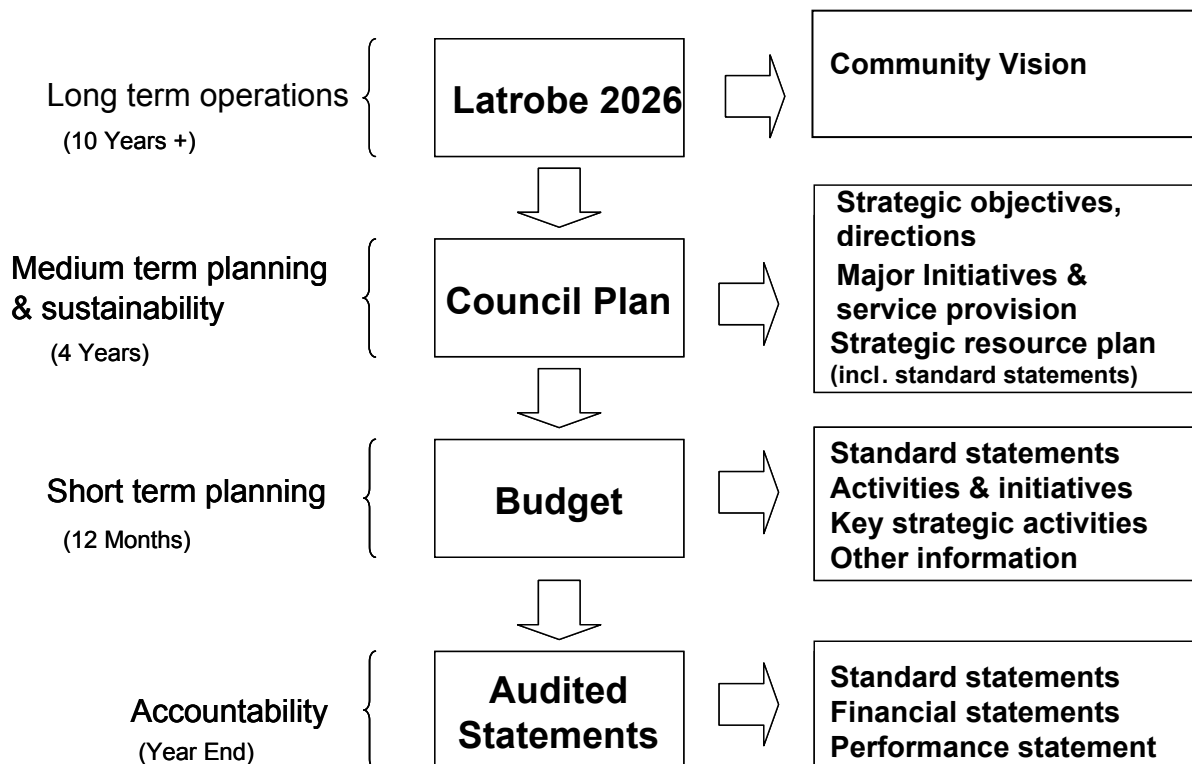
Budget process	Month
1. Officers prepare operating and capital budgets	Dec – Mar
2. Council considers draft budgets at informal briefings	April
3. Council's Audit Committee review draft budget	May
4. Draft Budget submitted to Council for approval for public notice	June
5. Public notice advising intention to adopt budget	June
6. Draft Budget available for public inspection and comment	June
7. Submissions period closes (28 days) and submissions considered	July
8. Budget and submissions referred to Council for consideration for adoption	July
9. Copy of adopted budget submitted to the Minister	Aug

1. Linkage to the Council Plan

The Annual Budget has been developed within an overall planning framework, which guides the Council in identifying community needs and aspirations over the long term (Latrobe 2026 Vision), converting these into medium (Council Plan) and short term (Annual Budget) objectives, strategies, initiatives, activities and resource requirements and then holding itself accountable (Audited Statements).

1.1 Strategic planning framework

The Strategic Resource Plan, included in the Council Plan, summarises the financial and non-financial impacts of the objectives and strategies and determines the sustainability of these objectives and strategies. The Annual Budget is then framed within the Strategic Resource Plan, taking into account the activities and initiatives included in the Annual Budget which contribute to achieving the strategic objectives specified in the Council Plan. The diagram below depicts the strategic planning framework of Council.



The timing of each component of the planning framework is critical to the successful achievement of the planned outcomes. The Council Plan, including the Strategic Resource Plan, is required to be completed by 30 June following a general election and is reviewed each year by February to ensure that there is sufficient time for officers to develop their Activities & Initiatives and Key Strategic Activities in draft form prior to the commencement of the Annual Budget process. This will allow time for targets to be established during the Long Term Financial Planning process to guide the preparation of the Annual Budget.

1.2 Our Purpose

The Community vision

“In 2026 the Latrobe Valley is a liveable and sustainable region with collaborative and inclusive community leadership.”

The community’s vision for the future development of the region builds on its strength as one of Victoria’s key regional economies and its position as the commercial centre of Gippsland with a focus on education, health and community services and facilities.

Other major aspirations are for a community that is both liveable and sustainable, with a continued focus on healthy lifestyles supported by high quality recreational and cultural facilities and a natural environment that is nurtured and respected.

The community has expressed its desire for a future in which people are united in a common purpose whilst respecting the diversity of their heritage and cultures. To enable the vision to become reality the community identified the need for effective and proactive leadership at all levels and expressed a willingness to connect with community leaders to enrich local decision making.

Our Mission

Latrobe City continues to implement the values, corporate directions and partnerships necessary to bring reality to the Latrobe 2026 community vision for a liveable and sustainable region with collaborative and inclusive community leadership.

Our Values

Latrobe City Council’s values describe how it is committed to achieving the Latrobe 2026 community vision through:

- Providing responsive sustainable and community focused services;
- Planning strategically and acting responsibly;
- Accountability, transparency and honesty;
- Listening to, and working with, the community;
- Respect, fairness and equity.

1.3 Strategic objectives

The Council delivers activities and initiatives under 42 major service categories. Each contributes to the achievement of one of the following nine Strategic Objectives as set out in the Council Plan for the years 2011-2015.

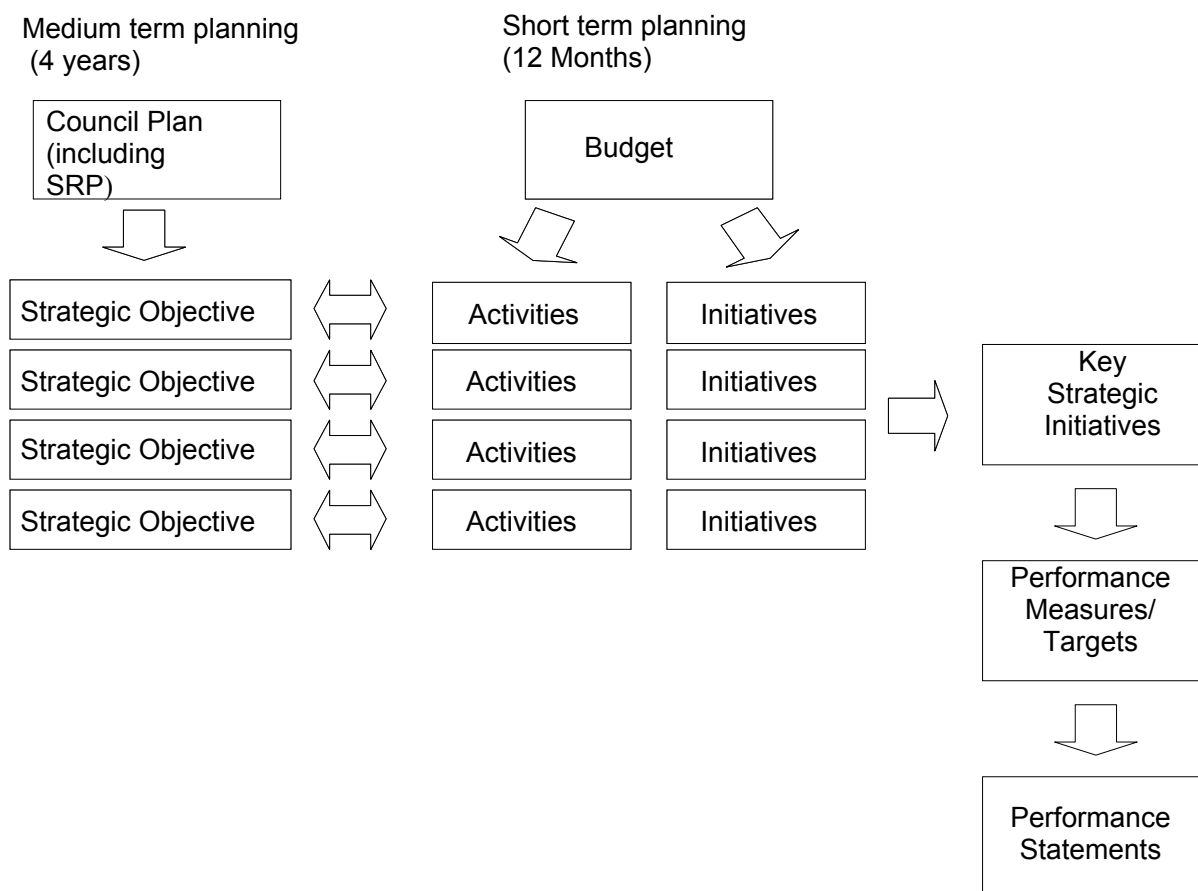
- **Economy** - In 2026, Latrobe Valley has a strong and diverse economy built on innovative and sustainable enterprise. The vibrant business centre of Gippsland contributes to the regional and broader economies, whilst providing opportunities and prosperity for our local community.
- **Natural Environment** - In 2026, Latrobe Valley enjoys a beautiful natural environment that is managed and protected with respect to ensure a lasting legacy for future generations.
- **Built Environment** - In 2026, Latrobe Valley benefits from a well planned built environment that is complementary to its surroundings and which provides for a connected and inclusive community.
- **Our Community** - In 2026, Latrobe Valley is one of the most liveable regions in Victoria, known for its high quality health, education and community services, supporting communities that are safe, connected and proud.
- **Culture** - In 2026, Latrobe Valley celebrates the diversity of heritage and cultures that shape our community, with activities and facilities that support the cultural vitality of the region.
- **Recreation** - In 2026, Latrobe Valley encourages a healthy and vibrant lifestyle, with diversity in passive and active recreational opportunities and facilities that connect people with their community.
- **Governance** - In 2026, Latrobe Valley has a reputation for conscientious leadership and governance, strengthened by an informed and engaged community, committed to enriching local decision making.
- **Advocacy & Partnerships** - In 2026, Latrobe Valley is supported by diversity of government, agency, industry and community leaders, committed to working together to advocate for and deliver sustainable local outcomes.
- **Regulation & Accountability** - In 2026, Latrobe Valley demonstrates respect for the importance of rules and laws to protect people's rights, outline obligations and support community values and cohesion.

2011/2012 BUDGET

Activities, Initiatives and Key Strategic Activities

2. Activities, Initiatives and Key Strategic Activities

This section provides a description of the activities and initiatives to be funded in the Budget for the 2011/12 year and how these will contribute to achieving the strategic objectives specified in the Council Plan as set out in Section 1. It also includes a number of key strategic activities and performance targets and measures in relation to these. Additional initiatives to be completed over the next four years are outlined in the 2011-2015 Council Plan.



2011/2012 BUDGET

Activities, Initiatives and Key Strategic Activities

Activity	Description	Expense (Income) Net \$'000
2.1 Strategic Objective 1: Economy		
Economic Development	Facilitate the attraction of large investments to Latrobe City in conjunction with the Victorian and Australian Governments. Work with all levels of Government and relevant agencies to attract new economic infrastructure to Latrobe City.	\$318 \$0 <hr/> \$318
Business Development	Facilitate training and networking support services for local small and medium enterprises in conjunction with the Latrobe City Business and Tourism Association and other agencies. Provide Business Development advice, services and programs in accordance with the Latrobe City Council Economic Development Strategy.	\$588 \$0 <hr/> \$588
Tourism Development	Support the tourism industry in line with regional, state and federal strategies and provide visitor and lifestyle information for the Latrobe region.	\$532 (\$29) <hr/> \$503
Latrobe Regional Airport	Maintain, develop and operate Latrobe Regional Airport in accordance with Civil Aviation Safety Authority regulations and the Latrobe Regional Airport Masterplan.	\$545 (\$440) <hr/> \$105
Regional Partnerships	Provide regional leadership and facilitate a successful transition for Latrobe City to a low carbon future.	\$608 (\$540) <hr/> \$68
<i>Initiatives:</i>		
<ul style="list-style-type: none"> • Actively support the implementation of the Latrobe Valley Advantage Fund and its three themes of Skilling the Valley, Attracting New Industries and Jobs and Sustainable Energy Research and Development. • Support the extension of 'Gippsland's Gateways' project through improvements to rail, road and ports in particular the establishment of the North East freeway link, construction of West link as an alternative to the Monash Freeway and enhance connectivity of Gippsland industries and bulk exports to Melbourne and other regions. • Deliver 'Positioning Latrobe City for a Low Carbon Emission Future' to maximise the opportunities for alternative technologies and non traditional uses for coal, through support of the Low Carbon Committee. • Pursue the development of the Centre for Sustainable Technologies at Monash University to undertake research and development in new technologies that support sustainable resource use and strengthen the resilience and diversity of the regional economy. • Implement the Latrobe Regional Airport Master Plan to effectively develop the airport and to facilitate investment and jobs growth. • Deliver the 2012 Gippsland Major Projects Summit highlighting commercial investments across Latrobe City and the Gippsland Region. • Conduct the 2012 Latrobe City Employment and Industry Survey to identify the 		

2011/2012 BUDGET

Activities, Initiatives and Key Strategic Activities

Activity	Description	Expense (Income) Net \$'000
challenges and opportunities facing local business and industry.		
2.2 Strategic Objective 2: Natural Environment		
Landfill Services	Operate and maintain the Latrobe City Hyland Highway Municipal Landfill facility in accordance with Environment Protection Authority conditions. Collect and process municipal waste in accordance with the Latrobe City Council Waste Management Strategy.	\$2,870 (\$2,839) \$31
Cleansing Services	Deliver and manage contracts for waste services across the municipality, including kerbside collection, transfer stations, organic waste collection, hard waste service and materials recycling facility in accordance with specific standards and schedules.	\$5,934 (\$3) \$5,931
Environment Sustainability	The role of this unit is to provide environmental planning, advice, services and programs.	\$665 \$0 \$665
<i>Initiatives:</i>		
<ul style="list-style-type: none"> • Actively participate in the Gippsland Climate Change Impacts and Adaptation Project to create a vision and a set of socio-economic and biophysical opportunities which will secure Gippsland's role as a national food bowl. • Implement actions from the Natural Environment Sustainability Strategy 2008-2013 to achieve identified biodiversity and sustainability outcomes. • Maintain the Biolinks Network database tool for the municipality to map the functional and connectivity needs of Latrobe's species and ecosystems. • Facilitate the Latrobe City Council Climate Change Consultative Committee in the implementation of its Action Plan. 		
2.3 Strategic Objective 3: Built Environment		
City Planning	The role of this unit is to provide both Statutory and Strategic Planning advice and services in accordance with the Local Planning Policy Framework and the Planning and Environment Act 1987. Together with providing Recreation and Open Space planning for Latrobe City.	\$2,531 (\$353) \$2,178
Infrastructure Planning and Development	This unit is responsible for the delivery of the annual capital works program together with providing Asset and Traffic management planning, advice and services.	\$9,492 (\$4,917) \$4,575
Building Services	The role of this unit is to provide public education on essential safety measures in buildings and safety barriers around swimming pools.	\$333 (\$166) \$167

2011/2012 BUDGET

Activities, Initiatives and Key Strategic Activities

Activity	Description	Expense (Income) Net \$'000
Infrastructure Maintenance	This unit is to deliver the cyclic maintenance program on Latrobe City Council buildings, provide maintenance services for Latrobe City's road, drainage, signage, footpath and tree networks and to Deliver cleansing services across the municipality, including footpath and street sweeping, public toilets, bus shelters, barbecues, rotundas and picnic shelters in accordance with specified standards and schedules.	\$20,220 (\$2,220) \$18,000
<i>Initiatives:</i>		
<ul style="list-style-type: none"> • Actively participate in the Gippsland Integrated Land Use Plan to provide direction and priorities for addressing population growth, land use change, new infrastructure requirements and the management of natural resources including coal and agricultural assets. • Pursue government funding opportunities to process construction of the Moe Rail Precinct Revitalisation Project community precinct to stimulate activity in the Moe Central Business District in accordance with the Moe Activity Centre Plan. • Commence the Morwell to Traralgon shared pathway feasibility study to improve connectivity between the two towns. • Finalise Stage 2 and progress Stage 3 of the Traralgon Activity Centre Plan to improve access, guide future land use and establish an urban design framework. • Plan for future growth of our community by finalising Stage 2 of the Main Town Structure Plans planning scheme amendment. • Commence Development Plans and Development Contribution Plans for Traralgon North to ensure new communities are well planned and provided with necessary public infrastructure. • Finalise the Traralgon Growth Areas Review including the Traralgon West Corridor Precinct Plan to identify long term growth and development opportunities. • Continuously improve planning processes and efficiencies in response to forecast growth. • Reconstruct Georgina Place and the Town Centre Plaza in accordance with the Churchill Town Centre Plan to improve access and connectivity to key facilities. 		
2.4 Strategic Objective 4: Our Community		
Home and community care	This area is responsible for delivering home and community care in accordance with Department of Health guidelines.	\$5,015 (\$4,530) \$485
Social support	Deliver the Planned Activity Group program and deliver the Meals on Wheels program to eligible clients.	\$1,297 (\$1,118) \$179

2011/2012 BUDGET

Activities, Initiatives and Key Strategic Activities

Activity	Description	Expense (Income) Net \$'000
Public Health Services	This area is responsible for minimising the incidence of food borne illness pursuant to the Food Act and the delivery of the Immunisation program in accordance with the Public Health and Wellbeing Act.	\$962 (\$367) \$595
Child and family services	This area is responsible for the delivery of Early Learning, Family Day Care, Maternal and Child Health, and Preschool services and programs in accordance with the Council adopted policies.	\$9,903 (\$7,984) \$1,919
Community Development	The role of this area is to Deliver the Latrobe City Youth Council and Youth Leadership programs, deliver and implement the Rural Access Plan and Disability Action Plan and continue support for Latrobe City communities recovering from the 2009 bushfires.	\$2,380 (\$785) \$1,595
Emergency Management	This area is responsible for providing emergency management services, including planning, response & recovery.	\$348 (\$40) \$308
Library services	The role of this unit is to deliver Library services and programs in accordance with the Five Year Library Services Plan.	\$1,155 (\$484) \$671
Community information centres	This area is responsible for the delivery of professional customer service at all Council service centres and libraries in accordance with the Customer Service Plan.	\$3,529 \$0 \$3,529
<i>Initiatives:</i>		
<ul style="list-style-type: none"> • Facilitate the Youth Council and Youth Leadership Program to build the capacity and opportunity for young people to be actively involved and influential in the community. • Commence the review of the Latrobe City Childcare Strategy 2006-2011 and prepare a Children's Services Plan to document and promote the integrated early years services • Lead the Latrobe Settlement Committee to support the integration of new settlers into community life through the Refugee Action Plan. • Facilitate the Disability Reference Committee to support implementation of the Disability Action Plan. • Deliver the annual Children's Services Expo during Children's Week in October 2011 to promote early years services provided across Latrobe City. • Develop and implement a Seniors Week program of activities to provide opportunities for active participation of older people in consultation with community groups. • In consultation with the aboriginal community, review the Statement of Commitment to ensure continued recognition of our indigenous community. 		

2011/2012 BUDGET

Activities, Initiatives and Key Strategic Activities

Activity	Description	Expense (Income) Net \$'000
2.5 Strategic Objective 5: Culture		
Performing Arts	This area is responsible for the delivery of the Annual Performing Arts Performances program.	\$637 (\$163) \$474
Visual Arts	This area is responsible for the delivery of the Annual Latrobe Regional Gallery Exhibitions program and the Delivery of the Education and Public Participation programs across all arts facilities.	\$1,001 (\$217) \$784
International Relations	This area is responsible for the delivery of International Relations programs and services in accordance with the Latrobe City Council International Relations Plan.	\$246 (\$39) \$207
Hall and Venue Management	The role of this unit is to manage and maintain public halls and venues across Latrobe City.	\$534 (\$115) \$419
Events	The role of this unit is to facilitate the attraction of new events and support existing events across Latrobe City and to Deliver Latrobe City Council's annual Australia Day program.	\$658 \$0 \$658
<p><i>Initiatives:</i></p> <ul style="list-style-type: none"> • As identified by the Latrobe City Tourism Product Audit, develop an Events Strategy to facilitate continued growth of events and the wider tourism sector in Latrobe City. • Deliver marketing and promotional activities for major events and event clusters to increase participation, visitation and business for local operators. • Progress Council's decision in respect to the provision of a performing arts and convention centre for Latrobe City to enhance Latrobe City's cultural infrastructure and programs. • Deliver the Latrobe City International Relations Plan 2011-2014 to enhance cultural and economic benefits. 		
2.6 Strategic Objective 6: Recreation		
Leisure Facilities	This area is responsible for the maintenance and operation of Latrobe City leisure centres, outdoor pools and stadiums.	\$5,340 (\$3,555) \$1,785
Outdoor Maintenance	The role of this unit is to manage and maintain sporting reserves, parks and gardens across Latrobe City. Together with maintaining and developing playgrounds in accordance with the Latrobe City Council Playground Strategy.	\$6,126 (\$96) \$6,030
Caravan Parks	The role of this unit is to manage and maintain the Hazelwood pondage and Lake Narracan caravan park and day visitor facilities.	\$172 (\$142) \$30

2011/2012 BUDGET

Activities, Initiatives and Key Strategic Activities

Activity	Description	Expense (Income) Net \$'000
Traffic School	This area is responsible for the delivery of the International Power Hazelwood Traffic School program and services.	\$42 (\$23) \$19
<i>Initiatives:</i>		
<ul style="list-style-type: none"> • Deliver the Traralgon Tennis Resurfacing Project to retain two prestigious international tennis tournaments. • Construct the Latrobe City district skate park in Morwell to ensure high quality facilities are provided for our youth. • Complete funded works identified in the Latrobe Leisure Facilities Condition Assessment to ensure high quality aquatic and leisure facilities are provided for our community. • Develop the Moe Yallourn Rail Trail Management Plan and support the Gippsland Plains Rail Trail Committee. • Progress Council's decision in respect to the provision of an indoor aquatic facility in Traralgon to enable development of Latrobe City's recreational infrastructure. • Develop a Latrobe City Smoke-Free policy in outdoor areas to assist greater health outcomes for our community. • Implement actions of the Latrobe City Council Playground Replacement Implementation Plan 2011-2016 to enhance social and health outcomes and improve local neighbourhood amenity. • Review the Latrobe City Recreation and Leisure Strategy to support improved health and wellbeing of our community. • Review the Latrobe City Public Open Space Plan to ensure accessible, connected and varied open space experiences continue to be provided for our community. 		
2.7 Strategic Objective 7: Governance		
Council Operations – Legal Council	The role of this unit is to administer the operation of council meetings.	\$247 \$0 \$247
Risk & Compliance	The role of this unit is to administer the policies of Latrobe City Council.	\$188 (\$1) \$187
Executive Office	The role of this unit is to provide support services to Councillors of Latrobe City Council and deliver civic functions and events across Latrobe City.	\$641 \$0 \$641
Financial Services	The role of this unit is to administer financial management, financial advice, and financial services, administer procurement process for goods & services and administer the database for properties including valuations and municipal rate collection in accordance with the Rating Strategy within Latrobe City Council.	\$6,922 (\$256) \$6,666

2011/2012 BUDGET

Activities, Initiatives and Key Strategic Activities

Activity	Description	Expense (Income) Net \$'000
Risk Management	The role of this unit is to administer strategic risk management, advice and services of Latrobe City Council, Coordinate Latrobe City Council's Occupational Health and Safety responsibilities and develop and implement a compliance framework including reporting, communication and audit.	\$995
		(\$1)
		\$994
Property and Statutory	The role of this unit is to administer property management, advice and services of Latrobe City Council.	\$447
		(\$145)
		\$302
Corporate Strategy	The role of this unit is to administer corporate planning and reporting of Latrobe City Council.	\$379
		\$0
		\$379
<i>Initiatives:</i>		
<ul style="list-style-type: none"> • Prepare a ten year financial plan including a review of Council rates, fees and charges of all Council services. • Review the Council Plan 2011-2015, present to Council for consideration and submit to the Minister for Local Government within the legislated timeframe. • Facilitate the development of the Annual Budget and present to Council for consideration. • Prepare the Annual Report, submit to the Minister for Local Government and present to Council within the legislated timeframe. 		
2.8 Strategic Objective 8: Advocacy & Partnerships		
Executive Office	The role of this unit is to actively participate in the Gippsland Local Government Network and the Regional Cities Victoria.	\$573
		\$0
		\$573
Community Relations	This area is responsible for providing media and public relations services on behalf of Latrobe City Council.	\$1,065
		\$0
		\$1,065
<i>Initiatives:</i>		
<ul style="list-style-type: none"> • Develop a marketing and communications plan to strengthen Latrobe City's profile as the Regional City of choice and promote Council's regional and community leadership role. • Advocate for the completion and release of the Gippsland Freight Action Plan and the release of the Latrobe Valley Bus Review. • Actively support the expansion of courses, student services and accommodation at Monash Gippsland University Campus, Churchill. • Support the Gippsland Health Promotion Task Group in implementing the Gippsland health promotion action plan, to improve the overall health of our community. • Advocate for improved public transport linkages between Churchill and other large towns to provide for the transport needs of students and the broader 		

2011/2012 BUDGET

Activities, Initiatives and Key Strategic Activities

Activity	Description	Expense (Income) Net \$'000
	<p>Churchill community.</p> <ul style="list-style-type: none"> • Lead components of the Gippsland Regional Plan development and implementation. • Conduct quarterly briefing sessions with parliamentarians representing the municipal area to provide advice, promote and advocate for local and regional priorities. • Support the Regional Cities Victoria group to attract and retain population growth to regional cities. • Support implementation of the Gippsland Skills Action Plan and the Gippsland Skills and Industry Alliance to improve alignment of educational services and the needs of our workforce, business and industry. • Support the expansion of Latrobe Regional Hospital to fulfil its role as Gippsland's regional specialist health service. • Lead the Coal Councils of Australia Alliance to secure improved economic and social outcomes for coal reliant communities. • Participate in the development and implementation of the Tertiary Education Plan for Gippsland to enhance access, participation and attainment of tertiary education. 	
2.9 Strategic Objective 9: Regulation & Accountability		
Council Operations - Legal Council	The role of this unit is to administer legal advice and services for Latrobe City Council.	\$165 \$0 <hr/> \$165
Local Laws	This area is responsible for the delivery of a fire prevention inspection program in accordance with the Municipal Fire Prevention Plan and the delivery of customer focussed Local Law services across the municipality in accordance with Local Law No. 2 and other relevant legislation.	\$1,569 (\$1,290) <hr/> \$279
Risk and Compliance	The role of this unit is to administer Freedom of Information requests, Privacy Act requirements of Latrobe City Council and maintain registers and provide public access to information of Latrobe City Council in accordance with the Local Government Act 1989.	\$154 \$0 <hr/> \$154
Corporate Strategy	This area is responsible for the delivery and reporting on Best Value principals in accordance with the Local Government Act.	\$30 \$0 <hr/> \$30
<i>Initiatives:</i>		
	<ul style="list-style-type: none"> • Commence the review of the Domestic Animal Management Plan to encourage responsible pet ownership through a proactive approach to domestic animal management. • Monitor the outcomes of the Victorian Bushfire Royal Commission Final Report and incorporate necessary actions into Latrobe City's fire prevention and emergency management planning frameworks. 	

2011/2012 BUDGET

Activities, Initiatives and Key Strategic Activities

2.10 Performance Statement

The Key Strategic Activities (KSA) detailed in the preceding pages, are summarised again in Appendix D. The KSA's their performance measures, targets and results are audited at the end of the year and are included in the Performance Statement as required by the section 132 of the Act. The Annual Report for 2011/12 will include the audited Performance Statement which is presented to the Minister for Local Government and the local community.

2.11 Reconciliation with budgeted operating result

	Net Cost	Expenditure	Income
	\$'000	\$'000	\$'000
Economy	1,581	2,590	1,009
Natural Environment	6,628	9,469	2,841
Built Environment	24,921	32,576	7,655
Our Community	9,282	24,590	15,308
Culture	2,542	3,076	534
Recreation	7,864	11,680	3,816
Governance	9,417	9,819	402
Advocacy & Partnerships	1,637	1,637	0
Regulation & Accountability	629	1,918	1,290
Total activities & initiatives	64,501	97,356	32,855
Other non-attributable – e.g. interest on investments, finance cost and Victoria Grants Commission General Purpose Grant	6,230	3,397	9,627
Deficit before funding sources	58,271	100,753	42,482
Funding Sources:			
Rates & Charges	58,319		
Capital Grants & Contributions	3,958		
Total Funding Sources	62,277		
Surplus for the year	4,006		

3. Budget Influences

3.1 External Influences

In preparing the 2011/12 budget, a number of external influences have been taken into consideration, because they are likely to impact significantly on the services delivered by Council in the budget period. These include:

- Wage rate rise agreements of 4.00% p.a. included in the current Enterprise Bargaining Agreement;
- Banding increases of approximately 0.5% p.a;
- Consumer Price Index (CPI) increases of approximately 3.1% per annum;
- The MAV Local Government Cost Index forecasts an inflation factor of 4.6% in costs incurred by Local governments in 2011/12.
- Minimal increases in other government funding;
- The announcement by the Victorian Government, in March 2010, of major increases in EPA levies for landfills and the recent decision in the State budget to further bring forward some of those staged increases will also have a significant impact on the waste services budget.
- The recognition during the 2010/11 financial year of an expense of \$1.356 million being council's apportioned share of the local authorities defined benefit liability which is required to be paid in July 2011.

3.2 Internal Influences

As well as external influences, there were also a number of internal influences arising from the 2010/11 year which have had a significant impact on the setting of the budget for 2011/12. The most significant of these is the funds received in 2010/11 that will be required to be carried forward for both capital and operational projects of which a significant proportion is government grant funding.

3.3 Budget principles

In response to these significant influences, guidelines were prepared and distributed to all Council officers with budget responsibilities. The guidelines set out the key budget principles upon which the officers were to prepare their draft budgets. The principles included:

- Existing fees and charges to be increased in line with CPI and/or market levels;
- Grants to be based on confirmed funding levels, or estimated at a maximum increase of 1% less than CPI;
- Service levels to be maintained at 2010/11 levels, with the exception of expansion due to demand from growth, with an aim to use less resources with an emphasis on innovation and efficiency;
- New staff proposals to be justified through a business case;

- Contract labour to be minimized;
- Consulting costs to be minimized;

3.4 Legislative Requirements

Under the Local Government Act 1989 (the Act), Council is required to prepare and adopt an annual budget for each financial year. The budget is required to include certain information about the rates and charges that Council intends to levy as well as a range of other information required by the Local Government (Finance and Reporting) Regulations 2004 (the regulations) which support the Act.

The 2011/12 budget, which is included in this report, is for the year 1 July 2011 to 30 June 2012 and is prepared in accordance with the Act and Regulations. The budget includes standard statements being a budgeted Income Statement, Balance Sheet, Cash Flows and Capital Works. These statements have been prepared for the year ended 30 June 2012 in accordance with Accounting Standards and other mandatory professional reporting requirements and in accordance with the Act and Regulations. It includes a description of the activities and initiatives to be funded and how they will contribute to achieving the strategic objectives specified in the Council Plan, as well as separately identified Key Strategic Activities and performance targets and measures in relation to each of these. It also includes detailed information about the rates and charges to be levied, the capital works program to be undertaken and other financial information which Council requires in order to make an informed decision about the adoption of the budget.

The budget includes consideration of a number of long term strategies to assist Council in considering the Budget in a proper financial management context. These include a Strategic Resource Plan for the years 2011/12 to 2014/15 (section 8 herein), Rating Strategy (section 9 herein), Borrowing Strategy (section 10 herein), Infrastructure Strategy (section 11 herein) and Service Delivery Strategy (section 12 herein).

2011/2012 BUDGET

Analysis of Operating Budget

4. Analysis of Operating Budget

This section of the report analyses the operating budget including expected income and expenses of the Council for the 2011/12 year.

4.1 Budgeted Income Statement

	Ref	Forecast Actual 2010/11 \$'000	Budget 2011/12 \$'000	Variance (Unfav) \$'000
Total Income	4.2	108,834	104,760	(4,074)
Total Expenditure	4.3	(102,771)	(100,754)	2,017
Surplus (deficit) for the year		6,063	4,006	(2,057)
Capital grants and contributions	4.2.3	(12,744)	(3,958)	8,786
Developer contributed assets	4.2.7	(2,000)	(2,000)	0
Underlying surplus (deficit)	4.1.1	(8,681)	(1,952)	6,729

4.1.1 Underlying deficit (\$6.729 million decrease)

The underlying result is the net surplus or deficit for the year adjusted for capital contributions and other once-off adjustments. It is a measure of financial sustainability as it is not impacted by non-recurring or once-off items of income and expenses which can often mask the operating result. The underlying result for the 2011/12 year is a deficit of \$1.952 million which is a decrease of \$6.729 million over the 2010/11 year. The improved result is mainly due to expenditure incurred in 2010/11 which was funded from accumulated surplus carried forward from previous years.

4.2 Income

Income Types	Ref	Forecast Actual 2010/11 \$'000	Budget 2011/12 \$'000	Variance (Unfav) \$'000
Rates & charges	4.2.1	54,288	58,319	4,031
Operating grants	4.2.2	22,523	22,270	(253)
Capital grants and contributions	4.2.3	12,744	3,958	(8,786)
Interest	4.2.4	1,320	1,100	(220)
User charges	4.2.5	12,893	15,197	2,304
Other Income	4.2.6	2,350	1,420	(930)
Net gain on disposal of property, infrastructure, plant and equipment	4.2.7	254	0	(254)
Developer contributions	4.2.8	463	497	34
Developer contributed assets	4.2.9	2,000	2,000	0
Total Income		108,834	104,760	(4,074)

2011/2012 BUDGET

Analysis of Operating Budget

4.2.1 Rates and Charges (\$4.031 million increase)

It is proposed that General rates and charges income, excluding supplementary rates of \$411,730, will increase by a total of 5.77 % or \$4.031 million over the total rate income for 2010/11, to \$58.319 million. Of this increase 0.27% or \$147,300 is directly attributable to the State Government imposed Landfill levy. Section 9. "Rating Strategy" includes a more detailed analysis of the rates and charges to be levied for 2011/12.

4.2.2 Operating Grants (\$0.253 million decrease)

Operating grants and contributions include all monies received from State and Federal sources for the purposes of funding the delivery of Council's services to ratepayers and contributions from other parties towards property development costs. Overall, the level of grants and contributions is expected to decrease by \$0.253 million compared to 2010/11. This decrease primarily relates to reductions in "one-off" type grants for Bushfire recovery, Family & Childrens Services programs and Employment Development. Offsetting these decreases is the factor that the Victoria Grants Commission (VGC) advanced part of the 2010/11 funding in the 2009/10 financial year thus reducing the grants amount shown for 2010/11. It has been assumed in this budget that all 2011/12 funds will be received from the VGC in that year thus showing a large favourable variation but not truly reflective of the estimated 2% increase in funding that has been estimated.

Other increases include "one-off" funding for Recreation, Parks and Gardens which includes the Traralgon and Glengarry tennis resurfacing projects together with Regional Partnerships funding and funding for the Gippsland Low Carbon Growth Plan.

2011/2012 BUDGET

Analysis of Operating Budget

Grant Funding Types	Forecast Actual 2010/11 \$'000	Budget 2011/12 \$'000	Variance (unfav) \$'000
Family and Childrens Services	4,127	3,680	(447)
HACC Services	3,867	3,809	(58)
Arts and Leisure	173	160	(13)
Libraries	457	443	(14)
Community Support	373	327	(46)
Bushfire Recovery	4,056	795	(3,261)
Victoria Grants Commission	8,356	11,220	2,864
Environment Sustainability	74	0	(74)
Employment Development	550	298	(252)
Economic Development	10	0	(10)
Recreation, Parks and Gardens	150	780	630
Regional Partnerships	0	540	540
Local Laws	99	95	(4)
Health	200	72	(128)
Strategic Planning	31	50	19
Total	22,523	22,270	(253)

4.2.3 Capital Grants and Contributions (\$8.786 million decrease)

Capital grants and contributions include all monies received from State, Federal and community sources for the purposes of funding the capital works program. Overall the level of grants and contributions is expected to decrease by \$8.786 million compared to 2010/11 due the completion of major projects in 2010/11 e.g. Bushfire recovery projects, Moe Early Learning Centre, Ted Summerton Reserve Upgrade . Section 6. "Analysis of Capital Budget" includes a more detailed analysis of the grants and contributions expected to be received during the 2011/12 year.

4.2.4 Interest Income (\$0.220 million decrease)

Interest income includes interest on investments. Interest on investments is forecast to decrease by \$0.220 million compared to 2010/11. This is mainly due to a forecast decrease in Council's available cash reserves during 2011/12 as a result of the completion of a number of major projects.

2011/2012 BUDGET

Analysis of Operating Budget

4.2.5 User Charges (\$2.304 million increase)

User charges relate mainly to the recovery of service delivery costs through the charging of fees to users of Council's services. These include separate rating schemes, waste services, animal fees, use of leisure, entertainment and other community facilities and the provision of human services such as family day care and home care services. In setting the budget, the key principles for determining the level of user charges has been to ensure that increases do not exceed CPI increases and/or market levels. The increase of \$2.304 million in total fees and charges expected from 2010/11 to 2011/12 is primarily due to reduced landfill gate fees in 2010/11 due to a temporary inability to accept commercial/industrial waste at the Hyland Way facility, together with required increases in Landfill fees to recover the increase in the State Government imposed EPA Landfill Levy on Commercial waste.

A detailed listing of fees and charges is set out in Appendix E hereto.

4.2.6 Other Income (\$0.930 million decrease)

Other income relates to a range of items such as property rental/leases, private works, cost recoups and other miscellaneous income items. It also includes interest income on rate arrears.

It is projected that other income will decrease by \$0.930 million mainly due to a reduction in one-off non-capital project contributions largely in relation to Bushfire Recovery programs.

4.2.7 Net gain on disposal of property, infrastructure, plant and equipment (\$0.254 million decrease)

Proceeds from the sale of Council assets is projected to be \$0.672 million for 2011/12 and relates to the planned cyclical replacement of part of the plant and vehicle fleet. The written down value of assets sold is projected to be \$0.672 million therefore not generating any material gain or loss on disposal. A small gain on disposal of \$0.254 million is forecast for 2010/11 mainly due to the sale of some sections of road reserves.

4.2.8 Developer Contributions - Cash (\$0.034 million increase)

Contributions relate to monies paid by developers in regard to public open space, drainage and other infrastructure in accordance with planning permits issued for property development.

It is projected that cash contributions from developers in 2011/12 will be \$0.034 million more than in 2010/11.

2011/2012 BUDGET

Analysis of Operating Budget

4.2.9 Developer Contributed Assets (no change)

It is expected that contributed assets from developers in 2011/12 will be the same as in 2010/11. This item relates to expected infrastructure assets handed over to Council from new subdivisions.

4.3 Expenses

Expense Types	Reference	Forecast Actual 2010/11 \$'000	Budget 2011/12 \$'000	Variance (Unfav) \$'000
Employee costs	4.3.1	41,041	42,807	(1,766)
Materials and services	4.3.2	42,131	38,077	4,054
Bad and Doubtful Debts	4.3.3	44	32	12
Finance costs	4.3.4	1,385	1,339	46
Depreciation and Amortisation	4.3.5	18,170	18,500	(330)
Total expenses		102,771	100,754	2,017

4.3.1 Employee Costs (\$1.766 million increase)

Employee costs include all labour related expenditure such as wages and salaries and on-costs such as allowances, leave entitlements, employer superannuation, workcover, etc.

Employee costs are forecast to increase by 4.3% or \$1.766 million compared to 2010/11. This increase relates primarily to increases in accordance with Council's Enterprise Bargaining Agreement and annual award increases for banded staff.

A small increase in staff numbers has been forecast in 2011/12, primarily relating to funded positions and replacement of contract staff with permanent employees.

In summary, average staff numbers (based on monthly averages) during the budget period are as follows:

Type of Employment	Number of EFT's	
	2010/11	2011/12
Permanent	514.05	517.23
Casual	28.05	37.85
Total	542.10	555.08

2011/2012 BUDGET

Analysis of Operating Budget

4.3.2 Materials & Services (\$4.054 million decrease)

Materials and services are forecast to decrease by 9.6% or \$4.054 million compared to 2010/11. This relates mainly to the completion of some projects in 2010/11 that received external funding in 2009/10 the most significant being bushfire recovery programs together with a decrease in the use of contract staff that have been temporarily backfilling vacant positions.

4.3.3 Bad and Doubtful Debts (\$0.012 million decrease)

Bad and doubtful debts is expected to decrease by \$0.012 million for the 2011/12 financial year.

4.3.4 Finance Costs (\$0.046 million decrease)

Finance costs relate to interest charged by financial institutions on funds borrowed. The reduction in borrowing costs results from the reduction in Council's total borrowings due to repayment of principal in accordance with loan agreements.

4.3.5 Depreciation and Amortisation (\$0.330 million increase)

Depreciation relates to the usage of Council's property, plant and equipment including infrastructure assets such as roads and drains. The projected increase of \$0.330 million is mainly due to the increased landfill rehabilitation amortisation requirements resulting from the creation of new landfill cells. Refer to section 6. Analysis of Capital Budget" for a more detailed analysis of Council's capital works program for the 2011/12 year.

2011/2012 BUDGET

Analysis of Budgeted Cash Position

5. Analysis of Budgeted Cash Position

This section of the report analyses the expected cash flows from the operating, investing and financing activities of Council for the 2011/12 year.

The significance of budgeting cash flows for Council is that it is a key factor in setting the level of rates each year and providing a guide to the level of capital expenditure the Council can sustain with or without using existing cash reserves.

5.1 Budget Statement of Cash Flows for the year ending 30 June 2012

	Reference	Forecast Actual 2010/11 \$'000	Budget 2011/12 \$'000	Variance \$'000
		Inflows (Outflows)	Inflows (Outflows)	
Cash flows from operating activities				
Receipts from customers	5.1.1	69,300	75,153	5,853
Payments to suppliers		(84,579)	(82,036)	2,543
Interest received		1,320	1,100	(220)
Government receipts		35,266	26,227	(9,039)
Net cash flows from operating activities		21,308	20,445	(863)
Cash flows from investing activities				
Proceeds from sale of property, plant & equip	5.1.2	946	672	(275)
Payments for property, plant & equip		(33,679)	(25,418)	8,261
Net cash flows from investing activities		(32,734)	(24,746)	7,988
Cash flows from financing activities				
Finance Costs	5.1.3	(1,385)	(1,339)	46
Proceeds from borrowings		500	1,356	856
Repayment of borrowings		(2,673)	(2,881)	(208)
Net cash flows from financing activities		(3,558)	(2,864)	694
Net increase (decrease) in cash held		(14,984)	(7,165)	7,819
Cash at the beginning of the year		34,349	19,365	(14,984)
Cash at the end of the year	5.1.4	19,365	12,200	(7,165)

2011/2012 BUDGET

Analysis of Budgeted Cash Position

Represented by:	Reference	Forecast Actual 2010/11 \$'000	Budget 2011/12 \$'000	Variance \$'000
Restricted cash and investments	5.2			
- Statutory reserves		1,872	2,234	362
- Long Service Leave		5,699	5,949	250
Unrestricted cash and investments	5.3	11,794	4,017	(7,777)
Total cash and investments		19,365	12,200	(7,165)

5.1.1 Operating Activities (\$0.863 million decrease)

Operating activities refer to the cash generated or used in the normal service delivery functions of Council. The decrease in cash inflows from operating activities is due mainly to the expected reduction in one-off government grants for capital works.

5.1.2 Investing Activities (\$7.988 million increase)

Investing activities refer to cash generated or used in the enhancement or creation of infrastructure and other assets. These activities also include the acquisition and sale of other assets such as vehicles, property, equipment, etc. The decrease in payments of \$8.261 million for investing activities represents the planned capital works expenditure disclosed in section 13 of this budget report and is a direct result of the reduction in one-off government grants for capital works. Proceeds from sale of assets are forecast to be \$0.275 million less than the previous year.

5.1.3 Financing activities (\$0.694 million increase)

Financing activities refer to cash generated or used in the financing of Council functions and include borrowings from financial institutions and advancing repayable loans to other organisations. These activities also include repayment of the principal and interest components of loan repayments for the year. For 2011/12 the total of principal repayments is \$0.208 million more than the 2010/11 year and interest payments are decreasing by \$0.046 million. New borrowings of \$1.356 million are proposed in 2011/12 to meet Council's unfunded defined benefits superannuation liability.

5.1.4 Cash at end of the Year (\$7.165 million decrease)

Total cash and investments are forecast to decrease by \$7.165 million primarily due to net capital works of \$5.448 million funded in 2010/11 but carried forward for completion in 2011/12, together with operating programs that received advance funding, but will be completed in 2011/12.

2011/2012 BUDGET

Analysis of Budgeted Cash Position

5.2 Restricted funds

The cash flow statement indicates that Council is estimating that at 30 June 2012, it will have cash and investments of \$12.200 million which has restrictions as follows:

- **Statutory purposes (\$2.234 million)** - These funds must be applied for specified statutory purposes in accordance with various legislative and contractual requirements. Whilst these funds earn interest income for Council, they are not available for other purposes.
- **Long service leave (\$5.949 million)** - These funds are separately identified as restricted to ensure there is sufficient funds to meet Council's long service leave obligations as set out in the Local Government (Long Service Leave) Regulations 2002.

5.3 Unrestricted funds

- **Unrestricted (\$4.017 million)** - These funds are free of all specific Council commitments and represent funds available to meet daily cash flow requirements and unexpected short term needs. Council regards these funds as the minimum necessary to ensure that it can meet its commitments as and when they fall due without borrowing further funds. A high level of working capital is required as 60% of Council's rate income is not received until February and onwards each year.

5.4 Reconciliation of cash and operating results

	Forecast Actual 2010/11 \$'000	Budget 2011/12 \$'000	Variance \$'000
Net Surplus (deficit) from operations	6,063	4,006	(2,057)
Depreciation	18,170	18,500	330
Finance Costs	1,385	1,339	(46)
Developer Contributed assets	(2,000)	(2,000)	0
Gain on disposal of fixed assets	(254)	0	254
Net movement in current assets and liabilities	(2,057)	(1,400)	657
Cash flows available from operating activities	21,308	20,445	(863)
Proceeds from the sale of assets	946	672	(274)
Finance Costs	(1,385)	(1,339)	46
Repayment of Borrowings	(2,673)	(2,881)	(208)
Proceeds from Borrowings	500	1,356	856
Cash flows available for capital works	18,696	18,253	(443)
Capital expenditure	(33,679)	(25,418)	8,261
Net cash outflows	(14,984)	(7,165)	7,819
Cash at the beginning of the year	34,349	19,365	(14,984)
Cash at the end of the year	19,365	12,200	(7,165)

2011/12 BUDGET

Analysis of Capital Budget

6. Analysis of Capital Budget

This section of the report analyses the planned capital expenditure budget for the 2011/12 year and the sources of funding for the budget.

6.1 Funding sources

Sources of Funding	Reference	Forecast Actual 2010/11 \$'000	Budget 2011/12 \$'000	Variance \$'000
Works carried forward				
External				
Grants and contributions - Capital	6.1.2	3,359	2,113	(1,246)
Sub total		3,359	2,113	(1,246)
Internal				
Working Capital/Accumulated Surplus	6.1.5	5,572	5,448	(124)
Sub total		5,572	5,448	(124)
Total Works carried forward	6.1.1	8,931	7,561	(1,370)
New Works				
External				
Grants and contributions - Capital	6.1.2	7,575	1,845	(5,730)
Proceeds on sale of assets	6.1.3	748	672	(76)
Loan Borrowings	6.1.4	500	0	(500)
Sub total		8,823	2,517	(6,306)
Internal				
Working Capital/Accumulated Surplus	6.1.5	3,807	0	(3,807)
Operations	6.1.6	11,825	15,220	3,395
Reserves	6.1.7	293	120	(173)
Sub total		15,925	15,340	(585)
Total new works		24,748	17,857	(6,891)
Total funding sources		33,679	25,418	(8,261)

2011/12 BUDGET

Analysis of Capital Budget

6.1.1 Carried forward works (\$7.561 million)

At the end of each financial year there are projects which are either incomplete or not commenced due to planning issues, weather delays, extended consultation etc. For the 2010/11 year it is forecast that \$7.561 million of capital works will be incomplete and be carried forward into the 2011/12 year, \$2.113 million of which is funded from external capital grants and contributions. Significant funding includes Road Rehabilitation and upgrade (\$3.493 million), Moe Early Learning Centre at Ted Summerton Reserve (\$1.4 million) and the Moe Rail Precinct Masterplan (\$1.1 million).

6.1.2 Grants and contributions (\$1.845 million)

Capital grants and contributions include all monies received from State, Federal and community sources for the purposes of funding the capital works program. Significant grants and contributions are budgeted to be received for the Roads to Recovery program (\$1.175 million), other road funding (\$0.465 million) and skate park funding (\$0.155 million).

6.1.3 Proceeds from sale of assets (\$0.672 million)

Proceeds from sale of assets primarily relate to motor vehicle and plant sales of \$0.672 million.

6.1.4 Loan borrowings (\$Nil)

6.1.5 Accumulated Surplus (\$Nil)

6.1.6 Operations (\$15.220 million)

During the year Council generates cash from its operating activities, which is used as a funding source for the capital works program. It is forecast that \$15.220 million will be generated from operations to fund the 2011/12 capital works program. Refer section 5. "Budgeted Cash Position" for more information on funds from operations.

6.1.7 Reserves (\$0.120 million)

The funding from reserves relates to drainage works which utilises previously received developer contributions.

2011/12 BUDGET

Analysis of Capital Budget

6.2 Capital works

Capital Works Areas	Reference	Forecast Actual 2010/11 \$'000	Budget 2011/12 \$'000	Variance \$'000
Works carried forward				
Roads/Paths/Bridges/Carparks	6.2.1	1,844	3,494	1,650
Land, Buildings & Improvements	6.2.1	8,392	4,067	(4,325)
Furniture & Equipment	6.2.1	100	0	(100)
Total works carried forward		10,336	7,561	(2,775)
New works				
Roads/Paths/Bridges/Carparks	6.2.2	11,927	13,437	1,510
Drainage	6.2.3	138	120	(18)
Land, Buildings & Improvements	6.2.4	8,462	1,115	(7,347)
Plant & Equipment	6.2.5	2,109	2,065	(44)
Furniture & Equipment	6.2.6	599	440	(159)
Playgrounds	6.2.7	100	670	570
Artworks	6.2.8	10	10	0
Total new works		23,344	17,857	(5,487)
Total capital works		33,679	25,418	(8,261)
Represented by:				
Asset Renewal	6.2.9	15,120	17,299	2,179
New Assets	6.2.9	10,466	5,655	(4,811)
Asset Expansion/upgrade	6.2.9	8,094	2,464	(5,630)
Total Capital Works		33,679	25,418	(8,261)

A more detailed listing of individual projects comprising the capital works program is included in Appendix C hereto.

6.2.1 Carried forward works (\$7.561 million)

At the end of each financial year there are projects which are either incomplete or not commenced due to planning issues, weather delays, extended consultation etc. For the 2010/11 year it is forecast that \$7.561 million of capital works will be incomplete and be carried forward into the 2011/12 year, \$2.113 million of which is funded from external capital grants and contributions. Significant funding includes Road Rehabilitation and upgrade (\$3.493 million), Moe Early Learning Centre at Ted Summerton Reserve (\$1.4 million) and the Moe Rail Precinct Masterplan (\$1.1 million).

6.2.2 Roads/Paths/Bridges/Carparks (\$13.437 million)

For the 2011/12 year, \$13.437 million will be expended on road projects. The more significant projects include local roads reseals (\$4.450 million), road rehabilitation (\$2.900 million), Franklin Street bridge replacement (\$1.400 million), Churchill town centre plan works (\$1.300 million), footpath replacements (\$1.200 million) and gravel road resheets (\$0.700 million). The increase of \$1.510 million over forecasted 2010/11 expenditure is largely due to the Franklin Street bridge replacement project.

6.2.3 Drainage (\$0.120 million)

For the 2011/12 year, \$0.120 million will be expended to install a gross pollutant trap in Commercial Road Morwell.

6.2.4 Land, Buildings & Improvements (\$1.115 million)

For the 2011/12 year, \$1.115 million will be expended on Land, Building & Improvements. The more significant projects include Latrobe City leisure facilities condition assessment programmed works (\$0.650 million) and Tyers recreation reserve changeroom upgrade (\$0.285 million). The decrease of \$7.347 million from forecasted 2010/11 expenditure is largely due to the completion of projects with significant external funding received in 2010/11 e.g. Moe Early Learning Centre, Churchill Leisure Centre upgrade, Callignee Community Centre and Ted Summerton Reserve improvements.

6.2.5 Plant & Equipment (\$2.065 million)

For the 2011/12 year, \$2.065 million will be expended on the ongoing cyclical replacement of plant, equipment and fleet.

6.2.6 Furniture & Equipment (\$0.440 million)

For the 2011/12 year, \$0.440 million will be expended on furniture & equipment. The most significant item being replacement of information technology (\$0.350 million), other items include leisure and arts equipment and office furniture. The decrease of \$0.159 million from forecasted 2010/11 expenditure is largely due to the information technology replacement program reduced requirements for the 2011/12 year.

6.2.7 Playgrounds (\$0.670 million)

Playgrounds includes playground equipment and Skate & BMX parks.

For the 2011/12 year \$0.670 million will be expended on playground projects. The more significant projects include skate parks at Morwell (\$0.350 million), Traralgon South (\$0.100 million) and Yinnar (\$0.100 million) together with playground equipment replacement at various locations (\$0.120 million).

6.2.8 Artworks (\$0.010 million)

For the 2011/12 year \$0.010 million will be expended on artwork acquisitions.

6.2.9 Asset Renewal (\$17.299 million), New Assets (\$5.655 million), Expansion/Upgrade (\$2.464 million)

A distinction is made between expenditure on new assets, expenditure on asset renewal and expansion/upgrade. The expenditure on asset renewal is expenditure on an existing asset, which returns the service potential or the life of the asset back to its original life expectancy. Expenditure on new assets does not have any element of expansion/upgrade of existing assets but will result in future operation, maintenance and capital renewal. The major projects included in the above categories, which constitute expenditure on new assets are the completion of Moe Early Learning Centre (\$1.427 million), Churchill town centre plan (\$1.300 million), Moe rail precinct (\$1.100 million) and the Olympic reserve Moe pavilion project (\$0.600 million).

2011/2012 BUDGET

Analysis of Budgeted Financial Position

7. Analysis of Budgeted Financial Position

This section of the budget report analyses the movements in assets, liabilities and equity between 2010/11 and 2011/12. It also considers a number of key performance indicators.

7.1 Budgeted Balance Sheet

	Reference	Forecast Actual 30 Jun 11 \$'000	Budget 30 Jun 12 \$'000	Variance \$'000
Current Assets	7.1.1			
Cash and cash equivalents		19,365	12,200	(7,165)
Trade and other Receivables		9,507	9,792	285
Prepayments		1,599	1,647	48
Non-current assets held for sale		0	0	0
Total current assets		30,471	23,639	(6,832)
Non Current assets	7.1.2			
Trade and other Receivables		78	72	(6)
Property, plant and equipment		926,597	934,843	8,246
Other financial assets		2	2	0
Total non-current assets		926,677	934,917	8,240
Total Assets		957,148	958,556	1,408
Current Liabilities	7.1.3			
Trade and other Payables		6,101	6,284	183
Interest bearing liabilities		2,881	3,087	206
Employee Benefits		7,652	7,952	300
Provisions		1,650	1,500	(150)
Other Current Liabilities		1,478	1,522	44
Total current liabilities		19,762	20,345	583
Non Current liabilities	7.1.4			
Interest bearing liabilities		15,303	13,572	(1,731)
Employee Benefits		1,413	1,463	50
Provisions		18,828	17,328	(1,500)
Total non-current liabilities		35,544	32,363	(3,181)
Total Liabilities		55,306	52,708	(2,598)
Net assets		901,842	905,848	4,006
Equity	7.1.5			
Accumulated surplus		595,323	707,397	112,074
Reserves		306,519	198,451	(108,068)
Total Equity		901,842	905,848	4,006

2011/2012 BUDGET

Analysis of Budgeted Financial Position

7.1.1 Current Assets (\$6.832 million decrease)

The decrease in current assets is mainly due to a reduction in cash reserves associated with capital expenditure projects from 2010/11 that are expected to be completed in 2011/12. A more detailed analysis of this change is included in section 5. "Analysis of budgeted cash position".

7.1.2 Non Current Assets (\$8.240 million increase)

The increase in non-current assets is the net result of the capital works program, the depreciation of non-current assets and the disposal through sale of property, plant and equipment. Long term debtors relating to loans to community organisations will reduce slightly in accordance with agreed repayment terms.

7.1.3 Current Liabilities (\$583,000 increase)

The increase in current liabilities (that is, obligations council must pay within the next year) is estimated to be \$183,000 for suppliers and \$300,000 for employee entitlements which are expected to increase marginally due to current increases being reflected in balances being held. Loan principal repayable in 2011/12 is \$2.881 million this will increase to \$3.087 million in 2012/13. Loan repayments remain constant over this period with increasing principal portions as the loans approach maturity. Provisions relate to landfill, and the increase of \$0.150 million reflects the rehabilitation work expected to be undertaken in the 2011/12 year.

7.1.4 Non Current Liabilities (\$3.181 million decrease)

The decrease in non current liabilities (that is, obligations council must pay beyond the next year) results from the decrease in interest bearing liabilities of \$1.731 million and a decrease in the provision for landfill rehabilitation resulting from the rehabilitation works scheduled in 2011/12. There are no other significant changes in non current liabilities.

7.1.5 Equity (\$4.006 million increase)

The net increase in equity (or net assets) results directly from the operating surplus of \$4.006 million.

A more detailed analysis of the net change in investment reserves is included in Appendix A "Investment Reserves".

2011/2012 BUDGET

Analysis of Budgeted Financial Position

7.2 Key assumptions

In preparing the Budgeted Balance Sheet for the year ended 30 June 2012 it was necessary to make a number of assumptions about key assets, liabilities and equity balances. The key assumptions are as follows:

- A total of 97% of total rates and charges raised will be collected in the 2011/12 year (2010/11: 97% forecast actual);
- Trade creditors to be based on total capital and operating expenditure less written down value of assets sold, depreciation and employee costs. Payment cycle is 30 days;
- Other debtors and creditors to remain consistent with 2010/11 levels;
- Employee entitlements to be increased by Enterprise Bargaining Agreement and general banding movements only. No increase in the average rate of leave taken is expected;
- Repayment of loan principal to be \$2.881 million.
- New borrowings to be \$1.356 million; and
- Total capital expenditure to be \$25.418 million.

8. Strategic Resource Plan and Key Financial Indicators

This section of the report considers the Strategic Resource Plan covering both financial and non-financial resources, which is required by the Act to be prepared for at least the next four financial years to support the Council Plan.

The Act also requires Council to comply with the following *Principles of Sound Financial Management*:

- Prudently manage financial risks relating to debt, assets and liabilities;
- Provide reasonable stability in the level of rate burden;
- Consider the financial effects of Council decisions on future generations; and
- Provide full, accurate and timely disclosure of financial information.

8.1 Long term financial plan

A key component of the Strategic Resource Plan is the Long Term Financial Plan. Council has prepared a Long Term Financial Plan for the four years 2011/12 to 2014/15 as part of Council's ongoing financial planning to assist Council in adopting a budget within a longer term framework. The Plan takes the strategic objectives and strategies as specified in the Council Plan and expresses them in financial terms for the next four years.

The key objective, which underlines the development of the Plan, is financial sustainability in the medium to long term, whilst still achieving Council's strategic objectives as specified in the Council Plan. The key financial objectives, which underpin the Long Term Financial Plan, are:

- Maintain existing service levels;
- Reduce the infrastructure gap;
- Contain borrowings; and
- Achieve a balanced budget on a cash basis.

The Plan is updated annually through a rigorous process of consultation with Council service providers followed by a detailed sensitivity analysis to achieve these key financial objectives. The key components of the Plan are:

- Assessment of Council's current financial position
- Key objectives and assumptions
- Service delivery strategy
- Rating strategy
- Borrowing strategy
- Infrastructure strategy
- Key recommendations

2011/2012 BUDGET

Strategic Resource Plan

The following table summarises the key financial indicators for the next four years as set out in the Long Term Financial Plan for years 2011/12 to 2014/15. Appendix A "Budget Statements" includes a more detailed analysis of the financial resources to be used over the four year period.

Indicator		Budget	Strategic Resource Plan Projections		
		2011/12	2012/13	2013/14	2014/15
General					
Operating surplus/(deficit)	(\$'000)	4,006	6,638	8,647	10,242
Underlying operating result	(\$'000)	(1,952)	3,403	5,350	6,881
Cash from operations	(\$'000)	20,445	23,059	24,895	26,534
Cash increase/(decrease)	(\$'000)	(7,165)	639	652	664
Cash and investments	(\$'000)	12,200	12,839	13,491	14,155
Borrowings outstanding	(\$'000)	16,659	13,572	10,754	8,302
Depreciation	(\$'000)	18,500	18,600	18,700	19,000
Capital expenditure	(\$'000)	25,418	18,899	21,199	23,381
Working capital	(\$'000)	3,294	4,011	4,841	5,564
Net worth	(\$'000)	905,848	912,486	921,133	931,375
Financial performance					
Operating expenses/Assessment	(\$)	2,752	2,652	2,687	2,738
Rate income/Total income	(%)	55.7	58.8	59.6	60.4
Rate income/Assessment	(\$)	1,373	1,441	1,512	1,585
Debt servicing/Total income	(%)	1.3	1.1	0.8	0.6
Grants/Total income	(%)	25.0	21.4	20.9	20.4
Fees & charges/Total income	(%)	14.5	14.9	14.7	14.5
Financial position					
Indebtedness/Rate income	(%)	28.6	22.0	16.5	12.0
Underlying surplus/Total assets	(%)	-0.2	0.4	0.6	0.7
Total assets/Assessment	(\$)	26,182	25,917	25,716	25,567
Current assets/Current liabilities	(%)	116.2	119.5	123.3	126.4
Total liabilities/Assessment	(\$)	1,440	1,313	1,197	1,094
Cash position					
Capital outlays/Total cash outflows	(%)	22.8	18.4	19.8	20.9
Capital outlays/Rate income	(%)	43.6	30.6	32.4	33.8
Capital outlays/Total depreciation	(%)	137.4	101.6	113.4	123.1

2011/2012 BUDGET

Strategic Resource Plan

The key outcomes of the Long Term Financial Plan are as follows:

- Borrowings are contained;
- The infrastructure gap is narrowed;
- Staffing levels and costs are contained; and
- A balanced budget on a cash basis is achieved.

8.2 Non-financial resources

In addition to the financial resources to be consumed over the planning period, Council will also consume non-financial resources, in particular human resources. The following table summarises the non-financial resources for the next four years.

Indicator	Budget	Strategic Resource Plan Projections		
	2011/12	2012/13	2013/14	2014/15
Employee costs \$'000	42,807	44,733	46,746	48,849
Employee numbers EFT's	555.08	555.08	555.08	555.08

9. Rating Strategy

This section of the report considers the Council's rating strategy including strategy development, assumptions underlying the current year rate increase and rating structure.

9.1 Strategy development

In developing the Long Term Financial Plan (referred to in Section 9), rates and charges was identified as an important source of income, accounting for approximately 55% of the total income received by Council annually. Planning for future rate increases has therefore been an important component of the Long Term Financial Planning process.

However, it has also been necessary to balance the importance of rate income as a funding source with community sensitivity to increases, particularly given the change to bi-annual general revaluations. To ensure that deliberations about future rate increases have been made on an informed basis, comparisons were made of historical rate increases between the Council and other similar sized councils. The following table shows a comparison of the last five years and also the average rates per capita for the 2011/12 year.

Year	Latrobe City Council
2006/07	5.0%
2007/08	5.0%
2008/09	4.0%
2009/10	5.2%
2010/11	5.5%
Average increase over 5yrs	4.94%
Average per capita 2010/11	\$608

The table indicates that over the past five years Council's rate increases have averaged 4.94% and that the average per capita rates for 2010/11 (excluding rating Agreements) were \$608.

9.2 Current year rate increase

The 2011/12 operating position is predicted to be significantly impacted by wages growth and reductions in government funding. It will therefore be necessary to achieve future income growth whilst containing costs in order to achieve an underlying breakeven operating position by 2012/13 as set out in the Long Term Financial Plan. The contribution from operations toward capital investment of \$15,220 million for the 2011/12 year continues to reduce the infrastructure gap.

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Rating Strategy

In order to achieve these objectives whilst maintaining service levels and a robust capital expenditure program, overall rates and charges will increase by 5.77% in 2011/12 raising total rates of \$58,319 million, including \$411,700 generated from supplementary rates. Part of this increase is an amount of \$147,000 or 0.27% as a result of the State Government's landfill levy increasing significantly, Council will need to unfortunately pass these increases onto residents. In the interests of clarity the EPA levy component was separated from the Garbage Charge in 2010/11 and this will again occur in 2011/12. The following table sets out future projected rate increases and total rates to be raised, based on the forecast financial position of Council as at 30 June 2011 and the long term financial plan.

The long term financial plan will be reviewed by Council in December 2011.

Year	Rate Increase %	Total Rates Raised \$'000
2010/11	5.50	54,288
2011/12	5.77	58,319
2012/13	5.00	61,747
2013/14	5.00	65,347
2014/15	5.00	69,127

9.3 Rating structure

Council has established a rating structure which is comprised of two key elements. These are:

- Property values, which reflect capacity to pay; and
- User pays component to reflect usage of services provided by Council.

Striking a proper balance between these elements provides equity in the distribution of the rate burden across residents.

Council makes a further distinction within the property value component of rates based on the purpose for which the property is used, that is, whether the property is used for residential, commercial, industrial or farm purposes.

Council has previously made a decision to apply a Capital Improved Value (CIV) basis to calculating individual property rates on the grounds that it provides the most equitable distribution of rates across the municipality. There are currently no plans to change this basis.

The existing rating structure comprises two differential rates (general and farm) and a rate concession for recreational land. These rates are structured in accordance with the requirements of section 161 "Differential Rates" of the Act. Under the *Cultural and Recreational Lands Act 1963*, provision is made for a Council to grant a rating concession to any "recreational lands" which meet the test of being "rateable

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Rating Strategy

land” under the Act. The farm rate is set at 75% of the general rate and the rate concession for recreational land is set at 50% of the general rate. Council has re-affirmed its intention to maintain the existing rating relativities for the 2011/12 Budget. Council also has a municipal charge, a garbage charge and the State Government Landfill Levy charges as allowed under the Act.

The following table summarises the rates to be determined for the 2011/12 year. A more detailed analysis of the rates to be raised is contained in Appendix B “Statutory Disclosures”.

Rate type	2010/2011	2011/2012
General rates – cents in \$ of CIV	0.00409523	0.00431108
Farm rates – cents in \$ of CIV	0.00307143	0.00323331
Recreational rates – cents in \$ of CIV	0.00204762	0.00215554
Municipal charge - \$ per property	105	110
Garbage charge - \$ per property	215	235
Landfill Levy charge - \$ per property	10	14.50

9.4 General revaluation of properties

The next general revaluation of all properties within the municipality will be as at 1 January 2012 and will be first applied to the 2012/13 financial year.

Council will be maintaining the existing differential rate for the farming properties and cultural recreation land for the 2011/12 year. Therefore, in aggregate, total rates and charges will increase by 5.77% excluding supplementary rates compared to 2010/11.

10. Borrowing Strategy

This section of the report considers the Council's borrowing strategy including strategy development, current year borrowings and proposed levels for the future.

10.1 Strategy development

In developing the Long Term Financial Plan (see Section 9.1), borrowings were identified as an important funding source for the capital works programs. In the past, Council has borrowed to finance specific infrastructure projects and a significant unfunded superannuation liability in 2003.

The Long Term Financial Plan includes the results of an analysis of Council's debt position against the recommended ratios used by the Victorian State Government to assess the loan capacity of local governments. The outcome of the analysis highlighted that a debt of \$16.659 million could be comfortably accommodated. Council's future borrowing requirements may be influenced by external government funding opportunities that require some contribution from council in order to finance major capital projects. The following table shows a history of Council borrowings for the last five years and the recommended ratios applicable.

Year	Total Borrowings 30 June \$'000	Liquidity CA/CL Ratio	Debt Mgt Debt/Rates %	Debt Mgt Serv Costs/ Income %	Debt Exp Liabilities/ Relis Assets %
2006	16,169	2.06:1	40.6	1.13	20.69
2007	15,026	1.93:1	35.4	1.16	13.69
2008	16,529	2.11:1	36.2	0.97	14.11
2009	18,471	2.20:1	38.8	1.02	17.30
2010	20,357	2.24:1	40.1	1.14	14.29
2011	18,184	1.54:1	33.5	1.27	11.89
	Threshold	>1:1	<80%	<5%	<150%

The table shows that Council's borrowing level at 30 June 2011 is expected to be \$18.184 million. It also shows that Council has at all times been within the Victorian State Government's recommended ratio limits.

Definitions:

- Liquidity- Current Assets/Current Liabilities is used to assess Council's ability to meet current commitments.
- Debt Management/Rates is used to assess Council's ability to meet outstanding loan liability from its own source income of rates.
- Debt management servicing costs/income is used to assess Council's ability to meet interest on loan payments from total income.
- Debt exposure-liabilities/Realisable assets is used to assess Council's financial ability to meet all its liabilities if they all came due.

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Borrowing Strategy

10.2 Current year borrowings

For the 2011/12 year, Council has decided to take out new borrowings of \$1.356 million to fund the repayment of Latrobe City's unfunded defined benefits superannuation liability. After making loan repayments of \$2.881 million, its total borrowings will decrease to \$16.659 million as at 30 June 2012. The following table sets out future proposed borrowings, based on the forecast financial position of Council as at 30 June 2011.

Year	New Borrowings \$'000	Loan Principal Paid \$'000	Loan Interest Paid \$'000	Total Repayments (Principal & Interest) \$'000	Balance 30 June \$'000
2011	500	2,673	1,385	4,058	18,184
2012	1,356	2,881	1,339	4,220	16,659
2013	0	3,087	1,134	4,221	13,571
2014	0	2,818	925	3,743	10,753
2015	0	2,452	737	3,189	8,301

Note: No new borrowings for 2012/13 onwards have been identified at this point in time. Council's future borrowing requirements may be influenced by external government funding opportunities that require some contribution from council in order to finance major capital projects.

11. Infrastructure Strategy

This section of the report considers the Council's infrastructure strategy including strategy development, key influences on the current year and proposed capital works levels for the future.

11.1 Strategy development

The Council is developing an Infrastructure Strategy which sets out the capital expenditure requirements of the Council for the next 10 years by class of asset and project and is a key input to the long term financial plan. It predicts infrastructure consumption, renewal needs and considers infrastructure needs to meet future community service expectations. The Strategy development process includes a rigorous process of consultation and evaluation. The key aspects of the process are as follows:

- Long term capital planning process which integrates with the Council Plan, Long Term Financial Plan and Annual Budget processes;
- Listing of all known capital projects, prioritised within classes on the basis of evaluation criteria;
- Transparent process for evaluating and prioritising capital projects;
- Methodology for allocating annual funding to classes of capital projects; and
- Standard templates for officers to document capital project submissions.

The capital planning process is undertaken annually and used to ensure that Infrastructure Strategy represents the current capital expenditure requirements of the Council.

A key objective of the Infrastructure Strategy is to maintain or preserve Council's existing assets at desired condition levels. If sufficient funds are not allocated to asset preservation then Council's investment in those assets will reduce, along with the capacity to deliver services to the community. A measure of Council's performance in respect to infrastructure management is the sustainability index. This is the proportion of the total asset value consumed (equivalent to the annual depreciation charge), compared to the amount spent in preserving the asset (expenditure aimed at ensuring the asset reaches its intended useful life) on an annual basis. A value of 100% (or greater in the short term) is the desired target and the Long Term Financial Plan aims to maintain a sustainability index of 100%.

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Infrastructure Strategy

11.2 Key influences for 2011/2012

The following influence had a significant impact on the Infrastructure Strategy for the 2011/12 year:

- Continuation of significant Federal funding for upgrade of roads (Roads to Recovery funding of \$1.175 million has been assumed for 2011/12).

11.3 Future capital works

The following table summarises Council's forward outlook on capital expenditure including funding sources for the next four years. The only capital grants and contributions that are projected for 2012/13 onward are approved funding for Roads to Recovery and no new borrowings are forecast at this stage.

Year	Grants & Contrib's \$'000	Borrowings \$'000	Asset Sales \$'000	Reserves \$'000	Working Capital/ Acc'd Surplus	Council Operations \$'000	Capital Program \$'000
2011	10,934	500	748	293	9,379	11,825	33,679
2012	3,958	0	672	120	5,448	15,220	25,418
2013	1,175	0	700	120	0	16,904	18,899
2014	1,175	0	700	120	0	19,204	21,199
2015	1,175	0	700	120	0	21,386	23,381

12. Service Delivery Strategy

This section of the report considers the Council's service delivery strategy including strategy development, key influences and service delivery outcomes.

12.1 Strategy Development

A number of service delivery strategies will be developed and/or reviewed during 2011/12 year. Latrobe 2026 and the Council Plan 2011/12 to 2014/15 identify key service area reviews and strategy development for service areas.

12.2 Key Influences on service delivery

The general influences affecting all operating income and expenditure include the following:

	2011/12 %	2012/13 %	2013/14 %	2014/15 %
Consumer Price Index	3.00	3.00	3.00	3.00
Rate Increases	5.77	5.00	5.00	5.00
Property growth	1	1	1	1
Wages growth	4.50	4.50	4.50	4.50
Government funding	2.00	2.00	2.00	2.00
Statutory fees	3.00	3.00	3.00	3.00
Investment return	6.00	6.00	6.00	6.00

As well as the general influences, there are also a number of specific influences which relate directly to service areas or activities. The most significant changes in these areas are summarized below.

12.3 Service delivery outcomes

The service delivery outcomes measured in financial terms are shown in the following table.

Year	Net Surplus (Deficit) \$'000	Underlying Surplus (Deficit) \$'000
2011	6,063	(8,681)
2012	4,006	(1,952)
2013	6,638	3,403
2014	8,647	5,350
2015	10,242	6,881

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Service Delivery Strategy

Service levels have been maintained throughout the four year period. The operating deficit forecast for 2010/11 year is primarily in line with the original budget forecast after taking into account the effect of capital income and funding that had been received in 2009/10 for programs/projects in 2010/11. Excluding the effects of non-operating income such as capital contributions, the underlying result predicts a deficit for 2011/12 and a surplus for 2012/13 to 2014/15 years.

Overview to Appendices

The following appendices include voluntary and statutory disclosures of information which provide support for the analysis contained in sections 1 to 13 of this report.

This information has not been included in the main body of the budget report in the interests of clarity and conciseness. Council has decided that whilst the budget report needs to focus on the important elements of the budget and provide appropriate analysis, the detail upon which the annual budget is based should be provided in the interests of open and transparent local government.

The contents of the appendices are summarised below:

Appendix	Nature of information
A	Budgeted Standard Statements
B	Statutory disclosures
C	Capital works program
D	Key strategic activities
E	Fees and Charges

A. Budgeted standard statements

This appendix presents information in regard to the budgeted Standard Statements. The budget information for the years 2011/12 to 2014/15 has been extracted from the Strategic Resource Plan.

At the end of each financial year Council is required to report back to the community a comparison of actual financial results against these Budgeted Standard Statements and provide an explanation of significant variances. The Standard Statements together with the Performance Statement provide a clear, concise and understandable report of Council's activities for the year from both a financial and non-financial perspective particularly for those users who do not have a financial background.

The appendix includes the following budgeted information:

- Budgeted Standard Income Statement
- Budgeted Standard Balance Sheet
- Budgeted Standard Cash Flow Statement
- Budgeted Standard Capital Works statement
- Budgeted Statement of Investment Reserves.

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Budgeted Standard Income Statement For the four years ending 30 June 2015

	Forecast Actual	Budget	Strategic Resource Plan Projections		
			2012/13 \$'000	2013/14 \$'000	2014/15 \$'000
	2010/11 \$'000	2011/12 \$'000	2012/13 \$'000	2013/14 \$'000	2014/15 \$'000
Income from ordinary activities					
Rates	54,288	58,319	61,747	65,347	69,127
Operating grants and contributions	22,523	22,270	21,280	21,705	22,139
Capital grants and contributions	12,744	3,958	1,175	1,175	1,175
Interest	1,320	1,100	1,100	1,100	1,100
User fees and charges	12,893	15,197	15,653	16,122	16,606
Other Income	2,350	1,420	1,462	1,506	1,551
Developer Contributions	463	497	512	527	543
Developer Contributed assets	2,000	2,000	2,060	2,122	2,185
Total Income	108,580	104,760	104,989	109,605	114,428
Expenses from ordinary activities					
Employee costs	41,041	42,807	44,733	46,746	48,849
Materials and services	42,131	38,077	33,851	34,553	35,564
Bad and Doubtful Debts	44	32	33	34	35
Finance costs	1,385	1,339	1,134	926	737
Depreciation	18,170	18,500	18,600	18,700	19,000
Total expenses	102,771	100,754	98,351	100,959	104,186
Net gain (loss) on disposal of property, infrastructure and equipment	254	0	0	0	0
Surplus (deficit) for the year	6,063	4,006	6,638	8,647	10,242
Other comprehensive income					
Other	0	0	0	0	0
Total comprehensive income for the year	6,063	4,006	6,638	8,647	10,242

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Budgeted Standard Balance Sheet For the four years ending 30 June 2015

	Forecast		Strategic Resource Plan		
	Actual 2011 \$'000	Budget 2012 \$'000	Projections 2013 2014 2015 \$'000 \$'000 \$'000		
Current assets					
Cash and cash equivalents	19,365	12,200	12,839	13,491	14,155
Trade and other Receivables	9,507	9,792	10,086	10,389	10,700
Prepayments	1,599	1,647	1,696	1,747	1,800
Non-current assets held for sale	0	0	0	0	0
Total current assets	30,471	23,639	24,622	25,627	26,655
Non-current assets					
Receivables	78	72	66	60	54
Property, plant and equipment	926,597	934,843	936,502	940,423	946,289
Other Financial Assets	2	2	2	2	2
Total non-current assets	926,677	934,917	936,570	940,485	946,345
Total Assets	957,148	958,556	961,192	966,112	973,000
Current liabilities					
Trade and other Payables	6,101	6,284	6,473	6,667	6,867
Interest bearing liabilities	2,881	3,087	2,818	2,452	2,208
Employee benefits	7,652	7,952	8,252	8,552	8,852
Provisions	1,650	1,500	1,500	1,500	1,500
Other current liabilities	1,478	1,522	1,568	1,615	1,664
Total current liabilities	19,762	20,345	20,611	20,786	21,090
Non-current liabilities					
Interest bearing liabilities	15,303	13,572	10,754	8,302	6,094
Employee benefits	1,413	1,463	1,513	1,563	1,613
Provisions	18,828	17,328	15,828	14,328	12,828
Total non-current liabilities	35,544	32,363	28,095	24,193	20,535
Total Liabilities	55,306	52,708	48,705	44,978	41,625
Net assets	901,842	905,848	912,486	921,133	931,375
Equity					
Accumulated surplus	595,323	598,967	605,213	613,452	623,271
Reserves	306,519	306,881	307,273	307,681	308,104
Total equity	901,842	905,848	912,486	921,133	931,375

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Budgeted Standard Cash Flow Statement For the four years ending 30 June 2015

	Forecast	Budget	Strategic Resource Plan		
	Actual		Projections		
	2010/11	2011/12	2012/13	2013/14	2014/15
	\$'000	\$'000	\$'000	\$'000	\$'000
	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)
Cash flows from operating activities					
Receipts from customers	69,300	75,153	79,087	83,207	87,522
Payments to suppliers	(84,579)	(82,036)	(79,582)	(82,292)	(85,403)
	(15,279)	(6,882)	(495)	914	2,119
Interest received	1,320	1,100	1,100	1,100	1,100
Government receipts	35,266	26,227	22,455	22,880	23,314
Net cash flows from operating activities	21,308	20,445	23,059	24,895	26,534
Cash flows from investing activities					
Proceeds from sale of prop, plant & equip	946	672	700	700	700
Payments for property, plant & equip	(33,679)	(25,418)	(18,899)	(21,199)	(23,381)
Net cash flows from investing activities	(32,734)	(24,746)	(18,199)	(20,499)	(22,681)
Cash flows from financing activities					
Finance Costs	(1,385)	(1,339)	(1,134)	(926)	(737)
Proceeds from borrowings	500	1,356	0	0	0
Repayment of borrowings	(2,673)	(2,881)	(3,087)	(2,818)	(2,452)
Net cash flows from financing activities	(3,558)	(2,864)	(4,221)	(3,744)	(3,189)
Net increase (decrease) in cash held	(14,984)	(7,165)	639	652	664
Cash at the beginning of the year	34,349	19,365	12,200	12,839	13,491
Cash at the end of the year	19,365	12,200	12,839	13,491	14,155

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Budgeted Standard Capital Works Statement For the four years ending 30 June 2015

	Forecast	Budget	Strategic Resource Plan		
	Actual		Projections		
	2010/11	2011/12	2012/13	2013/14	2014/15
	\$'000	\$'000	\$'000	\$'000	\$'000
Capital works areas					
Roads /Paths/Bridges &Carparks	13,770	16,931	11,624	14,306	16,436
Drainage	138	120	120	120	120
Land, Buildings & Improvements	16,854	5,182	4,252	4,040	3,630
Plant & Equipment	2,109	2,065	2,080	1,930	2,530
Furniture & Equipment	699	440	560	520	520
Playgrounds	100	670	253	273	135
Artworks	10	10	10	10	10
Total capital works	33,679	25,418	18,899	21,199	23,381
Represented by:					
Asset Renewal	15,120	17,299	14,479	13,163	19,471
New Assets	10,466	5,655	2,093	6,045	2,410
Asset expansion/upgrade	8,094	2,464	2,327	1,990	1,500
Total capital works	33,679	25,418	18,899	21,199	23,381

Reconciliation of net movement in property, plant and equipment For the four years ending 30 June 2015

	Forecast	Budget	Strategic Resource Plan		
	Actual		Projections		
	2010/11	2011/12	2012/13	2013/14	2014/15
	\$'000	\$'000	\$'000	\$'000	\$'000
Total Capital works	33,679	25,418	18,899	21,199	23,381
Depreciation and amortisation	(18,170)	(18,500)	(18,600)	(18,700)	(19,000)
Less Written down value of assets sold	(692)	(672)	(700)	(700)	(700)
Add Written down value of current assets held for sale	0	0	0	0	0
Developer Contributed assets	2,000	2,000	2,060	2,122	2,185
New Landfill Asset	4,000	0	0	0	0
Net movement in property, plant and equipment	20,817	8,246	1,659	3,921	5,866

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Budgeted Statement of Investment Reserves For the four years ending 30 June 2015

	Forecast	Budget	Strategic Resource Plan		
	Actual		Projections		
	2011	2012	2013	2014	2015
	\$'000	\$'000	\$'000	\$'000	\$'000
Statutory					
Car parking	286	286	286	286	286
Drainage	750	995	1,251	1,519	1,797
Public open space	244	297	351	407	465
Street trees	235	276	333	392	453
Future Roadworks	347	371	396	421	447
Street Lighting	9	9	9	9	9
Total statutory reserves	1,872	2,234	2,626	3,034	3,457
Discretionary					
Total reserves	1,872	2,234	2,626	3,034	3,457

B. Statutory Disclosures

This appendix presents information required pursuant to the Act and the Regulations to be disclosed in the Council's annual budget.

The appendix includes the following budgeted information:

- Borrowings
- Rates and charges
- Differential rates

Statutory disclosures

1 Borrowings

	2010/11 \$	2011/12 \$
New borrowings (other than refinancing)	500,000	1,355,700
Debt redemption	2,673,000	2,881,000

2 Rates and charges

2.1 The proposed rate in the dollar for each type of rate to be levied:

Type of Property	2010/11 cents/\$CIV	2011/12 cents/\$CIV
General	0.00409523	0.00431108
Farm	0.00307143	0.00323331
Recreational	0.00204762	0.00215554

2.2 The estimated amount to be raised by each type of rate to be levied:

Type of Property	2010/11 \$	2011/12 \$
General	32,432,759	34,793,236
Farm	2,377,249	2,542,052
Recreational	37,072	51,369

2.3 The estimated total amount to be raised by rates

	2010/11 \$	2011/12 \$
Total rates to be raised	34,847,080	37,386,657

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- 2.4 The proposed percentage change in the rate in the dollar for each type of rate to be levied, compared to that of the previous financial year are:**

Type of Property	Percentage Change 2010/11	Percentage Change 2011/12
General	5.72%	5.27%
Farm	5.72%	5.27%
Recreational	5.72%	5.27%

- 2.5 The number of assessments for each type of rate to be levied compared to the previous year:**

Type of Property	2010/11	2011/12
General	34,922	35,283
Farm	1,316	1,312
Recreational	15	16
The total number of assessments is:	36,253	36,611

- 2.6 The basis of valuation to be used is the Capital Improved Value (CIV).**

- 2.7 The estimated total value of land in respect of which each type of rate is to be levied compared with the previous year:**

Type of Property	2010/11 \$	2011/12 \$
General	7,919,636,000	8,070,663,000
Farm	773,989,000	786,208,000
Recreational	18,105,000	23,831,000
Total	8,711,730,000	8,880,702,000

- 2.8 The proposed unit amount to be levied for each type of charge under section 162 of the Act:**

Type of Charge	Per Rateable Property	
	2010/11 \$	2011/12 \$
Municipal	105.00	110.00
Garbage collection	215.00	235.00
Landfill Levy	10.00	14.50

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Where exemptions are granted, waste services will be charged for services utilized as follows:

Type of Charge	Per Rateable Property	
	2010/11 \$	2011/12 \$
Garbage 120L Bin	130	146
Garbage 240L Bin	215	235
Garbage 240L Bin - Special	145	175
Recycling	45	47
Organics/Green Waste	40	42

2.9 The estimated amounts to be raised for each type of charge to be levied compared to the previous year

Type of Charge	2010/11 \$	2011/12 \$
Municipal	3,767,715	3,985,300
Garbage collection	6,716,365	7,639,407
Landfill Levy	307,480	474,590
Total	10,791,560	12,099,297

2.10 The estimated amount to be raised from the Power Generators and Australian Paper is \$8,433,087 compared to the previous year of \$8,116,560.

2.11 The estimated total amount to be raised by rates and charges is \$58,319,000, including supplementary rates of \$399,959.

2.12 There are no known significant changes, which may affect the estimated amounts to be raised by rates and charges. However, the total amount to be raised by rates and charges may be affected by:

- The making of supplementary valuations;
- Changes of use of land such that rateable land becomes non-rateable land and vice versa;
- Changes of use of land such that residential land becomes farm land and vice versa.

3. Differential rates

Rates to be levied

The rate and amount of rates payable in relation to land in each category of differential are:

- A farm rate of 0.00323331 for all rateable farm properties;
- A recreational land charge equal to 0.00215554 for all applicable recreational land properties.

Each differential rate will be determined by multiplying the Capital Improved Value of each rateable land (categorised by the characteristics described below) by the relevant percentages indicated above.

Council considers that each differential rate will contribute to the equitable and efficient carrying out of Council functions. Details of the objectives of each differential rate, the types of classes of land, which are subject to each differential rate and the uses of each differential rate, are set out below.

Farm land

Farm land is as defined in Section 2 of the *Valuation of Land Act 1960*, namely, any rateable land which is not less than 2 hectares in area and which is used primarily for carrying on one or more of the following businesses or industries:

- (i) grazing (including agistment);
- (ii) dairying;
- (iii) pig farming;
- (iv) poultry farming;
- (v) fish farming;
- (vi) tree farming;
- (vii) bee keeping;
- (viii) viticulture;
- (ix) horticulture;
- (x) fruit growing;
- (xi) the growing of crops of any kind; and

that is used by a business:

- (i) that has a significant and substantial commercial purpose or character; and
- (ii) that seeks to make a profit on a continuous or repetitive basis from its activities on the land; and
- (iii) that is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way it is operating.

The reasons for the use of this rate are that:

- (i) the types and classes of land to which the rate applies can be easily identified;
- (ii) it is appropriate to have a farm rate so as to fairly rate farm land;
- (iii) the level of the farm rate is appropriate having regard to all relevant matters including the use to which farm land is put and the amount to be raised by Council's Municipal charge;

- (iv) the level of the farm rate is appropriate to ensure that the burden of the payment of general rates is fairly apportioned across all rateable land within the Municipal district;

which objectives the Council considers are consistent with the economical and efficient carrying out of its functions.

Recreational Land

Recreational land is defined in accordance with Section 4 of the *Cultural & Recreational Lands Act 1963*.

The amounts levied on recreational land have regard to the services provided by the Council in relation to such lands and the benefit to the community derived from such recreational lands.

General Rate

The General Rate is applied to any rateable land that is not defined as farm land or recreational land.

The reasons for the use of that rate are that:-

- (i) the types and classes of land to which the rate applies can be easily identified;
- (ii) it is appropriate to have a general rate so as to fairly rate lands other than recreational and farm lands;
- (v) the level of this rate is appropriate having regard to all relevant matters including the use to which farm land is put and the amount to be raised by Council's Municipal charge;
- (vi) the level of the farm rate is appropriate to ensure that the burden of the payment of general rates is fairly apportioned across all rateable land within the Municipal district

which objectives the Council considers are consistent with the economical and efficient carrying out of its functions.

C. Capital Works Program

This appendix presents a listing of the capital works projects that will be undertaken for the 2011/12 year.

The capital works projects are grouped by class and include the following:

- New works for 2011/12
- Works carried forward from the 2010/11 year.

The capital works detailed report also includes a list of works that, although not classified as assets for accounting purposes, will be undertaken in conjunction with the capital works program. The funding for these works and associated expenditure forms part of the operating budget.

2011/2012 BUDGET

Appendices

Capital Works Program For the year ending 30 June 2012

1. New works 2011/2012

Capital Works Area	Externally Funded \$'000	Internally Funded \$'000	Project Cost \$'000
Roads/Paths/Bridges & Carparks	1,640	11,797	13,437
Drainage	0	120	120
Land, Buildings & Improvements	50	1,065	1,115
Plant & Equipment	672	1,393	2,065
Furniture & Equipment	0	440	440
Playgrounds	155	515	670
Artworks	0	10	10
Total new capital works 2011/2012	2,517	15,340	17,857

2. Works carried forward from 2010/2011

	Externally Funded \$'000	Internally Funded \$'000	Project Cost \$'000
Roads/Paths/Bridges & Carparks	440	3,054	3,494
Drainage	0	0	0
Land, Buildings & Improvements	1,673	2,395	4,067
Plant & Equipment	0	0	0
Furniture & Equipment	0	0	0
Playgrounds	0	0	0
Artworks	0	0	0
Total capital works carried fwd 2010/2011	2,113	5,448	7,561

3. Summary

	Externally Funded \$'000	Internally Funded \$'000	Project Cost \$'000
Asset renewal	2,157	15,142	17,299
New Assets	1,598	4,058	5,655
Asset expansion/upgrade	875	1,589	2,464
Total	4,630	20,788	25,418

4. A detailed listing of individual projects comprising the 2011/2012 capital works program is set out below:

2011/2012 Capital Works Program

Asset Category/Project Description	Externally Funded \$'000	Internally Funded \$'000	Total Amount \$'000
<u>CAPITAL WORKS (ASSETS)</u>			
NEW WORKS FOR 2011/12			
Roads/Paths/Bridges & Carparks			
Bridges			
Renewal			
Bridge Replacement - Franklin St, Traralgon Creek, Traralgon		1,400	1,400
Footpaths & Cycleways			
New Works			
Bicycle Plan - Park Lane, Traralgon - Stage 2		45	45
Bicycle Plan - Tramway Road, Churchill - Design (Including pedestrian bridge)		5	5
Moe - Moe South Pedestrian Link Project Stage 5 of 6 stage project - footpath works, Coalville Road Moe		150	150
Renewal			
Footpath replacement program 2011/12		1,200	1,200
Offstreet Carparks			
New Works			
Moore Street Pre-school car park Hennessey Street, Moe		100	100
Renewal			
CBD car park reseals 2011/12		70	70
Roads			
New Works			
Churchill Town Centre Plan implementation		1,300	1,300
Renewal			
Resurfacing of car parks & roads in Recreation Reserves Program		50	50
Local Road Reseals Program 2011/12		4,450	4,450
Road Rehab Program 2011/12	1,175	1,725	2,900
Gravel Road re-sheets		700	700
Upgrade			
Timber Industry Road Evaluation Study (TIRES) Funding - Grand Ridge Road	125	25	150
Safety Improvement works at Jumbuk Road, Jumbuk	340	110	450
Upgrade of Upper Middle Creek Road at Yinnar South		67	67
Minor sealing works at intersections, bridge approaches and short sections of roads that are difficult to maintain		150	150
Gravel Road Sealing Program 2011/12		250	250
Roads/Paths/Bridges & Footpaths - Sub- Total	1,640	11,797	13,437

2011/2012 Capital Works Program

Asset Category/Project Description	Externally Funded \$'000	Internally Funded \$'000	Total Amount \$'000
Drains			
New Works			
Gross Pollutant Trap installation - Commercial Road Morwell		120	120
Drains - Sub- Total		120	120
Land, Buildings & Improvements			
Buildings			
New Works			
Moe Activity Centre Plan		100	100
Renewal			
Roof Replacement Program 2011/12		80	80
Latrobe City Leisure Facilities Condition Assessment - Various Projects		650	650
Upgrade			
Northern Towns Recreation Plan: Tyers Recreation Reserve, change room facilities.	50	235	285
Land, Buildings & Improvements - Sub- Total	50	1,065	1,115
Plant & Equipment			
Renewal			
Plant & equipment replacement – 2011/12	72	613	685
Fleet replacement program – 2011/12	600	780	1,380
Plant & Equipment - Sub- Total	672	1,393	2,065
Furniture & Equipment			
Renewal			
Latrobe Leisure Equipment Replacement Program		40	40
Performing Arts Lighting & Sound Stage Equipment Replacement Program		30	30
IT Equipment Replacement Program		350	350
Office Furniture & Equipment Replacement Program		20	20
Furniture & Equipment - Sub- Total		440	440
Other			
Playgrounds			
New Works			
Skate & BMX Plan - Construct district skate park in Morwell		350	350
Skate & BMX Plan - Construction Skate Park in Traralgon South (Funding Pending)	75	25	100
Skate & BMX Plan - Yinnar, construct skate park.	80	20	100
Renewal			
Playground Improvement Implementation Plan 2011-2016		120	120
Artworks			

2011/2012 Capital Works Program

Asset Category/Project Description	Externally Funded \$'000	Internally Funded \$'000	Total Amount \$'000
New Works			
Latrobe Regional Gallery - Artwork acquisitions		10	10
Other - Sub- Total	155	525	680
TOTAL 2011/12 NEW CAPITAL WORKS	2,517	15,340	17,857
New Works	155	2,225	2,380
Renewal	1,847	12,278	14,125
Upgrade	515	837	1,352
WORKS CARRIED FORWARD FROM 2010/11			
Roads/Paths/Bridges & Carparks			
Bridges			
Renewal			
Franklin Street Bridge Rehab		400	400
Speargrass Rd, Middle Creek, Yinnar Sth-Timber Bridge Replace	160	165	325
Footpaths & Cycleways			
Renewal			
Moe South Pedestrian Link Project Stage 4, Coalville Rd Moe		165	165
Roads			
Renewal			
Wallace St Morwell - Road Rehabilitation		359	359
Road Rehabilitation Program - Middle Creek Road, Yinnar		800	800
Road Rehabilitation Program - Quigley Street, Morwell		400	400
Upper Middle Creek Rd - Road Widening		100	100
Glendonald Rd Churchill-upgrade of unsealed section-Auslink		175	175
Upgrade			
Churchill ACP Pedestrian Plaza/Access Rd		300	300
Jumbuk Rd from Junction Rd to Jumbuk Hall (Timber Haulage)	280	190	470
Roads/Paths/Bridges & Footpaths - Sub- Total	440	3,054	3,494
Land, Buildings & Improvements			
Buildings			
New Works			
Moe Early Learning Centre - Construction		1,427	1,427
Moe Rail Precinct Masterplan - Detailed Design	1,100		1,100
Clifton Street Precinct Moe - Stage 3		148	148
Olympic Reserve Moe - pavilion	343	258	600
Renewal			
Traralgon South Hall Refurbishment	150	300	450
Upgrade			
Traralgon East Community Centre Facilities Upgrade	80	262	342
Land, Buildings & Improvements - Sub- Total	1,673	2,395	4,067

2011/2012 BUDGET

Appendices

2011/2012 Capital Works Program

Asset Category/Project Description	Externally Funded \$'000	Internally Funded \$'000	Total Amount \$'000
TOTAL WORKS CARRIED FORWARD FROM 2010/11	2,113	5,448	7,561
New Works	1,443	1,833	3,275
Renewal	310	2,864	3,174
Upgrade	360	752	1,112
TOTAL CAPITAL WORKS PROGRAM (ASSETS)	4,630	20,788	25,418
New Works	1,598	4,058	5,655
Renewal	2,157	15,142	17,299
Upgrade	875	1,589	2,464
<u>CAPITAL WORKS (OPERATING)</u>			
<i><u>(These projects are of a capital nature but do not meet the definition of capital expenditure due to them either not being on Council owned/or controlled assets or not relating to an asset class recognised by Council. Expenditure on these projects appears in the Budgeted Standard Income Statement).</u></i>			
NEW WORKS FOR 2011/12			
Land, Buildings & Improvements			
Recreation			
Glengarry Tennis Courts Resurfacing – Northern Towns Major	100	90	190
Annual Program Replacement of unserviceable outdoor seating		15	15
Annual Resurface of hard court bitumen surfaces		50	50
Traralgon Tennis Resurfacing Project	609	100	709
Other Land, Buildings & Improvements			
Small Town Works Program		70	70
Yallourn North Town Hall Upgrade		250	250
Transfer Station Upgrade Program, year 2 of 4 year program		450	450
Land, Buildings & Improvements - Sub- Total	709	1,025	1,734
Landfill			
Rehabilitation of Latrobe City landfill sites including Moe, Morwell, Traralgon, Yallourn North & Yinnar		1,650	1,650
Landfill - Sub- Total		1,650	1,650
Other			
Community Minor Capital Grant Program - 2011/12		360	360
Traffic and Pedestrian Safety Projects		135	135
Public Lighting Replacement Program		70	70
Light & Flag Pole Replacement / Repair / Decommissioning		75	75
Morwell Recreation Plan: Pegasus Soccer Club Lighting Upgrade	50	25	75
Other - Sub- Total	50	665	715
TOTAL 2011/12 NEW CAPITAL WORKS (OPERATING)	759	3,340	4,099

2011/2012 Capital Works Program

Asset Category/Project Description	Externally Funded \$'000	Internally Funded \$'000	Total Amount \$'000
WORKS CARRIED FORWARD FROM 2010/11			
Land,Buildings & Improvements			
Buildings			
Boolarra MultiPurpose Centre refurbishment-Bushfire recovery	450		450
Traralgon South and District Men's and Community Shed	53	179	232
Recreation			
Warren Terrace Haz Nth- Oval development		20	20
Traralgon Sports Stadium-netting divider		20	20
Southern Towns ORP - Pavilion Upgrade Yinnar		100	100
Land,Buildings & Improvements - Sub- Total	503	319	822
Landfill			
Hyland Hwy Landfill - cell 3 & 4 construction		1,300	1,300
Landfill - Sub- Total		1,300	1,300
Other			
Koornalla & Le Roy Parks	145	105	250
Other - Sub- Total	145	105	250
TOTAL WORKS CARRIED FORWARD FROM 2010/11	648	1,724	2,372
TOTAL CAPITAL WORKS (OPERATIONAL)	1,407	5,064	6,471
<u>TOTAL CAPITAL WORKS PROGRAM</u>	6,037	25,852	31,889

D. Key Strategic Activities

This appendix presents a number of strategic activities to be undertaken during the 2011/12 year and performance targets and measures in relation to these.

Key Strategic Activity	Performance Measure and Target
Economy	
Deliver 'Positioning Latrobe City for a Low Carbon Emission Future' to maximise the opportunities for alternative technologies and non traditional uses for coal, through support of the Low Carbon Committee.	<p>Cost: Latrobe City Council's financial contribution during 2011 and 2012 will be limited to resources allocated within Council's adopted budget.</p> <p>Time: The Ordinary Council Meeting, at which a report detailing progress and activities during 2011 and 2012 financial year will be presented to Council for consideration, will be no later than 30 June 2012.</p> <p>Quantity: Minimum of three Low Carbon Committee meetings held during 2011 and 2012.</p> <p>Quality: Progression of actions and objectives from the 'Positioning Latrobe City for a Low Carbon Emission Future'.</p>
Conduct the 2012 Gippsland Major Projects Summit highlighting commercial investments across Latrobe City and the Gippsland Region.	<p>Cost: Latrobe City Council's financial contribution during 2011 and 2012 will be limited to resources allocated within Council's adopted budget.</p> <p>Time: The delivery date for the summit will be no later than 30 April 2012.</p> <p>Quantity: The summit will showcase a minimum of four projects and opportunities planned for the region.</p> <p>Quality: High level of attendance and diversity of representation.</p>
Natural Environment	
Implement actions of the Natural Environment Sustainability Strategy 2008-2013 to achieve identified biodiversity and sustainability	<p>Cost: Latrobe City Council's financial contribution during 2011 and 2012 will be limited to resources allocated within Council's adopted budget.</p>

Key Strategic Activity	Performance Measure and Target
<p>outcomes in Latrobe City during 2011 and 2012.</p>	<p>Time: The Ordinary Council Meeting, at which a progress report on the delivery of actions identified by the Natural Environment Sustainability Strategy is presented to Council for consideration, will be no later than 30 June 2012.</p> <p>Quantity: A report on the progress delivered against actions identified in the Natural Environment Sustainability Strategy 2008 -2013 will be presented to Council for consideration.</p> <p>Quality: Progression of actions and objectives from the Natural Environment Sustainability Strategy 2008 -2013, and provision of information to Council on progress.</p>
<p>Built Environment</p> <p>Finalise Stage 2 of the Traralgon Activity Centre Plan to guide future land use via a Structure Plan, Urban Design Framework and parking precinct plan.</p>	<p>Cost: Latrobe City Council's financial contribution during 2011 and 2012 will be limited to resources allocated within Council's adopted budget.</p> <p>Time: The Ordinary Council Meeting, at which a report will be presented to Council for consideration, will be no later than 30 June 2012.</p> <p>Quantity: Finalisation of Stage 2 of the Traralgon Activity Centre Plan will result in the completion of an Urban Design Framework, Activity Centre Plan and Implementation Plan to inform a planning scheme amendment.</p> <p>Quality: The quality of Stage 2 outputs and resulting planning scheme amendment will be measured by the success of the Planning Scheme amendment process, including assessment by an independent Planning Panel and the decision by the Minister for Planning.</p> <p><i>(Latrobe City Council acknowledges the subjective nature of this measure, but is constrained in its ability to provide an alternative quality measure that is quantifiable within the reporting period).</i></p>
<p>Finalise the Traralgon Growth Areas Review including the Traralgon West Corridor Structure Plan to identify long term growth</p>	<p>Cost: Latrobe City Council's financial contribution during 2011 and 2012 will be limited to resources allocated within Council's adopted budget.</p>

Key Strategic Activity	Performance Measure and Target
and development opportunities.	<p>Time: The Ordinary Council Meeting, at which a report will be presented to Council for consideration, will be no later than 30 June 2012.</p> <p>Quantity: Finalisation of the Traralgon Growth Areas Review will result in the completion of a Framework Plan and supporting Structure Plan.</p> <p>Quality: The quality of outputs will be measured by the success of the Planning Scheme amendment process, including assessment by an independent Planning Panel and the decision by the Minister for Planning.</p> <p><i>(Latrobe City Council acknowledges the subjective nature of this measure, but is constrained in its ability to provide an alternative quality measure that is quantifiable within the reporting period).</i></p>
Community	
In consultation with the aboriginal community review the Statement of Commitment to ensure continued recognition of our indigenous community.	<p>Cost: Latrobe City Council's financial contribution during 2011 and 2012 will be limited to resources allocated within Council's adopted budget.</p> <p>Time: The Ordinary Council Meeting, at which a revised Statement of Commitment will be presented to Council for consideration, will be no later than 1 December 2011.</p> <p>Quantity: Completion of a revised Statement of Commitment.</p> <p>Quality: Continued and improved recognition of our indigenous community.</p>
Deliver the annual Children's Services Expo during Children's Week in October 2011 to promote early years services provided across Latrobe City.	<p>Cost: Latrobe City Council's financial contribution during 2011 and 2012 will be limited to resources allocated within Council's adopted budget.</p> <p>Time: Delivery of the Children's Services Expo by no later than October 2011.</p> <p>Quantity: Delivery of one Children's Services Expo during Children's Week.</p> <p>Quality: Children's Services Expo attended by diverse range of families across the</p>

Key Strategic Activity	Performance Measure and Target
	municipality.
Culture	
Develop an Events Plan to facilitate continued growth of events and the wider tourism sector in Latrobe City.	<p>Cost: Latrobe City Council's financial contribution during 2011 and 2012 will be limited to resources allocated within Council's adopted budget.</p> <p>Time: The Ordinary Council Meeting, at which a report will be presented to Council for consideration, will be no later than 30 June 2012.</p> <p>Quantity: The Events Plan will facilitate continued growth and development of events for economic benefit, to build capacity in our community and to lift the profile of Latrobe City.</p> <p>Quality: The plan will provide clear strategic directions for Latrobe City events and ensure continued growth and sustainability of events for the benefit of Latrobe City.</p>
Recreation	
Review the Latrobe City Public Open Space Plan to ensure accessible, connected and varied open space experiences continue to be provided for our community.	<p>Cost: Latrobe City Council's financial contribution during 2011 and 2012 will be limited to resources allocated within Council's adopted budget.</p> <p>Time: The Ordinary Council Meeting, at which a report will be presented to Council for consideration, will be no later than 30 June 2012.</p> <p>Quantity: Completion of a revised Latrobe City Public Open Space Plan and recommendations.</p> <p>Quality: The quality of outputs will be measured by the Department of Planning and Community Development's level of satisfaction with the information and process used to support a subsequent planning scheme amendment.</p> <p><i>(Latrobe City Council acknowledges the subjective nature of this measure, but is constrained in its</i></p>

Key Strategic Activity	Performance Measure and Target
	<i>ability to provide an alternative quality measure that is quantifiable within the reporting period)</i>
Governance	
<p>Prepare a ten year financial plan including a review of Council rates, fees and charges of all Council services.</p>	<p>Cost: Latrobe City Council's financial contribution during 2011 and 2012 will be limited to resources allocated within Council's adopted budget.</p> <p>Time: The Ordinary Council Meeting, at which a report will be presented to Council for consideration, will be no later than 30 June 2012.</p> <p>Quantity: The completion of a ten year financial plan report.</p> <p>Quality: The ten year financial plan will provide a framework for the prioritisation and allocation of Council resources for a ten year period.</p>
Regulation & Accountability	
<p>Monitor outcomes of the Victorian Bushfire Royal Commission Final Report and incorporate necessary actions into Latrobe City's fire prevention and emergency management planning frameworks.</p>	<p>Cost: Latrobe City Council's financial contribution during 2011 and 2012 will be limited to resources allocated within Council's adopted budget.</p> <p>Time: The Ordinary Council Meeting, at which a report will be presented to Council for consideration, will be no later than 30 June 2012.</p> <p>Quantity: Review of the Victorian Bushfire Royal Commission Final Report and completion of a report and recommendations.</p> <p>Quality: Improved Latrobe City Council fire prevention and emergency management planning framework.</p>

E. Fees and Charges

The Fees and Charges adopted as part of the 2011/12 budget process are set out in the attached document, entitled "Latrobe City Fees and Charges 2011/12".

DRAFT FEES AND CHARGES

2011 / 2012

Latrobe 2026 - The Community Vision for Latrobe Valley

- *Economy* -
- *Natural Environment* -
- *Built Environment* -
- *Our Community* -
 - *Culture* -
 - *Recreation* -
 - *Governance* -
- *Advocacy & Partnerships* -
- *Regulation & Accountability* –



FEES AND CHARGES

2011 / 2012

COMMENTARY

The 2011/2012 fees and charges have been developed within the following parameters:

- Unless otherwise stated in the document, the following measures have been used to determine the 2011/2012 fees and charges:
 - Consumer Price Index (CPI) (with a rounding factor)
 - Competitive market influences
 - The % increase in the previous financial year
 - The type of service

PROPOSED 2011/2012 FEES AND CHARGES COMMENTARY BY DIVISION / SERVICE

COMMUNITY LIVEABILITY (Pages 14-26)

Direct Care (Pages 14-15)

Direct care services, include home care, meals on wheels, home maintenance, planned activity group and senior citizen centres. These services derive a significant component of their funding from the state government. The fees set by Council contribute to funding of the services with rates making up the balance of the funding.

The fees charged for these services takes into account the CPI increase, any changes to government funding arrangements and the overall affordability of these services to eligible clients. Consideration has also been given to the level of fee increase over the past five years.

FEES AND CHARGES

2011 / 2012

Health Services (Pages 16-19)

The proposed fees take into account the CPI increase and level of fees increases over past years.

Public Libraries (Pages 20-21)

Core library services are provided at no cost to the community. A small amount of revenue is derived from ancillary services based on cost recovery.

Childrens Services (Pages 22-23)

Family Day Care proposed fees are based on the program being at nil operating cost to Council.

The Early Learning Centres have set proposed fees based on market information and the prevailing CPI.

Local Laws (Pages 24-26)

Parking and animal fees and other local laws permit fees have been reviewed taking into account CPI, benchmarking with other Councils and updated prescribed fees.

RECREATION, CULTURE & COMMUNITY INFRASTRUCTURE (Pages 27-46)

Latrobe Regional Gallery (Page 27)

All fees have generally been reviewed in line with CPI.

Performing Arts and Community Halls (Page 28-35)

All fees have generally been reviewed in line with CPI, with some adjustments made to some hall fees to ensure relativity between the differing usages.

Sports Grounds and Reserves (Page 36)

Fees have been reviewed in line with CPI and consistent with Fees and Charges review adopted by Council in 2010. Figures based on a return of 10% of annual maintenance costs for senior clubs and 6% for junior clubs.

Caravan Parks (Page 37)

All fees have generally been reviewed in line with CPI.

Indoor Sports Centres & Aquatics (Pools) (Pages 38-44)

Price changes made in line with benchmarking exercise undertaken for 2010/11 financial year and have been reviewed in line with CPI.

Hazelwood Traffic School (Page 46)

All fees have generally been reviewed in line with CPI.

Hire of Portable Toilet Module (Page 46)

All fees have generally been reviewed in line with CPI.

BUILT & NATURAL ENVIRONMENT (Pages 47-61)

Asset Protection (Pages 47-50)

All fees have generally been reviewed in line with CPI, with the exception of security bonds which are proposed to remain at the same level as 2010/2011.

Transfer Stations (Pages 51-53)

It is proposed that fees proposed for 2011/2012 change to cover the cost of the EPA Victoria landfill levy fees. Smaller items increased to cover operational costs and to bring in line with other local Councils (via benchmarking). Some separation of costs to reflect items diverted from landfill (i.e. e-waste, mattresses and recycle costs).

Landfill (Page 54)

It is proposed that fees proposed for 2011/12 increase to cover costs of operations, rehabilitation and increased EPA landfill levy fees. Fees have been increased to bring in line with other local Councils (via benchmarking) and cover operational costs.

Building Services (Page 55)

Statutory fees have been set at the prescribed fee for 2011/2012, whilst other fees set by Council are proposed to increase by CPI.

Planning (Pages 56-61)

Many of these fees are prescribed by legislation and have increased in line with CPI and benchmarking.

Amendments to Planning Schemes (Page 60-61)

Fees are proposed to increase by CPI.

FEES AND CHARGES

2011 / 2012

GOVERNANCE (Page 62)

Property and Legal (Page 62)

All fees have generally been reviewed in line with CPI. Some of these are statutory fees and as such are set by regulation.

Off Street Car Parks (Page 62)

The proposed fees take into account the CPI increase and level of fees increases over past years.

Contracts and Tendering (Page 62)

It is not proposed to increase the refundable deposit in relation to tender documentation.

FEES AND CHARGES

2011 / 2012

ECONOMIC SUSTAINABILITY (Page 63)

Visitor Information Centre (Page 63)

Benchmarking of these fees has previously been undertaken. A current review of the existing fees indicates that the charges should remain unchanged in 2011/2012

Latrobe Regional Airport (Page 63)

Annual licence fees are proposed to increase by CPI. Current lease agreements at the airport allow for an annual CPI review.

The 2011/2012 fees and charges have been subject to a public consultation process and were adopted by Council on

FEES AND CHARGES

2011 / 2012

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FEES AND CHARGES

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FEES AND CHARGES

2011 / 2012

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FEES AND CHARGES

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FEES AND CHARGES

2011 / 2012

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COMMUNITY LIVEABILITY

DIRECT CARE

SERVICE TYPE DIRECT CARE			BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
¹²¹ HOME CARE/PERSONAL CARE	Single Low Income	5.80	<i>Per hour.</i>	5.80	6.00
	Couple Low Income	8.00.	<i>Per hour.</i>	8.00	8.20
EMERGENCY HOME CARE	Single.		<i>Per hour</i>	10.00	10.40
	Couple.		<i>Per hour.</i>	14.40	14.80
RESPITE CARE (<i>government subsidised</i>)	Subsidised.			3.90	4.00
OVERNIGHT RESPITE	Full Cost.		<i>Per hour</i>	159	170
	Full Cost		<i>24 hour care</i>	295	320
MEALS ON WHEELS SERVICE	Subsidised.		<i>Per meal</i>	6.50	7.00
	Full cost meals.		<i>Per meal.</i> <i>(includes all costs of providing meals)</i>	9.50	10.50
HOME MAINTENANCE	Single.		<i>Per hour</i>	8.80	9.00
	Couple.		<i>Per hour.</i>	10.50	10.90
	Landfill Fees.		<i>*refer waste disposal fees schedule.</i>		
FULL COST (<i>to the contractors</i>)	Home Care, Personal Care, Respite.		<i>Mon – Sun all service types per hour.</i>	45	45.50
			<i>Gazetted Public Holidays – all service types per hour.</i>	84	85.00
	Home Maintenance (Not available Public Holidays)		<i>Monday to Friday per hour.</i>	55	58
LINKAGES PROGRAM Government funded for high needs clients	Home Care/Personal Care.		<i>Per hour</i>	7.90	8.10
	Home Maintenance.		<i>Per hour.</i>	16.40	17.40
	Home Respite Care.		<i>Per hour.</i>	4.60	4.80
PLANNED ACTIVITY GROUP (PAG)	Subsidised		<i>Per session</i>	9.00	9.30
	Full Cost		<i>Per session</i>	20	22.00

COMMUNITY LIVEABILITY

DIRECT CARE

SERVICE TYPE DIRECT CARE	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
SENIOR CITIZENS CENTRES HIRE	HACC eligible organisation/groups.	No charge	
	Community organisations/groups:		
	Per hour.	14	15
	Evening.	115	120
	Full Day & Evening.	185	200
	Commercial organisations		
	Per hour	-	25
	Evening	-	200
	Full Day & Evening	-	330
	Security Deposit:		
	Without alcohol.	250	250
	With alcohol.	450	450

COMMUNITY LIVEABILITY

HEALTH SERVICES

SERVICE TYPE HEALTH SERVICES	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)	
SEPTIC TANKS – NEW INSTALLATIONS	Sand Filters.	540	560	
	Aerated Treatment Plants.	540	560	
	Sub Soil Absorption/other Approved Systems.	540	560	
	Statutory Annual Assessment of Systems.	170	175	
	Inspections.	<i>In excess of two.</i>	114	117
	Alteration – Major.	340	345	
	Alteration – Minor.	140	150	
	Search Fee.	<i>Maximum.</i>	52	55
	Land Capability Assessments.	120	125	
	Conveyancing Enquiry.	<i>Solicitor.</i>	180	185
Extension to Septic Tank Application.	<i>More than two years old.</i>	280	286	
SEPTIC TANKS – REPORT AND CONSENT	Pursuant to Section 801 of the Building Act	<i>New Fee</i>	-	165
HEAD LICE <i>(various lotions and combs are now available from supermarkets/hairdressers/chemists)</i>	School Contribution for Nurse Inspections.	<i>Per hour – excludes GST.</i>	60	65
	Sale of Head Lice Combs.		9.50	10
SHARPS DISPOSAL SERVICE	Container.		10.50	11
VACCINATIONS PURCHASES	Hep B.	<i>Per dose.</i>	52	54
	Twinrix.	<i>Per dose.</i>	93	95
	Varilrix.	<i>Per dose.</i>	82	85
	Flue.	<i>Per dose.</i>	23	25
	Meningococcal C.	<i>Per dose.</i>	93	95
	Hep A.	<i>Per dose.</i>	82	85
	Prevenar.	<i>Per dose.</i>	150	153
	Boostrix.	<i>Per dose.</i>	44	45
	Gardisal.	<i>Per dose. (New vaccination)</i>	160	165

COMMUNITY LIVEABILITY

HEALTH SERVICES

SERVICE TYPE HEALTH SERVICES	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)		
IMMUNISATION	History Application Fee	21	22		
TEMPORARY FOOD PREMISES	Application Fee	16	17		
	Licence Fee	<i>1 day.</i> 62	65		
	Licence Fee	<i>1 – 3 days.</i> 82	85		
	Licence Fee	<i>3 – 12 days max per year.</i> 124	128		
FOOD VEHICLE REGISTRATION	<i>Per vehicle</i>	124	128		
HEALTH PREMISES	Annual Renewal of Commercial Hairdressing/Beauty premises.	<i>Includes provision of a sharps container and Health Guidelines.</i>	360	370	
	Annual Renewal of Commercial Skin Penetration.		400	410	
	New Registration Commercial Hairdressing/Beauty Premises.		430	440	
	New Registration Skin Penetration.		440	450	
	Annual Renewal of Mobile/Home Hairdressing/Skin Penetration Premises.		<i>Includes provision of a sharps container and Health Guidelines.</i>	300	310
	New Registration of Mobile Home Hair Dressing etc.			345	355
COMMERCIAL ACCOMMODATION	Accommodation with provision of food	<i>Includes motels and hostels.</i>	220	230 plus	
	Annual Renewal.	<i>Includes motels and hostels.</i>	440	450 or	
	New Registration.	<i>Includes motels and hostels.</i>	500	515	
SPECIAL ACCOMMODATION	Accommodation Only Annual Renewal.	<i>Includes boarding houses.</i>	270	280	
	New Registration.	<i>Includes boarding houses.</i>	325	335	
	Permit (caravans only)		115	120	

COMMUNITY LIVEABILITY

HEALTH SERVICES

SERVICE TYPE HEALTH SERVICES		BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
TRANSFER OF REGISTRATION	Accommodation/Food/Health Premises.		50% of Annual Renewal Fee	50% of Annual Renewal Fee
LATE PAYMENT OF ANNUAL REGISTRATION FEE	Accommodation/Food/Health Premises.	<i>If not paid by due date.</i> <i>If not paid after one month of due date.</i>	25% of Annual Renewal Fee 50% of Annual Renewal Fee	25% of Annual Renewal Fee 50% of Annual Renewal Fee
CARAVAN PARKS AND MOVABLE HOMES	Government Fee determination under the Public Health & Wellbeing Act.	<i>Per site</i>	2.50 <i>(Per site per year)</i>	1-25 sites \$203.15 26-50 sites \$406.30 51-100 sites \$812.60 101-150 sites 1,230.85 3 yearly fees, not annual
DUAL REGISTRATION (HAIRDRESSER THAT ALSO PROVIDES OTHER SERVICES, I.E. EAR PIERCING/BEAUTY TREATMENTS	Health Premises.		50% of new Hairdressing Fee	50% of new Hairdressing Fee
CONVEYANCING ENQUIRY – SOLICITORS TRANSFER ASSESSMENT REQUESTS	Food Process within 5 Days. Food Process within 10 Days. Health Process within 5 Days. Health Process within 10 Days.	<i>Maximum.</i> <i>Maximum.</i> <i>Maximum.</i> <i>Maximum.</i>	360 310 185 135	370 320 190 140
PLAN APPROVAL FEE	Not compulsory inspection – Food Premises. Health Premises.	<i>Per hour</i> <i>Per hour</i>	105 82	110 85
FOOD HANDLING TRAINING		<i>Per hour</i>	82	85
FOOD & WATER SAMPLE ADMINISTRATION FEE		<i>2nd non compliant follow up.</i>	155	170

COMMUNITY LIVEABILITY HEALTH SERVICES

SERVICE TYPE FOOD PREMISES REGISTRATIONS

	Commercial Full Time Food Premises		Non Commercial, Small, Part Time, Community, Sporting & Seasonal		Schools General (including Childcare Centres)		Commercial Schools (Contracts)		Bed and Breakfast		Food Safety Plan Compliance Checking Fee Non Compliance After 2 Visits	
	New \$	Renewal \$	New \$	Renewal \$	New \$	Renewal \$	New \$	Renewal \$	New \$	Renewal \$		
CLASS 1 (FULL TIME) HOSPITALS/NURSING HOMES												
			Adult Care Centres		Child Care Centres							
2010/2011	605	556	445	386	430	371	-	-	-	-	155 min per hour	
2011/2012	623	573	458	398	443	382					160 min per hour	
CLASS 2A (FULL TIME) RESTAURANTS, FAST FOOD, HOTELS, DELI'S & SUPERMARKETS												
2010/2011	490	430	310	270	210	165	480	448	365	320	135 min per hour	
2011/2012	595	550	319	276	216	170	494	461	376	329	140 min per hour	
CLASS 2B (PART TIME) HAS OTHER PREDOMINANT ACTIVITY IE: MINIMAL UNPACKED POTENTIALLY HAZARDOUS FOOD												
2010/2011	365	320	285	220	185	165	320	280	285	220	130 min per hour	
2011/2012	395	350	294	227	191	170	330	288	294	227	135 min per hour	
CLASS 3A (FULL TIME) WHOLESALERS, MILK BARS, IE: BREAD, FRUIT & VEG CUT												
2010/2011	315	270	275	206	175	160	310	270	275	206	110 min per hour	
2011/2012	345	300	283	216	180	165	319	278	283	216	115 min per hour	
CLASS 3B (PART TIME) FOOD IS SECONDARY ACTIVITY IE: PICTURE THEATRES												
2010/2011	270	206	165	145	135	115	270	206	195	150	90 min per hour	
2011/2012	293	227	170	149	139	118	278	216	201	155	95 min per hour	
CLASS 4 LOW RISK PACKAGED IE: LIQUOR OUTLETS, VIDEO STORES, NEWSAGENTS, PHARMACIES, FRUIT & VEG UNCUT												
EXEMPT FROM REGISTRATION/FEEs – NOTIFICATION ONLY												

Note: All prices GST inclusive
 Additional Staff – premises with more than five employees to pay \$40 for each additional full time employee, up to a maximum of 50 employees.

COMMUNITY LIVEABILITY

PUBLIC LIBRARIES

SERVICE TYPE PUBLIC LIBRARIES	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
FACSIMILE – LOCAL AND STD ONLY	<i>First page</i> <i>Each additional page</i>	2.50 1.00	2.50 1.00
COMPACT DISK (CD) USB DRIVE – 1GB USB DRIVE – 2GB INDIVIDUAL HEAD SETS	<i>Each</i> <i>Each</i> <i>Each</i> <i>Per set</i>	2.50 7.50 N/A 5.00	Discontinued Discontinued 8.00 5.00
RESEARCH FEE	Public Request. Commercial/Community Group Request.	<i>Per half hour.</i> (Charged in 30 minute blocks, with a minimum 1 block to be charged)	12.50 25
MOE LIBRARY MEETING ROOM	Community and Not For Profit Groups. Commercial. Commercial.	<i>Hours by Agreement</i> <i>4hr block between 10am-6pm.</i> <i>Full day – 10am-6pm.</i>	Free 87 118
OVERDUE FINES (BOOKS & MAGAZINES ETC)	Books, magazines etc 21 loan days plus 7 days grace, then \$0.35 per day per item to a maximum of \$6 per item/transaction.	<i>Per day – after seven days.</i>	0.35
OVERDUE FINES (VIDEOS & CDs ETC)	Videos & CDs 7 loan days plus 7 days grace, then \$0.35 per day per item to a maximum of \$6 per item/transaction.	<i>Per day – after seven days.</i>	0.35
FEES	Replacement Cards. Inter Library Loans: Other Victorian Public Libraries; All Academic Institutions; All Interstate and/or International Loans.	3.00 Free POA POA	3.00 Free POA POA
DAMAGED ITEMS	Processing min charge + material as listed below: New cover. Replacement Barcodes. Beyond Repair. Beyond Repair.	6.00 5.50 2.20 <i>Item replacement</i> <i>Magazine replacement</i>	6.25 5.75 2.25 Item Price +GST +6 Item Price +GST +3 Item Price +GST +6.25 Item Price +GST +3.10
LOST ITEM	Including Part Kit or Set	<i>Item replacement</i>	Item Price +GST +6 Item Price +GST +6.25

COMMUNITY LIVEABILITY

PUBLIC LIBRARIES

SERVICE TYPE PUBLIC LIBRARIES	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
SELECTED TRAINING RESOURCES		20.00 Ref deposit	20.00 Ref Deposit
SERVICES – PHOTOCOPYING			
Black & White A4 P/copying & Printing: Single Page;	<i>Per sheet</i>	0.25	0.25
Photocopy card surcharge;	<i>Refundable.</i>	4.00	4.00
500 copies;		50.00	50.00
250 copies;		30.00	30.00
100 copies;		15.00	15.00
50 copies;		10.00	10.00
25 copies;		5.50	5.50
Black & White A3 Photocopying Single Page	<i>Per sheet</i>	0.50	0.50
Micro Copying;	<i>Per sheet.</i>	0.75	0.75
Colour Printing A4.	<i>Per sheet.</i>	1.20	1.20

COMMUNITY LIVEABILITY

CHILDREN SERVICES

SERVICE TYPE CHILDRENS SERVICES	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)	
FAMILY DAY CARE	Fees During Core Hours. <i>(8am–6pm weekdays)</i>	5.50	5.60	
	Fees Outside of Core Hours. <i>Per child/hour weekdays</i>	6.00	6.10	
	Fee for weekend care <i>Per child/hour weekend</i>	6.50	6.60	
	Public Holidays. <i>Per child/hour.</i>	8.00	8.50	
	Administration Fee. <i>Per hour of care provided.</i>	0.55	.065	
	Communication Fee.	5.00	10.00	
	Induction Training. <i>New care providers pp.</i>	35.00	35.00	
	Travel Charges. <i>Per trip/family/km.</i>	0.80	0.80	
	Holding Fee.	100%	100%	
	Meal Charges Per Child:			
	Breakfast; Lunch; Dinner; Snacks.	<i>Carer's Home.</i> <i>Carer's Home.</i> <i>Carer's Home.</i> <i>Carer's Home.</i>	3.00 3.50 4.00 1.50	3.00 3.50 4.00 1.50
CARINYA EARLY LEARNING CENTRE	Full Time Care. <i>5 full days/child/week.</i>	275	290.00	
	Full Day Care.	63	66.00	
	Half Day Care.	35	36.00	
	Holding Fee.	100%	100%	
	After Kinder Care. <i>Hourly.</i>	8.50	9.00	
CRECHE/VACATION CARE	Care Per Hour <i>Hourly.</i>	7.50	7.80	
MOE EARLY LEARNING CENTRE	Full Time Care. <i>5 full days/child/week.</i>	275	290.00	
	Full Day Care.	63	66.00	
	Half Day Care.	35	36.00	
	Holding Fee	100%	100%	
	After Kinder Care <i>Hourly</i>	8.50	9.00	
MOE VACATION CARE	Full Day Care	45.00	47.00	
	Excursion Levy	10.00	10.00	

COMMUNITY LIVEABILITY
CHILDREN SERVICES

SERVICE TYPE CHILDRENS SERVICES	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)	
TRARALGON EARLY LEARNING CENTRE	Full Time Care.	5 full days/child/week.	275	290.00
	Full Day Care.		63	66.00
	Half Day Care.		35	36.00
	Holding Fee.		100%	100%
	Occasional Care	Hourly	8.50	9.00
PRESCHOOLS	Preschool – 4 yr old program	Per Term (effective Jan 2012)	165	170.00
	Prekinder – 3 yr old program	Per Term (effective Jan 2012)	155	160.00
	*Enrolment administration fee (3 & 4 year program)		N/A	25.00

* Enrolment administration fee has been introduced to off set costs associated with the implementation and management of the central enrolment process, which is an unfunded component of the preschool program.

COMMUNITY LIVEABILITY

LOCAL LAWS

SERVICE TYPE LOCAL LAWS	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)	
PARKING Parking Infringements.	<i>Set by Statute (State Government) Penalty Units are defined by Section 5 of the Monetary Units Act 2004</i>	\$60-\$119	\$60-\$122	
DOG & CAT REGISTRATION FEES Microchipped and Desexed or. Microchipped and Registered with applicable organisations as defined by the Domestic Animal Act 1994 Domestic Animal Business. Dangerous, Menacing or renewals only for Restricted Dog Breeds	<i>Full Registration per animal</i>	31	33	
	<i>Pensioner Concession per animal</i>	15	16.50	
	<i>Per annum</i>	180	185	
	<i>Full registration per animal</i>	#	93	
DOG & CAT INFRINGEMENTS	<i>Set by Statute (State Government) Penalty Units are defined by Section 5 of the Monetary Units Act 2004</i>	\$60-\$597	\$60-\$611	
POUND RELEASE FEES – DOMESTIC ANIMALS	Dog or cat release (where owner is identifiable by Council)	<i>Per animal plus additional charges shown below if applicable</i>	24	25
	Dog or cat release (where owner is unidentifiable by Council)	<i>Per animal plus additional charges shown below if applicable</i>	68	70
VOLUNTARY SURRENDER OF DOMESTIC ANIMALS	Voluntary surrender of Domestic Dog or Cat	<i>Per animal*</i>	#	80
	Collection of Voluntarily Surrendered Domestic Dog or Cat	<i>Per trip</i>	#	10
*IN ADDITION TO RELEASE FEES – WHERE APPLICABLE	Subsequent Releases	<i>Per animal</i>	90	95
	Food and keep fees	<i>Per animal per day*</i>	12	13
	Male dog desexing	<i>Per animal*</i>	#	145
	Female dog desexing	<i>Per animal*</i>	#	250
	Male cat desexing	<i>Per animal*</i>	#	82.50
	Female cat desexing	<i>Per animal*</i>	#	155
	Dog or cat microchipping	<i>Per animal*</i>	#	42
	Cat sale (including desexing fee)	<i>Per animal*</i>	#	125
Dog sale (including desexing fee)	<i>Per animal*</i>	#	280	
Dog sale (already desexed)	<i>Per animal*</i>	#	140	

Not previously listed in Fees and Charges

COMMUNITY LIVEABILITY

LOCAL LAWS

SERVICE TYPE LOCAL LAWS	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)	
LIVESTOCK	Pound Release Large (horse, cow, bull, etc).	<i>Per animal</i>	140	145
	Pound Release Small (sheep, pig, goat etc)	<i>Per animal</i>	75	78
	Food and Keep Fees.	<i>Per animal per day.</i>	20	21
	Livestock Infringements	<i>Per animal</i>	\$239-\$478	\$244-\$489
OTHER FEES/INFRINGEMENTS	Disabled Parking First Permit.	<i>Each</i>	Nil	Nil
	Disabled Parking Additional Permits.	<i>Each.</i>	8	8
	Dog/Cat Replacements Tag.	<i>Each.</i>	8	8
	Shopping Trolley Release Fee.	<i>Per trolley</i>	125	130
	Graffiti Prevention Infringement.	<i>Set by Statute (State Government) Penalty Units are defined by Section 5 of the Monetary Units Act 2004</i>	\$239-\$597	\$244-\$611
	Release fee for vehicles impounded in accordance with Section 125 of Local Law No 2.	<i>Per vehicle Plus tow fee per vehicle if applicable</i>	550	565 220
	Release fee for vehicles impounded in accordance with Schedule 11 of the Local Government Act.	<i>Per vehicle Plus standard tow fee per vehicle Plus immediate tow fee per vehicle Plus weekly storage fee</i>	275	285 110 220 7.70
	School Crossing Flags.	<i>Per set.</i>	75	75
	Fire Hazard Infringement.	<i>Set by Statute (State Government) Penalty Units are defined by Section 5 of the Monetary Units Act 2004</i>	239	244
	Prevention of Cruelty to Animals Infringement.	<i>Set by Statute (State Government) Penalty Units are defined by Section 5 of the Monetary Units Act 2004</i>	\$119-\$358	\$122-\$366

COMMUNITY LIVEABILITY

LOCAL LAWS

SERVICE TYPE LOCAL LAWS	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
OTHER FEES/INFRINGEMENTS	Litter Infringement.	<i>Set by Statute (State Government) Penalty Units are defined by Section 5 of the Monetary Units Act 2004</i>	\$239-\$1433
	Local Laws Permit. Local Law Infringements.	<i>All Clauses otherwise specified Set by Statute (State Government) Penalty Units are defined by Section 5 of the Monetary Units Act 2004</i>	42 \$60-\$239
	Temporary outdoor eating facilities consisting of up to 4 tables and a maximum of 12 chairs.	<i>Per annum fee.</i>	120 (inclusive of permit application fee)
	Temporary outdoor eating facilities over four tables and/or over 12 chairs.	<i>Per annum fee.</i>	240.00 (inclusive of permit application fee).
	Roadside Trading Permit	<i>Clause 82 – Local Law No. 2.</i>	350
	Caravans as Temporary Accommodation permit.	<i>Clause 142 – Local Law No. 2 – Incorporates 6 month permit application for Health permit to reside in caravan.</i>	250

RECREATION, CULTURE & COMMUNITY INFRASTRUCTURE

LATROBE REGIONAL GALLERY

SERVICE TYPE LATROBE REGIONAL GALLERY		BASIS	2010/2011 \$ (GST Inc)	2010/2011 \$ (GST Inc)
COMMUNITY ACCESS GALLERY	Commercial Rental.	<i>Per week.</i>	250	260
	Community Rental.	<i>Per week.</i>	140	145
	Bond.		160	165
MEETING ROOM - COMMERCIAL	Rental.	<i>Half day.</i>	92	95
		<i>Full day.</i>	160	165
		<i>Evening.</i>	225	235
MEETING ROOM - COMMUNITY	Rental.	<i>Half day.</i>	44	45
		<i>Full day.</i>	79	82
		<i>Evening.</i>	110	115
STUDIO WORKSHOP - COMMERCIAL	Rental.	<i>Half day</i>	92	95
		<i>Full day.</i>	190	200
		<i>Evening.</i>	240	250
STUDIO WORKSHOP - COMMUNITY	Rental.	<i>Half day.</i>	44	45
		<i>Full day.</i>	90	93
		<i>Evening.</i>	120	125
PROFESSIONAL SERVICES	Exhibition Installation.		52	55

RECREATION, CULTURE & COMMUNITY INFRASTRUCTURE

PERFORMING ARTS CENTRE

SERVICE TYPE PERFORMING ARTS CENTRE	BASIS		2010/2011 1 \$ (GST Inc)	2011/2012 \$ (GST Inc)	
COMMERCIAL RATE <i>(Professional live performances, professional workshops/seminars, exhibitions and trade shows)</i>	Town Hall.	<i>8am – 5pm daytime – per hour.</i>	87	90	
	Little Theatre.	<i>8am – 5pm daytime – per hour.</i>	46	47	
	Whole Complex.	<i>8am – 5pm daytime – per hour.</i>	125	130	
	Town Hall.	<i>5pm – midnight – evening – per session.</i>	865	890	
	Little Theatre.	<i>5pm – midnight – evening – per session.</i>	435	450	
	Whole Complex.	<i>5pm – midnight – evening – per session.</i>	1,195	1,230	
	Town Hall.	<i>8am – midnight – all day – per session.</i>	1,400	1,445	
	Little Theatre.	<i>8am – midnight – all day – per session.</i>	700	725	
	Whole Complex.	<i>8am – midnight – all day – per session.</i>	1,900	1,960	
	Town Hall.	<i>Weekly hire rate.</i>	5,435	5,750	
	Little Theatre.	<i>Weekly hire rate.</i>	2,715	2,800	
	Whole Complex.	<i>Weekly hire rate.</i>	7,615	7,850	
COMMUNITY RATE <i>(Bazaars, Fetes, Stalls, Presentation Nights, School Concerts, Weddings, Social Events, Meetings)</i>		*Peak		*Off Peak	
	Town Hall.	<i>8am – 5pm daytime – per hour.</i>	67	34	
	Little Theatre.	<i>8am – 5pm daytime – per hour.</i>	34	17	
	Whole Complex.	<i>8am – 5pm daytime – per hour.</i>	88	44	
	Town Hall.	<i>5pm – midnight – evening – per session.</i>	565	280	
	Little Theatre.	<i>5pm – midnight – evening – per session.</i>	330	165	
	Whole Complex.	<i>5pm – midnight – evening – per session.</i>	780	390	
	Town Hall.	<i>8am – midnight – all day – per session.</i>	890	445	
	Little Theatre.	<i>8am – midnight – all day – per session.</i>	455	230	
	Whole Complex.	<i>8am – midnight – all day – per session.</i>	1385	690	
	Town Hall.	<i>Weekly hire rate.</i>		2,715	
	Little Theatre.	<i>Weekly hire rate.</i>		1,425	
	Whole Complex.	<i>Weekly hire rate.</i>		3,690	
					*Off Peak
					35
				18	
				45	
				290	
				170	
				405	
				460	
				235	
				715	

* Peak – Friday to Sunday plus Public Holidays.

Off Peak – Monday to Thursday excluding Public Holidays

* Price changes to reflect a genuine 50% discount for off peak use.

RECREATION, CULTURE & COMMUNITY INFRASTRUCTURE

COMMUNITY HALLS

SERVICE TYPE COMMUNITY HALLS	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)	
KERNOT HALL – COMMERCIAL RATE <i>(Professional live performances, professional workshops/seminars, exhibitions and trade shows)</i>	Hall 1.	<i>8am – 5pm – daytime – per hour.</i>	77	80
	Hall 2.	<i>8am – 5pm – daytime – per hour.</i>	41	42
	Whole Hall.	<i>8am – 5pm – daytime – per hour.</i>	115	120
	Whole Complex.	<i>8am – 5pm – daytime – per hour.</i>	145	150
	Foyer.	<i>8am – 5pm – daytime – per hour.</i>	56	60
	Kitchen.	<i>8am – 5pm – daytime – per hour.</i>	36	37
	Hall 1.	<i>5pm – midnight – evening – per session.</i>	780	800
	Hall 2.	<i>5pm – midnight – evening – per session.</i>	410	420
	Whole Hall.	<i>5pm – midnight – evening – per session.</i>	1,035	1,070
	Whole Complex.	<i>5pm – midnight – evening – per session.</i>	1,415	1,460
	Foyer.	<i>5pm – midnight – evening – per session.</i>	490	505
	Kitchen.	<i>5pm – midnight – evening – per session.</i>	235	245
	Hall 1.	<i>8am – midnight – all day – per session.</i>	1,200	1,240
	Hall 2.	<i>8am – midnight – all day – per session.</i>	605	625
	Whole Hall.	<i>8am – midnight – all day – per session.</i>	1,600	1,650
	Whole Complex.	<i>8am – midnight – all day – per session.</i>	2,300	2,370
	Foyer.	<i>8am – midnight – all day – per session.</i>	815	840
	Kitchen.	<i>8am – midnight – all day – per session.</i>	380	390
	Hall 1.	<i>Weekly hire rate.</i>	4,800	4,950
	Hall 2.	<i>Weekly hire rate.</i>	2,400	2,475
	Halls 1 & 2.	<i>Weekly hire rate.</i>	6,500	6,700
	Whole Complex.	<i>Weekly hire rate.</i>	8,900	9,170

RECREATION, CULTURE & COMMUNITY INFRASTRUCTURE

COMMUNITY HALLS

SERVICE TYPE COMMUNITY HALLS	BASIS	2010/2011 \$ (GST Inc)		2011/2012 \$ (GST Inc)		
		* Peak	*Off Peak	* Peak	*Off Peak	
KERNOT HALL – COMMUNITY RATE <i>(Bazaars, Fetes, Stalls, Presentation Nights, School Concerts, Weddings, Social Events, Meetings)</i>	Hall 1.	8am – 5pm – daytime – per hour.	53	27	55	28
	Hall 2.	8am – 5pm – daytime – per hour.	33	16	34	17
	Whole Hall.	8am – 5pm – daytime – per hour.	72	36	74	37
	Whole Complex.	8am – 5pm – daytime – per hour.	105	51	108	53
	Foyer.	8am – 5pm – daytime – per hour.	41	21	42	22
	Kitchen.	8am – 5pm – daytime – per hour.	21	10	22	11
	Hall 1.	5pm – midnight – evening – per session.	495	250	510	255
	Hall 2.	5pm – midnight – evening – per session.	270	135	278	140
	Whole Hall.	5pm – midnight – evening – per session.	680	340	700	350
	Whole Complex.	5pm – midnight – evening – per session.	925	460	955	480
Foyer.	5pm – midnight – evening – per session.	310	155	320	160	
Kitchen.	5pm – midnight – evening – per session.	160	80	165	83	
Hall 1.	8am – midnight – all day – per session.	780	390	803	400	
Hall 2.	8am – midnight – all day – per session.	400	200	412	205	
Whole Hall.	8am – midnight – all day – per session.	1,110	555	1,143	570	
Whole Complex.	8am – midnight – all day – per session.	1,445	725	1,488	745	
Foyer.	8am – midnight – all day – per session.	555	280	572	285	
Kitchen.	8am – midnight – all day – per session.	250	125	258	130	

*Peak – Friday to Sunday plus Public Holidays.

Off Peak – Monday to Thursday excluding Public Holidays.

RECREATION, CULTURE & COMMUNITY INFRASTRUCTURE

COMMUNITY HALLS

SERVICE TYPE COMMUNITY HALLS	BASIS	2010/2011 \$ (GST Inc)		2011/2012 \$ (GST Inc)	
		Community Rate	Commercial Rate	Community Rate	Commercial Rate
LATROBE CITY SPORTS & ENTERTAINMENT STADIUM	<i>Hourly Day p/hour</i>	80	160	80	160
	<i>Hourly Night p/hour</i>	160	320	160	320
	<i>Day Time 8.00am to 5.00pm</i>	250	500	250	500
	<i>Night Time 5.00pm to midnight</i>	500	1,000	500	1,000
	<i>All Day</i>	750	1,500	750	1,500
Event Hire – Monday to Thursday (pitches, toilets, change rooms, ticket booths, stadium seating for 1,800, lighting)	<i>Hourly Day p/hour</i>	125	250	125	250
	<i>Hourly Night p/hour</i>	250	500	250	500
	<i>Day Time 8.00am to 5.00pm</i>	500	1,000	500	1,000
	<i>Night Time 5.00pm to midnight</i>	1,000	2,000	1,000	2,000
	<i>All Day 8.00am to midnight</i>	1,500	3,000	1,500	3,000
Commercial Events Only – Commission charges	<i>10% of all gross ticket sales</i> <i>12.5% of gross merchandise sales</i>				

RECREATION, CULTURE & COMMUNITY INFRASTRUCTURE

COMMUNITY HALLS

SERVICE TYPE COMMUNITY HALLS	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)			
MOE TOWN HALL – COMMERCIAL RATE <i>(Professional live performances, professional workshops/seminars, exhibitions and trade shows)</i>	Main Hall.	<i>8am – 5pm – daytime – per hour.</i>	72			
	Exhibition Hall.	<i>8am – 5pm – daytime – per hour.</i>	46			
	Whole Complex.	<i>8am – 5pm – daytime – per hour.</i>	113			
	Main Hall.	<i>5pm – midnight – evening – per session.</i>	680			
	Exhibition Hall.	<i>5pm – midnight – evening – per session.</i>	340			
	Whole Complex.	<i>5pm – midnight – evening – per session.</i>	945			
	Main Hall.	<i>8am – midnight – all day – per session.</i>	985			
	Exhibition Hall.	<i>8am – midnight – all day – per session.</i>	490			
	Whole Complex.	<i>8am – midnight – all day – per session.</i>	1,415			
	Exhibition Room.	<i>Weekly hire rate.</i>	1,950			
	Main Hall.	<i>Weekly hire rate.</i>	3,900			
	Whole Complex.	<i>Weekly hire rate.</i>	5,650			
MOE TOWN HALL – COMMUNITY RATE <i>(Bazaars, Fetes, Stalls, Presentation Nights, School Concerts, Weddings, Social Events and Meetings)</i>	Main Hall.	<i>8am – 5pm – daytime – per hour.</i>	* Peak 53	*Off Peak 27	* Peak 54	*Off Peak 28
	Exhibition Hall.	<i>8am – 5pm – daytime – per hour.</i>	33	16	34	17
	Whole Complex.	<i>8am – 5pm – daytime – per hour.</i>	66	33	68	34
	Main Hall.	<i>5pm – midnight – evening – per session.</i>	450	225	464	232
	Exhibition.	<i>5pm – midnight – evening – per session.</i>	220	110	227	114
	Whole Complex.	<i>5pm – midnight – evening – per session.</i>	625	315	644	322
	Main Hall.	<i>8am – midnight – all day – per session.</i>	650	325	670	335
	Exhibition Hall.	<i>8am – midnight – all day – per session.</i>	325	120	335	124
	Whole Complex.	<i>8am – midnight – all day – per session.</i>	910	455	938	465
	Exhibition Room.	<i>Weekly hire rate.</i>	960		985	
	Main Hall.	<i>Weekly hire rate.</i>	1,960		2,015	
	Whole Complex.	<i>Weekly hire rate.</i>	2,700		2,781	

*Peak – Friday to Sunday plus Public Holidays.

Off Peak – Monday to Thursday excluding Public Holidays.

RECREATION, CULTURE & COMMUNITY INFRASTRUCTURE

COMMUNITY HALLS

SERVICE TYPE COMMUNITY HALLS	BASIS	2010/2011 \$ (GST Inc)		2011/2012 \$ (GST Inc)	
		*Peak	*Off Peak	*Peak	*Off Peak
NEWBOROUGH PUBLIC HALL – COMMUNITY RATE <i>(Bazaars, Fetes, Stalls, Presentation Nights, School Concerts, Weddings, Social Events and Meetings)</i>	Local Charities, Clubs or Organisations for Concerts, Theatrical Productions, Exhibitions, and Dances (and similar arrangements).	26 225 370	14 115 185	27 230 380	15 120 120
RONALD RESERVE HALL – COMMUNITY RATE <i>(Bazaars, Fetes, Stalls, Presentation Nights, School Concerts, Weddings, Social Events and Meetings)</i>	Hall. <i>Per hour.</i>	26 225 370	13 115 185	14 (Flat rate)	
CHURCHILL COMMUNITY HALL – COMMUNITY RATE <i>(Bazaars, Fetes, Stalls, Presentation Nights, School Concerts, Weddings, Social Events and Meetings)</i>	Hall Hire. <i>Per hour.</i>	27	13	14 (Flat rate)	
TRARALGON COURT HOUSE – COURT ROOM – COMMUNITY RATE	<i>Per day.</i>	50	25	50	25
TRARALGON COURT HOUSE – COURT ROOM – COMMERCIAL RATE	<i>Per day.</i>	77			
TRARALGON EAST COMMUNITY HALL – COMMUNITY RATE	Hall Hire. <i>Per hour.</i>	12	22	One Off User 14 (Flat rate)	
LOY YANG POWER LATROBE COMMUNITY SOUND SHELL – COMMUNITY RATE	Daytime. Evening. Bond/Deposit. osit.	Usage – up to 5.00pm. Usage – after 5.00pm.	n/c n/c	n/c n/c	
LOY YANG POWER LATROBE COMMUNITY SOUND SHELL – COMMERCIAL RATE	Hire. Bond/Deposit.	Plus clean up costs. <i>Refunded after clean up costs are deducted.</i>	260 500	280 520	

* Peak – Friday to Sunday plus Public Holidays.

Off Peak – Monday to Thursday excluding Public Holidays

* Hire fee waived for Community Sound Shell – Community rate – to encourage increased usage of facility.

The required public liability insurance is the responsibility of the individual hirers.

RECREATION, CULTURE & COMMUNITY INFRASTRUCTURE

COMMUNITY HALLS

SERVICE TYPE COMMUNITY HALLS	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
CAMERON STREET HALL Hall Hire.	<i>Per hour.</i>	14	14 (Flat rate)
KATH TEYCHENNE CENTRE – MEETING ROOM	Community.	<i>Not for Profit.</i>	Free
	Commercial.	<i>Up to 4 hours.</i>	87
	Commercial.	<i>Day session – 8am – 5pm.</i>	118
	Commercial.	<i>8am – 12pm.</i>	144
MISCELLANEOUS	Sale of Goods.	<i>Payment in lieu of rates.</i>	144
	PA System.	<i>All venues – per session.</i>	123
	Lighting.	<i>Kernot Hall & Moe Town Hall – per session.</i>	123
	Lighting.	<i>Loy Yang Power Latrobe Community Sound Shell – per session.</i>	655
	Lighting – Standard rig	<i>Performing Arts Centre – per session</i>	#
	Lighting – Non standard rig technician fee	<i>Performing Arts Centre – 2 technicians per hour to change lighting rig to non standard requirements – min 3 hours</i>	#
	Lighting – Non standard rig	<i>Performing Arts Centre – per session</i>	#
	Piano.	<i>Tuning included – first session/day.</i>	225
	Piano.	<i>Usage after tuning within hire period/session/day.</i>	77
	Technician – Commercial.	<i>Per technician – min 3 hours – per hour.</i>	42
Technician – Community.	<i>Per technician – min 3 hours – per hour.</i>	37	
Ushers – Commercial.	<i>Per hour.</i>	37	
Ushers – Community.	<i>Per hour.</i>	32	
Penalty Rate.	<i>After 1.00am – per hour.</i>	116	
Bond.	<i>Event</i>	265	
Kiosk.		21	
Test and tag electrical equipment	<i>Per item</i>	5.50	
Folding tables – wooden (delivery extra)	<i>Per item</i>	10	
Chairs – plastic (delivery extra)	<i>Per item</i>	2.50	
HALL HIRERS PUBLIC/PRODUCTS LIABILITY INSURANCE	<i>Per hire up to 52 times per year, \$10m cover with \$250 excess, subject to policy conditions.</i>	21	22

Not previously listed in Fees & Charges

RECREATION, CULTURE & COMMUNITY INFRASTRUCTURE

COMMUNITY HALLS

SERVICE TYPE COMMUNITY HALLS	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
ALL VENUES – COMMUNITY Ticketing Service.	<i>Per ticket sold.</i>	2.30	2.40
	<i>Per complimentary ticket issued.</i>	0.60	0.65
	<i>Bank fee of value of credit card transactions.</i>	Bank Fee	Bank Fee
ALL VENUES – COMMERCIAL Including Soundshell Performance Merchandising Commission	<i>Per ticket sold.</i>	3.30	3.40
	<i>Per complimentary ticket issued.</i>	0.60	0.65
	<i>Bank fee of value of credit card transactions.</i> <i>Total Sales</i>	Bank Fee 12.50%	Bank Fee 12.50%
ALL VENUES – BULK Ticket Printing Charges.	<i>Schools only – per performance.</i>	130	135
	<i>Less than 250</i>	130	135
	<i>251-520</i>	220	230
	<i>Greater than 521</i>	275	280

RECREATION, CULTURE & COMMUNITY INFRASTRUCTURE

SPORTS GROUNDS / RESERVES

SERVICE TYPE			BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
ANNUAL MAINTENANCE EXPENSE (REFER TO COUNCIL POLICY) (1)	Category A	Senior	<i>Per Six Month Allocation</i>	2,570	2,650
	Category B	Senior		1,020	1,050
	Category C	Senior		265	275
	Category B	Junior		610	630
	Category C	Junior		160	165
CASUAL USE					
SCHOOLS			<i>Per day plus cost incurred for bins, toilets, utilities</i>	No Charge	No Charge
LATROBE CITY CLUBS AND GROUPS			<i>Per day plus cost incurred for bins, toilets, utilities</i>	30	31
NON LATROBE CITY CLUBS & GROUPS			<i>Per day plus cost incurred for bins, toilets, utilities</i>	100	105
FOR PROFIT GROUPS			<i>Per day plus cost incurred for bins, toilets, utilities</i>	400	415
GASKIN PARK STADIUM			<i>Per hour.</i>	16	16
HARD COURT SURFACES (VIA SEASONAL ALLOCATION PROGRAM FOR NETBALL AND TENNIS COURTS)			<i>Per court, per annum</i>	82	85

NOTE: (1) Clubs/sporting groups utilising multiple venues will only be charged for one venue that being the highest category venue.

RECREATION, CULTURE & COMMUNITY INFRASTRUCTURE

CARAVAN PARKS

SERVICE TYPE CARAVAN PARKS	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)	
HAZELWOOD & NARRACAN – CARAVAN SITE FEE SCHEDULE	Storage Per Week.	<i>Non powered.</i>	16.50	17
	Permanent On Site.	<i>Powered – includes 21 days/nights.</i>	1,240	1,280
	Powered Site.	<i>Per night.</i>	32	33
	Powered Site.	<i>Weekly.</i>	168	175
	Unpowered Site.	<i>Per night.</i>	27	28
	Unpowered Site.	<i>Weekly.</i>	118	122
	Extra Person. Aquatic Centre Hall Hire. Security Bond.	<i>Per night. 6 hours.</i>	12.50 134	13 140
HAZELWOOD & NARRACAN – CAMPING SITE FEE SCHEDULE	Overnight.	<i>Per person.</i>	10.30	10.60
	Children.	<i>Aged 7 – 17 yrs.</i>	6.20	6.40
	Family.	<i>2 adults and 2 children.</i>	27	28
LAKE NARRACAN - BOAT LAUNCHING (DECEMBER – MARCH)	Day Pass.	<i>Latrobe City residents</i>	Free	Free
	Day Pass.	<i>8am – 6pm. (Sat-Sun&P/Hol)</i>	16.50	17
	Day Pass.	<i>8am – 6pm (Mon – Fri)</i>	14.50	15
	Season Boat Pass.	<i>December–March – available to Latrobe City residents only.</i>	170	175
	Half Day Pass.	<i>Latrobe City residents</i>	Free	Free
	Half Day Pass. Half Day Pass.	<i>8am – 1pm or 1pm – 6pm. (Sat-Sun&P/Hol)</i>	10.30	10.60
Half Day Pass.	<i>8am – 6pm (Mon – Fri)</i>	8.20	8.50	

RECREATION, CULTURE & COMMUNITY INFRASTRUCTURE

INDOOR SPORTS CENTRES

SERVICE TYPE INDOOR SPORTS CENTRES		BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
INDOOR POOL – SWIMS	Adult	<i>16 years and over.</i>	5.10	5.30
	Child	<i>Child 5 – 15 yrs & High School Student</i>	3.80	3.90
	Concession	<i>Pension cards/seniors card/health care card</i>	4.10	4.20
	Family*	<i>*As listed on Medicare Card</i>	14.20	14.70
	Schools		3.10	3.20
	Children	<i>4 years and under with adult swim.</i>	FREE	FREE
VISIT PASS CARD – (INDOOR POOLS) 12 MONTH EXPIRY FROM DATE OF ISSUE	Adult	Multipass x 10 – discount	46.40	47.80
	Child	Multipass x 10 – discount	33.50	35.50
	Concession	Multipass x 10 – discount	37.00	38.20
	Family	Multipass x 10 – discount	127.50	131.30
INDOOR POOL – SWIM SAUNA SPA	Adult		8.75	9.00
	Concession		7.00	7.20
	After Entry/Class		4.60	4.70
	Adult	<i>Multipass x 10 – discount</i>	78.50	81.00.
	Concession	<i>Multipass x 10 – discount</i>	63	65.00
INDOOR POOL – SWIM SAUNA (CHURCHILL ONLY)	Adult		7.70	7.90
	Concession		6.20	6.30
	After Entry/class		3.60	3.70
INDOOR POOL – SWIM LESSONS	Infants	<i>Per class - Supervision 1:8</i>	10.50	11.00
	Preschool	<i>Supervision 1:5</i>	11.00	11.50
	School Age	<i>Per class</i>	11.50	12.00
	Adult	<i>Per class</i>	11.50	12.00
	Transition/Lap It Up	<i>Per class</i>	7.20	7.40
	Aust Swim Teacher	<i>Per instructor per hour</i>	46.00	48.00
	Bronze Star	<i>20 Week Program</i>	226.00	240.00
INDOOR POOL – SWIM LESSONS - CONCESSION HEALTH CARE CARD HEALTH CARE CARD HEALTH CARE CARD HEALTH CARE, PENSION & SENIOR CARD	Infants	<i>Per class - Supervision 1:8</i>	8.40	8.80
	Preschool	<i>Supervision 1:5</i>	8.80	9.20
	School Age	<i>Per class</i>	9.20	9.60
	Adult	<i>Per class</i>	9.20	9.60

RECREATION, CULTURE & COMMUNITY INFRASTRUCTURE

INDOOR SPORTS CENTRES

SERVICE TYPE INDOOR SPORTS CENTRES	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
PRIVATE LEARN TO SWIM LESSONS	1:01. <i>Per half hour class per person</i>	31	32
	1:02. <i>Per half hour class per person</i>	23.50	24.50
	1:03. <i>Per half hour class per person</i>	18.65	19.50
	CONCESSION – HEALTH CARE CARD 1:01. <i>Per half hour class per person</i>	24.80	25.60
	CONCESSION – HEALTH CARE CARD 1:02. <i>Per half hour class per person</i>	18.80	19.60
	CONCESSION – HEALTH CARE CARD 1:03. <i>Per half hour class per person</i>	14.90	15.60
OTHERS			
Lane Hire.	<i>Per hour.</i>	39	40
Carnival Hire.	<i>Per day 9am – 6pm.</i>	850	880
School Carnival Hire	<i>Per day 9a, - 3.pm</i>	720	750
Wet Out of Hours – incl 1 Life Guard plus 1 Duty Manager.	<i>Per hour.</i>	66	68
Locker Hire		1.00	1.00
Carnival Fee – incl 1 Life Guard plus 1 Duty Manager.	<i>Per hour.</i>	160	165
FITNESS PROGRAM			
Group Fitness.	<i>Per class</i>	10	10.40
High school Group Fitness	<i>Per class</i>	7.50	7.80
Concession	<i>Health Care, Pension & Senior Card Holders</i>	8.00	8.30
Group Fitness.			
Personal Training.	<i>1 hour.</i>	48.40	50
Personal Training.	<i>½ hour.</i>	28.80	30
Casual Gym.		12.50	13.10
Casual Concession	<i>Health Care, Pension & Senior Card Holders</i>	9.00	9.40
Gym.			
Fit Kidz.		5.00	5.20
Teen Gym.		7.00	7.20
Council of the Aging (COTA) Gym.		5.30	5.40

RECREATION, CULTURE & COMMUNITY INFRASTRUCTURE

INDOOR SPORTS CENTRES

SERVICE TYPE INDOOR SPORTS CENTRES	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)	
VISIT PASS CARDS – GROUP FITNESS 12 Months Expiry from date of issue	Adult.	<i>Multipass x 10. – discount</i>	90	93.50
	Concession.	<i>Multipass x 10. – discount</i>	67.50	75
	Seniors Card Holder	<i>Multipass x 10. – discount</i>	67.50	75
	Teen Gym	<i>Multipass x 10. – discount</i>	63	65
	Fit Kids	<i>Multipass x 10. – discount</i>	46	45
	Personal Training	<i>Multipass x 10. – discount – 1 Hour</i>	435	450
	Personal Training	<i>Multipass x 10. – discount – ½ Hour</i>	259	270
	VISIT PASS CARDS - GYM	Adult	<i>Multipass x 10. – discount</i>	110
Concession		<i>Multipass x 10. – discount</i>	80	85
STADIUM	Adult Competition.	<i>Health Care Card Holders & Pension Holders Valid for Junior Competition Times Only</i>	5.20	5.40
	Concession Competition.		4.20	4.30
	Junior Competition		3.80	3.90
	Adult Training		3.60	3.70
	Concession Training	<i>High School Students playing in Senior Competitions, Health Care Card Holders & Pension Holders</i>	2.90	3.00
	Junior Training		2.70	2.80
	Schools	<i>Per court/hour. School.</i>	3.10	3.20
	Court Hire		40	41.50
Court Hire	33		34	

- Schools pay court hire fee or individual student admission.

RECREATION, CULTURE & COMMUNITY INFRASTRUCTURE

INDOOR SPORTS CENTRES

SERVICE TYPE INDOOR SPORTS CENTRES	BASIS	2010/2011 \$ (GST Inc)		2011/2012 \$ (GST Inc)	
Spectators – Regular competition.		FREE		FREE	
Tournament Fee.	<i>9am – 6pm.</i>	175		180	
Dry Out of Hours Fee.	<i>(per hour) Plus entry fee</i>	46		50	
Meeting Room Hire per hour		25		25	
VISIT PASS CARDS (STADIUM) 12 MONTH EXPIRY FROM DATE OF ISSUE	Adult Stadium Multipass. Concession Multipass. Junior Multipass.	x10 45 36 30 10% Disc	x20 85 68 60 15 % Disc	x10 48.60 38.70 35.10 10% Disc	X20 91.80 73.10 66.30
Off Peak – Monday to Thursday excluding Public Holidays ATHLETIC AND CYCLING TRACK	Adult.	3.80		3.90	
	Concession.	3.30		3.40	
	Junior.	2.30		2.40	
	Adult	<i>Multipass x 10 – discount</i>		35	
	Concession.	<i>Multipass x 10 – discount</i>		29	
	Junior.	<i>Multipass x 10 – discount</i>		21	
	School.	2.30		2.40	
	Club Hire.	<i>Per hour.</i>		39	
	Other/Athletic Carnival.	<i>Full day 9am – 3pm.</i>		475	
	Other/Athletic Carnival.	<i>½ day – 3 hours.</i>		330	
	Cycling Club Hire of Bike Track.	<i>Per annum.</i>		820	
SQUASH COURTS	Hire.	<i>Per hour.</i>		12.50	
	Racquet Hire.	5.20		5.40	

* Price to reflect genuine discount.

RECREATION, CULTURE & COMMUNITY INFRASTRUCTURE

INDOOR SPORTS CENTRES

SERVICE TYPE INDOOR SPORTS CENTRES	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
MEMBERSHIP	Monthly Debit Joining Fee.	50	60 [^]
ADULT AQUATIC (POOL/SPA/SAUNA)	Adult Aquatic.	180	189
	Adult Aquatic.	290	300
	Adult Aquatic.	520	540
	Monthly Debit.	38	40
	Concession.	145	150
	Concession	235	240
	Concession	420	430*
	Renewing Member	<i>10% discount on advertised prices if renewing before expiry of current membership – 12 month memberships only</i>	

[^]Membership joining fee has been increased due to abolishment of membership cancellation charge (was \$50 in 2010/11)

*Concessions on 12 months aquatic memberships (direct debit only) are offered only to customers on an Aged Pension, Senior or Disability Support Pension. 12 month concessions (direct debit only) are not offered to health care card holders due to changes in status & eligibility over a significant time frame.

RECREATION, CULTURE & COMMUNITY INFRASTRUCTURE

INDOOR SPORTS CENTRES

SERVICE TYPE INDOOR SPORTS CENTRES	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
GYM			
Monthly Debit. Renewing Member	<i>10% discount on advertised prices if renewing before expiry of current membership – 12 month memberships only</i>	38	40
	3 Month Membership [^]	N/A	200
	6 Month Membership [^]	N/A	315
	12 Month Membership [^]	N/A	550
Concession	3 Month Membership [^]	N/A	160
Concession	6 Month Membership [^]	N/A	250
Concession	12 Month Membership [^]	N/A	440*

[^] Reintroduction of membership option due to customer demand.

*Concessions on 12 months gym membership (direct debit only) are offered only to customers on an Aged Pension, Senior or Disability Support Pension. 12 month concessions (direct debit only) are not offered to health care card holders due to changes in status & eligibility over a significant time frame.

RECREATION, CULTURE & COMMUNITY INFRASTRUCTURE

INDOOR SPORTS CENTRES

SERVICE TYPE INDOOR SPORTS CENTRES	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
GOLD Concession Concession Concession Monthly Debit. Renewing Member	<i>3 months.</i>	250	260
	<i>6 months.</i>	420	435
	<i>12 months.</i>	735	765
	<i>3 months – discount</i>	200	205
	<i>6 months – discount</i>	340	350
	<i>12 months – discount</i>	590	610*
	<i>10% discount on advertised prices if renewing before expiry of current membership – 12 month memberships only</i>	58	60
Corporate (must have 4 new members to qualify)	Discounts valid on full price memberships only. Not valid on concession memberships 4-10 people 11-20 people 21+ people	<i>Discounts off term memberships only</i> <i>Discounts off term memberships only</i> <i>Discounts off term memberships only</i>	10%discount 12.5% discount 15% discount
		10%discount 12.5% discount 15% discount	10%discount 12.5% discount 15% discount

*Concessions on 12 months Gold memberships (direct debit only) are offered only to customers on an Aged Pension, Senior or Disability Support Pension. 12 month concessions (direct debit only) are not offered to health care card holders due to changes in status & eligibility over a significant time frame.

RECREATION, CULTURE & COMMUNITY INFRASTRUCTURE

OUTDOOR POOLS

SERVICE TYPE OUTDOOR POOLS	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)	
ENTRY FEES	Adult.	<i>16 years and over.</i>	4.00	4.20
	Children/ Student.	<i>Child 5 – 15 yrs & High School Student</i>	3.00	3.10
	Concession.	<i>Pension cards/seniors card/health care card</i>	3.20	3.30
	Children.	<i>4 years and under with adult swim.</i>	FREE	FREE
	Schools Family.	<i>as listed on Medicare Card.</i>	11.30	11.80
SEASON TICKETS (MULTI-VENUE)	Single Adult Tickets.	<i>16 years and over.</i>	80	82
	Children/ Full Time Student/.		60	62
	Concession.		64	65
	Family.	<i>As listed on Medicare Card.</i>	200	205
COMPETITIONS – SCHOOL SWIM CARNIVAL HIRE	Full Day.	<i>9.00am-3.00pm includes 1 Duty Manager.</i>	380	390
	Full Day.	<i>Weekends or Public Holidays).9am – 6pm</i>	640	660
	Half Day.	<i>9am-12pm / 12pm-3pm.</i>	260	270
	Supervision Required at 1:100 ratio.	<i>Per hour.</i>	45	47
OUT OF ADVERTISED OPERATING HOURS HIRE	Includes 1 Life Guard plus 1 Duty Manager.	<i>Per hour.</i>	66 Plus entrance fee	68 Plus entrance fee
LEARN TO SWIM	VIC Swim Programs.		<i>Normal Entry Fee</i>	<i>Normal Entry Fee</i>

RECREATION, CULTURE & COMMUNITY INFRASTRUCTURE

HAZELWOOD POWER TRAFFIC SAFETY SCHOOL

SERVICE TYPE HAZELWOOD POWER TRAFFIC SAFETY SCHOOL		BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
EDUCATION GROUP : PLAYGROUPS, KINDERGARTENS, SPECIAL SCHOOL & SCHOOL GROUPS	No Educator (Bond \$70).	<i>Per hour.</i>	33	34
EDUCATION GROUP : PLAYGROUPS, KINDERGARTENS, SPECIAL SCHOOL & SCHOOL GROUPS	With Educator (No Bond).	<i>Per hour.</i>	55	57
MOBILE BIKE EDUCATION TRAILER	No Educator – Hire of bike trailer (Deposit \$200).	<i>Per day</i>	28	29
	With Educator – Educator Services (No Deposit)	<i>Per hour</i>	26	27
	Plus hire of bike trailer	<i>Per day</i>	28	29
HIRE OF HAND CRANKED TRICYCLES	With responsibility for repair or replacement of damaged unit.	<i>Per bike/day.</i>	2.00	2.00
PRIVATE GROUPS	No Educator (Deposit \$70).	<i>Per hour.</i>	52	54
	With Educator (No Deposit).	<i>Per hour.</i>	102	105

RECREATION, CULTURE & COMMUNITY INFRASTRUCTURE

RENTAL OF ASSET

SERVICE TYPE HIRE OF PORTABLE TOILET MODULE		BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
HIRE OF PORTABLE TOILET MODULE		Per Weekend	200	200

BUILT & NATURAL ENVIRONMENT

ASSET PROTECTION

SERVICE TYPE ASSET PROTECTION FEES	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)	
ASSET PROTECTION FEES IN URBAN AREAS	Road Openings. Road Openings.	<i>Provision of traffic management.</i> <i>No traffic management required.</i>	150 75	155 80
	Road Occupations. Road Occupations.	<i>Provision of traffic management.</i> <i>No traffic management required.</i>	150 75	155 80
	Building Site Asset Inspections: Cost of Works < \$12,000. Cost of Works > \$12,000.	<i>For residential front fences and demolition works.</i>	Nil 150	Nil 155
ASSET PROTECTION FEES IN RURAL AREAS	Road Openings. Road Openings.	<i>Provision of traffic management.</i> <i>No traffic management required.</i>	150 75	155 80
	Road Occupations. Road Occupations.	<i>Provision of traffic management.</i> <i>No traffic management required.</i>	150 75	155 80
	Building Site Asset Inspections: Cost of Works < \$12,000. Cost of Works > \$12,000.		Nil 75	Nil 80
ASSET PROTECTION FEES FOR SERVICE INSTALLATIONS IN URBAN AREAS BY PARTIES OTHER THAN UTILITIES OR THEIR AGENTS	Road Length less than 100m. Each Additional 100m of Road Length.		150 75	155 80
ASSET PROTECTION FEES FOR SERVICE INSTALLATIONS IN RURAL AREAS BY PARTIES OTHER THAN UTILITIES OR THEIR AGENT	Road Length less than 100m. Each Additional 250m of Road Length.		150 75	155 80
ASSET PROTECTION FEE FOR VEHICLE CROSSING WORKS	Urban areas. Rural areas.		75 55	80 60
ASSET PROTECTION FEE FOR DRAINAGE TAPPING IN URBAN AREAS AT DRAINAGE EASEMENTS AND NATURE STRIPS INCLUDING PROVISION OF LEGAL POINT OF DISCHARGE OR DRAINAGE INFORMATION			75	80

BUILT & NATURAL ENVIRONMENT

ASSET PROTECTION

SERVICE TYPE ASSET PROTECTION FEES	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
SECURITY DEPOSIT AS DETAILED IN CLAUSE 10 OF THE VEHICLE CROSSING POLICY		1,500	1,500
PARKING HEADWORKS CHARGE AS DEFINED IN CLAUSE 11 OF THE VEHICLE CROSSING POLICY		3,300	3,300
SECURITY BONDS AS SPECIFIED IN PART D OF LOCAL LAW NO.3	Cost of Works < \$12,000: Rural, Residential, Industrial and Commercial Building Sites for Builders with a 12 month Satisfactory Performance Record;	Nil	Nil
	Rural, Residential, Industrial and Commercial Building Sites for Builders with an Unsatisfactory Performance Record.	500	500
	Cost of Works > \$12,000 and for Residential Front Fences and Demolition Works: Rural Building Site;	500	500
	Residential Building Site;	<i>No adjacent footpaths.</i> 500	500
	Residential Building Site;	<i>With adjacent footpaths.</i> 1,000	1,000
	Residential Building Site;	<i>Corner allotment with adjacent footpaths.</i> 1,500	1,500
	Residential Building Site;	<i>Involving a multiple unit development with adjacent footpaths.</i> 2,000	2,000
	Industrial Building Site;	2,500	2,500
	Commercial Building Site;	5,000	5,000
	Builders with a 12 month Satisfactory Performance Record Undertaking Works at Multiple Building Sites.	10,000	10,000
CHARGE FOR LEGAL POINT OF DISCHARGE OR DRAINAGE INFORMATION ENQUIRIES IN URBAN AREAS		24	25

BUILT & NATURAL ENVIRONMENT

ASSET PROTECTION

SERVICE TYPE ASSET PROTECTION FEES	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)	
CHARGE FOR RESTORATION OF ROAD OPENINGS IN URBAN AND RURAL AREAS		Actual cost plus 10% of the actual cost to cover administration expenses	Actual cost plus 10% of the actual cost to cover administration expenses	
ASSET PROTECTION PENALTY FOR INFRINGEMENT NOTICE AS SPECIFIED IN CLAUSE 18 OF LOCAL LAW No.3	<i>Set by Statute (State Government)</i>	2 Penalty Units Penalty Units are defined by Section 5 of the Monetary Units Act 2004 (as at 1/7/10 1 Penalty Unit = \$119.45)	2 Penalty Units Penalty Units are defined by Section 5 of the Monetary Units Act 2004 (as at 1/7/11, 1 Penalty Unit = \$122.14)	
FEES FOR UTILITIES AND THEIR AGENTS FOR APPLICATIONS UNDER SCHEDULE 7 TO THE ROAD MANAGEMENT ACT 2004 FOR MUNICIPAL ROADS ON WHICH THE MAXIMUM SPEED LIMIT FOR VEHICLES AT ANY TIME IS <u>MORE</u> THAN 50KMS PER HOUR	<i>Set by Statute (State Government)</i>	<i>Fee Units are defined by Section 5 of the Monetary Units Act 2004 (as at 1/7/2010, 1 Fee Unit = \$11.95)</i>	<i>Fee Units are defined by Section 5 of the Monetary Units Act 2004 (as at 1/7/2011, 1 Fee Unit = \$12.22)</i>	
	Works, other than minor works conducted on, or on any part of the roadway, shoulder or pathway.	<i>Set by Statute (State Government)</i>	45 Fee Units	45 Fee Units
	Works, other than minor works not conducted on, or on any part of the roadway, shoulder or pathway.	<i>Set by Statute (State Government)</i>	25 Fee Units	25 Fee Units
	Minor works conducted on, or on any part of the roadway, shoulder or pathway.	<i>Set by Statute (State Government)</i>	11.5 Fee Units	11.5 Fee Units
Minor works not conducted on, or on any part of the roadway, shoulder or pathway.	<i>Set by Statute (State Government)</i>	5 Fee Units	5 Fee Units	

BUILT & NATURAL ENVIRONMENT

ASSET PROTECTION

SERVICE TYPE ASSET PROTECTION FEES	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
FEES FOR UTILITIES AND THEIR AGENTS FOR APPLICATIONS UNDER SCHEDULE 7 TO THE ROAD MANAGEMENT ACT 2004 FOR MUNICIPAL ROADS ON WHICH THE MAXIMUM SPEED LIMIT FOR VEHICLES AT ANY TIME IS <u>NOT MORE</u> THAN 50KMS PER HOUR	<i>Set by Statute (State Government)</i>	<i>Fee Units are defined by Section 5 of the Monetary Units Act 2004</i>	<i>Fee Units are defined by Section 5 of the Monetary Units Act 2004</i>
	<i>Set by Statute (State Government)</i>		
	<i>Set by Statute (State Government)</i>		
	<i>Set by Statute (State Government)</i>		
Works, other than minor works conducted on, or on any part of the roadway, shoulder or pathway.		20 Fee Units	20 Fee Units
Works, other than minor works not conducted on, or on any part of the roadway, shoulder or pathway.		5 Fee Units	5 Fee Units
Minor works conducted on, or on any part of the roadway, shoulder or pathway.		11.5 Fee Units	11.5 Fee Units
Minor works not conducted on, or on any part of the roadway, shoulder or pathway.		5 Fee Units	5 Fee Units

BUILT & NATURAL ENVIRONMENT

WASTE MANAGEMENT

SERVICE TYPE TRANSFER STATION FEES	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
		General Waste	General Waste
SEDAN/WAGON	<i>Seat up.</i>	10	10
SEDAN/WAGON	<i>Seat down.</i>	10	12
UTILITIES	Water Line up to 1.8m Long Tray.	10	12
	Water Line over 1.8m Long Tray.	20	22
	Heaped up to 1.8m Long Tray.	15	17
	Heaped over 1.8m Long Tray.	25	28
SINGLE AXLE TRAILERS	Water Line up to 1.8m Long.	10	12
	Water Line over 1.8m Long.	20	22
	Heaped up to 1.8m Long.	20	22
	Heaped over 1.8m Long.	25	28
	Caged up to 1.8m Long.	25	28
	Caged over 1.8m Long.	40	45
TANDEM AXLE TRAILERS	Water Line up to 2.75m Long.	20	22
	Water Line over 2.75m Long.	30	35
	Heaped up to 2.75m Long.	35	35
	Heaped over 2.75m Long.	50	55
	Caged up to 2.75m Long.	68	70
	Caged over 2.75m Long.	85	95

SERVICE TYPE TRANSFER STATION FEES	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
TRUCKS UP TO 4.5 TONNE GVM	With Weighbridge Dockets. Up to 4.5 Tonnes. <i>Per tonne.</i> GVM. GVM. GVM. GVM – Deposit waste at municipal landfill.	Refer to landfill fees and charges	Refer to landfill fees and charges

BUILT & NATURAL ENVIRONMENT

WASTE MANAGEMENT

SERVICE TYPE TRANSFER STATION FEES	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
SMALL ITEMS Mobile Garbage Bin. Kitchen / Dining Chairs. Stools.	<i>Up to three. Up to three.</i>	5	5
E-WASTE (ELECTRICAL/COMPUTERS) Hard drive, keyboard, mouse, laptop DVD, video, Hi Fi, etc Screens, monitors & TV	<i>Per Unit Per item</i>	5 10	5 10
MATTRESSES Single Double Queen King	<i>Per item</i>	10 15 15 15	12 17 17 17
MEDIUM ITEMS Lounge Chairs. Small Cupboards. 2 Seat Sofa.	<i>Up to two HDL – 1.3m x 0.6m x 1.2m.</i>	10	12
LARGE ITEMS Double Beds (excluding Mattresses) Large Cupboards. 3 Seat Sofa.	<i>HDL – 2.5m x 0.7m x 1.6m.</i>	15	20
TYRES Car and Motor Cycle. Light Truck, Fork Lift and Bobcat (pneumatic).		5 10	5 10
TYRES ON RIMS Car. Light Truck and Fork Lifts.		10 20	10 20

BUILT & NATURAL ENVIRONMENT

WASTE MANAGEMENT

SERVICE TYPE TRANSFER STATION FEES	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
TYRES Heavy Vehicle and Earth Moving.		Not Accepted	Not Accepted
RECYCLABLE GOODS – FREE OF CHARGE (1) Car Batteries. Paper, Cardboard. Plastic Bottles. Aluminium Cans. Glass Bottles. Steel. White Goods. Car Bodies. Motor Oils.	Codes 1 – 7. <i>Without tyres only at Morwell. Domestic quantise only.</i>	FREE	FREE

(1) Notes: Loads with large quantities of recyclable material will be assessed on the remaining load. This will require the recyclable material to be unloaded and the vehicle to be reassessed. Timber will be accepted in maximum lengths of 1.8 metres.

BUILT & NATURAL ENVIRONMENT

WASTE MANAGEMENT

SERVICE TYPE WASTE SERVICES FEES	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
DOMESTIC WASTE CARD (2)	<i>Per annum.</i>	154	160

(2) Note: *Domestic Waste Card* – a voluntary service for property owners who do not receive Council's kerb side waste collection services. The card allows unlimited trips to transfer stations to dispose of domestic waste.

BUILT & NATURAL ENVIRONMENT WASTE MANAGEMENT

SERVICE TYPE LANDFILL FEES (1)	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
CLEAN FILL (2) Clean Fill – Only if required at Landfill.	<i>Per tonne – to cover landfill levy.</i>	20	30
PUTRESCIBLE WASTE & INERT WASTE	<i>Per tonne – excluding contractual arrangements. (Minimum charge 1 tonne)</i>	111	137
DEAD ANIMALS Less than 30kg. Ex Vets/Council maximum 30kg.	<i>Per bag.</i>	10 10	12 12
PRESCRIBED WASTE Commercial Asbestos – Emergency situation only Commercial Asbestos – Emergency situation only Low Level Contaminated Soil. Low Level Contaminated Soil.	<i>Per tonne.</i>	195	205
	<i>Minimum charge.</i>	390	400
	<i>Per tonne. Minimum charge.</i>	140 420	Not accepted Not accepted
INDUSTRIAL WASTE Synthetic Mineral Fibre.	<i>SMF – Not accepted</i>		
HAZARDOUS WASTE Asbestos – Domestic.	<i>Per m3 – must be removed and deposited by the resident, otherwise prescribed waste rate.</i>	30	30

NOTES

- (1) The **State Government Landfill Levies for 2011/2012 are:** Commercial Levy \$38.50 per tonne (up from \$25); Asbestos Prescribed Waste Levy \$30 per tonne (no change); Municipal Waste \$22 per tonne (up from \$15).
- (2) Dry clean fill can only be deposited by contractors by prior arrangement and will only be accepted if fill material is required. It will be charged at the rate of \$30 per tonne, which includes the increase in EPA Commercial levy. There is no public access to landfill.

BUILT & NATURAL ENVIRONMENT

BUILDING DEVELOPMENTS

SERVICE TYPE BUILDING PERMITS/FEEES	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
PERMIT TIME EXTENSIONS AND INSPECTIONS FOR LAPSED PERMITS	<i>Minimum.</i>	103	120
PREPARATION OF SECTION 173 AGREEMENTS	<i>For building over easements.</i>	350	360
BUILDING FILE SEARCH FEE (1)		*43.45	*44.40
REPORT AND CONSENT	<i>First</i>	164	200
REPORT AND CONSENT	<i>Additional.</i>	82	100
TEMPORARY STRUCTURE SITING APPROVALS POPE – OCCUPANCY PERMITS	<i>Treated as a Report and Consent</i>	164 164	200 200

(1) Notes: * Building file search fee is to be linked to statutory fee set by regulation 327 as indexed. The fee is currently set to \$44.40

BUILT & NATURAL ENVIRONMENT

CITY PLANNING

SERVICE TYPE PLANNING PERMITS	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
Many of these fees are those prescribed under the Planning and Environment (Fees) Regulations 2000 and the Subdivision (Permit and Certification Fees) Regulations, but are not a complete representation of the Regulations. Reference should be made to the Regulations to obtain the complete wording of individual fee regulations (GST exempt).			
USE ONLY	<i>Statutory State Government Fees</i>	502	502
TO DEVELOP LAND OR TO USE AND DEVELOP LAND FOR A SINGLE DWELLING PER LOT, OR TO UNDERTAKE DEVELOPMENT ANCILLARY TO THE USE OF THE LAND FOR A SINGLE DWELLING PER LOT IF THE ESTIMATED COST OF DEVELOPMENT INCLUDED IN THE APPLICATION IS:	\$10,001 - \$100,000. <i>Statutory State Government Fees</i>	239	239
	More Than \$100,000. <i>Statutory State Government Fees</i>	490	490
TO DEVELOP LAND (OTHER THAN FOR A SINGLE DWELLING PER LOT) IF THE ESTIMATED COST OF DEVELOPMENT INCLUDED IN THE APPLICATION IS:	Up to \$10,000. <i>Statutory State Government Fees</i>	102	102
	\$10,001 to \$250,000. <i>Statutory State Government Fees</i>	586	586
	\$250,001 to \$500,000. <i>Statutory State Government Fees</i>	707	707
	\$500,001 to \$1,000,000. <i>Statutory State Government Fees</i>	815	815
	\$1,000,001 to \$7,000,000. <i>Statutory State Government Fees</i>	1,153	1,153
	\$7,000,001 to \$10,000,000. <i>Statutory State Government Fees</i>	4,837	4,837
	\$10,000,001 to \$50,000,000. <i>Statutory State Government Fees</i>	8,064	8,064
More Than \$50,000,000. <i>Statutory State Government Fees</i>	16,130	16,130	
SUBDIVISION	To Subdivide an Existing Building. <i>Statutory State Government Fees</i>	386	386
	To Subdivide Land into Two Lots. <i>Statutory State Government Fees</i>	386	386
	To effect a realignment of a common boundary between lots or to consolidate two or more lots. <i>Statutory State Government Fees</i>	386	386
	To Subdivide Land. <i>Statutory State Government Fees</i>	781	781
	To remove a restriction (within the meaning of the Subdivision Act 1988) over land if the land has been used or developed for more than 2 years before the date of the applications in a manner which would have been lawful under the Planning and Environment Act 1987 but for the existence of the restriction. <i>Statutory State Government Fees</i>	249	249

*NOTE – Statutory fees are currently the subject of a Regulatory Impact Statement (RIS) by State Government. Revised fees will not be known until July 2011

BUILT & NATURAL ENVIRONMENT

CITY PLANNING

SERVICE TYPE PLANNING PERMITS	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
SUBDIVISION To create, vary or remove a restriction within the meaning of the Subdivision Act 1988; or to create or remove a right of way.	<i>Statutory State Government Fees</i>	541	541
To create, vary or remove an easement other than a right of way; or to vary or remove a condition in the nature of an easement other than a right of way in a Crown grant.	<i>Statutory State Government Fees</i>	404	404
Supervision of Works.		2.5% of value of works	2.5% of value of works
Checking of Engineering Plans.		0.75% of value of works	0.75% of value of works
TO AMEND AN APPLICATION To amend an application for a permit after notice of the application has been given under Section 52.	<i>Statutory State Government Fees</i>	102	102
TO AMEND A PERMIT To amend an application to amend a permit after late notice of the application has been given under Section 52.	<i>Statutory State Government Fees</i>	102	102
To amend a permit to use land if that amendment is to change the use for which the land may be used.	<i>Statutory State Government Fees</i>	502	502
To change a statement of what the permit allows;	<i>Statutory State Government Fees</i>	502	502
To change any of all of the conditions which apply to the permit;	<i>Statutory State Government Fees</i>		
In any way not otherwise provided for in this regulation.	<i>Statutory State Government Fees</i>		
To amend a permit to develop land or to use and develop land for a single dwelling per lot or to undertake development ancillary to the use of the land for a single dwelling per lot if the estimated cost of an additional development to be permitted by the amendment is:	<i>Statutory State Government Fees</i>		
\$10,000 - \$100,000.	<i>Statutory State Government Fees</i>	239	239
> \$100,000.	<i>Statutory State Government Fees</i>	490	490

BUILT & NATURAL ENVIRONMENT

CITY PLANNING

SERVICE TYPE PLANNING PERMITS	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
TO AMEND A PERMIT (CONTINUED) To amend a permit to develop land if the estimated cost of any additional development to be permitted by the amendment is \$10,000 or less. To amend a permit if the estimated cost of any additional development to be permitted by the amendment is: > \$10,001 to \$250,000; > \$250,001 - \$500,000; \$500,001.	<i>Statutory State Government Fees</i>	102	102
	<i>Statutory State Government Fees</i>		
	<i>Statutory State Government Fees</i>	604	604
	<i>Statutory State Government Fees</i> <i>Statutory State Government Fees</i> <i>Statutory State Government Fees</i>	707 815	707 815
To amend a permit to: Subdivide an existing building; Subdivide land into two lots; Effect a realignment of a common boundary between two lots or to consolidate two or more lots.	<i>Statutory State Government Fees</i> <i>Statutory State Government Fees</i> <i>Statutory State Government Fees</i> <i>Statutory State Government Fees</i>	386	386
COMBINED PERMIT APPLICATIONS CERTIFICATION An application to certify a plan. Procedural. Recertification.	<i>Statutory State Government Fees</i>	100+20/lot	100+20/lot
	<i>Exempt subdivisions, consolidations etc.</i>	100	100
		100	100
PLANNING CERTIFICATES (SECTION 198)	<i>Statutory State Government Fees</i>	18.20	18.20
FAST TRACK PLANNING CERTIFICATES	<i>Statutory State Government Fees</i>	47	47
CERTIFICATES OF COMPLIANCE The fee for a certificate of compliance under Section 97N.	<i>Statutory State Government Fees</i>	147	147
SATISFACTION MATTERS The fee for determining a matter where a planning scheme specifies that the matter must be done to the satisfaction of a responsible authority or referral authority.	<i>Statutory State Government Fees</i>	102	102
ADMINISTRATION CHARGES Extend the Expiry Date of a Permit. Search for and Provide a copy of a permit (per Permit.		124	128
		124	128
Liquor Licence Applicant Information Requests. Written response to planning queries		52 57	57 57
Public Notification on behalf of Applicant.	<i>This figure is based on average of Council fees across Gippsland Standard administration fee</i>	30	31

BUILT & NATURAL ENVIRONMENT

CITY PLANNING

SERVICE TYPE PLANNING PERMITS	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
*Photocopying Charges on Behalf of Applicant	<i>Per notice sent</i>	5	5
	<i>Newspaper notice</i>	265	273
	<i>Placing notice on site</i>	134	138
	<i>Black & White A4 per sheet</i>	N/A	0.25
	<i>Colour A4 per sheet</i>	N/A	1.20
	<i>Black and White A3 per sheet</i>	N/A	0.50
	<i>Colour A3 per sheet</i>	N/A	1.50
	<i>Black & White AO1 per sheet</i>	N/A	8.00
	<i>Colour AO1 per sheet</i>	N/A	9.50
	<i>Black & White A1 per sheet</i>	N/A	6.25
	<i>Colour A1 per sheet</i>	N/A	7.50
	<i>Black & White A2 per sheet (plotter)</i>	N/A	5.00
<i>Colour A2 per sheet (plotter)</i>	N/A	6.00	

* - New charge introduced in 2011/12

BUILT & NATURAL ENVIRONMENT

CITY PLANNING

SERVICE TYPE AMENDMENTS TO PLANNING SCHEMES		BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
STAGE ONE	<p>Considering a request to amend the planning scheme; and</p> <p>Taking action required by Division 1 of Part 3 of the Planning and Environment Act 1987; and</p> <p>Considering any submissions which do not seek a change to the amendment; and</p> <p>If applicable, abandoning the amendment in accordance with Section 28.</p>	<i>Statutory State Government Fees</i>	798	798
STAGE TWO	<p>Considering submissions which seek a change to an amendment, and where necessary referring the submissions to a panel; and</p> <p>Providing assistance to a panel in accordance with Section 158; and</p> <p>Making a submission in accordance with Section 24(b); and</p> <p>Considering the report in accordance with Section 27; and</p> <p>After considering submissions and the report in accordance with Section 27, if applicable, abandoning the amendment in accordance with Section 28.</p>	<i>Statutory State Government Fees</i>	798	798
STAGE THREE	<p>Adopting the amendment or part of the amendment in accordance with Section 29; and</p> <p>Submitting the amendment for approval in accordance with Section 31.</p>	<i>Statutory State Government Fees</i>	524	524
STAGE FOUR	<p>Considering a request to approve an amendment in accordance with Section 35; and</p> <p>Giving notice of approval of an amendment in accordance with Section 36.</p>	<i>Statutory State Government Fees</i>	798	798
COMBINED PERMIT APPLICATION & PLANNING SCHEME AMENDMENT	<p>The fee for an application for a planning permit combined with a request for amendment of a planning scheme, made in accordance with Section 96a, is the sum arrived at by adding the higher of the fees plus 50% of the lower of the fees which would have applied if separate application had been made.</p> <p>If the application for a planning permit is for any combination of use, development other than subdivision, subdivision and any matter referred to in Classes 16, 17 or 18, the fee for the planning permit for the purpose of this calculation is the higher of the fees which would have applied if separate application for planning permits had been made.</p>			

*NOTE Statutory fees for planning services are currently subject to a Regulators Impact Statement (RIS) by State Government. Revised fees will not be known until July 2011

BUILT & NATURAL ENVIRONMENT
CITY PLANNING

SERVICE TYPE AMENDMENTS TO PLANNING SCHEMES		BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
ADMINISTRATION CHARGES	General written advice of planning scheme amendment histories.		57	57
	Costs and expenses for a Planning Panel to be appointed, hear and consider submissions, and prepare a report under Part 8 of the Planning and Environment Act 1987.	<i>Full fee recovery of government charges</i>	Various	Various

GOVERNANCE			
<i>PROPERTY & LEGAL</i>			
SERVICE TYPE PROPERTY AND LEGAL	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
Sale of Land Application Fee.		128	132
Road Discontinuance/Closure Fee Application Fee.		128	132
Non Commercial or Community & Non Profit Organisation Miscellaneous Lease/Licence Fee.		62	65
Freedom of Information Application Fee.	<i>Statutory fee.</i>	23.40	23.90
Freedom of Information access Charges	<i>Set by Freedom of Information (Access Charges) Regulations 2004</i>	As per regulations	As per regulations
OFF STREET CAR PARKS Car park space leases	<i>Per annum</i>	1,130	1,130
After Hours Call out Fee – Seymour Street Car Park	<i>Per callout</i>	50	50
Reissue of Permit Sticker Permit	<i>Per replacement permit sticker</i>	20	20

GOVERNANCE			
<i>CONTRACTS & TENDERING</i>			
SERVICE TYPE CONTRACTS TENDERING	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
Refundable Fee for hard copy Tender Documents		55	55

**ECONOMIC SUSTAINABILITY
ECONOMIC DEVELOPMENT**

SERVICE TYPE VISITORS INFORMATION CENTRE	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
BROCHURE RACKING FEE Operators within Gippsland region wishing to display their brochure in the visitor centre	<i>Annual</i>	66	66
ADVERTISING BOARDS Operators within Gippsland region wishing to display an advertising board in the visitor centre	<i>Annual</i>	77	77
COMMISSION ON ACCOMMODATION BOOKINGS A commission is charged to operators participating in our accommodation booking system for all bookings processed by staff at the visitor centre or made online	<i>All Bookings</i>	10%	10%
PUBLIC INTERNET Customers using internet or printing services in the visitor centre	<i>Individual charges per session</i>	Up to 5 minutes \$1 Up to 15 minutes \$3 Up to 30 minutes \$5 Up to 1 hour \$8	Up to 5 minutes \$1 Up to 15 minutes \$3 Up to 30 minutes \$5 Up to 1 hour \$8
Black and white printing per copy	<i>Individual charges per page</i>	25c	25c
Full colour printing per copy	<i>Individual charges per page</i>	1.20	1.20
PHOTOCOPYING Customers wanting pages photocopied	<i>Individual charges per page</i>	15c	25c
Black and white photocopying per copy	<i>Individual charges per page</i>	1.20	1.20
Full colour photocopying per copy			
FAX Sending a facsimile for a customer	<i>Individual charge per page sent</i>	2.50 – 1 st page & 1.00 per page after	2.50 – 1 st page & 1.00 per page after

**ECONOMIC SUSTAINABILITY
ECONOMIC DEVELOPMENT**

SERVICE TYPE AIRPORT ANNUAL LICENCES FEES	BASIS	2010/2011 \$ (GST Inc)	2011/2012 \$ (GST Inc)
RECREATIONAL		115	118
LIGHT COMMERCIAL		572	589
COMMERCIAL		1,144	1,178

These fees are set annually by the Latrobe Regional Airport Board and therefore the proposed 2010/11 fees may be subject to amendment following that process.

CORRESPONDENCE

9.1 LEAVE OF ABSENCE - CR SANDY KAM

AUTHOR: Acting General Manager Governance
(ATTACHMENT - YES)

1. INTRODUCTION

The purpose of this report is to provide Council with correspondence received from Cr Sandy Kam dated 1 July 2011 requesting a leave of absence from Council.

2. DECLARATION OF INTERESTS

No officer declared an interest under the *Local Government Act* 1989 in the preparation of this report.

3. OFFICER COMMENTS

Councillor Sandy Kam has formally requested a leave of absence from the Council.

A copy of the correspondence from Cr Kam is provided at attachments 1 and 2.

Section 69(2) of the *Local Government Act* 1989 ('the Act') states that a Council must not unreasonably refuse to grant leave.

Section 66B(1) of the Act states as follows;

If a Councillor is required to take a leave of absence under this Act, the Councillor –

- (a) May continue to be a Councillor but must not perform the duties or functions of a Councillor during the period of leave;*
- (b) Remains entitled to receive a Councillor allowance unless this Act otherwise provides;*
- (c) Is not entitled to be reimbursed for out-of-pocket expenses during the period of leave;*
- (d) Must return all Council equipment and materials to the Council for the period of leave if the Council requires.*

Due to the short period of leave requested it is not considered appropriate for Cr Kam's equipment and materials to be returned to Council.

Councillor Kam is required to obtain the leave of Council as she is likely to be absent from four consecutive ordinary meetings of the Council. Failure to obtain leave may create an extraordinary vacancy under s.69(g) of the Act.

Upon assessment of the request from Cr Kam and a review of the Act, officers have deemed that the request from Cr Kam is reasonable.

4. RECOMMENDATION

- 1. That Council grant Councillor Sandy Kam a leave of absence until 2 September 2011.**
- 2. That Council not require Councillor Sandy Kam to return any Council equipment to the Council during her leave of absence.**

Moved: Cr O'Callaghan

Seconded: Cr Gibson

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

ATTACHMENTS

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Cr. Sandy Kam
Galbraith Ward
Latrobe City Council

1st July, 2011

Mr. Paul Buckley
CEO
Latrobe City Council

Dear Paul,

RE: COUNCILLOR LEAVE OF ABSENCE

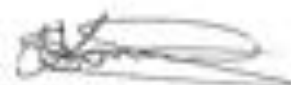
This letter is a formal request for a leave of absence from Latrobe City Council for family reasons.

I would like to request a leave of absence effect immediately, through to the 2.09.11.

My return date will be the 5th of September 2011.

Thanking you in advance, for your support during this period.

Yours sincerely,



Cr. Sandy Kam
Galbraith Ward
Latrobe City Council

Cr. Sandy Kam
Galbraith Ward
Latrobe City Council

1st July, 2011

Mr. Darrell White
Mayor
Latrobe City Council

Dear Darrell,

RE: COUNCILLOR LEAVE OF ABSENCE

This letter is a formal request for a leave of absence from Latrobe City Council for family reasons.

I would like to request a leave of absence effect immediately, through to the 2.09.11.

My return date will be the 5th of September 2011.

Thanking you in advance, for your support during this period.

Yours sincerely,



Cr. Sandy Kam
Galbraith Ward
Latrobe City Council

BUILT AND NATURAL ENVIRONMENT

**11.3.1 PLANNING PERMIT APPLICATION 2010/394 - VARIATION OF
COVENANT, 7-9 BUSHFIELD COURT, TRARALGON**

AUTHOR: General Manager Built and Natural Environment

This item was considered earlier in the meeting.

GOVERNANCE

**11.6.1 CONTRACT ACTIVITIES FROM PREVIOUS COUNCIL MEETINGS
AND BY THE CHIEF EXECUTIVE OFFICER UNDER DELEGATION**

AUTHOR: General Manager Governance
(ATTACHMENT - NO)

1. DECLARATION OF INTERESTS

No officer declared an interest under the *Local Government Act* 1989 in the preparation of this report.

2. DOCUMENT/S

a) The following contracts were awarded at previous Council Meetings.

Contract No.	Description	Contractor	Price Awarded (excluding GST)	Date Awarded
12956	Provision of management and operation of transfer stations	Drouin Waste Recyclers	\$898,065.00	4 April 2011
12964	Design and construct aircraft production hangar	EJ Steel Pty Ltd	\$371,640.00	9 May 2011
12967	Sealing of Glendonald Road, Hazelwood South	Civil Construction Network Services P/L	\$582,881.58	23 May 2011
12968	Provision of Air Conditioning Maintenance	J.O Miller Service Pty Ltd	schedule of rates	23 May 2011
12973	Provision of Veterinary Services	Moe Veterinary Centre	schedule of rates	6 June 2011
12974	Provision of Veterinary Services	Animal Clinic Morwell	schedule of rates	6 June 2011

b) The following contracts were awarded by the Chief Executive Officer under delegation.

Contract No.	Description	Contractor	Price Awarded (excluding GST)	Date Awarded
12960	Provision of consultancy services – Traralgon Growth Areas Review	Hansen Partnership Pty Ltd	\$54,545.50	20 April 2011

c) The following is a summary of contract variations approved by the Chief Executive Officer under delegation.

Contract No.	Description	Contractor	Variation Amount (excluding GST)	Date Contract Awarded by CEO	Date Contract Awarded by Council	Date Variation Approved by CEO	Variation Works
12838	Reconstruction of Philip Pde, Churchill	Sure Constructions (Vic) Pty Ltd	\$60,222.88	N/A	21 June 2010	30 May 2011	V6-landscape & pavement works at Hub
12854	Refurbishment of the pavilion at Northern Reserve, Morwell	Kingbuilt Homes Pty Ltd	\$1,575.00	N/A	2 August 2010	30 May 2011	V5-extra blinding concrete to fill voids

Contract No.	Description	Contractor	Variation Amount (excluding GST)	Date Contract Awarded by CEO	Date Contract Awarded by Council	Date Variation Approved by CEO	Variation Works
12854	Refurbishment of the pavilion at Northern Reserve, Morwell	Kingbuilt Homes Pty Ltd		N/A	2 August 2010	14 June 2011	V6-replace half-height roller door with full-height & concrete step

3. RECOMMENDATION

That Council notes this report on contract decisions made at previous Ordinary Council Meetings and by the Chief Executive Officer under delegation.

Moved: Cr Lougheed

Seconded: Cr Vermeulen

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

11.6.2 DOCUMENTS PRESENTED FOR SIGNING AND SEALING

AUTHOR: General Manager Governance
(ATTACHMENT - NO)

1. DECLARATION OF INTERESTS

No officer declared an interest under the *Local Government Act* 1989 in the preparation of this report.

2. DOCUMENT/S

2010/380	<p>Section 173 Agreement under the Planning and Environment Act 1987 between Latrobe City Council and Desmond Norton Stratton, Brian James Holden and Dalrymple Kathleen Holden as the Owners of Land contained in Certificate of Title Volume 11218 Folio 116 being Lot A on PS 627858 situated at Waterford Court, Traralgon pursuant to Condition 5 of Planning Permit No. 2010/380 for proposed 2-lot Plan of Subdivision No. PS649528L issued 07/04/11 providing that:</p> <p>(a) any future development of dwellings on the land are to have a finished floor level of no less than 300mm above the 1% AEP flood level (e.g. 33.0mAHD + 0.3m = 33.3AHD);</p> <p>(b) outbuildings must have a finished floor level of no less than the final natural surface level; and</p> <p>(c) the sharing of costs and allocation of rights and responsibilities for the maintenance to an agreed standard of the shared vehicle crossing and the access driveway contained within that part of the land designated on the proposed plan of subdivision as a carriageway easement.</p>
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3. RECOMMENDATION

- 1. That Council authorises the Chief Executive Officer to sign and seal the Section 173 Agreement under the Planning and Environment Act 1987 between Latrobe City Council and Desmond Norton Stratton, Brian James Holden and Dalrymple Kathleen Holden as the Owners of Land contained in Certificate of Title Volume 11218 Folio 116 being Lot A on PS 627858 situated at Waterford Court, Traralgon pursuant to Condition 5 of Planning Permit No. 2010/380 for proposed 2-lot Plan of Subdivision No. PS649528L issued 07/04/11.**

Moved: Cr Lougheed

Seconded: Cr Gibson

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

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11.6.3 **TRUENERGY - NOTICE TO UNDERTAKE ROAD CLOSURES -
TONERS LANE & OLD MELBOURNE ROAD WEST EXTENSION.**

AUTHOR: General Manager Governance

(ATTACHMENT – YES)

1. PURPOSE

The purpose of this report is to inform Council that TRUenergy Yallourn has formally given Council twenty one (21) days written notice (attachment 1) that it intends to “*commence work to construct the Morwell West drain across Toners Lane and a contour cut off drain across Old Melbourne Road.*”

2. DECLARATION OF INTERESTS

No officer declared an interest under the *Local Government Act* 1989 in the preparation of this report.

3. STRATEGIC FRAMEWORK

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2010-2014.

Latrobe 2026: The Community Vision for Latrobe Valley

Strategic Objectives - Governance

In 2026, Latrobe Valley has a reputation for conscientious leadership and governance, strengthened by an informed and engaged community, committed to enriching local decision making.

Latrobe City Council Plan 2010 - 2014

Strategic Direction – Governance

- Support effective community engagement to increase community participation in Council decision making.
- Delegate appropriately and make sound decisions having regard to legislative requirements, policies, professional advice, sound and thorough research and the views of the community.
- Provide timely, effective and accessible information about Latrobe City Council’s activities.
- Ensure that Council decision-making considers adopted policies.

Legislation – Section 206 of the Local Government Act

The powers of a Council in relation to roads in its municipal district include the powers set out in Schedule 10 of the Local Government Act 1989.

Legislation – Section 44(2) (c) of the Mineral Resources (Sustainability Development) Act 1990.

The purpose of this Act is to encourage mineral exploration and economically viable mining and extractive industries which make the best use of, and extract the value from, resources in a way that is compatible with the economic, social and environmental objectives of the State.

Policy – Council has not adopted a policy relating to Road Discontinuances.

4. BACKGROUND

At the Ordinary Council Meetings held on 21 March 2011 and 9 May 2011, Council considered a request from TRUenergy Yallourn to formally discontinue various road reserves within the TRUenergy Yallourn – Maryvale Field mining licence area – Min 5003.

TRUenergy Yallourn requested the following sections of Government Road Reserves be discontinued:

- Maxwell Morrison Road north from Old Melbourne Road west extension intersection,
- Old Melbourne Road west extension, west of the Latrobe Road intersection,
- Toners Lane north from the commencement of TRUenergy Yallourn Property.

In accordance with the Council Resolution from the 21 March 2011, public notice was given inviting submissions concerning proposed road closures of the sections of road network listed above and a number of other road reserves within the mine area identified by council staff. Attachment 2 is a plan of respective roads considered for closure.

Council at the 9 May Ordinary Council Meeting considered public submissions and resolved:

- “1. That Council, having given public notice of its intention to discontinue road reserves within the TRUenergy Yallourn – Maryvale Field mining licence area - MIN 5003 of Maryvale and Morwell, and considered submissions in accordance with Section 223 of the Local Government Act 1989, forms the opinion that sections of Government and Subdivision Roads within the TRUenergy Yallourn – Maryvale Field mining licence areas of Maryvale and Morwell are not reasonably required for public use.*
- 2. That Council, pursuant to Section 206 and Schedule 10 Clause 3 of the Local Government Act 1989, resolves to discontinue the following road reserves:*
- Maxwell Morrisons Road off Old Melbourne Road west extension Morwell, and*
 - part Morwell Bridge Road and Sand Pit Road (Government Roads),*
 - Kaye Street, Alliss Street, Hill View, Crown Road, the unnamed road reserves on plan of subdivision LP14949 and*
 - the Boulevard, Sunburst Avenue, Community Street, Centre Crescent, Panorama Avenue and Hollywood Parade (Subdivision Roads created by LP21189), and*
 - an unnamed road R1 on Title Plan TP936558.*
- 3. The CEO commences the process to add the section of unsealed section of Old Melbourne Road west extension at the intersection of Latrobe Road Morwell to the road register.*
- 4 The roads stated above are to be discontinued subject to the right, title, power or interest held by SP Ausnet in connection with any poles, transformers and high voltage overhead lines that form part of the Distribution electrical network of that authority in or near the roads.*
- 5. That a notice be placed in the Victoria Government Gazette formally discontinuing the above sections of road reserves.*
- 6. That emergency service authorities (Ambulance, CFA and Police) be advised of the respective Road Closures.*
- 7. That persons and groups who lodged a submission be advised of the above Council decision and further that the CFA will respond and manage any fire or incident under their responsibility in an efficient and safe manner with the mandate to protect life and property as required by the CFA Act 1958.”*

5. ISSUES

In response to Council electing not to discontinue Toners Lane and Old Melbourne Road west extension, TRUenergy now intends to close respective roads to traffic and *“In accordance with Section 44(2) (c) of the Mineral Resources (Sustainable Development) Act 1990 TRUenergy hereby gives Latrobe City Council 21 days notification that it will commence work to construct the Morwell West drain across Toners Lane and a contour cut off across Old Melbourne Road.”*

Section 44(2) (c) of the Mineral Resources (Sustainable Development) Act 1990 states:

44. Particular consents etc. required

(2) A licensee who proposes to do work under the licence on land—

- (a) * * repealed by No. 86/1993 * * **
- (b) that is owned by, vested in or managed or controlled by the Melbourne Water Corporation or an Authority under the Water Act 1989 must obtain the consent of that Board or Authority; and*
- (c) on which there is a public highway, road or street must give 21 days’ notice of the proposed work to the person or body having the care or management of the public highway, road or street.*

In accordance with the abovementioned legislation and authorised by Mining Licence 5003 condition 2.1, TRUenergy intends to physically close to traffic Toners Lane and Old Melbourne Road west extension by fences and signposts to maintain public safety during construction of the Toners Lane low speed Morwell West Drain diversion crossing and Old Melbourne Road contour cut off drain. It is noted that pursuant to Section 44 of the legislation there is no requirement for TRUenergy to obtain Council’s consent or allow Council to set any conditions relating to works being carried out.

TRUenergy has stated the closure to traffic of both Toners Lane and Old Melbourne Road west extension is urgently required to allow approved mining works to continue and to ensure mine safety. With past mine slippage issues at the Yallourn Open Cut there is greater emphasis on the control and management of water flow surrounding the Maryvale mine. As stated above, the new outfall drain currently being constructed will divert the Morwell West Drain from above the Maryvale Mine batters to the southern end of the Maryvale Mine development.

Earth works associated with the construction of the drain diversion will shortly require excavating through Toners Lane followed by the construction of an adjacent low level crossing. This crossing has been designed as a low speed crossing of the 8 metre deep drain excavation to minimise the disturbance of roadside vegetation that is of high conservation significance.

TRUenergy has recently advised that the construction works requiring the closure of the two roads to traffic will occur progressively from 1 July 2011. TRUenergy have provided a copy of a public notice (Attachment 3) to be placed in the Latrobe Valley Express, Thursday 30 June 2011 advising the general public and motorists of the road closures.

TRUenergy have not formally stated whether it will re-open respective roads to general traffic following completion of the necessary works. It is understood that TRUenergy Yallourn will consider this possibility following the completion of the low speed crossing and drain diversion works.

6. FINANCIAL AND RESOURCES IMPLICATIONS

There are not expected to be any direct financial or resource implications for Council as a result of the road closure by TRUenergy Yallourn.

The cost of fencing and sign posting the physical road closures will be borne by TRUenergy Yallourn as part of the construction works.

7. INTERNAL / EXTERNAL CONSULTATION

Engagement Method Used:

Council has previously undertaken external consultation when it gave public notice of its intention to consider the discontinuance of various road reserves within the TRUenergy Yallourn – Maryvale Field mining licence area – Min 5003

Details of Community Consultation / Results of Engagement:

In response to this public notice, Council at the 9 May 2011 Ordinary Council Meeting considered the following submissions:

- Morwell Gun Club supporting the road closures;
- Advance Morwell Inc and the Us And Them Towers Inc objecting to the proposed closure of Toners Lane and Old Melbourne Road west extension;
- APA GasNet Australia (Operations) Pty Ltd, SP Ausnet and VicRoads comments; and
- A petition received from the users and visitors to the Toners Lane Complex objecting to the proposed closure of Toners Lane.

8. OPTIONS

Options available to Council are limited as both section of road network are within the TRUenergy Yallourn – Maryvale Field mining licence area. Council may consider it appropriate to either:

1. Note the intentions of TRUenergy to close to traffic Toners Lane and Old Melbourne West Road west extension; or
2. Seek to negotiate with TRUenergy for the respective roads to open to public traffic at the conclusion of construction works.

9. CONCLUSION

TRUenergy's mining licence and the *Mineral Resources (Sustainable Development) Act 1990* permit TRUenergy to carry out works that necessitate to closure of sections of Toners Lane and Old Melbourne Road west extension.

TRUenergy has intended to incorporate these sections of road network into the actual mine area and surrounding environs since the Maryvale Field mining licence was approved in 1999.

The construction of the Morwell West Drain may inconvenience some users and visitors to the Council owned Toners Reserve, however access is still available to the facility as the construction works on Toners Lane are north of the Council land.

10. RECOMMENDATION

That Council write to TRUenergy Yallourn and request both Toners Lane and Old Melbourne Road West extension be reopened to public traffic at the completion of construction works on both sections of road network.

Cr O'Callaghan left the Chamber at 8.11 pm due to an indirect interest under section 78B of the *Local Government Act 1989*

Cr Gibson left the Chamber at 8.11 pm due to an indirect interest under section 78 of the *Local Government Act 1989*

Moved: Cr Lougheed

Seconded: Cr Vermeulen

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

Cr O'Callaghan and Cr Gibson returned to the Chamber at 8.14 pm.

ATTACHMENT 1 – TRUENERGY NOTICE TO UNDERTAKE ROAD CLOSURES.



24 May 2011

Mr. Peter Quigley
General Manager - Building & Natural Environment Sustainability
Latrobe City Council

TRUenergy Yallourn Pty Ltd
ABN 47 065 325 224

Eastern Road
Yallourn Victoria 3825
PO Box 444 Moe Victoria 3825
Telephone +61 3 5128 2000
Facsimile +61 3 5128 2200

www.truenergy.com.au

Dear Peter,

NOTICE TO UNDERTAKE ROAD CLOSURES - YALLOURN MINE DEVELOPMENT

As you know the closure of certain roads North West of Morwell, within TRUenergy Yallourn's Mining Licence - Min 5003 (formally approved via an Environmental Effects Statement process and subsequent mine work plan variations since 1999) is required to allow the Yallourn Mine's operation to continue. At our initiative, refinement of the mine plans since the approval in 1999 has allowed Toners Lane North of the sporting clubs and Old Melbourne Road West of Latrobe Road to remain available to the community for a longer period than originally contemplated.

We have been working closely with officers from the Latrobe City Council and the Department of Primary Industries (DPI) to consider all possible alternatives and also to address questions raised by certain members of the public through the community consultation process. In particular, we note that the minutes of meeting of the Latrobe City Council dated 9 May 2011 noted that:

- the road closure would be unlikely to “*constitute a serious threat in the event of an emergency, such as a wildfire*” because “*in the event of a fire in the vicinity of the Toners Lane Reserve, it is considered that the fire is likely to come from a northerly or north easterly direction. Using Toners Land and Old Melbourne Road west extension as an exit rout in the event of a fire from either a northerly or north easterly direction is not likely as the width of road is narrow and road side vegetation (grass, trees and scrub) is close to the road.*”;
- the road closure would not be an issue for fire fighting vehicles accessing TRUenergy Yallourn pastoral land in the event of fire as “*the CFA Operations Officer Morwell has advised that the CFA will respond and manage any fire or incident under their responsibility in an efficient and safe manner with the mandate to protect life and property as required by the CFA Act 1958. Accordingly the CFA would access TRUenergy property in accordance with its adopted call out procedures and policies when attending a fire on rural land*”; and
- Toners Lane would not be suitable for continued use by the general driving public after the construction of the Morwell West Drain diversion crossing as the crossing “*... has been designed as a low speed crossing of the 8 metre deep drain excavation to minimize the disturbance of high conservation significance roadside vegetation [and therefore this] crossing is not recommended for normal traffic use due to the design constrains requiring steep approach ramps with tight corners.*”

We also note that a recommendation was made under the minutes that the Latrobe City Council resolves to discontinue the roads in question.

As discussed at a meeting on 17 May 2011 between Latrobe City (Carol Jeffs), DPI and TRUenergy, we outlined the urgent need for closure of these roads to allow the approved mining works to continue and to ensure mine safety.



Currently the Morwell West Drain outfall from the Morwell Township is captured in a channel directly above our Maryvale batters and is being pumped to the Morwell River. This water **must** be redirected to the relocated Morwell West Drain which will pass around the Southern end of the Maryvale mine development.

In accordance with *Section 44(2)(c) of the Mineral Resources (Sustainable Development) Act 1990* TRUenergy hereby gives Latrobe City Council 21 days notification that it will commence work to construct the Morwell West drain across Toners Lane and a contour cut off drain across Old Melbourne Road.

TRUenergy's Mining Licence 5003, Condition 2.1 states: "*Where public access may present a safety hazard within the mining licence, the licensee must adequately fence and signpost the area to ensure public safety is maintained.*" The proposed works on the roads will make it unsuitable for traffic and, without appropriate fencing and signage, would create a public safety hazard. Therefore in accordance with our licence requirements, TRUenergy will proceed to fence and signpost the road closure to maintain public safety. We will commence these works on 14 June 2011.

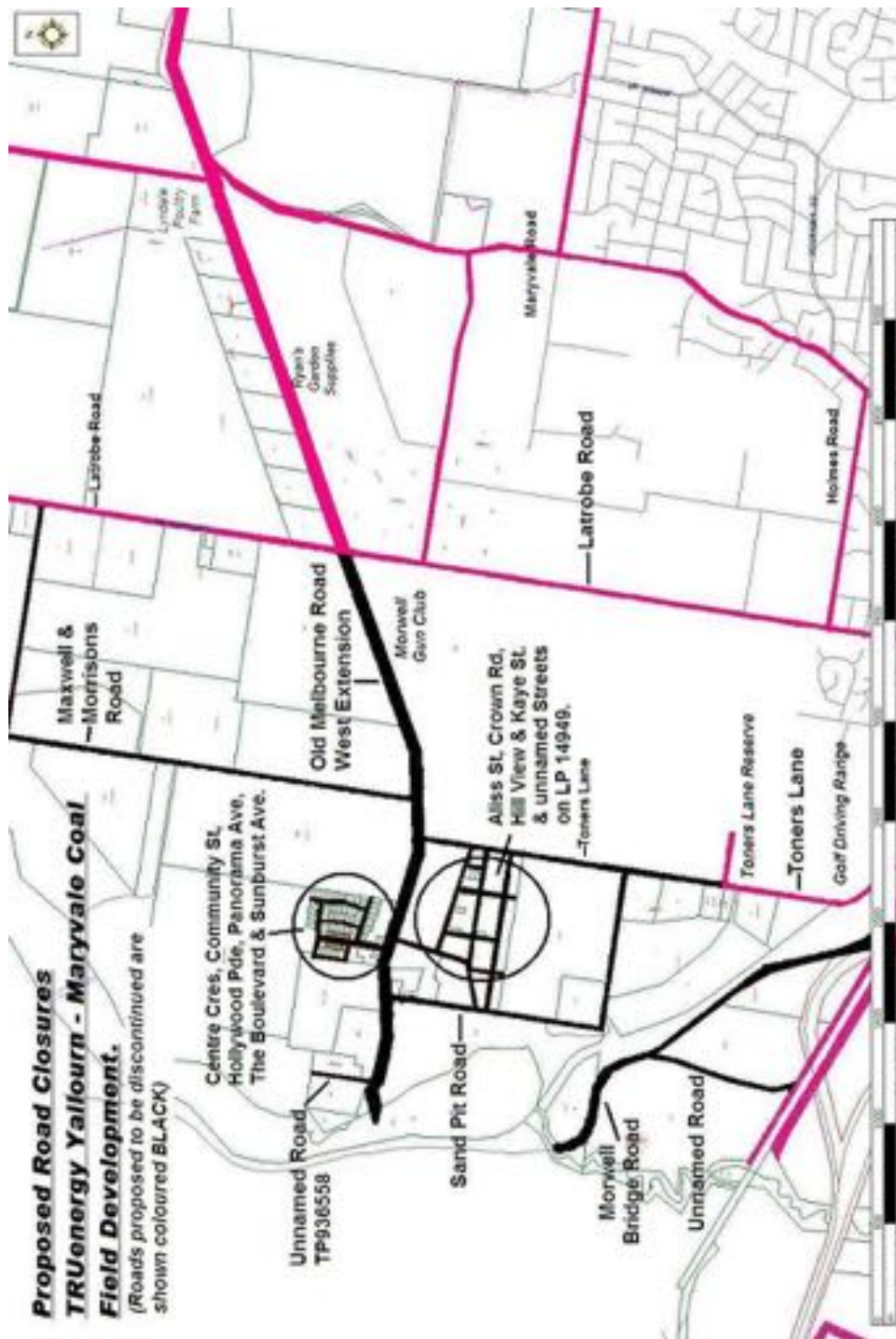
If you have any specific requirements in relation to signposting and advising the public please don't hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R. Methers', is written over a horizontal line.

Ron Methers
Manager Mining – TRUenergy Yallourn

ATTACHMENT 2 – PLAN OF ALL ROADS PROPOSED TO BE CLOSED



ATTACHMENT 3 – TRUENERGY ROAD CLOSURE PUBLIC NOTICE

GPI322605

**NOTICE TO UNDERTAKE ROAD CLOSURES -
YALLOURN MINE DEVELOPMENT**

In accordance with Section 44(2)(c) of the Mineral Resources (Sustainable Development) Act 1990 TRUenergy has given Latrobe City Council notification that it will commence work to construct the Morwell West drain across Toners Lane and a contour cut off drain across Old Melbourne Road.

Closure of Toners Lane, north of the sporting clubs, and Old Melbourne Road, west of Latrobe Road will occur progressively from 1 July 2011.

TRUenergy apologies to the public and motorists for any inconvenience and / or disruptions these road closures may cause.

For further information contact TRUenergy at telephone (03) 5128 2000.

11.6.4 EXTRAORDINARY VACANCY - FARLEY WARD

AUTHOR: Acting General Manager Governance
(ATTACHMENT – YES)

1. PURPOSE

The purpose of this report is to advise Council of an extraordinary vacancy in the Farley Ward.

2. DECLARATION OF INTERESTS

No officer declared an interest under the *Local Government Act 1989* in the preparation of this report.

3. STRATEGIC FRAMEWORK

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2011-2015.

Latrobe 2026: The Community Vision for Latrobe Valley

Strategic Objectives – Regulation and Accountability

In 2026, Latrobe Valley demonstrates respect for the importance of rules and laws to protect people's rights, outline obligations and support community values and cohesion.

Latrobe City Council Plan 2011 - 2015

Strategic Direction – Regulation and Accountability

Ensure that Latrobe City Council meets all relative legislative obligations and is positioned to respond to legislative change in a manner which inspires community confidence.

Legislation

Local Government Act 1989

4. BACKGROUND

On Monday 27 June 2011 Lisa Price was convicted of three offences against the Local Government Act 1989 ('the Act') and was disqualified from continuing to act as a Councillor.

Section 69(1) of the Act provides that in this event an extraordinary vacancy occurs.

5. ISSUES

In accordance with the Act, the Chief Executive Officer has written to the Minister advising of the extraordinary vacancy in the Farley ward (Attachment 1). The Minister will in turn contact the Victorian Electoral Commission.

The Victorian Electoral Commission will be responsible for carrying out the by-election and will advise the community of the dates and schedules for the Farley Ward by-election.

Lisa Price has appeal rights and in the event that an appeal is lodged the election would be postponed until the matter has been finalised.

6. FINANCIAL AND RESOURCES IMPLICATIONS

Council will be required to fund the by-election conducted by the Victorian Electoral Commission for the Farley ward.

7. INTERNAL / EXTERNAL CONSULTATION

No community consultation was undertaken in the preparation of this report.

The Victorian Electoral Commission will provide advertising and information in relation to the up-coming by-election for the Farley ward.

8. OPTIONS

The following options are available to Council;

1. Note this report; or
2. Note this report and seek further information.

9. CONCLUSION

In accordance with section 38 of the Local Government Act 1989, the Chief Executive Officer has notified the Minister for Local Government that an extraordinary vacancy has occurred in the Farley Ward.

10. RECOMMENDATION

That Council note this report.

Moved: Cr O'Callaghan

Seconded: Cr Fitzgerald

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

ATTACHMENT

.

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PLB:TM:RB



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28 June 2011

The Hon Jeanette Powell, MP
Minister for Local Government
8 Nicholson Street
EAST MELBOURNE VIC 3002

Dear Minister

COUNCILLOR DISQUALIFICATION – EXTRAORDINARY VACANCY

In accordance with section 38 of the Local Government Act 1989, I advise that on 27 June 2011, Ms Lisa Price was convicted of an offence against section 79 of the Act. While subject to appeal, such conviction means that pursuant to section 29(2)(a) Ms Price cannot continue to be a Councillor.

As Farley Ward is a single-councillor Ward, a by-election is required.

On behalf of Council I therefore respectfully request you to fix a date for a by-election to fill this extraordinary vacancy.

Yours sincerely

PAUL BUCKLEY
Chief Executive Officer

**MEETING CLOSED
TO THE PUBLIC**

13.1 MEETING CLOSED TO THE PUBLIC

AUTHOR: General Manager Governance
(ATTACHMENT – NO)

1. PURPOSE

The purpose of this report is for Council to consider closing this meeting to the public to allow Council to deal with items which are of a confidential nature.

Section 89(2) of the *Local Government Act 1989* enables the Council to close the meeting to the public if the meeting is discussing any of the following:

- (a) Personnel matters;
- (b) The personal hardship of any resident or ratepayer;
- (c) Industrial matters;
- (d) Contractual matters;
- (e) Proposed developments;
- (f) Legal advice;
- (g) Matters affecting the security of Council property;
- (h) Any other matter which the Council or Special Committee considers would prejudice the Council or any person;
- (i) A resolution to close the meeting to members of the public.

2. DECLARATION OF INTERESTS

No officer declared an interest under the *Local Government Act 1989* in the preparation of this report.

3. RECOMMENDATION

That Council closes this meeting to the public to consider the following items which are of a confidential nature, pursuant to section 89(2) of the *Local Government Act (LGA) 1989* for the following reasons:

	ITEMS	NATURE OF ITEM
15.1	ADOPTION OF MINUTES	(h) other
15.2	CONFIDENTIAL ITEMS	(h) other
15.3	ITT 12955 - LATROBE CITY HYLAND HIGHWAY LANDFILL CONSTRUCTION OF SOUTHERN BUND WALL - CELLS 1 AND 2	(d) contractual matters
15.4	ITT 12961 - PROVISION OF SANITARY DISPOSAL SERVICES	(d) contractual matters
15.5	GEORGE STREET PROPERTY ACQUISITIONS	(f) legal advice
15.6	MORWELL LAND MOVEMENT UPDATE	(f) legal advice
15.7	LATROBE VALLEY ADVANTAGE FUND	(h) other
15.8	PROVISION OF INDUSTRIAL SPECIAL RISKS INSURANCE INCORPORATING THE JARDINE LLOYD THOMPSON MUNICIPAL ASSET PROTECTION PLAN DISCRETIONARY TRUST	(d) contractual matters

Meeting Closed to the Public

The Meeting closed to the public at 8.17 PM.

Moved: Cr Lougheed

Seconded: Cr Gibson

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

14. TEA BREAK**Adjournment of Meeting**

The Mayor adjourned the Meeting at 8.17 PM for a tea break.

Resumption of Meeting

The Mayor resumed the Meeting at 8.31 PM.

**THERE BEING NO FURTHER BUSINESS THE MEETING WAS DECLARED
CLOSED AT 8.45 PM.**

**I CERTIFY THAT THESE MINUTES COMPRISE OF 535 PAGES IN TOTAL
AND THAT THEY HAVE BEEN CONFIRMED.**

MAYOR: _____

DATE: _____