



LATROBE CITY COUNCIL

MINUTES FOR THE ORDINARY COUNCIL

HELD IN NAMBUR WARIGA MEETING ROOM
CORPORATE HEADQUARTERS, MORWELL
AT 6:00PM ON
24 NOVEMBER 2014

CM450

PRESENT:

Councillors:	Cr Dale Harriman, Mayor	East Ward	
	Cr Peter Gibbons, Deputy Mayor	West Ward	
	Cr Sharon Gibson	West Ward	
	Cr Sandy Kam	East Ward	
	Cr Graeme Middlemiss	Central Ward	
	Cr Kellie O'Callaghan	East Ward	
	Cr Michael Rossiter	East Ward	
	Cr Christine Sindt	Central Ward	
	Cr Darrell White	South Ward	
	Officers:	John Mitchell	Acting Chief Executive Officer
		Sara Rhodes-Ward	General Manager Community Liveability
Phil Stone		General Manager Planning & Economic Sustainability	
Alison Coe		General Manager Corporate Services	
Steven Piasente		General Manager Community Infrastructure & Recreation	
	Sarah Cumming	Executive Manager Office of the Chief Executive	
	Courtney Aquilina	Acting Coordinator Governance	

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1. **OPENING PRAYER**
2. **ACKNOWLEDGEMENT OF THE TRADITIONAL OWNERS OF THE LAND**
3. **APOLOGIES AND LEAVE OF ABSENCE**
4. **DECLARATION OF CONFLICT OF INTEREST**

Cr Gibson declared an Interest In Item 14.1 – Moe Golf Club

Cr O'Callaghan declared an Interest In Item 15.1 - Governance Structure For The Latrobe City Municipal Public Health And Wellbeing Plan (2013 - 2017)

Cr Kam declared an Indirect Interest under section 78 and 78A in relation to item 12.1 - Documents For Signing And Sealing

5. **ADOPTION OF MINUTES**

RECOMMENDATION

That the minutes of the Ordinary Council Meeting held on 5 November 2014 be confirmed.

Moved: Cr Gibson
Seconded: Cr White

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

6. **PUBLIC QUESTION TIME**

Suspension of Standing Orders

Moved: Cr Kam
Seconded: Cr Gibson

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 6.03pm.

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Ms Adrienne Evans addressed Council in relation to Item 9.1 – Potential Sale of Surplus Properties.

Mr Laurie Rasmus addressed Council in relation to Item 9.1 – Potential Sale of Surplus Properties.

Ms Wendy Farmer addressed Council in relation to Item 9.1 – Potential Sale of Surplus Properties.

Mr Ron Witton addressed Council in relation to Item 9.1 – Potential Sale of Surplus Properties.

Mr Bill Brown addressed Council in relation to Item 9.1 – Potential Sale of Surplus Properties.

Mr Kevin Turpin addressed Council in relation to Item 9.1 – Potential Sale of Surplus Properties.

Resumption of Standing Orders

Moved: Cr Gibbons

Seconded: Cr Rossiter

That Standing Orders be resumed.

CARRIED UNANIMOUSLY

Standing Orders were resumed at 6.43 pm.

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Cr White moved the following motion:

That item 17.15 be moved into Items Open to the Public for consideration.

Moved: Cr White
Seconded: Cr Middlemiss

That the Motion be adopted.

CARRIED UNANIMOUSLY

Council agreed that item 17.15 National Stronger Regional Fund – Latrobe Performing Arts & Conference Centre would be heard as the last item in items open to the public.

Council agreed to revisit this item and the appropriateness of whether the item could be considered in Public at the conclusion of Items Open to the Public.

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7. ITEMS HELD OVER FOR REPORT AND/OR CONSIDERATION/QUESTIONS ON NOTICE

Council Meeting Date	Item	Resolution	Status Update	Responsible Officer
19/09/11	Traralgon Activity Centre Plan Key Directions Report	<p>That having considered all submissions received in respect to the Stage 2 Key Directions Report September 2011, Council resolves the following:</p> <ol style="list-style-type: none"> 1. To defer the endorsement of the Stage 2 Key Directions Report September 2011 until: <ol style="list-style-type: none"> (a) Council has been presented with the Traralgon Growth Area Review (b) Council has received information on the results of the Latrobe Valley Bus Review 2. That Council writes to the State Government asking them what their commitment to Latrobe City in respect to providing an efficient public transport system and that the response be tabled at a Council Meeting. 3. That Council proceeds with the Parking Precinct Plan and investigate integrated public parking solutions. 4. That the Communication Strategy be amended to take into consideration that the November/December timelines are inappropriate to concerned stakeholders and that the revised Communication Strategy be presented to Council for approval. 5. That in recognition of community concern regarding car parking in Traralgon the Chief Executive Officer establish a Traralgon Parking Precinct Plan Working Party comprising key stakeholders and to be chaired by the Dunbar Ward Councillor. Activities of the Traralgon Parking Precinct Plan Working Party to be informed by the Communication Strategy for the Traralgon Activity Centre Plan Stage 2 Final Reports (Attachment 3). 	<p><u>Status:</u> A review of Traralgon Activity Centre Plan project required to be undertaken by officers following adoption of Traralgon Growth Areas Review</p> <p><u>Status:</u> Letter sent 10 August 2010. Response received 24 August 2010</p> <p><u>Status:</u> Letter sent 10 October 2011 No response received</p> <p><u>Status:</u> Parking Strategy completed September 2013. Planning Scheme Amendment Process commenced</p> <p><u>Status:</u> Adopted by Council 6 February 2012</p> <p><u>Status:</u> Working Party endorsed by Council, 20 February 2012</p>	General Manager Planning and Economic Sustainability

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Council Meeting Date	Item	Resolution	Status Update	Responsible Officer
5/12/11	Investigation into Mechanisms Restricting the sale of Hubert Osborne Park Traralgon	That a draft policy be prepared relating to Hubert Osborne Park and be presented to Council for consideration.	Investigations continuing into a possible mechanism for this purpose.	Office of the Chief Executive
19/12/11	Traralgon Greyhound Racing Club – Proposed Development and Request for Alterations to Lease	That a further report be presented to Council following negotiations with the Latrobe Valley Racing Club, Robert Lont and the Traralgon Greyhound Club seeking Council approval to the new lease arrangements at Glenview Park.	Preparation underway to commence negotiations for a new lease. A further report to be presented to Council. Discussion has progressed with the leasing of the land to the Traralgon Greyhound Racing Club. A report will be presented to Council.	Office of the Chief Executive
18/02/13	Affordable Housing Project – Our future our place	<ol style="list-style-type: none"> 1. That Council proceeds to publically call for Expressions of Interest as a mechanism to assess the viability and interest in developing an affordable housing project on land known as the Kingsford Reserve in Moe. 2. That a further report be presented to Council for consideration on the outcome of the Expression of Interest process for the development of an affordable housing project on land known as the Kingsford Reserve in Moe. 	This project is currently under review, with a Council report to be presented to Council in December 2014.	General Manager Community Infrastructure & Recreation
6/05/13	Latrobe City International Relations Advisory Committee - Amended Terms of Reference	That the item be deferred pending further discussion by Councillors relating to the Terms of Reference.	Waiting on a terms of reference template to be adopted by Council. Terms of reference document will be used for all committees. Once adopted the committee will populate template for endorsement.	General Manager Planning & Economic Sustainability

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Council Meeting Date	Item	Resolution	Status Update	Responsible Officer
6/5/14	Former Moe Early Learning Centre	<p>1. That a community engagement process be undertaken to inform a potential Expression of Interest for funding from the State Government's <i>Putting Locals First Program</i> to redevelop the former Moe Early Learning Centre as a centre for community organisations, addressing the stated funding criteria.</p> <p>That subject to the community engagement process identifying a community need meeting the funding criteria, that an Expression of Interest for funding from the State Government's <i>Putting Locals First Program</i> be prepared and submitted.</p> <p>2. That a further report be presented to Council for consideration outlining the draft design of the former Moe Early Learning Centre based on feedback received during the community engagement process.</p>	<p>Status: Focus Group meetings were held on Tuesday, 22/10/13 and Wednesday, 23/10/13 at the Moe Town Hall.</p> <p>Attendance: Tuesday – 24, Wednesday – 11. Survey available online and in hard copy at Latrobe City Service Centres & Libraries between Monday, 3/2/14 and Friday, 7/3/14.</p> <p>Letter/email sent to 77 community groups in the Moe and District area to promote and encourage participation in the survey.</p> <p>Status: Results of community engagement process analysed and Expression of Interest prepared and submitted for funding from the State Government's <i>Putting Locals First Program</i>. Awaiting feedback from Regional Development Victoria.</p> <p>Status: Community engagement process for the design of the building is yet to commence. To occur in the next financial year and is subject to outcome of funding application.</p> <p>Status: 06/11/14 Still awaiting written correspondence from Regional Development Victoria.</p>	General Manager Community Liveability

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Council Meeting Date	Item	Resolution	Status Update	Responsible Officer
6/11/13	Latrobe Regional Motorsport Complex	<p>1. That Council requests the members of the Latrobe Regional Motorsports Complex Advisory Committee to investigate potential sites for the motorsports complex and to advise Council of any sites identified so that further investigation can be undertaken by Council officers.</p> <p>2. That Council officers meet with Energy Australia to discuss other possible sites for a motorsports complex on their land.</p> <p>3. That a further report be presented to Council at such time that site options have been investigated.</p>	Initial advice from Energy Australia and HVP is that land is not currently available for this use. Officers continuing to work with both parties to identify potential sites for further investigation.	General Manager Community, Infrastructure & Recreation
19/05/14	Drainage Investigation At Adam View Court, Tanjil South	That Council defer consideration of this item, so that a meeting between the Acting CEO, Mrs Kellie Fraser, the neighbouring property owners and the West Gippsland Catchment Management Authority, can be undertaken to explore the most appropriate options to mitigate the flooding issues.	Currently awaiting consent from land owners in relation to the construction of drainage works through private property.	General Manager Community Infrastructure & Recreation
10/06/14	Urgent Business - TED SUMMERTON RESERVE	<p>In light of concerns raised with drainage issues and other problems at the Ted Summerton Reserve by the user group, Council brings back a report carried out by an independent body specialising in purchasing, supply and contracts to be tabled in Open Council within 2 months detailing the following;</p> <p>The works and their costs including all variations, carried out at the Ted Summerton Reserve What Quality control inspections were carried out, by whom and a copy of the report Tender specifications for the drainage works If the Material used was up to specification The Tender brief for all works A solution to any issues raised or found at the site</p>	<p>Review of issues being undertaken; a report has been circulated to Councillors.</p> <p>Recommendation being developed for Council consideration.</p>	General Manager Community, Infrastructure & Recreation

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Council Meeting Date	Item	Resolution	Status Update	Responsible Officer
21 July 2014	Cultural Diversity Action Plan 2014-2018	<ol style="list-style-type: none"> 1. That the draft Cultural Diversity Action Plan 2014-2018 be released for community comment in accordance with the Community Engagement Plan 2010 – 2014 from 22 July 2014 to 23 September 2014. 2. That following the community consultation process a further report on the Cultural Diversity Action Plan 2014-2018 be presented to Council for consideration. 	<p>Currently out for community consultation.</p> <p>Report due to Council on Monday 15 December 2014 encompassing feedback from consult period.</p>	General Manager Community Liveability
1 September 2014	Changes To Commonwealth Funding For Family Day Care Service Operators	<ol style="list-style-type: none"> 1. That Council write to the Federal Assistant Minister for Education the Hon. Susan Ley and State Minister for Children and Early Childhood Development the Hon. Wendy Lovell MLC advocating the central message of the MAV members brief. 2. With a copy of all correspondence to be provided to all local Members of Parliament State and Federal. 3. That a report be presented to Council at the Ordinary Council Meeting 5 November 2014 detailing the findings and recommendation. 	<p>Report currently being prepared for Council.</p> <p>Report was presented to Council on Wednesday 5 November.</p>	General Manager Community Liveability

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Council Meeting Date	Item	Resolution	Status Update	Responsible Officer
22 September 2014	FUNDING REQUEST FROM THE TRARALGON NEIGHBOURHOOD LEARNING HOUSE	<p>That Council:</p> <ol style="list-style-type: none"> 1. Invites the Traralgon Neighbourhood Learning House to attend a Public Presentation on their project before Council makes any decision about the funding request. 2. Waive planning permit application fees as per Regulation 16 of the Planning and Environment (Fees) Regulations 2011 for this project; 3. Ensures that any planning permits issued for the site contain a condition that reiterates the temporary nature of any use or development undertaken on the site. 4. Write to the Traralgon Neighbourhood Learning House: <ol style="list-style-type: none"> a) Recommending that Traralgon Neighbourhood Learning House apply for \$5,000 in funding from the Community Grants Program 2015/16 (minor capital works) for any permanent works undertaken to the VRI Hall Building and; b) To inform Traralgon Neighbourhood Learning House that Planning permission will be required prior to undertaking this project; c) Recommending that Traralgon Neighbourhood Learning House formally make an application to the SP AusNet Community Development Fund for a grant of \$3,000 for any permanent works undertaken to the VRI Hall Building; 5. That the matter be returned to Council for further consideration. 	Report to be presented to Council at the Ordinary Council Meeting 24 November 2014.	General Manager Planning & Economic Sustainability
22 September 2014	POTENTIAL SALE OF SURPLUS PROPERTIES	That Council consider the submissions received and defer consideration of this matter until a future Ordinary Council Meeting.	Report presented to Council at the ordinary Council Meeting 24 November 2014	Office of the Chief Executive

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Council Meeting Date	Item	Resolution	Status Update	Responsible Officer
13 October 2014	Draft Community Engagement Strategy And Action Plan 2015-2019 - Community Consultation	<ol style="list-style-type: none"> 1. That Council approves the draft Community Engagement Strategy and Action Plan 2015-2019 be released for community consultation for four weeks from Monday, 20 October 2014 to Friday, 14 November 2014. 2. That following the community consultation process a further report on the Community Engagement Strategy and Action Plan 2015-2019 be presented to Council for consideration. 		Office of the Chief Executive
13 October 2014	Moe Golf Club Request To Remove Pine Trees	<ol style="list-style-type: none"> 1. That Council receive the petition from the Moe Golf Club requesting removal of the Pine Trees on Golf Links Road abutting the Moe golf course. 2. That a report in relation to the request be presented to the 24 November Council meeting. 3. That Council Officers meet with Moe Golf Club representatives prior to preparing the report detailed in point 2. 4. That the head petitioner be advised of this decision. 		Community Infrastructure & Recreation
13 October 2014	CHURCHILL AND DISTRICT COMMUNITY HUB STRATEGIC PLAN 2014 – 2018	<p>Council release the draft Churchill and District Community Hub Strategic Plan 2014-2018 and,</p> <ol style="list-style-type: none"> 1. Release the Plan for public comment for a period of 6 weeks. 2. A further report be presented to Council at the Ordinary Council meeting 15 December 2014 to consider any submissions to the draft Churchill and District Community Hub Strategic Plan 2014 – 2018. 		Community Liveability

NOTICES OF MOTION

8. NOTICES OF MOTION

**8.1 2014/26 - NOTICE OF MOTION - RECOGNITION OF REGIONAL
ABC NETWORK**

Cr Kellie O'Callaghan

MOTION

That Latrobe City Council recognises the valuable work of our regional ABC network through promoting community conversations, providing localised news services and content, debating local issues and providing essential notification of emergency service information during times of crisis including dedicated weekend and evening reporting services.

ABC Gippsland was recently recognised for 10 outstanding years supporting the Victorian community as an Emergency Broadcaster yet due to reduction in staffing levels, has been unable to provide those same award winning services during the region's most recent emergency events.

In support of the valuable work of ABC Gippsland the Mayor:

- Write to the Federal Member for Gippsland asking that ABC Gippsland be quarantined from the proposed budget cuts and that services return to their pre-2012 levels.

Moved: Cr O'Callaghan

Seconded: Cr Gibson

That the Motion be adopted.

With the consent of the Mover and Seconder, the Motion was amended as follows:

AMENDED MOTION

That Latrobe City Council recognises the valuable work of our regional ABC network through promoting community conversations, providing localised news services and content, debating local issues and providing essential notification of emergency service information during times of crisis including dedicated weekend and evening reporting services.

ABC Gippsland was recently recognised for 10 outstanding years supporting the Victorian community as an Emergency Broadcaster yet due to reduction in staffing levels, has been unable to provide those same award winning services during the region's most recent emergency events.

In support of the valuable work of ABC Gippsland the Mayor:

- Write to the Federal Members for Gippsland and McMillan and the Managing Director of the ABC asking that ABC Gippsland be quarantined from the proposed budget cuts and that services return to their pre-2012 levels.

Moved: Cr O'Callaghan

Seconded: Cr Gibson

That the Motion be adopted.

CARRIED UNANIMOUSLY

ITEMS REFERRED BY THE COUNCIL TO THIS MEETING FOR CONSIDERATION

9. ITEMS REFERRED BY THE COUNCIL TO THIS MEETING FOR CONSIDERATION

9.1 POTENTIAL SALE OF SURPLUS PROPERTIES

Executive Manager

Office of the Chief Executive

For Decision

PURPOSE

The purpose of this report is to provide an update on the potential sale of 15 Council owned properties considered as potentially surplus. The report proposes that Council proceed in two ways:

1. Consider the submissions provided and proceed to prepare the recommended surplus properties for sale; and
2. Undertake a broader review of Council's property portfolio to ensure all surplus property is taken into consideration.

EXECUTIVE SUMMARY

Council has identified four Capital Works projects in the 2014/15 budget that are linked to the disposal/recycling of potentially surplus parcels of land. The property sales need to generate \$1 million dollars to undertake improvements to the following recreational asset:

Harold Preston Reserve - Traralgon Olympians Change Pavilion

Morwell Park Oval – Drainage

Moe Tennis Courts Reconstruction Project - Stage 1 & 2

Churchill Bowling Club Synthetic Green

In addition, Council has included in the draft 2015/16 Budget further Capital Works Projects that total \$1 million. These projects are also linked to the disposal/recycling of potentially surplus parcels of land

The assessment of various Council properties identified as potentially surplus was undertaken in accordance with the Council adopted 2014-2018 Strategic Resource Plan. By Council recycling these community assets and making improvements to four Council facilities in 2014/15 financial year Council will effectively meet current and future demands and community expectations for these facilities.

At the Ordinary Council Meeting held 21 July 2014, Council resolved to commence the statutory process and give notice of its intention to consider the potential sale of Council properties identified as potentially surplus.

Three public notices were published inviting written submissions and approximately 780 letters were direct mailed to property owners in close proximity to the respective parcels of Council land.

In response to the public notices and direct mail letters Council received 32 submissions. These submissions were considered at the Ordinary

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Council Meeting held 22 September 2014. Six residents attended this meeting and spoke in support of their respective submissions.

At this Council Meeting (22 September) Council subsequent resolved:

That Council consider the submissions received and defer consideration of this matter until a future Ordinary Council Meeting.

This report presents to Council the public submissions received and the findings of further investigations in relation to the public submissions presented on the 22nd September 2014.

The report also recommends that an additional process be undertaken to identify other potential surplus property that may be subsequently considered and prioritised for potential sale. This activity will take substantial time to complete.

This process will provide Councillors with an additional list of potential surplus properties to consider, and it is possible that a further statutory process may be required whereby Council gives notice of its intention to consider the potential sale of Council properties identified as surplus. Council would need to consider any public submissions received.

Recommendation

1. That Council, having given public notice in accordance Section 189 of the Local Government Act 1989, the Sale of Council Owned Property Policy, and after considering submissions received in accordance with Section 223 of the Local Government Act 1989 concerning its intention to consider the sale of the potentially surplus properties, has determined that the following properties are not reasonably required and are surplus to both community and Council requirements:

Churchill

- Ex Preschool Maple Cres - Pt Andrews West Reserve.

Morwell

- Fraser Court Reserve,
- Catherine Street – Part Morwell West Development Area,
- Western end of Mary Street – abutting the Morwell West Development Area, and
- Part of Helen Street Reserve.

Newborough:

- Retford Street Reserve, &
- Yinnar Street Reserve.

Traralgon

- Part Think Big Reserve, Rainbird Court,
- Emerald Court Reserve,
- Haneton Park, Swallow Grove Reserve,

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- Grubb Ave & Elizabeth Street Reserve,
- Glenlee Court Reserve, and
- Dawn Grove & Kosciuszko Street Reserve.

2. That pursuant to section 189 of the Local Government Act 1989, Council resolves to offer for sale the following properties:

Churchill

- Ex-Preschool Maple Cres - Pt Andrews West Reserve.

Morwell

- Fraser Court Reserve,
- Catherine Street – Part Morwell West Development Area,
- Western end of Mary Street – abutting the Morwell West Development Area, and
- Part of Helen Street Reserve.

Newborough:

- Retford Street Reserve, and
- Yinnar Street Reserve.

Traralgon

- Part Think Big Reserve, Rainbird Court,
- Emerald Court Reserve,
- Haneton Park, Swallow Grove Reserve,
- Grubb Ave & Elizabeth Street Reserve,
- Glenlee Court Reserve, and
- Dawn Grove & Kosciuszko Street Reserve.

3. That those persons who have provided a submission be advised in writing of Council's decision in this matter.

4. That Council authorise the Acting Chief Executive Officer or nominated representative to prepare the above properties for sale, appoint a selling agent/s, determine the sale price based on independent valuations and in consultation with the selling agent/s determine the preferred method of sale for each respective property.

5. That Council authorises the Acting Chief Executive Officer or nominated representative to sign prepared Contracts of Sale, sign and seal Transfer of Land documents for each respective property.

6. That the net funds from the sale of the respective parcels of land be allocated to the sale of surplus properties reserve established to finance the \$1 million Council contribution towards four Capital Works Projects identified in the 2014-2015 Budget.

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7. That a progress report be provided to Council no later than an Ordinary Council Meeting to be held in February 2015.
8. That Council undertake a review of all Council property to identify any additional properties potentially surplus to Council needs for consideration at a future Ordinary Council Meeting.

ALTERNATE MOTION

1. That Council, having given public notice in accordance Section 189 of the Local Government Act 1989, the Sale of Council Owned Property Policy, and after considering submissions received in accordance with Section 223 of the Local Government Act 1989 concerning its intention to consider the sale of the potentially surplus properties, has determined that the following properties are not reasonably required and are surplus to both community and Council requirements:

Churchill

- Ex Preschool Maple Cres - Pt Andrews West Reserve.

Morwell

- Fraser Court Reserve,
- Catherine Street – Part Morwell West Development Area,
- Western end of Mary Street – abutting the Morwell West Development Area, and
- Part of Helen Street Reserve.

Newborough:

- Retford Street Reserve, &
- Yinnar Street Reserve.

Traralgon

- Part Think Big Reserve, Rainbird Court,
- Emerald Court Reserve,
- Haneton Park, Swallow Grove Reserve,
- Grubb Ave & Elizabeth Street Reserve,
- Glenlee Court Reserve, and
- Dawn Grove & Kosciuszko Street Reserve.

2. That pursuant to section 189 of the Local Government Act 1989, Council resolves to offer for sale the following properties:

Churchill

- Ex-Preschool Maple Cres - Pt Andrews West Reserve.

Morwell

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- Fraser Court Reserve,
- Catherine Street – Part Morwell West Development Area,
- Western end of Mary Street – abutting the Morwell West Development Area, and
- Part of Helen Street Reserve.

Newborough:

- Retford Street Reserve, and
- Yinnar Street Reserve.

Traralgon

- Part Think Big Reserve, Rainbird Court,
- Emerald Court Reserve,
- Haneton Park, Swallow Grove Reserve,
- Grubb Ave & Elizabeth Street Reserve,
- Glenlee Court Reserve, and
- Dawn Grove & Kosciuszko Street Reserve.

3. That those persons who have provided a submission be advised in writing of Council's decision in this matter.
4. That Council authorise the Acting Chief Executive Officer or nominated representative to prepare the above properties for sale, appoint a selling agent/s, determine the sale price based on independent valuations and in consultation with the selling agent/s determine the preferred method of sale for each respective property.
5. That Council authorises the Acting Chief Executive Officer or nominated representative to sign prepared Contracts of Sale, sign and seal Transfer of Land documents for each respective property.
6. That the net funds from the sale of the respective parcels of land be allocated to the sale of surplus properties reserve established to finance the \$1 million Council contribution towards four Capital Works Projects identified in the 2014-2015 Budget.
7. That a progress report be provided to Council no later than an Ordinary Council Meeting to be held in February 2015.
 - Harold Preston Reserve – Traralgon Olympians Change Pavilion.
 - Morwell Park Oval – Drainage
 - Moe Tennis Courts Reconstruction Project - 1 & 2
 - Churchill Synthetic Sports Pitch Pavilion.
8. That Council undertake a review of all Council property to identify any additional properties potentially surplus to Council needs for consideration at a future Ordinary Council Meeting.

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Moved: Cr Gibson

Seconded:

The Meeting was adjourned at 7.12pm to allow for further discussion regarding item 9.1.

The meeting resumed at 7.33pm.

Cr Gibson withdrew her Alternate Motion relating to item 9.1 – Potential Sale of Surplus Properties.

The Mayor declared that this item be considered at the conclusion of items open to the public.

DECLARATION OF INTEREST

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

STRATEGIC FRAMEWORK

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2013-2017.

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 2013 - 2017

Theme and Objectives

Theme 2: Affordable and sustainable facilities, services and recreation

Theme 3: Efficient, effective and accountable governance

Theme 4: Advocacy for and consultation with our community

Strategic Direction

- *Develop and maintain community infrastructure that meets the needs of our community.*

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- *Ensure Latrobe City Council's infrastructure and assets are maintained and managed sustainably.*

BACKGROUND

In adopting the 2014/15 budget, Council identified four capital works projects that are linked to the disposal of potentially surplus parcels of land.

These projects are:

PROJECT	NET COST TO RATES / ASSET SALES
Harold Preston Reserve - Traralgon Olympians Change Pavilion	380,000
Morwell Park Oval – Drainage	80,000
Moe Tennis Courts Reconstruction Project - Stage 1 & 2	240,000
Churchill Bowling Club Synthetic Green	300,000
TOTAL	1,000,000

(The Total Project Cost for these four projects will require a further \$256,000 funded by grants and contributions from other sources.)

A brief description of the above four projects and stakeholder details directly affected by the improvements planned for these recreation facilities is provided below:

Harold Preston Reserve - Traralgon Olympians Change Pavilion

Harold Preston Reserve consists of 5 competitive sized football (soccer) fields and grass athletics track. This reserve is the home of the Traralgon Little Athletics Club, Traralgon City Soccer Club, Traralgon Table Tennis Association and Traralgon Olympians Soccer club. It is proposed that the existing Olympians Soccer Club Pavilion will be extended to accommodate the following teams:

- 3 senior men's team
 - 1 senior women's team,
 - 3 mixed gender junior teams,
 - 3 male junior teams and
 - 1 female junior team
- (Totalling 193 registered players).

The current pavilion has 2 change rooms and is of a poor standard as identified in the recent Traralgon Outdoor Recreation Plan (2014). It does not meet the participation demand of the club.

The pavilion would be an extension to the existing pavilion and include female change rooms, referee change rooms and a first aid room, all of which are all currently non-existent. The additional facilities will allow further expansion of the club (the current trend in soccer is an increase in participation across the municipality) and much needed privacy (women) and first aid rooms for participants. Further, a SEDA educational program for both male and female students uses the Gaskin Park pavilion and would also benefit from the upgrade. SEDA is a senior secondary

provider that exists to engage, educate and empower young people as they transition from school to employment or further study.

Morwell Park Oval Drainage

Morwell Park is the host for numerous soccer clubs including Pegausus Soccer club, Falcons Soccer Club and Fortuna Soccer Club. All three soccer clubs in Morwell utilise the grounds for training and games and have recently experienced a spike in memberships, along with an increase in female and junior participation.

Ground conditions have been a real issue each winter for the soccer clubs causing a backlog of games to be played once ground conditions improve. The flow-on of this interruption to scheduled games puts financial pressure on clubs and places unrealistic time expectations late in the season.

Drainage at Morwell Park will allow the clubs to train at the venue sharing the load and maintaining their respective main pitch for competition. The 3 clubs mentioned above have a combined:

13 senior teams, and

22 junior teams

(An estimated total of 450 players).

Further, Morwell Park Primary School has supported the installation of drainage to the oval. The oval is used by the Morwell Park Primary School during school hours, and the oval is often used during the year for school-based competitions for soccer, football and baseball. In its current state, the oval gets used infrequently due to the wet conditions. Moreover, the ground is located in an area of severe socio-economic disadvantage, with some of the worst disadvantage in Australia in adjoining neighbourhoods. Drainage to Morwell Park will help activate the reserve for passive use which to some families in the area is currently not an option.

Moe Botanical Gardens Tennis

The Botanical Gardens hosts many users including the Moe Tennis Club, local schools (Lowanna College and Baringa Special School), local dog walking clubs, Southern Rural Water (for community projects), local Rotary Club, surrounding tennis clubs for tournaments and passive use by local residents. The tennis facilities within the reserve are home of the Moe Tennis club, who have senior and junior competitions and consist of approximately 75 members. The tennis facilities have 15 courts which are in poor condition as identified in the Moe Tennis Clubs Needs Assessment (2013). Moreover, any attempt to do remedial work to improve the court surface will almost be certain to fail due to the current condition, leaving the only option a full reconstruct (as per the Moe Tennis Courts Redevelopment advice, 2014).

The proposal is to reconstruct 10 courts (as identified in the Moe Tennis Clubs Needs Assessment, 2013) in a 2 staged process will ensure Tennis is a viable option within Moe/Newborough. This will benefit the identified

users of the reserve and courts as mentioned above. The remaining 3 courts will be maintained to a safe standard and opened up for free community use. This will benefit the trend towards unstructured physical activity for the local residents allowing an accessible options for those wanting to participate in the sport and remain active that otherwise may not be able to (due to cost or time commitments). This is currently not an option for the local community and will only be implemented once completion of the project.

Churchill Bowling Club Synthetic Green Located At Gaskin Park

The Churchill Bowls Club currently operates from the Gaskin Park Stadium at the Gaskin Park reserve and offers indoor carpet bowls to a membership base of approximately 50 members, additional local community groups and aged care facilities. Currently there is no outdoor bowling facility at Churchill and the indoor facility does not allow for growth of the club. The construction of the fully synthetic bowling green would adjoin the existing Gaskin Park Stadium, giving the Churchill Bowls Club and the broader community a 40m X 40m synthetic bowling green.

The construction of a bowling green at Gaskin Park will allow an increase in participation by community members in Churchill. Many community members already play bowls, but do so in neighbouring towns as there has not been an opportunity to participate in Churchill, other than indoor bowls. The bowling green at Gaskin Park would help diversify the reserves' use and provide infrastructure for the elderly to participate in sport and be socially active.

At the Ordinary Council Meeting held 21 July 2014, Council resolved the following:

1. *That Council in accordance Section 189 of the Local Government Act 1989 and Sale of Council Owned Property Policy, resolves to give public notice of its intention to consider the sale of the following properties:*

Churchill

- *15 Winston Drive (Reserve) (Attachment 1*
- *Ex Preschool Maple Cres - Pt Andrews West Reserve.*

Morwell

- *Fraser Court Reserve*
- *Catherine Street & Western end of Mary Street – both part of the Morwell West Development Plan area &*
- *Part of Helen Street Reserve*

Moe

- *Burnside Street Reserve*

Newborough:

- *Retford Street Reserve*
- *Yinnar Street Reserve*

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Traralgon

- *Part Think Big Reserve, Rainbird Court*
- *Emerald Court Reserve*
- *Haneton Park, Swallow Grove Reserve*
- *Grubb Ave & Elizabeth Street Reserve*
- *Glenlee Court Reserve*
- *Dawn Grove & Kosciuszko Street Reserve*

2. *That pursuant to Section 223 of the Local Government Act 1989 Council resolves to consider any submissions received in relation to the potential sale of Council assets at the Ordinary Council Meeting to be held on Monday, 22 September 2014.*

The above 15 properties were identified as potentially surplus in accordance with the adopted Latrobe City Council Public Open Space Strategy Final Report, dated March 2013, or are part of the Morwell West Development area. For further details and images of these properties refer Attachment 1, these have been arranged in order as listed in the above Council Resolution (i.e. Locality).

Since Council adopted the above the 21 July 2014 Council Resolution, Council Officers re-examined and identified 4 properties that are burdened with drainage issues. These properties are:

15 Winston Drive, Churchill,

Western end of Mary Street Morwell,

3-5 Burnside Street, Moe, and

4-5 Emerald Court, Traralgon.

Officers are of the opinion the Winston Drive and the 3-5 Burnside Street properties should not be sold at present. The drainage issues associated with both these properties can be eliminated in the future when the adjoining land is developed. Whereas the drainage issues of the two other properties can be managed and the properties should still be considered potentially surplus. The Western end of Mary Street issue can potentially be addressed by incorporating drainage works as part of the Morwell West Development. For Emerald Court this will require creation of a 3 metre wide drainage easement and setting ground height restrictions that do not exceed 300 mm below the lowest floor level.

Recommendation 9 of the Public Open Space Strategy states:

Undertake a separate planning exercise to audit existing open space sites in order to identify possible opportunities for rationalisation. Identification of possible sites is to be guided by:

- *Sites with a low level use*
- *Existing undeveloped sites*
- *Planning scheme zoning (i.e. not currently PPRZ or PCRZ).*
- *Availability of alternative open space to service the catchment*
- *Suitability of the site for future development*

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The LCC Public Open Space Strategy, Healthy by Design Guidelines and the Crime Prevention through Design (CPTD) principles provide clear direction on open space planning and provision such as:

- *Local parks and playgrounds should have active frontages on at least two dominant sides to provide surveillance and where possible should avoid bordering rear yards*
- *People should be able to see, to be seen and to interpret their surroundings*
- *Use low walls or transparent fencing along street frontages and open space*
- *Isolated pocket of land (i.e. "dead" spaces) or those areas should be avoided as open space contributions.*

In addition to specific public open space properties identified as potentially surplus, two other parcels of Council owned land were also considered potentially surplus, i.e. – Catherine Street and western end of Mary Street Morwell both within the Morwell West Development Plan area.

Other Legislative and Policy Background Requirements

When considering the potential sale and transfer of Council property, Council is required to comply with the following Victorian State Legislation, Best Practise Guidelines and Council Policy:

- *Local Government Act 1989*
- *Latrobe City Council – Sale of Council Owned Property Policy 11 POL-4, and*
- *Department of Transport, Planning and Local Infrastructure - Local Government Best Practise Guideline for the Sale, Exchange & Transfer of Land June 2009,*

Local Government Act 1989

Section 189 of the *Local Government Act 1989* gives Council the power to sell or exchange land however, before doing so, it must:

- (a) ensure that public notice of the intention to do so is given at least 4 weeks prior to selling or exchanging the land; and
- (b) obtain from a person who holds the qualifications or experience specified under section 13DA(2) of the *Valuation of Land Act 1960* a valuation of the land which is made not more than 6 months prior to the sale or exchange.

This power is subject to Section 223 of the *Local Government Act 1989* which requires Council 'publish a public notice stating that submissions in respect of the matter specified in the public notice will be considered in accordance with this section'.

Council must then consider any written submissions that have been received and any person who has made a submission and requested they may be heard are entitled to appear before a meeting of Council.

Policy – Sale of Council Owned Property Policy 11 POL-4

The principal aim of this policy is to define the circumstances and factors that will be assessed by Council in respect to the sale of Council owned property. The purpose of this policy is to serve as an accountability mechanism to the community.

It is Council's position that the sale of Council owned property will be via public auction unless circumstances exist that justify an alternative method of sale. In the event Council proceeds with the sale of parcels of land it considered appropriate that the method of sale for respective parcels of land be determined in consultation with the appointed selling agent/s to maximise the financial return to Council and the community.

All sales of Council owned property shall be consistent with the *Local Government Best Practice Guidelines for the Sale and Exchange of Land* prepared by the Department of Planning and Community Development.

In addition to the requirements under the *Local Government Act 1989*, Council is also required to comply with section 20 of the *Subdivision Act 1988* (the SD Act) when selling public open space.

Section 20(2) of the SD Act requires Council to use the proceeds from the sale of any public open space to:

- buy land for use for public recreation or public resort, as parklands or for similar purposes; or
- improve land already set aside, zoned or reserved (by the council, the Crown, a planning scheme or otherwise) for use for public recreation or public resort, as parklands or for similar purposes; or
- with the approval of the Minister administering the Local Government Act 1989, improve land (whether set aside on a plan or not) used for public recreation or public resort, as parklands or for similar purposes.

It should be noted that under section 20(4) of the SD Act, public open space can only be sold if the council has provided for replacement public open space.

The SD Act defines public open space as “land set aside in a plan or land in a plan zoned or reserved under a planning scheme—

- (a) for public recreation or public resort; or
- (b) as parklands; or
- (c) for similar purposes;”

The four Capital Works projects listed above will be undertaken on Council land that is zoned Public Park and Recreation Zone (PPRZ). Under the Latrobe Planning Scheme, this land is recognised for public recreation, thus satisfying the above requirement.

KEY POINTS/ISSUES

At the Ordinary Council Meeting held 22 September 2014, six residents attended this meeting and spoke in support of their respective submissions.

Specific concerns raised by these speakers included:

- 1) Potential for units/flats being constructed on the land that would have a detrimental effect on adjoining residential properties.

Officer Comment - Any multi residential development proposal will be subject to Planning controls.

- 2) Concern that a brothel would be established on the land.

Officer Comment - strict Planning controls and restrictions relate to the establishment this type of development.

- 3) The direct letter mail out area was not broader enough to notify effected residents.

Officer Comment - properties were select as likely to be within the area of interest and the residents most likely to be directly impacted upon by the sale of land. Approximately 780 letters were mailed out. Officers were mind full of the cost associated with such mail outs – i.e. envelopes, postage, letterhead, colour photocopy locality page and staff time.

- 4) 45 Catherine Street Morwell – Concerned at the loss of legal point of storm water discharge.

Officer Comment - the legal point of discharge for the property is in the North West corner of the property and therefore it discharges into/through the adjacent Council property that is identified to be sold).

Any future development of the land would have to consider the storm-water drainage of the neighbouring properties therefore a stormwater drain would be required of any future development.

A number of Council properties identified as potential surplus will require work to be undertaken to prepare the property for sale as freehold land and ready for potential development. This work may include the removal of any restrictive reservation and/or possible subdivision to create individual allotments. The applicable legislation being the:

- *Transfer of Land Act 1958, and*
- *Subdivision Act 1988.*

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RISK IMPLICATIONS

Risk has been considered as part of this report and it is considered to be consistent with the Risk Management Plan 2011-2014.

Risk and consequence summary:

Risk	Council <u>does not</u> proceed with the sale of identified small pocket parks and the larger Morwell West residential development land.
Outcome	Council will not be able to deliver the four Capital Works Projects identified in the 2014/15 Budget. Council reputation may suffer.
Likelihood	Likely. There has already been a media focus relating to the delivery of the projects and the potential sale of land.
Consequence – Negative.	Moderate. Attention from media and/or concern by the local community, in particular the sporting bodies that would benefit from the respective projects. The non-sale of the Morwell West Development Land will potentially impact on achieving a timely, well designed and integrated residential subdivision, from Latrobe Road through to Toners Lane. Potential financial consequences may arise if Council: <ul style="list-style-type: none"> 1. was to reallocate funds from other sources / projects, or 2. does not deliver the projects, the \$259,000 in government grants may be placed at risk.
Risk Rating	High
Risk Mitigation	Provide Council with comprehensive information on the proposed surplus land for sale.
Risk	Council <u>does</u> proceed with the sale of identified small pocket parks and the larger residential development land and generates sufficient funding.
Outcome	Council will be able to deliver the four Capital Works Projects identified in the 2014/15 Budget.
Likelihood	Likely.
Consequence – Negative	Minor/moderate. Adverse local public or media attention from residents opposed to the sale of land.
Consequence – Positive	Moderate. Enhancement to reputation amongst the respective sporting bodies and a financial benefit through government grants towards the projects.
Risk Rating	High
Risk Mitigation	Effective communication with the public, nearby landholders, and the media.

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FINANCIAL AND RESOURCES IMPLICATIONS

As mention above, in the 2014/15 Budget adopted 30 June 2014, Council signalled an intention to raise \$1 million from the sale of surplus properties to finance the Council contribution towards four identified Capital Works Projects.

Costs incurred to date with this statutory process have been minimal, being the cost of public notices in the Latrobe Valley Express inviting submissions and further follow up correspondence with interested parties.

In the event that Council resolves to sell potentially surplus property, it will be necessary to invite Expressions of Interest and appoint a selling agent/s, remove any reservations or other restrictions from the Certificate of Title for respective properties, advertise and direct market the properties for sale. The cost of these processes would be offset from the sale of respective parcels of land sold.

The market valuation of respective properties will be determined by an independent Licenced Valuer. The respective valuations will be used in conjunction with the selling agent's report to determine a reserve sale price. In accordance with the Department of Planning and Community Development - Local Government Best Practise Guideline for the Sale and Exchange of Land, the reserve price for properties being sold by public auction is to remain confidential.

INTERNAL/EXTERNAL CONSULTATION

Engagement Method Used:

- Notices were published in three editions of Latrobe Valley Express – Council Noticeboard Thursday 7 August, Monday 11 August and Thursday 14 August 2014.
- Approximately 780 direct mail letters were sent out to property owners in the vicinity of the respective Council properties.
- Correspondence was sent notifying the persons who submitted a written submission of both Ordinary Council Meeting dates (22 September & 24 November 2014) and invited to speak in support of their respective submissions.

Details of Community Consultation / Results of Engagement:

Council Officers received approximately 20 telephone/counter enquiries following the public notices and direct mail letters. The persons making these enquiries were encouraged to make a written submission.

It is noted that there were at least two *Your Letters* and an article in *Council News* were published in recent editions of the Latrobe Valley Express (refer to attachment 2).

The closing date to receive written submissions was Thursday 4 September 2014 with 30 written submissions being received. Copies of the written submissions (refer to Attachment 3) are summarised below:

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	Interested party	Land	Submission summary	Officer comment
1	N & C James Churchill	15 Winston Drive Churchill Page 1 – Attachment 1	<u>Objection</u> - Abutting reserve influenced the decision to purchase residential property. Reserve was a planning permit condition to allow connection to Tubb Rd. Subdivision creating the reserve was 4 years ago, question why the reserve is no longer required in such a short period. Surface water from unmade Tubb Rd is channelled through this reserve.	The potential drainage issues have been investigated. At present Officers are of the opinion that the land should not be sold. It is expected the drainage issues can be alleviate by the proposed development to the south. It is noted that this reserve is poorly designed and inconsistent with the Public Open Space Strategy adopted in 2013.

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	Interested party	Land	Submission summary	Officer comment
2	L Rasmus Churchill	Part Andrews West Reserve Churchill Page 2 – Attachment 1	<u>Objection</u> – Ex Preschool buildings and surrounds should have been better maintained. Building should be made available to other clubs prior to selling. Any funds from sale of property should be used to improve the oval playing surface at the Reserve.	** Spoke in support of submission 22 September Council Meeting. Council has another building that may be suitable for clubs. Refurbishment of the oval surface is not included in current capital works program. Oval Surface is classified as Category B. The Recreation & Sporting Reserve Teams advise that future drainage and surface refurbished will considered as part of any future redeveloped
3	Lend Lease Madden St Morwell	Catherine St (Madden St) Morwell Page 4 & 5 – Attachment 1	<u>Comment</u> – Heavy Industrial Workshop in an Industrial 3 zone. Can operate continuous shifts 24 hours / 7 days per week. Concerned at the potential impact of nearby residential development on their business.	The Morwell West Development Plan is in the early stages of preparation. The proponent has been asked to undertake a noise evaluation to determine appropriate buffers to be applied between the Development Plan land and adjoining and nearby industrial activities. The

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				aim is to ensure that Lend Lease and other industrial uses will be able to co-exist with future residential development in this area. .
4	P Devonshire Email Address.	137 Helen St Morwell Page 6 – Attachment 1	Comment – Land previously used for saw milling purposes, may have waste buried under the surface.	Comment noted. Details on file support this advice. This lot has been used as a car park by the adjoining bowling club. It is understood that the bowling club is possibly interested in acquiring this land.
5	J O'Keefe Traralgon	Rainbird Court Traralgon Page 10 – Attachment 1	Objection - Open space influenced the decision to purchase nearby residential property. Reserve used to exercise guide dog.	This reserve has a 30 m frontage to Rainbird Crt. This is sufficient width to create a lot and retain an entrance to the Think Big linear reserve Council still retains sufficient Public Open Space
6	S & D Shields Traralgon	Rainbird Court Traralgon Page 10 – Attachment 1	Objection – Nearby open space influenced the decision to purchase residential property. Area provides a safe place for families to use. Fear type of development may be detrimental to safety and amenity.	This reserve has a 30 m frontage to Rainbird Crt. This is sufficient width to create a lot and retain an entrance to the Think Big linear reserve. Council still retains sufficient Public Open Space.

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	Interested party	Land	<u>Submission summary</u>	Officer comment
7	M Bray Traralgon	Rainbird Court Traralgon Page 10 – Attachment 1	<u>Objection</u> – By selling the land residents of Rainbird Crt will not have easy access to the nearby linear reserve. Selling this land reduce the appeal/value of our property.	This reserve has a 30 m frontage to Rainbird Crt. This is sufficient width to create a lot and retain an entrance to the Think Big linear reserve. Council still retains sufficient Public Open Space.
8	N & L Jones Traralgon.	Rainbird Court Traralgon Page 10 – Attachment 1	<u>Objection</u> – to sale of whole of reserve. Requests Council retain access through reserve. If part sold suggests access along western (lower) side, at least 4m. wide at Rainbird Crt and about 8m. wide at rear be retained for access from	As mentioned above this reserve has a 30 m frontage to Rainbird Crt. This is sufficient width to create a lot and retain an entrance to the Think Big linear reserve.
9	R & S Lloyd Traralgon.	Emerald Court Traralgon Page 11 – Attachment 1	<u>Support</u> – Support the findings of the Public Open Space Strategy for this reserve. Have offered to purchase the land on three other occasions. Are again interested in purchasing either whole or part of the land.	The size of the land 422 m ² which is sufficient in size to construct a small residential dwelling. Measures to address drainage issues may impact on potential development. Practical solution may be to sell to one or both adjoining property owners.

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	Interested party	Land	Submission summary	Officer comment
10	J Makowski Traralgon	Grubb Ave / Elizabeth St Traralgon Page 13 – Attachment 1	Support – Ideal residential land. Open space not generally used except as a shortcut to/from Grubb Ave.	Supporting comments noted.
11	A Boothman Traralgon	Grubb Ave / Elizabeth St Traralgon Page 13 – Attachment 1	Comment – Seeking further information.	Additional information provided..
12	D & A Brooks Traralgon	41-43 Swallow Grove Traralgon Page 12 – Attachment 1	Support – Adjoining open space influenced purchase of adjacent property. Request adjoining property owners have first option to purchase the land.	Council's preference is to sell land by auction unless circumstances exist that justify an alternative.
13	Dr Zafar Traralgon	41-43 Swallow Grove Traralgon Page 12 – Attachment 1	Support – Property undeveloped, sale will generate income and save on maintenance cost, will also generate rate income. Development will eliminate a potential antisocial behaviour area.	Supporting comments noted.

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	Interested party	Land	Submission summary	Officer comment
14	N & C Arnold Traralgon	2 Glenlee Crt Traralgon. Page 14 – Attachment 1	Objection - Land size is too small for a viable residence. Playground equipment removed. Open space used regularly by children. Additional residents in the Court will increase traffic.	The size of land is 637 m ² . This is sufficient to allow residential development. Poorly designed public open space and inconsistent with the Public Open Space Strategy adopted in 2013. Road is considered adequate for local traffic.
15	P Dunlop Traralgon	2 Glenlee Crt Traralgon. Page 14 – Attachment 1	Objection – Land is still used for recreation purposes. Nearest reserve involves crossing busy roads. Parking is congested in the Court and can make it difficult to enter/leave the driveway.	Poorly designed public open space and inconsistent with the Public Open Space Strategy adopted in 2013. The two nearest reserves are a distance of 430 and 470 metres. The busy streets referred to are likely to be Lafayette and Garibaldi Streets. Road is considered adequate for local traffic.

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	Interested party	Land	Submission summary	Officer comment
16	H Bolwell Traralgon	12 Dawn Grove / Kosciuszko St Traralgon Page 15 – Attachment 1	<u>Objection</u> – this open space used regularly by families. Such areas should be for the benefit of the young. Objects to the sale of any green belts.	A large neighbourhood playground (4200 m ²) is less than 200 metres from the Dawn Grove / Kosciuszko St land.
17	D Preusker Traralgon	12 Dawn Grove / Kosciuszko St Traralgon Page 15 – Attachment 1	<u>Objection</u> – Dawn Grove / Kosciuszko St reserve was gifted by Father for recreational purposes. This land is used by children and adults of the neighbourhood.	Land is zoned residential. The land provided would have been a requirement of the residential subdivision. There is a nearby neighbourhood playground and separate sporting oval.
18	E Jeffery Traralgon.	Six Traralgon Parks Pages 10 > 15 – Attachment 1	<u>Objection</u> - to sale of public open space in Traralgon. These are valuable community assets, once sold they are irreplaceable. Traralgon has less open space than other towns. Public open space is necessary for health and wellbeing.	Poorly designed public open space and inconsistent with the Public Open Space Strategy adopted in 2013. These six parcels of land were identified as potentially surplus when assessed against the criteria of the Public Open Space Strategy adopted in 2013.

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	Interested party	Land	Submission summary	Officer comment
19	J Sykes Traralgon	Six Traralgon Parks Pages 10 > 15 – Attachment 1	Objection – to sale of public open space in Traralgon. Concerned Council considers it necessary to fund capital works by sale of land. Suggests a copy be provide to the appointed Monitor, Mr Lyndon Webb.	** Spoke in support of submission 22 September Council Meeting. A copy of the submission has been forward to the independent monitor, Mr Lyndon Webb.
20	J & M Ellis Email Address	Rainbird Court Traralgon Page 10 – Attachment 1	Comment – Propose to attend Council Meeting and speak in support of submission. Please refer submission 27 below.	** Spoke in support of submission 22 September Council Meeting. .
21	A Evans Traralgon	Six Traralgon Parks Pages 10 > 15 Specific reference to Emerald Crt. Pages 11 - Attachment 1	Objection – Opposed to sale of all land in Traralgon. No public open space in the immediate area. These are valuable community assets, once sold they are irreplaceable	Properties assessed as surplus are unsuitable as public open space. Don't meet the guidelines in the Public Open Space Strategy: -Fenced on 3 sides, - Poor Surveillance, - Not functioning as POS, -Does not link or connect to existing POS. There are suitable Public Open Space within walking distance of all sites.

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	Interested party	Land	Submission summary	Officer comment
22	Dr Coghlan Churchill	Part Andrews West Reserve Churchill Page 2 – Attachment 1	<u>Objection</u> – Is concerned at the possible change that may be made to the use of the property if sold.	Andrews Park Reserve is currently zoned Public Purpose Reserve Zone (PPRZ). This reserve is 6.5 ha in area, the existing ex preschool building & playground is approx. 1100 m ² . It is considered the sale of the building would have minimal impact on the park.
23	E Yates Churchill	Part Andrews West Reserve Churchill Page 2 – Attachment 1	<u>Objection</u> – Sale does not satisfy the guideline requirements to justify the sale of the building. Park is regularly used by the public to play and exercise.	The potential sale of the ex-preschool building in 2003 did not proceed as the Church withdrew from the sale. As there was no transfer the covenant was not created. It is unlikely the rental income covers total expenditure. This is an aging building requiring increased and ongoing maintenance. Andrews West Reserve is 6.5 ha in area, the existing ex preschool building & playground is 1100 m ² approx.

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	Interested party	Land	Submission summary	Officer comment
24	D & P Wargent Churchill	Part Andrews West Reserve Churchill Page 2 – Attachment 1	<u>Objection</u> – Concerned that future use of the building may be inappropriate or undesirable for the area. Reserve is extensively used by children and families. The building could be used as a preschool in the future.	** Both residents spoke in support of their submission 22 September Council Meeting. Please refer comment provided for Submission 24, above.
25	Petition 1 - Part Andrews West Reserve Churchill – 15 signatures	Part Andrews West Reserve Churchill Page 2 – Attachment 1	<u>Objection</u> – 15 signatures. Purchased property due to proximity to the reserve. Concerned that future use of the property may be in appropriate or undesirable for the area. Reserve is extensively used by children and families. The building could be used as a preschool in the future.	The entire reserve is zoned Public Park & Recreation Zone (PPRZ). The sale of the building will require the subdivision of the land. A rezoning may also be necessary in the event the use of the building changes. Please refer comment provided for Submission 23, above

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	Interested party	Land	Submission summary	Officer comment
26	A Gumpold Traralgon.	Six Traralgon Parks Pages 10 > 15 Attachment 1	Objection - to sale of public open space in Traralgon. Reference is made to the previous City of Traralgon Review of Minor Reserves, Final Recommendation adopted August 1994.	Land proposed for sale does not currently function as Public Open Space, the exception being of part of the land fronting Rainbird Court. The other Traralgon areas are not suitable POS due to their design or lack of connectivity and surveillance.
27	J Ellis + Petition 46 Signatures.	Rainbird Court Traralgon Page 10 – Attachment 1	Objection – Area is readily accessible by local residents and is a quality recreational area. Land provides an open link for friends and family within the neighbourhood. It has good visualisation The Petition urges Council to prevent the sale of Council property in Rainbird Court.	** Spoke in support of submission 22 September Council Meeting. This reserve has a 30 m frontage to Rainbird Crt. This is sufficient width to create a lot and retain an entrance to the Think Big linear reserve. Council still retains sufficient Public Open Space remaining.
28	J Wood Traralgon	All listed potential surplus land.	Objection – Opposed to the sale of 14 public green spaces in Latrobe City. Residents utilise and enjoy these areas.	Land proposed for sale does not function as Public Open Space. A number of lots proposed for sale are unsuitable as many have fences on 3 sides and lack connectivity and surveillance.

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24 NOVEMBER 2014 (CM450)**

	Interested party	Land	Submission summary	Officer comment
29	G & D Cahir Traralgon	Rainbird Court Traralgon Page 10 – Attachment 1	<u>Objection</u> – Ideal recreational land. Reserve provides access to shops, public transport and the neighbourhood. There are no blind corners, surveillance is unlimited and the area is well utilised.	This reserve has a 30 m frontage to Rainbird Crt. This is sufficient width to create a lot and retain an entrance to the Think Big linear reserve. Council still retains sufficient Public Open Space. Sale of part of the land fronting Rainbird Crt will have minimal impact on the general amenity of the area.
30	B & L Murphy Traralgon	Emerald Court Traralgon Page 11 – Attachment 1	<u>Comment</u> – Generally supportive of the sale, provided flats/units or double storey dwelling are not built on the land. Potential issue of drainage needs to be addressed. Express in purchasing part of the property in conjunction with neighbour.	The property is open space not a playground. Noted – it does cost significant amounts of money to maintain these types of properties. Land is zoned residential already.

**ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)**

	Interested party	Land	Submission summary	Officer comment
31	W Farmer Newborough	College Park, Yinnar St Newborough. Page 9 – Attachment 1	Objection – Lives next door to land, part of the reason for purchasing in the street. Park used by children and families. Concerned that the property may be developed with units. Parks should be preserved for families to enjoy. Once sold they are gone.	The open space is poorly designed. The public open space strategy recommends that public open space should be open, without fencing on at least two sides. The land is zoned Residential, not PPRZ. As there are fences on 3 sides there is poor surveillance. Suitable public open space is less than 100 metres at College Park and 200 metres to Boolarra Avenue. Planning and building regulations place restrictions and controls on unit developments.

**ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)**

	Interested party	Land	Submission summary	Officer comment
32	G & D Taylor Morwell	Catherine St (Madden St) – Page 4	Objection – Storm water from dwelling is drained into adjoining Council land and request that this be addressed if the land is sold.	** Spoke in support of submission 22 September Council Meeting. Storm-water drainage issue would be addressed during any future subdivision of the land.
33	J Campbell Traralgon (Late Submission)	12 Dawn Grove / Kosciuszko St Traralgon Page 15 – Attachment 1	Support – Park is not utilised by the community, land should be subdivided and developed for housing.	Comments supporting sale and development of land noted.

The 32 submissions above can be broken down as follows:

- 23 Objections to the potential Sale (20 emails/letters & 2 Petitions)
- 5 Support the potential sale
- 4 Unknown/Comments concerning the potential sale.

(The 33 submissions includes one email advising of planned attendance at the 22 September Council Meeting.)

These submissions relate to the following 10 properties:

Churchill

15 Winston Drive – Page 1

Andrews West Reserve – Page 2,

Morwell

Catherine St (Madden St) – Page 4 & 5

137 Helen St – Page 6

Newborough

College Park, Yinnar St – Page 9

Traralgon

Rainbird Court – Page 10

Emerald Court – Page 12

Grubb Ave / Elizabeth St – Page 13

41-43 Swallow Grove – Page 12

2 Glenlee Court – Page 14

12 Dawn Grove / Kosciuszko Street – Page 15

One other submission received was an objection to the general principle of selling municipal land.

OPTIONS

Council has the following options:

1. After considering the submission received identify which properties are surplus to both the community and Council requirements and proceed with the sale of these properties, or
2. After considering the submission received determine not to proceed with the sale of any properties and identify other possible sources of funding to undertake the four Capital Works Projects, or
3. Consider the submissions received and defer further consideration of this matter to a future Council Meeting.

CONCLUSION

Council identified four Capital Works projects in the 2014/15 budget that are linked to the disposal/recycling of potentially surplus parcels of land. The property sales need to generate \$1 million dollars to undertake improvements to the following recreational asset:

Harold Preston Reserve - Traralgon Olympians Change Pavilion

Morwell Park Oval – Drainage

Moe Tennis Courts Reconstruction Project - Stage 1 & 2

Churchill Bowling Club Synthetic Green

In addition, Council has included in the draft 2015/16 Budget further Capital Works Projects that total \$1 million. These projects are also linked to the disposal/recycling of potentially surplus parcels of land

Council has given public notice and invited written submission concerning its intention to consider the sale / recycling of potentially surplus Council properties.

The concerns/issues raised by the persons who spoke in support of their respective submissions can be addressed through Planning and Development controls or requiring drainage infrastructure relating to the Morwell West land. Council undertook an extended public notice and direct mail process to notify residents of the potential sale of underutilised and surplus land.

**ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)**

Council now has to consider the submissions received and determine which properties are underutilised and/or surplus to both the community and Council requirements, and authorise the sale of identified parcels of Council land.

SUPPORTING DOCUMENTS

NIL

Attachments

1. Aerial and Site Images of Parcels of Land.
2. Extracts from the Latrobe Valley Express.
3. Written Submissions Received

9.1

POTENTIAL SALE OF SURPLUS PROPERTIES

1	Aerial and Site Images of Parcels of Land.	51
2	Extracts from the Latrobe Valley Express.....	67
3	Written Submissions Received	71

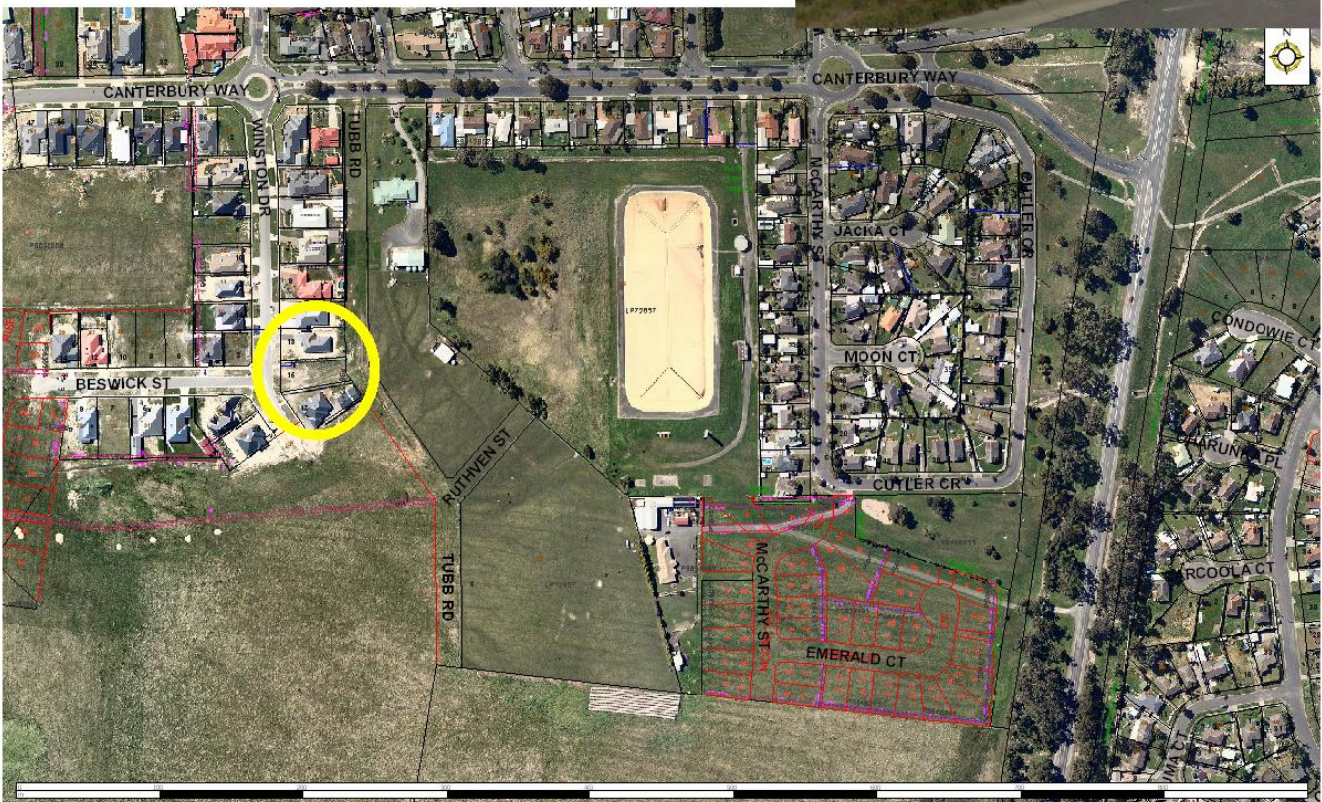


ADDRESS: 15 Winston Court, Churchill

CLOSEST RESERVE: Cutler Crescent, Gaskin Park

WHY IS THIS LAND SURPLUS TO NEEDS?

Residential type land unsuitable for open space development lack of surveillance, connectivity and another reserve is within reasonable walking distance.

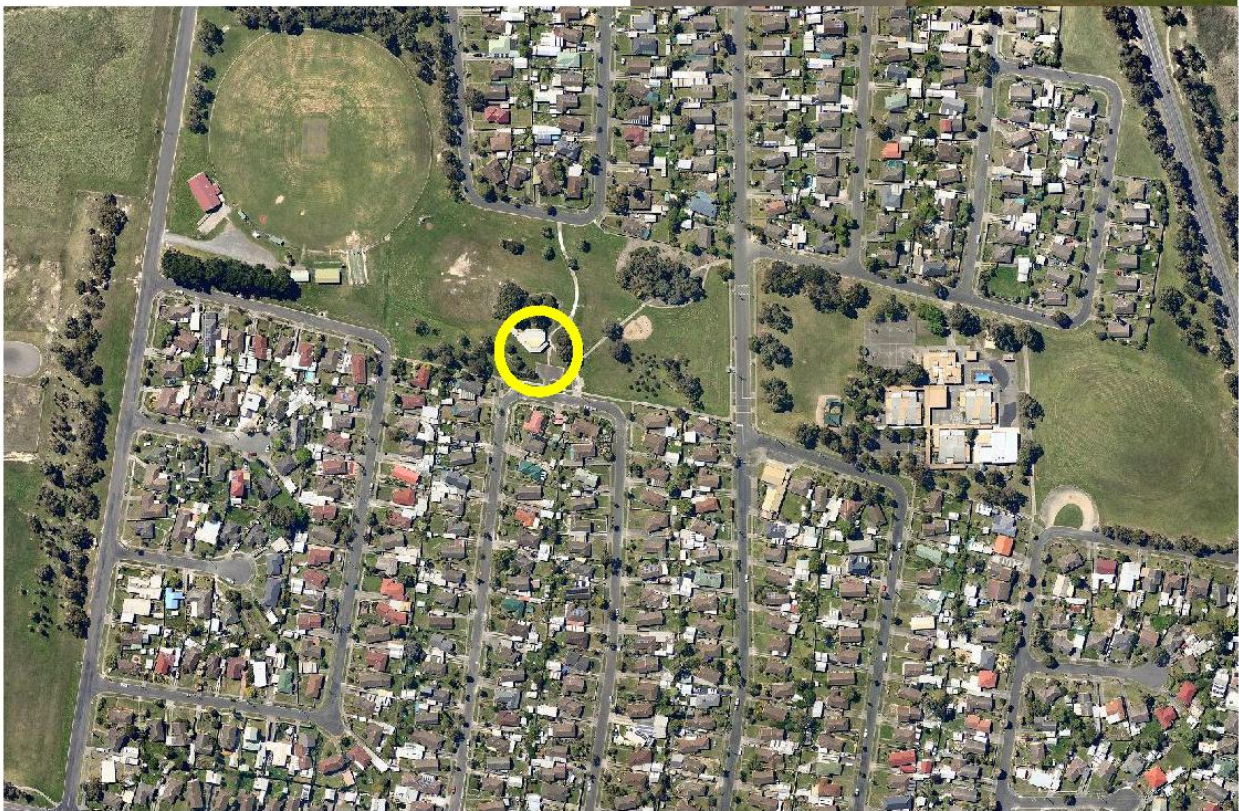


**ADDRESS:****Ex Preschool Maple Crescent****CLOSEST RESERVE:**

Saint Andrews West Reserve

WHY IS THIS LAND SURPLUS TO NEEDS?

Council building surplus to requirements. Building not used for Council purposes, presently leased.





ADDRESS: 2 Fraser Court, Morwell

CLOSEST RESERVE: Waterhole Creek Linear Reserve

WHY IS THIS LAND SURPLUS TO NEEDS?

Unsuitable for open space development, a single lot which does not connect to any existing open space network.





ADDRESS: Catherine Street, Morwell

CLOSEST RESERVE: Toners Lane Reserve

WHY IS THIS LAND SURPLUS TO NEEDS?

The lot is zoned as residential, included in the Morwell West Development Plan as residential land.





ADDRESS: Mary Street, Morwell

CLOSEST RESERVE:

WHY IS THIS LAND SURPLUS TO NEEDS? Toners Lane Reserve. This site will also be developed as wetland

The lot is zoned as residential, included in the Morwell West Development Plan as residential land.





ADDRESS: 137 Helen Street, Morwell

WHY IS THIS LAND SURPLUS TO NEEDS?

The lot is zoned as residential, serves as a car park for the bowling green.





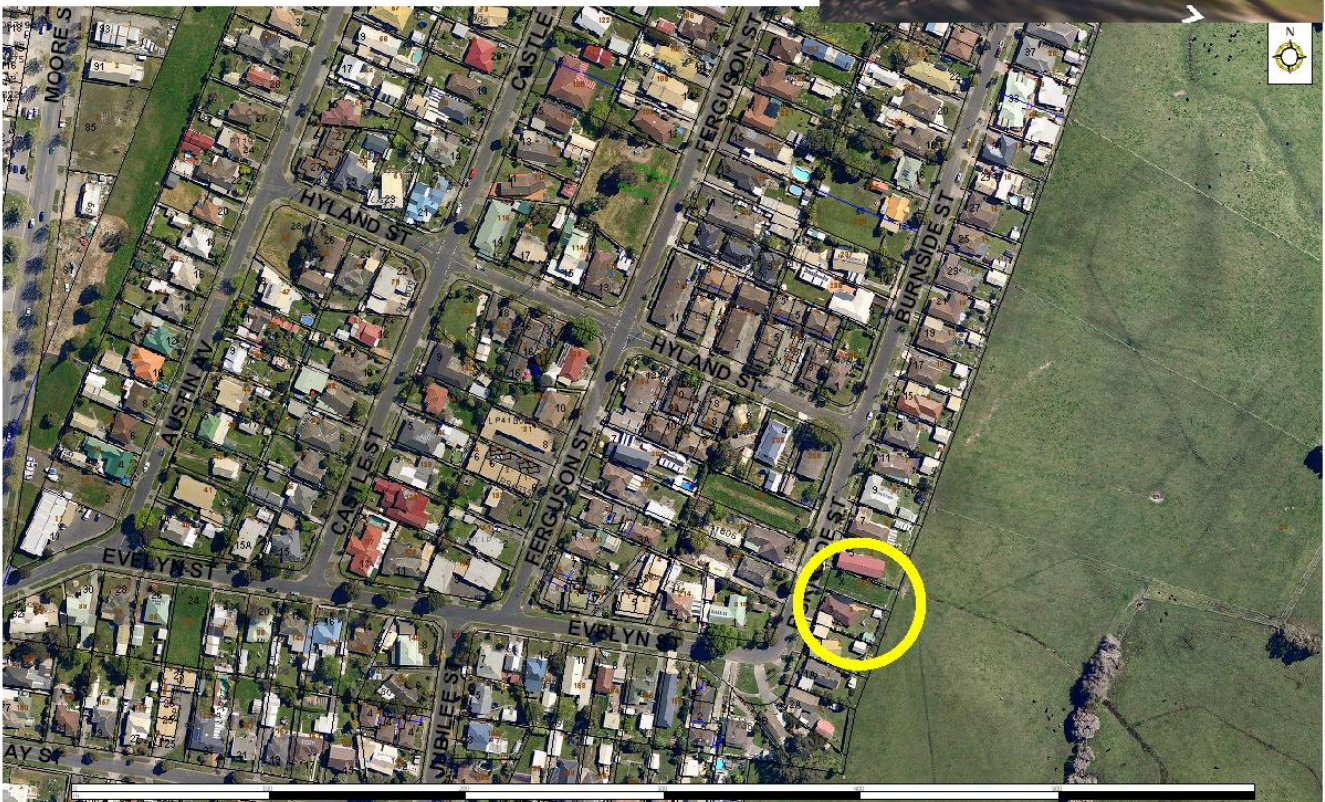
ADDRESS: 3-5 Burnside Crt, Moe

CLOSEST RESERVE: Ferguson St Reserve

WHY IS THIS LAND SURPLUS TO NEEDS?

Residential type land unsuitable for open space development, no connectivity and another reserve is within reasonable walking distance

+



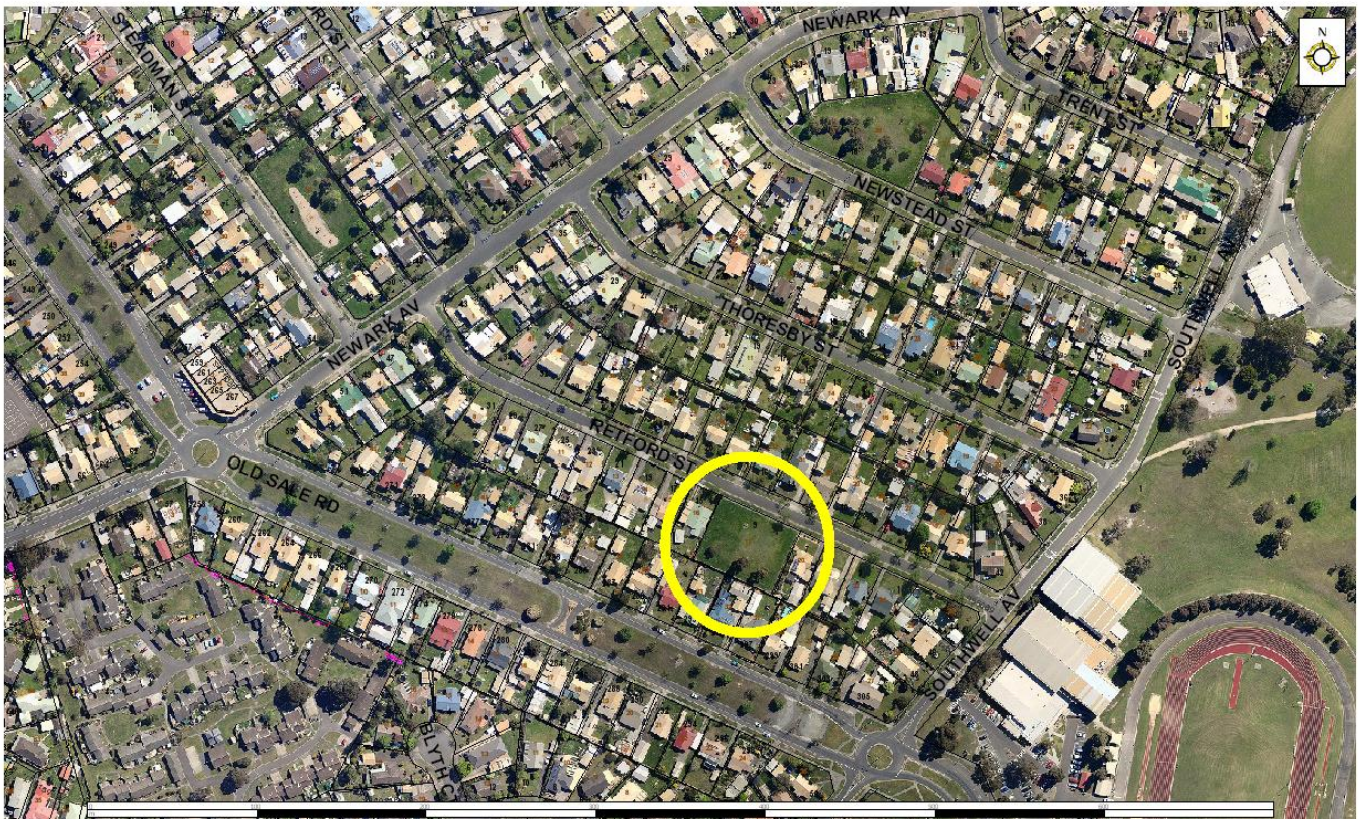


ADDRESS: 9 Retford St, Newborough

CLOSEST RESERVE: Northern Reserve Precinct & Stearman St Reserve

WHY IS THIS LAND SURPLUS TO NEEDS?

Former playground site that is now surplus to needs. Open space including play facilities is located within reasonable walking distance from site.





ADDRESS: 9-11 Yinnar St, Newborough

CLOSEST RESERVE: College Park

WHY IS THIS LAND SURPLUS TO NEEDS?

Former playground site with no recreational purpose. Site could possibly be a two lot subdivision.



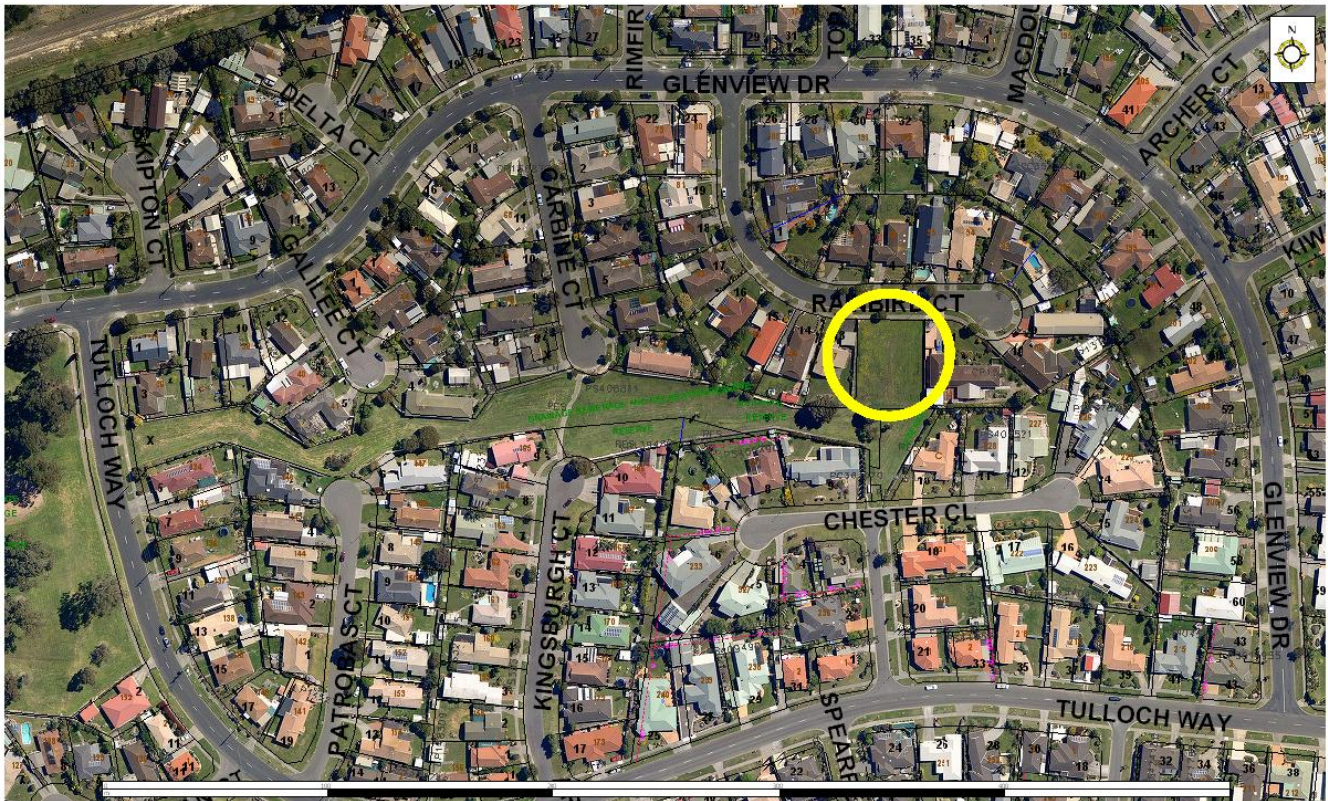


ADDRESS: 11-13 Rainbird Court Traralgon

CLOSEST RESERVE: Tulloch Way Reserve

WHY IS THIS LAND SURPLUS TO NEEDS?

Residential type land unsuitable for open space development lack of surveillance, another reserve is within reasonable walking distance



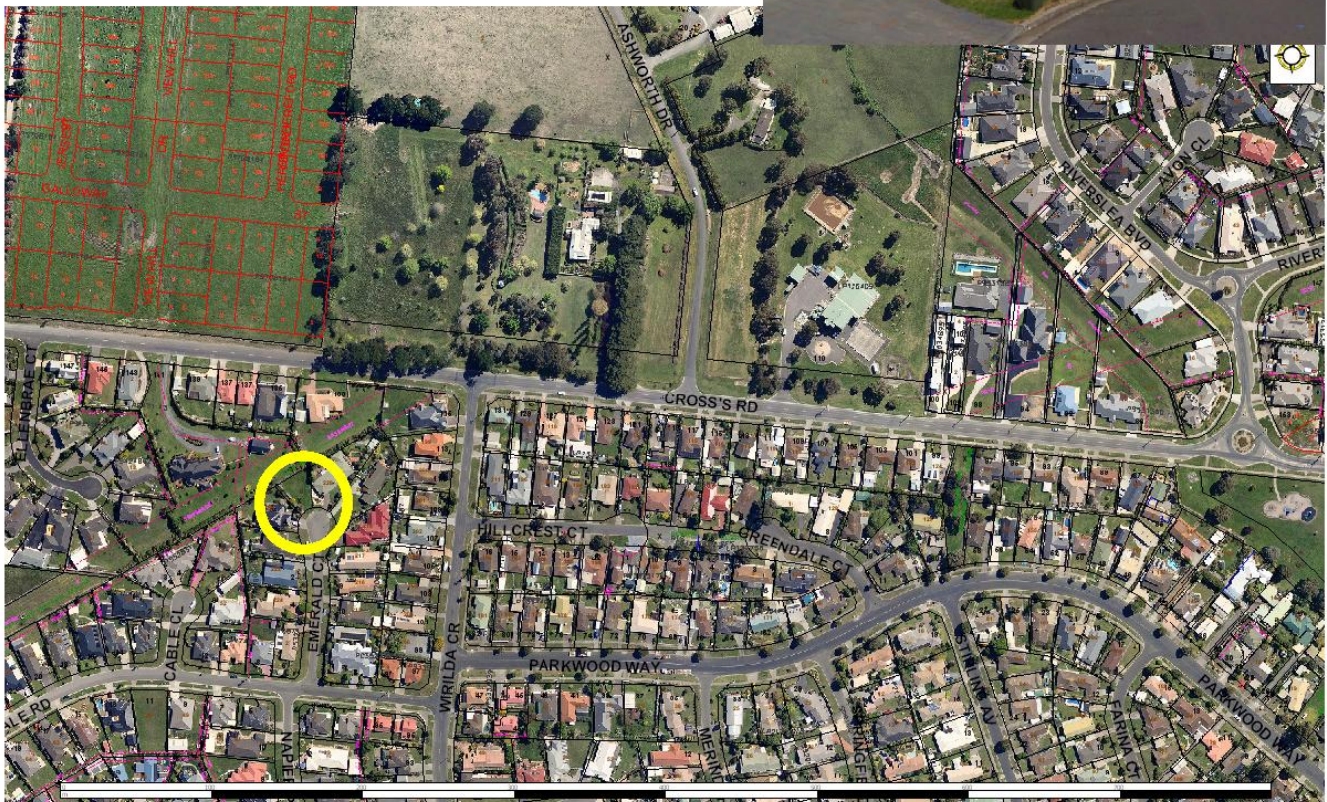


ADDRESS: 4-5 Emerald Court Traralgon

CLOSEST RESERVE: Cross's Rd Playground, Stockdale Fields

WHY IS THIS LAND SURPLUS TO NEEDS?

Residential type land unsuitable for open space development lack of surveillance, another reserve is within reasonable walking distance.





ADDRESS: 41-43 Swallow Grove, Traralgon

CLOSEST RESERVE: Willaroo Court

WHY IS THIS LAND SURPLUS TO NEEDS?

Residential type land unsuitable for open space development lack of surveillance, connectivity and another reserve is within reasonable walking distance.





ADDRESS: 25 Grubb Avenue/30 Elizabeth St, Traralgon

CLOSEST RESERVE: Traralgon West Sports Complex, Willaroo Court

WHY IS THIS LAND SURPLUS TO NEEDS?

Residential type land unsuitable for open space development lack of surveillance, connectivity and another reserve is within reasonable walking distance



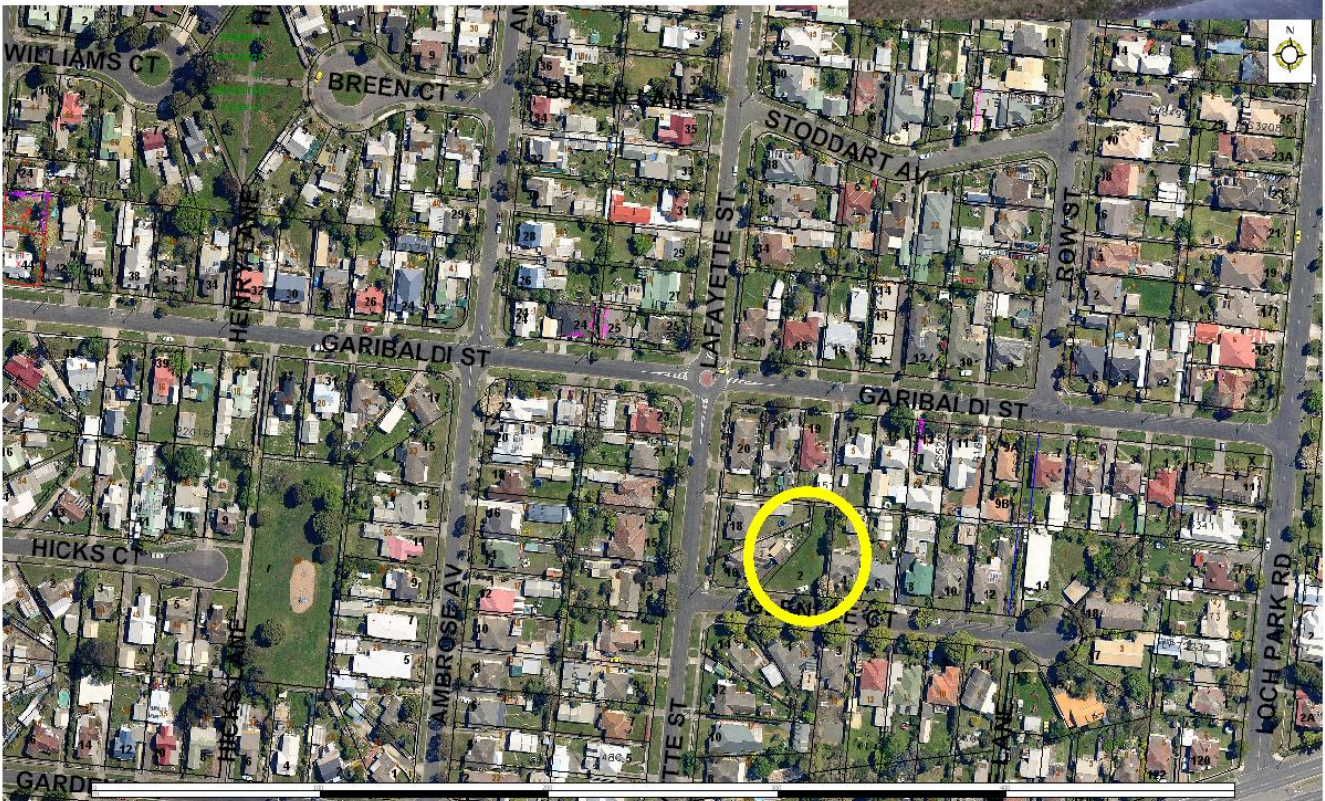


ADDRESS: 2 Glenlee Court, Traralgon

CLOSEST RESERVE: Hicks Court, Breen Court Reserves

WHY IS THIS LAND SURPLUS TO NEEDS?

Residential type land unsuitable for open space development lack of surveillance, connectivity and another reserve is within reasonable walking distance.



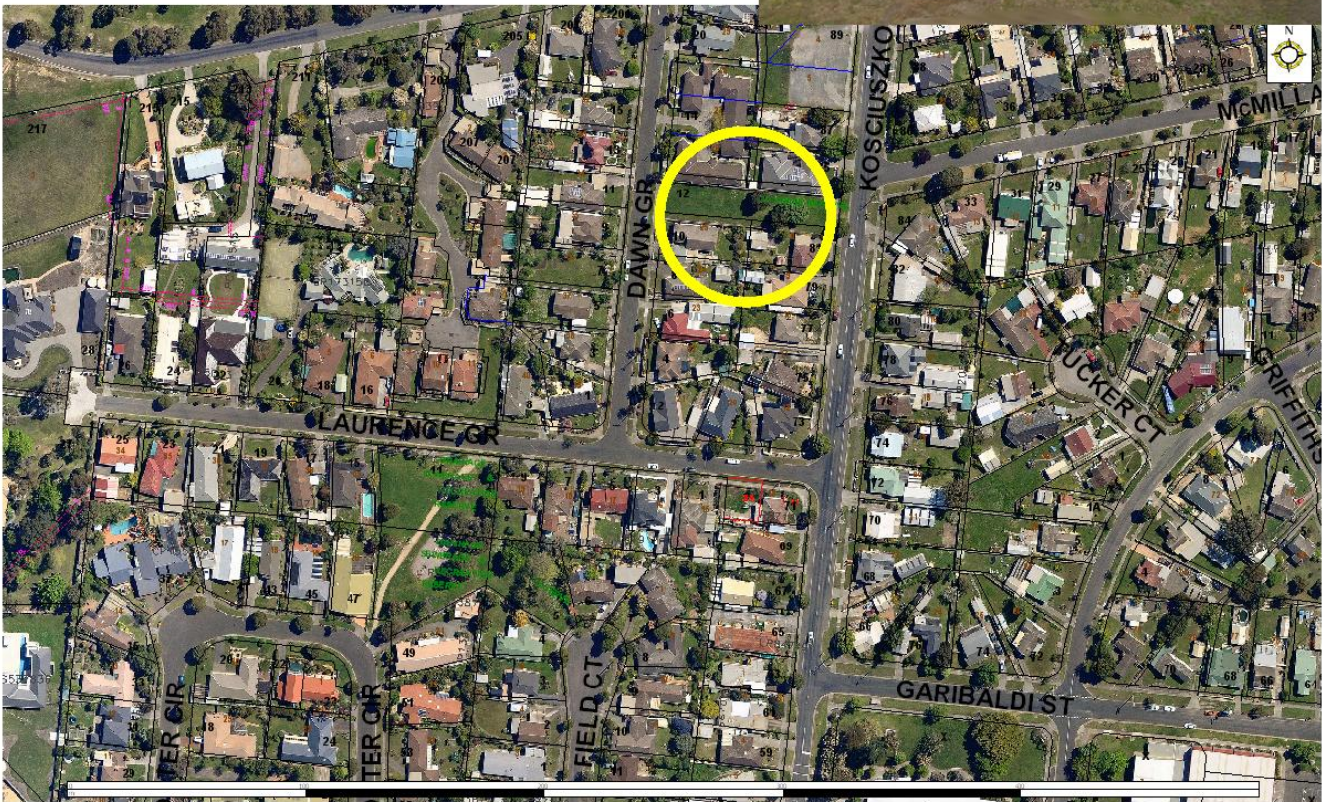


ADDRESS: 12 Dawn Grove, Traralgon

CLOSEST RESERVE: Laurence Grove Reserve

WHY IS THIS LAND SURPLUS TO NEEDS?

Residential type land unsuitable for open space development lack of surveillance, another reserve is within reasonable walking distance



Page 10 — The Latrobe Valley Express, Monday, 1 September, 2014

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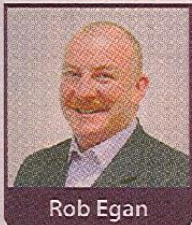
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Rob Egan



Nick Egan

your letters

Greenspace is the key to good health

ON 7 August, Latrobe City Council advertised, somewhat inconspicuously, they intend to sell several community parks: two in Churchill, three in Morwell, one in Moe, and two in Newborough, and no less than six in Traralgon.

They say the purpose of the sale of these "surplus" parks is to fund capital works projects totalling \$2 million.

The six parks in Traralgon are spread across the town: part of Think Big Reserve, Rainbird Court, the Emerald Court Reserve; the Haneton Park, Swallow Grove Reserve; Grubb Avenue and Elizabeth Street Reserve; Glenlec Court Reserve; and the Dawn Grove and Kosciuszko Street Reserve.

We are invited to comment on this proposal.

If you wish to make a submission it should be made to John Mitchell, Latrobe City Council, PO Box 264, Morwell, 3840.

You will have to write quickly because the closing date is Thursday, 4

September.

Now there has been little publicity about this, most people affected probably have not seen the notice.

There is no mention of what the capital works are or where they are to be.

Traralgon has very little open public space, we are the city with the least public open space in Latrobe City, yet we are chosen to give up six parks.

Whenever council feels the need to provide a benefit to Traralgon, they always say we have very little public open space, therefore they need to put whatever they are planning on Hubert Osborne Park.

There have been several disagreements with council over this.

There is no doubt that greener communities are healthier communities, says gardener John Masanauskas.

"Greener urban environments gain vast social, psychological, health and economic benefits for residents," he said.

An article by rudi net said "the knowledge base shows that exposure to natural spaces - everything from parks to gardens and greenspace is good for health. It has been suggested that the percentage of greenspace in a person's residential area is positively associated with general health".

Residents all benefit from exercise, experts say that even 20 minutes a day will improve cardiovascular health and memory, concentration and the ability to copy complex figures. Docklands residents say all they want is a bit of real grass to walk on.

Overwhelmingly residents who completed a questionnaire regarding exercise preferred an unstructured walk in open greenspace.

Melburnians in the new very congested housing are suffering health problems, they say there is nowhere to walk to, no trees, no open space.

Latrobe residents are among the least healthy in Victoria.

We would be taking a retrograde step to sell our few remaining parks for more concentrated development.

Elizabeth Jeffery, Morwell.

Big thanks to the late Vince Tripodi

HAVING recently booked in to the Big Red Kidney Bus for holidays in Mallacoota and Halls Gap it is timely to thank the late Vince Tripodi and his family for their planning and imagination.

Not to forget, of course, Kidney Health Australia and Latrobe Valley Bus Lines for their philanthropy in supporting this project.

The Big Red Kidney Bus is equipped with facilities for three dialysis patients.

Being stationed at a holiday destination it means that people such as I can get away on holiday.

John Cribbes, Wurruk.

59th LATROBE VALLEY EISTEDDFOD

Instrumental and Piano

4th September through to 9th September
FREE EVENING Saturday 6th Sept

Thursday 4 September

10am Ensembles,
1pm Secondary School
Concert Bands
6pm Stage Bands and Orchestra

Friday 5 September

10.30am, 12pm Primary Percussion
Bands & Recorder items
6pm Senior Instrumental

Saturday 6 September

9am Junior Instrumental,
FREE EVENING-6pm

1pm & 6pm Instrumental
Scholarships & Concerto

Sunday 7 September

10am, 1pm Senior Piano
Scholarship & Championship

Monday 8 September

10am, 1pm Junior Piano
6pm Senior Piano Solos

Tuesday 9 September

10am, 1pm Solos continued
6pm Piano Recital & Scholarship

Further details can be found at www.lve.org.au
PLEASE SUPPORT OUR YOUNG TALENT
Latrobe Performing Arts Centre, Traralgon



I heart the Valley

Here at The Express, we love where we live. The next time you are reminded of why you love where you live, share it on your social media pages with the hash-tag #iheartthevalley

Page 14 — The Latrobe Valley Express, Monday, 8 September, 2014

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your letters

There's more to the argument

RON Bernardi (*The Express*, 4 September) may think he has it all figured out in relation to coal seam gas and Boolarra property prices, but I hazard a guess that there is more to the argument.

A close friend of mine of reasonable means has been looking for a rural property with which to leave their suburban life and retire.

However the issue of coal and its relative infrastructure has unfortunately left them underwhelmed with what we have to offer.

I've recently had the pleasure of discovering Boolarra for the first time since my youth, and there is one thing you notice when you sit at the rail trail park in the centre of town; the quiet.

Unfortunately I could not recommend my friend buy either there or in Mirboo North, as the risk of a gas industry is just still too high.

The industry that many of us are just used to, is the very thing that suburbanites want to escape.

Why would they move from industry, to industry?

The very point of living rural is to escape all that.

While the threat of industry hangs over our peaceful country assets, Latrobe Valley will continue to be overlooked as a place to nest and invest by those with means.

I understand that coal will be used for a while yet, but let's think twice before we

The Express welcomes letters to the editor. All letters must carry the writer's name, address and telephone number for verification purposes. Preference will be given to shorter letters emailed to news@lvexpress.com.au

destroy our natural assets because of the mighty dollar.

You'd be surprised, it might actually be worth twice as much if left untouched.

Anthony Wasiukiewicz, Yallourn North.

Parkland is precious

REGARDING E. Jeffrey's letter (*The Express*, 1 August) notifying us about Latrobe City Council selling off parkland, I say thank you.

Like many I do not want to see our parkland disappear.

Gippslanders are proud of our parkland and council still has not learned from when they tried to sell off Hubert Osborne Park.

Thanks again to E. Jeffrey and her supporters (people power) who won the issue.

So where has the money gone?

Nothing has been done about the Traralgon swimming pool or the arts centre,

which council said it would spend money on. To update them, council rates are one of the highest in Victoria, so rate payers need answers. N.F.Nanos, Traralgon.

Global warming theory

THERE has been so much talk of late regarding global warming.

I have always been a firm believer that most of global warming is coming from below the sea.

I am no rocket scientist, but I do a lot of thinking and I have come to the conclusion that because of the world's greed and need, and many decades of removing oil and gasses from below the surface, it has allowed the earth's centre heat inferno to come close to the surface.

This is raising the temperature of the ocean, causing warm currents, melting the arctic ice fields, transferring higher temperatures to the high atmosphere, along with all the other man-made pollutants from industrial sites, huge open cut mines, the list goes on.

Australia has the means to do away with power stations and should have started 30 years ago by building huge solar fields in the centre.

There is enough heat to power the whole of Australia.

R.J.Goodwin, Thorpdale.

25 September, 2014

council news

Sites for air monitoring

LATROBE City Council will work to ensure three new air monitoring stations are placed in appropriate sites across the Latrobe Valley.

Council voted at Monday night's meeting to request the Environment Protection Authority to work with council to take neighbourhood amenity into consideration when placing the stations.

Councillor Graeme Middlemiss, who moved the motion, said this consultation had not happened in the past, resulting in less than ideal placement.

"All I'm saying is if you're going to put it in our community, do it properly," Cr Middlemiss said.

The stations will be located at Andrews Park West, Churchill; Scott Avenue Reserve, Moe and Maryvale Crescent Reserve, Morwell.

Their establishment is part of the Hazelwood Recovery Program and they will join existing sites at Ronald Reserve, Morwell and Hubert Osborne Park, Traralgon.

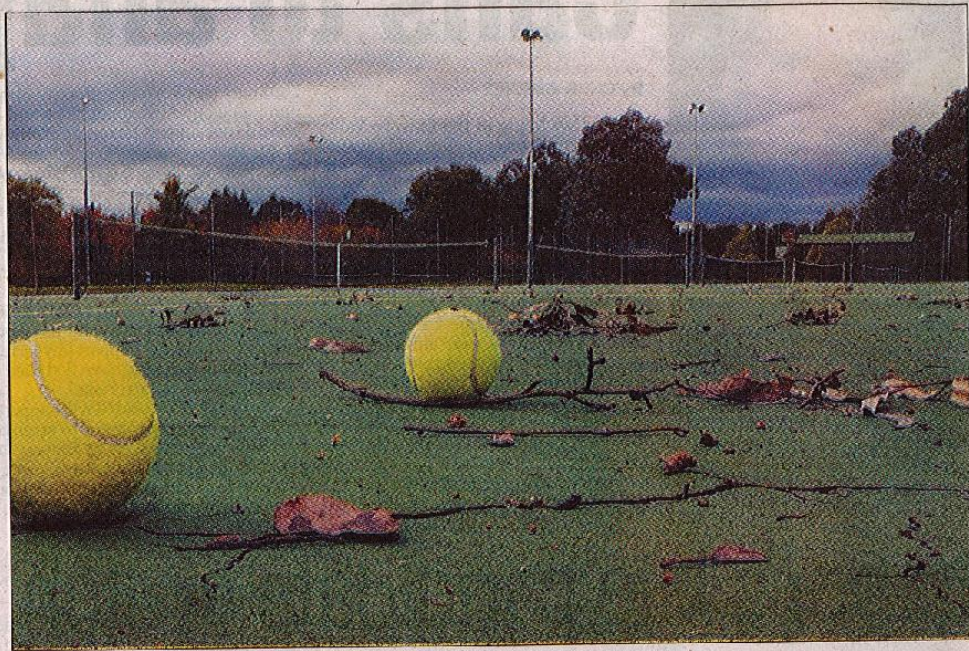
Rate reduction rejected

LATROBE City Council chose not to pursue a rate reduction for the residents of postcode 3840 as compensation for the Hazelwood mine fire, at Monday night's council meeting.

Councillor Christine Sindt put forward the motion, which called for mayor Sharon Gibson to write to Premier Denis Napthine, requesting the State Government pay the difference if council were to offer a 10 per cent rate reduction to properties within 3840. This would include homes in Morwell, Driffield, Hazelwood, Hazelwood North, Jeeralang, Jeeralang Junction and Maryvale.

Cr Sindt suggested this could be a "gesture of good will" to residents, many of whom she said were "struggling to pay their rates".

However, Cr Michael Rossiter said this move would divide the community, as it excluded the residents of Moe and Traralgon. Cr Kellie O'Callaghan added if this request was not supported by the State Government, it could further disenfranchise the community. The majority of councillors did not support the motion.



Long wait: Half the funds raised from selling surplus Latrobe City Council land would go towards financing projects including the Moe Tennis Club. file photo

Decision deferred to sell 'surplus' land in Valley

By JESSICA CHAMBERS

RESIDENTS have voiced their opposition to Latrobe City Council's proposed sales of "surplus" parcels of land and properties.

Council officers identified 15 properties across Churchill, Moe, Morwell and Traralgon that were surplus to council's needs which could be sold to fund four major projects in the Valley.

The officers projected selling the parcels, many of which were originally set aside as open space and not developed, would raise \$2 million over two years.

Half of this would go towards financing projects allocated in the 2014-15 budget, including change facilities at Harold Preston Reserve, drainage at Morwell Park Oval, reconstruction of Moe Tennis Courts and a synthetic green for Churchill Bowls Club.

However, council's public consultation process revealed most of the 20 written submissions received objected

to one or more of the proposed sales.

Many submitters said the identified vacant land nearby their homes was well-used by the community and would be missed.

Other residents said they were concerned about what may be built on the land once sold.

Nevertheless, council officers recommended council authorise the sales of the 15 properties at Monday night's council meeting.

After a number of speakers voiced their objections at the meeting, councillors voted to defer the decision, giving them more time to consider the submissions.

Mayor Sharon Gibson said the consultation process did what it was designed to - identify any issues that needed addressing.

A Morwell resident who spoke at the meeting said her home's storm water drain flowed to one of the identified surplus properties and she was

concerned she would have to pay to change this if the property was sold.

Cr Gibson said "things like that need to be addressed" and fears allayed where possible.

Moe Tennis Club president Brad Griffin said although he did not know the reasons for the objections, he wanted residents to know of the benefits the sales would bring to the community.

"The Moe Tennis Club has been pushing for (court upgrades) for nearly seven years now," Mr Griffin said.

"The money is going back to the community and... in my opinion, it will be better utilised.

"It's going to (facilities) across the municipality that can be used by the whole community, rather than just a few."

The decision to sell the land will be made at a future meeting.

Calls for factory relocation to M'well

LATROBE City Council will seek assistance from the State Government to establish a not-for-profit solar hot water system factory in Morwell.

Eureka Future Worker's Cooperative wrote to council requesting assistance in relocating its Dandenong factory to Morwell.

Council has been supportive of the project since 2009, when it contributed

\$2200 towards a business plan for the initiative.

At Monday night's meeting, councillors voted unanimously to support the project again by writing to Housing Minister Wendy Lovell and Member for Morwell Russell Northe seeking assistance.

Mayor Sharon Gibson said this project was in line with council's goals

as it would create jobs.

"That's been what we've pushed for, that's what most of the work is about - trying to secure jobs here," Councillor Gibson said.

"It's about all our futures and our children's futures and our grandchildren."

Narelle & Chris James

Submission 1

3 September 2014

Mr John Mitchell
Acting Chief Executive Officer
Latrobe City
PO Box 264
MORWELL VIC 3840

Dear Mr Mitchell

Potential Sale of Surplus Council Property

We refer to your letter of 15 August 2014 and wish to provide a submission in objection to the sale of 15 Winston Court (Drive), Churchill.

We are an adjoining property owner and when we purchased this property in 2010, a benefit was seen to be that we had a reserve next to our property, as you will see from the attached plan, we have no current connecting residences. The fact that you are now looking at selling this property is upsetting to us and will impact on the privacy and peacefulness of our current living situation.

It is noted that this Reserve was created as part of a planning permit condition requested by Council to allow a connection from the development to Tubb Road which is an unmade Government Road to the rear of the Reserve. If this was a requirement as part of the subdivision, has the requirement for this connection been removed in the less than 4 years since Certification of the Plan of Subdivision? And if the situation has changed in such a short period of time, will it change again in the future? We do not understand how this requirement would've changed in such a short period of time and do not feel that a "cash grab" from Council is enough to justify this change.

It was also a condition of the Planning Permit that the reserve be fenced by the developer, cost borne by the developer now seems unreasonable, given you see that this property is no longer required.

Please also refer to the attached aerial photo of this parcel of land and draw your attention to the earthen drain that was constructed from almost the middle of the rear of the property through to the front of this property. This drain assists in the drainage from the Tubb Road reserve, would this be created into an easement prior to the sale of this property? Would the location of this easement then make the property almost useless for building on given the location of the power substation that is in the north-western corner of this property? If the easement was not created, would the

drain be filled in and removed from this property? We hope not, as you will see, there is also an earthen drain at the rear of my property and this has already had to be reformed once as it did not flow appropriately and instead flowed into the rear of our property. Fortunately, in a period of high rainfall, we were home in the past to direct this water away from our buildings to prevent flooding, however if we were not home, flooding would have occurred. We would hate to see the drain removed from the reserve next to our property as it may see additional flows down the drain directly behind our property and increase the risk of flooding again.

To address the criteria that you have used to identify possible opportunities for rationalisation we comment as follows –

Sites with a low level use - Given the drain that runs from almost the middle of the property, we believe the use to be higher than low level, it is used every time it rains, perhaps it could be used in other ways in the future also to improve the amount that the site is used.

Existing undeveloped sites – although this site has not had any major improvements above ground, it has been developed for drainage and was proposed to be used as a connection from the subdivision to Tubb Road approximately 4 years ago according to your Planning Permit condition.

Planning Scheme zoning – It is noted that this land is zoned for Residential purposes however give the location of the drain, it limits the ability to build on this site.

Availability of alternative open space to service the catchment – it is noted that you advise that there is another park within walking distance of this reserve, it would be great to see this reserve developed into a park for children in the local area of this new development to use.

Suitability of the site for future development – as advised previously, the location of the existing drain limits the potential for residential development on this site.

In conclusion, we feel that the existing use of this site for drainage precludes the sale of this property and we feel that our property would be a risk of future flooding should the drain be removed from this property. Our internal storm water drains have not been designed to handle excess water run-off from your adjoining land.

If you wish to discuss this further please contact Narelle on _____ or by email

Yours sincerely

Narelle & Chris James



Submission 2

To the
Acting Chief Executive Officer

In response to your letter Potential sale of Surplus Council Property . As the property called Saint Andrews Reserve is the nearest to our property in Hawthorn Crescent .I believe that while the land is currently leased it would have still been an asset had Council and the current Tenants kept the maintenance up on both property surrounding the building and the building it's self .A couple of reasons dont add up for selling this particular asset one is public transport or other recreation facilities as their is an oval used by the Cricket club and the Baseball club that are part of Andrews Park ,I believe Council should be making it known to other clubs that the venue is available for their use before selling any asset .Should this property end up on the market to gather revenue for Council projects as explained in your letter then I can only say that unless this money is put into improvements at Andrews Reserve , something ignored by Latrobe City Council for some time now in preference for other projects. I could only support any sale of this property if the monies gained from the sale are spent on Andrews Park particularly the playing surface as it would have to rate as one of the worst in Latrobe City Councils sporting reserves, this would give council the chance to say we are no longer looking at the reserve we are spending Andrews Park Reserve asset sales money on Andrews Park Reserve not trying to make up for shortfalls in other project expenditures . should you wish to contact me regarding my views I can be contacted at the address or phone number below .

yours sincerely

Laurence Rasmus

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Submission 3

25 August 2014

Mr John Mitchell
Acting Chief Executive Officer

Latrobe City
P.O. Box 264
Morwell Vic 3840

LATROBE CITY COUNCIL INFORMATION MANAGEMENT	
RECEIVED 29 AUG 2014	
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Dear Sir,

SALE OF SURPLUS COUNCIL PROPERTY

We are in receipt of your letter dated 18th August 2014 in relation to the potential sale of surplus property within the vicinity of our business operations at 60-64 Madden Street Morwell.

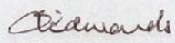
The business operations at this Madden Street address has been in place since the late 1950's originally owned by Simon Engineering/Simon Carves and more recently the Lend Lease Group.

Essentially the business practice has not changed in all this time and the business has always been a major employer throughout the Latrobe Region and currently employs in excess of 120 local employees (many with 20 to 40+ years service) situated both at the Workshops in Madden Street and on all local major Power Station sites in the Latrobe region and at the Australian Paper 's Maryvale Mill site.

Over the years we have had previous discussion with the Council in relation to expansion and zoning issues and again we wish to reiterate that the business is Zoned Industrial 3, we are a heavy steel manufacturing workshop and we can operate 7 days per week and at times run continuous shifts when the works program requires and we do emit reasonable noise levels. Primarily over the past few years our business is normally a 5 day week starting 7am and finishing 3.30pm.

Given the forgoing and again reiterating our business activity is heavy manufacturing it should be noted by Council that any development of adjacent land to our business must consider the circumstances of our business operations so as we experience no impact on our business.

Yours Faithfully
Lend Lease Services Pty Ltd


S.G. Edwards
Area Accountant

Lend Lease Services Pty Limited
ABN 87 081 540 847
60-64 Madden Street
Morwell VIC 3840
Australia

Telephone +61 3 5134 3688
Facsimile +61 3 5133 9274

www.lendlease.com

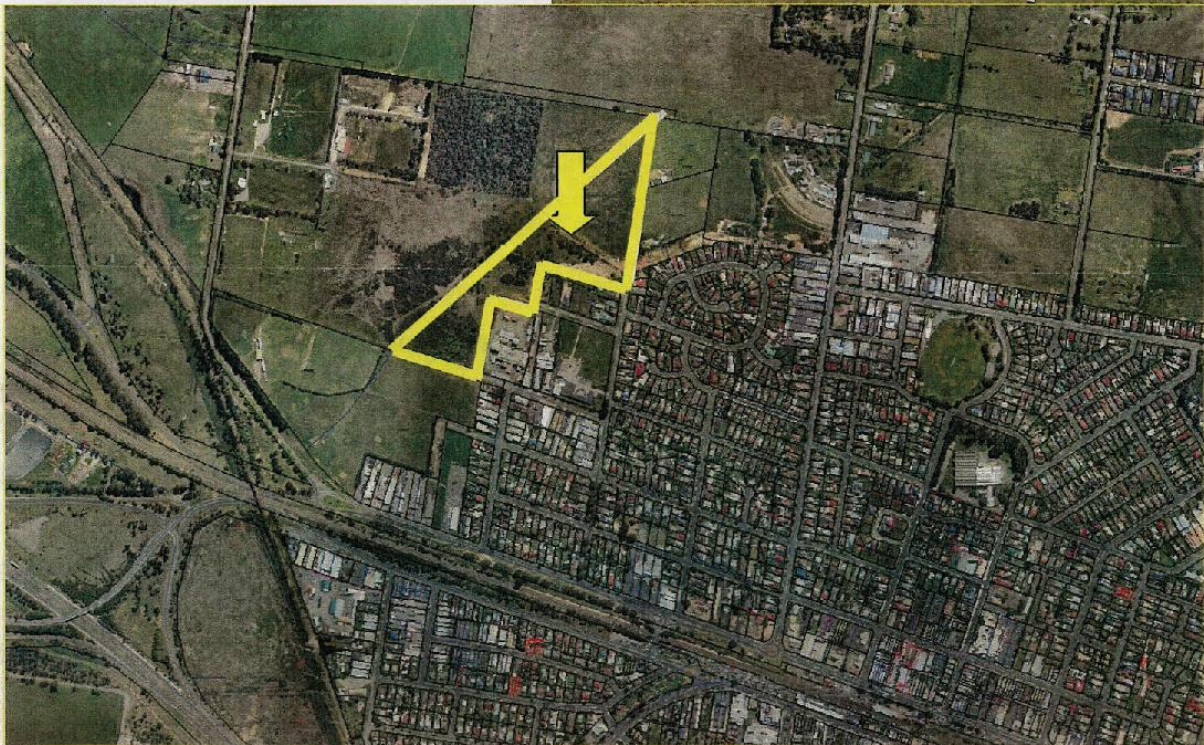


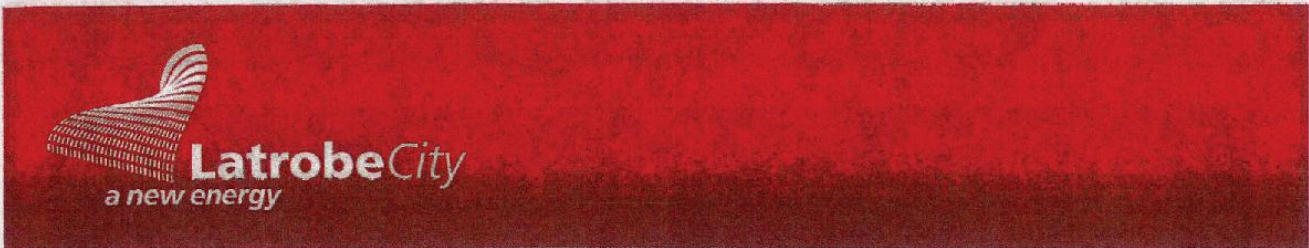
ADDRESS: Catherine Street, Morwell

CLOSEST RESERVE: Toners Lane Reserve

WHY IS THIS LAND SURPLUS TO NEEDS?

The lot is zoned as residential, included in the Morwell West Development Plan as residential land.



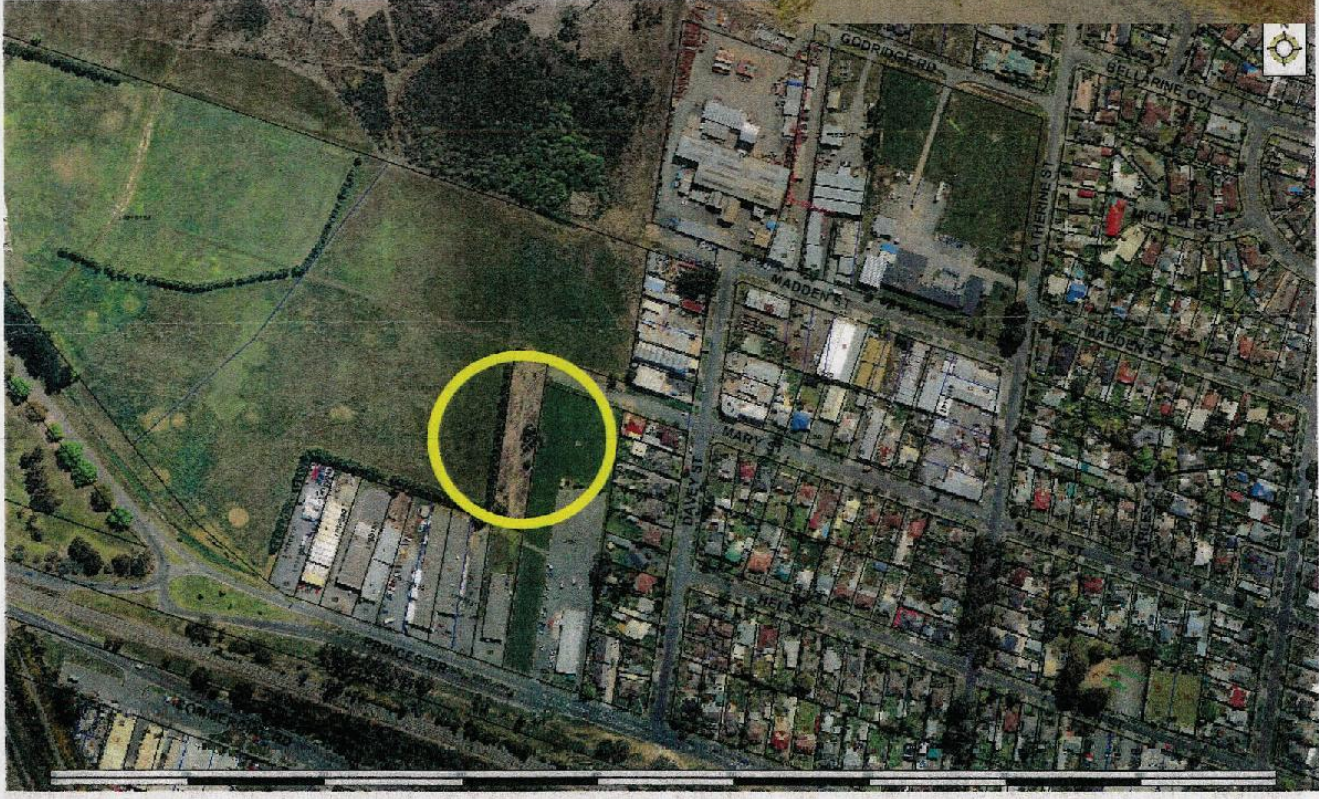


ADDRESS: Mary Street, Morwell

CLOSEST RESERVE:

WHY IS THIS LAND SURPLUS TO NEEDS? Toners Lane Reserve. This site will also be developed as wetland

The lot is zoned as residential, included in the Morwell West Development Plan as residential land.



Submission 4

Henry Morrison

From: peter
Sent: Monday, 25 August 2014 9:49 AM
To: Henry Morrison
Subject: Potential Sale 137 Helen st Morwell

Greetings,

My understating is that this land was used for sawmilling purposes many years ago and as such may have waste buried under the surface.

It may pay to do some exploratory drilling to check what nasties may lurk below.

Cheers, Peter.

Peter Devonshire RPF

Phone

Devtree Pty Ltd

Inc. Gippsland Plantation Management

The Vegetation Offset Market



Henry MorrisonSubmission 5

From: Judy Okeefe
Sent: Thursday, 28 August 2014 8:39 PM
To: Henry Morrison
Subject: Potential sale of Surplus Property.

Dear Mr Morrison,

I am writing in response to your letter dated August 18, and advise that we are against the selling of land in Rainbird Court, Traralgon. We have lived in Rainbird Court for about 33 years. We built here because my husband had a guide dog and it was somewhere he could exercise the dog. He does not have a dog at the moment, the dog died but in the future he hopes to have another guide dog. The blocks here are so small we need to have that land to be able to give a dog of that size someplace this close to home so that my husband only has to cross the road from our house.

Yours faithfully,
Judith OKeefe

Sent from my iPad

Submission 6

LANTROBE CITY COUNCIL INFORMATION MANAGEMENT	
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Sue + Darryl Shields

25-8-2014

To Whom it may concern,

My husband and I are holidaying in Queensland while it has been brought to our attention that the greenbelt in our court may be sold off.

We strongly object to this happening.

As we invested in this court around 26 years ago being a safe area for our children then and now grand children also other children around for their social activities.

We fear what type of development may eventuate and be detrimental to our safe and peaceful area.

We feel it is unlawful

for council to change rules
and regulations for east at
the detriment of the public.

We sincerely hope this
letter will fall on just and
fair ears and bought to closure.

Thanking You
Sue & Darryl Shields.



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Submission 7

Traralgon 3844

1st September 2014

Acting Chief Executive Officer,

Latrobe City Council,

PO Box 264,

Morwell. 3840

Dear Sir,

Re: Potential Sale of Surplus Council Property, 11-13 Rainbird Court Traralgon. Your ref HUM:KP

I refer to your letter dated 18th August 2014.

I wish to comment on the proposed sale of land in Rainbird Court. Your letter states that there is another reserve within reasonable walking distance. In fact, if the land referred to is sold, and presumably developed, most of the residents of Rainbird Court will not have easy access to any public land. All the other Courts in the area encircled by Glenview Drive and Tulloch Way have access to the greenbelt running from Tulloch Way up to the proposed "surplus" block.

It seems unreasonable to be reducing the opportunity for children to run and play in a safe and open area, when there is so much focus these days on childhood obesity.

In addition I believe the sale and development of this block significantly reduces the appeal, and therefore the value, of my property at 4 Rainbird Court.

I respectfully request that the Council reconsider selling this property.

Yours faithfully,



Maree Bray

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3 September 2014

Acting Chief Executive
Latrobe City Council
P O Box 264
MORWELL VIC 3840

Submission 8

Dear Mr Mitchell,

PROPOSED SALE OF COUNCIL OPEN SPACE – RAINBIRD COURT REQUEST TO RETAIN DIRECT PEDESTRIAN ACCESS

I refer to your letter dated 18 August 2014, Ref: HJM:KP, inviting comment on the proposed sale of Council land.

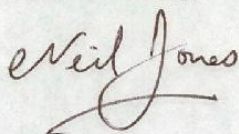
It is requested that Council retain permanent, direct pedestrian access from Chester Close to Rainbird Court across the existing public open space/reserve to cater for current regular use. Most days we cross the reserve from Rainbird Court to Chester Close at the end of our daily walk. When we are walking or driving we often see students or adults heading into the reserve from Tulloch Way or the reverse direction. Some are walking a dog and most are not residents of Chester Close. On the day we received your letter I spoke to a gent that had walked from High Street with his dog and included this reserve in the journey.

If Council proceeds to sell part of the Rainbird Court reserve it is suggested that the retained access way be along the western (lower) side of the reserve, at least 4 metres wide at Rainbird Court and about 8 metres width in line with property rear fences. If a critical event occurred in Rainbird Court this would retain alternative access/egress.

Since playground equipment was installed in the Tulloch Way reserve a 'walk to the park' has been a highlight for grandchildren visiting our house. As new grandchildren come the park and playground equipment will continue to be enjoyed. If the Rainbird Court reserve had playground equipment we would have gone there because it was much closer.

I will be pleased to discuss any aspect of my request with a member of your staff.

Yours sincerely,

 for Neil & Linda Jones

Submission 9

27 April, 2014

Mr John Mitchell
 Acting Chief Executive Officer
 Latrobe City Council
 PO Box 264
 MORWELL 3840

Dear John

POTENTIAL SALE OF SURPLUS LAND: 4-5 Emerald Court, Traralgon

Thank you for the opportunity to comment on the proposed sale of land identified as 4-5 Emerald Court, Traralgon. Our property is located at 4 Emerald Court and we have sought to offer to buy this reserve on three previous occasions from Council. We are again very interested in purchasing the whole or part of this reserve if this gains Council agreement.

We built our house next to the reserve 22 years ago and lived in the court the longest of our neighbours. The reserve has remained an open reserve with out any equipment or trees and council has been required to mow the reserve regularly.

The reserve as per the Public Open Space Strategy Final report has identified the reserve as;

- low level use,
- is an existing undeveloped site is not zoned for use,
- there is an availability of alternative open space to service the catchment and
- the site is suitable for future development.

At this stage we will not be seeking to speak in support of our submission at the 22 September Council meeting as our points are consistent with your recommendation 9 of the Public Open Space Strategy Final Report and we are prepared to offer to purchase the whole or part of the reserve depending on estimated sale price.

Should you require any additional information to add to our submission please let me know by email.

With thanks

Susan and Richard Lloyd

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To: Acting Chief Executive
Latrobe City Council
Morwell Vic. 3840

From: Miss Jennifer Makowski
[Redacted]

Submission 10

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28 AUG 2014	
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Re: Proposed Sales of Land.
25 Grubb Ave/30 Elizabeth St, Traralgon.

I am writing regarding the sales of
the above land.

I have no objections at all and
I think it would be ideal for
residential land as this is a
prime area. Close to schools, shops
and to LRH.

It has been unused for a long time,
sometimes for people walking through for
a shortcut to Grubb Avenue, so
I am happy for it to be sold.

Yours sincerely,
Jennifer Makowski

Submission 11

2nd September 2014

Mr John Mitchell
(Acting) Chief Executive Officer
Latrobe City Council
PO Box 264, Morwell 3840

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Dear John

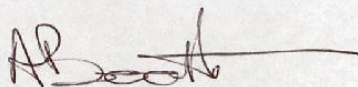
Subject: Potential sale of surplus council property

In response to the recent articles in the Latrobe Valley Express and a letter date the 18th of August 2014, I wish to advise you that I would like to participate in any future discussions in relation to the sale of the property located at:

25 Grubb Avenue / 30 Elizabeth Street Traralgon.

I have requested additional information relating to this land from a Council representative and would like the opportunity to discuss this and other concerns at the meeting planned for Monday the 22nd of September 2014.

Yours sincerely



Andrew Boothman



Acting CEO

Latrobe City Council

PO Box 264

Morwell Vic 3840

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Submission 12

Dear Sir,

RE: Surplus land Swallow Grove Traralgon.

We refer to recent correspondence received relating to the above matter and would like to make the following comments.

We are a young couple recently married and have purchased the adjacent property at 41 Swallow Grove Traralgon. Although currently undeveloped by Council our decision to purchase our home was influenced by the fact it has open space next door along with the potential that one day this open space would be used as it was previously intended. In any case it would provide a safe area adjacent to our house for our future children to play. We understand that this land is not currently used to its full potential so it may be that we would not necessarily object to Councils proposal to rezone the land but ask that as adjoining property owners we be kept informed of the progress and have first option to negotiate to purchase part or the whole of the land should it be rezoned residential.

We look forward to receiving your future correspondence,

Yours Faithfully



Dean & Alisha Brooks



04.09.2014

To

Submission 13

Mr John Mitchell
Acting Chief Executive Officer
Latrobe City Council
PO Box 264, Morwell
3840

Dear Mr John Mitchell

I thank you very much for advising me about the council's consideration to sell the surplus properties. As an owner within the vicinity of the identified area as 41-43 Swallow Grove Traralgon, I agree and fully support the sale of such properties which have been lying undeveloped for some time.

The sale of such properties, in my view, will

- 1, Bring in revenue to the council to develop or complete other projects
- 2, Take off the burden of maintaining these properties
- 3, Generate funds in the form of rates, in future if sold and
- 4, Eliminate the potential spaces for loiterers and drug users to reassure the peace, harmony and safety in the community.

I will be happy to be part of discussion on this matter.

Yours Sincerely

Dr Zafar Iqbal Zafar

1/9/14

Dear Sir/Madam,

LATROBE CITY COUNCIL INFORMATION MANAGEMENT	
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Submission 14/14	
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We the undersigned hereby register our objection to the sale of the parcel of land being 3 Glenlee Court Traralgon 3844 because:

- ① It's far too small to hold a viable residence.
- ② It has been open land for as long as we remember and had playground equipment on it, and is still enjoyed as an area to play with dogs and children (safely).
- ③ As this is a court with only one way in and out, encouraging extra housing poses a danger with more traffic.
- ④ Further disruption to residents at the bulb end of the court, as people from the top end of the court just love to drive their cars, (sometimes at high speed and noise), down the court and back again, to avoid doing a U turn in their own driveway.

Sincerely,

Norman + Clasina ARNOLD
Glenlee Court
Traralgon
Ratepayers and Voters!

Submission 15[REDACTED]
Traralgon

Vic 3844

Acting Chief Executive Officer

Latrobe City Council

PO Box 264

Morwell Vic 3840

Dear Sir

I would like to object to the sale of 3 Glenlee Court for a few reasons. First the land is still used for recreation. Second the mentioned closest reserves both involve crossing busy roads by children to access them. Finally it would add to the parking congestion the court is quite often subjected to, making it difficult to enter leave my drive way when cars are parked both sides of the court.

Yours sincerely



Paul Dunlop

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Mr John Mitchell
Latrobe City Council
P.O.Box 264
Morwell.

Submission 16

Dear Sir,

I wish to put in a complaint in regards to the sale of the green belts in Dawn Grove and Kosciuszko Street Traralgon.

The green belts back on to each other and provide a great play area for the young families in the streets. There is not a day, when it is not winter, were the children are not playing in these green belts.

I should have expected the council to sell of these pieces of land as years ago they removed the slide and swings from the area. Therefore giving all a warning that the area would be sold.

I was under the impression that the idea of the green belts were for the benefits of the young. But now it seems that the green belts are for the benefit of the council and how much money they can make from them.

I expect the council to ignore all who disprove of what they are doing and go ahead anyway.

But please note that I disagree with the sale of ALL green belts in the Latrobe Valley Council area.

Heather Bolwell

Heather Bolwell

[Redacted]

Traralgon

[Redacted]

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Submission 17

3/9/14.

To
Mr John Mitchell
Latrobe City Council

Regarding your proposed selling
off of some parklands.

Dear Sir,
Many years ago, when my father, Mr Robert Sexton, opened up some land facing Kosciuszko St and Dawn Grove in Traralgon for residential use, he was expected to make a gift of many blocks of his land to the council, which, he was told, was for recreational use.

He was never given any compensation for the blocks that were taken by council and now I have been told that the council is intending selling these blocks that were a gift.

The blocks that were acquired by the council are used by the children and adults of the neighbourhood and they are the only parkland in the area. Why would council want to deprive the ratepayers of this area of something that the original owner, my father, was told would be recreational and for their use.

Is this the right thing to do by council?

Hoping to receive an explanation from you regarding this matter soon,
yours sincerely
(Mrs) Dawn Preusker.

Submission 18¹

Mr. John Mitchell CE
 Latrobe City Council
 P.O Box 264
 Morwell 3840

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August 31, 2014
 Elizabeth Jeffery

SALE OF POTENTIALLY SURPLUS COUNCIL PROPERTIES

TRARALGON

Dear Mr Mitchell and Councillors

Thank you for the opportunity to contribute to the discussion regarding the possible sale of these community parks.

I wish you to note that I oppose the proposal to sell **six parks** in Traralgon. I see you designate them as council properties, but to begin with I consider they are Community Parks, owned and maintained by the people of Traralgon. Council is elected and paid by the community to care for and conserve our property. Not to sell it to cover a budget crisis, or shortfall. Herald Sun June 13. 2014 reports that our Council is under scrutiny by the Ombudsman, which has resulted in the appointment of a monitor who has "practice in reforming troubled councils" (Latrobe Valley Express 21.8.14). Now if there is, or has been, a financial problem, I do not think it should be ameliorated by the sale of irreplaceable assets. The people now, and those in the future should not have to pay for administration faults or errors. David Uren (The Australian 28.8.14) says "voters expect fiscal discipline" so we do, but the application of moneys received by un-renewable asset sales must be of the highest priority, something requested and recognized as necessary and needed by all the Latrobe Community. The stated purpose of the sale of these valuable community assets is to fund Capital Works Projects. That is the moneys disappear into Councils funds and no appropriate community asset will replace them. Churchill, Moe, Morwell and Newborough residents should also be concerned.

In fact land is a most valuable asset it is irreplaceable, public open space is irreplaceable. Council will never buy open parkland for the community, in fact the policy has always been to sell, and sell, then to explain to the community that somehow there is very little public land for public purposes, it's a pity, but that's how it is. So the next complex must go onto whatever scarce public space there is. There have been many attempts to sell, or build over Hubert Osborne Park, there have been thousands of objections, but it seems the aquatic complex will eventually go there in spite of inadequate parking, traffic congestion and the wish by most people to just have a simple heated pool.

These parks are important to the community, "Significant public land, once sold, is lost to the people forever. When governments sell land that is of significance or value to the people they are

also selling our children's future. Governments should not be allowed to act in this way"
Protectors of Public Land (PPL Vic)

It is an acknowledged fact that Traralgon has less open space than any other city in Latrobe Shire, yet we are nominated to make the most substantial contribution to the council budget shortfall. Is this part of the ongoing perceived discrimination against Traralgon ? That Traralgon residents pay far and away the most in rates, and receive much less in return, a matter of some concern. To sell our scarce parklands is to reinforce that perception.

Latrobe City's mission statement is to "provide public open space to meet the broad expectations of the community, this is a key responsibility of Latrobe City" "Other major aspirations are for a community that is both liveable and sustainable, with a continued focus on healthy lifestyles supported by a high quality recreational and cultural facilities and a natural environment that is nurtured and respected"

Latrobe City Values include "Planning and acting responsibly, in the best interests of the whole community" and "listening to and working with the community" There are also promises to "Effectively manage Council debt to minimize long term cost."

My contention is that by selling these lots of land, you are selling the future liveability and sustainability and possibility of healthy lifestyles with the sale of our open space. One of the greatest benefits to urban peoples is to have accessible open space. This space is necessary for exercise, structured or unstructured. Most people responding to a recent survey said their preferred exercise was walking, most people in the newer suburbs surrounding Melbourne said they missed walking because there is no open space, no grass, no trees, just more and more crowded housing. The people living at Docklands recently pleaded for "just open space with grass and trees". Children need to be able to get out and play in the open, its good for human physical and mental health, indeed its necessary.

Even if the land is left undeveloped, trees and bushes which support our native environment can be planted there, indeed the people of that street would probably be glad to add to the plantings. It is a part of Councils Initiative to "improve neighbourhood amenity, to commence Latrobe City Public Open Space Strategy to manage and maintain parks and gardens across Latrobe City and maintain and develop playgrounds" and to "work in partnership with the community to address causes of chronic preventable disease by developing local solutions for healthy living, encourage physical activity etc" People on low incomes cannot afford to visit the gym, busy parents consider it a boon to be able to allow their children to visit a nearby park to play at no immediate cost. Older and disabled people like to be able to visit a close by open space to contemplate nature, even better if they can admire native birds visiting native flowering bushes. Even Joe Hockey admits travel is a burden for those on low incomes. Open space needs to be accessible.

The health benefits are undisputable rudi net states "the knowledge base shows that exposure to natural spaces – everything from parks to open countryside to gardens and other greenspace – is

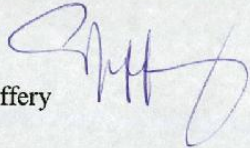
good for health. Contact with natural spaces can improve health directly and indirectly (by for example encouraging physical activity and social health). It had been suggested that the percentage of greenspace in a person's residential area is positively associated with their perceived general health."

Trees are known carbon sinks, of great value in this area. And the adjoining residents of these six parks will be greatly disadvantaged by losing a restorative, refreshing, green open space to a development of many flats or a housing complex.

I hope that Council will take note and refuse to sell our few remaining valuable community parks.

Yours sincerely

Elizabeth Jeffery



LATROBE CITY COUNCIL
INFORMATION MANAGEMENTSubmission 19

RECEIVED

5 SEP 2014

Mr. John Mitchell,
Acting CEO, Latrobe City,
PO Box 264,
Morwell. 3840.
4th September 2014.

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Dear Mr. Mitchell,

Along with Mrs. Elizabeth Jeffery's concern of the selling of several 'Community Parks' in our community, [The Latrobe Valley Express 1. 9,2014.] may I add my concern also.

It makes me so so sad that I again have the need to comment on the situation of Traralgon in regard to the LCC and on the LCC.

However, I very reluctantly do so as we should be and are grateful for what we have, compared to what we see/hear daily on the media in other parts of the world.

Nevertheless may I make a few comments.

Unfortunately I did not see the original article in the Express, however from what is stated, there seems to be a need of \$2 million to fund capital works.

With Mr. Webb being employed to monitor the LCC, he may discover why we have to sell these areas for \$2 million? What has gone wrong with the LCC that this situation of selling land has arisen?

Where is the Community Health in LCC? As Mrs Jeffery stated the need and contribution of Greenspace for our children, elderly and young families etc. for their health and wellbeing.

Where are the Sports people in the LCC? To encourage to use these areas for walks, play etc...

Where is the Tourism Section of the LCC? Do they see the need to enhance our communities, which Greenspace can assist with?

Are the Councillors unable to have a say on behalf of the Community in the LCC?

Is the need of Mr. Webb's employment, an omen to all that something is amiss within the LCC?

Individual households are able to own premises of \$1 million + -- how is it that a City like Traralgon needs to take these steps? For \$2 million.

Why is not Traralgon in a situation that is able to cope with \$2 million and not having to sell 6 of its sites?

Are these sites being maintained by the LCC correctly and sufficiently?

Do all the sites need to be sold?

Along with the other reasons, my main concern is that these sites are being sold for the monies.

Why and how has it come to this? That land has to be sold to maintain the LCC?

Please may we or do we need to re think/re visit the LCC and the Amalgamation that took place in 1994.

The TECC site has been sold I believed, I tried so hard along with others and pleaded for it remain with the people of Traralgon. With no success.

Our few weeks travelling Outback Australia reinforced for me the role of Councils. Eg Winton, Queensland, and the surrounds were near perfect as were the rest areas everywhere. These, no doubt, are for the many tourists, but the locals too were very proud of the situation. We do not have the tourists but we do have a larger population, which also has its own needs, to be proud of and happy in our area.

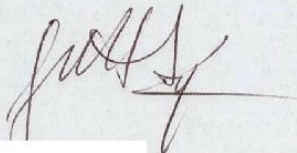
I am sorry for these questions and comments Mr. Mitchell, however I believe that they need to be made, I do not blame any one person.... It just seems to have developed to this situation over the years.

I personally do not need a reply to these questions, just hope and anticipate that they maybe addressed/thought about along with other Community thoughts, before the final decision is made, to sell these sites.

Thanking you for this opportunity and will be happy to discuss these points with you.

Yours sincerely,

Johanna Sykes



PS. I am hoping to forward a copy of this to Mr. Webb and other interested parties.

Submission 20

Henry Morrison

From: jenny ellis
Sent: Thursday, 4 September 2014 9:15 AM
To: John Mitchell
Cc: Henry Morrison
Subject: Re potential sale of council property

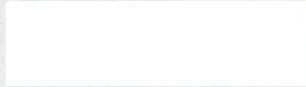
Dear Mr Mitchell,

I wish to advise you that Jennifer Ellis and Michael Ellis will be attending the ordinary council meeting on Monday 22 September 2014, being held in Morwell offices to have the opportunity to speak in support of our submission against the potential sale of council property located in Rainbird Court, Traralgon.

Yours sincerely,

Jennifer Ellis

Mrs. Adrienne Evans



Mr John Mitchell

Latrobe City Council

Kay Street

Traralgon, Victoria 3844

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Submission 21

4 September 2014

RE: Sale of surplus land in Traralgon

Dear Mr. Mitchell:

In relation to the sale of surplus land in Traralgon, I strongly oppose the sale of ALL surplus land. The surplus land closest to our home, Emerald Court Reserve, has been in contention with council since 2003. At this time, local residents had a meeting with the then Council Recreation Officer on site regarding when our area would be getting some public open space. At that time, the State Government rules stated that areas with 1km square of housing required some public open space. Our area, bound by Wirilda Cres, Kimberley Drive, Tyers – Traralgon Road and Cross' Road has NO public open space at all, and this area is much larger than 1square km!!!

It was agreed with Council, at the conclusion of the meeting, that the Emerald Court Reserve would not be sold until such time as Council offered us a public open space SOMEWHERE within our area. To day, there is still NO Public Open Space.

Considering the value of open space to our environment, whether it be active or passive, and the benefits that all residents can have just from having this sort of land in their area, none of the areas identified, Think Big Reserve, Haneton Park, Grubb Avenue and Dawn Grove should be allowed to be sold. Once our open space is gone, it will never be replace.

At the council meeting on 22 September, I wish to speak.

Sincerely,

Mrs. Adrienne Evans

5 August 2014

To: John Mitchell,
Acting Chief Executive Officer,
Latrobe City Council
PO Box 264,
Morwell 3840

Submission 22

Re: Proposed sale of the Andrews Park West PreSchool site, Maple Crescent
Churchill.

Dear Mr Mitchell,

I am a resident living on the boundary of Andrews Part West, at 21 Banksia Crescent, and our property directly faces the Andrews Park West PreSchool site. I am not in principle opposed to the sale of this property as indicated by the proposed sale of land of surplus council property [Ref:HJM:KP 18/09/2014]. However I am seriously concerned by any possible change that may be made to the purpose or use of this property. This property is currently set aside for municipal and religious purposes only. Any change to the use or purpose of this public space would be undesirable and inappropriate. The park itself is used by many citizens, children, sporting clubs, and so on. Any change to the use or purpose of the former PreSchool site which exists within the park would potentially seriously harm the capacity of the park to function as a public space. I strongly urge the council to ensure that it remains for municipal and religious use and purpose only.

Yours truly,

Dr Ian J. Coghlan



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Submission 23

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5\9\14.

Dear Sir

In response to your invitation to comment on the sale of the former Andrews Park West pre-school site, which is currently leased by the Churchill Christian Fellowship, my husband and I, who have lived in Banksia Crescent for thirty five years, consider this sale to be inappropriate. In the letter dated 18/8/14 "Potential Sale of Surplus Council Property", five guidelines are listed to identify possible sites to be sold; this property in Andrews Park does not appear to come under these criteria. Specifically, the first criteria is "sites with a low level of use", and as this property is leased by the Churchill Christian Fellowship, thereby providing income to the Latrobe City Council, it does not come under this criteria. The site is not undeveloped, which is the second criteria. How can this property be considered surplus, when it is bringing in an income for the Council?

In a letter dated 3/12/03 from Mr H. Morrison to Mr and Mrs Warget, it was stated that the sale of this property "will be conditional upon a covenant being created on the transfer of the property providing that the property can only be used for Municipal and religious purposes". It therefor makes no sense for Council to sell this property.

Once a precedent has been set it is unlikely that the status quo will remain. If council sells this property there is a real concern that other parts of the park will be sold at a later date, when Council again requires money for some venture.

This park is used by children to play and exercise, which is so important for their healthy development. Our son used this park frequently when he was young, as did his friends; it was also instrumental in socialisation with other children. Now we take our grandchildren to the park frequently. We are all aware of the need to stop children spending all their time looking at computer screens and it is essential that the park always remains to encourage the children to play and exercise.

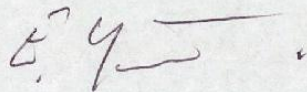
Many people can be seen walking their dogs in the park, and this is essential for animals in urban areas.

The oval is used for various sports and this is essential for the healthy development of young people and adults alike, as well as the community involvement in the sports.

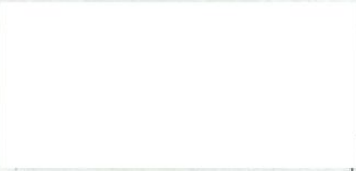
In a letter to the Latrobe Valley Express, dated 1/9/14, Page 10. Elizabeth Jeffrey stated that "Greenspace is the key to good health". Ms Jeffrey also stated that according to experts even "20 minutes a day will improve cardiovascular health and memory, concentration and the ability to copy complex figures". Ms Jeffrey also stated that we would be taking a retrograde step if we sell our parks for more development, and I heartily endorse this.

Surely Council should find funds elsewhere to pay for capital works projects. It was my understanding that our rates pay for capital works projects. Ratepayers must live within their means, so should the council. Please leave our parks alone. We need our parks and so do our children and our grandchildren.

Yours Sincerely



Elizabeth Yates. B.App.Sc.N. M.Ns.


Submission 24

Mr Henry Morrison
Manager Governance
Latrobe City Council
P O Box 264
Morwell

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Dear Sir

Re: Proposed sale of: Andrews Park West Pre-School Churchill

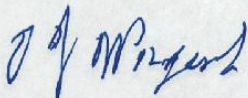
We live at 19 Banksia Cres, Churchill which is close to the above pre-school and whilst we do not object to the sale of this property to the present tenant, existing land and building only, for the purpose of conducting church services, we are concerned that once this property passes from public ownership and control, the new owner, or a future owner, or tenant may use this property for a purpose or activity that would be inappropriate or undesirable in this area.

The parkland surrounding the above property is in constant use. Football, cricket and baseball are played on this land. There is constant use of the playground, and at all times of the day there are people walking dogs, or just strolling or jogging. It is a beautiful area and well maintained by the Parks and Gardens department. It would be most undesirable for the Council to lose control of the above property, and have the use of the park and the pleasure it gives to the local people, compromised by any unwanted activities taking place on the above property.

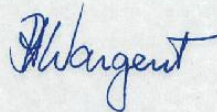
As the property was originally built as a Pre-School, and as the population of Churchill is increasing it seems to be an unwise move to sell a property that has been purpose-built when it is likely that the Council will have to build more Pre-schools in the future. Any new Pre-school will undoubtedly cost more than the sale price of this existing property.

We therefore strongly suggest that Council take suitable measures to ensure that this situation cannot happen, now, or in the future.

Yours faithfully



DOUG WARGENT
6th September, 2014



PAT WARGENT

Submission 25

Mr Henry Morrison
Manager Governance
Latrobe City Council
P O Box 264
Morwell

Dear Sir,

Re: Proposed sale of : Andrews Park West Pre-School Churchill

We the undersigned reside in Banksia Cres, Churchill and as half of Banksia Cres faces Andrews Park we all are part of a community with ties to the Park and the Pre-School. Some of us have had children and grandchildren attend the Pre-School, and all of us enjoy activities in the Park.

Most of us purchased our own property because of the proximity of the park.

We object to the sale of the above property, because we are concerned that once this property passes from public ownership and control, a future owner or tenant may use this property for a purpose or activity that would be inappropriate or undesirable in this area.

The Park is a wonderful space with a playground where we take our children and grandchildren to play. It is a great sports area and is used by many people, especially the young who are supported by their parents and friends. There are the walkers and pet owners.

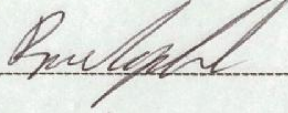
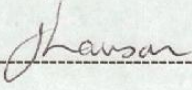
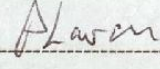
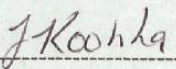

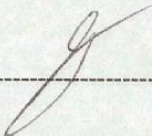
Should the present tenants of the Pre-school building leave, the building itself could again be used as a Pre-School, or any number of community uses. It seems irresponsible to sell off such an asset especially, as, in all probability a new Pre-school will have to be built in the future, as more and more homes are being built in Churchill all the time.

We therefore strongly suggest that council reconsider selling this property and takes suitable measures to ensure that this situation cannot happen, now or in the future.

Yours faithfully.

6th September, 2014

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NAME	SIGNATURE	ADDRESS
BRENDA		33 BANKSIA CRES CHURCHILL
MR LAWSON		25 Banksia Cres Churchill
MRS LAWSON		25 Banksia Cres Churchill
Laurie Rasmus		42 Hawthorn Cres Churchill
Lorraine Rasmus		42 Hawthorn Cres Churchill
Sean Stevens		3 Banksia Crs Churchill
Carly Stevens		3 Banksia Crs Churchill
Jolly Brown		6 BANKSI CR. "
Bonnie Brown		6 BANKSIA CR.
Janet Kootstra		23 Banksia Cres Churchill
MICHAEL VAN TILBURG		23 BANKSIA CRES CHURCHILL
Taylor Van Tilburg		23 Banksia Cres Churchill

NAME

SIGNATURE

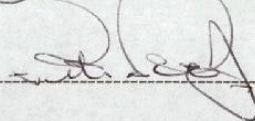
ADDRESS

Justin Van Tilburg JVT

23 Banksia cre

Emma Pooley

39 Acacia Way

Rick Pooley 

39 ACACIA WAY

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Annabelle Gumpold

Tuesday 2nd September 2014

Mr John Mitchell
Latrobe City Council
P.O. Box 264
Morwell, 3840

Submission 26

Submission re: Sale of potential surplus council properties – Churchill, Moe, Morwell, Newborough and Traralgon

Dear Sir,

It is with a strong sense of déjà vu that I address this submission for your attention; it was back in the day when you were CEO for Latrobe Shire, Traralgon City Council or whatever when the proposed sale of green strips was first mooted. After diligent searching of existing archives, a Latrobe City Council Service Officer was regrettably unable to lay hands on the document I presented to Council as a late submission regarding those strips proposed.

However, many of the points raised then are possibly even more valid now with the marked increase in urban development in the Latrobe Valley – Traralgon area particularly. What is hoped to be achieved by scabbling for cash through 'selling the farm' when the proceeds are to be lost somewhere in the future under the dubious heading of Capital Works Development?

For example: Elliott Street in Traralgon has been up for a comprehensive overhaul for the last 15-20 years. Similar to Leila Street, which was updated in the now rapidly receding past, this would have involved a total upgrade. Not so now it seems; we still have incorrectly laid drains which are repositories for stagnant water or which simply flow back into various properties; increased road traffic has resulted in chronic potholes, patched over occasionally when things get too bad; frequently exploding water pipes at the Hyde Park Road end, etc.

Meanwhile, Hickox Street extension has recently has a partial footpath laid – not where it ought to go, ie; where street lighting and open drains are fronting these spacious new properties, but for a laughably incomplete distance bordering part of the Traralgon Railway Conservation Reserve.

Page 1 of 3

Furthermore, following Traralgon's spirited civic opposition to the proposed selloff of parts of the Hubert Osborne Reserve, it emerged that the \$6 million anticipated from that sale would barely cover Latrobe City's debt interest repayments, let alone fund a development of the type then envisaged.

If these be the results of diligent urban planning, it can be understood one would view any further prospective capital works development with justifiable scepticism.

My submission pertains mainly to Traralgon. Why is it that Traralgon, apart from consistently paying higher civic rates than any of the other towns targeted, is now apparently being asked to part with no less than six (6) reserves or green strips? When I addressed Council re the earlier proposed sales, you advised me that Traralgon has more green areas than Canberra, as though this was sufficient reason for Traralgon to disencumber herself forthwith. The point you made then appears now to be applied to the current 'potentially surplus' areas.

The point I made then which appeared to be accepted by the Council meeting and is even more relevant now in light of the Hockey austerity budget proposals, is that many children - from tots to teens - may not have access to the necessary funding or physical aptitude to take advantage of the exciting new recreational complexes both actual and envisaged.

With current enlightenment indicating an increased desirability for childhood and early youth access to unstructured outdoor environmental activities it comes as a shock that Council now elects to fly in the face of modern thinking by effectively selling out the ground from under these future ratepayer's feet. We are all aware by now of the existing current McMansions trend to crowd edge to edge on standard building blocks leaving precious little individual outdoor area, thus encouraging our kids towards a sedentary lifestyle with resultant rises in healthcare costs from obesity and allergy problems, not to mention an alarming increase in youth suicide, substance abuse and street violence. Boredom, desperation or just plain frustration at being boxed in on all sides?

It may be of interest here also, that when private sector planning for the old Hobson Park Hospital area was in process it was deemed essential that green strips be provided for: these strips are to run contiguously with those already insitu in Elliott Street and Hugh Court. Thus Council wants to play ducks and drakes or should that be pea and thimble with Traralgon land? Now you see it, now you don't.

I would further draw your attention to the potential problem of urban overdevelopment whereby suburbs in Stonnington Council ('The Age' 18/8/2014 - [Stonnington's predicament](#)) including Glen Iris, Armadale, Toorak, Prahran and Malvern have now been identified not as having 'surplus' green spaces but rather the converse, to the extent that Stonnington Council has identified 450 privately owned and public sites for

potential compulsory acquisition in an attempt to reverse the decline in the amount of open space available in the municipality after years of intense development. Whilst at this stage the proposed compulsory acquisition is still in the planning phase and projected to take place possibly over the next 20 years, the amounts required by the Council for re- purchase or compulsory acquisition are estimated to run into mega dollars.

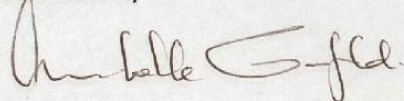
How fortunate that Traralgon in particular is blessed by the foresight of long-gone city planners and benefactors in that it is well-endowed with green strips and reserves already!

It is realised that in the current rush for short term cash, and this is not the first time, today's city planners will not be encouraged to look beyond the so-called urgent present. A significant number of Traralgon residents are backing the motion to secede from the Latrobe City conglomerate. For years Traralgon has borne the brunt of exorbitantly high rates and poor town planning initiatives with the bulk of our money being spent on other towns. There is no viable reason to expect things will be any different either now or in the foreseeable future, and to propose a sell off ^{of} valuable assets for the vague promise of future benefits simply invites derision. Although 'a monitor' may now be on hand to 'help' with future civic guidance, there is no guarantee they will be any more effective than the unlamented recently departed senior council officers. It is a sure thing that oversight by this monitor will be in an advisory or rubber-stamp capacity only, and doubtless our rates will rise yet again to accommodate the costs of his so-called expertise.

Bearing in mind the foregoing, this submission respectfully begs a stay of the dread hand of any further developer-backed acquisitions of this nature before any potential Traralgon surplus blocks are sacrificed for nebulous gains when indeed these very areas and more may need to be re-requisitioned at highly inflated sums of course, merely to reverse an inevitable decline in the amount of green space available in the municipality after years of intense development. At the risk of sounding somewhat pedagogical may I suggest you recall the timeworn but not inappropriate adage that 'a bird in the hand is worth two in the bush'?

And yes, I would appreciate the opportunity to speak to this submission.

Yours sincerely



Annabelle Gumpold

[Redacted]

Enc.

20 NEWS

Stonnington may compel hundreds of home owners

Chris Vedelago

Stonnington Council is set to take a landmark vote on a controversial policy that could compel hundreds of home owners and businesses to sell their properties to the city for conversion into parks.

But nearly all owners are being left in the dark about whose properties have been selected, with the council choosing not to publicly release the list of 450 identified sites in South Yarra, Toorak, Armadale, Glen Iris, Prahran and Malvern.

In the first stage of its strategy, the council will decide on Monday whether to apply a new planning control - known as a public acquisition overlay - to five privately owned properties in Prahran, marking them permanently "reserved" as potential public space. The designation gives the council the option of buying the land at some future date.

The Prahran properties are among hundreds of private and publicly owned sites identified in a confidential report commissioned by the council, which is looking to reverse the decline in the amount of open space available in the municipality after years of intense development.

But the policy is bitterly resented by some land owners, who claim they will be left in "limbo" by a government that is laying a claim to their land but has made no formal commitment to buy it.

"The council hasn't made any of-

fers. They're saying, 'We'll reserve it and when you're ready to sell, the council will buy it off you'. But if the council decides it's time, they'll just compulsorily acquire our property and we won't have a choice," factory owner Maria Sardellis said.

"It's all in their hands. In the meantime, our lives get put on hold for 10 or 20 years or however long. Obviously, no one else is going to want that land now."

The planning amendment envisions creating a "pedestrian link" between four streets by converting the five properties into so-called "pocket parks", some of which will be separated from each other by distances of up to 50 metres.

No one else is going to want that land now.'

Maria Sardellis, owner

A City of Stonnington spokesman stressed the council was not compulsorily acquiring the properties but using the planning control to "flag its interest in potentially purchasing these properties in the future" should owners decide to sell. "The application of [an overlay] does not require an authority to then and there proceed to acquire the property, and it may be some years before the property is actually acquired by council."

In the interim, owners would still be able to sell their land on the open market.

But veteran Stonnington estate agent Philippe Batters said the designation would act as a "blight" for any affected property, depressing its value and hampering any real chance of selling to anyone but the council.

"It's going to have a very detrimental impact for owners who get the designation. Plenty of others will be in for a nasty shock if the council turns out to have picked their property to be one of the hundreds that are being considered."

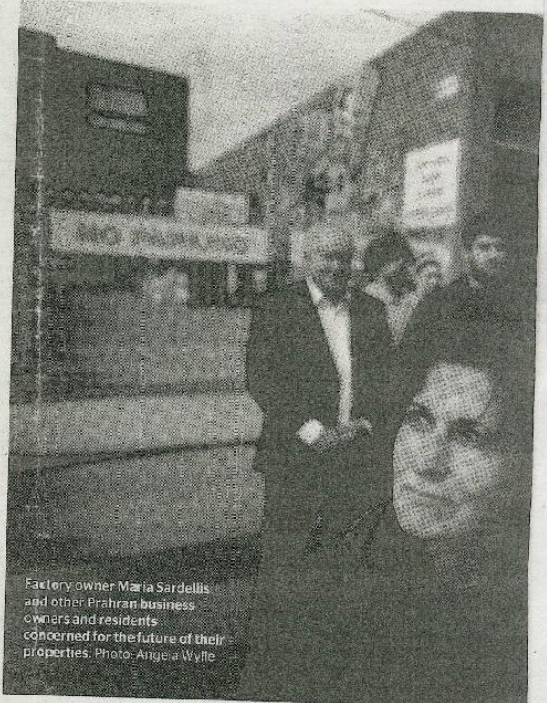
Owners can apply for compensation if they believe the designation has caused them financial loss, the council said.

The council's strategy has identified up to 450 private and publicly owned sites that are suitable for conversion into parks and open spaces, which includes potentially "undergrounding" car parks, decking over rail lines and redeveloping council flats.

The council has no plans to release the complete list of properties identified as "strategic opportunities" that could be designated for purchase over the next 20 years.

Plans are already under way to apply an overlay to two properties in Carters Avenue, Toorak. *The Age* also understands several home owners in Armadale were notified last week that an overlay was being considered for their land, which is next to Toorak Park and estimated to be worth more than \$1 million for each parcel.

cvedelago@theage.com.au



Factory owner Maria Sardellis and other Prahran business owners and residents concerned for the future of their properties. Photo: Argea Wylle

GRABBABLE CUT OUT

1st September 2014

Mrs Jennifer Ellis

Mr John Mitchell
Acting Chief Executive Officer
Latrobe City
PO Box 264 Morwell 3840

Submission 27

Dear Mr Mitchell,

Re potential sale of surplus council property.

I am writing this letter in order to express my concern regarding the Latrobe City Council considering the sale of potentially surplus property which is located in Rainbird Court, Traralgon. As an owner of a property within the vicinity of the land being considered for sale, I am strongly opposed to any such proposal.

The area provides a quality recreational environment that is readily accessible to locals without the reliance on a car and is well utilised by both young and old. It provides a safe environment in which I am able to exercise my dogs and play with my grandchildren.

The open space adds to the unique character of the area and promotes a feeling of wellbeing and encourages interaction between the residents and the natural environment.

The land provides an open link between the neighbourhood allowing for easy walking access to the local shop and to family and friends in the area. It allows for good visualisation of the greenbelt from Chester Close through to Rainbird Court thereby discouraging any anti-social behaviour in the area.

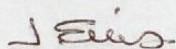
It is for these reasons that I urge you not to go ahead with the proposal to sell the land but to preserve it as an open space for all to share.

I enclose a petition signed by concerned ratepayers, requesting that the council property in Rainbird Court, Traralgon remain as an open space and not be considered for sale.

As noted in the comments section of the petition, the land is a much valued recreational area and is well utilised by the local residents.

Please reconsider your proposal and the effect it will have on the members of the local community.

Yours sincerely,



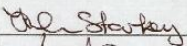
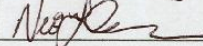
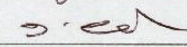

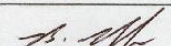
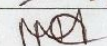
Jennifer Ellis.

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Petition to Prevent Sale of Council Property

Petition Summary: The Council property located in Rainbird Court, Traralgon should not be developed for residential use. The property forms a section of the greenbelt within the local neighbourhood. It protects the unique character of the area providing a sense of openness and fostering a connection between the community residents and the natural environment. It provides a safe, easily accessible recreational area for residents, where children can play close to home and pets can be exercised. The green belt promotes a feeling of well being and encourages people to walk through to other parts of the neighborhood instead of getting in the car and driving.

Action Petitioned For: We the undersigned are concerned citizens who urge Latrobe City Council members to act now to prevent the sale of Council property located in Rainbird Court Traralgon.

Date	Signature	Printed Name	Address	Comment
31-8-14		HELEN STARKEY	7 RAINBIRD CRT.	I USE this Greenbelt regularly with pets..
31-8-14		NEIL STARKEY	7 RAINBIRD CRT	WE WALK OUR DOGS THROUGH THERE & HAVE ACCESS TO FRIENDS
31-8-14		Debra Cahiri	5 Rainbird ct	
31-8-14		A Cahiri	5 Rainbird	we use this green belt
31-8-14		BEN CLIFTON	4 RAINBIRD CRT	KIDS PLAY ON GREEN BELT.
31-8-14		MARANDA CLIFTON	4 RAINBIRD CRT	"
31-8-14	Alison J. Waite	ALISON WAITE	13. RAINBIRD CT.	ACCESS TO SIDE ENTRANCE

Date	Signature	Printed Name	Address	Comment
31-8-14	<i>D. Herold</i>	D Herold	20 CHESTER CL	
31-8-14	<i>J. Douglas</i>	J. DOUGLAS	2 Chester Cl.	
31-8-14	<i>Carla Sell</i>	Carla Sell	19 Chester Ch	
31-8-14	<i>Jan Graham</i>	Jan Graham	14/49-53 Hazelwood Rd Tpm	It is important to retain open space for people to enjoy fr.
31-8-14	<i>G. Sici</i>	G. Sici	13 CHESTER CL	
31-8-14	<i>U. Monk</i>	U. MONK	13 CHESTER CL	LEAVE AS IS
31-8-14	<i>C. Doyle</i>	C. DOYLE	13 CHESTER CL	
31-8-14	<i>C. Lipman</i>	C LIPMAN	9 Chester cl	
31-8-14	<i>J. Ellis</i>	J. ELLIS	11 - 12 Rainbird Crt T160	Access the area on a daily basis - exercise pets, value green belt space.
31-8-14	<i>J. O'Keefe</i>	J O'KEEFE	6 RAINBIRD CRT	LEAVE AS IT IS
31-8-14	<i>B. Hayes</i>	B. HAYES	14 TULLOCH WAY	LEAVE - Pursue Pursue As Are For Public Use
31-8-14	<i>M. Hayes</i>	M. HAYES	14 TULLOCH WAY	WALK TO GRANDDAUGHTER

Petition to Prevent Sale of Council Property

Petition Summary: The Council property located in Rainbird Court, Traralgon should not be developed for residential use. The property forms a section of the greenbelt within the local neighbourhood. It protects the unique character of the area providing a sense of openness and fostering a connection between the community residents and the natural environment. It provides a safe, easily accessible recreational area for residents, where children can play close to home and pets can be exercised. The green belt promotes a feeling of well being and encourages people to walk through to other parts of the neighbourhood instead of getting in the car and driving.

Action Petitioned For: We the undersigned are concerned citizens who urge Latrobe City Council members to act now to prevent the sale of Council property located in Rainbird Court Traralgon.

Date	Signature	Printed Name	Address	Comment
31/8/14	<i>JH Mason</i>	JOHN	19 RAINBIRD CT	5 GRAND KIDS USE PARK
31/08/14	<i>Chris Ashman</i>	CHRIS ASHMAN	86 GLENVIEW	WE VALUE PARKLANDS
31/08/14	<i>Wilma</i>	Wilma	24 GLENVIEW	we have parklands
31/08/14	<i>Jenny Sutton</i>	Jenny Sutton	6 Chester Close	Nice place to walk the dogs!
31/08/14	<i>Ray Sutton</i>	Ray Sutton	6 Chester Close	Nice place for kids to play and walk dogs.
31/08/14	<i>Ian Adams</i>	IAN ADAMS	5 CHESTER CLOSE	GOOD FOR NATURE.
31/08/2014	<i>Keith Williams</i>	Keith Williams	18 CHESTER CLOSE TRAR	Been good for 30+ years why change

Date	Signature	Printed Name	Address	Comment
31/8/14	<i>Lindsay Wate</i>	LINDSAY WATE	13 RAINBIRD CT	I use this land regularly for health reasons
31/8/2014	<i>Sandra Doupin</i>	SANDRA DOUPIN	14 Rain Bird Court Tigon	Promotes good health.
31/8/2014	<i>Joan Doyle</i>	JOAN DOYLE	15 RAINBIRD CRT TIGON	We must protect nature preserve.
31/8/2014	<i>Peter Doyle</i>	PETER DOYLE	15 RAINBIRD CRT TIGON	much of worth living
31/8/2014	<i>Brian Hazelman</i>	BRIAN HAZELMAN	16 RAINBIRD CRT TRARALGON	WE NEED TO KEEP OUR PARK LAND
31/8/2014	<i>A. Hazelman</i>	ANNE HAZELMAN	16 RAINBIRD CRT TRARALGON	PROVIDES HEALTH FOR LIVING GRANDCHILDREN
31-8-2014	<i>A WINTERTON</i>	WINTERTON	17 RAINBIRD CRT TRARALGON	We use this park for recreation
31-8-14	<i>R Grabham</i>	RENAE GRABHAM	17 RAINBIRD CRT TRARALGON	we use it for recreation
31-8-14	<i>Kathy Eastburn</i>	KATHY EASTBURN	18 Rainbird ct Tigon	use it everyday recreation
31-8-14	<i>Toby Eastburn</i>	TOBY EASTBURN	18 Rainbird ct Traralgon	RECREATION
31-8-14	<i>Greame Eastburn</i>	GRAEME EASTBURN	18 Rainbird ct Tigon	WALKING DOG RUNNING
31-8-14	<i>M. Ellis</i>	MICHAEL ELLIS	11-2 RAINBIRD CT	PARKS provide better living

Date	Signature	Printed Name	Address	Comment
1-9-14		Keena Dooling	5 Caberwallay Cnr Tigon	Use everyday recreation.
1-9-2014		Paul Dunnington	5 ^{76a} GARDINER ST	LEAVE AS IS.
1-9-2014		ANDY TURNER	BALIKPAPAN PARKS R US INDO	
1-9-2014		BOB COLEMAN	1 ELLAVALLE DRIVE	POINT CHANGE
1/9/2014		ANNE COLEMAN	1 ELLAVALLE DRIVE	" "
2-9-14		RON BIRD	10 CHESTER CLOSE	✓
2/9/14		WARREN SHIELDS	8 HERCULES AVE	FAMILY PARK

Jennie Wood



3 September 2014

Mr. John Mitchell

Latrobe City Council

PO Box 264

Morwell VIC 3840

LATROBE CITY COUNCIL INFORMATION MANAGEMENT	
RECEIVED	
4 SEP 2014	
R/O:	Doc No:
Comments/Copies Circulated to:	
<input type="checkbox"/> Copy registered in DataWorks	<input type="checkbox"/> Invoice forwarded to account's

Submission 28

Dear Mr. Mitchell,

Re: Council plan to sell 14 public green spaces in Latrobe City

I am writing with concern about this plan. My family and I have always actively used green spaces in Traralgon. When my children were young, they loved running and playing in these spaces. Now they are older, they regularly meet friends in these places and catch up with each other over picnics, etc. I have walked our dog daily through green spaces and she had many happy times in them (she passed away last month due to old age, but she'd had a happy life, with lots of opportunity to run in public green spaces). I have often seen other people out enjoying the green spaces, and they add significantly to the ambience of Latrobe City. It's very pleasant to look upon them during walks, or from our homes, or while driving past them, and I think they have a palpably therapeutic benefit for our whole community.

I do hope this plan does not go ahead.

Yours sincerely,

Jennie Wood

LATROBE CITY COUNCIL INFORMATION MANAGEMENT	
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4 SEP 2014	
R/O:	Doc No:
Comments/Copies Circulated to:	

Submission 29

Mr GW & Mrs DJ Cahir

POTENTIAL SALE OF SURPLUS COUNCIL PROPERTY

We are writing this in response to the letter titled as the above, dated 18th August 2014.

Our property is directly opposite this parcel of so called *surplus /unused* land that you refer to in your letter, and we would like to make mention of a few things which we feel are inaccurate in your correspondence, and to strongly object to you threatening the removal if this park.

The parcel of land in question is a part of a network of parkland that makes up a fantastic and well thought out recreational land that provides not only access to shops and public transport and alternative access to different parts of open space, but also a green space that are sadly lacking in urban areas in other parts.

Also as I see it, there are no blind corners, surveillance as you state is unlimited, this whole area is very well lit in terms of street lighting across the park land from street to street.

On any given day I see people walking there dogs or playing football on this land or simply walking from street to street and we use it to access the local shops as required , without this we would have to use our cars and shop elsewhere.

We have lived at this address for 13 years and have never had any trouble with either bad behaviour or theft stemming from the parkland in fact as it is linked to other streets and courts it is a fantastic use of public land, i have seen on more than one occasion the Police use this park to gain access to the other streets, blocking this off will stop this, and will create a blind spot for surveillance and anti social behaviour such as drug taking.

We do not feel that this parkland in Rainbird court meets the definition that you stated in your letter. That is: 'It is considered that a number of these sites have poor surveillance and /or do not provide links or connections to other open space, public transport or recreational facilities"

This parkland clearly does not meet this definition.

A number of points if I may:

- 1.. This park is not unused it is very regularly and appropriately utilised.
- 2..By removing or selling this land you will create a surveillance problem for inappropriate activity such as drug taking.
- 3..By removing this land you will block immediate and timely access to emergency services.
- 4..By removing this land you are forcing us to use our vehicles to shop elsewhere, therefore making us much less environmentally active , stopping us exercising and not supporting local business .

5.. By removing this land you are removing what was the major selling point for this development and therefore devaluing our properties (so we can expect a reasonable drop in rates ?) at the time the Council would have made a lot of money from the sale of this estate.

6.. Without this parkland our children and grandchildren will be forced to play on the street rather than a safe available parkland network that is open to all.

7.. You don't have to look too far to see underutilised property in Latrobe council but this small piece of parkland is not one of those!

Thank you

Greg & Debra Cahir

Submission 30

TRARALGON VIC 3844

14 September, 2014

Acting Chief Executive Officer
Latrobe City Council
PO Box 264
MORWELL VIC 3040

Dear Sir/Madam,

RE: Potential sale of surplus council property – 4-5 Emerald Court, Traralgon

We wish to submit comment for consideration regarding the proposed sale of council property at 4-5 Emerald Court Traralgon.

The property under review is currently used as an open play area by children who live in Emerald Court, as well as off-road parking for excess vehicles. We understand that under private ownership this would change the current situation but do respect the cost involved for Council to maintain the property.

The property under review is located directly beside our residence. In Council's review of this property for sale, we wish to put forward that we would be opposed to the land being zoned for building flats/units as currently all homes in the court are privately owned residences in a family-friendly community. We would also be opposed to allowing construction of a double story residence on the property as this would encroach on our privacy to the rear of our property.

Of concern with any structural change to the property is the issue of adequate drainage in Emerald Court as we understand that the land provides a run-off during times of flooding. We request that Council address drainage improvements to Emerald Court prior to any change in zone and structural changes being approved at the property. If council intends to rezone the property to residential, we are concerned that this will increase the risk of damage to our property during times of flooding.

We wish to express interest in purchasing part of the property in conjunction with our neighbours, depending on the price of the property and our financial situation at that time. We would also support permission for our neighbours to purchase the entire property if they wish to do so.

We understand that this submission is beyond the closure date however we request that our comments be included in Council's review of the property.

Yours sincerely

Brian Murphy

Louise Murphy

Submission 31

From: Wendy Farmer
Sent: Tuesday, 16 September 2014 10:26 AM
To: Peter Schulz
Cc: Henry Morrison
Subject: Sale of Parklands

Latrobe City,

Re: Sale of Parklands,

I would like the opportunity to speak to council on 22nd Sep 14.

I strongly object to the sale of parkland in the Latrobe Valley, I personally live next door to a park in Yinnar St, we have been recommended that our closest park would be College park. This park is situated at the end of our street, the area is quite steep which would prevent kids & youth from playing ball games, the land also has a creek with would become dangerous to take little children to play ball ect. Even though the Yinnar St, Park does not have any play equipment in it because council decided to remove them. This park is used by Young kids to run around & especially by families to play ball games like Cricket, Football ect.. I have lived in Yinnar St for 30 years & 1 of the reasons that people have purchased in this street is the fact that they are close to conveniences but also far enough away. Yinnar Street is a fairly quiet street & by council selling the park in Yinnar Street it concerns us that an investor could purchase the land & put numerous units on the site which would devalue homes in our Neighbourhood.

All park lands in Latrobe City should be preserved. I believe council has the responsibility to maintain all parks & provide places for Families to enjoy. As we have a very large obese community the issue of exercise needs to addressed & by selling parklands you are preventing opportunities for our families. Once these services are sold they can never be purchased again by council. This decision needs a lot of thought & we believe that this is not the best decision for our community.

Regards

Wendy Farmer

13

Submission 32

Henry Morrison

From:	gdtay2211@gmail.com
Sent:	Thursday, 18 September 2014 9:12 PM
To:	Henry Morrison
Subject:	Toners Lane Reserve

Hi Henry,

As per our conversation today, we live at 45 Catherine Street Morwell and our storm water drain is connect to the open drain in vacant land on the side of our property.

As discussed today the council records does not show our storm water drain connected to open drain, it states it is connected at the back of our property.

We have very strong concerns how is this going to affect our storm water outlet & what appropriate drainage system is going to be installed so we are not affected.

My husband believes if new drainage system will be connected to front of property this is going to cause our down pipes half filled with water at all times.

Note we were advise when we bought the land that Toner lane Reserve could not be built on.

We would appreciate it if we are informed on what development & new system drainage system would be taking place over vacant land on side of our property were our storm water drains runs through.

Regards Gary & Donna Taylor





Sent from my iPad



Submission 33



Joanne Campbell

Traralgon 3844

John Mitchell

Acting CEO

Latrobe City Council

P.O. Box 264

Morwell 3840

RE: Sale of property (Park) Dawn Grove/
Kosciuszko St

I wish to advise you I do not oppose
the sale of this parkland as it is not
used by members of our community &
would be good to see it subdivided
for housing

Kind Regards

Joanne Campbell

**ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)****9.2 PROPOSED ROAD CLOSURE - THIRD AVENUE, MORWELL****Executive Manager****Office of the Chief Executive****For Decision****PURPOSE**

The purpose of this report is to further consider the proposed discontinuance of Third Avenue, Morwell.

EXECUTIVE SUMMARY

Council has received a request from the Department of Treasury and Finance to discontinue Third Avenue, Morwell, to enable the land to be sold to the adjoining owner, J.W & H.L O'Connor Pty Ltd.

To facilitate this request it will be necessary for Council, as the responsible road authority, to undertake the statutory process to discontinue the road reserve pursuant to Section 206 and Schedule 10 Clause 3 of the *Local Government Act 1989*.

Having undertaken the statutory process by giving public notice of the proposal and inviting submissions it would now be reasonable for Council to resolve to discontinue the road reserve.

RECOMMENDATION**That Council;**

- 1. Having given public notice and invited submissions in accordance with Section 223 of the Local Government Act 1989, forms the opinion that Third Avenue, Morwell, is not reasonably required as a road for public use.**
- 2. Resolves to discontinue Third Avenue, Morwell, pursuant to Section 206 and Schedule 10 Clause 3 of the Local Government Act 1989.**
- 3. Publish a notice in the Victoria Government Gazette to formally discontinue Third Avenue, Morwell.**
- 4. Advise the Department of Treasury and Finance of Councils decision in this matter.**

Moved: Cr Middlemiss**Seconded:** Cr White**That the Recommendation be adopted.****CARRIED UNANIMOUSLY**

DECLARATION OF INTEREST

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

STRATEGIC FRAMEWORK

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2013-2017.

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 2013 - 2017**Theme and Objectives**

Theme 3: Efficient, effective and accountable governance

BACKGROUND

Council has received a request from the Department of Treasury and Finance to discontinue Third Avenue, Morwell. (Attachment One)

Third Avenue measures approximately 2,900 square meters and is a Government road reserve that forms part of the internal road network of the former Lurgi site, many of which remain unconstructed. None of the internal roads in this former industrial estate are recorded on Councils Public Road Register and, as such, they are not maintained by Council.

As Third Avenue is a Government road the discontinuance can be undertaken either by the Department of Environment and Primary Industries (DEPI) under the *Land Act 1958* or, as in this instance, Council can discontinue the road under the *Local Government Act 1989*.

In either case, once the road, has been discontinued the land will vest in the Crown and it will then be transferred to the adjoining property owner, J.W & H.L O'Connor Pty Ltd as per a previously negotiated agreement.

KEY POINTS/ISSUES

Section 206 and Schedule 10 Clause 3 of the Local Government Act 1989 gives Council the power to discontinue roads:

“A Council may, in addition to any power given to it by Sections 43 and 44 of the *Planning and Environment Act 1987*-

- (i) discontinue a road, or part of a road, by a notice in the Victoria Government Gazette; and

**ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)**

- (ii) sell the land from that road (if it is not Crown Land), transfer the land to the Crown or itself or retain the land.”

Both of these powers are subject to Section 223 of the *Local Government Act 1989* which requires Council “publish a public notice stating that submissions in respect of the matter specified in the public notice will be considered in accordance with this section”.

Council must then consider any written submissions that have been received and any person who has made a submission and requested they be heard are entitled to appear before a meeting of Council.

Council has given public notice of its intention to consider the proposed discontinuance of Third Avenue, Morwell, and invited public comment however no formal submissions have been received in response.

As stated above, should Third Avenue be discontinued the land would vest in the Crown and can then be transferred to the adjoining owner by the Department of Treasury and Finance as negotiated.

RISK IMPLICATIONS

Risk has been considered as part of this report and it is considered to be consistent with the Risk Management framework.

FINANCIAL AND RESOURCES IMPLICATIONS

Costs associated with finalising the statutory process to discontinue Third Avenue are minimal, being the cost of the requisite notice in the Victoria Government Gazette formally discontinuing the road.

Should Council resolve to discontinue Third Avenue, the Department of Treasury and Finance will be responsible for the costs of preparing a plan for inclusion in the Victoria Government Gazette.

INTERNAL/EXTERNAL CONSULTATION*Engagement Method Used:*

Public comment on the proposed discontinuance was sought via the following methods:

- Public notices placed in the Latrobe Valley Express on
- Letters sent to adjoining property owners.
- Public notice displayed at the Corporate Headquarters.
- Details placed on the Latrobe City Council website.

Details of Community Consultation / Results of Engagement:

No formal submissions were received regarding the proposed road discontinuance however two telephone enquiries were received seeking additional information on the proposal.

OPTIONS

Council may now resolve to either:

- Discontinue Third Avenue, Morwell, pursuant to Section 206 and Schedule 10 Clause 3 of the *Local Government Act* 1989.
- Refuse to discontinue Third Avenue, Morwell, which will require the road to be discontinued by the Department of Environment and Primary Industries pursuant to the *Land Act* 1958.

CONCLUSION

Third Avenue, Morwell, is an unconstructed Government road that forms part of the internal road network in the former Lurgi site, is not on Councils Public Road Register and is not maintained by Council.

The Department of Treasury and Finance have requested that Council undertake the discontinuance of the road pursuant to Section 206 and Schedule 10 Clause 3 of the *Local Government Act* 1989 to enable it to be transferred to the adjoining property owner, J.W & H.L O'Connor Pty Ltd.

Having given public notice of the proposal and invited submissions in accordance with Section 223 of the *Local Government Act* 1989, it would now be reasonable for Council to resolve to discontinue the road reserve.

SUPPORTING DOCUMENTS

Nil

Attachments

1. Attachment One: Letter of request from the Department of Treasury and Finance.
2. Attachment Two: Third Avenue Aerial Photograph

9.2

PROPOSED ROAD CLOSURE - THIRD AVENUE, MORWELL

- 1 Attachment One: Letter of request from the Department
of Treasury and Finance. 129**
- 2 Attachment Two: Third Avenue Aerial Photograph..... 133**



Department of Treasury and Finance

1 Treasury Place
GPO Box 4379
Melbourne Vic 3001
Australia
Telephone: (+61 3) 9651 5111
Facsimile: (+61 3) 9651 5298
DX 210759

4 September 2014

Our Ref: F2003/01035

Ms Donna Taylor
Coordinator Business Development
Latrobe City Council

BY EMAIL: donna.taylor@latrobe.vic.gov.au

Dear Ms Taylor

**RE: Proposed Road Discontinuance – Third Avenue, Morwell
Morwell Heavy Industry Park**

I refer to previous correspondence and discussions regarding the proposed discontinuance of Third Avenue, Morwell, comprising an approximate area 2,900m² and shown highlighted yellow on the attached survey plan OP.123018.

The Department has negotiated price agreement to sell Third Avenue, Morwell to the sole adjoining owner JW & HL O'Connor Pty Ltd.

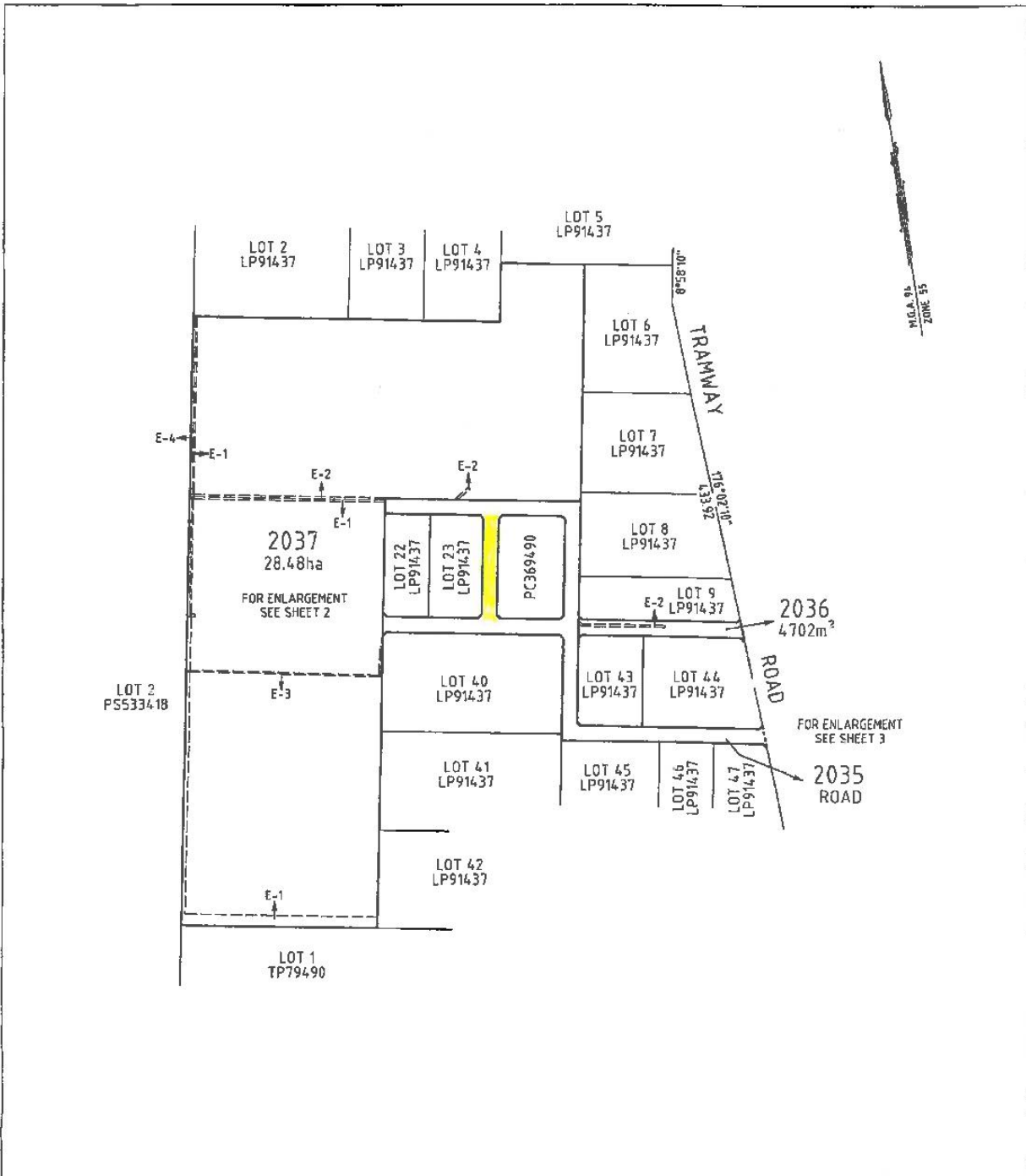
In order to effect the sale, it would be appreciated if you could facilitate the road discontinuance pursuant to the provisions of the *Local Government Act 1989*.

It would also be appreciated if you could advise when this process has been completed. If you require further information please contact me by telephone on 9651 2495 or by email at andrew.martin@dtf.vic.gov.au.

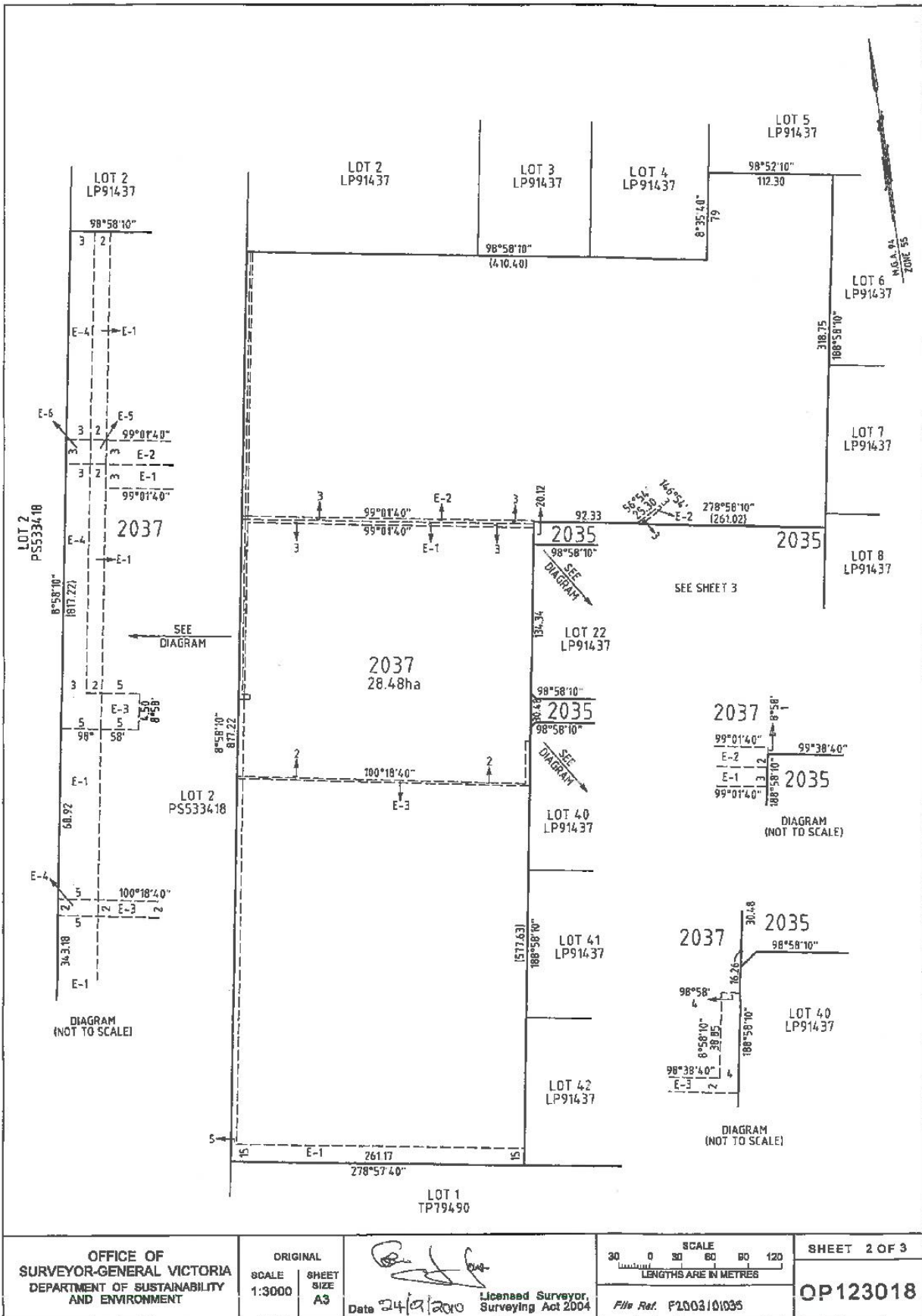
Yours sincerely

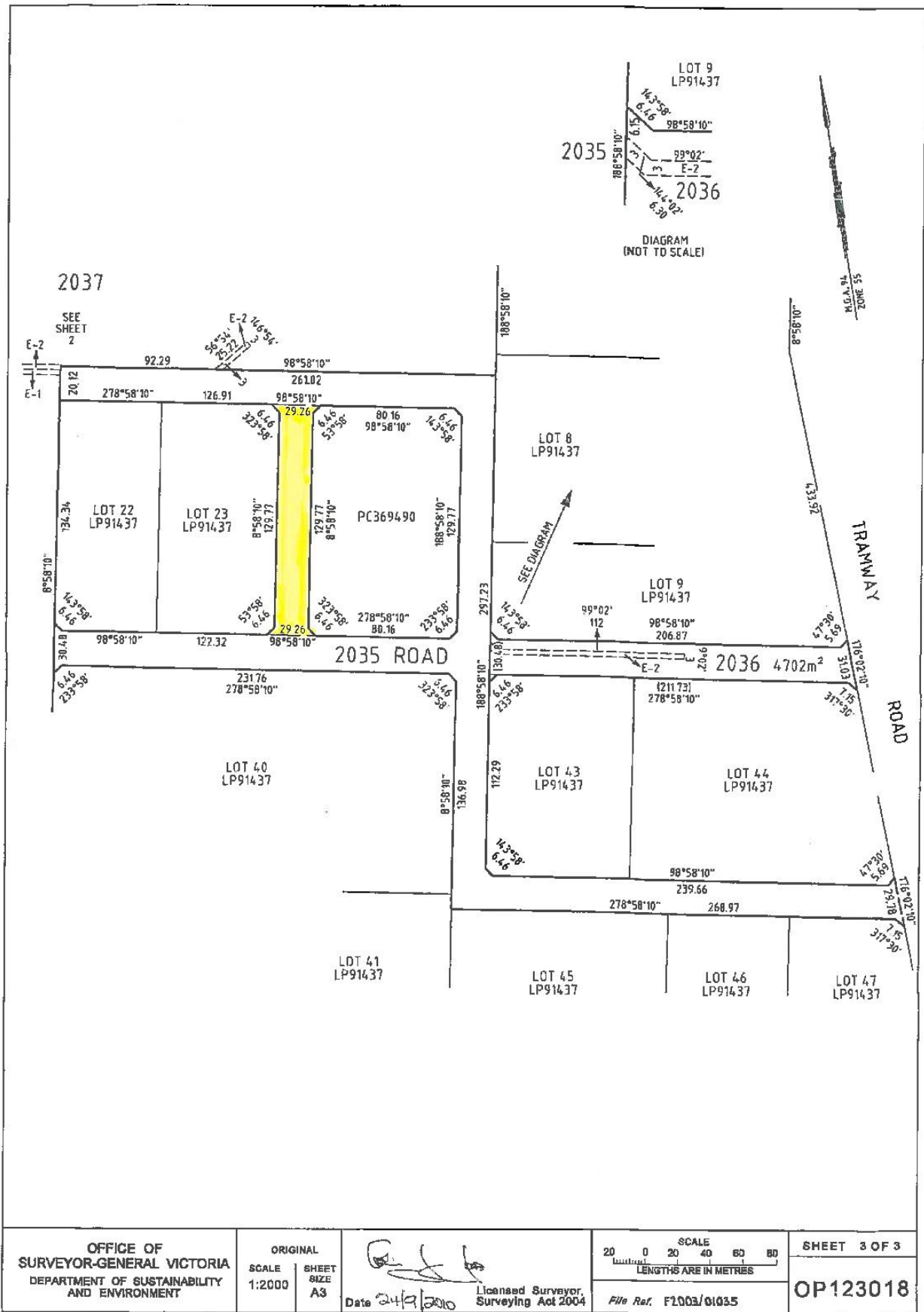
Andrew Martin
Senior Project Manager
Land and Property
Shareholder Advisory Services





<p>NOTATIONS: EASEMENTS E-1, E-4, E-8, E-8 - DRAINAGE IN FAVOUR OF LATROBE CITY COUNCIL. E-2, E-6, E-6 - SEWERAGE IN FAVOUR OF CENTRAL GIPPSLAND REGION WATER CORPORATION. E-3, E-4, E-8 - WATER SUPPLY IN FAVOUR OF CENTRAL GIPPSLAND REGION WATER CORPORATION.</p>		<p>PLAN OF CROWN ALLOTMENT</p>	
<p>I, COLIN JOHN JONES of 18 BREED STREET, TRARALGON certify that this plan has been prepared from a survey made under my direction and supervision, in accordance with the Surveying Act 2004 and completed on 5/07/2010 that this plan is accurate and correctly represents the adopted boundaries and the survey accuracy accords with that required for LEVEL land as defined in regulation 7(2) of the Surveying (Cadastral Surveys) Regulations 2005.</p>		<p>COUNTY OF BULN BULN PARISH OF HAZELWOOD CROWN ALLOTMENTS 2035(ROAD), 2036 AND 2037.</p>	
<p>Date 24/9/2010</p>		<p>Examined V.CASSAR 20-10-2010</p>	
<p>Office of SURVEYOR-GENERAL VICTORIA DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT</p>		<p>SHEET 1 OF 3</p>	
<p><i>Colin John Jones</i> SURVEYOR-GENERAL</p>		<p>ORIGINAL SCALE 1:6000 SHEET SIZE A3</p>	
<p>20.10.2010 DATE</p>		<p>File Ref. F2003/01035 OP 123018 S</p>	





OFFICE OF SURVEYOR-GENERAL VICTORIA DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT	ORIGINAL SCALE 1:2000	SHEET SIZE A3	Date 24/9/2010 Licensed Surveyor, Surveying Act 2004	SCALE 20 0 20 40 60 80 LENGTHS ARE IN METRES	SHEET 3 OF 3 OP123018
				File Ref. F1003/01035	



CORRESPONDENCE

10. CORRESPONDENCE

Nil reports

PRESENTATION OF PETITIONS

11. PRESENTATION OF PETITIONS

Nil reports

OFFICE OF THE CHIEF EXECUTIVE

12. OFFICE OF THE CHIEF EXECUTIVE**12.1 DOCUMENT FOR SIGNING AND SEALING****Executive Manager****Office of the Chief Executive****For Decision****PURPOSE**

The purpose of this report is to approve the Moe Rail Precinct Revitalisation Project Contract of Sale for signing and sealing by the Chief Executive Officer.

EXECUTIVE SUMMARY

To present Council with the Contract of Sale between Victorian Rail Track and Latrobe City Council in relation to property at Lot 90 George Street, Moe for the purpose of Signing & Sealing under Section 186 of the Local Government Act 1989.

Cr Kam left the Chamber at 7.35pm due to an indirect interest under sections 78 & 78A in relation to item 12.1 – Documents for Signing and Sealing.

RECOMMENDATION

That Council authorises the Chief Executive Officer to sign and seal the Moe Rail Precinct Revitalisation Project Contract of Sale.

Moved: Cr Gibson
Seconded: Cr Gibbons

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

Cr Kam returned to the Chamber at 7.39pm.

DECLARATION OF INTEREST

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

DOCUMENTS

MACP – Contract of Sale	<p>Contract of Sale for land that Council is to purchase from VicTrack for the purpose of constructing the Moe Rail Precinct Revitalisation Project.</p> <p><i>At the ordinary Council meeting 16 December 2013 council resolved unanimously that:</i></p> <ol style="list-style-type: none"><i>1. Council authorise the Chief Executive Officer to make an offer to purchase the VicTrack land at a value of \$335,000 and the Road Reserve at a value of \$34,000.</i><i>2. Council authorise the Chief Executive Officer to make an offer to purchase the VicTrack land at a value of \$34,000 and that he be authorised to agree to the value determined by the VGV's office following the valuer's presentation.</i> <p>Following further negotiations and upon receipt of the valuers presentation, VicTrack's offer came down to \$350,000 and preparation of the Contracts of Sale has proceeded on this basis. The original value to the site by the Valuer General was \$540,000. The revised figure of \$350,000 is a significant improvement for Council. In addition, the road reserve was valued at \$55,625.54 and a revised offer for sale was made for \$51,700. This amount is included for in the approved budget allocation for this project.</p>
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Attachments

Nil

**ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)****12.2 COUNCILLORS QUARTERLY EXPENSES REPORT - JULY -
SEPTEMBER 2014****Executive Manager****Office of the Chief Executive****For Decision****PURPOSE**

The purpose of this report is to present the July 2014 - September 2014 Quarterly Councillor Expenses Report to Council.

EXECUTIVE SUMMARY

This report is presented to Council on a quarterly basis to notify Councillors of their expenses. This report refers to the July – September 2014 quarter.

RECOMMENDATION

That Council note the July 2014 – September 2014 Quarterly Councillors Expenses Summary report.

Moved: Cr Gibbons
Seconded: Cr Middlemiss

That the Recommendation be adopted.

CARRIED UNANIMOUSLY**FORESHADOWED MOTION**

That Council be provided with a CEO Expense report at the next Ordinary Council Meeting 15 December 2014 for the period December 2013 to end of November 2014, and that this report be tabled in open Council.

ORDINARY COUNCIL MEETING MINUTES 24 NOVEMBER 2014 (CM450)

Moved: Cr O'Callaghan
Seconded: Cr Gibbons

That the Recommendation be adopted.

For the Motion

Councillor/s Gibbons, White, O'Callaghan, Middlemiss, Sindt.

Against the Motion

Councillor/s Kam, Rossiter, Gibson

Abstained from the Motion

Councillor Harriman.

The Mayor confirmed that the Recommendation had been CARRIED.

DECLARATION OF INTEREST

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

STRATEGIC FRAMEWORK

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2013-2017.

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.

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 2013 - 2017

Theme and Objectives

Theme 3: Efficient, effective and accountable governance

Strategic Direction – Efficient, Effective and Accountable Governance

ORDINARY COUNCIL MEETING MINUTES 24 NOVEMBER 2014 (CM450)

Continuously improve financial management and reporting.

Policy - Provision of Resources and Support to Councillors Policy 12 POL-6

There is to be quarterly reporting to Council of expenditure incurred under this policy by each councillor identifying the cost, type of course undertaken and the benefit achieved by attending such course.

BACKGROUND

The Provision of Resources and Support to Councillors Policy 12 POL-6 states:

‘There is to be quarterly reporting to Council of expenditure incurred under this policy by each councillor identifying the cost, type of course undertaken and the benefit achieved by attending such course. The Governance Team will prepare this report from the information sheet provided by councillors who have undertaken any course, which has incurred a cost against the councillor’s allocated personal development budget.’

KEY POINTS/ISSUES

In accordance with the Provision of Resources and Support to Councillors Policy 12 POL-6 a summary report on Councillor expenditure for the July 2014 – September 2014 quarter has been prepared.

The attached report includes a summary of expenses for each Councillor on the following items:

- allowances;
- Internet;
- telephones – mobiles/landline;
- travel;
- miscellaneous expenses;
- personal development; and
- other conferences/meetings.

RISK IMPLICATIONS

Risk has been considered as part of this report and it is considered to be consistent with the Risk Management framework.

FINANCIAL AND RESOURCES IMPLICATIONS

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

INTERNAL/EXTERNAL CONSULTATION

Engagement Method Used:

**ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)**

No community consultation has been undertaken

OPTIONS

1. That Council note the July – September 2014 quarterly Councillor Expenses Summary report; or
2. That Council does not note the July – September 2014 quarterly Councillor Expenses Summary report and request further information to be provided.

CONCLUSION

The attached Councillor Expenses Report provides a summary of all expenses incurred by individual Councillors from July – September 2014.

SUPPORTING DOCUMENTS

NIL

Attachments

1. Quarterly Councillor Expenses July - September 2014

12.2

Councillors Quarterly Expenses Report - July - September 2014

- 1 Quarterly Councillor Expenses July - September 2014..... 147**

2014-2015 COUNCILLORS EXPENSES
PERIOD: 1 JULY 2014 - 30 SEPTEMBER 2014

COUNCILLOR	ALLOWANCE	INTERNET	TELEPHONES - MOBILE / LANDLINE	TRAVEL GENERAL	VEHICLE COSTS	MISCELLANEOUS EXPENSES	OTHER CONFERENCES / MEETINGS	PERSONAL DEVELOPMENT	Q1 TOTAL	YTD TOTAL	PERSONAL DEVELOPMENT ALLOWANCE BALANCE
Darrell White	6,133.50	337.76	197.90		-	99.18	772.7	192.73	7,038.36	7,038.36	4,672.18
Graeme Middlemiss	6,133.50	337.76	87.02		-	174.36		-	6,732.66	6,732.66	5,000.00
Kellie O'Callaghan	6,133.50	145.28	300.14	416.28	-	-	-	236.82	7,232.02	7,232.02	4,661.00
Sandy Kam	6,133.50	181.60	274.42	-	-	147.59	178.58	825.20	7,740.89	7,740.89	51.55
Sharon Gibson	18,977.67	65.31	1,031.08	-	4,800.00	99.27	1,281.54	63.64	26,318.51	26,318.51	2,658.93
Dale Harriman	6,133.50	221.51	138.88	750.62	-	53.73	384.67	-	7,482.91	7,482.91	4,329.29
Michael Rossiter	6,133.50	145.28	96.06	386.56	-	-	772.7	-	6,838.67	6,838.67	5,000.00
Christine Sindt	6,133.50	145.28	101.72	-	-	-	772.7	472.73	6,830.50	6,830.50	937.71
Peter Gibbons	6,133.50	72.64	110.64	600.20	-	-	178.58	1,291.18	8,386.74	8,386.74	783.07
TOTAL	68,045.67	1,652.46	2,337.86	2,152.66	4,800.00	574.13	2,055.18	3,082.30	84,701.26	84,701.26	28,093.73

ORDINARY COUNCIL MEETING MINUTES 24 NOVEMBER 2014 (CM450)

12.3 ASSEMBLY OF COUNCILLORS

Executive Manager

Office of the Chief Executive

For Decision

PURPOSE

The purpose of this report is to present to Council, the Assembly of Councillors forms submitted since the Ordinary Council Meeting held 5 November 2014.

DECLARATION OF INTEREST

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

OFFICER COMMENTS

The following Assembly of Councillors took place:

Date:	Assembly Details / Matters Discussed:	In Attendance:	Conflicts of Interest Declared:
15 October 2014	Latrobe City International Relations Committee Meeting	Councillors: Cr White, Cr Sindt	NIL
10 November 2014	Issues & Discussions Session <ul style="list-style-type: none"> • Council Meeting Cycle • Potential Waste Management Initiatives 	Councillors: Cr Harriman, Cr White, Cr O'Callaghan, Cr Middlemiss, Cr Gibson, Cr Kam, Cr Gibbons, Cr Sindt, Cr Rossiter. Officers: John Mitchell, Sarah Cumming, Alison Coe, Steven Piasente, Phil Stone, Sara Rhodes-Ward, Shuk Yin Liew.	NIL

Attachments

1. Attachment 1
2. Attachment 2

RECOMMENDATION

That Council note this report.

Moved: Cr Gibbons

Seconded: Cr White

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

12.3

Assembly of Councillors

1	Attachment 1	151
2	Attachment 2	155



Assembly of Councillors Record

This form **MUST** be completed by the attending Council officer and returned **IMMEDIATELY** to the Council Operations Team for filing. {see over for Explanation/Guide Notes}.

Assembly details:	Latrobe City International Relations Committee Meeting
Date:	15 October 2014
Time:	5.00pm – 7.00pm
Assembly Location:	NAMBUR WARIGA ROOM LATROBE CITY COUNCIL CORPORATE HEADQUARTERS COMMERCIAL ROAD, MORWELL

IN ATTENDANCE

Councillors:	<input checked="" type="checkbox"/> Cr Christine Sindt	<input type="checkbox"/> Cr Graeme Middlemiss	<input type="checkbox"/> Cr Peter Gibbons
	<input type="checkbox"/> Cr Dale Harriman	<input type="checkbox"/> Cr Kellie O'Callaghan	<input type="checkbox"/> Cr Sandy Kam
	<input checked="" type="checkbox"/> Cr Darrell White	<input type="checkbox"/> Cr Michael Rossiter	<input type="checkbox"/> Cr Sharon Gibson
Officer/s:	Jason Membrey and Jie Liu		
Matter/s and main topic/s discussed: <i>Provide dot points only, not the minutes of the meeting</i>	<ul style="list-style-type: none"> • Dr. Harry Ballis' Presentation about Federation University • Music Exchange Ensembler's Presentation to Moe Rotary Club • Sister Cities Festival 2015 • Assistant Language Teacher Program • Takasago City Inbound Delegation 2015 • Federation Univeristy Culture Night • Review of International Relations Plan 2011-2014 • Economic Development Update • International Relations Committee Membershi and Terms of Reference 		
Confidential/ Not confidential	<i>Are the matters considered confidential under the Local Government Act?</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

CONFLICT OF INTEREST DISCLOSURES: (refer to page 2)

Councillors:	<input type="checkbox"/> Cr Christine Sindt	<input type="checkbox"/> Cr Graeme Middlemiss	<input type="checkbox"/> Cr Peter Gibbons
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	<input type="checkbox"/> Cr Dale Harriman	<input type="checkbox"/> Cr Kellie O'Callaghan	<input type="checkbox"/> Cr Sandy Kam
	<input type="checkbox"/> Cr Darrell White	<input type="checkbox"/> Cr Michael Rossiter	<input type="checkbox"/> Cr Sharon Gibson
Officer/s:			
Times that Officers / Councillors left/returned to the room:			

Completed by: *(Jie Liu, International Relations office)*

Assembly of Councillors Record Explanation / Guide Notes
Required pursuant to the Local Government Act 1989 as amended.

1. Section 80A requirements (re: Written Record to be made by Council staff member):

Amendments to the Local Government Act 1989 (Section 80A), operative from 2 December 2008 now stipulate:

"At an assembly of Councillors, the Chief Executive Officer must ensure that a written record is kept of:

- the names of all Councillors and members of Council staff attending;
- the matters considered;
- any conflict of interest disclosures made by a Councillor attending under subsection (3);
- whether a Councillor who has disclosed a conflict of interest as required by subsection (3) leaves the assembly."

The above required information is:

- to be reported to an Ordinary meeting of the Council; and
- incorporated in the minutes of that Ordinary meeting.

2. Section 76AA definition:

"**Assembly of Councillors** (however titled, e.g: meeting / inspection / consultation etc) is a meeting of an advisory committee of the Council, if at least one Councillor is present, or a planned or scheduled meeting of at least half of the Councillors and one member of staff which considers matters that are intended or likely to be;

- The subject of a decision of the Council; or
- Subject to the exercise of a function, duty or power of the Council that has been delegated to a person or committee.

Brief Explanation:

Some examples of an *Assembly of Councillors* will include:

- Councillor Briefings;
- on site inspections, generally meetings re: any matters;
- meetings with residents, developers, other clients of Council, consultations;
- meetings with local organisations, Government Departments, statutory authorities (e.g. VicRoads, etc);

providing **at least 5 Councillors and 1 Council staff member are present** and the matter/s considered are intended or likely to be subject of a future decision by the Council **OR** an officer decision under delegated authority.

Effectively it is probable, that any meeting of at least 5 Councillors and 1 Council staff member will come under the new requirements as the assembly will in most cases be considering a matter which will come before Council or be the subject of a delegated officer's decision at some later time. If you require further clarification, please call the Manager Council Operations – Legal Counsel.

Please note: an Advisory Committee meeting requires only one Councillor to be in attendance. An advisory committee is defined as any committee established by the Council, other than a special committee, that provides advice to:

- the Council; or
- a special committee; or
- a member of Council staff who has been delegated a power, duty or function of the Council under section 98.



3. Section 80A and 80B requirements (re: Conflict of Interest):

Councillors and officers attending an Assembly of Councillors must disclose any conflict of interest.

Section 80A(3)

"If a Councillor attending an Assembly of Councillors knows, or would reasonably be expected to know, that a matter being considered by the assembly is a matter that, were the matter to be considered and decided by Council, the Councillor would have to disclose a conflict of interest under section 79, the Councillor must disclose either:

- (a) immediately before the matter in relation to the conflict is considered; or
- (b) if the Councillor realises that he/she has a conflict of interest after consideration of the matter has begun, as soon as the Councillor becomes aware of the conflict of interest, leave the assembly whilst the matter is being considered by the assembly."

Section 80B

A member of Council staff who has a conflict of interest (direct or indirect) in a matter in which they have a delegated power, duty or function must:

- not exercise the power or discharge the duty or function;
- disclose the type of interest and nature of interest to the in writing to the Chief Executive Officer as soon as he/she becomes aware of the conflict of interest. In the instance of the Chief Executive Officer having a pecuniary interest, disclosure in writing shall be made to the Mayor.



Assembly of Councillors Record

This form **MUST** be completed by the attending Council officer and returned **IMMEDIATELY** to the Council Operations Team for filing. {see over for Explanation/Guide Notes}.

Assembly details:	Issues and Discussion Session
Date:	10 November 2014
Time:	6:00pm
Assembly Location:	NAMBUR WARIGA ROOM LATROBE CITY COUNCIL CORPORATE HEADQUARTERS COMMERCIAL ROAD, MORWELL

IN ATTENDANCE

Councillors:	<input checked="" type="checkbox"/> Cr Christine Sindt	<input checked="" type="checkbox"/> Cr Graeme Middlemiss	<input checked="" type="checkbox"/> Cr Peter Gibbons
	<input checked="" type="checkbox"/> Cr Dale Harriman	<input checked="" type="checkbox"/> Cr Kellie O'Callaghan	<input checked="" type="checkbox"/> Cr Sandy Kam
	<input checked="" type="checkbox"/> Cr Darrell White	<input checked="" type="checkbox"/> Cr Michael Rossiter	<input checked="" type="checkbox"/> Cr Sharon Gibson
Officer/s:	Alison Coe, Sarah Cumming, Sara Rhodes-Ward, John Mitchell, Phil Stone, Steven Piasente, Shuk Yin Liew.		
Matter/s and main topic/s discussed: <i>Provide dot points only, not the minutes of the meeting</i>	<ul style="list-style-type: none"> • Tonight's Presentations - Council Plan Review and setting Budget Parameters • Settlement Communications Issues – Morwell Main Drain • CEO Recruitment 		
Confidential/ Not confidential	Are the matters considered confidential under the Local Government Act? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

CONFLICT OF INTEREST DISCLOSURES: (refer to page 2)

Councillors:	<input type="checkbox"/> Cr Christine Sindt	<input type="checkbox"/> Cr Graeme Middlemiss	<input type="checkbox"/> Cr Peter Gibbons
	<input type="checkbox"/> Cr Dale Harriman	<input type="checkbox"/> Cr Kellie O'Callaghan	<input type="checkbox"/> Cr Sandy Kam
	<input type="checkbox"/> Cr Darrell White	<input type="checkbox"/> Cr Michael Rossiter	<input type="checkbox"/> Cr Sharon Gibson
Officer/s:			
Times that Officers / Councillors left/returned to the room:			



Completed by: Katrina Pizzi, Council Operations Administration Officer.

Assembly of Councillors Record Explanation / Guide Notes
Required pursuant to the Local Government Act 1989 as amended.

1. Section 80A requirements (re: Written Record to be made by Council staff member):

Amendments to the Local Government Act 1989 (Section 80A), operative from 2 December 2008 now stipulate:

"At an assembly of Councillors, the Chief Executive Officer must ensure that a written record is kept of:

- the names of all Councillors and members of Council staff attending;
- the matters considered;
- any conflict of interest disclosures made by a Councillor attending under subsection (3);
- whether a Councillor who has disclosed a conflict of interest as required by subsection (3) leaves the assembly."

The above required information is:

- to be reported to an Ordinary meeting of the Council; and
- incorporated in the minutes of that Ordinary meeting.

2. Section 76AA definition:

"**Assembly of Councillors** (however titled, e.g. meeting / inspection / consultation etc) is a meeting of an advisory committee of the Council, if at least one Councillor is present, or a planned or scheduled meeting of at least half of the Councillors and one member of staff which considers matters that are intended or likely to be;

- The subject of a decision of the Council; or
- Subject to the exercise of a function, duty or power of the Council that has been delegated to a person or committee.

Brief Explanation:

Some examples of an *Assembly of Councillors* will include:

- Councillor Briefings;
- on site inspections, generally meetings re: any matters;
- meetings with residents, developers, other clients of Council, consultations;
- meetings with local organisations, Government Departments, statutory authorities (e.g. VicRoads, etc);

providing **at least 5 Councillors and 1 Council staff member are present** and the matter/s considered are intended or likely to be subject of a future decision by the Council **OR** an officer decision under delegated authority.

Effectively it is probable, that any meeting of at least 5 Councillors and 1 Council staff member will come under the new requirements as the assembly will in most cases be considering a matter which will come before Council or be the subject of a delegated officer's decision at some later time. If you require further clarification, please call the Manager Council Operations – Legal Counsel.

Please note: an Advisory Committee meeting requires only one Councillor to be in attendance. An advisory committee is defined as any committee established by the Council, other than a special committee, that provides advice to:

- the Council; or
- a special committee; or
- a member of Council staff who has been delegated a power, duty or function of the Council under section 98.

3. Section 80A and 80B requirements (re: Conflict of Interest):

Councillors and officers attending an Assembly of Councillors must disclose any conflict of interest.

Section 80A(3)

"If a Councillor attending an Assembly of Councillors knows, or would reasonably be expected to know, that a matter being considered by the assembly is a matter that, were the matter to be considered and decided by Council, the Councillor would have to disclose a conflict of interest under section 79, the Councillor must disclose either:

- (a) immediately before the matter in relation to the conflict is considered; or
- (b) if the Councillor realises that he/she has a conflict of interest after consideration of the matter has begun, as soon as the Councillor becomes aware of the conflict of interest, leave the assembly whilst the matter is being considered by the assembly."

Section 80B

A member of Council staff who has a conflict of interest (direct or indirect) in a matter in which they have a delegated power, duty or function must:

- not exercise the power or discharge the duty or function;
- disclose the type of interest and nature of interest to the in writing to the Chief Executive Officer as soon as he/she becomes aware of the conflict of interest. In the instance of the Chief Executive Officer having a



pecuniary interest, disclosure in writing shall be made to the Mayor.

12.4 REVIEW OF COUNCIL MEETING CYCLE**Executive Manager****Office of the Chief Executive****For Decision****PURPOSE**

That purpose of this report is to provide Council with a review of the current Council Meeting cycle, as adopted in April 2014 and recommend changes to optimise the effectiveness of the Council meeting cycle process.

EXECUTIVE SUMMARY

In April 2014, Council resolved to move from a bi-monthly Council meeting cycle to a three-weekly cycle with the inclusion of Public Presentation, Strategic Issues and Issues & Discussion Sessions. In addition, it was resolved that the Council Meeting agenda be made available to the public 10 days prior to the Council Meeting.

Council resolved to review the change of the meeting cycle in November 2014 in order to determine the effectiveness of the change for both Latrobe City Council and the community alike.

The change to the Council Meeting cycle was implemented as a means of providing Council with greater opportunity to focus on key strategic issues that are critical to the success and progress of the municipality.

The Council meeting cycle options were discussed with Councillors at two Issues & Discussion sessions on 27 October 2014 and 10 November 2014.

Council are now presented with a number of options, which include – but are not limited to – maintaining the current three-weekly cycle in place or reverting back to the former bi-monthly.

It is recommended that the three weekly meeting cycle remain with shortened timing for agenda distribution and that the single name of 'Councillor Briefing Session' replace the Strategic Issues and Issues & Discussion sessions with one session per cycle available for Public Presentations.

RECOMMENDATION**That Council:**

- 1. Maintain a three-weekly Council Meeting cycle.**
- 2. Begin Ordinary Council Meetings at 6:00pm.**
- 3. Distribute the final Ordinary Council Meeting Agenda to the public, six (6) days prior, to the Ordinary Council Meeting.**
- 4. Review the meeting cycle after an eight-month period and a further report be presented to Council in July 2015 with a review of the changes.**

ORDINARY COUNCIL MEETING MINUTES 24 NOVEMBER 2014 (CM450)

Moved: Cr Kam
Seconded: Cr Gibbons

That the Recommendation be adopted.

For the Motion

Councillor/s Gibbons, Kam, Rossiter, Harriman, Sindt, Gibson.

Against the Motion

Councillor/s White, Middlemiss, O'Callaghan.

The Mayor confirmed that the Recommendation had been CARRIED.

DECLARATION OF INTEREST

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

STRATEGIC FRAMEWORK

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2013-2017.

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 2013 - 2017

Theme and Objectives

Theme 3: Efficient, effective and accountable governance

Strategic Direction –

To achieve the highest standards of financial probity and meet all statutory obligations.

Work in partnership with all levels of government to ensure Latrobe City is well supported, resourced and recognised as one of Victoria's four major cities.

Local Government Act 1989

Part 5 – Local Laws.

ORDINARY COUNCIL MEETING MINUTES 24 NOVEMBER 2014 (CM450)

In accordance with Latrobe City Council Local Law No. 1 - Meeting Procedure, adopted 3 March 2014, Council is empowered with the following:

Division 1 - Notices Of Meetings And Delivery Of Agendas

12. Dates and Times of Meetings

Council must from time to time fix the date, time and place of all Ordinary meetings.

13. Council may alter Ordinary and Special Meeting dates

Council may change the date, time and place of any Ordinary or Special Meeting which has been fixed and must provide reasonable notice of the change to the public.

BACKGROUND

At the Ordinary Council Meeting 7 April 2014, Council resolved the following in regards to the Council Meeting cycle:

That Council:

- 1. Adopt a 3-weekly Ordinary Council Meeting cycle whereby the Ordinary Council Meeting Agenda is made available 10 days prior to the meeting date. The ordinary Council meetings will commence at 6.00 PM and that this be trialled for a six month period.*
- 2. That the meeting cycle process be reviewed and a report be brought back to Council in November 2014.*

In accordance with this Council resolution, Council officers have undertaken extensive research into the effectiveness of the current 3-weekly cycle and collated feedback from both Councillors and Senior officers.

The feedback provided outlines the benefits and shortcomings that the current meeting cycle poses to Councillors, officers and the community alike.

This review of the Council Meeting cycle endeavours to provide Councillors and the public with the opportunity to focus on some of the larger strategic issues that face Latrobe City. Additionally, it poses the opportunity for the role of CEO and Executive Team to focus on the execution of duties in order to implement efficient and effective service delivery for the community.

KEY POINTS/ISSUES

There have been many benefits and shortcomings for both Councillors and Council officers since the change to the Council Meeting cycle. A brief summary of this information is encapsulated in the table below:

ORDINARY COUNCIL MEETING MINUTES 24 NOVEMBER 2014 (CM450)

<i>Benefits</i>	<i>Shortcomings</i>
The opportunity for the public to review the Ordinary Council Meeting Agenda ten days prior.	The amount of late reports distributed to Councillors and the public.
The opportunity for the public to address Councillors for 10 minutes during the Public Presentation session.	The turnaround time and deadlines between drafting and finalising reports does not allow Council officers to produce quality reports.
The current amount of Ordinary Council Meetings, Public Presentation, Strategic Issues and Issues & Discussion Sessions in a month allows Councillors to discuss and consider matters accordingly.	Confusion amongst Councillors and officers around meeting names such as Issues and Discussion, Strategic Issues sessions.

To overcome confusion between the Strategic Issues and Issues & Discussion sessions and to provide flexibility for officers to brief Councillors in a timely manner, it is recommended that these sessions now be called Councillor briefing sessions with one session per cycle to accommodate Public Presentations.

RISK IMPLICATIONS

Risk has been considered as part of this report and it is considered to be consistent with the Risk Management framework.

FINANCIAL AND RESOURCES IMPLICATIONS

There are no implications associated with this report.

INTERNAL/EXTERNAL CONSULTATION

Consultation with Councillors and Council officers has been undertaken in order to gather feedback on the changes to the meeting cycle.

No community consultation has occurred in the preparation of this report.

OPTIONS

Council have the following options:

1. Maintain the current three-weekly Council Meeting cycle, with the Council Meeting agenda being distributed 10 days prior to the meeting.
2. Maintain the current three-weekly Council Meeting cycle, with meeting agenda distributed to the public six (6) days prior to the meeting.

**ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)**

3. Opt to revert back to a bi-monthly Council Meeting cycle with Councillor Briefing sessions held in between with one including a Public Presentation session.
4. Propose an amended Council Meeting schedule.

CONCLUSION

The recommended Council Meeting Schedule in this report presents an opportunity for Council to retain the three-weekly meeting cycle allowing Council and its officers to focus on the key strategic issues that are critical to the ongoing success and progress while making changes that provide officers with more optimal timing, minimising late reports.

SUPPORTING DOCUMENTS

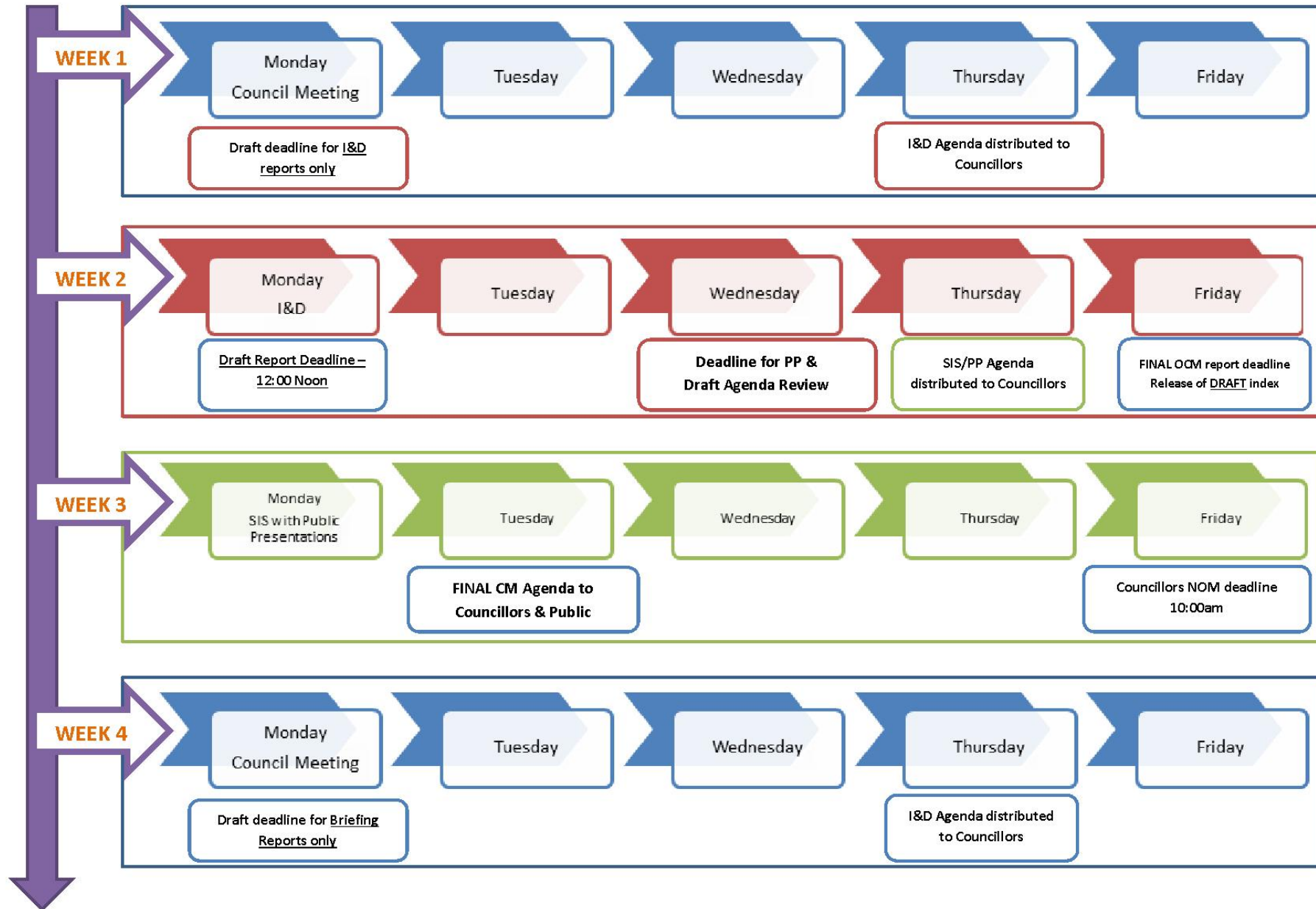
- Council report from the Ordinary Council Meeting 7 April 2014

Attachments
1. Flow chart

12.4

Review of Council Meeting Cycle

1 Flow chart..... 165



PLANNING & ECONOMIC SUSTAINABILITY

13. PLANNING & ECONOMIC SUSTAINABILITY

**13.1 FUNDING REQUEST FROM THE TRARALGON
NEIGHBOURHOOD LEARNING HOUSE**

General Manager

Planning & Economic
Sustainability

For Decision

PURPOSE

The purpose of this report is to present to Council a request for \$50,000 in funding which was received from the Traralgon Neighbourhood Learning House (TNLH) for the expansion of their learning and community engagement facilities into the Victorian Railways Institute (VRI) Hall and old tennis courts site in Queens Parade Traralgon.

EXECUTIVE SUMMARY

The funding is sought to support an application to Regional Development Victoria (RDV) to achieve a \$190,000 grant to enable the VRI Creative Community Space Plan to be realised. The VRI Creative Community Space is proposed to include a Digital Shed, Mens Shed which includes Furniture Making, Community Garden and Kitchen, Learning Activities, Health Promotion, Education, Venue Space and will model sustainability ideas/initiatives. The ultimate aim is that the VRI Hall will become financially sustainable in its own right.

Council officers are in receipt of an incomplete planning permit application for the proposal and are currently working with TNLH in order to obtain the necessary information required to be able to undertake a comprehensive assessment.

The TNLH has also requested that Council waive any associated planning permits for the site.

The site proposed to be utilised for the community garden is located within the Traralgon Station Precinct and as such the *Traralgon Station Precinct Master Plan (TSPM) 2011* must be considered when assessing any new development within the station precinct.

The funding proposal has been considered against its consistency with a number of Council's strategic documents. Much of the proposal is supported by the strategic direction of Council; however, some elements are in conflict with the adopted *Traralgon Station Precinct Master Plan (TSPM) 2011*. These conflicting elements would need to be addressed before Council could support an application.

The funding proposal also needs to be assessed with consideration that the land proposed to be utilised is VicTrack leased land, providing a risk to

**ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)**

continuity of access. The land could be sold at any time if the land was no longer required for rail use; and though unlikely, the potential future sale of this land could impact the TNLH by requiring the community garden to be relocated at some future point in time.

Recent discussions with V/Line have confirmed that they are still keen to see the site redeveloped as per the TSPM, which includes the need to construct additional vital car parking for commuters and V/Line staff.

The proposal by the TNLH is identified as a risk to the future implementation of the TSPM in its current form and the future car parking requirements for V/Line.

If the TNLH community garden was to be considered as a long term venture for the site, Council may need to consider making amendments to the adopted TSPM in consultation with key stakeholders to incorporate the community garden. This would require additional resources and budget allocation for the 2014/2015 financial year along with the reprioritisation of existing strategic projects.

The requested \$50,000 funding contribution has not been included in the 2014/15 budget and after a full investigation of all potential funding resources; the only suitable existing funding stream within Council is the Community Grants program, which would provide a maximum of \$5,000 in funding. Council can also include consideration of this funding request in the Council budget review process to be conducted shortly. In addition, the TNLH could apply to the SP AusNet Community Development Fund which opened in late September 2014, and which provides grants of up to \$3,000.

Cr Gibson left the Chamber at 8.21pm and did not return to the meeting.

RECOMMENDATION

That Council:

1. Refer the funding request from the Traralgon Neighbourhood Learning House to the Council budget review process;
2. Waive planning permit application fees as per Regulation 16 of the *Planning and Environment (Fees) Regulations 2011* for this project;
3. Ensures that any planning permits considered for the site contain a condition that reiterates the temporary nature of any use or development undertaken on the site.
4. Write to the Traralgon Neighbourhood Learning House:
 - a. Recommending that Traralgon Neighbourhood Learning

ORDINARY COUNCIL MEETING MINUTES 24 NOVEMBER 2014 (CM450)

House can also apply for \$5,000 in funding from the *Community Grants Program 2015/16 (minor capital works)* for any permanent works undertaken to the VRI Hall Building and;

- b. Recommending that Traralgon Neighbourhood Learning House formally make an application to *the SP AusNet Community Development Fund* for a grant of \$3,000 for any permanent works undertaken to the VRI Hall Building;
 - c. To inform Traralgon Neighbourhood Learning House that Planning permission will be required prior to undertaking this project;
5. Write to VicTrack requesting consideration of the adopted *Traralgon Station Precinct Master Plan (TSPM) 2011* when considering any lease renegotiations with the Traralgon Neighbourhood Learning House and;
 6. Refers to the 2015/16 budget and business planning process a Planning Scheme Amendment to implement the adopted *Traralgon Station Precinct Master Plan (TSPM) 2011* into the Latrobe Planning Scheme.

ALTERNATE MOTION

That Council:

1. Refer the funding request from the Traralgon Neighbourhood Learning House to the Council budget review process;
2. Waive planning permit application fees as per Regulation 16 of the Planning and Environment (Fees) Regulations 2011 for this project;
3. Write to the Traralgon Neighbourhood Learning House:
 - a) Recommending that Traralgon Neighbourhood Learning House can also apply for \$5,000 in funding from the *Community Grants Program 2015/16 (minor capital works)* for any permanent works undertaken to the VRI Hall Building and;
 - b) To inform Traralgon Neighbourhood Learning House that Planning permission will be required prior to undertaking this project;

**ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)**

Moved: Cr Kam
Seconded: Cr Gibbons

That the Motion be adopted.

CARRIED UNANIMOUSLY

DECLARATION OF INTEREST

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

STRATEGIC FRAMEWORK

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2013-2017.

Please refer to attachment 5 - Strategic Direction.

BACKGROUND

The TNLH, in partnership with the RMIT Office of Urban Transformation Research (OUTR) ReActivate Latrobe Valley, are undertaking a project to expand learning and community engagement facilities into the VRI Hall and former tennis court site in Queens Parade Traralgon. This community space is intended to have a community garden and facilities for community learning and leisure activities. More information on the project can be found here: <http://www.youtube.com/watch?v=ZPx-OVPGVCg>

The TNLH has undertaken fundraising initiatives to support the proposal and are now applying to RDV for a grant through the 'Putting Locals First' program. The TNLH is seeking a contribution of \$50,000 from Council toward the project, which will make the project eligible for a \$190,000 grant to realise the plan (see attachment 1 – Traralgon Neighbourhood Learning House – Funding Request).

The site proposed to be utilised for the community garden is located within the Traralgon Station Precinct. The *Traralgon Station Precinct Master Plan (TSPM) 2011* was adopted by Council at the 27 June 2011 Ordinary Council Meeting. The TSPM project aims to provide a strategic and conceptual plan to guide future development of land adjacent to the Traralgon train station.

Significant community consultation was undertaken during the project which was used to inform the TSPM Final Report 2011. Issues raised in submissions were satisfactorily addressed and key state government departments and agencies were involved to ensure that the TSPM met the needs of all stakeholders and the community.

KEY POINTS/ISSUES

Alignment to the Strategic Direction of Council and the Latrobe

Planning Scheme

The TNLH plan for the VRI Creative Community Space aims to achieve outcomes that are consistent with a number of Council's strategic documents, including the Latrobe City Council Plan 2013 – 2017, the *Latrobe City Municipal Public Health and Wellbeing Plan 2013-2017* and the *Natural Environment Sustainability Strategy 2014-2019*. However, some elements of the proposal are inconsistent with the *Traralgon Station Precinct Master Plan (TSPM) 2011* and is therefore inconsistent with *Latrobe 2026* at Theme 5 which has a strategic direction to “provide clear and concise policies and direction in all aspects of planning”.

These are further discussed below:

Latrobe City Municipal Public Health and Wellbeing Plan 2013 – 2017

The plan realises a number of the strategic directions of the *Latrobe City Municipal Public Health and Wellbeing Plan 2013 - 2017*, including:

- Being Active
- Eating Well
- Staying Connected
- Skills for Healthy Communities

The spaces intend to enable people to be more active through planned activities such as gardening, yoga and basketball. Community gardens will encourage participants to learn about how to plant, grow and harvest their own fruit and vegetables. Activities in the space also bring people together and encourage the exchange of skills and knowledge.

Natural Environment Sustainability Strategy 2014-2019

The planned improvements to the site also intend to make the VRI Creative Community Space as sustainable as possible. Planned features include water tanks, solar panels, edible gardens and waste reduction initiatives such as composting. The plans align well to the themes of the *Natural Environment Sustainability Strategy 2014-2019*, including:

- Building capacity to respond to change
- Improving resource efficiency

Traralgon Station Precinct Master Plan (TSPM) 2011

The proposal is located within the Traralgon Station Precinct. The Master Plan addresses the development vision for the Traralgon Station and surrounds for the next 15 to 20 years and makes a series of recommendations for three stages of future development.

Officers have determined that there are elements of the VRI Creative Community Space Plan that are both supported and not supported by

**ORDINARY COUNCIL MEETING MINUTES
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the strategic development outcomes of the Master Plan.

The Master Plan supports the following elements of the VRI Creative Community Space Plan:

- The VRI Hall is proposed to be utilised as a multi-purpose community facility, this element is supported by the Master Plan which recommends that the hall be developed into a multi-purpose community facility and forms part of Stage 2 of the staging plan for the Master Plan.

The Master Plan does not support the following elements of the VRI Creative Community Space Plan:

- The area immediately west of the VRI Hall is proposed to be utilised as part of the community garden area. This element is not supported by the Master Plan which recommends the area be developed for car parking (38 spaces) to accommodate the parking needs associated with the proposed uses of the building and forms part of Stage 2 of the staging plan for the Master Plan.
- Further to the west of the VRI Hall the former tennis courts are proposed to be utilised as the additional area for the community garden. This element is not supported by the Master Plan which recommends this area be utilised as a potential future redevelopment site with basement car parking for occupants, commuters and V/Line staff and forms part of stage 3 of the staging plan for the Master Plan.

The TSPM identified the southern side of the Station Precinct as having the greatest development potential and is envisaged as having the role of higher density residential and/or commercial development, community and heritage facilities and commuter parking areas.

Car parking was identified as a key issue for the station precinct with a need to balance commuter parking requirements with the highest and best use of land in close proximity to transport nodes. The TSPM identified parking as a weakness of the precinct and recommended extra car parking spaces be provided for commuters.

In addition, the TSPM states that Council must ensure that any development on this site provides car parking in a basement to maximise use of the land. Basement car parking should also seek to provide some flexibility with the provision of extra commuter and/ or V/Line staff car parks being explored as part of any redevelopment.

Considering the above, Council officers have concerns that some elements of the proposal by the TNLH for the VRI Creative Community Space have not fully considered the TSPM and this could jeopardise the overall implementation of the Master Plan.

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V/Line were active members of the Project Assurance Group for the TSPM project and as such Council Officers recently contacted V/Line to discuss the TNLH proposal. V/Line have advised that they share similar concerns in regards to the future implementation of the TSPM. These are outlined below:

- Current planning and proposed upgrades by V/Line.

V/Line is conscious that Traralgon's patronage has been increasing exponentially over the last few years and is predicted to continue to increase; resulting in significantly increased staffing levels.

Following a review of the current conditions by V/Line and in consultation with their stakeholders they have found that the current facilities at the Traralgon Railway Station are not satisfactory. As a result, V/Line are looking to upgrade some of the station facilities for their staff and patrons and are currently preparing plans which are to be consistent with the TSPM and form part of Stages 1 and 2 of the staging plan for the Master Plan (see attachment 2 – V/Line Traralgon draft concept plan).

V/Line has some concerns that if the TNLH community garden is placed within the area designated by the TSPM as a "potential future redevelopment site" that they could lose key future car parking opportunities (as identified within the V/Line Traralgon draft concept plan). V/Line is keen to see any redevelopment of the site to include the applicable amount of commuter and V/Line staff car parking as per the TSPM.

- Lease arrangements of the VRI Hall site and surrounding tennis court area and the potential future sale of the land.

The Traralgon Neighbourhood Learning House has secured the VRI Hall site and surrounding tennis court area via a 12 year sublease (7 year plus a 5 year option) from the VRI who are leasing the land from VicTrack. Council Officers contacted VicTrack to discuss the lease arrangements for the site and the potential impact this may have on the future implementation of the TSPM. VicTrack have advised that although the TSPM is an adopted document it remains absent from the Latrobe Planning Scheme and therefore VicTrack have unfortunately not fully considered the TSPM when engaging in lease arrangements with the TNLH.

VicTrack have requested that Council formally write to them requesting that they ensure the consideration of the adopted TSPM when considering any lease renegotiations with the TNLH and advise Council accordingly.

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It should be noted that VicTrack, in consultation with Public Transport Victoria and V/Line could sell off the land at any time, regardless of the lease arrangements, if the land was no longer deemed to be required for rail use. V/Line has advised in writing that as it currently stands they would only agree to the sale of land if it was to be utilised as per the TSPM. For V/Line the adopted TSPM reflects the fact that car parking is one of the key priorities for the area close to the station – whilst at the same time not discounting other opportunities.

If and when the land sells, this could potentially impact the TNLH by requiring the community garden to be relocated. The relocation of the garden would generate significant disruption to the TNLH and the community who have invested time and money into the project.

Recent discussions between Council Officers and members of the TNLH and the RMIT Office of Urban Transformation Research (OUTR) ReActivate Latrobe Valley have indicated that despite them not being able to formally secure the site, outside of a leased arrangement, they are still keen to progress with the proposal.

Council Officers retain the opinion that the status of the land should be a consideration when assessing any proposal for funding for the site as council has no control over the sale and ownership of the land and ratepayer funds may be utilised for assets that need to be removed in the future.

Council Officers would welcome the addition of a planning permit condition, when any planning permit is considered for the site, that reiterates the temporary nature of any use or development undertaken on the site.

Additional Request – Planning Permit Waiver

On behalf of the TNLH, representatives from RMIT have previously met with Council's Planning department to discuss permit requirements for the site. Planning officers have reviewed draft plans and have had discussions with members of the TNLH and members of RMIT Office of Urban Transformation Research (OUTR) ReActivate Latrobe Valley.

Council Officers have concluded that the VRI Hall has some existing use rights to operate as a community facility, however a planning permit will be required for a change of use to facilitate an education facility, building and works, for the two proposed sheds (see attachment 3 – TNLH Draft Concept Plans) and a waiver of car parking.

Council officers are in receipt of an incomplete planning permit application for the proposal and are currently working with TNLH in order to obtain the necessary information required to be able to

ORDINARY COUNCIL MEETING MINUTES 24 NOVEMBER 2014 (CM450)

undertake a comprehensive assessment. It is likely the planning permit process may include advertising and notification to affected parties.

The TNLH has requested that Council waiver any planning permits required for the site. It is unclear if the organisation is seeking a waiver of the permit or a waiver of the permit fees, however under Section 14 (c) of the *Planning and Environment Act 1987* the duties of a responsible authority (Council) must comply with the Act and the planning scheme, therefore Council cannot exempt or waive the TNLH from the planning permit process under the *Planning and Environment Act 1987*.

Under Section 203(2)(d) of the *Planning and Environment Act* Council does have the authority to consider the reduction or waiver of fees in some instances. The *Planning and Environment (Fees) Regulations 2011* at Regulation 16 allows a responsible authority to wholly or in part waive or rebate the payment of a prescribed fee where “an application is for land used exclusively for charitable purposes”. The TNLH is a registered charity and therefore Regulation 16 would apply in this instance.

It is reasonable to expect that conditions of any funding agreement should require all permits to be finalised prior to the release of funding. It should also be noted that the TNLH has not factored the application for planning permits within their business plan (see attachment 4 – VRI Hall Business Plan).

Previous Council Reports and Considerations

Council originally considered this Council Report on the 22 September 2014 and adopted a foreshadowed motion as follows:

That Council:

1. *Invites the Traralgon Neighbourhood Learning House to attend a Public Presentation on their project before Council makes any decision about the funding request.*
2. *Waive planning permit application fees as per Regulation 16 of the Planning and Environment (Fees) Regulations 2011 for this project;*
3. *Ensures that any planning permits issued for the site contain a condition that reiterates the temporary nature of any use or development undertaken on the site.*
4. *Write to the Traralgon Neighbourhood Learning House:*
 - a) *Recommending that Traralgon Neighbourhood Learning House apply for \$5,000 in funding from the Community Grants*

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- Program 2015/16 (minor capital works) for any permanent works undertaken to the VRI Hall Building and;*
- b) To inform Traralgon Neighbourhood Learning House that Planning permission will be required prior to undertaking this project;*
 - c) Recommending that Traralgon Neighbourhood Learning House formally make an application to the SP AusNet Community Development Fund for a grant of \$3,000 for any permanent works undertaken to the VRI Hall Building;*
5. *That the matter be returned to Council for further consideration.*

As per item 1 of the above foreshadowed motion, the TNLH were subsequently invited to attend the 6 October 2014 Public Presentation Session. The TNLH chose not to attend on this date however a presentation was provided to Councillors at the Public Presentation session of 27 October 2014 session.

RISK IMPLICATIONS

Risk has been considered as part of this report and it is considered to be consistent with the Risk Management framework.

The proposal by the TNLH is identified as a risk to the future implementation of the TSPM and the future car parking requirements for V/Line.

In addition, the lease of the land to the TNLH does not omit it from being sold at any stage for redevelopment purposes as per the TSPM. This would require the TNLH community garden to be relocated which would generate significant disruption to the TNLH and the community who would have invested time and money into the project.

If the TNLH community garden was to be considered as a long term venture for the site, Council may need to consider making amendments to the adopted TSPM in consultation with key stakeholders to incorporate the community garden. This would require additional resources and budget allocation for the 2014/2015 financial year along with the reprioritisation of existing strategic projects.

FINANCIAL AND RESOURCES IMPLICATIONS

The TNLH is seeking a funding contribution of \$50,000 from Council. This has not been included in the 2014/15 budget. Officers have undertaken an investigation of potential Council funding streams that could be used to support this request.

The **Latrobe City Council Capital Works Program** allows for the development or maintenance of Council owned or maintained infrastructure. The VRI hall is not owned or maintained by Council and as

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a result, is not suitable to be considered through the Capital Works program.

The **Latrobe City Council Community Grants Program** is available once a year for a short period of time (usually during July and August). The annual program is designed to support not-for-profit, community focused groups in Latrobe City for projects that will assist in the ongoing development or maintenance of recreational facilities and meet the social and cultural needs of the citizens of Latrobe City.

The Community Grants Program allows for a maximum financial contribution of \$5,000 under the 'Minor Capital Works' category. This fund allows for projects that will improve community facilities, e.g. renovations, repairs, or major items of equipment with a value of \$500 or more. An application for the VRI project could meet these criteria, but as the funding is capped at \$5000 per initiative, the application would not meet the \$50,000 request from the TNLH.

It should be noted that applications have now closed for the Community Grants Program 2014/15 financial year, so although they meet the criteria the TNLH would now need to make an application in the 2015/16 financial year.

The **Mayoral Sponsorship** fund is available for sponsorship requests that do not fit into the Community Grants program, Sporting Sponsorship Fund or Athlete Assistance Fund. It is designed to support a number of community initiatives throughout the year. The Mayoral Sponsorship fund has an allocation of \$25,000 for the 2014/15 financial year.

The Mayoral Sponsorship Committee identifies that all applications must meet the following criteria:

- a. *Applicant must reside within Latrobe City*
- b. *Activity or initiative is to benefit the Latrobe City community or an individual residing within Latrobe City*
- c. *Activity or initiative must not fit within guidelines for other funding streams of Council or state/federal government (i.e. Community Grants Program or State Government Education funding programs)*

As the funding is capped at \$25,000 per initiative, the application would not meet the \$50,000 request from the TNLH and does not meet the requirements of criteria c above.

The **SP AusNet Community Development Fund** (in partnership with local governments) opened in late September 2014 and offers grants of up to \$3,000. The funding program is only open to local non-profit organisations. The TNLH request would fit within the guidelines for the funding however it would be limited to the \$3,000. Council would still encourage the TNLH to make an application.

Additionally if the TNLH community garden was to be considered as a long term venture for the site, Council may need to consider making

ORDINARY COUNCIL MEETING MINUTES 24 NOVEMBER 2014 (CM450)

amendments to the adopted TSPM in consultation with key stakeholders to incorporate the community garden. This would require additional resources and budget allocation for the 2014/2015 financial year along with the reprioritisation of existing strategic projects.

INTERNAL/EXTERNAL CONSULTATION

Council has not undertaken any formal consultation regarding the proposal at this stage of the process; however Council Officers have met with members of both the TNLH and the RMIT Office of Urban Transformation Research (OUTR) ReActivate Latrobe Valley at a recent steering committee meeting on 23 July 2014.

Council Officers have also been in contact with VicTrack and V/Line, who were active members of the Project Assurance Group for the TSPM project, to discuss the proposal.

The TNLH and representatives from RMIT have previously met with Council's Planning department to discuss permit requirements for the site. Planning officers have reviewed draft plans and have had discussions with members of the TNLH and members of RMIT Office of Urban Transformation Research (OUTR) ReActivate Latrobe Valley. The TNLH is currently preparing planning permit application documentation for lodgement with Council in the coming weeks.

The TNLH have conducted their own community consultation, workshops and fundraising activities in relation to the proposal, however the details surrounding this consultation have not been provided to Council at this time and are not detailed within their business plan. Council Officers are aware of several online links and social media sites along with several articles published in the Latrobe Valley Express.

OPTIONS

The options available to Council are as follows:

1. That Council do not support the \$50,000 funding request from the Traralgon Neighbourhood Learning House due to 2014/15 budget allocation commitments.
2. That Council refer the funding request from TNLH to a future budget review process. If the \$50,000 funding is allocated in the future this should be subject to one of the following requirements being resolved prior to funding being granted:
 - Consider amending the TSPM including consultation with stakeholders (particularly VicTrack); or
 - Council write to VicTrack requesting that they ensure the consideration of the TSPM when considering any lease renegotiations with the TNLH and advise Council accordingly.

**ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)**

3. That Council recommend the TNLH apply for \$5,000 from the *Community Grants Program (minor capital works) 2015/16* for any permanent works undertaken to the VRI Hall Building and refers the remaining \$45,000 to a future budget review process. If the \$45,000 funding is allocated in the future this should be subject to one of the following requirements being resolved prior to funding being granted:
 - Consider amending the TSPM including consultation with stakeholders (particularly VicTrack); or
 - Council write to VicTrack requesting that they ensure the consideration of the TSPM when considering any lease renegotiations with the TNLH and advise Council accordingly.
4. That Council recommend the TNLH apply for \$5,000 from the *Community Grants Program (minor capital works) 2015/16* for any permanent works undertaken to the VRI Hall Building, subject to one of the following requirements being resolved prior to funding being granted:
 - Consider amending the TSPM including consultation with stakeholders (particularly VicTrack); or
 - Council write to VicTrack requesting that they ensure the consideration of the TSPM when considering any lease renegotiations with the TNLH and advise Council accordingly.
5. That Council not support the funding request from the TNLH but consider any planning permit application required for the site as per the usual planning permit assessment process.
6. That Council not support the funding request from the TNLH and refuse any planning permit application required for the site to ensure the future implementation of the adopted TSPM.

In addition to choosing from Options 1-6 above, the following Options should also be considered as part of any recommendation:

7. That Council ensures that any planning permits considered for the site contain a condition that reiterates the temporary nature of any use or development undertaken on the site.
8. That Council write to the TNLH recommending that they formally make an application to the *SP AusNet Community Development Fund* for a grant of \$3,000 for any permanent works undertaken to the VRI Hall Building.
9. That any funding request supported by Council only be released subject to the granting of all planning permits required for the proposal.

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10. That Council support the waiver of planning permit application fees as per Regulation 16 of the *Planning and Environment (Fees) Regulations 2011*.
11. That Council recommences the Planning Scheme Amendment to implement the adopted TSPM into the Latrobe Planning Scheme by placing it into the 2015/16 Business Plan and allocating a budget.

CONCLUSION

Traralgon Neighbourhood Learning House is seeking a \$50,000 funding contribution from Council in support of the VRI Creative Community Space project. This funding would contribute towards a submission to RDV for a 'Putting Locals First' grant and help enable the project to be realised.

The \$50,000 funding contribution has not been included in the 2014/15 budget. The only suitable existing funding stream within Council is the Community Grants Program, which would provide a maximum of \$5,000 in funding. Additionally the TNLH could apply for the SP AusNet Community Development Fund which would provide a maximum of \$3,000.

Much of the proposal is supported by the strategic direction of Council; however, some elements are in conflict with the adopted *Traralgon Station Precinct Master Plan (TSPM) 2011*. These conflicting elements should be addressed before Council considers supporting any funding application.

The funding proposal also needs to be considered acknowledging that the land proposed to be utilised by the TNLH is only leased land. VicTrack, in consultation with Public Transport Victoria and V/Line could sell the land at any time, regardless of the lease arrangements, if the land was no longer deemed to be required for rail use. The potential future sale of this land could impact the TNLH by requiring the community garden to be relocated at some future point in time. The relocation of the garden would generate significant disruption to the TNLH and the community who would have invested time and money into the project.

SUPPORTING DOCUMENTS

Traralgon Station Precinct Master Plan (TSPM) 2011

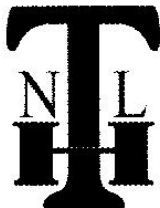
Attachments

1. Attachment 1 - Traralgon Neighbourhood Learning House - Fund Request
2. Attachment 2 - V/Line Traralgon draft concept plan
3. Attachment 3 - TNLH Draft Concept Plans
4. Attachment 4 - VRI Hall Business Plan
5. Attachment 5 - Strategic Direction

13.1

Funding Request from the Traralgon Neighbourhood Learning House

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Reg. No. A8790

TRARALGON NEIGHBOURHOOD LEARNING HOUSE INC.11-13 Breed Street (PO Box 449)
TRARALGON VIC 3844

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5 June 2014

Traralgon Neighbourhood Learning House

11- 13 Breed Street

Traralgon, Vic 3844

25th May, 2014

LATROBE CITY COUNCIL	
INFORMATION MANAGEMENT	
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<input type="checkbox"/> Copy registered in DataWorks	<input type="checkbox"/> Invoice forwarded to accounts

Dear Counsellors

We greatly appreciate the attendance of Mayor Sharon Gibson and Counsellors Peter Gibbons and Sandy Kam at the recent launch of our VRI Creative Community Space plan. The video clip of our plan is available at the following link -
<https://www.youtube.com/watch?v=ZPx-OVPGVCg>

Traralgon Neighbourhood Learning House in partnership with RMIT OUTR Reactivate Latrobe Valley are undertaking a project to expand the learning and community engagement facilities into the VRI Hall and old tennis court site in Queens Parade. This community space will have a community garden and facilities for a variety of community learning and leisure activities.

We believe this initiative will support a number of Latrobe City's aims such as providing a model for sustainable living and healthy lifestyle options. We hope to re-engage the community in pre-accredited training opportunities through hands on learning activities. The project aligns with the Latrobe City plan for this location.

We are applying to Regional Development Victoria (RDV) for a grant through the 'Putting Local's First Program' to support the donations and offers of assistance we have received from the community. We are seeking a financial contribution from Latrobe City to support this application and directly contribute to the learning infrastructure required for the space.

We are seeking a \$50,000 contribution toward our RDV proposal. With our contributions this will enable the project to get a \$190,000 grant towards the VRI project. It is our intention to put this proposal to RDV in the next week.

We also seek a waiver on the planning permits for the site.

We request support from Latrobe City Council for the RDV proposal by confirmation of a formal resolution and its associated correspondence.

Regards



Joh Lyons

joh@digitalshed.com.au

0419 568 772

Project Manager

VRI Hall Project

Latrobe Valley Community & Digital Shed

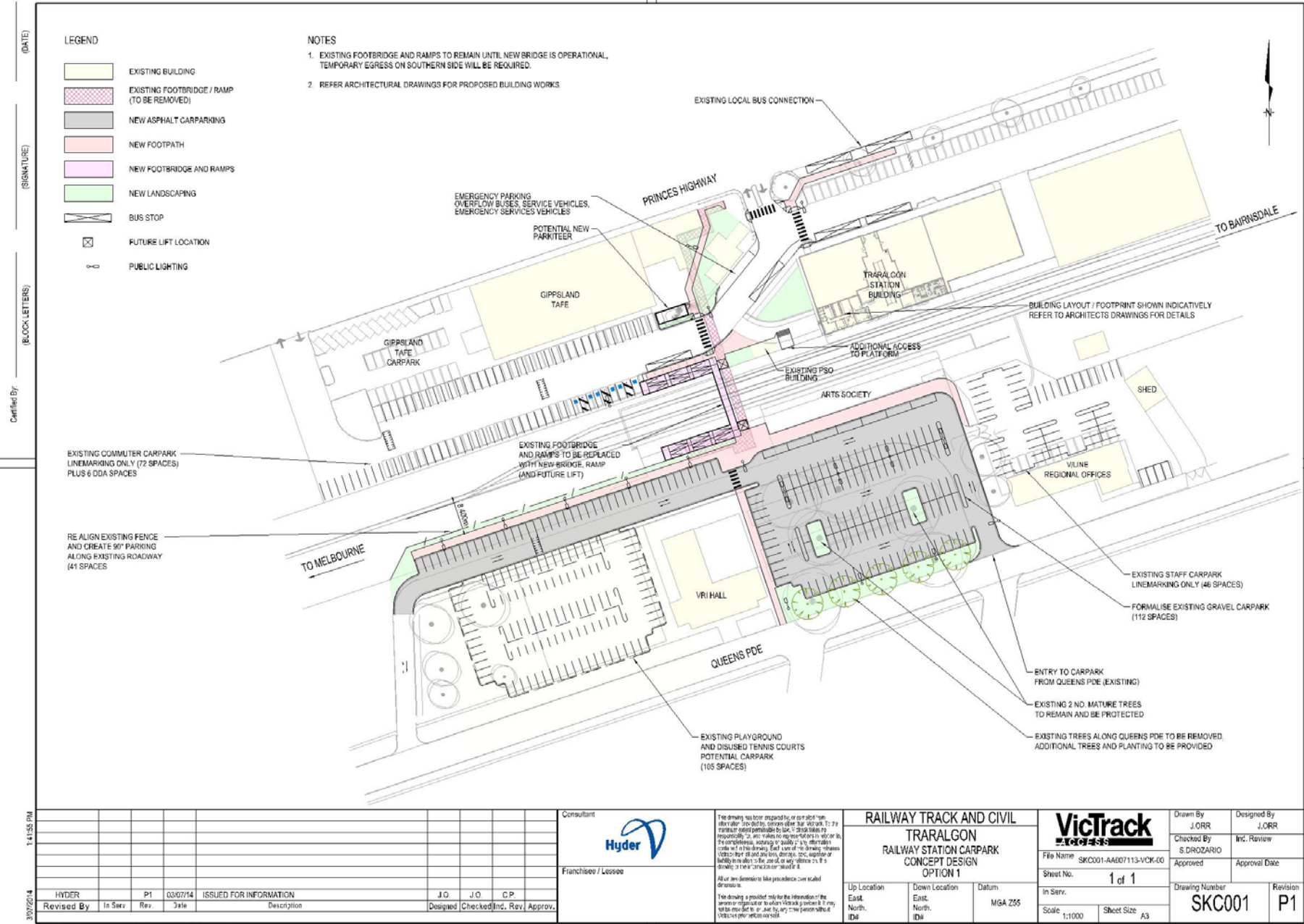
Projects of Traralgon Neighbourhood Learning House

tnh@wideband.net.au

5174 6199



TRARALGON NEIGHBOURHOOD LEARNING HOUSE INC.



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HYDER	In Serv	Rev	Date	ISSUED FOR INFORMATION	Description	J.O	J.O	C.P
Revised By						Designed	Checked	Incl. Rev. Approv.

Consultant

 Franchisee / Licensee

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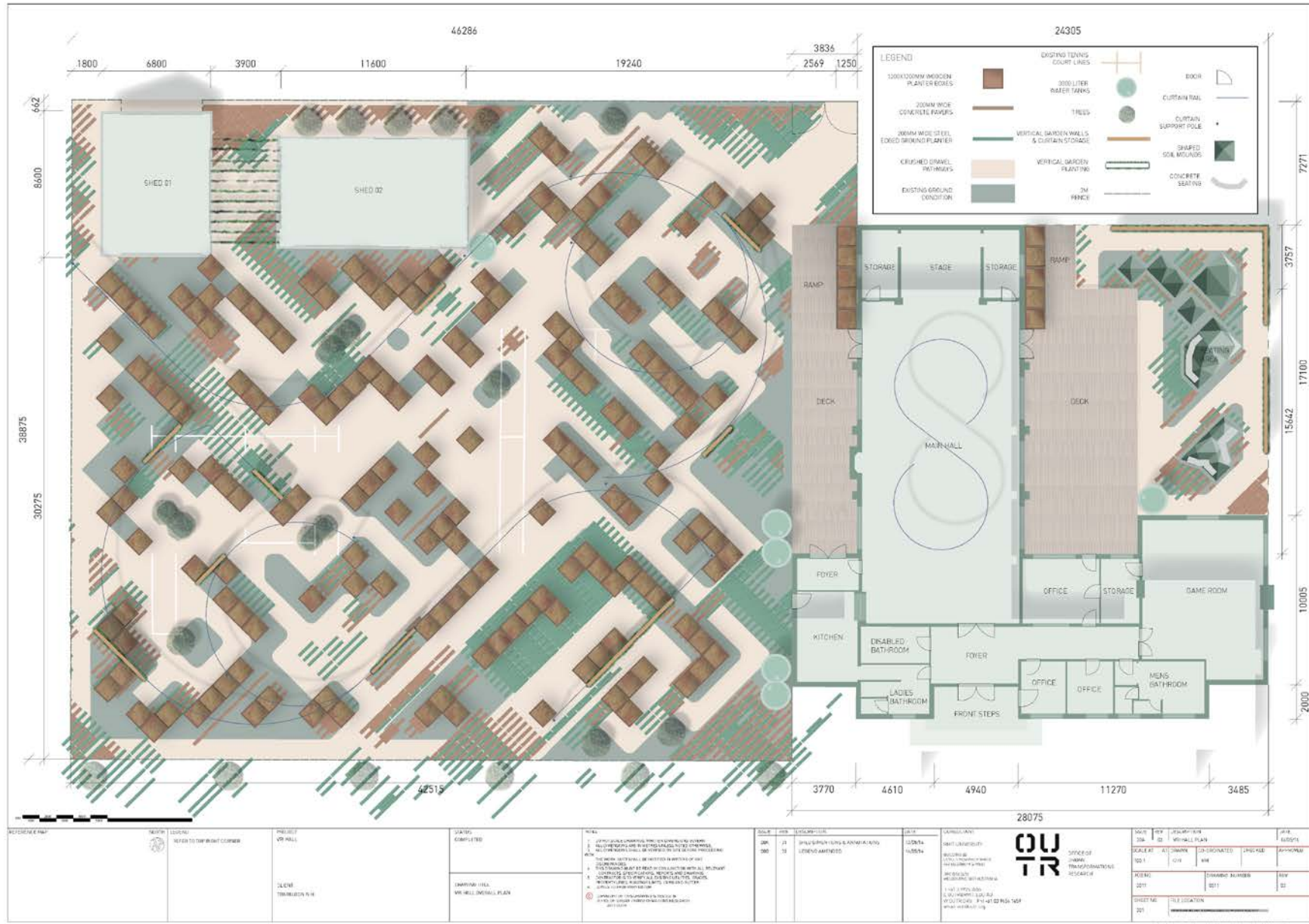
RAILWAY TRACK AND CIVIL
TRARALGON
RAILWAY STATION CARPARK
CONCEPT DESIGN
OPTION 1

Up Location: East, North, IDA
 Down Location: East, North, IDA
 Datum: MGA Z55

File Name: SKC001-AA007113-VCK-00
 Sheet No: 1 of 1
 In Serv.

Drawn By: J. ORR	Designed By: J. ORR
Checked By: S. DROZARIO	Incl. Review
Approved	Approval Date
Drawing Number: SKC001	Revision: P1

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<p>ACCESSIBLE MAP</p> <p>DATE: 12/2024</p> <p>DESIGN: REFER TO TENDRANT CORNER</p> <p>PROJECT: VR HALL</p> <p>CLIENT: TNLH</p> <p>TRARALGON N.L.H.</p>	<p>STATUS: COMPLETED</p> <p>DRAWING TITLE: VR HALL INITIAL PLAN</p>	<p>NOTES:</p> <ol style="list-style-type: none"> 1. APPROVALS: APPROVED BY THE LOCAL GOVERNMENT AND THE STATE GOVERNMENT. ALL CONDITIONS AND REQUIREMENTS MUST BE MET. 2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED. 3. THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS SUBJECT TO THE LOCAL GOVERNMENT'S APPROVAL. 4. THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS SUBJECT TO THE STATE GOVERNMENT'S APPROVAL. 5. THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS SUBJECT TO THE COMMONWEALTH GOVERNMENT'S APPROVAL. 6. THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS SUBJECT TO THE INTERNATIONAL STANDARDS. 7. THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS SUBJECT TO THE NATIONAL STANDARDS. 8. THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS SUBJECT TO THE AUSTRALIAN STANDARDS. 9. THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS SUBJECT TO THE BEST PRACTICE. 10. THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS SUBJECT TO THE CURRENT REGULATIONS. 	<table border="1"> <thead> <tr> <th>NO.</th> <th>REV.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>001</td> <td>01</td> <td>ISSUED FOR TENDRANT CORNER</td> <td>12/2024</td> </tr> <tr> <td>002</td> <td>01</td> <td>ISSUED FOR STATE GOVERNMENT</td> <td>12/2024</td> </tr> </tbody> </table>	NO.	REV.	DESCRIPTION	DATE	001	01	ISSUED FOR TENDRANT CORNER	12/2024	002	01	ISSUED FOR STATE GOVERNMENT	12/2024	<p>DESIGNER: TRARALGON N.L.H.</p> <p>DATE: 12/2024</p> <p>SCALE: 1:100</p> <p>PROJECT: VR HALL</p> <p>CLIENT: TNLH</p> <p>TRARALGON N.L.H.</p>	<p>SCALE: 1:100</p> <p>DATE: 12/2024</p> <p>PROJECT: VR HALL</p> <p>CLIENT: TNLH</p> <p>TRARALGON N.L.H.</p>
NO.	REV.	DESCRIPTION	DATE														
001	01	ISSUED FOR TENDRANT CORNER	12/2024														
002	01	ISSUED FOR STATE GOVERNMENT	12/2024														





Business Plan

VRI Hall

In conjunction with the
Traralgon Neighbourhood House Inc



11-13 Breed Street
Traralgon, VIC 3844
www.tnlh.org.au
03 5174 6199

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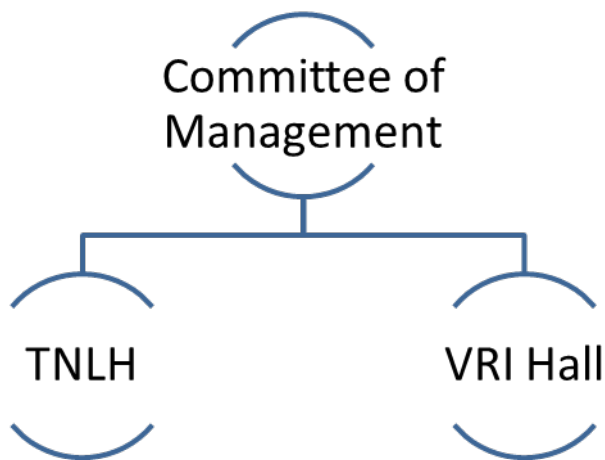
Business Overview and Structure

The Traralgon Neighbourhood Learning House (TNLH) is a Charitable Institution.

ABN: 75 802 913 904.

TNLH has been serving the local community for over 35 years and has sustained financial viability through a dedicated and professional, Committee of Management.

It has also benefited from the passion and loyalty of long serving employees and volunteers.



Driven by community need, the TNLH has supported the project initiative to create a 'hands on learning space' which is now known as the VRI Hall.

Significant effort has been invested into the consultation and planning for the VRI Hall so that it:

1. Meets the needs of the community
2. Utilises the most appropriate site/location
3. Achieves maximum support from the community
4. Responsibly manages its expense budget and creates revenue sources for the future

The ultimate aim is that the VRI Hall will become financially sustainable in its own right.

Aims & Vision

The TNLH runs over 60 classes with over 500 people participating every week. There is a demonstrated need for connecting people and community education.

Traralgon and surrounds is a growing regional centre, facing industry and economic challenges and needs to constantly find ways to; build skills within the community, connect people and inspire new opportunities.



The TNLH wanted to offer expanded 'hands on learning' activities yet lacked the space to do so.

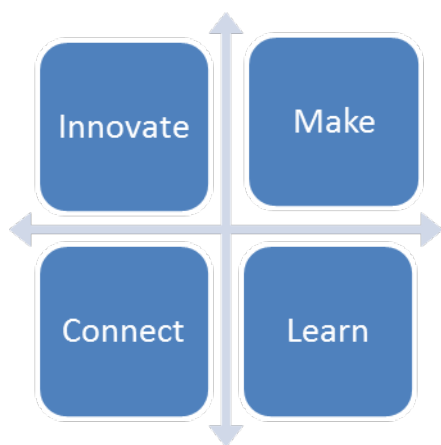
The premises in Breed Street, Traralgon, serve a specific need and are long term leased from the Latrobe City Council owned property.

The VRI Hall will offer the TNLH a crucial expansion space and therefore improve the types of classes they can offer the community.

The project is providing opportunities for local secondary schools to enjoy participation in the wider community project and make a contribution.

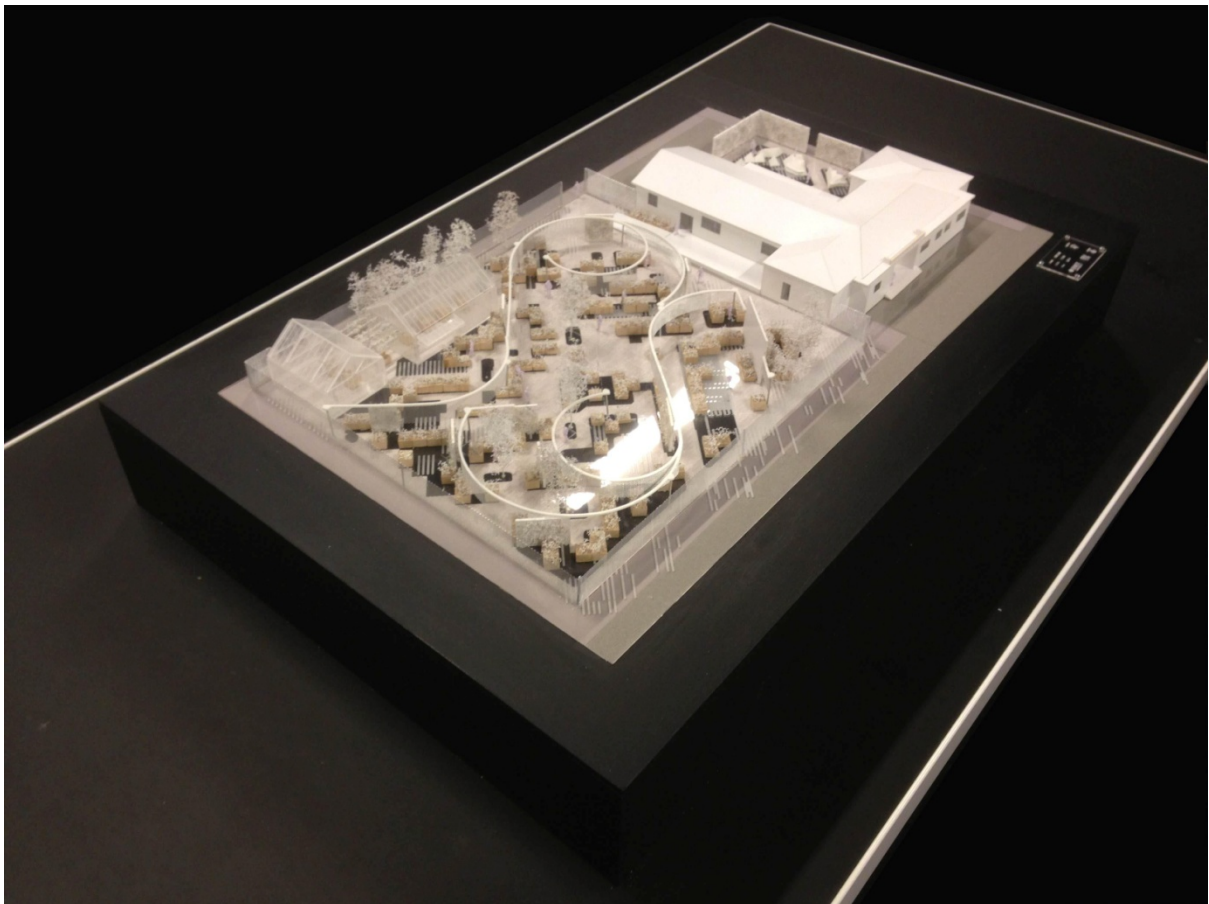
Aims

- To develop a space which allows for dreams to hatch and become a reality
- To undertake community based workshops
- To develop a space which is sustainable in its energy consumption and production, captures water, reduces waste
- To develop low maintenance solutions that have long term viability



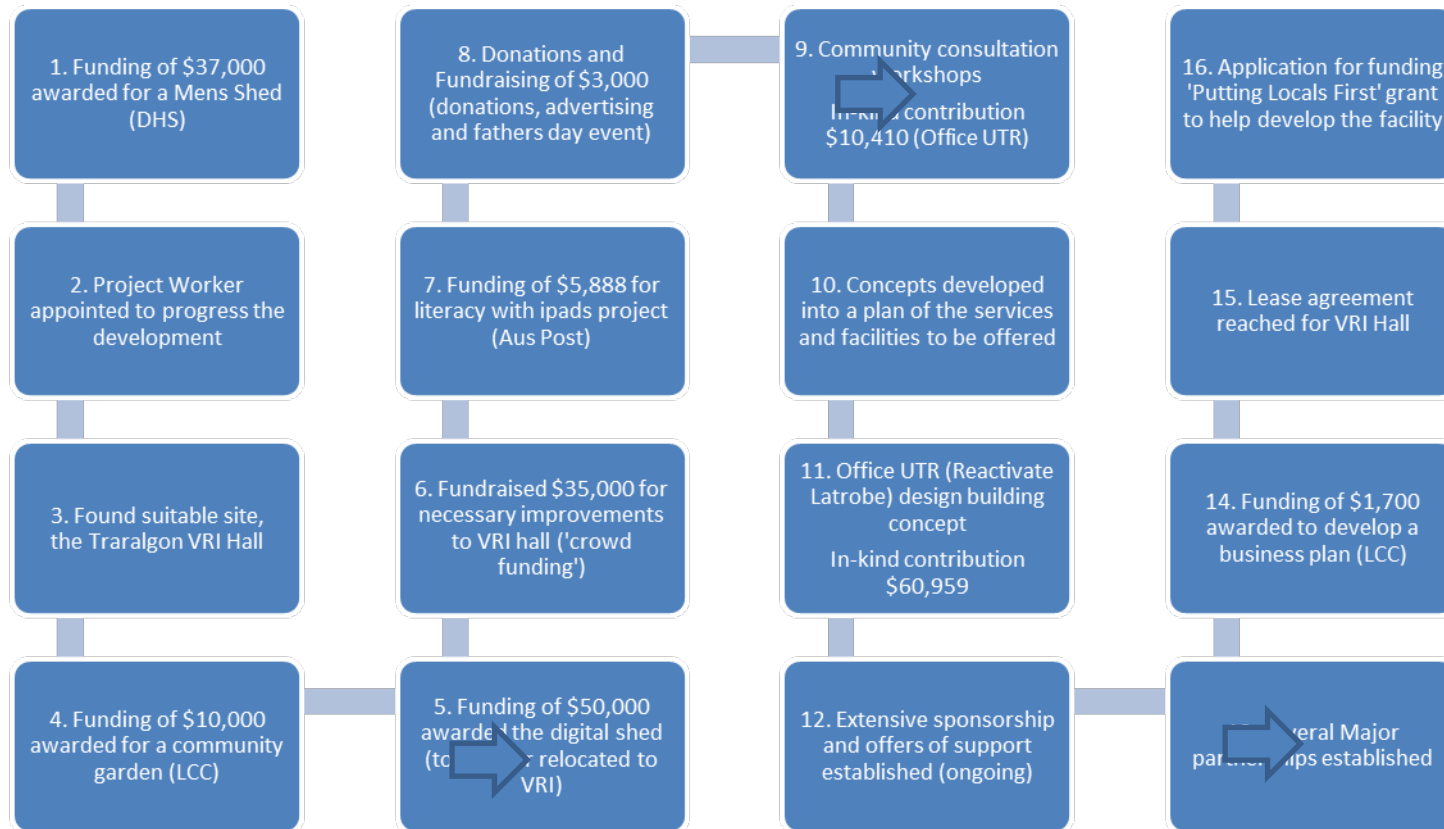
OUR VISION

*“To provide a meeting, learning, making and sharing space,
where ideas are hatched, nurtured and realised.”*



Project Summary

Below is a summary of the key stages in the journey so far.



Products and Services

About the Site

- VRI Hall along with its abandoned tennis courts
- Plans to repair and develop
- Easy footbridge access from train station, plenty of parking onsite
- Current/future facilities:
 - A range of ancillary and common areas
 - Kitchens
 - Gardens
 - Stage areas for performances
 - Venue spaces

The VRI Hall is an exciting opportunity, not just in providing a space for classes to take place, but also **reclaiming redundant infrastructure** and transforming it into an effective learning environment.

The venue meets the particular, ad-hoc and flexible requirements for the Learning House classes; tinkering, recycling and making projects in an engaging, alive and imaginative setting.

The site is flagged in the Traralgon Inner South Precinct Master Plan as a recreational facility with publicly accessible open space adjoining both sides.

What we will create



Details of what will be included

Inclusive Social Connectivity & Community Engagement	Digital Shed	<ul style="list-style-type: none"> • IT help • Websites & social media for start-up businesses • Short films • LAN parties (multiple user game play) • Training in use of various technology • Develop APPS • Graphic design help • Engaging mature aged people with modern technologies in a supportive environment • Youth supporting the community in one to one support/transfer of knowledge
	Workshop Shed (Mens Shed)	<ul style="list-style-type: none"> • Upcycled/recycled furniture • Community tool bank • Other hands on making projects
	Furniture	<ul style="list-style-type: none"> • Develop a series of prototypical indoor and outdoor functional units (environmentally sensitive, sustainable, adaptable) as marketable items • Skills retention within the local community
	Community Garden & Kitchen	<ul style="list-style-type: none"> • Grow vegetables and produce • Garden bed hire • Kitchen use – food preparation and preservation classes • Learning of skills to grow your own produce • Pizza oven (promoting multiculturalism concepts of breads from around the world)
	Health Promotion	<ul style="list-style-type: none"> • Bike education • Maintenance • Online bike tracks (bike tracks/google maps) • Yoga, Tai Chi, Self Defence & Fitness Classes • Healthy Eating

Details of what will be included cont.

Inclusive Social Connectivity & Community Engagement	Education	<ul style="list-style-type: none"> • Hands on learning / courses suited to large spaces • Leisure learning and lifelong learning – i.e. frame making, leather craft, cooking, gardening, sustainability, yoga, lino cutting, ceramics (and many more) • VCAL Course / brokerage for school programs • Life skills
	Venue Space	<ul style="list-style-type: none"> • Arts: Films, drama, dance, classes (hall space with stage) • Space hire: clubs, private functions, seminars/conferences • Public events: fairs, festivals, talk series, markets, concerts, swap meets
	Modelling Sustainability	<ul style="list-style-type: none"> • Solar energy • Water capture and storage • Compost waste • Use of freshly grown produce in the kitchen
	Other Ideas	<ul style="list-style-type: none"> • Promotion of healthy lifestyles • VRI Hall history / Traralgon history (digital storytelling) • Community café (paid meals) • Counselling • Massage and therapy • Business Incubator (ideas and innovation) • Cross cultural celebration and promotion of diversity

Brand and Marketing

Current Position

The VRI Hall concept has become known within the community, mostly by word of mouth.

There is an online presence, although it is recognised and steps have been taken to develop a website and use social media to its full potential.

It is important that a balance of demographics from within the community are attracted to the VRI Hall and that the balance is maintained. The target groups to attract are:

- Retired
- Youth and students
- People with disability/unable to work or study
- Start-up businesses
- Socially isolated
- Creative people
- Disengaged
- People seeking alternatives
- Recently arrived immigrants
- People who have a skill to share

Naming of the VRI Hall

The space being created needs a name which best reflects the purpose of the centre. The name needs to attract broad groups of people and minimise the potential of wording which causes people to make assumptions about the place.

The concept is being developed to invite community participation into the naming of the VRI Hall. This will help build anticipation, excitement, awareness and ownership of the space.

Preferences discussed so far include the disuse of words such as hall, community or house, but rather: centre, maker space, place or “_____@ VRI” (retaining the ‘VRI’ in the name)

Advertising and Signage

Expressions of support have been received from print, radio, sign writers and web developers to help build the branding and awareness of the VRI Hall.

It is considered important to retain the history of the VRI Hall and give respect to it through its signage and presentation.

Partnerships

The following major partnerships have been established:

- Rotary Club of Traralgon
- Traralgon College
- Lavalla Catholic College
- RMIT – OUTR as part of the Reactivate Latrobe project
- Latrobe City
- ACFE (Adult Community and Further Education)
- Federation University
- Cooinda Hill

The VRI Hall is also in discussions with GippsTAFE, Kurnai College, SFYS (School Focused Youth Services), Latrobe Community Health Services, Sustainability Gippsland, Relationships Australia, Anglicare and Mind.

The following are partnership aims for the future:

- Local
- Education
- Environmentally/sustainability friendly
- Community health programs
- Government (all three 3 tiers)
- Employment networks

Sponsorship

The VRI Hall will proactively approach target businesses and major sponsors who they consider will benefit from association with the VRI Hall. They will also develop sponsorship packages for both financial and in-kind donations from the community.

Working Bee Launch Activity

The interest and support expressed by the community to date has been significant.

One of the ways to ensure involvement from businesses as well as individuals and club/groups, is the concept of a launch involving community working bees – utilising the Better Block* model.

(*Better Block: where communities, organisations and neighbours gather to revitalise land in underused areas with structured teams and stages of work).

Revenue

The objective of the VRI Hall is that it become financially sustainable based upon the revenue it can generate from the facility.

Careful planning has been put in place to incorporate revenue streams from the VRI Hall.

- Fee for service courses
- Courses – larger spaces (i.e. smaller space requirements mostly at TNLH)
- Space hire – private functions
- Events – public functions (fairs, festivals, talk series, markets, concerts)
- Long term/reoccurring space hire (clubs/groups etc.)
- Vegetable and produce sales
- Garden bed hire
- Community paid café style meals
- Community based VCAL (funding per head/student)
- Furniture sales
- Bike programs
- Equipment hire
- Sponsorship and advertising
- Donations, sponsorship, contributions and grants
- Consulting services

The TNLH has responsibly managed its finances for many years and the Committee of Management will oversee the budget and expenses of the VRI Hall. There is a high level of specialist skills within the group of long serving, professional committee members.

Risk Management

The VRI Hall has considered the risks and challenges it faces and how it may proactively respond to these.

The identified challenges are:

1. Lease to be officiated
2. Grant approval for the “putting locals first” grant
3. Financial sustainability of the VRI Hall – meticulous management of budget, expenses and cash flow
4. Isolating and having limited geographical groups attending the hall – need to avoid stereotypes or in-balance of use/promotion – target list of groups to be attracted to the Hall
5. Working group support – fortnightly meetings, delegate and utilise skills available to share the workload
6. Relationship liaison for sponsors – ensure closing of offers, recognition, enthusiasm, continuation (i.e. after year 1), ongoing maintenance of those relationships – communicating success stories to the them
7. Security of assets/people – lighting, alarms, neighbour agreements, security patrols, no leaving valuables on site during the refurbishment
8. Insurance – ensuring complete and adequate through the TNLH policies – building, contents, public liability, workcover etc.
9. Building project management – checking licences, insurances, certification, Council inspections/permits

Strategic Business Goals

#	Area	Actions
1.	Lease	<ul style="list-style-type: none"> The Hall lease to be officiated. Note land tax exemption approved in advance.
2.	Design	<ul style="list-style-type: none"> Finalise the development plan/video outline, letters of support Design of indoor and outdoor prototypes Develop documents for building instructions
3.	Grant	<ul style="list-style-type: none"> Apply for “putting locals first grant” – intent to submit by mid April 2014
4.	Interim (awaiting grant approval)	<ul style="list-style-type: none"> Commence the public naming competition (approach organisation for sponsorship – entertainment/luxury/mass appeal – digital/technology) Spend approx. \$60K – spend in the garden (garden beds, mens shed corner area), internet connection (approaching sponsorship) Media/communication planning for launch (media announcements in conjunction with LCC) Draft a program/schedule for hall hiring (interim use) Build/schedule future events – co/benefit of promotion of their event in association with the launch Develop a target list of potential sponsors, approach and negotiate their support/recognition, close commitments Develop sponsorship package for those interested in making donations (level system – i.e. gold, silver, bronze and how to accept those that don’t fit in that category) – logo designed specifically for sponsors (remembering credit system to promote care for the space by the users) Develop guidelines for usage, T&C etc. Explore the environmental sustainability for the building and what decisions/steps need to be taken to achieve any

		<p>certification which may be able to be later promoted</p> <ul style="list-style-type: none">• Explore RTO status and joint venture opportunities for RTO status to deliver accredited training (whether it be accredited by the VRI Hall or a provider who comes into the hall) – Tafe....
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5.	Develop	<p>Fully develop the VRI Hall and Site according to the design plan.</p> <ul style="list-style-type: none"> • Signage • Garden • Shed • Hall fit-out
6.	Reach the community	<ul style="list-style-type: none"> • Community building/working bee days • Building the app for space bookings • Building the online community – branding/reach • VCAL & School programs Development • New concepts – digital storytelling, short film competition, counselling support (partnered/subsidy/start-up/Lifeline, fast turnaround, crisis support)
7.	Financial sustainability	<ul style="list-style-type: none"> • Budget, expense and cash flow management systems and procedures • Efficient bookings/scheduling of room hire/space hire • Courses and seminar interest • Measure, monitor and maintain revenue sources

COMPULSORY STRATEGIC ATTACHMENT

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.

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.

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 – Advocacy and 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.

Latrobe City Council Plan 2013 - 2017

Theme and Objectives

Theme 2: Appropriate, affordable and sustainable facilities, services and recreation

Strategic Direction – Appropriate, affordable and sustainable facilities, services and recreation

To promote and support a healthy and active community.

To provide facilities and services that are accessible and meet the needs of our diverse community.

To enhance the visual attractiveness and liveability of Latrobe City.

Theme 4: Advocacy for and consultation with our community.

Strategic Direction – Advocacy for and consultation with our community.

To advocate for and support cooperative relationships between business, industry and the community.

Theme 5: Planning for the future

Strategic Direction – Planning for the future.

To provide a well planned, connected and liveable community.

COMMUNITY INFRASTRUCTURE & RECREATION

14. COMMUNITY INFRASTRUCTURE & RECREATION

14.1 MOE GOLF CLUB

General Manager

**Community Infrastructure &
Recreation**

For Decision

PURPOSE

The purpose of this report is to present Council with a further update on a petition received from the Moe Golf Club in relation to the impacts of Pine Trees along Links Road, Newborough on the operations of the golf club. The petition requested that Council remove the pine trees along the eastern road reserve of Links Road.

EXECUTIVE SUMMARY

The purpose of this report is provide an update to Council in relation to a petition received from the Moe Golf Club seeking the removal of a stand of Radiata Pine trees located in the road reserve of Links Road, Newborough.

The petition stated that

“We the undersigned members and users of the Moe golf Club, ask the Latrobe City Council to remove the pine trees situated along the adjoining roadside verge of Golf Links Road, Newborough. These trees and tree roots are adversely impacting the adjoining fairway as well as creating safety issues for staff and volunteers working and golfers playing the same fairway.

In recent years the Moe Golf Club have invested significantly in replacing previous fairway grasses with drought tolerant varieties. The club believe that the effects associated with the trees have negatively impacted the standard of the course and therefore the revenue of the club from visitors.

Council officers have now met with the president of Moe Golf Club in relation to the petition and the club’s concerns with information included in this report.

RECOMMENDATION

1. That Council note this report regarding the petition from the Moe Golf Club requesting removal of the Pine Trees on Links Road abutting Moe golf course.
2. That a further report in relation to the request be presented to Council at the Ordinary Council Meeting 2 February 2015 detailing full costings for any tree removals and the results of consultation with the residents of Links Road, Newborough.
3. That Council advise the head petitioner of this decision.

**ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)****ALTERNATE MOTION**

That Council agree to the removal and replacement of the stand of pine trees adjacent to the Moe Golf Club on Links Road, Newborough subject to the following conditions.

1. Development of a Council approved landscape replanting plan.
2. Support from adjoining landowners to the removal and replacement of the trees.
3. Moe Golf Club is responsible for funding and undertaking the works.

Moved: Cr Gibbons
Seconded: Cr Middlemiss

That the Motion be adopted.

PROCEDURAL MOTION

That Council defer consideration of this matter to a future Council Meeting to enable officers to undertake further investigation.

Moved: Cr Kam
Seconded: Cr White

That the Motion be adopted.

CARRIED UNANIMOUSLY**DECLARATION OF INTEREST**

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

STRATEGIC FRAMEWORK

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2013-2017.

Latrobe 2026: The Community Vision for Latrobe Valley

Strategic Objectives 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.

Latrobe City Council Plan 2013 - 2017

Theme and Objectives

Theme 1: Job creation and economic sustainability

Theme 2: affordable and sustainable facilities, services and recreation

Theme 3: Efficient, effective and accountable governance

Theme 4: Advocacy for and consultation with our community

Theme 5: Planning for the future

Strategic Direction 2 – To promote and support a healthy, active and connected community. To provide facilities and services that are accessible and meet the needs of our diverse community. To enhance the visual attractiveness and liveability of Latrobe City

BACKGROUND

Moe Golf Club presented a petition to Latrobe City Council on 21 August 2014 on behalf of members and users of the club.

The covering letter outlined Moe Golf Club's concerns regarding the roadside verge on Links Road, Newborough that directly abuts the second hole fairway, stating that it is planted with mature pine trees and is unsightly with weeds; and that the pine trees inhibit the growth of indigenous trees and grass in that area.

The letter also stated that representatives of the club have had numerous discussions with Latrobe City Council officers about the negative impact that the tree roots and the tree canopy have on establishing and maintaining an acceptable coverage of grass along the tree affected part of the fairway.

At the Ordinary Council Meeting of 13 October 2014 petition was tabled and Council resolved the following:

1. *That Council receive the petition from the Moe Golf Club requesting removal of the Pine Trees on Golf Links Road abutting the Moe golf course.*
2. *That a report in relation to the request be presented to the 24 November Council meeting.*
3. *That Council Officers meet with Moe Golf Club representatives prior to preparing the report detailed in point 2.*
4. *That the head petitioner be advised of this decision.*

KEY POINTS/ISSUES

In recent years the Moe Golf Club have invested significantly in replacing previous fairway grasses with drought tolerant varieties. The pine trees that bound the second hole inhibit the ability of grass growth in that area and have prevented the Moe Golf Club from providing fairways to the

**ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)**

standard they require. The standard of fairways contribute to the overall condition of the golf course and the Club have advised that their visitor numbers have been negatively impacted due to the inability of the club to establish drought tolerant grass due to the pine trees.

The Moe Golf Club seek removal of the pine trees so that the club can return to being a favoured summertime golf destination and improve the overall financial position of the club.

Council's Manager Infrastructure Operations and Supervisor Arborist met with the president of Moe Golf Club on Friday 31 October to discuss the club's concerns on site. At this meeting it was agreed that the stand of Radiata Pine trees does cast shadow over the fairway of the second hole of Moe Golf course inhibiting grass growth to an extent. Radiata pines also drop cone litter and this stand of trees is at full maturity with the majority being over 20 metres in height.

The cost of removing this stand of mature Radiata pines, over twenty trees, would be significant and is further dependent on whether the trees could be stacked and burned onsite or would have to be removed from site and burned or mulched elsewhere (this would significantly increase the cost of any removal works).

The president of Moe Golf Club also stated at the 31 October meeting that any removal works would have to be at Council's expense as the club could not afford to fund any works but they could provide a suitable stack site on the grounds of the golf course for the removed tree branches and debris. Officers asked that this be put in writing to Council.

There are two residents on Links Road where the trees are situated and the removal of any trees would significantly affect the visual amenity of one resident. Any proposed works would require consultation with these residents seeking their agreement.

RISK IMPLICATIONS

Risk has been considered as part of this report and it is considered to be consistent with the Risk Management framework.

FINANCIAL AND RESOURCES IMPLICATIONS

Indicative figures provided by Council's Supervisor Arborist state that felling and burning the stand of pine trees at the site discussed in the petition would be the cheapest option should Council go ahead with the works and would cost up to \$20,000. If the trees cannot be burned onsite and removed to an appropriate stack site the cost would rise significantly and would then be in the region of \$30,000 to \$35,000.

The site would also have to be revegetated after any works and cost for this exercise is not known at this time.

**ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)**

A full costing exercise as per Council's procurement process would have to be undertaken to present the true cost of the proposed tree removals and revegetation of the site at a future Council meeting.

INTERNAL/EXTERNAL CONSULTATION

No internal consultation or community engagement on the matter has been undertaken. Officers met with the president of Moe Golf Club on 31 October 2014 to discuss the concerns in relation to the pine trees.

Consultation will have to be undertaken with the residents of Links Road, Newborough seeking their opinion on the proposed tree removals and the findings presented to Council.

OPTIONS

Council's local law requires that the petition be presented to Council and this was received at the Ordinary Council meeting of 13 October 2014. A further report will be presented to Council on the matter at the first Council meeting of 2015.

CONCLUSION

A petition has been received from Moe Golf Club in relation to the impacts of pine trees along Links Road on the operations of the golf club. The petition requests that Council remove the pine trees along the roadside verge so that the Club can replace fairway grass with drought tolerant varieties.

It is recommended that Council note this report and a further report in relation to full financial impact on Council resources and results of community consultation is presented at a future Council meeting.

SUPPORTING DOCUMENTS

NIL

Attachments

1. Petition
2. Proposed tree removal

14.1

Moe Golf Club

1	Petition	217
2	Proposed tree removal	221



moe golf club

ABN 75 656 343 443

Inc No A0008670S



P.O Box 260, MOE 3825
Telephone (03) 5127 2731
Facsimile (03) 5126 4023

Councillor Gibson
Mayor
Latrobe City Council
141 Commercial Road
Morwell

LATROBE CITY COUNCIL	
INFORMATION MANAGEMENT	
RECEIVED	
21 AUG 2014	
R/O:	Doc No:
Comments/Copies Circulated to:	
<input type="checkbox"/> Copy registered in DataWorks	<input type="checkbox"/> Invoice forwarded to accounts

Dear Councillor Gibson,

I present the attached petitions on behalf of members and users of the Moe Golf Club. The Club's golf course is in part bounded by Golf Links Road Newborough. The roadside verge that directly bounds our second hole is infested with mature pine trees that are nothing more than unsightly weeds, inhibiting the growth of both adjacent indigenous trees and the adjoining fairway grasses. The petition requests the Council remove the pine trees from the roadside verge so that the Club can finalise establishing drought tolerant grass along the fairway.

Overtime, representatives of the Club have had numerous discussions with officers of the Council about the negative impact of the tree roots and the tree canopy on our ability to establish and maintain an acceptable coverage of grass along the tree affected part of the fairway. Those discussions conclude the trees do significantly impact the adjoining fairway but that any tree removal has not been a priority to the works program. In response to this petition we request that the tree removal be included in the current year work program.

In recent years the Club has invested significantly in replacing previous fairway grasses drought tolerant varieties. Our inability to finalise this program because of the pine trees have negatively impacted on visiting golf player numbers in the most recent 2013-14 session. It is essential for the Clubs finances that the trees be removed so that the club can return to being a favoured summertime golf destination.

In consideration of this petition, I invite councillors to view the impact first hand. This can be arranged by contacting the Club during opening hours or by leaving a voice message at other times.

I hope for your early and favourable response.

Best regards,

Peter Foster
President

We the undersigned members and users of the Moe Golf Club, ask the Latrobe City Council to remove the pine trees situated along the adjoining roadside verge of Golf Links Road, Newborough. These trees and tree roots are adversely impacting the adjoining fairway as well as creating safety issue for staff and volunteers working and golfers playing the same fairway.

Peter Foster, President, Moe Golf Club, 31 Thompson Road Newborough.

NAME	RESIDENTIAL ADDRESS	SIGNATURE
K. Bays	75 SULLIVANS TRK N'borough	K Bays
K Middlemass	114 CROSS ST Newborough	K Middlemass
C. Weir	7 OVERTON AVE, NEWBOROUGH,	C Weir
G. WILSON	25 Southwell Ave Newborough	G Wilson
W YEOMAN	51 SHANAHAN PDE NEWBOROUGH	W Yeoman
J. JOHNSON	24 BURNSIDE ST MOE	J Johnson
T. FOSTER	2 KOORNALLA ST NEWBOROUGH	T Foster
STEVE NYKO	36 EASTERN AVE NEWBOROUGH	Steve Nyko
A. CAMERON	146 SOLTANWA AVE NEWBOROUGH	A Cameron
A. DE VENT	4 LEONIS CRT MOE	A De Vent
K. JENNINGS	63 COALWICK RD MOE	K Jennings
D Henderson	lot 11 Kings W TRARALGON	D Henderson
CHRIS PEARCE	5 PATRICK COURT TRARALGON	Chris Pearce
RUSSELL DENT	8 MAIN ST YINNAR	Russell Dent
DARREN WHITE	9 CLAREMONT CL TRARALGON	Darren White
RODNEY WILLIAMS	3 FORD AVE NEWBOROUGH	Rodney Williams
PETER RODAUGHAN	19 HARRISON BOULEVARD NEWBOROUGH	Peter Rodaughan
JOHN PISA	1243 McDONALDS TRACK NARRACAN	John Pisa
TOM M'ALPINE	29 RUBERY ST MOE	Tom M'Alpine
N SKIOTO	13 Rowan Walk Drouin	N Skioto
S. HALL	6 PHYLIS ST MORWELL	S Hall
Sharelyce	PO BOX 281 CHURCHILL	Sharelyce
JUSTIN HARKETT	18 WILLIAM ST, NEWBOROUGH	Justin Harkett
ANDREW PEARCE	5 JAWAY COURT NEWBOROUGH	Andrew Pearce
Gwen Young	4 Kerin St. Moe.	Gwen Young
AARON ROGERS	16 WILLIAM ST MUEB	Aaron Rogers
Sandy Tate	15 Pausley St. Newborough	Sandy Tate
ANTHONY GAUCI	150 Peaches Trk, Hems Oak	Anthony Gauci
HAROLD YOUNG	21 CROSS ST, NEWBOROUGH	Harold Young
Maurice Gould	38/5 OVERTON AVE MOE	Maurice Gould

We the undersigned members and users of the Moe Golf Club, ask the Latrobe City Council to remove the pine trees situated along the adjoining roadside verge of Golf Links Road, Newborough. These trees and tree roots are adversely impacting the adjoining fairway as well as creating safety issue for staff and volunteers working and golfers playing the same fairway.

Peter Foster, President, Moe Golf Club, 31 Thompson Road Newborough.

NAME	RESIDENTIAL ADDRESS	SIGNATURE
Mrs Margaret Young	21 CROSS ST NEWBOROUGH	Margaret Young
Alexis MAY	3815 OLLERTON AVE MOE	Alexis May
Dorothy Wood	11/5 Ollerton Ave Newborough	D Wood
GRAHAM GEBLER	1 FRANCIS ST MOE	Graham Gebler
DALE COLLINGS	27 OLLERTON AVE NEWBOROUGH	Dale Collings
GEOFF SHAW	6 CATANI COURT NEWBOROUGH	Geoff Shaw
CRAIG AUSTIN	17 MONTANE BLVD NEWBOROUGH	Craig Austin
C. BRIEN	307 - FOWLER ST MOE	C. Brien
IL SKINNER	44 MURRAY ST TRARALGON	Il Skinner
K. BEATH	24 HAIGH ST MOE	K Beath
F. ROCK	19 HYLAND ST MOE	F Rock
J. CONDON	35 TWO MILE RD MOE	J Condon
L. SHAW	Catani CRT	L Shaw
Suzanne Smith	Po Box 1125 24 Verner St Geelong	Suzanne Smith
J. SHAW	12 Hunter Rd Traralgon	J Shaw
D. HARKET	18 William St Newborough	D Harket
RON TOMLINSON	11 BROWNBILL ST MOE	Ron Tomlinson
A. MOOREHEAD	213 Ollerton Ave Newborough	A Moorehead
R. J. COLE	UNIT 1/4 JUBILEE ST MOE	R J Cole
Neale Houston	71 COALVILLE RD MOE SOUTH	Neale Houston
PAUL SPHERI	29-31 Kyne st Glengarry	Paul Spheri
D. SMITH	8 DOY ST MORWELL	D Smith
J. GALLOS	15 SIMONX CRT MOE STA	J Gallos
C. JENKES	13 MENA ST MOE	C Jenkes
P. STEPHENS	7 ABBOTT ST MOE	P Stephens
FFAZZOPARDI	179 Coalville Rd Moe	F Fazzopardi
DAVID FRAZER	34 SUMNERHILL BLVD DROUW	David Fraser
M. H. MAGEE	1 Nelson Rd Traralgon	M H Magee
G. PANIZZO	41 WESTERN AVE MOE	G Panizzo
B. MEAD	33 CHAMBERLAIN HILLS	B Mead
A. MEAD	33 Chamberlain rd Newb	A Mead



COMMUNITY LIVEABILITY

15. COMMUNITY LIVEABILITY

**15.1 GOVERNANCE STRUCTURE FOR THE LATROBE CITY
MUNICIPAL PUBLIC HEALTH AND WELLBEING PLAN (2013 -
2017)**

General Manager

Community Liveability

For Decision

PURPOSE

The purpose of this report is to provide Council with an overview of the rationale for establishing a working group under the Social Planning for Wellbeing Committee.

EXECUTIVE SUMMARY

It is necessary to establish a working group under the Social Planning for Wellbeing Committee, to oversee the ongoing implementation, review and evaluation of the Latrobe City MPHWP (2013 – 2017), and support the development of the next four-year Latrobe City MPHWP (2018 – 2022).

RECOMMENDATION

That Council:

1. Endorse the establishment of a working group under the Social Planning for Wellbeing Committee to oversee the ongoing implementation, review and evaluation of the Latrobe City MPHWP (2013 – 2017), and support the development of the next four-year Latrobe City MPHWP (2018 – 2022).

ALTERNATE MOTION

That Council:

1. Endorse the establishment of a working group under the Social Planning for Wellbeing Committee to oversee the ongoing implementation, review and evaluation of the Latrobe City MPHWP (2013 – 2017), and support the development of the next four-year Latrobe City MPHWP (2018 – 2022).
2. In respect to the terms of reference that Council includes a process for the declaration of direct and indirect interests by committee members and appropriate recording methods.

Moved: Cr Kam

Seconded: Cr Rossiter

That the Motion be adopted.

CARRIED UNANIMOUSLY**DECLARATION OF INTEREST**

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

STRATEGIC FRAMEWORK

This report is consistent with the Latrobe City Council Plan 2013-2017.

Latrobe City Council Plan 2013 - 2017**Theme and Objectives**

Theme 1: Job creation and economic sustainability

Theme 2: affordable and sustainable facilities, services and recreation

Theme 3: Efficient, effective and accountable governance

Theme 4: Advocacy for and consultation with our community

Theme 5: Planning for the future

BACKGROUND

After a number of iterations including the Latrobe City Integrated Community Planning and Wellbeing Committee, the Social Planning for Wellbeing Committee (SPWC) has existed in its current form since June 2011 (see *Attachment 1 - Council Report (June 2011) – SPWC TOR*).

The aim of the SPWC as specified by the revised Terms of Reference (TOR) is to “*enhance the development of a collaborative social planning approach that will enable coordination between plans, projects and agencies, and therefore a sustainable approach to community wellbeing in Latrobe City*” (see *Attachment 2 – SPWC TOR*).

Although existing as the SPWC since June 2011, the Committee did not have a purpose to meet in its revised form until it was reconvened in March 2013. The purpose of this one-off meeting was to facilitate the establishment of a sub-group, known as the Latrobe City Municipal Public Health and Wellbeing (MPHWP) Project Reference Group, to oversee the development of the Latrobe City Municipal Public Health and Wellbeing Plan (2013 – 2017) – a legislative requirement of all Victorian councils under the *Public Health and Wellbeing Act 2008*.

The development of the Latrobe City MPHWP (2013 – 2017) was guided externally by the MPHWP Project Reference Group together with an internal Project Board and Project Assurance Group (see Figure 1).

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The MPHWP Reference Group was chaired by the responsible Councillor Representative of the SPWC (Councillor Sandy Kam) and was comprised of a number of key external stakeholders. Majority of these stakeholders did not previously sit on the SPWC; however, they had a significant role to play in health and wellbeing planning for the Latrobe community. The MPHWP Project Reference Group included representatives from:

- Latrobe Community Health Service;
- Central West Gippsland Primary Care Partnership;
- Department of Health;
- Department of Planning and Community Development;
- Department of Education and Early Childhood Development;
- Victoria Police;
- GippSport;
- Gippsland Women's Health Service;
- Aboriginal Health Service;
- Gippsland Medicare Local;
- Gippsland Multicultural Services, and
- Latrobe Regional Hospital (Community Mental Health Service).

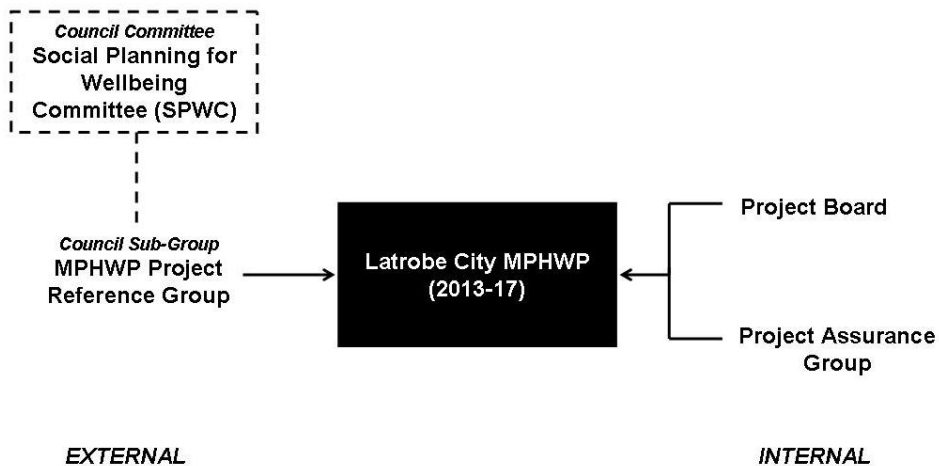


Figure 1. Previous Governance Structure for Development of the Latrobe City MPHWP (2013 - 2017).

Since completion of the development of the Latrobe City MPHWP (2013 – 2017) in December 2013, the role of the MPHWP Project Reference Group has ceased. As a result, a new governance structure is required to oversee the ongoing work associated with the implementation and evaluation of the Latrobe City MPHWP (2013 – 2017).

Given the previous inactivity of and lack of focus for the SPWC, together with the need for a governance structure to support the ongoing work

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associated with the Latrobe City MPHWP (2013 – 2017), the committee met in July 2014 to discuss, review and agree on proposed changes to the TOR (see *Attachment 3 – DRAFT Health and Wellbeing TOR*).

In August 2014, an Issues and Discussion paper documenting the rationale for and proposed changes to the Terms of Reference for the Social Planning for Wellbeing Committee was presented to Council for their consideration. These proposed changes were not endorsed by Council (see *Attachment 4 – Issues and Discussions Report (August 2014) – Review of SPWC TOR*).

KEY POINTS/ISSUES

Given the legislative requirement of Council to progress the work around the Latrobe City MPHWP (2013 – 2017), an appropriate governance structure needs to be established to support the ongoing work associated with the Latrobe City MPHWP (2013 – 2017).

Subsequently, in accordance with *Section 3e* of the current Social Planning for Wellbeing Committee (SPWC) Terms of Reference (TOR), it is requested that the SPWC of Latrobe City Council establish a working group of the SPWC. This working group will be known as the ‘*Latrobe City Municipal Public Health and Wellbeing Plan (MPHWP) Project Reference Group*’. The primary responsibility of this Project Reference Group will be to support the ongoing implementation, review and evaluation of the Latrobe City MPHWP (2013 - 2017), and support the development of the next four-year Latrobe City MPHWP (2018 – 2022) (see *Attachment 5 – Request to SPWC*).

Key Requirements of the Latrobe City MPHWP Project Reference Group

In addition to the existing SPWC TOR, the following inclusions will apply to the establishment of the Latrobe City MPHWP Project Reference Group:

1. PURPOSE

The purpose of the Latrobe City MPHWP Project Reference Group is to inform the development, implementation, review and evaluation of the Latrobe City Municipal Public Health and Wellbeing Plan (2013 – 2017) in conjunction with an evidence-based and community consultation approach. They will also support the development of the next four-year Latrobe City MPHWP (2018 – 2022).

2. OBJECTIVES

The work of the Latrobe City MPHWP Project Reference Group will support the achievement of *Objective 2b* of the SPWC TOR:

“To actively support processes aimed at maximising communication and coordinating activities to improve community wellbeing.”

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Subsequently, under *Objective 2b*, the objectives of the Latrobe City MPHWP Project Reference Group will be to:

- To oversee the development and implementation of the Latrobe City MPHWP including the:
 - Development of annual action plans;
 - Review of annual action plans;
 - Evaluation of the four-year Latrobe City MPHWP, and
 - Preparation of the subsequent four-year Latrobe City MPHWP.
- To provide advice, information and feedback to Latrobe City Council in relation to residents' health and wellbeing including maintenance of an annual health and wellbeing statistical data profile.
- To report annually to Latrobe City Council on progress towards achieving the objectives of the Latrobe City MPHWP.
- To develop new and strengthen existing partnerships that collaborate to improve health and wellbeing within Latrobe City.
- To provide recommendations to Latrobe City Council on health and wellbeing matters referred to the Committee.
- To serve as ambassadors within the community to actively promote the objectives and actions of the Latrobe City MPHWP.

3. MEMBERSHIP

As per *Section 3 - Membership*, of the SPWC TOR, the Latrobe City MPHWP Project Reference Group will seek to have identified SPWC members (not all current members will be required). In accordance with *Section 3f – Co-Option of Members*, the establishment of the Latrobe City MPHWP Project Reference Group would seek to co-opt additional members who would bring expertise and knowledge to the task of developing the MPHWP. Membership of the Latrobe City MPHWP Project Reference Group will include:

- Up to two Councillors;
- Up to two Latrobe City Council Officers – Manager Healthy Communities; Coordinator Healthy Communities (or their delegates);
- A representative from the following organisations:
 - Anglicare Victoria (TBC);
 - Central West Gippsland Primary Care Partnership;
 - Department of Education and Early Childhood Development;
 - Department of Health;
 - Gippsland Medicare Local (including Headspace);
 - Gippsland Multicultural Services;

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- GippSport;
- Gippsland Women's Health Service;
- Latrobe Community Health Service;
- Latrobe Community Mental Health Service / Latrobe Regional Hospital;
- Ramahyuck District Aboriginal Corporation;
- Regional Development Victoria, and
- Victoria Police.

4. TIMEFRAMES

The Latrobe City MPHWP Project Reference Group will operate under these guidelines until the broader review of all Council Committees has been completed.

5. ADDITIONAL ITEMS

All other items covered within the SPWC TOR will remain constant for the Latrobe City MPHWP Project Reference Group.

RISK IMPLICATIONS

Risk has been considered as part of this report and it is considered to be consistent with the Risk Management framework.

The establishment of a sub-group to the SPWC, to oversee the ongoing implementation, review and evaluation of the Latrobe City MPHWP (2013 - 2017), and support the development of the next four-year Latrobe City MPHWP (2018 – 2022) will assist Council in achieving their legislative requirement under the *Public Health and Wellbeing Act 2008*. Without this sub-group, Council will not be able to effectively meet their legislative requirements.

FINANCIAL AND RESOURCES IMPLICATIONS

There are no financial and resource implications associated with this report.

OPTIONS

The options available for Council are as follows. That Council:

1. Endorse the establishment of a working group under Social Planning for Wellbeing Committee to oversee the ongoing implementation, review and evaluation of the Latrobe City MPHWP (2013 – 2017), and support the development of the next four-year Latrobe City MPHWP (2018 – 2022). Or
2. Endorse the establishment of the Health and Wellbeing Committee, in place of the Social Planning for Wellbeing Committee, as presented to Council in the Issues and Discussion Paper on the 18 August 2014. Or

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3. Do not choose options 1 or 2 resulting in Council not being able to effectively meet their legislative requirement in accordance with the *Public Health and Wellbeing Act 2008*.

CONCLUSION

The report provides Council with an overview of the rationale for and seeks endorsement to establish a working group under the Social Planning for Wellbeing Committee, to oversee the ongoing implementation, review and evaluation of the Latrobe City MPHWP (2013 – 2017), and support the development of the next four-year Latrobe City MPHWP (2018 – 2022).

SUPPORTING DOCUMENTS

NIL

Attachments

1. Attachment 1 - Council Report (June 2011) - SPWC TOR
2. Attachment 2 - SPWC TOR
3. Attachment 3 – DRAFT Health and Wellbeing TOR
4. Attachment 4 – Issues and Discussions Report (August 2014) – Review of SPWC TOR
5. Attachment 5 - Request to SPWC

15.1

Governance Structure for the Latrobe City Municipal Public Health and Wellbeing Plan (2013 - 2017)

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COMMUNITY LIVEABILITY

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11.5.1 SOCIAL PLANNING FOR WELLBEING COMMITTEE - TERMS OF REFERENCE**AUTHOR:** General Manager Community Liveability
(ATTACHMENT – YES)**1. PURPOSE**

The purpose of this report is to seek approval of a name change from the Integrated Community Planning and Wellbeing Committee to the Social Planning for Wellbeing Committee and the adoption of Terms of Reference.

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 – 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 2010 - 2014

Strategic Direction – Our Community

Provide support, assistance and quality services in partnership with relevant stakeholders to improve the health, well-being and safety of all within Latrobe City.

Facilitate and support initiatives that strengthen the capacity of the community.

4. BACKGROUND

In October 2005 a Get It Together forum was held which aimed to enhance relationships, efficiencies and information sharing between health and community support services located within Latrobe City. At the forum, there was overall consensus by the 60 plus participants regarding the need for an Integrated Plan that included a clear vision for improving structures and planning processes for community wellbeing, ensuring links/coordination with current networks, data sharing and greater trust and cooperation between agencies.

To further this vision a second workshop was held in June 2006, where participants explored the value of planning together and working collaboratively using a mix of strategies and capacity building to meet community needs.

In May 2008 a Memorandum of Understanding (MOU) was developed and signed by representative agencies. The MOU committed Latrobe City Council to convene and facilitate a combined decision making body – The Latrobe Integrated Community Planning and Wellbeing Committee. The Committee meets a minimum of four times each year in order to:

- receive reports from each group/network,
- identify needs and strategic issues,
- facilitate the pooling/sharing of data,
- roll out the planning timetable and activities to enable the development of an overarching plan,
- ensure the coordination of community consultation processes,
- disseminate information and maintain overall, communication between networks and working groups,
- settle any areas of conflict should they arise,
- review and amend the planning model as required; and
- advocate regarding needs within the Latrobe municipality.

5. ISSUES

Over the years, the number of committee participants has waned. In order to investigate the decline in attendance, the meeting of 3 December 2010 focussed on this issue.

Participants believed the fall in attendance was mainly due to the focus on information sharing, with not enough time being allowed for discussion of emerging issues and future planning.

Attention was given to the future direction of the Integrated Community Planning and Wellbeing Committee, with Committee members all agreeing on their need for a greater understanding of current and emerging issues within the community. It was decided a change in format to guest speakers presenting on issues of interest would provide both a trigger for discussion and the reinvigoration the committee required. It is believed this format will generate greater committee participation.

Discussion then focussed on the refinement of objectives for the Committee and the need for clear Terms of Reference rather than the current Memorandum of Understanding.

Agreed objectives for the Term of Reference include:

- To ensure that evidence based (qualitative and quantitative) community needs are the key driver of all that we do.
- To actively support processes aimed at maximising communication and coordinating activities to improve community wellbeing.
- To share data, skills and resources wherever possible, including supporting the establishment of common data sets.
- To work collaboratively to meet community needs in more creative and efficient ways, and to advocate for improved resources and outcomes for those who are most disadvantaged.

There was also discussion on a change of name to better reflect the role of the Committee. The Committee believes the role it takes has a holistic focus to safety and wellbeing and therefore acts within the social determinants of health which promote health and wellbeing through the built, social, economic and natural environments. Consequently, the Committee has formally requested a name change from the Integrated Community Planning and Wellbeing Committee to the Social Planning for Wellbeing Committee.

6. FINANCIAL AND RESOURCES IMPLICATIONS

There are no additional financial or resources implications as a result of these proposed changes.

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7. INTERNAL / EXTERNAL CONSULTATION

Engagement Method Used:

Committee members were actively engaged in the discussion and formulation of the draft Terms of Reference. The proposed name change has been endorsed by the Committee.

Details of Community Consultation / Results of Engagement:

Consultation on this matter has been undertaken with key stakeholders only.

8. OPTIONS

Council has the following options:

1. Council may choose to adopt the proposed name change from the Integrated Community Planning and Wellbeing Committee to the Social Planning for Wellbeing Committee and the subsequent Terms of Reference.
2. Council may make changes to the proposed Terms of Reference for the Social Planning for Wellbeing Committee.
3. Council may request further information.

9. CONCLUSION

The Integrated Community Planning and Wellbeing Committee has undergone a process of review following a decline in the number of participating organisations. The committee identified the need for more discussion of emerging issues and future planning. The outcome of the review proposes a name change and the adoption of Terms of Reference.

10. RECOMMENDATION

1. That Council adopts the change of name from the Integrated Community Planning and Wellbeing Committee to the Social Planning for Wellbeing Committee.
2. That Council adopts the attached Terms of Reference for the Social Planning for Wellbeing Committee.

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Cr O'Callaghan left the Chamber at 9.15 pm due to an indirect interest under section 78B of the *Local Government Act 1989*.

Moved: Cr Kam

Seconded: Cr Lougheed

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

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ATTACHMENT

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Latrobe 2026 - The Community Vision for Latrobe Valley

In 2026 the Latrobe Valley is a liveable and sustainable region with collaborative and inclusive community leadership.

The aim of the Social Planning for Wellbeing Committee is to enhance the development of a collaborative social planning approach that will enable coordination between plans, projects and agencies, and therefore a sustainable approach to community wellbeing in Latrobe City.

Terms of Reference SOCIAL PLANNING FOR WELLBEING COMMITTEE

1. PREAMBLE

- (a) The group shall be known as the Social Planning for Wellbeing Committee

2. OBJECTIVES

- a) To ensure that evidence based (qualitative and quantitative) community needs are the key driver of all that we do.
- b) To actively support processes aimed at maximising communication and coordinating activities to improve community wellbeing.
- c) © To share data, skills and resources wherever possible, including supporting the establishment of common data sets.
- d) To work collaboratively to meet community needs in more creative and efficient ways, and to advocate for improved resources and outcomes for those who are most disadvantaged.

3. MEMBERSHIP

Composition of the Committee

- (a) The Social Planning for Wellbeing Committee shall comprise representatives from:
- Latrobe City Council
 - Latrobe Community Health Service
 - Latrobe Regional Hospital
 - Victoria Police
 - Central West Gippsland Primary Care Partnership
 - Latrobe Family and Children's Services Network
 - Latrobe Youth Network
 - Latrobe Positive Ageing Reference Group
 - Department of Human Services

- Department of Planning and Community Development
- Department of Education & Early Childhood Development
- Vic Roads
- Non-government organisation representatives
- Community Representatives

Length of Appointment

- (b) Independent community representatives are to be appointed for a two year period.

Selection of members and filling of vacancies

- (c) The Social Planning for Wellbeing Committee shall determine the membership of independent community representatives based on expressions of interest received from members of the community. Latrobe City Council will advertise and call for expressions of interest on behalf of the Committee.
- (d) The Committee may fill any vacancies that occur within the two year period of appointment. Where a vacancy is filled in this way, the appointment shall be limited to the remainder of the period of the appointment

Co-option of members

- (e) With the approval of the Chair, members may co-opt a temporary member to fulfil their duties and attend meetings.
- (f) With the approval of the Chair, the Committee may invite other individuals to participate in the group on a regular or an occasional basis and/or to be included in the proceedings of any working groups formed.

4. PROCEEDINGS

Chair

- (a) A nominated Councillor shall chair the meetings. If the nominated Chair is unavailable he/she shall delegate to another Council representative for the purposes of chairing the meeting.

Meeting schedule

- (b) The Committee shall determine its meeting schedule. The meetings will be held at the Latrobe City Corporate Head Quarters, Commercial Road, Morwell, unless otherwise decided by the Committee.

Quorum

- (c) A quorum will be 8 members, with this being indicative of half plus one of the representatives named in 3(a).

Minutes of the meeting

- (d) A Latrobe City officer or authorised agent shall take the minutes of each meeting.
- (e) The Minutes shall be in a standard format including a record of those present, apologies for absence, adoption of previous minutes and actions arising.
- (f) A copy of the Minutes shall be distributed to all Committee members.

5. AUTHORITY AND REPORTING

- a) The Committee is a consultative committee only and has no delegated decision making authority.
- b) Reports to the Latrobe City Council should reflect a consensus of view. Where consensus cannot be reached, the report should clearly outline any differing points of view.
- c) All recommendations, proposals and advice must be directed through the Chair and comply with Councils '*Community Engagement Policy and Strategy*'.
- d) Reports to the Latrobe City Council will be co-ordinated through the General Manager Community Liveability.

6. FINANCE & ADMINISTRATION

- a) Latrobe City Council will arrange meeting venues and prepare and distribute meeting agendas and minutes.

*Attachment 2 – Social Planning for Wellbeing Committee Terms of Reference***Latrobe 2026 - The Community Vision for Latrobe Valley**

In 2026 the Latrobe Valley is a liveable and sustainable region with collaborative and inclusive community leadership.

The aim of the Social Planning for Wellbeing Committee is to enhance the development of a collaborative social planning approach that will enable coordination between plans, projects and agencies, and therefore a sustainable approach to community wellbeing in Latrobe City.

**Terms of Reference
SOCIAL PLANNING FOR WELLBEING COMMITTEE**

1. PREAMBLE

- (a) The group shall be known as the Social Planning for Wellbeing Committee

2. OBJECTIVES

- a) To ensure that evidence based (qualitative and quantitative) community needs are the key driver of all that we do.
- b) To actively support processes aimed at maximising communication and coordinating activities to improve community wellbeing.
- c) To share data, skills and resources wherever possible, including supporting the establishment of common data sets.
- d) To work collaboratively to meet community needs in more creative and efficient ways, and to advocate for improved resources and outcomes for those who are most disadvantaged.

3. MEMBERSHIPComposition of the Committee

- (a) The Social Planning for Wellbeing Committee shall comprise representatives from:
- Latrobe City Council
 - Latrobe Community Health Service
 - Latrobe Regional Hospital
 - Victoria Police
 - Central West Gippsland Primary Care Partnership
 - Latrobe Family and Children's Services Network
 - Latrobe Youth Network
 - Latrobe Positive Ageing Reference Group
 - Department of Human Services

Attachment 2 – Social Planning for Wellbeing Committee Terms of Reference

- Department of Planning and Community Development
- Department of Education & Early Childhood Development
- Vic Roads
- Non-government organisation representatives
- Community Representatives

Length of Appointment

- (b) Independent community representatives are to be appointed for a two year period.

Selection of members and filling of vacancies

- (c) The Social Planning for Wellbeing Committee shall determine the membership of independent community representatives based on expressions of interest received from members of the community. Latrobe City Council will advertise and call for expressions of interest on behalf of the Committee.
- (d) The Committee may fill any vacancies that occur within the two year period of appointment. Where a vacancy is filled in this way, the appointment shall be limited to the remainder of the period of the appointment

Co-option of members

- (e) With the approval of the Chair, members may co-opt a temporary member to fulfil their duties and attend meetings.
- (f) With the approval of the Chair, the Committee may invite other individuals to participate in the group on a regular or an occasional basis and/or to be included in the proceedings of any working groups formed.

4. PROCEEDINGSChair

- (a) A nominated Councillor shall chair the meetings. If the nominated Chair is unavailable he/she shall delegate to another Council representative for the purposes of chairing the meeting.

Meeting schedule

- (b) The Committee shall determine its meeting schedule. The meetings will be held at the Latrobe City Corporate Head Quarters, Commercial Road, Morwell, unless otherwise decided by the Committee.

Quorum

- (c) A quorum will be 8 members, with this being indicative of half plus one of the representatives named in 3(a).

*Attachment 2 – Social Planning for Wellbeing Committee Terms of Reference*Minutes of the meeting

- (d) A Latrobe City officer or authorised agent shall take the minutes of each meeting.
- (e) The Minutes shall be in a standard format including a record of those present, apologies for absence, adoption of previous minutes and actions arising.
- (f) A copy of the Minutes shall be distributed to all Committee members.

5. AUTHORITY AND REPORTING

- a) The Committee is a consultative committee only and has no delegated decision making authority.
- b) Reports to the Latrobe City Council should reflect a consensus of view. Where consensus cannot be reached, the report should clearly outline any differing points of view.
- c) All recommendations, proposals and advice must be directed through the Chair and comply with Councils *'Community Engagement Policy and Strategy'*.
- d) Reports to the Latrobe City Council will be co-ordinated through the General Manager Community Liveability.

6. FINANCE & ADMINISTRATION

- a) Latrobe City Council will arrange meeting venues and prepare and distribute meeting agendas and minutes.

Health and Wellbeing Committee

Terms of Reference



August 2014



CONTENTS:

1. **Preamble**
2. **Objectives**
3. **Membership**
 - Composition of the Committee
 - Length of Appointment
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4. **Resignations**
5. **Proceedings**
 - Chair
 - Meeting Schedule
 - Meeting Procedures
 - Quorum
 - Voting
 - Minutes
 - Reports to Council
 - Review of Terms of Reference
6. **Authority and Reporting**
7. **Finance and Administration**



Vision Statement

Improved health and wellbeing are fundamental aims for all residents who live, learn, work and play in Latrobe City.

1. Preamble

- 1.1. The Committee shall be known as the **Health and Wellbeing Committee** (hereinafter referred to as “the Committee”).
- 1.2. The Committee is an Advisory Committee of Latrobe City Council.
- 1.3. The membership of the Committee and these Terms of Reference are adopted by resolution of Latrobe City Council at the Ordinary Council Meeting held on <insert Meeting Date>.

2. Objectives

- 2.1. To oversee the development and implementation of the Latrobe City Municipal Public Health and Wellbeing Plan (hereinafter referred to as “the Latrobe City MPHWP”) including the:
 - a) Development of annual action plans *;
 - a) Review of annual action plans *;
 - b) Evaluation of the four-year Latrobe City MPHWP *, and
 - c) Preparation of the subsequent four-year Latrobe City MPHWP *.
- 2.2. To provide advice, information and feedback to Latrobe City Council in relation to Latrobe residents’ health and wellbeing including maintenance of an annual health and wellbeing statistical data profile *.
- 2.3. To report annually to Latrobe City Council on progress towards achieving the objectives of the Latrobe City MPHWP.
- 2.4. To develop new and strengthen existing partnerships that collaborate to improve health and wellbeing within Latrobe City.

* As required under the *Public Health and Wellbeing Act 2008*.



- 2.5. To provide recommendations to Latrobe City Council on health and wellbeing matters referred to the Committee.
- 2.6. To serve as ambassadors within the community to actively promote the objectives and actions of the Latrobe City MPHWP.

3. Membership

Composition of the Committee

3.1. The Committee shall comprise of:

- 3.1.1. Up to two Councillors.
- 3.1.2. Up to two Latrobe City Council Officers – Manager Healthy Communities; Coordinator Healthy Communities (or their delegates).
- 3.1.3. A Representative from the following organisations:
 - Anglicare Victoria
 - Central West Gippsland Primary Care Partnership
 - Department of Education and Early Childhood Development
 - Department of Health
 - Gippsland Medicare Local (including Headspace)
 - Gippsland Multicultural Services
 - GippSport
 - Gippsland Women's Health Service
 - Latrobe Community Health Service
 - Latrobe Community Mental Health Service/Latrobe Regional Hospital
 - Ramahyuck District Aboriginal Corporation
 - Regional Development Victoria
 - Victoria Police
- 3.1.4. Community organisations and agencies who are not listed above may nominate to receive information regarding the business / decisions of the Committee. These organisations will form part of a broader Latrobe Health and Wellbeing Network.

Length of Appointment

3.2. The Committee shall be in place for as long as Latrobe City Council sees fit.

Co-Option of Members



- 3.3. With the approval of the Chair, organisational representatives may co-opt a temporary member to fulfil their duties and attend meetings.
- 3.4. With the approval of the Chair, the Committee may invite other organisations to participate in the proceedings of the Committee on a regular or an occasional basis and in the proceedings of any sub-committees formed.

4. Resignations

- 4.1. All resignations from participating organisations of the Health and Wellbeing Committee are to be submitted in writing to the Chair, Health and Wellbeing Committee, Latrobe City Council, PO Box 264, Morwell VIC 3840.
- 4.2. All individuals representing participating organisations of the Health and Wellbeing Committee are to inform the Chair of their substitute in the event that they resign from their participating organisation.

5. Proceedings

Chair

- 5.1. The nominated Councillor shall Chair the meetings. If the Councillor delegate is unavailable they shall delegate to the other nominated Councillor to chair the meeting.
- 5.2. If neither Councillor is available, the Chair may nominate a replacement from the current membership of the Committee to chair the meeting.

Meeting Schedule

- 5.3. Meetings of the Committee will be held quarterly initially or as may be deemed necessary by Latrobe City Council or the Committee to fulfil the objectives of the Committee.
- 5.4. Special meetings may be held on an as-needs basis.
- 5.5. Meetings will be held at a Latrobe City Council Office, unless otherwise decided by the Committee.
- 5.6. Meetings will commence at a time specified by the Committee. The duration of each meeting should not exceed two hours.

Meeting Procedures

- 5.7. Meetings will follow standard meeting procedures.
- 5.8. Meetings of the Committee are not open to the public; however, non-members may attend at the invitation of the Chair.



Quorum

- 5.9. One third of members of the Committee constitutes a quorum.
- 5.10. If at any meeting of the Committee a quorum is not present either in person or via alternative means (teleconference / videoconference / email) within 30 minutes after the time appointed for the meeting, the meeting shall be deemed adjourned.

Voting

- 5.11. There will be no official voting process. Majority and minority opinions will be reflected in Committee minutes.

Minutes

- 5.12. A Latrobe City Officer or authorised agent shall take the minutes of each Committee meeting. The draft minutes will be distributed to Committee members one week after the meeting for review.
- 5.13. 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 Committee.
- 5.14. The Minutes shall be stored in the Latrobe City Council corporate filing system.
- 5.15. A copy of the Minutes and an Agenda shall be distributed to all Committee members one week prior to scheduled meetings.

Reports to Council

- 5.16. With the approval of the Chair, the Committee may provide formal reports or written correspondence to Latrobe City Council through the most appropriate communication channel.

Review of Terms of Reference

- 5.17. The current Terms of Reference of the Committee will be reviewed mid-cycle of the four-year planning cycle of the Latrobe City MPHWP. If required amendments will be made to ensure the Terms of Reference including membership and effectiveness of the committee, are relevant and useful in supporting the objectives of the Committee.

6. Authority and Reporting

- 6.1. The Committee is a consultative committee only and has no delegated decision making authority.



- 6.2. Reports to the Latrobe City Council should reflect a consensus of view. Where consensus cannot be reached, the report should clearly outline any differing points of view.
- 6.3. All recommendations, proposals and advice must be directed through the Chair and comply with Councils 'Community Engagement Policy and Strategy'.
- 6.4. Reports to the Latrobe City Council will be co-ordinated through the General Manager Community Liveability.
- 6.5. All public statements of the Committee will be managed by Latrobe City Council's Community Relations Department in consultation with the Chair.

7. Finance and Administration

- 7.1. Latrobe City Council shall provide secretariat support for the Committee. The role of the secretariat will be to receive communications from and distribute communications to the Committee; to arrange meeting venues, and to prepare and distribute meeting agendas and minutes.

DRAFT

Latrobe City Council Report
Confidential Issues And Discussion Session - 18 August 2014

0.0 Review of Social Planning for Wellbeing Committee - Terms of Reference

GENERAL MANAGER

Community Liveability
Community Liveability

NOT CONFIDENTIAL

INTRODUCTION

The purpose of this report is to provide Councillors with an overview of the rationale of, and proposed changes to, the Terms of Reference for the Social Planning for Wellbeing Committee.

EXECUTIVE SUMMARY

The purpose of this report is to provide Councillors with an overview of the rationale of, and proposed changes to, the Terms of Reference for the Social Planning for Wellbeing Committee. After a significant period of inactivity, the current Social Planning for Wellbeing Committee has undergone a process to review their role and purpose as a standing Council Committee. The outcome of this review process proposes changes to the Terms of Reference for the Social Planning for Wellbeing Committee, including changes to their role, purpose and composition, together with a name change, to the Health and Wellbeing Committee.

DECLARATION OF INTERESTS

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

BACKGROUND

After a number of iterations including the Latrobe City Integrated Community Planning and Wellbeing Committee, the Social Planning for Wellbeing Committee (SPWC) has existed in its current form since June 2011 (see Attachment 1: Council Report (June 2011) – Social Planning for Wellbeing Committee – Terms of Reference).

The aim of the SPWC as specified by the revised Terms of Reference (TOR) is to *“enhance the development of a collaborative social planning approach that will enable coordination between plans, projects and agencies, and therefore a sustainable approach to community wellbeing in Latrobe City”* (see Attachment 2 – SPWC TOR).

Although existing as the SPWC since June 2011, the Committee did not have a purpose to meet in its revised form until it was reconvened in March 2013. The purpose of this one-off meeting was to facilitate the establishment of a sub-group, known as the Latrobe City Municipal Public

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Health and Wellbeing (MPHWP) Project Reference Group, to oversee the development of the Latrobe City Municipal Public Health and Wellbeing Plan (2013 – 2017) – a legislative requirement of all Victorian councils under the *Public Health and Wellbeing Act 2008*.

The development of the Latrobe City MPHWP (2013 – 2017) was guided externally by the MPHWP Project Reference Group together with an internal Project Board and Project Assurance Group (see Figure 1).

The MPHWP Reference Group was chaired by the responsible Councillor Representative of the SPWC (Councillor Sandy Kam) and was comprised of a number of key external stakeholders. Majority of these stakeholders did not previously sit on the SPWC; however, they had a significant role to play in health and wellbeing planning for the Latrobe community. The MPHWP Project Reference Group included representatives from:

- Latrobe Community Health Service;
- Central West Gippsland Primary Care Partnership;
- Department of Health;
- Department of Planning and Community Development;
- Department of Education and Early Childhood Development;
- Victoria Police;
- GippSport;
- Gippsland Women’s Health Service;
- Aboriginal Health Service;
- Gippsland Medicare Local;
- Gippsland Multicultural Services, and
- Latrobe Regional Hospital (Community Mental Health Service).

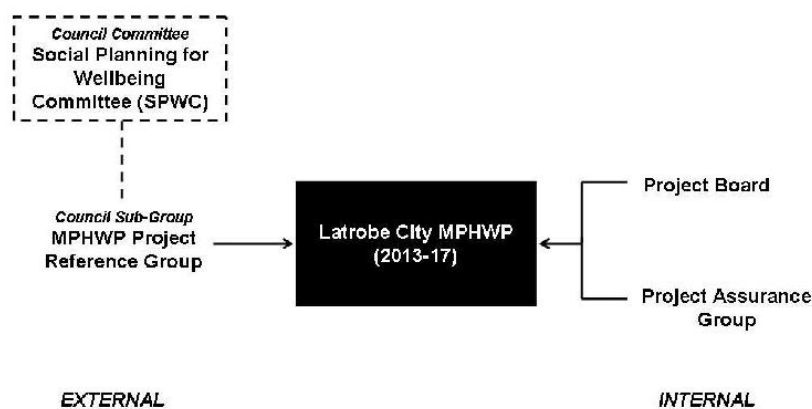


Figure 1. Previous Governance Structure for Development of the Latrobe City MPHWP (2013 - 2017).

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Since completion of the development of the Latrobe City MPHWP (2013 – 2017) in December 2013, the role of the MPHWP Project Reference Group has ceased. As a result, a new governance structure is required to oversee the ongoing work associated with the implementation and evaluation of the Latrobe City MPHWP (2013 – 2017).

DISCUSSION

Given the previous inactivity of and lack of focus for the SPWC, together with the need for a governance structure to support the ongoing work associated with the Latrobe City MPHWP (2013 – 2017), the committee met in July 2014 to discuss, review and agree on proposed changes to the TOR (*see Attachment 3 – DRAFT Health and Wellbeing Terms of Reference*). The proposed changes (as detailed below) included amendments to the role, objectives, composition and name of the SPWC.

Role of Committee

It is proposed that the primary role of this committee will be to support the ongoing development, implementation and evaluation of the Latrobe City MPHWP (2013 - 2017).

Change of Name for the Social Planning for Wellbeing Committee

In order to more accurately reflect the role and responsibilities of the group, it is proposed that the name of the committee be changed to the Health and Wellbeing Committee.

Key Objectives of the Health and Wellbeing Committee

The proposed key objectives of the revised Health and Wellbeing Committee include:

- To oversee the development and implementation of the Latrobe City MPHWP including the:
 - Development of annual action plans;
 - Review of annual action plans;
 - Evaluation of the four-year Latrobe City MPHWP, and
 - Preparation of the subsequent four-year Latrobe City MPHWP.
- To provide advice, information and feedback to Latrobe City Council in relation to residents' health and wellbeing including maintenance of an annual health and wellbeing statistical data profile.

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- To report annually to Latrobe City Council on progress towards achieving the objectives of the Latrobe City MPHWP.
- To develop new and strengthen existing partnerships that collaborate to improve health and wellbeing within Latrobe City.
- To provide recommendations to Latrobe City Council on health and wellbeing matters referred to the Committee.
- To serve as ambassadors within the community to actively promote the objectives and actions of the Latrobe City MPHWP.

Composition of Membership of the Health and Wellbeing Committee

The proposed composition of membership of the Health and Wellbeing Committee includes:

- Up to two Councillors;
- Up to two Latrobe City Council Officers – Manager Healthy Communities; Coordinator Healthy Communities (or their delegates);
- A representative from the following organisations:
 - Anglicare Victoria (TBC)
 - Central West Gippsland Primary Care Partnership
 - Department of Education and Early Childhood Development
 - Department of Health
 - Gippsland Medicare Local (including Headspace)
 - Gippsland Multicultural Services
 - GippSport
 - Gippsland Women's Health Service
 - Latrobe Community Health Service
 - Latrobe Community Mental Health Service / Latrobe Regional Hospital
 - Ramahyuck District Aboriginal Corporation
 - Regional Development Victoria
 - Victoria Police.

It is also proposed, that any community organisations and agencies who are not listed above may nominate to receive information regarding business / decisions of the Committee. These organisations will form part of a broader '*Health and Wellbeing Network*'.

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CONCLUSION

The current Social Planning for Wellbeing Committee has undergone a process of review of their purpose and membership. The outcome of this review process proposes changes to the Terms of Reference for the Social Planning for Wellbeing Committee, including a name change to the Health and Wellbeing Committee.

SUPPORTING DOCUMENTS

1. Council Report (June 2011) – Social Planning for Wellbeing Committee – Terms of Reference
2. Social Planning for Wellbeing Committee Terms of Reference.
3. DRAFT Health and Wellbeing Committee Terms of Reference.

Attachments

Nil

*Attachment 5 – Request to the Social Planning for Wellbeing Committee***Request to the Social Planning for Wellbeing Committee
(SPWC)**

In accordance with *Section 3e* of the Social Planning for Wellbeing Committee (SPWC) Terms of Reference (TOR), it is requested that the SPWC of Latrobe City Council establish a working group of the SPWC. This working group will be known as the '*Latrobe City Municipal Public Health and Wellbeing Plan (MPHWP) Project Reference Group*'. The primary responsibility of this Project Reference Group will be to support the ongoing implementation, review and evaluation of the Latrobe City MPHWP (2013 - 2017), and support the development of the next four-year Latrobe City MPHWP (2018 – 2022).

Key Requirements of the Latrobe City MPHWP Project Reference Group

In addition to the existing SPWC TOR, the following inclusions will apply to the establishment of the Latrobe City MPHWP Project Reference Group:

1. PURPOSE

The purpose of the Latrobe City MPHWP Project Reference Group is to inform the development, implementation, review and evaluation of the Latrobe City Municipal Public Health and Wellbeing Plan (2013 – 2017) in conjunction with an evidence-based and community consultation approach. They will also support the development of the next four-year Latrobe City MPHWP (2018 – 2022).

2. OBJECTIVES

The work of the Latrobe City MPHWP Project Reference Group will support the achievement of *Objective 2b* of the SPWC TOR:

“To actively support processes aimed at maximising communication and coordinating activities to improve community wellbeing.”

Subsequently, under *Objective 2b*, the objectives of the Latrobe City MPHWP Project Reference Group will be to:

- To oversee the development and implementation of the Latrobe City MPHWP including the:
 - Development of annual action plans;
 - Review of annual action plans;
 - Evaluation of the four-year Latrobe City MPHWP, and
 - Preparation of the subsequent four-year Latrobe City MPHWP.
- To provide advice, information and feedback to Latrobe City Council in relation to residents' health and wellbeing including maintenance of an annual health and wellbeing statistical data profile.
- To report annually to Latrobe City Council on progress towards achieving the objectives of the Latrobe City MPHWP.
- To develop new and strengthen existing partnerships that collaborate to improve health and wellbeing within Latrobe City.

Attachment 5 – Request to the Social Planning for Wellbeing Committee

- To provide recommendations to Latrobe City Council on health and wellbeing matters referred to the Committee.
- To serve as ambassadors within the community to actively promote the objectives and actions of the Latrobe City MPHWP.

3. MEMBERSHIP

As per *Section 3 - Membership*, of the SPWC TOR, the Latrobe City MPHWP Project Reference Group will seek to have identified SPWC members (not all current members will be required). In accordance with *Section 3f – Co-Option of Members*, the establishment of the Latrobe City MPHWP Project Reference Group would seek to co-opt additional members who would bring expertise and knowledge to the task of developing the MPHWP. Membership of the Latrobe City MPHWP Project Reference Group will include:

- Up to two Councillors;
- Up to two Latrobe City Council Officers – Manager Healthy Communities; Coordinator Healthy Communities (or their delegates);
- A representative from the following organisations:
 - Anglicare Victoria (TBC);
 - Central West Gippsland Primary Care Partnership;
 - Department of Education and Early Childhood Development;
 - Department of Health;
 - Gippsland Medicare Local (including Headspace);
 - Gippsland Multicultural Services;
 - GippSport;
 - Gippsland Women’s Health Service;
 - Latrobe Community Health Service;
 - Latrobe Community Mental Health Service / Latrobe Regional Hospital;
 - Ramahyuck District Aboriginal Corporation;
 - Regional Development Victoria, and
 - Victoria Police.

4. TIMEFRAMES

The Latrobe City MPHWP Project Reference Group will operate under these guidelines until the broader review of all Council Committees has been completed.

5. ADDITIONAL ITEMS

All other items covered within the SPWC TOR will remain constant for the Latrobe City MPHWP Project Reference Group.

CORPORATE SERVICES

16. CORPORATE SERVICES**16.1 SEPTEMBER 2014 QUARTERLY FINANCE REPORT****General Manager****Corporate Services****For Information****PURPOSE**

The purpose of this report is to present the September 2014 Quarterly Finance Report.

EXECUTIVE SUMMARY

This report meets the requirements of the *Local Government Act 1989* to report to Council at least every three months comparing budget and actual revenue and expenditure for the financial year to date.

The report shows that Council overall is operating within the parameters of its adopted budget with most variances relating to carry forward funds from the previous year and the timing of revenue and expenditure within the current financial year.

The report is provided for Council's information.

RECOMMENDATION

That Council receives and notes the September 2014 Quarterly Finance Report for the three months ended 30 September 2014, in accordance with the requirements of the *Local Government Act 1989*.

Moved: Cr White**Seconded:** Cr Rossiter**That the Recommendation be adopted.****CARRIED UNANIMOUSLY****DECLARATION OF INTEREST**

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

STRATEGIC FRAMEWORK

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2013-2017.

Latrobe 2026: The Community Vision for Latrobe Valley

Strategic Objectives - Governance

ORDINARY COUNCIL MEETING MINUTES 24 NOVEMBER 2014 (CM450)

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 2013 - 2017

Theme and Objectives

Theme 3: Efficient, effective and accountable governance

Strategic Direction – Regularly report Council decisions and performance to the community

Legislation –

Local Government Act 1989

BACKGROUND

Under the provisions of the *Local Government Act 1989 Section 138 (1)*, at least every three months, the Chief Executive Officer must ensure that a statement comparing the budgeted revenue and expenditure for the financial year with the actual revenue and expenditure to date is presented to Council at a Council meeting which is open to the public. This report ensures compliance with this legislative requirement.

The attached report as at 30 September 2014 is provided for the information of Council and the community. The financial report compares budgeted income and expenditure with actual results for the first three months of the financial year.

KEY POINTS/ISSUES

The attached report, "Income Statement", shows the actual result for the three months ended 30 September 2014 compared with the budgeted year to date result. The report also provides a forecast for the full year financial result compared to budget.

Overall the report is showing a favourable year to date variance of \$2.766M. This is a result of favourable variances of \$0.808M in income and \$1.959M in expenditure mainly due to the following factors;

- User fees and charges (\$0.310M favourable) mainly as a result of greater than anticipated Commercial waste received at Council's landfill facility.
- Higher than anticipated rates growth prior to raising the annual rates charges (\$0.251M).
- Higher than anticipated developer contributions (\$0.100M) mainly relating to Public Open Space requirements.
- Employee costs (\$0.670M) principally relating to a number of unfilled vacant staffing positions in the first three months of the financial year together with a lower than expected workcover premium for 2014/15.

**ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)**

- Materials and Services (\$0.417M) principally relating to project and program expenditure that will be incurred later than anticipated.
- Depreciation and Amortisation (\$0.445M) as a result of later than expected timing of infrastructure re-valuations.

These and other variances are explained further in the attached report.

The "Income Statement" report forecasts a surplus result for the full financial year of \$10.463M which is an unfavourable variance of \$1.417M to the original budget. The main contributing factor is additional materials and services expenditure resulting from carry forward project and program funding and additional funding received in the current financial year. More detailed explanations of all variances are included in the attached report.

RISK IMPLICATIONS

Risk has been considered as part of this report and it is considered to be consistent with the Risk Management framework.

This report assists in ensuring legislative requirements are met.

FINANCIAL AND RESOURCES IMPLICATIONS

The attached report provides details of budget variances for the three months to 30 September 2014 and the forecasted full financial year.

INTERNAL/EXTERNAL CONSULTATION

No consultation was required in the preparation of this report.

OPTIONS

The requirement to report on financial and key strategic actions quarterly is a statutory requirement, therefore the options that exist are:

1. Council receives and notes the September 2014 Quarterly Finance Report for the three months ended 30 September 2014, in accordance with the requirements of the Local Government Act 1989; or
2. Council seeks additional information.

**ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)****CONCLUSION**

The attached report provides financial details, as required by the Local Government Act 1989. The report indicates that Council is operating within the parameters of its 2014/2015 adopted budget. Variances arising from the timing of the receipt of grant revenues and the carryover of incomplete 2013/2014 recurrent and capital works programs to be completed in 2014/2015 have resulted in a forecasted reduced operating surplus for the full financial year. This reduction is fully offset and largely a result of a higher than expected accumulated surplus held at the end of the previous financial year.

SUPPORTING DOCUMENTS

NIL

Attachments

1. September Quarterly Finance Report

16.1

SEPTEMBER 2014 QUARTERLY FINANCE REPORT

1	September Quarterly Finance Report	269
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STANDARD INCOME STATEMENT
For The Quarter Ended 30 September 2014

	NOTE	YTD Actual \$'000	YTD Budget \$'000	Variance YTD Act/Bud \$'000	Full Year Forecast \$'000	Annual Budget \$'000	Variance Annual Budget /Forecast \$'000
INCOME							
Rates and charges	1	69,312	69,061	251	69,400	69,400	0
Grants - Operating (recurrent)	2	6,112	5,670	442	22,574	22,158	417
Grants - Operating (non-recurrent)	3	1,691	630	1,060	2,892	2,598	294
Grants - Capital (recurrent)	4	0	294	(294)	1,175	1,175	0
Grants - Capital (non-recurrent)	5	910	2,101	(1,191)	14,441	12,566	1,875
Interest	6	339	325	14	1,309	1,300	9
User fees and charges	7	3,658	3,349	310	15,308	14,747	561
Other Income	8	640	562	78	2,337	2,415	(77)
Developer Contributions (Cash)	9	107	7	100	141	41	100
Developer Contributed assets	10	0	0	0	2,000	2,000	0
Net gain (loss) on disposal of property, infrastructure and equipment	11	37	0	37	0	0	0
TOTAL INCOME		82,806	81,998	808	131,578	128,399	3,178
EXPENSES							
Employee costs	12	11,057	11,727	670	51,313	51,262	(50)
Materials and services	13	6,343	6,760	417	40,015	35,659	(4,356)
Bad and Doubtful Debts	14	6	3	(3)	18	16	(2)
Finance costs	15	269	303	34	1,077	1,129	52
Other Expenditure	16	1,614	2,011	396	5,393	5,154	(239)
Depreciation and amortisation	17	5,380	5,825	445	23,300	23,300	(0)
TOTAL EXPENSES		24,670	26,629	1,959	121,115	116,520	(4,596)
SURPLUS (DEFICIT) FOR THE YEAR		58,136	55,370	2,766	10,463	11,880	(1,417)

NOTES TO THE INCOME STATEMENT - Year to Date and Full Year Variances**1. Rates and charges**

Year to Date - \$0.251M Favourable

The favourable variance is primarily a result of higher than anticipated supplementary rates growth processed prior to the annual rates generation.

Full Year - \$0.000M Nil Variance

No variance is forecast at this stage, further review will be undertaken as we receive supplementary valuations from Council's contract valuer.

2. Grants - Operating (recurrent)

Year to Date - \$0.442M Favourable

The favourable variance is due to some grant monies that have been received earlier than anticipated as well as new funding for HACC Flexible Support Package that was not identified at the time of the budget. The funding for Maternal & Child Health was also incorrectly budgeted against Other Income for the year.

Full Year - \$0.417M Favourable

The main reason for the full year favourable variance is due to the funding for Maternal & Child Health being incorrectly budgeted against Other Income. Also new funding for HACC Flexible Support Package of \$255K that was not identified at the time the budget was set. There are also other minor variances across other areas.

3. Grants - Operating (non-recurrent)

Year to Date - \$1.060M Favourable

The main reason for the favourable variance is due to the funding for Energy Efficiency Lighting Upgrade being received earlier than anticipated together with other minor variances.

Full Year - \$0.294M Favourable

The favourable variance is due to new funding that was not identified at the time of budget. \$65K for Moe Outdoor Recreation, Catterick Crescent & Maryvale reserve masterplans 14/15, \$60K for Emergency Management Administration and \$51K for Learner Driver Mentor Program. There are also other minor variances across other areas.

4. Grants - Capital (recurrent)

Year to Date - (\$0.294M) Unfavourable

The unfavourable variance is due to the later than expected timing to receive funding for the Roads to Recovery program.

Full Year - \$0.000M Nil Variance

No variance is forecasted at this stage.

5. Grants - Capital (non-recurrent)

Year to Date - (\$1.191M) Unfavourable

The unfavourable variance is due to a combination of some funding received at the end of the 13/14 financial year and also in the timing anticipated to receive other funding.

Full Year - \$1.875M Favourable

The favourable variance is due to new funding that was not identified at the time of budget. \$825K for National Building Blackspot Program, \$125K for Morwell town common and \$122K for Major Flood recovery works together with other minor variances.

6. Interest

Year to Date - \$0.014M Favourable

Minor Variance

Full Year - \$0.009M Favourable

Minor Variance

7. User fees and charges

Year to Date - \$0.310M Favourable

The year to date variance is mainly a result of additional income in Landfill gate fees of \$292K together with other minor variances.

Full Year - \$0.561M Favourable

The forecasted variance is mainly a result of expected additional income in Landfill gate fees of \$596K together with other minor variances

8. Other Income

Year to Date - \$0.078M Favourable

The year to date favourable variance is due to property rental at the Latrobe Regional Airport being received earlier than anticipated along with additional Interest on rates generated than predicted. This is off set by the funding for Maternal & Child Health being budgeted against Other Income for the year rather than Government Grants.

Full Year - (\$0.077M) Unfavourable

The unfavourable variance is due to the funding for Maternal & Child Health being budgeted against Other Income for the year rather than Government Grants.

This is offset by additional contributions to Road Rehab Program - Marshalls Road \$278K, Interest on Rates of \$67K, Arts Innovation sponsorship of \$23K and Kiosk Fees at the Traralgon Indoor Stadium of \$10K.

9. Developer Contributions

Year to Date - \$0.100M Favourable

The year to date favourable variance is from additional monies received in Public Open Space and Future Roadworks.

Full Year - \$0.100M Favourable

The favourable variance is from additional monies received in Public Open Space and Future Roadworks which have already been received.

10. Developer Contributed assets

Year to Date - **\$0.000M Nil Variance**

No variance to date.

Full Year - **\$0.000M Nil Variance**

No variance is forecasted at this stage.

11. Net gain (loss) on disposal of property, infrastructure and equipment

Year to Date - **\$0.037M Favourable**

Minor favourable variance associated with plant and fleet trade-ins to date.

Full Year - **\$0.000M Nil Variance**

No variance is forecasted at this stage.

12. Employee costs

Year to Date - **\$0.670M Favourable**

The favourable variance is largely due to a lower than anticipated Workcover Levy together with a number of vacant staffing positions across the organisation.

Full Year - **(\$0.050M) Unfavourable**

The full year minor unfavourable variance is due to an increase in recruitment costs and other employee relations.

13. Materials and services

Year to Date - **\$0.417M Favourable**

The favourable year to date result is mainly due to various minor variances in the timing of works and supplier payments.

Full Year - **(\$4.356M) Unfavourable**

The unfavourable full year variance reflects expenditure on a number of projects/programs that were funded from the 2013/2014 accumulated surplus due to them not being fully completed in the last financial year. Other contributing factors are expenditure on new externally funded programs.

14. Bad and Doubtful Debts

Year to Date - **(\$0.003M) Unfavourable**

Minor Variance

Full Year - **(\$0.002M) Unfavourable**

Minor Variance

15. Finance costs

Year to Date - **\$0.034M Favourable**

The favourable variance is a result of Council receiving a lower interest rate than budgeted for its 2013/2014 borrowings.

Full Year - **\$0.052M Favourable**

The favourable variance is a result of Council receiving a lower interest rate than budgeted for its 2013/2014 borrowings.

16. Other Expenditure**Year to Date - \$0.396M Favourable**

The favourable variance is mainly due to a saving in Insurance Premiums for the year of \$214K, together with later than expected timing of expenditure associated with Council grants, levies and events expenditure.

Full Year - (\$0.239M) Unfavourable

The unfavourable variance is due to additional expenditure in Grants and Contributions of \$285K associated with carry forward and new government funding and Landfill Operations Levies of \$134K associated with higher than expected commercial waste volumes. This is partially offset by a saving in the Insurance premiums of \$212K.

17. Depreciation**Year to Date - \$0.445M Favourable**

The favourable variance is mainly a result of later than anticipated revaluation of Infrastructure assets. It is anticipated that this revaluation will be processed in the coming months which will result in the depreciation calculations being updated.

Full Year - (\$0.000M) Unfavourable

No variance is forecasted at this stage.

RECONCILIATION OF STANDARD INCOME STATEMENT TO CASH BUDGET
For The Quarter Ended 30 September 2014

NOTE	YTD Actual \$'000	YTD Budget \$'000	Variance YTD Act/Bud \$'000	Full Year Forecast \$'000	Annual Budget \$'000	Variance Annual Budget /Forecast \$'000
Operating Surplus (Deficit)	58,136	55,370	2,766	10,463	11,880	(1,417)
Reconciliation to Cash Budget						
Plus Depreciation	5,380	5,825	(445)	23,300	23,300	0
Plus Written Down Value of Assets Disposed	146	213	(67)	1,635	1,635	0
Less Developer Contributed assets	0	0	0	(2,000)	(2,000)	0
Less Capital Expenditure	(3,397)	(3,002)	(395)	(43,587)	(43,229)	(358)
Less Loan Principal Repayments	(653)	(827)	173	(2,608)	(3,341)	734
Less Landfill Rehabilitation Expenditure	(79)	(250)	171	(2,689)	(1,500)	(1,189)
Plus Internal Transfers	17,598	8,114	9,484	11,973	9,905	2,068
Plus Loan Proceeds	0	0	0	3,350	3,350	0
Net Other Non-Operating Items	12	0	12	28	0	28
Net Total Non-Operating items	(19,007)	(10,073)	(8,934)	10,597	11,880	(1,283)
Cash Budget Surplus (Deficit)	77,143	65,443	11,700	(135)	(0)	(135)

STANDARD INCOME STATEMENT
For The Quarter Ended 30 September 2014 Compared To Previous Financial Year

	2014/15			2013/14		
	YTD Actuals	YTD Budgets	Variance YTD Act/Bud	YTD Actuals	YTD Budgets	Variance YTD Act/Bud
INCOME						
Rates and charges	69,312	69,061	251	66,183	66,359	(175)
Grants - Operating (recurrent)	6,112	5,670	442	5,523	6,695	(1,173)
Grants - Operating (non-recurrent)	1,691	630	1,060	0	0	0
Grants - Capital (recurrent)	0	294	(294)	25	0	25
Grants - Capital (non-recurrent)	910	2,101	(1,191)	1,241	2,259	(1,018)
Interest	339	325	14	392	264	128
User fees and charges	3,658	3,349	310	3,639	3,160	479
Other Income	640	562	78	915	539	376
Developer Contributions (Cash)	107	7	100	10	18	(8)
Developer Contributed assets	0	0	0	0	0	0
Net gain (loss) on disposal of property,	37	0	37	2	0	2
TOTAL INCOME	82,806	81,998	808	77,930	79,293	(1,363)
EXPENSES						
Employee costs	11,057	11,727	670	11,162	11,358	195
Materials and services	6,343	6,760	417	6,555	6,938	384
Bad and Doubtful Debts	6	3	(3)	4	5	1
Finance costs	269	303	34	255	358	103
Other Expenditure	1,614	2,011	396	1,409	1,601	192
Depreciation and amortisation	5,380	5,825	445	5,543	5,503	(40)
Write-off Previously Recognised Assets	0	0	0	0	0	0
TOTAL EXPENSES	24,670	26,629	1,959	24,928	25,763	835
SURPLUS (DEFICIT) FOR THE YEAR	58,136	55,370	2,766	53,002	53,530	(529)

STANDARD CASH FLOW STATEMENT

For the Quarter ended 30 September 2014

	NOTE	YTD Cash Flow \$'000s	Adopted Budget Annual Cashflow \$'000s	Cash Flow 2013/14 \$'000s
		Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)
CASH FLOWS FROM OPERATING ACTIVITIES				
Rates and charges		10,566	69,078	65,560
Grants - operating		7,802	23,403	20,705
Grants - capital		910	13,677	7,088
User fees and fines		3,800	14,679	16,973
Interest		286	1,294	1,739
Developer Contributions		107	41	36
Other Receipts		4,758	3,688	1,581
Employee Costs		(13,515)	(50,473)	(49,289)
Materials and services		(13,698)	(31,318)	(40,979)
Other Payments		(1,614)	(10,806)	(5,151)
Net cash from operating activities		(598)	33,263	18,263
CASH FLOWS FROM INVESTING ACTIVITIES				
Proceeds from Property, Plant & Equipment		183	1,635	570
Proceeds from Investments		3,310	0	58,000
Payments for Property, Plant & Equipment		(3,397)	(43,230)	(24,108)
Payments for Investments		(18,810)	0	(41,810)
Net Cash Flows used in investing activities		(18,714)	(41,595)	(7,348)
CASH FLOWS FROM FINANCING ACTIVITIES				
Finance costs		(269)	(1,129)	(1,211)
Proceeds from borrowings		0	3,350	8,970
Repayment of borrowings		(653)	(3,341)	(3,705)
Net Cash Flows from Financing Activities		(922)	(1,120)	4,054
Net Increase/(Decrease) in cash held		(20,233)	(9,452)	14,970
Cash & cash equivalents at beginning of year	1	42,632	34,136	27,663
Cash & cash equivalents at end of period		22,399	24,684	42,632

NOTES

1. The budgeted cash at the beginning of the year was based on \$8.7M of the 2013/2014 capital works program being incomplete at 30 June 2014. The actual amount of incomplete capital works and capital grants received in advance was \$14.6M. This additional \$5.9M together with additional advance funding and incomplete operational projects from 2013/2014 of \$3.2M are the principal factors contributing to the significant variance in the opening cash balance.

STANDARD BALANCE SHEET
As at 30 September 2014

	Current Balance \$'000s	Balance as at 30/06/2014 \$'000s	Movement for Year to Date \$'000s	Balance as at 30/09/2013 \$'000s
CURRENT ASSETS				
Cash and Cash Equivalents	22,399	42,632	(20,233)	21,105
Financial Assets	18,810	3,310	15,500	13,500
Prepayments	3	293	(291)	0
Trade and Other Receivables	78,248	8,962	69,286	83,975
Total Current Assets	119,460	55,198	64,262	118,580
NON CURRENT ASSETS				
Property, Plant and Equipment	1,033,927	1,036,036	(2,108)	1,028,067
Intangible Assets	218	239	(21)	242
Trade and Other Receivables	17	17	0	26
Financial Assets	2	2	0	2
Total Non-Current Assets	1,034,164	1,036,294	(2,130)	1,028,338
TOTAL ASSETS	1,153,624	1,091,492	62,133	1,146,918
CURRENT LIABILITIES				
Payables	15,951	10,942	5,009	18,823
Interest-bearing Liabilities	10,170	10,823	(653)	11,156
Provisions - Employee Benefits	10,410	10,815	(405)	10,259
Provisions - Landfill	2,040	2,120	(79)	1,955
Trust Funds and Deposits	2,340	2,214	126	2,272
Total Current Liabilities	40,911	36,914	3,997	44,465
NON CURRENT LIABILITIES				
Interest-bearing Liabilities	8,828	8,828	0	11,427
Provisions - Employee Benefits	1,370	1,370	0	1,406
Provisions - Landfill	13,628	13,628	0	14,387
Total Non-Current Liabilities	23,827	23,827	0	27,221
TOTAL LIABILITIES	64,737	60,740	3,997	71,686
NET ASSETS	1,088,887	1,030,751	58,136	1,075,232
EQUITY				
Current Year Surplus/(Deficit)	58,136	7,653	50,483	53,002
Accumulated Surplus	628,200	620,653	7,547	620,516
Reserves	402,551	402,445	107	401,716
TOTAL EQUITY	1,088,887	1,030,751	58,136	1,075,233

STANDARD CAPITAL WORKS STATEMENT
For The Quarter Ended 30 September 2014

	NOTE	YTD Actuals \$'000	Full Year Forecast \$'000	Annual Budget \$'000	Variance Annual Budget /Forecast \$'000
Property					
Land, Buildings & Improvements	1	356	11,051	13,554	2,566
Total Property		356	11,051	13,554	2,566
Plant and Equipment					
Plant & Equipment	2	298	2,692	2,065	(627)
Furniture & Equipment	3	99	686	642	(107)
Artworks	4	0	15	15	0
Total Plant and Equipment		396	3,393	2,722	(733)
Infrastructure					
Roads	5	1,954	21,625	19,942	(1,683)
Footpaths & Cycleways	6	95	1,828	1,494	(333)
Bridges & Culverts	7	124	872	500	(372)
Off Street Carparks	8	326	575	510	(65)
Drainage	9	0	1,005	1,455	450
Playgrounds	10	108	439	252	(187)
Landfill Cell Construction	11	37	2,800	2,800	0
		2,645	29,143	26,953	(2,190)
Total Capital Works expenditure		3,397	43,587	43,229	(358)
REPRESENTED BY;					
New Asset Expenditure	12	1,011	12,241	14,738	2,497
Asset Renewal Expenditure	13	2,135	23,945	22,023	(1,922)
Asset Expansion Expenditure	14	9	1,992	2,028	35
Asset Upgrade Expenditure	15	242	5,409	4,440	(969)
Total Capital Works expenditure		3,397	43,587	43,229	(358)

NOTES TO THE CAPITAL WORKS STATEMENT - Full Year Forecast Variances

1. Land, Buildings and Improvements \$2.566M Favourable

The reduced expenditure forecast is mainly due to the expected timing of works on the Moe Rail Precinct Revitalisation Project Stage 1 which will fall over two financial years, with a greater portion of the expenditure now expected to occur in the 2015/16 financial year which offsets this reduction.

2. Plant and Equipment (\$0.627M) Unfavourable

The additional expenditure is a result of unspent fleet replacement funds carried forward from the previous financial year as a result of a delay in the program due to a review of Council's fleet processes.

3. Furniture and Equipment (\$0.107M) Unfavourable

The additional expenditure is a result of unspent IT Equipment replacement funds carried forward from the previous financial year.

4. Artworks \$0.000M Nil Variance

Nil variance

5. Roads (\$1.683M) Unfavourable

The additional expenditure is mainly a result of unbudgeted National Blackspot Program funding received (\$825K), Rural Gravel Road Sealing program works funded from reserves and Marshall's Road Rehabilitation works funded from carry forward and developer contributions.

6. Footpaths and Cycleways (\$0.333M) Unfavourable

The additional expenditure is a result of unspent footpath replacement funds carried forward from the previous financial year.

- 7. Bridges and Culverts** **(\$0.372M) Unfavourable**
The additional expenditure is mainly a result of Wright Street Footbridge funds carried forward from the previous financial year which will be completed early in the current financial year.
- 8. Offstreet Carparks** **(\$0.065M) Unfavourable**
The additional expenditure is mainly a result of unspent Morwell Town Common carpark funds carried forward from the previous financial year.
- 9. Drainage** **\$0.450M Favourable**
The reduced expenditure forecast is mainly due to the expected timing of drainage works funded from reserves which is now expected to be completed in the 2015/16 financial year.
- 10. Playgrounds** **(\$0.187M) Unfavourable**
The additional expenditure is mainly a result of unspent Morwell Town Common AAA Playground funds carried forward from the previous financial year.
- 11. Landfill Cell Construction** **\$0.000M Nil Variance**
Nil variance
- 12. New Assets** **\$2.497M Favourable**
The reduced expenditure forecast is mainly due to the expected timing of works on the Moe Rail Precinct Revitalisation Project Stage 1 which will fall over two financial years, with a greater portion of the expenditure now expected to occur in the 2015/16 financial year which offsets this reduction.
- 13. Asset Renewal** **(\$1.922M) Unfavourable**
The additional expenditure is mainly due to carry over and additional external funding for Fleet Replacement, Road Rehabilitation, Wright Street Footbridge, Footpath and IT Equipment replacement programs.
- 14. Asset expansion** **\$0.035M Favourable**
Minor reduction from expected carry forward design project that was completed sooner than expected in the 2013/14 financial year.
- 15. Asset upgrade** **(\$0.969M) Unfavourable**
The additional expenditure is mainly a result of additional Federal Blackspot Program funding approved and Rural Gravel Road Sealing projects funded from reserve.

FINANCIAL PERFORMANCE RATIOS

As at 30 September 2014

	Year to Date Ratios			Forecast at 30/06/15	Budget at 30/06/15	Expected Range
	\$'000s	Ratio at 30/09/14	Ratio at 30/09/13			
OPERATING POSITION						
Adjusted Underlying Result Indicator						
(Indicator of the broad objective that an adjusted underlying surplus should be generated in the ordinary course of business. A surplus or increasing surplus suggests an improvement in the operating position)						
Adjusted underlying surplus (or deficit)						
<u>Adjusted net Surplus/(Deficit)</u>	57,226	69.9%	67.5%	(5.2%)	(2.4%)	-20% - +20%
Adjusted underlying revenue	81,896					
The ratio takes out the effect of once off capital grants & developer contributions.						
Note: The forecasted negative ratio of 5.19% reflects the reduced operating surplus that is now projected in the 'Standard Income Statement' and is mainly a result of the early receipt of 2014/2015 grant revenue and unspent 2013/2014 recurrent project and program expenditure which led to a greater than expected accumulated surplus result at the end of the 2013/2014 financial year.						
LIQUIDITY						
Working Capital Indicator						
(Indicator of the broad objective that sufficient working capital is available to pay bills as and when they fall due. High or increasing level of working capital suggests an improvement in liquidity)						
Current assets compared to current liabilities						
<u>Current Assets</u>	119,460	292.0%	266.7%	135.2%	135.2%	100% - 300%
Current Liabilities	40,911					
Unrestricted Cash Indicator						
(Indicator that sufficient cash which is free of restrictions is available to pay bills as and when they fall due. High or increasing level of cash suggests an improvement in liquidity)						
<u>Unrestricted Cash</u>	31,437	76.8%	n/a	86.0%	85.5%	0.0% - 200%
Current Liabilities	40,911					
Note: This ratio is expected to improve as Council receives more rates revenue throughout the year.						

	Year to Date Ratios			Forecast at 30/06/15	Budget at 30/06/15	Expected Range
	\$'000s	Ratio at 30/09/14	Ratio at 30/09/13			
OPERATING POSITION						
OBLIGATIONS						
Loans and borrowings Indicator						
(Indicator of the broad objective that the level of interest bearing loans and borrowings should be appropriate to the size and nature of a council's activities. Low or decreasing level of loans and borrowings suggests an improvement in the capacity to meet long term obligations)						
Loans and borrowings compared to rates						
<u>Interest Bearing loans and borrowings</u>	18,998	27.4%	34.1%	29.4%	28.3%	0% - 50%
Rate Revenue	69,312					
Note: This ratio is expected to be slightly higher than budgeted due to Council participating in the MAV Local Government Funding Vehicle which is interest only with principal repayments only occurring every five years.						
Loans and borrowings repayments compared to rates						
<u>Interest & principal repayments</u>	922	1.3%	1.6%	5.3%	6.4%	0% - 10%
Rate Revenue	69,312					
Note: This ratio is expected to be slightly lower than budgeted due to Council participating in the MAV Local Government Funding Vehicle which is interest only with principal repayments only occurring every five years.						
Indebtedness Indicator						
(Indicator of the broad objective that the level of long term liabilities should be appropriate to the size and nature of a Council's activities. Low or decreasing level of long term liabilities suggests an improvement in the capacity to meet long term obligations)						
Non-current liabilities compared to own source revenue						
(to ensure Council has the ability to pay its long term debts & provisions)						
<u>Non Current Liabilities</u>	23,827	32.2%	38.3%	34.1%	34.3%	0% - 50%
Own Source Revenue	73,986					
Own Source Revenue is adjusted underlying revenue excluding revenue which is not under the control of council (including government grants)						
Asset Renewal Indicator						
(Indicator of the broad objective that assets should be renewed as planned. High or increasing level of planned asset renewal being met suggests an improvement in the capacity to meet long term obligations)						
<u>Asset Renewal Expenditure</u>	2,135	47.2%	52.5%	126.1%	116.0%	50%-100%
Depreciation	4,527					
Note: The improved forecast ratio is mainly a result of funds carried forward from the previous financial year thus leading to a lower ratio than expected in 2013/14.						

	Year to Date Ratios			Forecast at 30/06/15	Budget at 30/06/15	Expected Range	
	\$'000s	Ratio at 30/09/14	Ratio at 30/09/13				
OPERATING POSITION							
STABILITY							
Rates Concentration Indicator							
(Indicator of the broad objective that revenue should be generated from a range of sources. High or increasing range of revenue sources suggests an improvement in stability)							
Rates compared to adjusted underlying revenue							
	<u>Rate Revenue</u>						
	Adjusted underlying revenue	69,312 81,896	84.6%	86.3%	60.3%	61.0%	40% - 80%
Rates Effort Indicator							
(Indicator of the broad objective that the rating level should be set based on the community's capacity to pay. Low or decreasing level of rates suggests an improvement in the rating burden)							
Rates compared to property values							
	<u>Rate Revenue</u>						
	property values (CIV)	69,312 16,292,532	0.4%	0.4%	0.4%	0.7%	0.2% to 0.7%
Note: The budget document indicated this ratio would be 0.7% but this included payments in lieu of rates in rate revenue but not the CIV property values as these payments are not valuation based. By adding the CIV values of these properties the budgeted ratio would have been 0.4%. This adjustment has been made to the actual and forecast ratios.							
EFFICIENCY							
Expenditure Level Indicator							
(Indicator of the broad objective that resources should be used efficiently in the delivery of services. Low or decreasing level of expenditure suggests an improvement in organisational efficiency)							
Expenses per property assessment							
	<u>Total expenses</u>						
	Number of property assessments	24,670 37	\$ 658	\$ 671	\$ 3,230	\$ 3,112	\$2000 - \$4000
Note: The forecasted increase in expenses per assessment is mainly related to materials and services expenditure funded from additional government funding and carry forward funds.							
Revenue Level Indicator							
(Indicator of the broad objective that resources should be used efficiently in the delivery of services. Low or decreasing level of rates suggests an improvement in organisational efficiency)							
Average residential rate per residential property assessment							
	<u>Residential Rate Revenue</u>						
	Number of residential property assessments	49,903 33	\$ 1,491	\$ 1,423	\$ 1,484	\$ 1,484	\$800 - \$1,800

17. ITEMS REFERRED BY THE COUNCIL TO THIS MEETING FOR CONSIDERATION

9.1 POTENTIAL SALE OF SURPLUS PROPERTIES

Executive Manager

Office of the Chief Executive

For Decision

PURPOSE

The purpose of this report is to provide an update on the potential sale of 15 Council owned properties considered as potentially surplus. The report proposes that Council proceed in two ways:

1. Consider the submissions provided and proceed to prepare the recommended surplus properties for sale; and
2. Undertake a broader review of Council's property portfolio to ensure all surplus property is taken into consideration.

EXECUTIVE SUMMARY

Council has identified four Capital Works projects in the 2014/15 budget that are linked to the disposal/recycling of potentially surplus parcels of land. The property sales need to generate \$1 million dollars to undertake improvements to the following recreational asset:

Harold Preston Reserve - Traralgon Olympians Change Pavilion

Morwell Park Oval – Drainage

Moe Tennis Courts Reconstruction Project - Stage 1 & 2

Churchill Bowling Club Synthetic Green

In addition, Council has included in the draft 2015/16 Budget further Capital Works Projects that total \$1 million. These projects are also linked to the disposal/recycling of potentially surplus parcels of land

The assessment of various Council properties identified as potentially surplus was undertaken in accordance with the Council adopted 2014-2018 Strategic Resource Plan. By Council recycling these community assets and making improvements to four Council facilities in 2014/15 financial year Council will effectively meet current and future demands and community expectations for these facilities.

At the Ordinary Council Meeting held 21 July 2014, Council resolved to commence the statutory process and give notice of its intention to consider the potential sale of Council properties identified as potentially surplus.

Three public notices were published inviting written submissions and approximately 780 letters were direct mailed to property owners in close proximity to the respective parcels of Council land.

In response to the public notices and direct mail letters Council received 32 submissions. These submissions were considered at the Ordinary

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Council Meeting held 22 September 2014. Six residents attended this meeting and spoke in support of their respective submissions.

At this Council Meeting (22 September) Council subsequent resolved:

That Council consider the submissions received and defer consideration of this matter until a future Ordinary Council Meeting.

This report presents to Council the public submissions received and the findings of further investigations in relation to the public submissions presented on the 22nd September 2014.

The report also recommends that an additional process be undertaken to identify other potential surplus property that may be subsequently considered and prioritised for potential sale. This activity will take substantial time to complete.

This process will provide Councillors with an additional list of potential surplus properties to consider, and it is possible that a further statutory process may be required whereby Council gives notice of its intention to consider the potential sale of Council properties identified as surplus. Council would need to consider any public submissions received.

Recommendation

1. That Council, having given public notice in accordance Section 189 of the Local Government Act 1989, the Sale of Council Owned Property Policy, and after considering submissions received in accordance with Section 223 of the Local Government Act 1989 concerning its intention to consider the sale of the potentially surplus properties, has determined that the following properties are not reasonably required and are surplus to both community and Council requirements:

Churchill

- Ex Preschool Maple Cres - Pt Andrews West Reserve.

Morwell

- Fraser Court Reserve,
- Catherine Street – Part Morwell West Development Area,
- Western end of Mary Street – abutting the Morwell West Development Area, and
- Part of Helen Street Reserve.

Newborough:

- Retford Street Reserve, &
- Yinnar Street Reserve.

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Traralgon

- Part Think Big Reserve, Rainbird Court,
- Emerald Court Reserve,
- Haneton Park, Swallow Grove Reserve,
- Grubb Ave & Elizabeth Street Reserve,
- Glenlee Court Reserve, and
- Dawn Grove & Kosciuszko Street Reserve.

2. That pursuant to section 189 of the Local Government Act 1989, Council resolves to offer for sale the following properties:

Churchill

- Ex-Preschool Maple Cres - Pt Andrews West Reserve.

Morwell

- Fraser Court Reserve,
- Catherine Street – Part Morwell West Development Area,
- Western end of Mary Street – abutting the Morwell West Development Area, and
- Part of Helen Street Reserve.

Newborough:

- Retford Street Reserve, and
- Yinnar Street Reserve.

Traralgon

- Part Think Big Reserve, Rainbird Court,
- Emerald Court Reserve,
- Haneton Park, Swallow Grove Reserve,
- Grubb Ave & Elizabeth Street Reserve,
- Glenlee Court Reserve, and
- Dawn Grove & Kosciuszko Street Reserve.

3. That those persons who have provided a submission be advised in writing of Council's decision in this matter.

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4. That Council authorise the Acting Chief Executive Officer or nominated representative to prepare the above properties for sale, appoint a selling agent/s, determine the sale price based on independent valuations and in consultation with the selling agent/s determine the preferred method of sale for each respective property.
5. That Council authorises the Acting Chief Executive Officer or nominated representative to sign prepared Contracts of Sale, sign and seal Transfer of Land documents for each respective property.
6. That the net funds from the sale of the respective parcels of land be allocated to the sale of surplus properties reserve established to finance the \$1 million Council contribution towards four Capital Works Projects identified in the 2014-2015 Budget.
7. That a progress report be provided to Council no later than an Ordinary Council Meeting to be held in February 2015.
8. That Council undertake a review of all Council property to identify any additional properties potentially surplus to Council needs for consideration at a future Ordinary Council Meeting.

ALTERNATE MOTION

1. **That Council, having given public notice in accordance Section 189 of the Local Government Act 1989, the Sale of Council Owned Property Policy, and after considering submissions received in accordance with Section 223 of the Local Government Act 1989 concerning its intention to consider the sale of the potentially surplus properties, has determined that the following properties are not reasonably required and are surplus to both community and Council requirements:**

Churchill

- **Ex Preschool Maple Cres - Pt Andrews West Reserve.**

Morwell

- **Fraser Court Reserve,**
- **Catherine Street – Part Morwell West Development Area,**
- **Western end of Mary Street – abutting the Morwell West Development Area**
- **The carpark part of Helen Street Reserve.**

Newborough:

- Retford Street Reserve

Traralgon

- Emerald Court Reserve,
- Haneton Park, Swallow Grove Reserve
- Grubb Ave & Elizabeth Street Reserve

2. That pursuant to section 189 of the Local Government Act 1989, Council resolves to offer for sale the following properties:

Churchill

- Ex-Preschool Maple Cres - Pt Andrews West Reserve.

Morwell

- Fraser Court Reserve with a condition that the property can only be developed with a single dwelling,
- Catherine Street – Part Morwell West Development Area subject to the condition that the legal point of stormwater discharge and connection into the drainage infrastructure for 45 Catherine Street is addressed,
- Western end of Mary Street – abutting the Morwell West Development Area, and
- The carpark part of Helen Street Reserve.

Newborough:

- Retford Street Reserve, upon the condition that any subdivision be restricted to two titles and the property only be developed with a single dwelling on each title

Traralgon

- Emerald Court Reserve,
- Haneton Park, Swallow Grove Reserve, upon the condition that the property only be developed with a single dwelling
- Grubb Ave & Elizabeth Street Reserve upon the condition that any subdivision be restricted to two titles and the property only be developed with a single dwelling per title

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3. That Council undertake further community consultation with residents within in the vicinity of the Rainbird Court part of the Think Big Reserve, Traralgon and the Glenlee Court Reserve Traralgon.
4. That those persons who have provided a submission be advised in writing of Council's decision in this matter.
5. That Council authorise the Acting Chief Executive Officer or nominated representative to prepare the above properties for sale, appoint a selling agent/s, determine the sale price based on independent valuations and in consultation with the selling agent/s determine the preferred method of sale for each respective property.
6. That Council authorises the Acting Chief Executive Officer or nominated representative to sign prepared Contracts of Sale, sign and seal Transfer of Land documents for each respective property.
7. That the net funds from the sale of the respective parcels of land be allocated to the sale of surplus properties reserve established to finance the \$1 million Council contribution towards four Capital Works Projects identified in the 2014-2015 Budget.
8. That a progress report be provided to Council no later than an Ordinary Council Meeting to be held in February 2015.
9. That Council undertake a review of all Council property to identify any additional properties potentially surplus to Council needs for consideration at a future Ordinary Council Meeting.

Moved: Cr Sindt
Seconded: Cr Middlemiss

That the Alternate Motion be adopted.

For the Motion

Councillor/s Gibbons, Harriman, White, Middlemiss, Sindt.

Against the Motion

Councillor/s Kam, Rossiter, O'Callaghan

The Mayor confirmed that the Alternate Motion had been CARRIED.

DECLARATION OF INTEREST

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

STRATEGIC FRAMEWORK

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2013-2017.

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 2013 - 2017

Theme and Objectives

Theme 2: Affordable and sustainable facilities, services and recreation

Theme 3: Efficient, effective and accountable governance

Theme 4: Advocacy for and consultation with our community

Strategic Direction

- *Develop and maintain community infrastructure that meets the needs of our community.*
- *Ensure Latrobe City Council's infrastructure and assets are maintained and managed sustainably.*

BACKGROUND

In adopting the 2014/15 budget, Council identified four capital works projects that are linked to the disposal of potentially surplus parcels of land.

These projects are:

PROJECT	NET COST TO RATES / ASSET SALES
Harold Preston Reserve - Traralgon Olympians Change Pavilion	380,000
Morwell Park Oval – Drainage	80,000

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Moe Tennis Courts Reconstruction Project - Stage 1 & 2	240,000
Churchill Bowling Club Synthetic Green	300,000
TOTAL	1,000,000

(The Total Project Cost for these four projects will require a further \$256,000 funded by grants and contributions from other sources.)

A brief description of the above four projects and stakeholder details directly affected by the improvements planned for these recreation facilities is provided below:

Harold Preston Reserve - Traralgon Olympians Change Pavilion

Harold Preston Reserve consists of 5 competitive sized football (soccer) fields and grass athletics track. This reserve is the home of the Traralgon Little Athletics Club, Traralgon City Soccer Club, Traralgon Table Tennis Association and Traralgon Olympians Soccer club. It is proposed that the existing Olympians Soccer Club Pavilion will be extended to accommodate the following teams:

3 senior men's team
1 senior women's team,
3 mixed gender junior teams,
3 male junior teams and
1 female junior team
(Totalling 193 registered players).

The current pavilion has 2 change rooms and is of a poor standard as identified in the recent Traralgon Outdoor Recreation Plan (2014). It does not meet the participation demand of the club.

The pavilion would be an extension to the existing pavilion and include female change rooms, referee change rooms and a first aid room, all of which are all currently non-existent. The additional facilities will allow further expansion of the club (the current trend in soccer is an increase in participation across the municipality) and much needed privacy (women) and first aid rooms for participants. Further, a SEDA educational program for both male and female students uses the Gaskin Park pavilion and would also benefit from the upgrade. SEDA is a senior secondary provider that exists to engage, educate and empower young people as they transition from school to employment or further study.

Morwell Park Oval Drainage

Morwell Park is the host for numerous soccer clubs including Pegasus Soccer club, Falcons Soccer Club and Fortuna Soccer Club. All three soccer clubs in Morwell utilise the grounds for training and games and have recently experienced a spike in memberships, along with an increase in female and junior participation.

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Ground conditions have been a real issue each winter for the soccer clubs causing a backlog of games to be played once ground conditions improve. The flow-on of this interruption to scheduled games puts financial pressure on clubs and places unrealistic time expectations late in the season. Drainage at Morwell Park will allow the clubs to train at the venue sharing the load and maintaining their respective main pitch for competition. The 3 clubs mentioned above have a combined:

13 senior teams, and

22 junior teams

(An estimated total of 450 players).

Further, Morwell Park Primary School has supported the installation of drainage to the oval. The oval is used by the Morwell Park Primary School during school hours, and the oval is often used during the year for school-based competitions for soccer, football and baseball. In its current state, the oval gets used infrequently due to the wet conditions. Moreover, the ground is located in an area of severe socio-economic disadvantage, with some of the worst disadvantage in Australia in adjoining neighbourhoods. Drainage to Morwell Park will help activate the reserve for passive use which to some families in the area is currently not an option.

Moe Botanical Gardens Tennis

The Botanical Gardens hosts many users including the Moe Tennis Club, local schools (Lowanna College and Baringa Special School), local dog walking clubs, Southern Rural Water (for community projects), local Rotary Club, surrounding tennis clubs for tournaments and passive use by local residents. The tennis facilities within the reserve are home of the Moe Tennis club, who have senior and junior competitions and consist of approximately 75 members. The tennis facilities have 15 courts which are in poor condition as identified in the Moe Tennis Clubs Needs Assessment (2013). Moreover, any attempt to do remedial work to improve the court surface will almost be certain to fail due to the current condition, leaving the only option a full reconstruct (as per the Moe Tennis Courts Redevelopment advice, 2014).

The proposal is to reconstruct 10 courts (as identified in the Moe Tennis Clubs Needs Assessment, 2013) in a 2 staged process will ensure Tennis is a viable option within Moe/Newborough. This will benefit the identified users of the reserve and courts as mentioned above. The remaining 3 courts will be maintained to a safe standard and opened up for free community use. This will benefit the trend towards unstructured physical activity for the local residents allowing an accessible options for those wanting to participate in the sport and remain active that otherwise may not be able to (due to cost or time commitments). This is currently not an option for the local community and will only be implemented once completion of the project.

Churchill Bowling Club Synthetic Green Located At Gaskin Park

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The Churchill Bowls Club currently operates from the Gaskin Park Stadium at the Gaskin Park reserve and offers indoor carpet bowls to a membership base of approximately 50 members, additional local community groups and aged care facilities. Currently there is no outdoor bowling facility at Churchill and the indoor facility does not allow for growth of the club. The construction of the fully synthetic bowling green would adjoin the existing Gaskin Park Stadium, giving the Churchill Bowls Club and the broader community a 40m X 40m synthetic bowling green.

The construction of a bowling green at Gaskin Park will allow an increase in participation by community members in Churchill. Many community members already play bowls, but do so in neighbouring towns as there has not been an opportunity to participate in Churchill, other than indoor bowls. The bowling green at Gaskin Park would help diversify the reserves' use and provide infrastructure for the elderly to participate in sport and be socially active.

At the Ordinary Council Meeting held 21 July 2014, Council resolved the following:

1. *That Council in accordance Section 189 of the Local Government Act 1989 and Sale of Council Owned Property Policy, resolves to give public notice of its intention to consider the sale of the following properties:*

Churchill

- *15 Winston Drive (Reserve) (Attachment 1*
- *Ex Preschool Maple Cres - Pt Andrews West Reserve.*

Morwell

- *Fraser Court Reserve*
- *Catherine Street & Western end of Mary Street – both part of the Morwell West Development Plan area &*
- *Part of Helen Street Reserve*

Moe

- *Burnside Street Reserve*

Newborough:

- *Retford Street Reserve*
- *Yinnar Street Reserve*

Traralgon

- *Part Think Big Reserve, Rainbird Court*
- *Emerald Court Reserve*
- *Haneton Park, Swallow Grove Reserve*
- *Grubb Ave & Elizabeth Street Reserve*
- *Glenlee Court Reserve*
- *Dawn Grove & Kosciuszko Street Reserve*

2. *That pursuant to Section 223 of the Local Government Act 1989 Council resolves to consider any submissions received in relation to*

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the potential sale of Council assets at the Ordinary Council Meeting to be held on Monday, 22 September 2014.

The above 15 properties were identified as potentially surplus in accordance with the adopted Latrobe City Council Public Open Space Strategy Final Report, dated March 2013, or are part of the Morwell West Development area. For further details and images of these properties refer Attachment 1, these have been arranged in order as listed in the above Council Resolution (i.e. Locality).

Since Council adopted the above the 21 July 2014 Council Resolution, Council Officers re-examined and identified 4 properties that are burdened with drainage issues. These properties are:

15 Winston Drive, Churchill,
Western end of Mary Street Morwell,
3-5 Burnside Street, Moe, and
4-5 Emerald Court, Traralgon.

Officers are of the opinion the Winston Drive and the 3-5 Burnside Street properties should not be sold at present. The drainage issues associated with both these properties can be eliminated in the future when the adjoining land is developed. Whereas the drainage issues of the two other properties can be managed and the properties should still be considered potentially surplus. The Western end of Mary Street issue can potentially be addressed by incorporating drainage works as part of the Morwell West Development. For Emerald Court this will require creation of a 3 metre wide drainage easement and setting ground height restrictions that do not exceed 300 mm below the lowest floor level.

Recommendation 9 of the Public Open Space Strategy states:

Undertake a separate planning exercise to audit existing open space sites in order to identify possible opportunities for rationalisation. Identification of possible sites is to be guided by:

- *Sites with a low level use*
- *Existing undeveloped sites*
- *Planning scheme zoning (i.e. not currently PPRZ or PCRZ).*
- *Availability of alternative open space to service the catchment*
- *Suitability of the site for future development*

The LCC Public Open Space Strategy, Healthy by Design Guidelines and the Crime Prevention through Design (CPTD) principles provide clear direction on open space planning and provision such as:

- *Local parks and playgrounds should have active frontages on at least two dominant sides to provide surveillance and where possible should avoid bordering rear yards*

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- *People should be able to see, to be seen and to interpret their surroundings*
- *Use low walls or transparent fencing along street frontages and open space*
- *Isolated pocket of land (i.e. “dead” spaces) or those areas should be avoided as open space contributions.*

In addition to specific public open space properties identified as potentially surplus, two other parcels of Council owned land were also considered potentially surplus, i.e. – Catherine Street and western end of Mary Street Morwell both within the Morwell West Development Plan area.

Other Legislative and Policy Background Requirements

When considering the potential sale and transfer of Council property, Council is required to comply with the following Victorian State Legislation, Best Practise Guidelines and Council Policy:

- *Local Government Act 1989*
- *Latrobe City Council – Sale of Council Owned Property Policy 11 POL-4, and*
- *Department of Transport, Planning and Local Infrastructure - Local Government Best Practise Guideline for the Sale, Exchange & Transfer of Land June 2009,*

Local Government Act 1989

Section 189 of the *Local Government Act 1989* gives Council the power to sell or exchange land however, before doing so, it must:

- (a) ensure that public notice of the intention to do so is given at least 4 weeks prior to selling or exchanging the land; and
- (b) obtain from a person who holds the qualifications or experience specified under section 13DA(2) of the *Valuation of Land Act 1960* a valuation of the land which is made not more than 6 months prior to the sale or exchange.

This power is subject to Section 223 of the *Local Government Act 1989* which requires Council ‘publish a public notice stating that submissions in respect of the matter specified in the public notice will be considered in accordance with this section’.

Council must then consider any written submissions that have been received and any person who has made a submission and requested they may be heard are entitled to appear before a meeting of Council.

Policy – Sale of Council Owned Property Policy 11 POL-4

The principal aim of this policy is to define the circumstances and factors that will be assessed by Council in respect to the sale of Council owned property. The purpose of this policy is to serve as an accountability mechanism to the community.

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It is Council's position that the sale of Council owned property will be via public auction unless circumstances exist that justify an alternative method of sale. In the event Council proceeds with the sale of parcels of land it considered appropriate that the method of sale for respective parcels of land be determined in consultation with the appointed selling agent/s to maximise the financial return to Council and the community.

All sales of Council owned property shall be consistent with the *Local Government Best Practice Guidelines for the Sale and Exchange of Land* prepared by the Department of Planning and Community Development.

In addition to the requirements under the *Local Government Act 1989*, Council is also required to comply with section 20 of the *Subdivision Act 1988* (the SD Act) when selling public open space.

Section 20(2) of the SD Act requires Council to use the proceeds from the sale of any public open space to:

- buy land for use for public recreation or public resort, as parklands or for similar purposes; or
- improve land already set aside, zoned or reserved (by the council, the Crown, a planning scheme or otherwise) for use for public recreation or public resort, as parklands or for similar purposes; or
- with the approval of the Minister administering the Local Government Act 1989, improve land (whether set aside on a plan or not) used for public recreation or public resort, as parklands or for similar purposes.

It should be noted that under section 20(4) of the SD Act, public open space can only be sold if the council has provided for replacement public open space.

The SD Act defines public open space as "land set aside in a plan or land in a plan zoned or reserved under a planning scheme—

- (a) for public recreation or public resort; or
- (b) as parklands; or
- (c) for similar purposes;"

The four Capital Works projects listed above will be undertaken on Council land that is zoned Public Park and Recreation Zone (PPRZ). Under the Latrobe Planning Scheme, this land is recognised for public recreation, thus satisfying the above requirement.

KEY POINTS/ISSUES

At the Ordinary Council Meeting held 22 September 2014, six residents attended this meeting and spoke in support of their respective submissions.

Specific concerns raised by these speakers included:

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- 1) Potential for units/flats being constructed on the land that would have a detrimental effect on adjoining residential properties.

Officer Comment - Any multi residential development proposal will be subject to Planning controls.

- 2) Concern that a brothel would be established on the land.

Officer Comment - strict Planning controls and restrictions relate to the establishment this type of development.

- 3) The direct letter mail out area was not broader enough to notify effected residents.

Officer Comment - properties were select as likely to be within the area of interest and the residents most likely to be directly impacted upon by the sale of land. Approximately 780 letters were mailed out. Officers were mind full of the cost associated with such mail outs – i.e. envelopes, postage, letterhead, colour photocopy locality page and staff time.

- 4) 45 Catherine Street Morwell – Concerned at the loss of legal point of storm water discharge.

Officer Comment - the legal point of discharge for the property is in the North West corner of the property and therefore it discharges into/through the adjacent Council property that is identified to be sold).

Any future development of the land would have to consider the storm-water drainage of the neighbouring properties therefore a stormwater drain would be required of any future development.

A number of Council properties identified as potential surplus will require work to be undertaken to prepare the property for sale as freehold land and ready for potential development. This work may include the removal of any restrictive reservation and/or possible subdivision to create individual allotments. The applicable legislation being the:

- *Transfer of Land Act 1958, and*
- *Subdivision Act 1988.*

RISK IMPLICATIONS

Risk has been considered as part of this report and it is considered to be consistent with the Risk Management Plan 2011-2014.

Risk and consequence summary:

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Risk	Council <u>does not</u> proceed with the sale of identified small pocket parks and the larger Morwell West residential development land.
Outcome	Council will not be able to deliver the four Capital Works Projects identified in the 2014/15 Budget. Council reputation may suffer.
Likelihood	Likely. There has already been a media focus relating to the delivery of the projects and the potential sale of land.
Consequence – Negative.	Moderate. Attention from media and/or concern by the local community, in particular the sporting bodies that would benefit from the respective projects. The non-sale of the Morwell West Development Land will potentially impact on achieving a timely, well designed and integrated residential subdivision, from Latrobe Road through to Toners Lane. Potential financial consequences may arise if Council: <ul style="list-style-type: none"> 1. was to reallocate funds from other sources / projects, or 2. does not deliver the projects, the \$259,000 in government grants may be placed at risk.
Risk Rating	High
Risk Mitigation	Provide Council with comprehensive information on the proposed surplus land for sale.
Risk	Council <u>does</u> proceed with the sale of identified small pocket parks and the larger residential development land and generates sufficient funding.
Outcome	Council will be able to deliver the four Capital Works Projects identified in the 2014/15 Budget.
Likelihood	Likely.
Consequence – Negative	Minor/moderate. Adverse local public or media attention from residents opposed to the sale of land.
Consequence – Positive	Moderate. Enhancement to reputation amongst the respective sporting bodies and a financial benefit through government grants towards the projects.
Risk Rating	High
Risk Mitigation	Effective communication with the public, nearby landholders, and the media.

FINANCIAL AND RESOURCES IMPLICATIONS

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As mention above, in the 2014/15 Budget adopted 30 June 2014, Council signalled an intention to raise \$1 million from the sale of surplus properties to finance the Council contribution towards four identified Capital Works Projects.

Costs incurred to date with this statutory process have been minimal, being the cost of public notices in the Latrobe Valley Express inviting submissions and further follow up correspondence with interested parties.

In the event that Council resolves to sell potentially surplus property, it will be necessary to invite Expressions of Interest and appoint a selling agent/s, remove any reservations or other restrictions from the Certificate of Title for respective properties, advertise and direct market the properties for sale. The cost of these processes would be offset from the sale of respective parcels of land sold.

The market valuation of respective properties will be determined by an independent Licenced Valuer. The respective valuations will be used in conjunction with the selling agent's report to determine a reserve sale price. In accordance with the Department of Planning and Community Development - Local Government Best Practise Guideline for the Sale and Exchange of Land, the reserve price for properties being sold by public auction is to remain confidential.

INTERNAL/EXTERNAL CONSULTATION

Engagement Method Used:

- Notices were published in three editions of Latrobe Valley Express – Council Noticeboard Thursday 7 August, Monday 11 August and Thursday 14 August 2014.
- Approximately 780 direct mail letters were sent out to property owners in the vicinity of the respective Council properties.
- Correspondence was sent notifying the persons who submitted a written submission of both Ordinary Council Meeting dates (22 September & 24 November 2014) and invited to speak in support of their respective submissions.

Details of Community Consultation / Results of Engagement:

Council Officers received approximately 20 telephone/counter enquiries following the public notices and direct mail letters. The persons making these enquiries were encouraged to make a written submission.

It is noted that there were at least two *Your Letters* and an article in *Council News* were published in recent editions of the Latrobe Valley Express (refer to attachment 2).

The closing date to receive written submissions was Thursday 4 September 2014 with 30 written submissions being received. Copies of the written submissions (refer to Attachment 3) are summarised below:

	Interested party	Land	Submission summary	Officer comment

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1	N & C James Churchill	15 Winston Drive Churchill Page 1 – Attachment 1	<p><u>Objection</u> - Abutting reserve influenced the decision to purchase residential property. Reserve was a planning permit condition to allow connection to Tubb Rd. Subdivision creating the reserve was 4 years ago, question why the reserve is no longer required in such a short period. Surface water from unmade Tubb Rd is channelled through this reserve.</p>	<p>The potential drainage issues have been investigated. At present Officers are of the opinion that the land should not be sold.</p> <p>It is expected the drainage issues can be alleviate by the proposed development to the south.</p> <p>It is noted that this reserve is poorly designed and inconsistent with the Public Open Space Strategy adopted in 2013.</p>
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	Interested party	Land	Submission summary	Officer comment
2	L Rasmus Churchill	Part Andrews West Reserve Churchill Page 2 – Attachment 1	<u>Objection</u> – Ex Preschool buildings and surrounds should have been better maintained. Building should be made available to other clubs prior to selling. Any funds from sale of property should be used to improve the oval playing surface at the Reserve.	** Spoke in support of submission 22 September Council Meeting. Council has another building that may be suitable for clubs. Refurbishment of the oval surface is not included in current capital works program. Oval Surface is classified as Category B. The Recreation & Sporting Reserve Teams advise that future drainage and surface refurbished will considered as part of any future redeveloped
3	Lend Lease Madden St Morwell	Catherine St (Madden St) Morwell Page 4 & 5 – Attachment 1	<u>Comment</u> – Heavy Industrial Workshop in an Industrial 3 zone. Can operate continuous shifts 24 hours / 7 days per week. Concerned at the potential impact of nearby residential development on their business.	The Morwell West Development Plan is in the early stages of preparation. The proponent has been asked to undertake a noise evaluation to determine appropriate buffers to be applied between the Development Plan land and adjoining and nearby industrial activities. The

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				aim is to ensure that Lend Lease and other industrial uses will be able to co-exist with future residential development in this area.
4	P Devonshire Email Address.	137 Helen St Morwell Page 6 – Attachment 1	Comment – Land previously used for saw milling purposes, may have waste buried under the surface.	Comment noted. Details on file support this advice. This lot has been used as a car park by the adjoining bowling club. It is understood that the bowling club is possibly interested in acquiring this land.
5	J O'Keefe Traralgon	Rainbird Court Traralgon Page 10 – Attachment 1	Objection - Open space influenced the decision to purchase nearby residential property. Reserve used to exercise guide dog.	This reserve has a 30 m frontage to Rainbird Crt. This is sufficient width to create a lot and retain an entrance to the Think Big linear reserve Council still retains sufficient Public Open Space
6	S & D Shields Traralgon	Rainbird Court Traralgon Page 10 – Attachment 1	Objection – Nearby open space influenced the decision to purchase residential property. Area provides a safe place for families to use. Fear type of development may be detrimental to safety and amenity.	This reserve has a 30 m frontage to Rainbird Crt. This is sufficient width to create a lot and retain an entrance to the Think Big linear reserve. Council still retains sufficient Public Open Space.

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	Interested party	Land	<u>Submission summary</u>	Officer comment
7	M Bray Traralgon	Rainbird Court Traralgon Page 10 – Attachment 1	<u>Objection</u> – By selling the land residents of Rainbird Crt will not have easy access to the nearby linear reserve. Selling this land reduce the appeal/value of our property.	This reserve has a 30 m frontage to Rainbird Crt. This is sufficient width to create a lot and retain an entrance to the Think Big linear reserve. Council still retains sufficient Public Open Space.
8	N & L Jones Traralgon.	Rainbird Court Traralgon Page 10 – Attachment 1	<u>Objection</u> – to sale of whole of reserve. Requests Council retain access through reserve. If part sold suggests access along western (lower) side, at least 4m. wide at Rainbird Crt and about 8m. wide at rear be retained for access from	As mentioned above this reserve has a 30 m frontage to Rainbird Crt. This is sufficient width to create a lot and retain an entrance to the Think Big linear reserve.
9	R & S Lloyd Traralgon.	Emerald Court Traralgon Page 11 – Attachment 1	<u>Support</u> – Support the findings of the Public Open Space Strategy for this reserve. Have offered to purchase the land on three other occasions. Are again interested in purchasing either whole or part of the land.	The size of the land 422 m ² which is sufficient in size to construct a small residential dwelling. Measures to address drainage issues may impact on potential development. Practical solution may be to sell to one or both adjoining property owners.

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	Interested party	Land	Submission summary	Officer comment
10	J Makowski Traralgon	Grubb Ave / Elizabeth St Traralgon Page 13 – Attachment 1	Support – Ideal residential land. Open space not generally used except as a shortcut to/from Grubb Ave.	Supporting comments noted.
11	A Boothman Traralgon	Grubb Ave / Elizabeth St Traralgon Page 13 – Attachment 1	Comment – Seeking further information.	Additional information provided..
12	D & A Brooks Traralgon	41-43 Swallow Grove Traralgon Page 12 – Attachment 1	Support – Adjoining open space influenced purchase of adjacent property. Request adjoining property owners have first option to purchase the land.	Council's preference is to sell land by auction unless circumstances exist that justify an alternative.
13	Dr Zafar Traralgon	41-43 Swallow Grove Traralgon Page 12 – Attachment 1	Support – Property undeveloped, sale will generate income and save on maintenance cost, will also generate rate income. Development will eliminate a potential antisocial behaviour area.	Supporting comments noted.

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	Interested party	Land	Submission summary	Officer comment
14	N & C Arnold Traralgon	2 Glenlee Crt Traralgon. Page 14 – Attachment 1	Objection - Land size is too small for a viable residence. Playground equipment removed. Open space used regularly by children. Additional residents in the Court will increase traffic.	The size of land is 637 m ² . This is sufficient to allow residential development. Poorly designed public open space and inconsistent with the Public Open Space Strategy adopted in 2013. Road is considered adequate for local traffic.
15	P Dunlop Traralgon	2 Glenlee Crt Traralgon. Page 14 – Attachment 1	Objection – Land is still used for recreation purposes. Nearest reserve involves crossing busy roads. Parking is congested in the Court and can make it difficult to enter/leave the driveway.	Poorly designed public open space and inconsistent with the Public Open Space Strategy adopted in 2013. The two nearest reserves are a distance of 430 and 470 metres. The busy streets referred to are likely to be Lafayette and Garibaldi Streets. Road is considered adequate for local traffic.

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	Interested party	Land	Submission summary	Officer comment
16	H Bolwell Traralgon	12 Dawn Grove / Kosciuszko St Traralgon Page 15 – Attachment 1	<u>Objection</u> – this open space used regularly by families. Such areas should be for the benefit of the young. Objects to the sale of any green belts.	A large neighbourhood playground (4200 m ²) is less than 200 metres from the Dawn Grove / Kosciuszko St land.
17	D Preusker Traralgon	12 Dawn Grove / Kosciuszko St Traralgon Page 15 – Attachment 1	<u>Objection</u> – Dawn Grove / Kosciuszko St reserve was gifted by Father for recreational purposes. This land is used by children and adults of the neighbourhood.	Land is zoned residential. The land provided would have been a requirement of the residential subdivision. There is a nearby neighbourhood playground and separate sporting oval.
18	E Jeffery Traralgon.	Six Traralgon Parks Pages 10 > 15 – Attachment 1	<u>Objection</u> - to sale of public open space in Traralgon. These are valuable community assets, once sold they are irreplaceable. Traralgon has less open space than other towns. Public open space is necessary for health and wellbeing.	Poorly designed public open space and inconsistent with the Public Open Space Strategy adopted in 2013. These six parcels of land were identified as potentially surplus when assessed against the criteria of the Public Open Space Strategy adopted in 2013.

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	Interested party	Land	Submission summary	Officer comment
19	J Sykes Traralgon	Six Traralgon Parks Pages 10 > 15 – Attachment 1	Objection – to sale of public open space in Traralgon. Concerned Council considers it necessary to fund capital works by sale of land. Suggests a copy be provide to the appointed Monitor, Mr Lyndon Webb.	** Spoke in support of submission 22 September Council Meeting. A copy of the submission has been forward to the independent monitor, Mr Lyndon Webb.
20	J & M Ellis Email Address	Rainbird Court Traralgon Page 10 – Attachment 1	Comment – Propose to attend Council Meeting and speak in support of submission. Please refer submission 27 below.	** Spoke in support of submission 22 September Council Meeting. .
21	A Evans Traralgon	Six Traralgon Parks Pages 10 > 15 Specific reference to Emerald Crt. Pages 11 - Attachment 1	Objection – Opposed to sale of all land in Traralgon. No public open space in the immediate area. These are valuable community assets, once sold they are irreplaceable	Properties assessed as surplus are unsuitable as public open space. Don't meet the guidelines in the Public Open Space Strategy: -Fenced on 3 sides, - Poor Surveillance, - Not functioning as POS, -Does not link or connect to existing POS. There are suitable Public Open Space within walking distance of all sites.

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	Interested party	Land	Submission summary	Officer comment
22	Dr Coghlan Churchill	Part Andrews West Reserve Churchill Page 2 – Attachment 1	<u>Objection</u> – Is concerned at the possible change that may be made to the use of the property if sold.	Andrews Park Reserve is currently zoned Public Purpose Reserve Zone (PPRZ). This reserve is 6.5 ha in area, the existing ex preschool building & playground is approx. 1100 m ² . It is considered the sale of the building would have minimal impact on the park.
23	E Yates Churchill	Part Andrews West Reserve Churchill Page 2 – Attachment 1	<u>Objection</u> – Sale does not satisfy the guideline requirements to justify the sale of the building. Park is regularly used by the public to play and exercise.	The potential sale of the ex-preschool building in 2003 did not proceed as the Church withdrew from the sale. As there was no transfer the covenant was not created. It is unlikely the rental income covers total expenditure. This is an aging building requiring increased and ongoing maintenance. Andrews West Reserve is 6.5 ha in area, the existing ex preschool building & playground is 1100 m ² approx.

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	Interested party	Land	Submission summary	Officer comment
24	D & P Wargent Churchill	Part Andrews West Reserve Churchill Page 2 – Attachment 1	<u>Objection</u> – Concerned that future use of the building may be inappropriate or undesirable for the area. Reserve is extensively used by children and families. The building could be used as a preschool in the future.	** Both residents spoke in support of their submission 22 September Council Meeting. Please refer comment provided for Submission 24, above.
25	Petition 1 - Part Andrews West Reserve Churchill – 15 signatures	Part Andrews West Reserve Churchill Page 2 – Attachment 1	<u>Objection</u> – 15 signatures. Purchased property due to proximity to the reserve. Concerned that future use of the property may be in appropriate or undesirable for the area. Reserve is extensively used by children and families. The building could be used as a preschool in the future.	The entire reserve is zoned Public Park & Recreation Zone (PPRZ). The sale of the building will require the subdivision of the land. A rezoning may also be necessary in the event the use of the building changes. Please refer comment provided for Submission 23, above

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	Interested party	Land	Submission summary	Officer comment
26	A Gumpold Traralgon.	Six Traralgon Parks Pages 10 > 15 Attachment 1	Objection - to sale of public open space in Traralgon. Reference is made to the previous City of Traralgon Review of Minor Reserves, Final Recommendation adopted August 1994.	Land proposed for sale does not currently function as Public Open Space, the exception being of part of the land fronting Rainbird Court. The other Traralgon areas are not suitable POS due to their design or lack of connectivity and surveillance.
27	J Ellis + Petition 46 Signatures.	Rainbird Court Traralgon Page 10 – Attachment 1	Objection – Area is readily accessible by local residents and is a quality recreational area. Land provides an open link for friends and family within the neighbourhood. It has good visualisation The Petition urges Council to prevent the sale of Council property in Rainbird Court.	** Spoke in support of submission 22 September Council Meeting. This reserve has a 30 m frontage to Rainbird Crt. This is sufficient width to create a lot and retain an entrance to the Think Big linear reserve. Council still retains sufficient Public Open Space remaining.
28	J Wood Traralgon	All listed potential surplus land.	Objection – Opposed to the sale of 14 public green spaces in Latrobe City. Residents utilise and enjoy these areas.	Land proposed for sale does not function as Public Open Space. A number of lots proposed for sale are unsuitable as many have fences on 3 sides and lack connectivity and surveillance.

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	Interested party	Land	Submission summary	Officer comment
29	G & D Cahir Traralgon	Rainbird Court Traralgon Page 10 – Attachment 1	<u>Objection</u> – Ideal recreational land. Reserve provides access to shops, public transport and the neighbourhood. There are no blind corners, surveillance is unlimited and the area is well utilised.	This reserve has a 30 m frontage to Rainbird Crt. This is sufficient width to create a lot and retain an entrance to the Think Big linear reserve. Council still retains sufficient Public Open Space. Sale of part of the land fronting Rainbird Crt will have minimal impact on the general amenity of the area.
30	B & L Murphy Traralgon	Emerald Court Traralgon Page 11 – Attachment 1	<u>Comment</u> – Generally supportive of the sale, provided flats/units or double storey dwelling are not built on the land. Potential issue of drainage needs to be addressed. Express in purchasing part of the property in conjunction with neighbour.	The property is open space not a playground. Noted – it does cost significant amounts of money to maintain these types of properties. Land is zoned residential already.

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	Interested party	Land	Submission summary	Officer comment
31	W Farmer Newborough	College Park, Yinnar St Newborough. Page 9 – Attachment 1	Objection – Lives next door to land, part of the reason for purchasing in the street. Park used by children and families. Concerned that the property may be developed with units. Parks should be preserved for families to enjoy. Once sold they are gone.	The open space is poorly designed. The public open space strategy recommends that public open space should be open, without fencing on at least two sides. The land is zoned Residential, not PPRZ. As there are fences on 3 sides there is poor surveillance. Suitable public open space is less than 100 metres at College Park and 200 metres to Boolarra Avenue. Planning and building regulations place restrictions and controls on unit developments.

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	Interested party	Land	Submission summary	Officer comment
32	G & D Taylor Morwell	Catherine St (Madden St) – Page 4	Objection – Storm water from dwelling is drained into adjoining Council land and request that this be addressed if the land is sold.	** Spoke in support of submission 22 September Council Meeting. Storm-water drainage issue would be addressed during any future subdivision of the land.
33	J Campbell Traralgon (Late Submission)	12 Dawn Grove / Kosciuszko St Traralgon Page 15 – Attachment 1	Support – Park is not utilised by the community, land should be subdivided and developed for housing.	Comments supporting sale and development of land noted.

The 32 submissions above can be broken down as follows:

- 23 Objections to the potential Sale (20 emails/letters & 2 Petitions)
- 5 Support the potential sale
- 4 Unknown/Comments concerning the potential sale.

(The 33 submissions includes one email advising of planned attendance at the 22 September Council Meeting.)

These submissions relate to the following 10 properties:

Churchill

15 Winston Drive – Page 1

Andrews West Reserve – Page 2,

Morwell

Catherine St (Madden St) – Page 4 & 5

137 Helen St – Page 6

Newborough

College Park, Yinnar St – Page 9

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Rainbird Court – Page 10

Emerald Court – Page 12

Grubb Ave / Elizabeth St – Page 13

41-43 Swallow Grove – Page 12

2 Glenlee Court – Page 14

12 Dawn Grove / Kosciuszko Street – Page 15

One other submission received was an objection to the general principle of selling municipal land.

OPTIONS

Council has the following options:

1. After considering the submission received identify which properties are surplus to both the community and Council requirements and proceed with the sale of these properties, or
2. After considering the submission received determine not to proceed with the sale of any properties and identify other possible sources of funding to undertake the four Capital Works Projects, or
3. Consider the submissions received and defer further consideration of this matter to a future Council Meeting.

CONCLUSION

Council identified four Capital Works projects in the 2014/15 budget that are linked to the disposal/recycling of potentially surplus parcels of land. The property sales need to generate \$1 million dollars to undertake improvements to the following recreational asset:

Harold Preston Reserve - Traralgon Olympians Change Pavilion

Morwell Park Oval – Drainage

Moe Tennis Courts Reconstruction Project - Stage 1 & 2

Churchill Bowling Club Synthetic Green

In addition, Council has included in the draft 2015/16 Budget further Capital Works Projects that total \$1 million. These projects are also linked to the disposal/recycling of potentially surplus parcels of land

Council has given public notice and invited written submission concerning its intention to consider the sale / recycling of potentially surplus Council properties.

The concerns/issues raised by the persons who spoke in support of their respective submissions can be addressed through Planning and Development controls or requiring drainage infrastructure relating to the

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Morwell West land. Council undertook an extended public notice and direct mail process to notify residents of the potential sale of underutilised and surplus land.

Council now has to consider the submissions received and determine which properties are underutilised and/or surplus to both the community and Council requirements, and authorise the sale of identified parcels of Council land.

SUPPORTING DOCUMENTS

NIL

Attachments

1. Aerial and Site Images of Parcels of Land.
2. Extracts from the Latrobe Valley Express.
3. Written Submissions Received

9.1

POTENTIAL SALE OF SURPLUS PROPERTIES

1	Aerial and Site Images of Parcels of Land.	51
2	Extracts from the Latrobe Valley Express.	67
3	Written Submissions Received	71

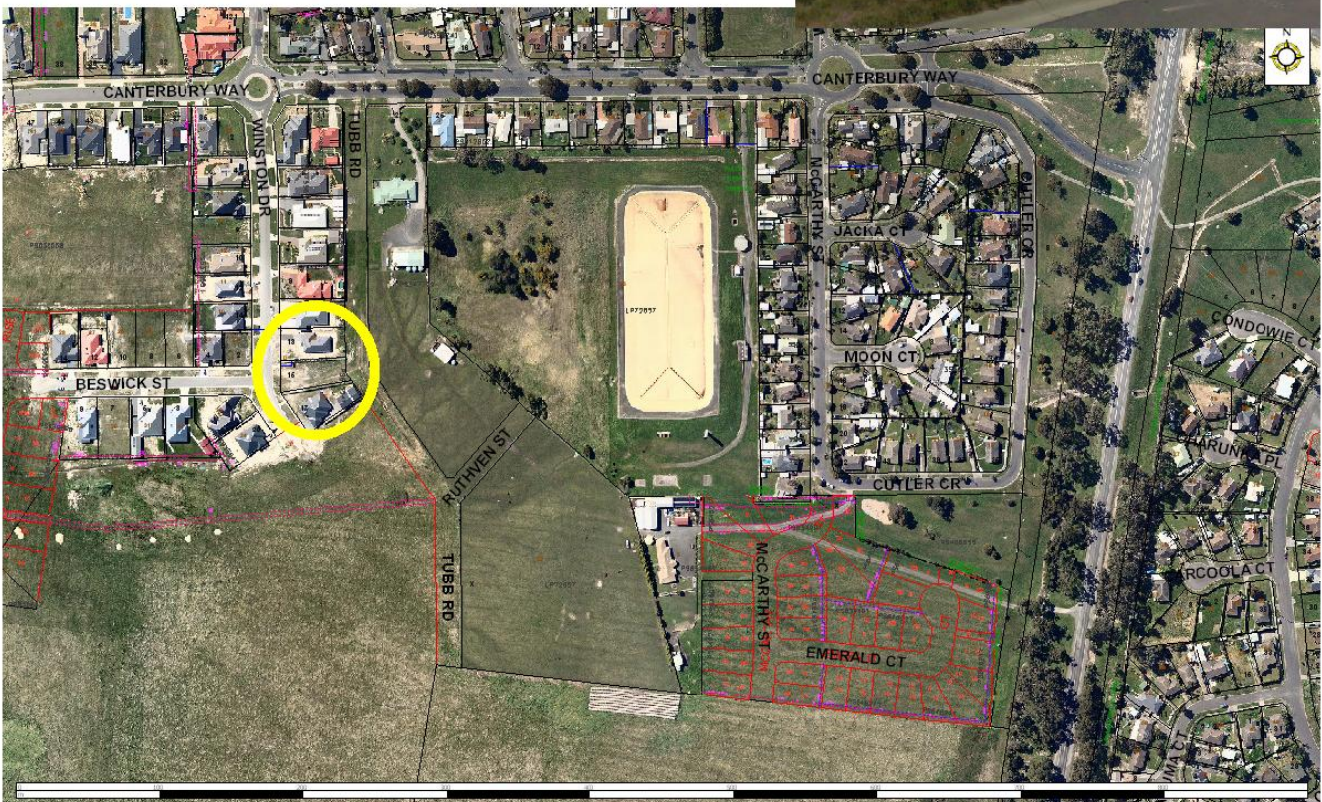


ADDRESS: 15 Winston Court, Churchill

CLOSEST RESERVE: Cutler Crescent, Gaskin Park

WHY IS THIS LAND SURPLUS TO NEEDS?

Residential type land unsuitable for open space development lack of surveillance, connectivity and another reserve is within reasonable walking distance.

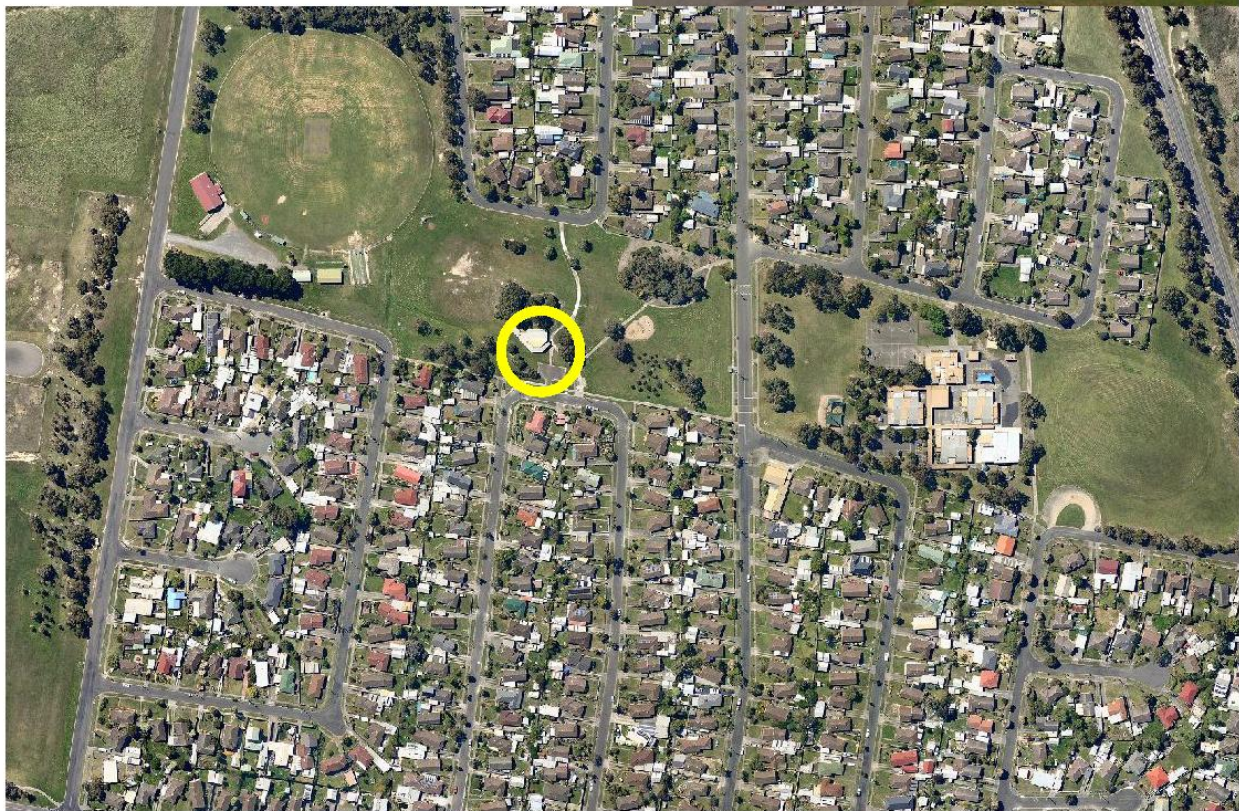


**ADDRESS:****Ex Preschool Maple Crescent****CLOSEST RESERVE:**

Saint Andrews West Reserve

WHY IS THIS LAND SURPLUS TO NEEDS?

Council building surplus to requirements. Building not used for Council purposes, presently leased.





ADDRESS: 2 Fraser Court, Morwell

CLOSEST RESERVE: Waterhole Creek Linear Reserve

WHY IS THIS LAND SURPLUS TO NEEDS?

Unsuitable for open space development, a single lot which does not connect to any existing open space network.





ADDRESS: Catherine Street, Morwell

CLOSEST RESERVE: Toners Lane Reserve

WHY IS THIS LAND SURPLUS TO NEEDS?

The lot is zoned as residential, included in the Morwell West Development Plan as residential land.





ADDRESS: Mary Street, Morwell

CLOSEST RESERVE:

WHY IS THIS LAND SURPLUS TO NEEDS? Toners Lane Reserve. This site will also be developed as wetland

The lot is zoned as residential, included in the Morwell West Development Plan as residential land.





ADDRESS: 137 Helen Street, Morwell

WHY IS THIS LAND SURPLUS TO NEEDS?

The lot is zoned as residential, serves as a car park for the bowling green.





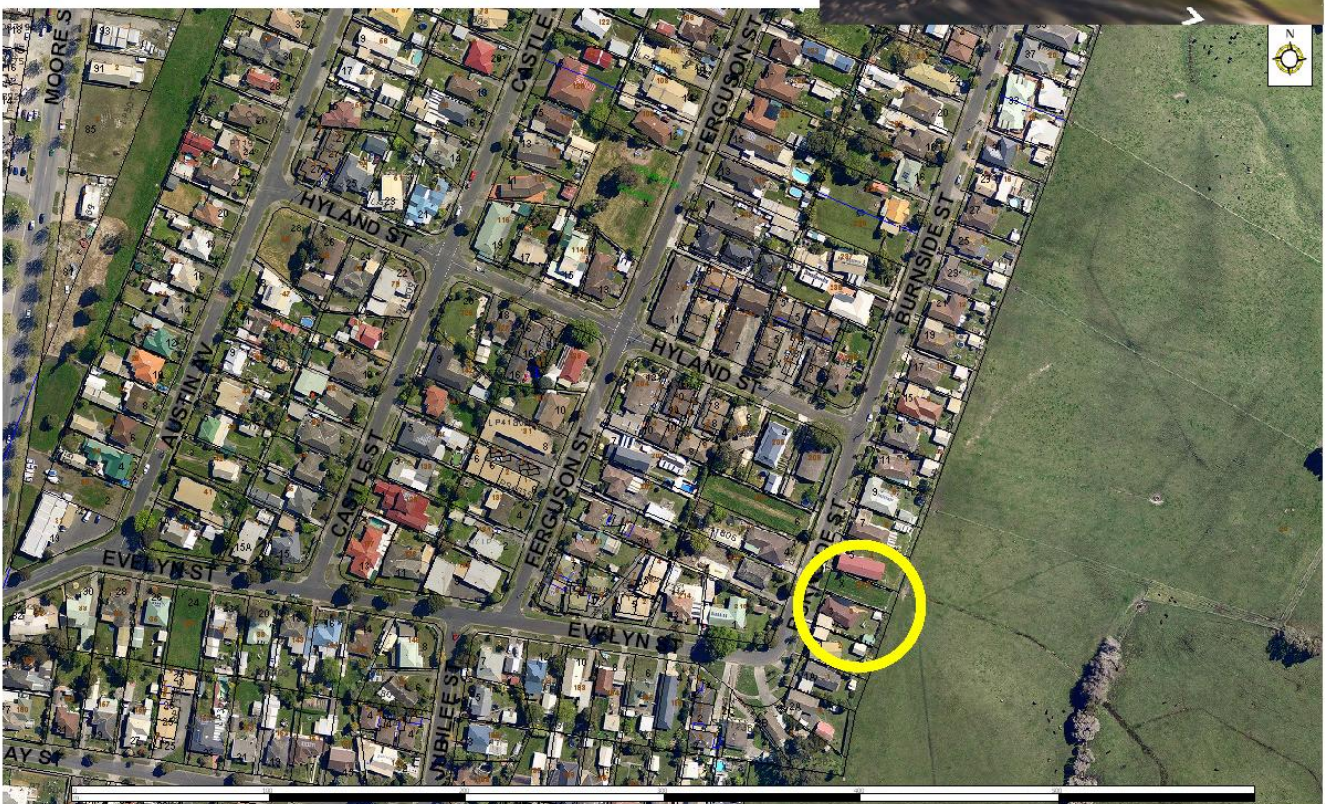
ADDRESS: 3-5 Burnside Crt, Moe

CLOSEST RESERVE: Ferguson St Reserve

WHY IS THIS LAND SURPLUS TO NEEDS?

Residential type land unsuitable for open space development, no connectivity and another reserve is within reasonable walking distance

+



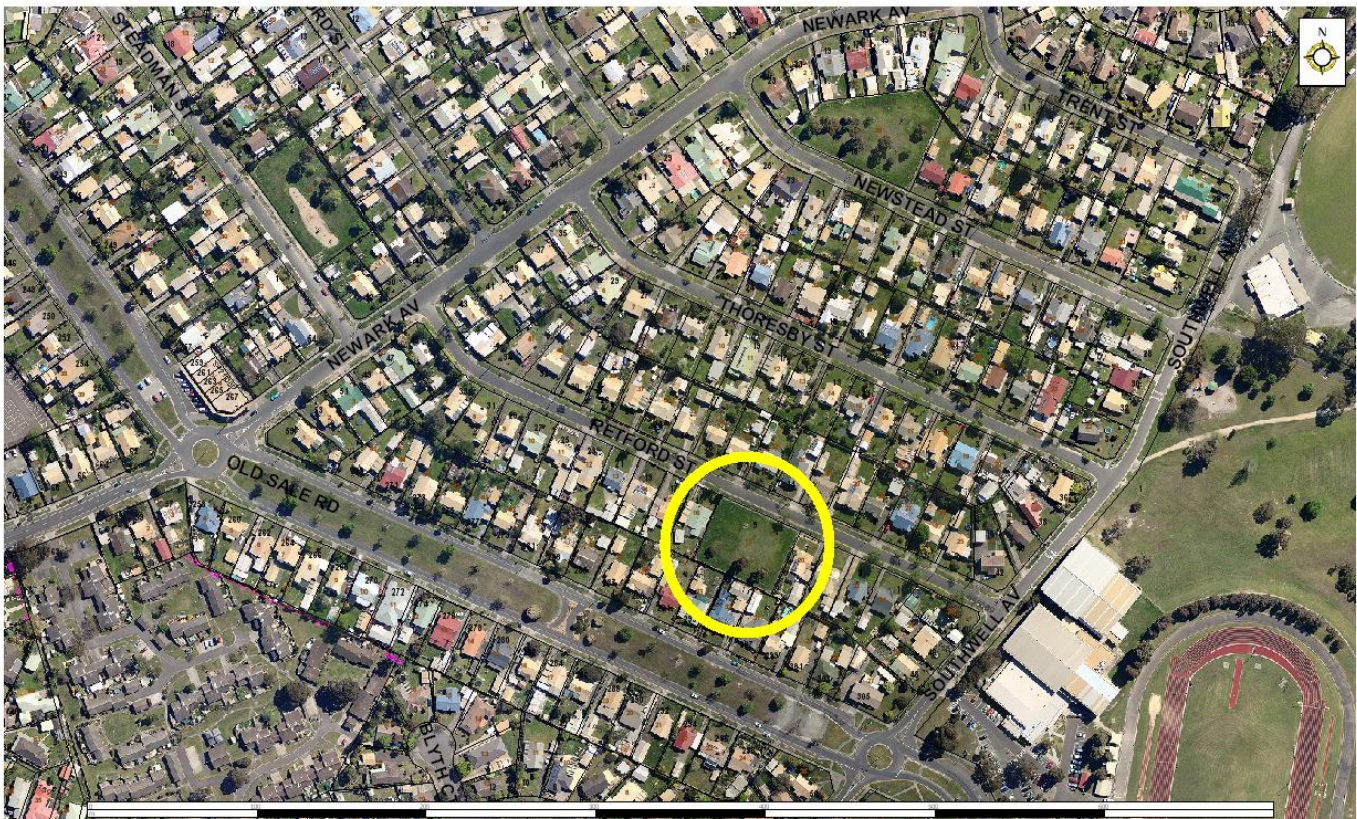


ADDRESS: 9 Retford St, Newborough

CLOSEST RESERVE: Northern Reserve Precinct & Stearman St Reserve

WHY IS THIS LAND SURPLUS TO NEEDS?

Former playground site that is now surplus to needs. Open space including play facilities is located within reasonable walking distance from site.



8



ADDRESS: 9-11 Yinnar St, Newborough

CLOSEST RESERVE: College Park

WHY IS THIS LAND SURPLUS TO NEEDS?

Former playground site with no recreational purpose. Site could possibly be a two lot subdivision.



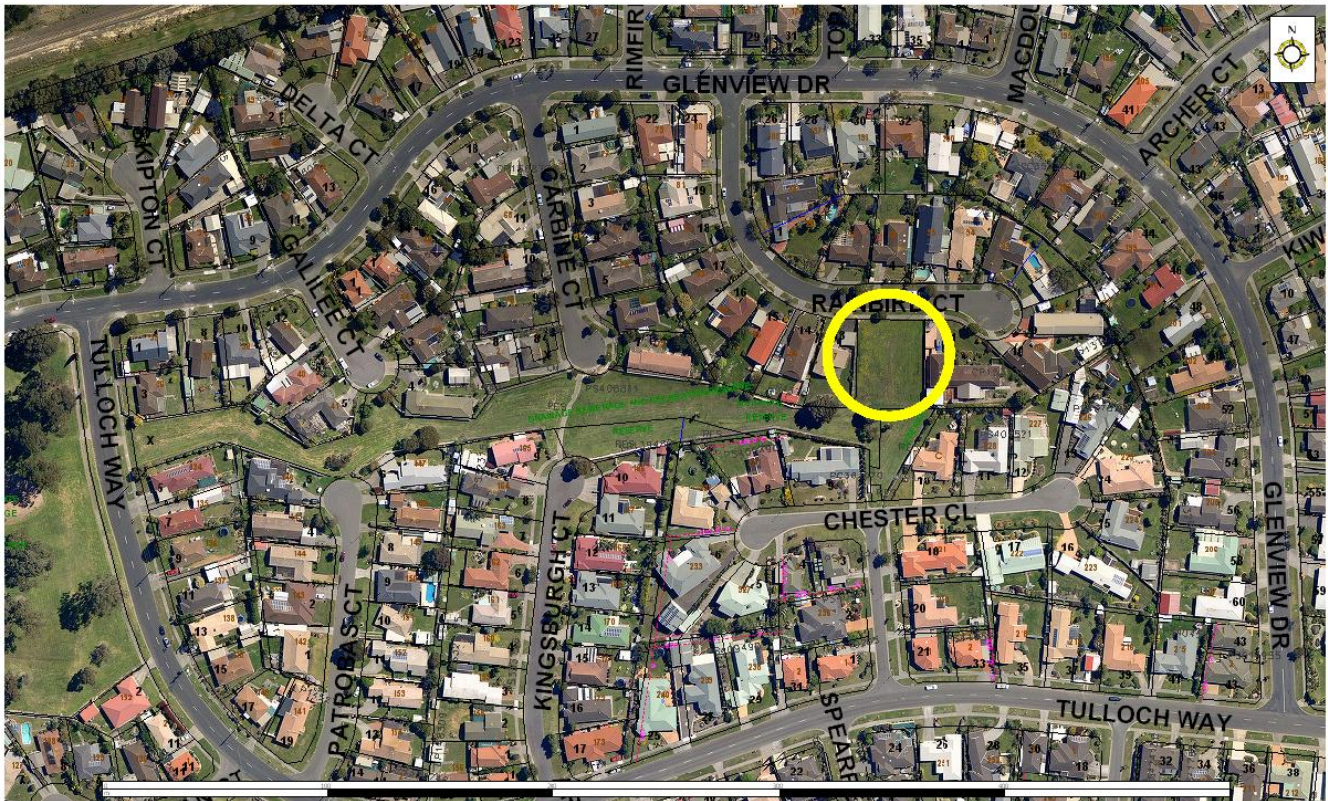


ADDRESS: 11-13 Rainbird Court Traralgon

CLOSEST RESERVE: Tulloch Way Reserve

WHY IS THIS LAND SURPLUS TO NEEDS?

Residential type land unsuitable for open space development lack of surveillance, another reserve is within reasonable walking distance



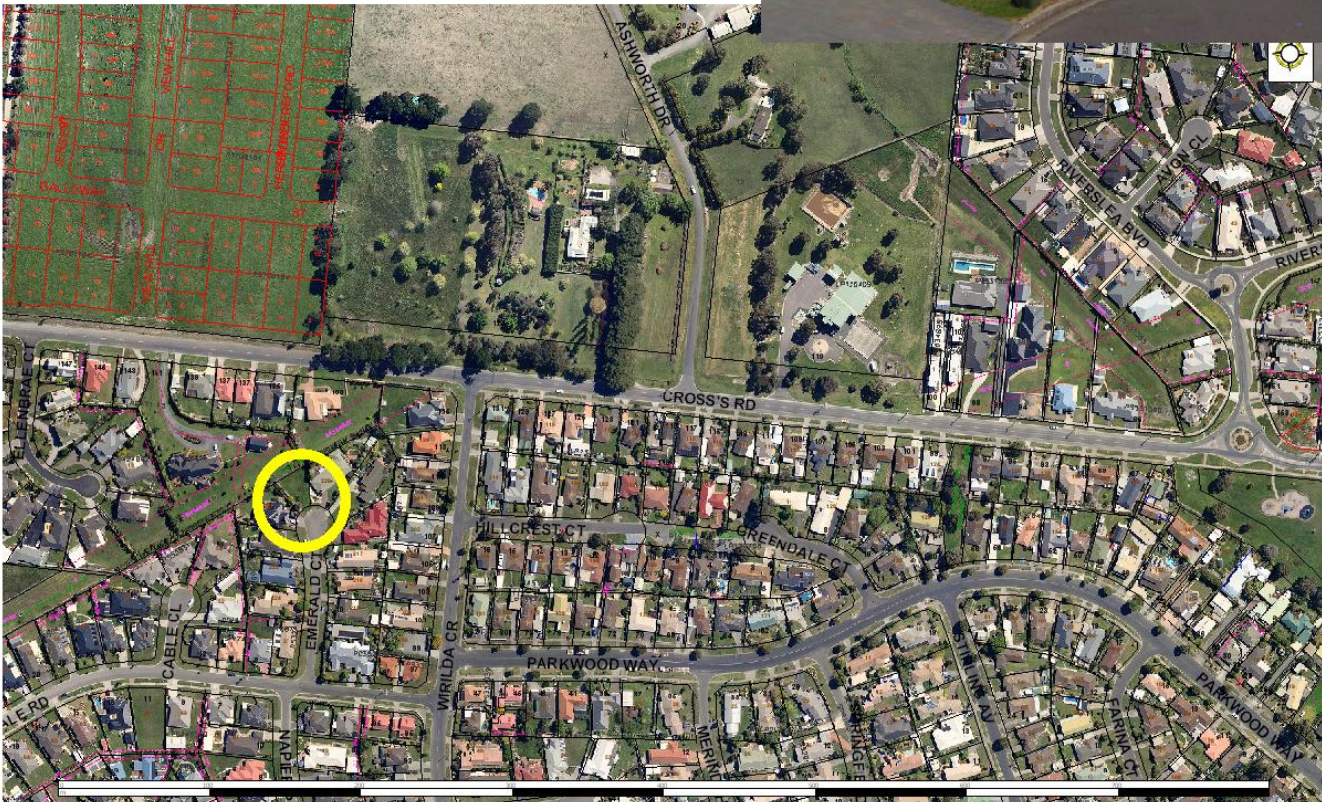


ADDRESS: 4-5 Emerald Court Traralgon

CLOSEST RESERVE: Cross's Rd Playground, Stockdale Fields

WHY IS THIS LAND SURPLUS TO NEEDS?

Residential type land unsuitable for open space development lack of surveillance, another reserve is within reasonable walking distance.





ADDRESS: 41-43 Swallow Grove, Traralgon

CLOSEST RESERVE: Willaroo Court

WHY IS THIS LAND SURPLUS TO NEEDS?

Residential type land unsuitable for open space development lack of surveillance, connectivity and another reserve is within reasonable walking distance.



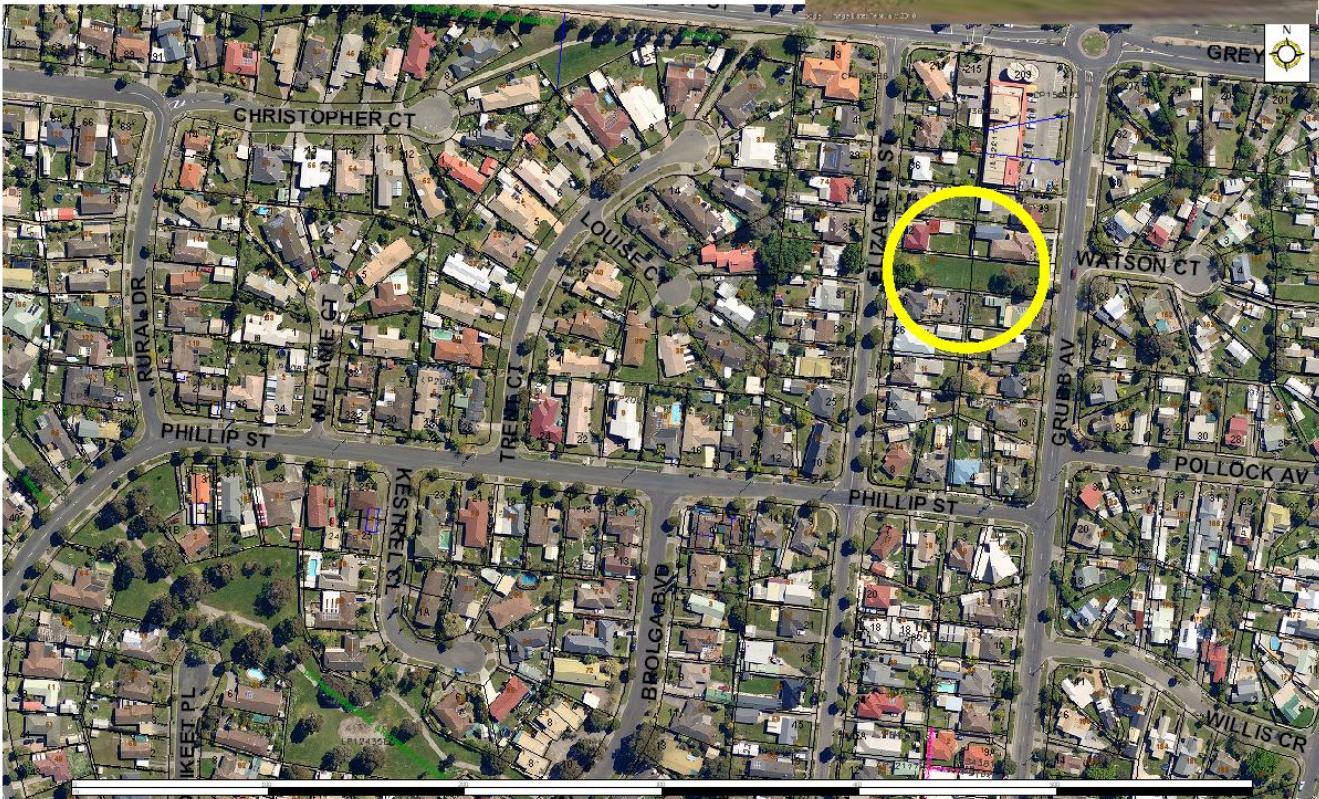


ADDRESS: 25 Grubb Avenue/30 Elizabeth St, Traralgon

CLOSEST RESERVE: Traralgon West Sports Complex, Willaroo Court

WHY IS THIS LAND SURPLUS TO NEEDS?

Residential type land unsuitable for open space development lack of surveillance, connectivity and another reserve is within reasonable walking distance



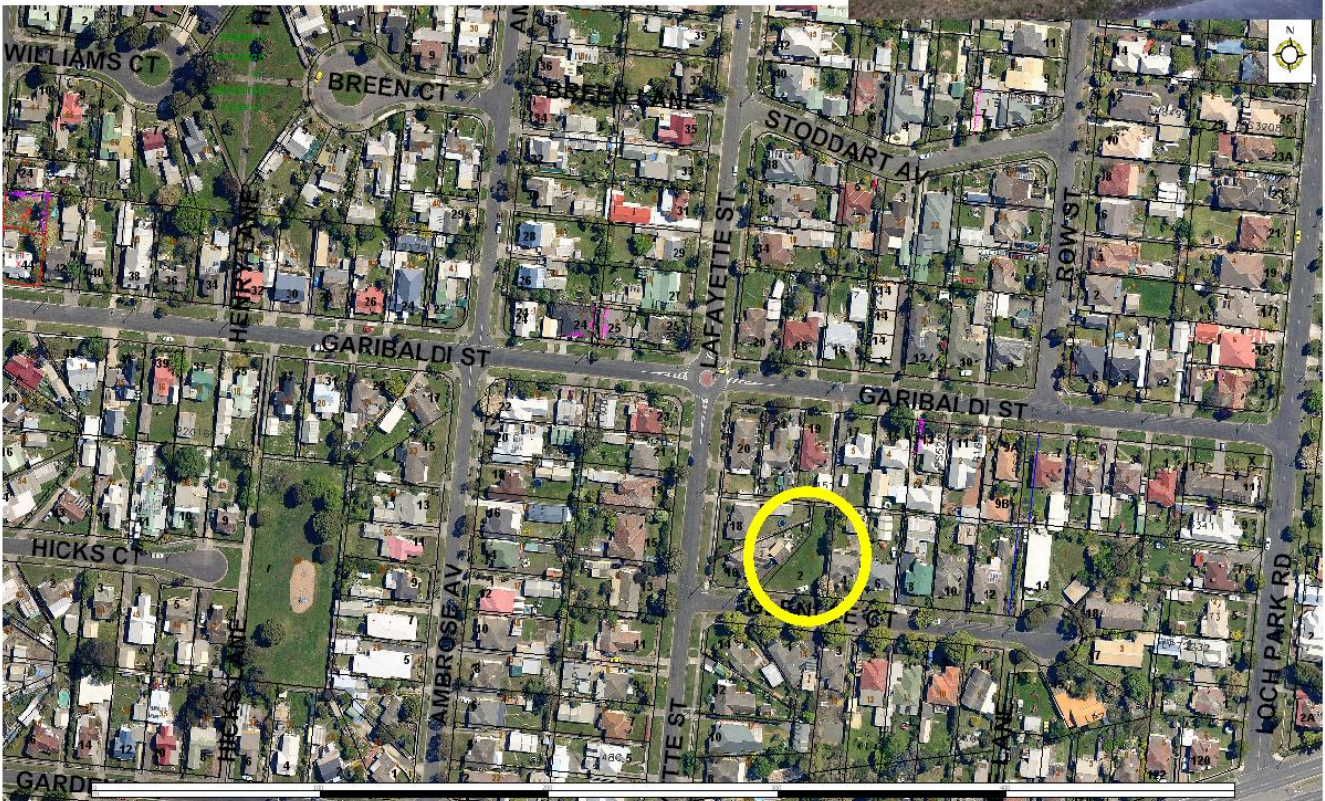


ADDRESS: 2 Glenlee Court, Traralgon

CLOSEST RESERVE: Hicks Court, Breen Court Reserves

WHY IS THIS LAND SURPLUS TO NEEDS?

Residential type land unsuitable for open space development lack of surveillance, connectivity and another reserve is within reasonable walking distance.



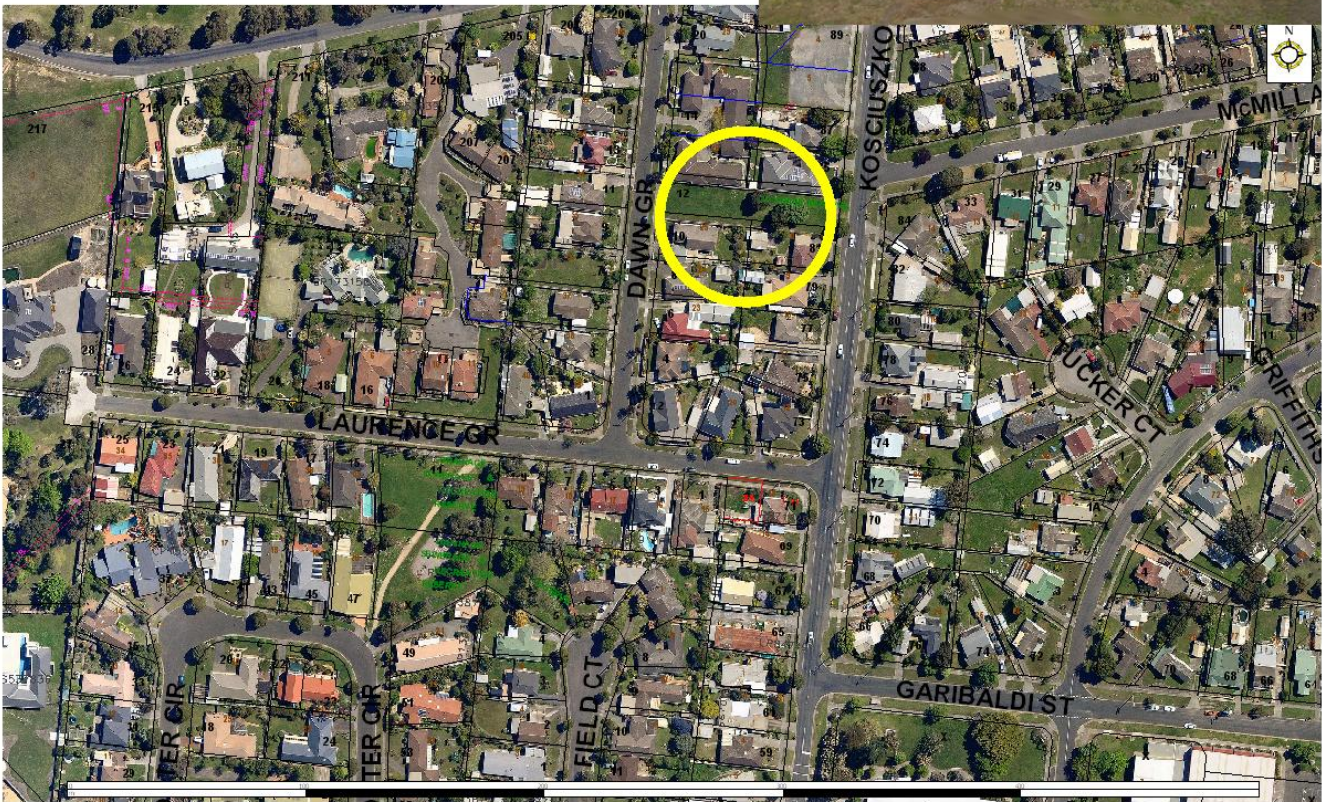


ADDRESS: 12 Dawn Grove, Traralgon

CLOSEST RESERVE: Laurence Grove Reserve

WHY IS THIS LAND SURPLUS TO NEEDS?

Residential type land unsuitable for open space development lack of surveillance, another reserve is within reasonable walking distance



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59th LATROBE VALLEY EISTEDDFOD
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4th September through to 9th September
FREE EVENING Saturday 6th Sept

Thursday 4 September

10am Ensembles,
1pm Secondary School
Concert Bands
6pm Stage Bands and Orchestra

Friday 5 September

10.30am, 12pm Primary Percussion
Bands & Recorder items
6pm Senior Instrumental

Saturday 6 September

9am Junior Instrumental,
FREE EVENING-6pm

1pm & 6pm Instrumental
Scholarships & Concerto

Sunday 7 September

10am, 1pm Senior Piano
Scholarship & Championship

Monday 8 September

10am, 1pm Junior Piano
6pm Senior Piano Solos

Tuesday 9 September

10am, 1pm Solos continued
6pm Piano Recital & Scholarship

Further details can be found at www.lve.org.au
PLEASE SUPPORT OUR YOUNG TALENT
Latrobe Performing Arts Centre, Traralgon

your letters

Greenspace is the key to good health

ON 7 August, Latrobe City Council advertised, somewhat inconspicuously, they intend to sell several community parks: two in Churchill, three in Morwell, one in Moe, and two in Newborough, and no less than six in Traralgon.

They say the purpose of the sale of these "surplus" parks is to fund capital works projects totalling \$2 million.

The six parks in Traralgon are spread across the town: part of Think Big Reserve, Rainbird Court, the Emerald Court Reserve; the Haneton Park, Swallow Grove Reserve; Grubb Avenue and Elizabeth Street Reserve; Glenlec Court Reserve; and the Dawn Grove and Kosciuszko Street Reserve.

We are invited to comment on this proposal.

If you wish to make a submission it should be made to John Mitchell, Latrobe City Council, PO Box 264, Morwell, 3840.

You will have to write quickly because the closing date is Thursday, 4

September.

Now there has been little publicity about this, most people affected probably have not seen the notice.

There is no mention of what the capital works are or where they are to be.

Traralgon has very little open public space, we are the city with the least public open space in Latrobe City, yet we are chosen to give up six parks.

Whenever council feels the need to provide a benefit to Traralgon, they always say we have very little public open space, therefore they need to put whatever they are planning on Hubert Osborne Park.

There have been several disagreements with council over this.

There is no doubt that greener communities are healthier communities, says gardener John Masanauskas.

"Greener urban environments gain vast social, psychological, health and economic benefits for residents," he said.

An article by rudi net said "the knowledge base shows that exposure to natural spaces - everything from parks to gardens and greenspace is good for health. It has been suggested that the percentage of greenspace in a person's residential area is positively associated with general health".

Residents all benefit from exercise, experts say that even 20 minutes a day will improve cardiovascular health and memory, concentration and the ability to copy complex figures. Docklands residents say all they want is a bit of real grass to walk on.

Overwhelmingly residents who completed a questionnaire regarding exercise preferred an unstructured walk in open greenspace.

Melburnians in the new very congested housing are suffering health problems, they say there is nowhere to walk to, no trees, no open space.

Latrobe residents are among the least healthy in Victoria.

We would be taking a retrograde step to sell our few remaining parks for more concentrated development.

Elizabeth Jeffery,
Morwell.

Big thanks to the late Vince Tripodi

HAVING recently booked in to the Big Red Kidney Bus for holidays in Mallacoota and Halls Gap it is timely to thank the late Vince Tripodi and his family for their planning and imagination.

Not to forget, of course, Kidney Health Australia and Latrobe Valley Bus Lines for their philanthropy in supporting this project.

The Big Red Kidney Bus is equipped with facilities for three dialysis patients.

Being stationed at a holiday destination it means that people such as I can get away on holiday.

John Cribbes, Wurruk.



#IhearttheValley

Here at The Express, we love where we live. The next time you are reminded of why you love where you live, share it on your social media pages with the hash-tag #iheartthevalley

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How to increase your sales

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- Are they on the land?
- Do you promote your goods and services in the best suited most affordable medium?

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CONTACT GAYLE NOW FOR MORE INFORMATION...

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your letters

There's more to the argument

RON Bernardi (*The Express*, 4 September) may think he has it all figured out in relation to coal seam gas and Boolarra property prices, but I hazard a guess that there is more to the argument.

A close friend of mine of reasonable means has been looking for a rural property with which to leave their suburban life and retire.

However the issue of coal and its relative infrastructure has unfortunately left them underwhelmed with what we have to offer.

I've recently had the pleasure of discovering Boolarra for the first time since my youth, and there is one thing you notice when you sit at the rail trail park in the centre of town; the quiet.

Unfortunately I could not recommend my friend buy either there or in Mirboo North, as the risk of a gas industry is just still too high.

The industry that many of us are just used to, is the very thing that suburbanites want to escape.

Why would they move from industry, to industry?

The very point of living rural is to escape all that.

While the threat of industry hangs over our peaceful country assets, Latrobe Valley will continue to be overlooked as a place to nest and invest by those with means.

I understand that coal will be used for a while yet, but let's think twice before we

The Express welcomes letters to the editor. All letters must carry the writer's name, address and telephone number for verification purposes. Preference will be given to shorter letters emailed to news@lvexpress.com.au

destroy our natural assets because of the mighty dollar.

You'd be surprised, it might actually be worth twice as much if left untouched.

Anthony Wasiukiewicz, Yallourn North.

Parkland is precious

REGARDING E. Jeffrey's letter (*The Express*, 1 August) notifying us about Latrobe City Council selling off parkland, I say thank you.

Like many I do not want to see our parkland disappear.

Gippslanders are proud of our parkland and council still has not learned from when they tried to sell off Hubert Osborne Park.

Thanks again to E. Jeffrey and her supporters (people power) who won the issue.

So where has the money gone?

Nothing has been done about the Traralgon swimming pool or the arts centre,

which council said it would spend money on. To update them, council rates are one of the highest in Victoria, so rate payers need answers. N.F.Nanos, Traralgon.

Global warming theory

THERE has been so much talk of late regarding global warming.

I have always been a firm believer that most of global warming is coming from below the sea.

I am no rocket scientist, but I do a lot of thinking and I have come to the conclusion that because of the world's greed and need, and many decades of removing oil and gasses from below the surface, it has allowed the earth's centre heat inferno to come close to the surface.

This is raising the temperature of the ocean, causing warm currents, melting the arctic ice fields, transferring higher temperatures to the high atmosphere, along with all the other man-made pollutants from industrial sites, huge open cut mines, the list goes on.

Australia has the means to do away with power stations and should have started 30 years ago by building huge solar fields in the centre.

There is enough heat to power the whole of Australia.

R.J.Goodwin, Thorpdale.

25 September, 2014

council news

Sites for air monitoring

LATROBE City Council will work to ensure three new air monitoring stations are placed in appropriate sites across the Latrobe Valley.

Council voted at Monday night's meeting to request the Environment Protection Authority to work with council to take neighbourhood amenity into consideration when placing the stations.

Councillor Graeme Middlemiss, who moved the motion, said this consultation had not happened in the past, resulting in less than ideal placement.

"All I'm saying is if you're going to put it in our community, do it properly," Cr Middlemiss said.

The stations will be located at Andrews Park West, Churchill; Scott Avenue Reserve, Moe and Maryvale Crescent Reserve, Morwell.

Their establishment is part of the Hazelwood Recovery Program and they will join existing sites at Ronald Reserve, Morwell and Hubert Osborne Park, Traralgon.

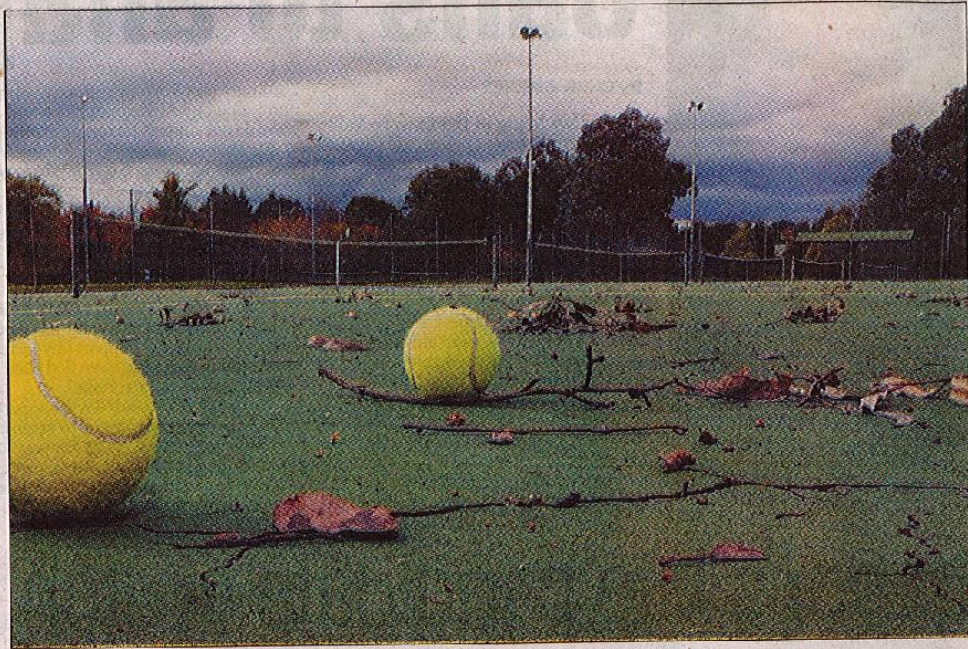
Rate reduction rejected

LATROBE City Council chose not to pursue a rate reduction for the residents of postcode 3840 as compensation for the Hazelwood mine fire, at Monday night's council meeting.

Councillor Christine Sindt put forward the motion, which called for mayor Sharon Gibson to write to Premier Denis Napthine, requesting the State Government pay the difference if council were to offer a 10 per cent rate reduction to properties within 3840. This would include homes in Morwell, Driffield, Hazelwood, Hazelwood North, Jeeralang, Jeeralang Junction and Maryvale.

Cr Sindt suggested this could be a "gesture of good will" to residents, many of whom she said were "struggling to pay their rates".

However, Cr Michael Rossiter said this move would divide the community, as it excluded the residents of Moe and Traralgon. Cr Kellie O'Callaghan added if this request was not supported by the State Government, it could further disenfranchise the community. The majority of councillors did not support the motion.



Long wait: Half the funds raised from selling surplus Latrobe City Council land would go towards financing projects including the Moe Tennis Club. file photo

Decision deferred to sell 'surplus' land in Valley

By JESSICA CHAMBERS

RESIDENTS have voiced their opposition to Latrobe City Council's proposed sales of "surplus" parcels of land and properties.

Council officers identified 15 properties across Churchill, Moe, Morwell and Traralgon that were surplus to council's needs which could be sold to fund four major projects in the Valley.

The officers projected selling the parcels, many of which were originally set aside as open space and not developed, would raise \$2 million over two years.

Half of this would go towards financing projects allocated in the 2014-15 budget, including change facilities at Harold Preston Reserve, drainage at Morwell Park Oval, reconstruction of Moe Tennis Courts and a synthetic green for Churchill Bowls Club.

However, council's public consultation process revealed most of the 20 written submissions received objected

to one or more of the proposed sales.

Many submitters said the identified vacant land nearby their homes was well-used by the community and would be missed.

Other residents said they were concerned about what may be built on the land once sold.

Nevertheless, council officers recommended council authorise the sales of the 15 properties at Monday night's council meeting.

After a number of speakers voiced their objections at the meeting, councillors voted to defer the decision, giving them more time to consider the submissions.

Mayor Sharon Gibson said the consultation process did what it was designed to - identify any issues that needed addressing.

A Morwell resident who spoke at the meeting said her home's storm water drain flowed to one of the identified surplus properties and she was

concerned she would have to pay to change this if the property was sold.

Cr Gibson said "things like that need to be addressed" and fears allayed where possible.

Moe Tennis Club president Brad Griffin said although he did not know the reasons for the objections, he wanted residents to know of the benefits the sales would bring to the community.

"The Moe Tennis Club has been pushing for (court upgrades) for nearly seven years now," Mr Griffin said.

"The money is going back to the community and... in my opinion, it will be better utilised.

"It's going to (facilities) across the municipality that can be used by the whole community, rather than just a few."

The decision to sell the land will be made at a future meeting.

Calls for factory relocation to M'well

LATROBE City Council will seek assistance from the State Government to establish a not-for-profit solar hot water system factory in Morwell.

Eureka Future Worker's Cooperative wrote to council requesting assistance in relocating its Dandenong factory to Morwell.

Council has been supportive of the project since 2009, when it contributed

\$2200 towards a business plan for the initiative.

At Monday night's meeting, councillors voted unanimously to support the project again by writing to Housing Minister Wendy Lovell and Member for Morwell Russell Northe seeking assistance.

Mayor Sharon Gibson said this project was in line with council's goals

as it would create jobs.

"That's been what we've pushed for, that's what most of the work is about - trying to secure jobs here," Councillor Gibson said.

"It's about all our futures and our children's futures and our grandchildren."

Narelle & Chris James

Submission 1

3 September 2014

Mr John Mitchell
Acting Chief Executive Officer
Latrobe City
PO Box 264
MORWELL VIC 3840

Dear Mr Mitchell

Potential Sale of Surplus Council Property

We refer to your letter of 15 August 2014 and wish to provide a submission in objection to the sale of 15 Winston Court (Drive), Churchill.

We are an adjoining property owner and when we purchased this property in 2010, a benefit was seen to be that we had a reserve next to our property, as you will see from the attached plan, we have no current connecting residences. The fact that you are now looking at selling this property is upsetting to us and will impact on the privacy and peacefulness of our current living situation.

It is noted that this Reserve was created as part of a planning permit condition requested by Council to allow a connection from the development to Tubb Road which is an unmade Government Road to the rear of the Reserve. If this was a requirement as part of the subdivision, has the requirement for this connection been removed in the less than 4 years since Certification of the Plan of Subdivision? And if the situation has changed in such a short period of time, will it change again in the future? We do not understand how this requirement would've changed in such a short period of time and do not feel that a "cash grab" from Council is enough to justify this change.

It was also a condition of the Planning Permit that the reserve be fenced by the developer, cost borne by the developer now seems unreasonable, given you see that this property is no longer required.

Please also refer to the attached aerial photo of this parcel of land and draw your attention to the earthen drain that was constructed from almost the middle of the rear of the property through to the front of this property. This drain assists in the drainage from the Tubb Road reserve, would this be created into an easement prior to the sale of this property? Would the location of this easement then make the property almost useless for building on given the location of the power substation that is in the north-western corner of this property? If the easement was not created, would the

**ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)**

drain be filled in and removed from this property? We hope not, as you will see, there is also an earthen drain at the rear of my property and this has already had to be reformed once as it did not flow appropriately and instead flowed into the rear of our property. Fortunately, in a period of high rainfall, we were home in the past to direct this water away from our buildings to prevent flooding, however if we were not home, flooding would have occurred. We would hate to see the drain removed from the reserve next to our property as it may see additional flows down the drain directly behind our property and increase the risk of flooding again.

To address the criteria that you have used to identify possible opportunities for rationalisation we comment as follows –

Sites with a low level use - Given the drain that runs from almost the middle of the property, we believe the use to be higher than low level, it is used every time it rains, perhaps it could be used in other ways in the future also to improve the amount that the site is used.

Existing undeveloped sites – although this site has not had any major improvements above ground, it has been developed for drainage and was proposed to be used as a connection from the subdivision to Tubb Road approximately 4 years ago according to your Planning Permit condition.

Planning Scheme zoning – It is noted that this land is zoned for Residential purposes however give the location of the drain, it limits the ability to build on this site.

Availability of alternative open space to service the catchment – it is noted that you advise that there is another park within walking distance of this reserve, it would be great to see this reserve developed into a park for children in the local area of this new development to use.

Suitability of the site for future development – as advised previously, the location of the existing drain limits the potential for residential development on this site.

In conclusion, we feel that the existing use of this site for drainage precludes the sale of this property and we feel that our property would be a risk of future flooding should the drain be removed from this property. Our internal storm water drains have not been designed to handle excess water run-off from your adjoining land.

If you wish to discuss this further please contact Narelle on _____ or by email

Yours sincerely

Narelle & Chris James



Submission 2

To the
Acting Chief Executive Officer

In response to your letter Potential sale of Surplus Council Property . As the property called Saint Andrews Reserve is the nearest to our property in Hawthorn Crescent .I believe that while the land is currently leased it would have still been an asset had Council and the current Tenants kept the maintenance up on both property surrounding the building and the building it's self .A couple of reasons dont add up for selling this particular asset one is public transport or other recreation facilities as their is an oval used by the Cricket club and the Baseball club that are part of Andrews Park ,I believe Council should be making it known to other clubs that the venue is available for their use before selling any asset .Should this property end up on the market to gather revenue for Council projects as explained in your letter then I can only say that unless this money is put into improvements at Andrews Reserve , something ignored by Latrobe City Council for some time now in preference for other projects. I could only support any sale of this property if the monies gained from the sale are spent on Andrews Park particularly the playing surface as it would have to rate as one of the worst in Latrobe City Councils sporting reserves, this would give council the chance to say we are no longer looking at the reserve we are spending Andrews Park Reserve asset sales money on Andrews Park Reserve not trying to make up for shortfalls in other project expenditures . should you wish to contact me regarding my views I can be contacted at the address or phone number below .

yours sincerely

Laurence Rasmus

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**ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)**



Submission 3

25 August 2014

Mr John Mitchell
Acting Chief Executive Officer

Latrobe City
P.O. Box 264
Morwell Vic 3840

LATROBE CITY COUNCIL INFORMATION MANAGEMENT	
RECEIVED 29 AUG 2014	
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Dear Sir,

SALE OF SURPLUS COUNCIL PROPERTY

We are in receipt of your letter dated 18th August 2014 in relation to the potential sale of surplus property within the vicinity of our business operations at 60-64 Madden Street Morwell.

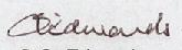
The business operations at this Madden Street address has been in place since the late 1950's originally owned by Simon Engineering/Simon Carves and more recently the Lend Lease Group.

Essentially the business practice has not changed in all this time and the business has always been a major employer throughout the Latrobe Region and currently employs in excess of 120 local employees (many with 20 to 40+ years service) situated both at the Workshops in Madden Street and on all local major Power Station sites in the Latrobe region and at the Australian Paper 's Maryvale Mill site.

Over the years we have had previous discussion with the Council in relation to expansion and zoning issues and again we wish to reiterate that the business is Zoned Industrial 3, we are a heavy steel manufacturing workshop and we can operate 7 days per week and at times run continuous shifts when the works program requires and we do emit reasonable noise levels. Primarily over the past few years our business is normally a 5 day week starting 7am and finishing 3.30pm.

Given the forgoing and again reiterating our business activity is heavy manufacturing it should be noted by Council that any development of adjacent land to our business must consider the circumstances of our business operations so as we experience no impact on our business.

Yours Faithfully
Lend Lease Services Pty Ltd


S.G. Edwards
Area Accountant

Lend Lease Services Pty Limited
ABN 87 081 540 847
60-64 Madden Street
Morwell VIC 3840
Australia

Telephone +61 3 5134 3688
Facsimile +61 3 5133 9274
www.lendlease.com

**ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)**

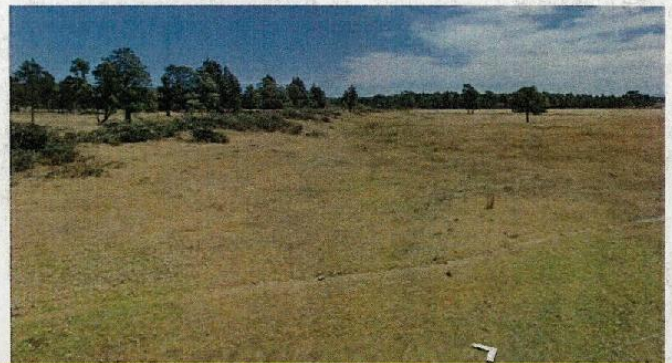


ADDRESS: Catherine Street, Morwell

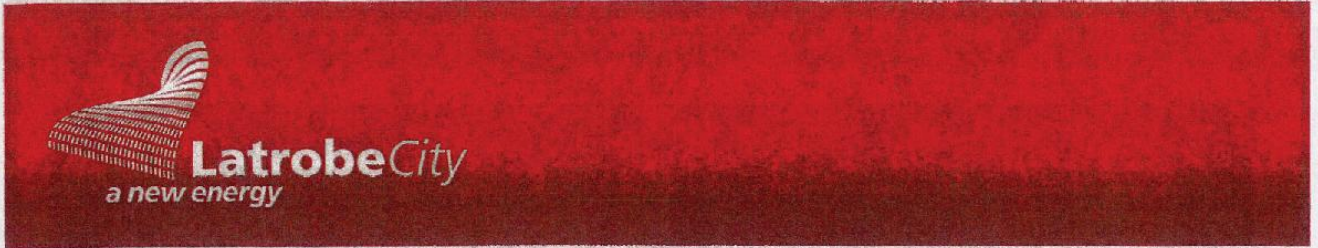
CLOSEST RESERVE: Toners Lane Reserve

WHY IS THIS LAND SURPLUS TO NEEDS?

The lot is zoned as residential, included in the Morwell West Development Plan as residential land.



ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)

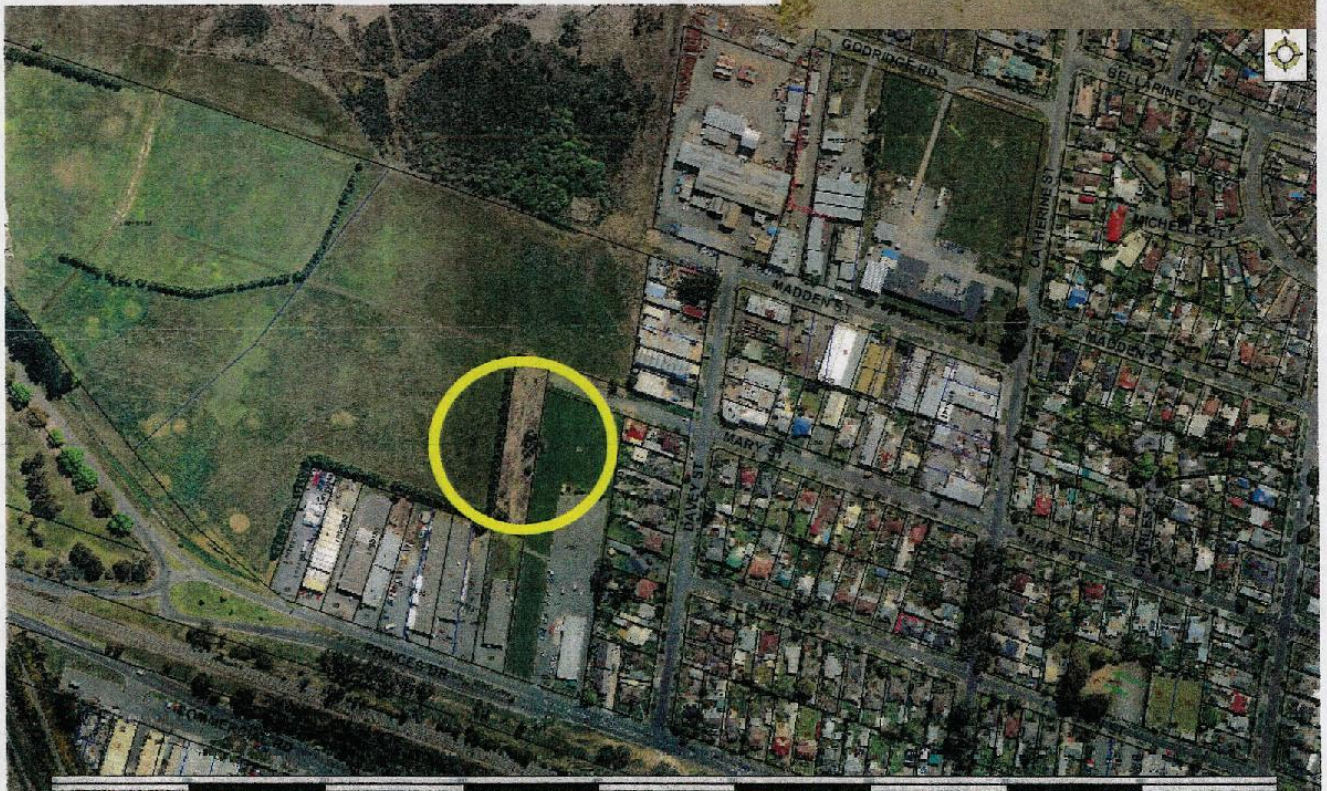


ADDRESS: Mary Street, Morwell

CLOSEST RESERVE:

WHY IS THIS LAND SURPLUS TO NEEDS? Toners Lane Reserve. This site will also be developed as wetland

The lot is zoned as residential, included in the Morwell West Development Plan as residential land.



**ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)**Submission 4**Henry Morrison**

From: peter
Sent: Monday, 25 August 2014 9:49 AM
To: Henry Morrison
Subject: Potential Sale 137 Helen st Morwell

Greetings,

My understating is that this land was used for sawmilling purposes many years ago and as such may have waste buried under the surface.

It may pay to do some exploratory drilling to check what nasties may lurk below.

Cheers, Peter.

Peter Devonshire RPF
Phone
Devtree Pty Ltd
Inc. Gippsland Plantation Management
The Vegetation Offset Market



ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)

Submission 5

Henry Morrison

From: Judy Okeefe
Sent: Thursday, 28 August 2014 8:39 PM
To: Henry Morrison
Subject: Potential sale of Surplus Property.

Dear Mr Morrison,
I am writing in response to your letter dated August 18, and advise that we are against the selling of land in Rainbird Court, Traralgon. We have lived in Rainbird Court for about 33 years. We built here because my husband had a guide dog and it was somewhere he could exercise the dog. He does not have a dog at the moment, the dog died but in the future he hopes to have another guide dog. The blocks here are so small we need to have that land to be able to give a dog of that size someplace this close to home so that my husband only has to cross the road from our house.

Yours faithfully,
Judith OKeefe

Sent from my iPad

Submission 6

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Sue + Darryl Shields

25-8-2014

To Whom it may concern,

My husband and I are holidaying in Queensland while it has been brought to our attention that the greenbelt in our court may be sold off.

We strongly object to this happening.

As we invested in this court around 26 years ago being a safe area for our children then and now grand children also other children around for their social activities.

We fear what type of development may eventuate and be detrimental to our safe and peaceful area.

We feel it is unlawful

for council to change rules
and regulations for cash at
the detriment of the public.

We sincerely hope this
letter will fall on just and
fair ears and brought to closure.

Thanking You
Sue & Darryl Shields.



ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)

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Submission 7

Traralgon 3844

1st September 2014

Acting Chief Executive Officer,
Latrobe City Council,
PO Box 264,
Morwell. 3840

Dear Sir,

Re: Potential Sale of Surplus Council Property, 11-13 Rainbird Court Traralgon. Your ref HUM:KP

I refer to your letter dated 18th August 2014.

I wish to comment on the proposed sale of land in Rainbird Court. Your letter states that there is another reserve within reasonable walking distance. In fact, if the land referred to is sold, and presumably developed, most of the residents of Rainbird Court will not have easy access to any public land. All the other Courts in the area encircled by Glenview Drive and Tulloch Way have access to the greenbelt running from Tulloch Way up to the proposed "surplus" block.

It seems unreasonable to be reducing the opportunity for children to run and play in a safe and open area, when there is so much focus these days on childhood obesity.

In addition I believe the sale and development of this block significantly reduces the appeal, and therefore the value, of my property at 4 Rainbird Court.

I respectfully request that the Council reconsider selling this property.

Yours faithfully,



Maree Bray

ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)

LATROBE CITY COUNCIL

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3 September 2014

Acting Chief Executive
Latrobe City Council
P O Box 264
MORWELL VIC 3840

Submission 8

Dear Mr Mitchell,

**PROPOSED SALE OF COUNCIL OPEN SPACE – RAINBIRD COURT
REQUEST TO RETAIN DIRECT PEDESTRIAN ACCESS**

I refer to your letter dated 18 August 2014, Ref: HJM:KP, inviting comment on the proposed sale of Council land.

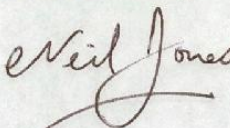
It is requested that Council retain permanent, direct pedestrian access from Chester Close to Rainbird Court across the existing public open space/reserve to cater for current regular use. Most days we cross the reserve from Rainbird Court to Chester Close at the end of our daily walk. When we are walking or driving we often see students or adults heading into the reserve from Tulloch Way or the reverse direction. Some are walking a dog and most are not residents of Chester Close. On the day we received your letter I spoke to a gent that had walked from High Street with his dog and included this reserve in the journey.

If Council proceeds to sell part of the Rainbird Court reserve it is suggested that the retained access way be along the western (lower) side of the reserve, at least 4 metres wide at Rainbird Court and about 8 metres width in line with property rear fences. If a critical event occurred in Rainbird Court this would retain alternative access/egress.

Since playground equipment was installed in the Tulloch Way reserve a 'walk to the park' has been a highlight for grandchildren visiting our house. As new grandchildren come the park and playground equipment will continue to be enjoyed. If the Rainbird Court reserve had playground equipment we would have gone there because it was much closer.

I will be pleased to discuss any aspect of my request with a member of your staff.

Yours sincerely,

 for Neil & Linda Jones

Submission 9

27 April, 2014

Mr John Mitchell
Acting Chief Executive Officer
Latrobe City Council
PO Box 264
MORWELL 3840

Dear John

POTENTIAL SALE OF SURPLUS LAND: 4-5 Emerald Court, Traralgon

Thank you for the opportunity to comment on the proposed sale of land identified as 4-5 Emerald Court, Traralgon. Our property is located at 4 Emerald Court and we have sought to offer to buy this reserve on three previous occasions from Council. We are again very interested in purchasing the whole or part of this reserve if this gains Council agreement.

We built our house next to the reserve 22 years ago and lived in the court the longest of our neighbours. The reserve has remained an open reserve with out any equipment or trees and council has been required to mow the reserve regularly.

The reserve as per the Public Open Space Strategy Final report has identified the reserve as;

- low level use,
- is an existing undeveloped site is not zoned for use,
- there is an availability of alternative open space to service the catchment and
- the site is suitable for future development.

At this stage we will not be seeking to speak in support of our submission at the 22 September Council meeting as our points are consistent with your recommendation 9 of the Public Open Space Strategy Final Report and we are prepared to offer to purchase the whole or part of the reserve depending on estimated sale price.

Should you require any additional information to add to our submission please let me know by email.

With thanks

Susan and Richard Lloyd

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To: Acting Chief Executive
Latrobe City Council
Morwell Vic. 3840

From: Miss Jennifer Makowski
[Redacted]

Submission 10

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Re: Proposed Sales of Land.
25 Grubb Ave/30 Elizabeth St, Traralgon.

I am writing regarding the sales of
the above land.

I have no objections at all and
I think it would be ideal for
residential land as this is a
prime area. Close to schools, shops
and to LRH.

It has been unused for a long time,
sometimes for people walking through for
a shortcut to Grubb Avenue, so
I am happy for it to be sold.

Yours sincerely,
Jennifer Makowski

ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)

Submission 11

2nd September 2014

Mr John Mitchell
(Acting) Chief Executive Officer
Latrobe City Council
PO Box 264, Morwell 3840

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Dear John

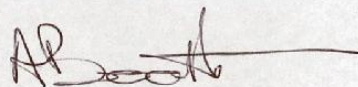
Subject: Potential sale of surplus council property

In response to the recent articles in the Latrobe Valley Express and a letter date the 18th of August 2014, I wish to advise you that I would like to participate in any future discussions in relation to the sale of the property located at:

25 Grubb Avenue / 30 Elizabeth Street Traralgon.

I have requested additional information relating to this land from a Council representative and would like the opportunity to discuss this and other concerns at the meeting planned for Monday the 22nd of September 2014.

Yours sincerely



Andrew Boothman



ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)

Acting CEO

Latrobe City Council

PO Box 264

Morwell Vic 3840

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Submission 12

Dear Sir,

RE: Surplus land Swallow Grove Traralgon.

We refer to recent correspondence received relating to the above matter and would like to make the following comments.

We are a young couple recently married and have purchased the adjacent property at 41 Swallow Grove Traralgon. Although currently undeveloped by Council our decision to purchase our home was influenced by the fact it has open space next door along with the potential that one day this open space would be used as it was previously intended. In any case it would provide a safe area adjacent to our house for our future children to play. We understand that this land is not currently used to its full potential so it may be that we would not necessarily object to Councils proposal to rezone the land but ask that as adjoining property owners we be kept informed of the progress and have first option to negotiate to purchase part or the whole of the land should it be rezoned residential.

We look forward to receiving your future correspondence,

Yours Faithfully



Dean & Alisha Brooks



ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)

04.09.2014

To

Submission 13

Mr John Mitchell
Acting Chief Executive Officer
Latrobe City Council
PO Box 264, Morwell
3840

Dear Mr John Mitchell

I thank you very much for advising me about the council's consideration to sell the surplus properties. As an owner within the vicinity of the identified area as 41-43 Swallow Grove Traralgon, I agree and fully support the sale of such properties which have been lying undeveloped for some time.

The sale of such properties, in my view, will

- 1, Bring in revenue to the council to develop or complete other projects
- 2, Take off the burden of maintaining these properties
- 3, Generate funds in the form of rates, in future if sold and
- 4, Eliminate the potential spaces for loiterers and drug users to reassure the peace, harmony and safety in the community.

I will be happy to be part of discussion on this matter.

Yours Sincerely

Dr Zafar Iqbal Zafar

1/9/14

Dear Sir/Madam,

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We the undersigned hereby register our objection to the sale of the parcel of land being 3 Glenlee Court Traralgon 3844 because:

- ① It's far too small to hold a viable residence.
- ② It has been open land for as long as we remember and had playground equipment on it, and is still enjoyed as an area to play with dogs and children (safely).
- ③ As this is a court with only one way in and out, encouraging extra housing poses a danger with more traffic.
- ④ Further disruption to residents at the bulb end of the court, as people from the top end of the court just love to drive their cars, (sometimes at high speed and noise), down the court and back again, to avoid doing a U turn in their own driveway.

Sincerely,

Norman + Clasina ARNOLD
Glenlee Court
Traralgon
Ratepayers and Voters

ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)

Submission 15

[Redacted]
Traralgon

Vic 3844

Acting Chief Executive Officer

Latrobe City Council

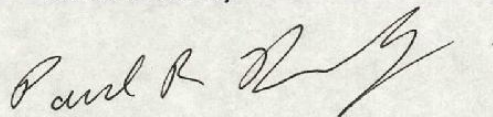
PO Box 264

Morwell Vic 3840

Dear Sir

I would like to object to the sale of 3 Glenlee Court for a few reasons. First the land is still used for recreation. Second the mentioned closest reserves both involve crossing busy roads by children to access them. Finally it would add to the parking congestion the court is quite often subjected to, making it difficult to enter leave my drive way when cars are parked both sides of the court.

Yours sincerely



Paul Dunlop

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ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)

Mr John Mitchell
Latrobe City Council
P.O.Box 264
Morwell.

Submission 16

Dear Sir,

I wish to put in a complaint in regards to the sale of the green belts in Dawn Grove and Kosciuszko Street Traralgon.

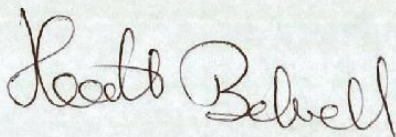
The green belts back on to each other and provide a great play area for the young families in the streets. There is not a day, when it is not winter, were the children are not playing in these green belts.

I should have expected the council to sell of these pieces of land as years ago they removed the slide and swings from the area. Therefore giving all a warning that the area would be sold.

I was under the impression that the idea of the green belts were for the benefits of the young. But now it seems that the green belts are for the benefit of the council and how much money they can make from them.

I expect the council to ignore all who disprove of what they are doing and go ahead anyway.

But please note that I disagree with the sale of ALL green belts in the Latrobe Valley Council area.



Heather Bolwell



Traralgon



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Submission 17

3/9/14.

To
Mr John Mitchell
Latrobe City Council

Dear Sir,

Regarding your proposed selling off of some parklands.
Many years ago, when my father, Mr Robert Sexton, opened up some land facing Kosciuszko St and Dawn Grove in Traralgon for residential use, he was expected to make a gift of many blocks of his land to the council, which, he was told, was for recreational use.

He was never given any compensation for the blocks that were taken by council and now I have been told that the council is intending selling these blocks that were a gift.

The blocks that were acquired by the council are used by the children and adults of the neighbourhood and they are the only parkland in the area. Why would council want to deprive the ratepayers of this area of something that the original owner, my father, was told would be recreational and for their use.

Is this the right thing to do by council?

Hoping to receive an explanation from you regarding this matter soon, yours sincerely
(Mrs) Dawn Preusker.

Mr. John Mitchell CE
Latrobe City Council
P.O Box 264
Morwell 3840

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Submission 18¹

August 31, 2014
Elizabeth Jeffery

SALE OF POTENTIALLY SURPLUS COUNCIL PROPERTIES

TRARALGON

Dear Mr Mitchell and Councillors

Thank you for the opportunity to contribute to the discussion regarding the possible sale of these community parks.

I wish you to note that I oppose the proposal to sell **six parks** in Traralgon. I see you designate them as council properties, but to begin with I consider they are Community Parks, owned and maintained by the people of Traralgon. Council is elected and paid by the community to care for and conserve our property. Not to sell it to cover a budget crisis, or shortfall. Herald Sun June 13. 2014 reports that our Council is under scrutiny by the Ombudsman, which has resulted in the appointment of a monitor who has "practice in reforming troubled councils" (Latrobe Valley Express 21.8.14). Now if there is, or has been, a financial problem, I do not think it should be ameliorated by the sale of irreplaceable assets. The people now, and those in the future should not have to pay for administration faults or errors. David Uren (The Australian 28.8.14) says "voters expect fiscal discipline" so we do, but the application of moneys received by un-renewable asset sales must be of the highest priority, something requested and recognized as necessary and needed by all the Latrobe Community. The stated purpose of the sale of these valuable community assets is to fund Capital Works Projects. That is the moneys disappear into Councils funds and no appropriate community asset will replace them. Churchill, Moe, Morwell and Newborough residents should also be concerned.

In fact land is a most valuable asset it is irreplaceable, public open space is irreplaceable. Council will never buy open parkland for the community, in fact the policy has always been to sell, and sell, then to explain to the community that somehow there is very little public land for public purposes, it's a pity, but that's how it is. So the next complex must go onto whatever scarce public space there is. There have been many attempts to sell, or build over Hubert Osborne Park, there have been thousands of objections, but it seems the aquatic complex will eventually go there in spite of inadequate parking, traffic congestion and the wish by most people to just have a simple heated pool.

These parks are important to the community, "Significant public land, once sold, is lost to the people forever. When governments sell land that is of significance or value to the people they are

also selling our children's future. Governments should not be allowed to act in this way"
Protectors of Public Land (PPL Vic)

It is an acknowledged fact that Traralgon has less open space than any other city in Latrobe Shire, yet we are nominated to make the most substantial contribution to the council budget shortfall. Is this part of the ongoing perceived discrimination against Traralgon ? That Traralgon residents pay far and away the most in rates, and receive much less in return, a matter of some concern. To sell our scarce parklands is to reinforce that perception.

Latrobe City's mission statement is to "provide public open space to meet the broad expectations of the community, this is a key responsibility of Latrobe City" "Other major aspirations are for a community that is both liveable and sustainable, with a continued focus on healthy lifestyles supported by a high quality recreational and cultural facilities and a natural environment that is nurtured and respected"

Latrobe City Values include "Planning and acting responsibly, in the best interests of the whole community" and "listening to and working with the community" There are also promises to "Effectively manage Council debt to minimize long term cost."

My contention is that by selling these lots of land, you are selling the future liveability and sustainability and possibility of healthy lifestyles with the sale of our open space. One of the greatest benefits to urban peoples is to have accessible open space. This space is necessary for exercise, structured or unstructured. Most people responding to a recent survey said their preferred exercise was walking, most people in the newer suburbs surrounding Melbourne said they missed walking because there is no open space, no grass, no trees, just more and more crowded housing. The people living at Docklands recently pleaded for "just open space with grass and trees". Children need to be able to get out and play in the open, its good for human physical and mental health, indeed its necessary.

Even if the land is left undeveloped, trees and bushes which support our native environment can be planted there, indeed the people of that street would probably be glad to add to the plantings. It is a part of Councils Initiative to "improve neighbourhood amenity, to commence Latrobe City Public Open Space Strategy to manage and maintain parks and gardens across Latrobe City and maintain and develop playgrounds" and to "work in partnership with the community to address causes of chronic preventable disease by developing local solutions for healthy living, encourage physical activity etc" People on low incomes cannot afford to visit the gym, busy parents consider it a boon to be able to allow their children to visit a nearby park to play at no immediate cost. Older and disabled people like to be able to visit a close by open space to contemplate nature, even better if they can admire native birds visiting native flowering bushes. Even Joe Hockey admits travel is a burden for those on low incomes. Open space needs to be accessible.

The health benefits are undisputable rudi net states "the knowledge base shows that exposure to natural spaces – everything from parks to open countryside to gardens and other greenspace – is

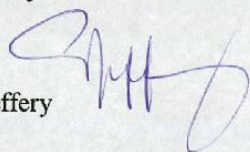
good for health. Contact with natural spaces can improve health directly and indirectly (by for example encouraging physical activity and social health). It had been suggested that the percentage of greenspace in a person's residential area is positively associated with their perceived general health."

Trees are known carbon sinks, of great value in this area. And the adjoining residents of these six parks will be greatly disadvantaged by losing a restorative, refreshing, green open space to a development of many flats or a housing complex.

I hope that Council will take note and refuse to sell our few remaining valuable community parks.

Yours sincerely

Elizabeth Jeffery



ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)

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Submission 19

Mr. John Mitchell,
Acting CEO, Latrobe City,
PO Box 264,
Morwell. 3840.
4th September 2014.

Dear Mr. Mitchell,

Along with Mrs. Elizabeth Jeffery's concern of the selling of several 'Community Parks' in our community, [The Latrobe Valley Express 1. 9,2014.] may I add my concern also. It makes me so so sad that I again have the need to comment on the situation of Traralgon in regard to the LCC and on the LCC. However, I very reluctantly do so as we should be and are grateful for what we have, compared to what we see/hear daily on the media in other parts of the world.

Nevertheless may I make a few comments. Unfortunately I did not see the original article in the Express, however from what is stated, there seems to be a need of \$2 million to fund capital works.

With Mr. Webb being employed to monitor the LCC, he may discover why we have to sell these areas for \$2 million? What has gone wrong with the LCC that this situation of selling land has arisen? Where is the Community Health in LCC? As Mrs Jeffery stated the need and contribution of Greenspace for our children, elderly and young families etc. for their health and wellbeing. Where are the Sports people in the LCC? To encourage to use these areas for walks, play etc... Where is the Tourism Section of the LCC? Do they see the need to enhance our communities, which Greenspace can assist with?

Are the Councillors unable to have a say on behalf of the Community in the LCC?
Is the need of Mr. Webb's employment, an omen to all that something is amiss within the LCC?

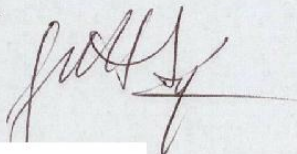
Individual households are able to own premises of \$1 million + -- how is it that a City like Traralgon needs to take these steps? For \$2 million.
Why is not Traralgon in a situation that is able to cope with \$2 million and not having to sell 6 of its sites?
Are these sites being maintained by the LCC correctly and sufficiently?
Do all the sites need to be sold?
Along with the other reasons, my main concern is that these sites are being sold for the monies.

Why and how has it come to this? That land has to be sold to maintain the LCC?
Please may we or do we need to re think/re visit the LCC and the Amalgamation that took place in 1994.

The TECC site has been sold I believed, I tried so hard along with others and pleaded for it remain with the people of Traralgon. With no success.
Our few weeks travelling Outback Australia reinforced for me the role of Councils. Eg Winton, Queensland, and the surrounds were near perfect as were the rest areas everywhere. These, no doubt, are for the many tourists, but the locals too were very proud of the situation. We do not have the tourists but we do have a larger population, which also has its own needs, to be proud of and happy in our area.

I am sorry for these questions and comments Mr. Mitchell, however I believe that they need to be made, I do not blame any one person.... It just seems to have developed to this situation over the years. I personally do not need a reply to these questions, just hope and anticipate that they maybe addressed/thought about along with other Community thoughts, before the final decision is made, to sell these sites. Thanking you for this opportunity and will be happy to discuss these points with you.

Yours sincerely,



Johanna Sykes

PS. I am hoping to forward a copy of this to Mr. Webb and other interested parties.

**ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)**

Submission 20

Henry Morrison

From: jenny ellis
Sent: Thursday, 4 September 2014 9:15 AM
To: John Mitchell
Cc: Henry Morrison
Subject: Re potential sale of council property

Dear Mr Mitchell,

I wish to advise you that Jennifer Ellis and Michael Ellis will be attending the ordinary council meeting on Monday 22 September 2014, being held in Morwell offices to have the opportunity to speak in support of our submission against the potential sale of council property located in Rainbird Court, Traralgon.

Yours sincerely,

Jennifer Ellis

ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)

Mrs. Adrienne Evans



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Mr John Mitchell

Latrobe City Council

Kay Street

Traralgon, Victoria 3844

Submission 21

4 September 2014

RE: Sale of surplus land in Traralgon

Dear Mr. Mitchell:

In relation to the sale of surplus land in Traralgon, I strongly oppose the sale of ALL surplus land. The surplus land closest to our home, Emerald Court Reserve, has been in contention with council since 2003. At this time, local residents had a meeting with the then Council Recreation Officer on site regarding when our area would be getting some public open space. At that time, the State Government rules stated that areas with 1km square of housing required some public open space. Our area, bound by Wirilda Cres, Kimberley Drive, Tyers – Traralgon Road and Cross' Road has NO public open space at all, and this area is much larger than 1square km!!!

It was agreed with Council, at the conclusion of the meeting, that the Emerald Court Reserve would not be sold until such time as Council offered us a public open space SOMEWHERE within our area. To day, there is still NO Public Open Space.

Considering the value of open space to our environment, whether it be active or passive, and the benefits that all residents can have just from having this sort of land in their area, none of the areas identified , Think Big Reserve, Haneton Park, Grubb Avenue and Dawn Grove should be allowed to be sold. Once our open space is gone, it will never be replace.

At the council meeting on 22 September, I wish to speak.

Sincerely,

Mrs. Adrienne Evans

ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)

5 August 2014

Submission 22

To: John Mitchell,
Acting Chief Executive Officer,
Latrobe City Council
PO Box 264,
Morwell 3840

Re: Proposed sale of the Andrews Park West PreSchool site, Maple Crescent
Churchill.

Dear Mr Mitchell,

I am a resident living on the boundary of Andrews Part West, at 21 Banksia Crescent, and our property directly faces the Andrews Park West PreSchool site. I am not in principle opposed to the sale of this property as indicated by the proposed sale of land of surplus council property [Ref:HJM:KP 18/09/2014]. However I am seriously concerned by any possible change that may be made to the purpose or use of this property. This property is currently set aside for municipal and religious purposes only. Any change to the use or purpose of this public space would be undesirable and inappropriate. The park itself is used by many citizens, children, sporting clubs, and so on. Any change to the use or purpose of the former PreSchool site which exists within the park would potentially seriously harm the capacity of the park to function as a public space. I strongly urge the council to ensure that it remains for municipal and religious use and purpose only.

Yours truly,

Dr Ian J. Coghlan



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Submission 23

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5\9\14.

Dear Sir

In response to your invitation to comment on the sale of the former Andrews Park West pre-school site, which is currently leased by the Churchill Christian Fellowship, my husband and I, who have lived in Banksia Crescent for thirty five years, consider this sale to be inappropriate. In the letter dated 18/8/14 "Potential Sale of Surplus Council Property", five guidelines are listed to identify possible sites to be sold; this property in Andrews Park does not appear to come under these criteria. Specifically, the first criteria is "sites with a low level of use", and as this property is leased by the Churchill Christian Fellowship, thereby providing income to the Latrobe City Council, it does not come under this criteria. The site is not undeveloped, which is the second criteria. How can this property be considered surplus, when it is bringing in an income for the Council?

In a letter dated 3/12/03 from Mr H. Morrison to Mr and Mrs Warget, it was stated that the sale of this property "will be conditional upon a covenant being created on the transfer of the property providing that the property can only be used for Municipal and religious purposes". It therefor makes no sense for Council to sell this property.

Once a precedent has been set it is unlikely that the status quo will remain. If council sells this property there is a real concern that other parts of the park will be sold at a later date, when Council again requires money for some venture.

This park is used by children to play and exercise, which is so important for their healthy development. Our son used this park frequently when he was young, as did his friends; it was also instrumental in socialisation with other children. Now we take our grandchildren to the park frequently. We are all aware of the need to stop children spending all their time looking at computer screens and it is essential that the park always remains to encourage the children to play and exercise.

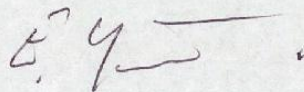
Many people can be seen walking their dogs in the park, and this is essential for animals in urban areas.

The oval is used for various sports and this is essential for the healthy development of young people and adults alike, as well as the community involvement in the sports.

In a letter to the Latrobe Valley Express, dated 1/9/14, Page 10. Elizabeth Jeffrey stated that "Greenspace is the key to good health". Ms Jeffrey also stated that according to experts even "20 minutes a day will improve cardiovascular health and memory, concentration and the ability to copy complex figures". Ms Jeffrey also stated that we would be taking a retrograde step if we sell our parks for more development, and I heartily endorse this.

Surely Council should find funds elsewhere to pay for capital works projects. It was my understanding that our rates pay for capital works projects. Ratepayers must live within their means, so should the council. Please leave our parks alone. We need our parks and so do our children and our grandchildren.

Yours Sincerely



Elizabeth Yates. B.App.Sc.N. M.Ns.

ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)

Submission 24

Mr Henry Morrison
Manager Governance
Latrobe City Council
P O Box 264
Morwell

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Dear Sir

Re: Proposed sale of: Andrews Park West Pre-School Churchill

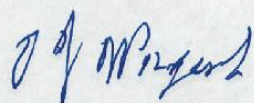
We live at 19 Banksia Cres, Churchill which is close to the above pre-school and whilst we do not object to the sale of this property to the present tenant, existing land and building only, for the purpose of conducting church services, we are concerned that once this property passes from public ownership and control, the new owner, or a future owner, or tenant may use this property for a purpose or activity that would be inappropriate or undesirable in this area.

The parkland surrounding the above property is in constant use. Football, cricket and baseball are played on this land. There is constant use of the playground, and at all times of the day there are people walking dogs, or just strolling or jogging. It is a beautiful area and well maintained by the Parks and Gardens department. It would be most undesirable for the Council to lose control of the above property, and have the use of the park and the pleasure it gives to the local people, compromised by any unwanted activities taking place on the above property.

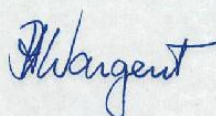
As the property was originally built as a Pre-School, and as the population of Churchill is increasing it seems to be an unwise move to sell a property that has been purpose-built when it is likely that the Council will have to build more Pre-schools in the future. Any new Pre-school will undoubtedly cost more than the sale price of this existing property.

We therefore strongly suggest that Council take suitable measures to ensure that this situation cannot happen, now, or in the future.

Yours faithfully



DOUG WARGENT
6th September, 2014



PAT WARGENT

ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)

Submission 25

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Mr Henry Morrison
Manager Governance
Latrobe City Council
P O Box 264
Morwell

Dear Sir,

Re: Proposed sale of : Andrews Park West Pre-School Churchill

We the undersigned reside in Banksia Cres, Churchill and as half of Banksia Cres faces Andrews Park we all are part of a community with ties to the Park and the Pre-School. Some of us have had children and grandchildren attend the Pre-School, and all of us enjoy activities in the Park.

Most of us purchased our own property because of the proximity of the park.

We object to the sale of the above property, because we are concerned that once this property passes from public ownership and control, a future owner or tenant may use this property for a purpose or activity that would be inappropriate or undesirable in this area.

The Park is a wonderful space with a playground where we take our children and grandchildren to play. It is a great sports area and is used by many people, especially the young who are supported by their parents and friends. There are the walkers and pet owners.

Should the present tenants of the Pre-school building leave, the building itself could again be used as a Pre-School, or any number of community uses. It seems irresponsible to sell off such an asset especially, as, in all probability a new Pre-school will have to be built in the future, as more and more homes are being built in Churchill all the time.

We therefore strongly suggest that council reconsider selling this property and takes suitable measures to ensure that this situation cannot happen, now or in the future.

Yours faithfully.

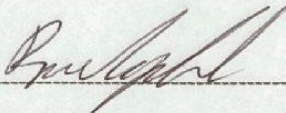
6th September, 2014

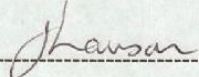
ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)

NAME

SIGNATURE

ADDRESS

BRENDA  33 BANKSIA CRES CHURCHILL

MR LAWSON  25 Banksia Cres Churchill

MRS LAWSON  25 Banksia Cres Churchill

Laurie Rasmus 42 HAWTHORN CRES CHURCHILL

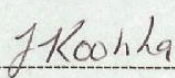
Lorraine Rasmus 42 Hawthorn Cres Churchill

Sean Stevens 3 Banksia Crs Churchill

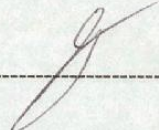
Carly Stevens 3 Banksia Crs Churchill

Jill Brown 6 BANKSIA CR. "

Bonnie Brown 6 BANKSIA CR.

Janet Kootstra  23 Banksia Cres Churchill

MICHAEL VAN TILBURG  23 BANKSIA CRES CHURCHILL

Taylor Van Tilburg  23 Banksia Cres Churchill

ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)

NAME

SIGNATURE

ADDRESS

Justin Vantilburg

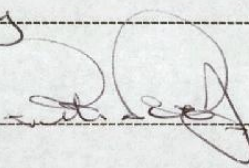
JVT

23 Banksia cre

Emma Pooley

39 Acacia Way

REAR POOLEY



39 ACACIA WAY

**ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)**

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Annabelle Gumpold

Tuesday 2nd September 2014

Mr John Mitchell
Latrobe City Council
P.O. Box 264
Morwell, 3840

Submission 26

Submission re: Sale of potential surplus council properties – Churchill, Moe, Morwell, Newborough and Traralgon

Dear Sir,

It is with a strong sense of déjà vu that I address this submission for your attention; it was back in the day when you were CEO for Latrobe Shire, Traralgon City Council or whatever when the proposed sale of green strips was first mooted. After diligent searching of existing archives, a Latrobe City Council Service Officer was regrettably unable to lay hands on the document I presented to Council as a late submission regarding those strips proposed.

However, many of the points raised then are possibly even more valid now with the marked increase in urban development in the Latrobe Valley – Traralgon area particularly. What is hoped to be achieved by scabbling for cash through ‘selling the farm’ when the proceeds are to be lost somewhere in the future under the dubious heading of Capital Works Development?

For example: Elliott Street in Traralgon has been up for a comprehensive overhaul for the last 15-20 years. Similar to Leila Street, which was updated in the now rapidly receding past, this would have involved a total upgrade. Not so now it seems; we still have incorrectly laid drains which are repositories for stagnant water or which simply flow back into various properties; increased road traffic has resulted in chronic potholes, patched over occasionally when things get too bad; frequently exploding water pipes at the Hyde Park Road end, etc.

Meanwhile, Hickox Street extension has recently has a partial footpath laid – not where it ought to go, ie; where street lighting and open drains are fronting these spacious new properties, but for a laughably incomplete distance bordering part of the Traralgon Railway Conservation Reserve.

**ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)**

Furthermore, following Traralgon's spirited civic opposition to the proposed selloff of parts of the Hubert Osborne Reserve, it emerged that the \$6 million anticipated from that sale would barely cover Latrobe City's debt interest repayments, let alone fund a development of the type then envisaged.

If these be the results of diligent urban planning, it can be understood one would view any further prospective capital works development with justifiable scepticism.

My submission pertains mainly to Traralgon. Why is it that Traralgon, apart from consistently paying higher civic rates than any of the other towns targeted, is now apparently being asked to part with no less than six (6) reserves or green strips? When I addressed Council re the earlier proposed sales, you advised me that Traralgon has more green areas than Canberra, as though this was sufficient reason for Traralgon to disencumber herself forthwith. The point you made then appears now to be applied to the current 'potentially surplus' areas.

The point I made then which appeared to be accepted by the Council meeting and is even more relevant now in light of the Hockey austerity budget proposals, is that many children - from tots to teens - may not have access to the necessary funding or physical aptitude to take advantage of the exciting new recreational complexes both actual and envisaged.

With current enlightenment indicating an increased desirability for childhood and early youth access to unstructured outdoor environmental activities it comes as a shock that Council now elects to fly in the face of modern thinking by effectively selling out the ground from under these future ratepayer's feet. We are all aware by now of the existing current McMansions trend to crowd edge to edge on standard building blocks leaving precious little individual outdoor area, thus encouraging our kids towards a sedentary lifestyle with resultant rises in healthcare costs from obesity and allergy problems, not to mention an alarming increase in youth suicide, substance abuse and street violence. Boredom, desperation or just plain frustration at being boxed in on all sides?

It may be of interest here also, that when private sector planning for the old Hobson Park Hospital area was in process it was deemed essential that green strips be provided for: these strips are to run contiguously with those already insitu in Elliott Street and Hugh Court. Thus Council wants to play ducks and drakes or should that be pea and thimble with Traralgon land? Now you see it, now you don't.

I would further draw your attention to the potential problem of urban overdevelopment whereby suburbs in Stonnington Council ('The Age' 18/8/2014 - [Stonnington's predicament](#)) including Glen Iris, Armadale, Toorak, Prahran and Malvern have now been identified not as having 'surplus' green spaces but rather the converse, to the extent that Stonnington Council has identified 450 privately owned and public sites for

ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)

potential compulsory acquisition in an attempt to reverse the decline in the amount of open space available in the municipality after years of intense development. Whilst at this stage the proposed compulsory acquisition is still in the planning phase and projected to take place possibly over the next 20 years, the amounts required by the Council for re-purchase or compulsory acquisition are estimated to run into mega dollars.

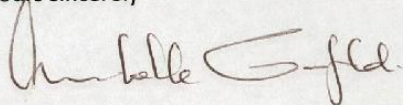
How fortunate that Traralgon in particular is blessed by the foresight of long-gone city planners and benefactors in that it is well-endowed with green strips and reserves already!

It is realised that in the current rush for short term cash, and this is not the first time, today's city planners will not be encouraged to look beyond the so-called urgent present. A significant number of Traralgon residents are backing the motion to secede from the Latrobe City conglomerate. For years Traralgon has borne the brunt of exorbitantly high rates and poor town planning initiatives with the bulk of our money being spent on other towns. There is no viable reason to expect things will be any different either now or in the foreseeable future, and to propose a sell off ^{of} valuable assets for the vague promise of future benefits simply invites derision. Although 'a monitor' may now be on hand to 'help' with future civic guidance, there is no guarantee they will be any more effective than the unlamented recently departed senior council officers. It is a sure thing that oversight by this monitor will be in an advisory or rubber-stamp capacity only, and doubtless our rates will rise yet again to accommodate the costs of his so-called expertise.

Bearing in mind the foregoing, this submission respectfully begs a stay of the dread hand of any further developer-backed acquisitions of this nature before any potential Traralgon surplus blocks are sacrificed for nebulous gains when indeed these very areas and more may need to be re-requisitioned at highly inflated sums of course, merely to reverse an inevitable decline in the amount of green space available in the municipality after years of intense development. At the risk of sounding somewhat pedagogical may I suggest you recall the timeworn but not inappropriate adage that 'a bird in the hand is worth two in the bush'?

And yes, I would appreciate the opportunity to speak to this submission.

Yours sincerely



Annabelle Gumpold

[Redacted]

Enc.

10 NEWS

Stonnington may compel hundreds of home owners

Chris Vedelago

Stonnington Council is set to take a landmark vote on a controversial policy that could compel hundreds of home owners and businesses to sell their properties to the city for conversion into parks.

But nearly all owners are being left in the dark about whose properties have been selected, with the council choosing not to publicly release the list of 450 identified sites in South Yarra, Toorak, Armadale, Glen Iris, Prahran and Malvern.

In the first stage of its strategy, the council will decide on Monday whether to apply a new planning control - known as a public acquisition overlay - to five privately owned properties in Prahran, marking them permanently "reserved" as potential public space. The designation gives the council the option of buying the land at some future date.

The Prahran properties are among hundreds of private and publicly owned sites identified in a confidential report commissioned by the council, which is looking to reverse the decline in the amount of open space available in the municipality after years of intense development.

But the policy is bitterly resented by some land owners, who claim they will be left in "limbo" by a government that is laying a claim to their land but has made no formal commitment to buy it.

"The council hasn't made any of-

fers. They're saying, 'We'll reserve it and when you're ready to sell, the council will buy it off you'. But if the council decides it's time, they'll just compulsorily acquire our property and we won't have a choice," factory owner Maria Sardellis said.

"It's all in their hands. In the meantime, our lives get put on hold for 10 or 20 years or however long. Obviously, no one else is going to want that land now."

The planning amendment envisions creating a "pedestrian link" between four streets by converting the five properties into so-called "pocket parks", some of which will be separated from each other by distances of up to 50 metres.

No one else is going to want that land now.'

Maria Sardellis, owner

A City of Stonnington spokesman stressed the council was not compulsorily acquiring the properties but using the planning control to "flag its interest in potentially purchasing these properties in the future" should owners decide to sell. "The application of [an overlay] does not require an authority to then and there proceed to acquire the property, and it may be some years before the property is actually acquired by council."

In the interim, owners would still be able to sell their land on the open market.

But veteran Stonnington estate agent Philippe Batters said the designation would act as a "blight" for any affected property, depressing its value and hampering any real chance of selling to anyone but the council.

"It's going to have a very detrimental impact for owners who get the designation. Plenty of others will be in for a nasty shock if the council turns out to have picked their property to be one of the hundreds that are being considered."

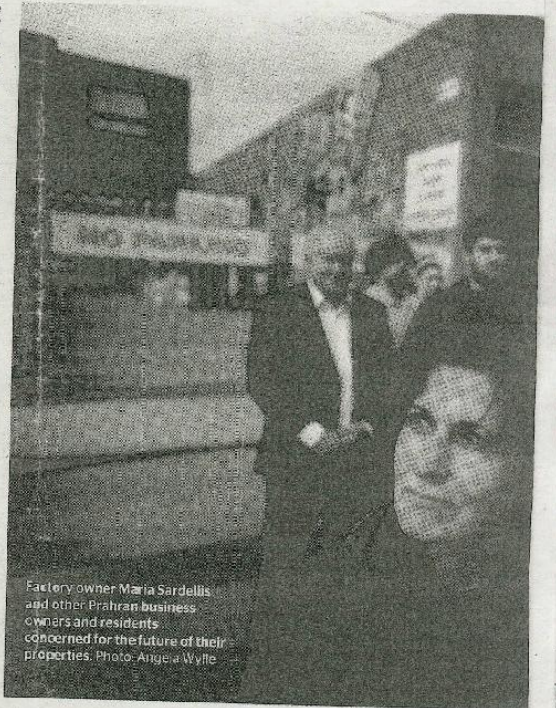
Owners can apply for compensation if they believe the designation has caused them financial loss, the council said.

The council's strategy has identified up to 450 private and publicly owned sites that are suitable for conversion into parks and open spaces, which includes potentially "undergrounding" car parks, decking over rail lines and redeveloping council flats.

The council has no plans to release the complete list of properties identified as "strategic opportunities" that could be designated for purchase over the next 20 years.

Plans are already under way to apply an overlay to two properties in Carters Avenue, Toorak. *The Age* also understands several home owners in Armadale were notified last week that an overlay was being considered for their land, which is next to Toorak Park and estimated to be worth more than \$1 million for each parcel.

cvedelago@theage.com.au



Factory owner Maria Sardellis and other Prahran business owners and residents concerned for the future of their properties. Photo: Angela Wylie

GRABBLE OUT OUTSIDE

ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)

1st September 2014

Mrs Jennifer Ellis

Mr John Mitchell
Acting Chief Executive Officer
Latrobe City
PO Box 264 Morwell 3840

Submission 27

Dear Mr Mitchell,

Re potential sale of surplus council property.

I am writing this letter in order to express my concern regarding the Latrobe City Council considering the sale of potentially surplus property which is located in Rainbird Court, Traralgon. As an owner of a property within the vicinity of the land being considered for sale, I am strongly opposed to any such proposal.

The area provides a quality recreational environment that is readily accessible to locals without the reliance on a car and is well utilised by both young and old. It provides a safe environment in which I am able to exercise my dogs and play with my grandchildren.

The open space adds to the unique character of the area and promotes a feeling of wellbeing and encourages interaction between the residents and the natural environment.

The land provides an open link between the neighbourhood allowing for easy walking access to the local shop and to family and friends in the area. It allows for good visualisation of the greenbelt from Chester Close through to Rainbird Court thereby discouraging any anti-social behaviour in the area.

It is for these reasons that I urge you not to go ahead with the proposal to sell the land but to preserve it as an open space for all to share.

I enclose a petition signed by concerned ratepayers, requesting that the council property in Rainbird Court, Traralgon remain as an open space and not be considered for sale.

As noted in the comments section of the petition, the land is a much valued recreational area and is well utilised by the local residents.

Please reconsider your proposal and the effect it will have on the members of the local community.

Yours sincerely,



Jennifer Ellis.

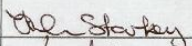
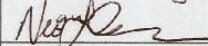




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**ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)**

Petition to Prevent Sale of Council Property

Petition Summary: The Council property located in Rainbird Court, Traralgon should not be developed for residential use. The property forms a section of the greenbelt within the local neighbourhood. It protects the unique character of the area providing a sense of openness and fostering a connection between the community residents and the natural environment. It provides a safe, easily accessible recreational area for residents, where children can play close to home and pets can be exercised. The green belt promotes a feeling of well being and encourages people to walk through to other parts of the neighbourhood instead of getting in the car and driving.

Action Petitioned For: We the undersigned are concerned citizens who urge Latrobe City Council members to act now to prevent the sale of Council property located in Rainbird Court Traralgon.

Date	Signature	Printed Name	Address	Comment
31-8-14		HELEN STARKEY	7 RAINBIRD CRT.	I USE this Greenbelt regularly with pets.
31-8-14		NEIL STARKEY	7 RAINBIRD CRT	WE WALK OUR DOGS THROUGH THERE & HAVE ACCESS TO FRIENDS
31-8-14		Adra Cahiri	5 Rainbird ct	
31-8-14		G. Cahiri	5 Rainbird	we use this green belt
31-8-14		BEN CLIFTON	4 RAINBIRD CRT	KIDS PLAY ON GREEN BELT.
31-8-14		MAERANDA CLIFTON	4 RAINBIRD CRT	"
31-8-14	Alison L. Waite	ALISON WAITE	13. RAINBIRD CT.	ACCESS TO SIDE ENTRACT

**ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)**

Date	Signature	Printed Name	Address	Comment
31-8-14	<i>D. Herold</i>	D Herold	20 CHESTER CL	
31-8-14	<i>J. Douglas</i>	J. DOUGLAS	2 Chester Cl.	
31-8-14	<i>Carla Sell</i>	Carla Sell	13 Chester Ch	
31-8-14	<i>Jan Graham</i>	Jan Graham	14/49-53 Hazelwood Rd T/pen	It is important to retain open space for people to enjoy it.
31-8-14	<i>G. Säll</i>	G. Säll	13 CHESTER CL	
31-8-14	<i>H. Monk</i>	H. MONK	13 CHESTER CLAS?	LEAVE AS IS
31-8-14	<i>C. Doyle</i>	C. DOYLE	13 CHESTER CL	
31-8-14	<i>C. Lipman</i>	C LIPMAN	9 Chester cl	
31-8-14	<i>J. Ellis</i>	J. ELLIS	11 - 12 Rainbird Crt T/Go	Access the area on a daily basis - exercise pets, value green belt space.
31-8-14	<i>J. Keefe</i>	J O'KEEFE	6 RAINBIRD CRT	LEAVE AS IT IS.
31-8-14	<i>B. Hayes</i>	B. HAYES	14 TULLOCH WAY	LEAVE PUBLIC TRAVIS AS ARE FOR PUBLIC USE
31-8-14	<i>M. Hayes</i>	M. HAYES	14 TULLOCH WAY	WALK TO GRANDDAUGHTER

**ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)**

Petition to Prevent Sale of Council Property

Petition Summary: The Council property located in Rainbird Court, Traralgon should not be developed for residential use. The property forms a section of the greenbelt within the local neighbourhood. It protects the unique character of the area providing a sense of openness and fostering a connection between the community residents and the natural environment. It provides a safe, easily accessible recreational area for residents, where children can play close to home and pets can be exercised. The green belt promotes a feeling of well being and encourages people to walk through to other parts of the neighborhood instead of getting in the car and driving.

Action Petitioned For: We the undersigned are concerned citizens who urge Latrobe City Council members to act now to prevent the sale of Council property located in Rainbird Court Traralgon.

Date	Signature	Printed Name	Address	Comment
31/8/14	<i>J. Moran</i>	JOAN	19 RAINBIRD CT	5 GRAND KIDS USE PARK
31/08/14	<i>Chris O'Shanessy</i>	CHRIS O'SHANESSY	86 GLENVIEW	WE VALUE PARKLANDS
31/08/14	<i>Willie</i>	Willie	24 GLENVIEW	we have parklands
31/08/14	<i>Jenny Sutton</i>	Jenny Sutton	6 Chester Close	Nice place to walk the dogs!
31/08/14	<i>Ray Sutton</i>	Ray Sutton	6 Chester Close.	Nice place for kids to play and walk dogs.
31/08/14	<i>Ian Adams</i>	IAN ADAMS.	5 CHESTER CLOSE.	GOOD FOR NATURE.
31/08/2014	<i>Keith Williams</i>	Keith Williams	18 CHESTER CLOSE TRAR	Been good for 30+ years, what change

**ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)**

Date	Signature	Printed Name	Address	Comment
31/8/14		LINDSAY WHITE	13 RAINBIRD CT	I use this land regularly for health reasons
31/8/2014		SANDRA DOUPIN	14 RAIN BIRD COURT TIGON	Promotes good health.
31/8/2014		JOAN DOYLE	15 RAINBIRD CRT TIGON	we must protect nature reserve.
31/8/2014		PETER DOYLE	15 RAINBIRD CRT TIGON	we must protect nature reserve.
31/8/2014		BRIAN HAZELMAN	16 RAINBIRD CRT TRARALGON	WE NEED TO KEEP OUR PARK LAND
31/8/2014	A. Hazelman	ANNE HAZELMAN	16 RAINBIRD CRT TRARALGON	PROVIDES HEALTH FOR LIVING GRANDCHILDREN
31-8-2014	A WINTERTON	WINTERTON	17 RAINBIRD CRT TRARALGON	We use this park for recreation
31-8-14	R Grabham	RENAE GRABHAM	17 RAINBIRD CRT TRARALGON	we use it for recreation
31-8-14		KATHY EASTBURN	18 Rainbird ct TIGON	use it everyday recreation
31-8-14		TOBY EASTBURN	18 Rainbird ct Traralgon	RECREATION
31-8-14		GRAEME EASTBURN	18 Rainbird ct TIGON	WALKING DOG RUNNING
31-8-14	M. Ellis	MICHAEL ELLIS	112 RAINBIRD CT	PARKS provide better living

**ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)**

Date	Signature	Printed Name	Address	Comment
1.9.14		Kevin Dooling	5 Coburn Valley Cnr Tigon	Use everyday recreation.
1-9-2014		Paul Dooling	5 Coburn Valley Cnr Tigon	Leave as is.
1-9-2014		ANDY TURNER	BALIKPAPAN INDO	PARKS R US
1-9-2014		BOB COLEMAN	1 ELLAVALLE DRIVE	POINT CHANGE
1/9/2014		ANNE COLEMAN	1 ELLAVALLE DRIVE	" "
2-9-14		Row Bird	10 CHESTER CLOSE	✓ ✓
2/9/14		WARREN SHIELDS	8 HERDES AVE	FAMILY PARK

ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)

Jennie Wood



3 September 2014

Mr. John Mitchell

Latrobe City Council

PO Box 264

Morwell VIC 3840

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Submission 28

Dear Mr. Mitchell,

Re: Council plan to sell 14 public green spaces in Latrobe City

I am writing with concern about this plan. My family and I have always actively used green spaces in Traralgon. When my children were young, they loved running and playing in these spaces. Now they are older, they regularly meet friends in these places and catch up with each other over picnics, etc. I have walked our dog daily through green spaces and she had many happy times in them (she passed away last month due to old age, but she'd had a happy life, with lots of opportunity to run in public green spaces). I have often seen other people out enjoying the green spaces, and they add significantly to the ambience of Latrobe City. It's very pleasant to look upon them during walks, or from our homes, or while driving past them, and I think they have a palpably therapeutic benefit for our whole community.

I do hope this plan does not go ahead.

Yours sincerely,

Jennie Wood

ORDINARY COUNCIL MEETING MINUTES
24 NOVEMBER 2014 (CM450)

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Submission 29

Mr GW & Mrs DJ Cahir

POTENTIAL SALE OF SURPLUS COUNCIL PROPERTY

We are writing this in response to the letter titled as the above, dated 18th August 2014.

Our property is directly opposite this parcel of so called *surplus /unused* land that you refer to in your letter, and we would like to make mention of a few things which we feel are inaccurate in your correspondence, and to strongly object to you threatening the removal if this park.

The parcel of land in question is a part of a network of parkland that makes up a fantastic and well thought out recreational land that provides not only access to shops and public transport and alternative access to different parts of open space, but also a green space that are sadly lacking in urban areas in other parts.

Also as I see it, there are no blind corners, surveillance as you state is unlimited, this whole area is very well lit in terms of street lighting across the park land from street to street.

On any given day I see people walking there dogs or playing football on this land or simply walking from street to street and we use it to access the local shops as required , without this we would have to use our cars and shop elsewhere.

We have lived at this address for 13 years and have never had any trouble with either bad behaviour or theft stemming from the parkland in fact as it is linked to other streets and courts it is a fantastic use of public land, i have seen on more than one occasion the Police use this park to gain access to the other streets, blocking this off will stop this, and will create a blind spot for surveillance and anti social behaviour such as drug taking.

We do not feel that this parkland in Rainbird court meets the definition that you stated in your letter. That is: 'It is considered that a number of these sites have poor surveillance and /or do not provide links or connections to other open space, public transport or recreational facilities''

This parkland clearly does not meet this definition.

A number of points if I may:

- 1.. This park is not unused it is very regularly and appropriately utilised.
- 2..By removing or selling this land you will create a surveillance problem for inappropriate activity such as drug taking.
- 3..By removing this land you will block immediate and timely access to emergency services.
- 4..By removing this land you are forcing us to use our vehicles to shop elsewhere, therefore making us much less environmentally active , stopping us exercising and not supporting local business .

5.. By removing this land you are removing what was the major selling point for this development and therefore devaluing our properties (so we can expect a reasonable drop in rates ?) at the time the Council would have made a lot of money from the sale of this estate.

6.. Without this parkland our children and grandchildren will be forced to play on the street rather than a safe available parkland network that is open to all.

7.. You don't have to look too far to see underutilised property in Latrobe council but this small piece of parkland is not one of those!

Thank you

Greg & Debra Cahir

**ORDINARY COUNCIL MEETING MINUTES
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Submission 30

TRARALGON VIC 3844

14 September, 2014

Acting Chief Executive Officer
Latrobe City Council
PO Box 264
MORWELL VIC 3040

Dear Sir/Madam,

RE: Potential sale of surplus council property – 4-5 Emerald Court, Traralgon

We wish to submit comment for consideration regarding the proposed sale of council property at 4-5 Emerald Court Traralgon.

The property under review is currently used as an open play area by children who live in Emerald Court, as well as off-road parking for excess vehicles. We understand that under private ownership this would change the current situation but do respect the cost involved for Council to maintain the property.

The property under review is located directly beside our residence. In Council's review of this property for sale, we wish to put forward that we would be opposed to the land being zoned for building flats/units as currently all homes in the court are privately owned residences in a family-friendly community. We would also be opposed to allowing construction of a double story residence on the property as this would encroach on our privacy to the rear of our property.

Of concern with any structural change to the property is the issue of adequate drainage in Emerald Court as we understand that the land provides a run-off during times of flooding. We request that Council address drainage improvements to Emerald Court prior to any change in zone and structural changes being approved at the property. If council intends to rezone the property to residential, we are concerned that this will increase the risk of damage to our property during times of flooding.

We wish to express interest in purchasing part of the property in conjunction with our neighbours, depending on the price of the property and our financial situation at that time. We would also support permission for our neighbours to purchase the entire property if they wish to do so.

We understand that this submission is beyond the closure date however we request that our comments be included in Council's review of the property.

Yours sincerely

Brian Murphy

Louise Murphy

Submission 31

From: Wendy Farmer
Sent: Tuesday, 16 September 2014 10:26 AM
To: Peter Schulz
Cc: Henry Morrison
Subject: Sale of Parklands

Latrobe City,

Re: Sale of Parklands,

I would like the opportunity to speak to council on 22nd Sep 14.

I strongly object to the sale of parkland in the Latrobe Valley, I personally live next door to a park in Yinnar St, we have been recommended that our closest park would be College park. This park is situated at the end of our street, the area is quite steep which would prevent kids & youth from playing ball games, the land also has a creek with would become dangerous to take little children to play ball ect. Even though the Yinnar St, Park does not have any play equipment in it because council decided to remove them. This park is used by Young kids to run around & especially by families to play ball games like Cricket, Football ect.. I have lived in Yinnar St for 30 years & 1 of the reasons that people have purchased in this street is the fact that they are close to conveniences but also far enough away. Yinnar Street is a fairly quiet street & by council selling the park in Yinnar Street it concerns us that an investor could purchase the land & put numerous units on the site which would devalue homes in our Neighbourhood.

All park lands in Latrobe City should be preserved. I believe council has the responsibility to maintain all parks & provide places for Families to enjoy. As we have a very large obese community the issue of exercise needs to addressed & by selling parklands you are preventing opportunities for our families. Once these services are sold they can never be purchased again by council. This decision needs a lot of thought & we believe that this is not the best decision for our community.

Regards

Wendy Farmer

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ORDINARY COUNCIL MEETING MINUTES
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Submission 32

Henry Morrison

From:	gdtay2211@gmail.com
Sent:	Thursday, 18 September 2014 9:12 PM
To:	Henry Morrison
Subject:	Toners Lane Reserve

Hi Henry,

As per our conversation today, we live at 45 Catherine Street Morwell and our storm water drain is connect to the open drain in vacant land on the side of our property.

As discussed today the council records does not show our storm water drain connected to open drain, it states it is connected at the back of our property.

We have very strong concerns how is this going to affect our storm water outlet & what appropriate drainage system is going to be installed so we are not affected.

My husband believes if new drainage system will be connected to front of property this is going to cause our down pipes half filled with water at all times.

Note we were advise when we bought the land that Toner lane Reserve could not be built on.

We would appreciate it if we are informed on what development & new system drainage system would be taking place over vacant land on side of our property were our storm water drains runs through.

Regards Gary & Donna Taylor

□

□

Sent from my iPad

□

Submission 33



Joanne Campbell

Traralgon 3844

John Mitchell

Acting CEO

Latrobe City Council

P.O. Box 264

Morwell 3840

RE: Sale of property (Park) Dawn Grove/
Kosciuszko St

I wish to advise you I do not oppose
the sale of this parkland as it is not
used by members of our community &
would be good to see it subdivided
for housing

Kind Regards

Joanne Campbell

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The meeting was adjourned at 9.21pm to allow for a Councillor only discussion to take place in regards to considering item 17.15 in Open Council.

Moved: Cr White
Seconded: Cr Middlemiss

The Meeting resumed at 9.37pm.

NOTICE OF RECESSION

That Council rescind the motion to move item 17.15 into Open Council.

Moved: Cr Middlemiss
Seconded: Cr Harriman

That the Motion be adopted.

For the Motion

Councillor/s White, Middlemiss, Kam, Harriman, Gibbons.

Against the Motion

Councillor/s O'Callaghan, Sindt, Rossiter.

The Mayor confirmed that the Recommendation had been CARRIED.

MEETING CLOSED TO THE PUBLIC

18. MEETING CLOSED TO THE PUBLIC

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.

RECOMMENDATION

That the Ordinary Meeting of 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 reasons indicated:

17.1 ADOPTION OF MINUTES

Agenda item 17.1 *Adoption of Minutes* is designated as confidential as it relates to a matter which the Council or special committee considers would prejudice the Council or any person (s89 2h)

17.2 CONFIDENTIAL ITEMS

Agenda item 17.2 *Confidential Items* is designated as confidential as it relates to a matter which the Council or special committee considers would prejudice the Council or any person (s89 2h)

17.3 ASSEMBLY OF COUNCILLORS

Agenda item 17.3 *Assembly of Councillors* is designated as confidential as it relates to a matter which the Council or special committee considers would prejudice the Council or any person (s89 2h)

17.4 GIPPSLAND CARBON TRANSITION COMMITTEE

Agenda item 17.4 *GIPPSLAND CARBON TRANSITION COMMITTEE* is designated as confidential as it relates to a matter which the Council or special committee considers would prejudice the Council or any person (s89 2h)

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- 17.5 LCC-212 LATROBE CITY HYLAND HIGHWAY LANDFILL CONSTRUCTION OF LANDFILL CELL 4**
Agenda item 17.5 *LCC-212 LATROBE CITY HYLAND HIGHWAY LANDFILL CONSTRUCTION OF LANDFILL CELL 4* is designated as confidential as it relates to contractual matters (s89 2d)
- 17.6 LCC-225 PROVISION OF CATERING SERVICES AND GROCERY SUPPLIES**
Agenda item 17.6 *LCC-225 PROVISION OF CATERING SERVICES AND GROCERY SUPPLIES* is designated as confidential as it relates to contractual matters (s89 2d)
- 17.7 LCC-216 REQUEST FOR CONTRACT VARIATION EXEMPTION**
Agenda item 17.7 *LCC-216 REQUEST FOR CONTRACT VARIATION EXEMPTION* is designated as confidential as it relates to contractual matters (s89 2d)
- 17.8 LCC-228 RECONSTRUCTION OF MARY STREET, MORWELL**
Agenda item 17.8 *LCC-228 RECONSTRUCTION OF MARY STREET, MORWELL* is designated as confidential as it relates to contractual matters (s89 2d)
- 17.9 LCC-232 PROVISION OF SHOP FITTING AND GLAZING SERVICES**
Agenda item 17.9 *LCC-232 PROVISION OF SHOP FITTING AND GLAZING SERVICES* is designated as confidential as it relates to contractual matters (s89 2d)
- 17.10 AUDIT COMMITTEE MINUTE REPORT**
Agenda item 17.10 *Audit Committee Minute Report* is designated as confidential as it relates to a matter which the Council or special committee considers would prejudice the Council or any person (s89 2h)
- 17.11 AUDIT COMMITTEE MINUTE REPORTS**
Agenda item 17.11 *Audit Committee Minute Reports* is designated as confidential as it relates to a matter which the Council or special committee considers would prejudice the Council or any person (s89 2h)
- 17.12 2015 AUSTRALIA DAY AWARDS NOMINATIONS**
Agenda item 17.12 *2015 Australia Day Awards Nominations* is designated as confidential as it relates to a matter which the Council or special committee considers would prejudice the Council or any person (s89 2h)
- 17.13 SPONSORSHIP APPLICATION - SECONDARY SCHOOL AWARDS EVENINGS**
Agenda item 17.13 *Sponsorship Application - Secondary School Awards Evenings* is designated as confidential as it relates to a matter which the Council or special committee considers would

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prejudice the Council or any person (s89 2h)

17.14 CONSTRUCTION OF THE TEDAS PAVILLION - COUNCIL'S CONTRIBUTION

Agenda item 17.14 *Construction of the TEDAS Pavillion - Council's Contribution* is designated as confidential as it relates to proposed developments (s89 2e)

17.15 NATIONAL STRONGER REGIONS FUND - LATROBE PERFORMING ARTS & CONFERENCE CENTRE

Agenda item 17.15 *National Stronger Regions Fund - Latrobe Performing Arts & Conference Centre* is designated as confidential as it relates to a matter which the Council or special committee considers would prejudice the Council or any person (s89 2h)

Moved: Cr White
Seconded: Cr Gibbons

That the Recommendation be adopted.

CARRIED UNANIMOUSLY

The Meeting closed to the public at 9.39pm.