

# AGENDA

ORDINARY MEETING OF THE  
**HORSHAM RURAL CITY COUNCIL**

To be held on

**25 March 2019**

**At 5.30pm**

In the

**Council Chambers, Civic Centre**

**18 Roberts Avenue, HORSHAM**



**Horsham Rural City**  
**Council** urban rural balance

**COUNCILLORS are respectfully requested to attend the Ordinary Meeting of the Horsham Rural City Council to be held on 25 March 2019 in the Municipal Chambers, Civic Centre, Horsham at 5.30pm**

## **Order of Business**

### **PRESENT**

### **ALSO IN ATTENDANCE**

#### **1. PRAYER**

Almighty God, we pledge ourselves to work in harmony for, the social, cultural and economic well-being of our Rural City. Help us to be wise in our deliberations and fair in our actions, so that prosperity and happiness shall be the lot of our people. AMEN

#### **2. ACKNOWLEDGEMENT OF COUNTRY STATEMENT**

The Horsham Rural City Council acknowledges the five Traditional Owner groups of this land; the Wotjobaluk, Wergaia, Jupagalk, Jaadwa and Jadawadjali people. We recognise the important and ongoing place that all Indigenous people hold in our community.

We pay our respects to the Elders, both past and present, and commit to working together in the spirit of mutual understanding and respect for the benefit of the broader community and future generations.

#### **3. OPENING AND WELCOME**

Welcome to distinguished guests or persons in the public gallery. The public are advised that the Council meeting will be recorded to maintain an audio archive.

#### **4. APOLOGIES**

#### **5. LEAVE OF ABSENCE REQUESTS**

#### **6. CONFIRMATION OF MINUTES**

#### **Recommendation**

That the minutes emanating from the Ordinary Meeting of the Horsham Rural City Council held in the Municipal Chambers, Civic Centre, Horsham at 5.30pm on 25 February 2019 be adopted.

## 7. CONFLICTS OF INTEREST

### Disclosure of Interest and Declarations of Conflict of Interest.

A Councillor who has a conflict of interest and is attending the Council meeting must make a full disclosure of that interest.

(a) by either –

- (i) advising the Council at the meeting of the details required under paragraphs (b) and (c) immediately before the matter is considered at the meeting; or
- (ii) advising the Chief Executive Officer in writing of the details required under paragraphs (b) and (c) before the meeting; and

(b) classifying the type of interest that has given rise to the conflict as either –

- (i) a direct interest under 77B; or
- (ii) an indirect interest and specifying the particular kind of indirect interest under:  
Section 78 – close association  
Section 78A – financial interest  
Section 78B – conflicting duties  
Section 78C – receipt of an applicable gift  
Section 78D – consequence of becoming an interested party  
Section 78E – impact on residential amenity; and

(c) describing the nature of the interest; and

(d) if the Councillor advised the Chief Executive Officer of the details under paragraph (a)(ii), the Councillor must make a disclosure of the class of interest only to the meeting immediately before the matter is considered at the meeting.

### Members of Staff

Under Section 80C of the *Local Government Act 1989*, Officers or people engaged under contract to the Council providing a report or advice to Council must disclose any conflicts of interests in the matter, including the type of interest.

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**CLOSE**



SUNIL BHALLA

Chief Executive Officer

## 9. OFFICERS REPORTS

### 9.1 RATING STRATEGY AND RATING POLICY

<b>Author's Name:</b>	Graeme Harrison	<b>Director:</b>	Graeme Harrison
<b>Author's Title:</b>	Director Corporate Services	<b>File No:</b>	F27/A01/000001
<b>Department:</b>	Corporate Services		

#### Officer Declaration of Interest

Rates are a matter that impact all residents and ratepayers in common and as such do not present any conflicts of interest for officers.

#### Status

Information classified confidential in accordance with *Local Government Act 1989* – Section 77(2)(c):

Yes  No      **Reason:** Nil

#### Appendix

Rating Policy (**Appendix "9.1A"**)

Rating Strategy 2019-23 (**Appendix "9.1B"**)

Summary of Submissions Received (**Appendix "9.1C"**)

Additional Written Submissions Received (**Appendix "9.1D"**)

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#### Purpose

To adopt the Horsham Rural City Council Rating Strategy and Rating Policy.

#### Summary

- Council, at its ordinary meeting on 29 January 2019, resolved to make the draft Rating Policy and Draft Rating Strategy available for public comment and submission.
- Council received 35 submissions and has heard presentations from seven of those submitters.
- Following consideration of these submission and further discussion by Council, it is proposed to adopt the Rating Strategy and Rating Policy.

## Recommendation

That Council:

### A. Rating policy –

1. Adopt the Rating Policy including that Differentials are considered as appropriate for Farmland
2. Adopt the Rating Policy including that Differentials are considered as appropriate for Commercial land.
3. Adopt the Rating Policy including that Differentials are considered as appropriate for Industrial land.
4. Adopt the Rating Policy including that Differentials are considered as not appropriate for Retirement Villages
5. Adopt the Rating Policy including that Differentials are not considered as appropriate for any other classes of land.
6. Adopt the Rating Policy including a trigger point for the purposes of deciding when a review of a differential will occur, as follows:

The difference in the valuation change (increase or decrease) between the general differential rate category and another differential rate category exceeds 5% following a general revaluation of properties.

Any change in the legislative framework that materially impacts the equitable imposition of rates and charges.

### B. Rating Strategy –

1. Adopt the Rating Strategy including the lowering of the farm differential from 80% to 67% of the general rate.
2. Adopt the Rating Strategy including an Industrial Land differential of 95% of the general rate.
3. Adopt the Rating Strategy including a commercial Land differential of 95% of the general rate.
4. Adopt the Rating Strategy with no differential for Retirement Villages.
5. Adopt the Rating Strategy including the reduction of the flat municipal charge from \$287 to \$200.
6. Adopt the Rating Strategy including a \$30 per property rebate for all eligible pensioners in addition to the state funded pensioner rebate that already exists.

## REPORT

### Background

The Draft Rating Policy and Draft Rating Strategy were developed following the completion of an independent review of Councils Rates Strategy by a Rates Advisory Committee established from members of the community and led by an independent chair and consultant. Following this, Council considered the committees report accepting many but not all of the recommendations, and at its ordinary meeting on 29 January resolved to place on exhibition the Draft Rating Policy and Draft Rating Strategy 2019-2023.

### Discussion

The draft documents were placed on exhibition and made available through Council’s website, with community members being invited to make submissions. An electronic form was also placed on Council’s website so that submissions could be made more quickly and easier.

A total of 35 submissions were received of which 26 were completed on-line through the website, 6 used the website form but lodged a hard copy and 3 sent in separate written submissions.

Submitters were also invited to speak to Council on their submission and 7 submitters elected to do that.

The full summary of all submissions is shown in **Appendix “9.1C”** plus the 3 separate written submissions are attached separately as **Appendix “9.1D”**.

Rates are not a fee for service but a tax based on property values (wealth tax). There is a direct relationship between property holdings and disadvantage – less wealthy people tend to own lower valued properties. Property owners with higher valued assets generally have a greater capacity to pay.

The stability of the rates allocations are impacted every year when property values are adjusted to reflect the movement in values within the municipality.

In 2018 the change in valuations saw some significant relative movements in valuations which shifted the rate burden between sectors (particularly placing more of the rate burden on to the farm sector), as follows:

Class of Land	% Change in Valuation 2018	% Difference from Residential Rate	% Change in Rates 2018	Differential 2018	Proposed Differential Draft Rating Strategy	Estimate of Rate Impact 19-20 {1}
Residential	4.24%	0.00%	-0.58%	None	None	3.74%
Commercial	12.02%	7.78%	6.84%	None	95%	4.83%
Industrial	7.30%	3.06%	2.34%	None	95%	-0.27%
Farming	17.21%	12.97%	11.77%	80%	67%	-3.63%
Total	9.13%		3.59%			

{1} Estimated rate Impact is as depicted in the Draft Rates Strategy (section 5.3) and includes assumptions re possible valuation changes and rate increases in 2019-20 which are as yet not known. This is therefore just an indicative number only.

Proposed rate differentials would counter the impact of these valuation movements in 2018.



There are a number of key equity issues that Council needs to consider:

1. Horizontal equity - ratepayers in similar situations should pay similar amounts.
2. Vertical equity – the view that those better off should pay more than those worse off.
3. Benefit principle - some groups may have more or less access to Council services.
4. Capacity to pay principle - some will have a greater or lesser capacity to pay the assessed rates, particularly as property value is unrealized wealth and a ratepayer may be asset rich and cash poor.

Council through its Rating Strategy must strike a balance between these often competing objectives particularly of horizontal and vertical equity. How that balance is achieved between these competing and conflicting objectives is largely a political decision (there is no clear right or wrong) and needs to take into account the views and opinions of the community.

One of the rating mechanisms that Council has available to it is to use differential rates to provide a discount or a premium to individual sectors within its rate payers and thereby address identified equity issues.

Differentials are often the most spoken about component of the rating system particularly in the rural context and in relation to the farm sector. However the level assigned to the discount is often not substantiated or evidence-based and varies considerably between councils.

To utilise differentials there are legislative requirements to be met and Ministerial Guidelines to be adhered to when giving and considering the use and adjustment of differentials. The Ministerial Guidelines call for Council to consider differentials for the farm sector, but also to exercise care when considering a differential for dryland and irrigated farmland.

There are essentially 5 key items that have been raised through the discussions to date:

1. What categories of land should and shouldn't be considered for a differential?
2. If a category of land can be considered for a differential then what should that differential be?
3. What should be the amount for the municipal charge?
4. Should council be providing an additional rebate to eligible pensioners?
5. Should there be an automatic trigger point for the review of the level of the differentials? And if so what level should that be?

The relevant background information for the consideration for each of these issues are documented in the Draft Rating Policy.

Council must first decide in its Rating Policy what is its position around which categories will be considered for a differential and what should be a trigger for review.

Then Council must decide whether the level of the differentials, municipal charge and any rebates as shown in the Draft Rating Strategy, should be amended

The recommendations in this report have been framed to enable the key points of contention identified through the rate review process, to be considered against the Draft Rating Strategy following feedback from submissions received and submitters heard.

## **Financial Implications**

The introduction of a \$30 rebate for eligible pensioner assessments will cost approximately \$53,000 and these funds will need to be budgeted for in the 2019-20 budget and beyond. All other aspects of the rates strategy will result in redistribution of the rate burden between categories.

## **Links To Council Plans, Strategies, Policies**

2018-2022 Council Plan

4.1.01 Review the rates strategy and implement

## **Consultation/Communication**

The 35 submissions received were in addition to five submissions made and 289 surveys completed for the Rates Strategy Advisory Committee.

When an individual submitter has asked a question in their submission, where possible, these questions will be individually responded to post the Council resolution.

## **Risk Implications**

Should Council decide to vary the Draft Rating Strategy or Draft Rating Policy significantly to what was advertised, then the revised Draft documents may need to be made available to the public again for comment before they are finally resolved upon. Time has been allowed within the budget development timetable for this to occur should it be required.

## **Environmental Implications**

Not applicable

## **Human Rights Implications**

This report complies with the rights listed in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

## **Conclusion**

The Rating Policy and Rating Strategy are provided for resolution of Council.

## 9.2 POLICY REVIEW – RATES AND CHARGES FINANCIAL HARDSHIP

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<b>Department:</b>	Finance		

### Officer Declaration of Interest

No officer involved in the preparation of this report has any conflicts of interest.

### Status

Information classified confidential in accordance with *Local Government Act 1989* – Section 77(2)(c):

Yes  No      **Reason:** Nil

### Appendix

Council Policy – Rates and Charges Financial Hardship (**Appendix “9.2A”**)

Application and Statutory Declaration for Financial Hardship Assistance Form (**Appendix “9.2B”**)

Application for Financial Hardship Appeal Form (**Appendix “9.2C”**)

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### Purpose

To adopt a revised policy for Rates and Charges Financial Hardship (**Appendix “9.2A”**) in accordance with the *Local Government Act 1989* as recommended by the Rates Strategy Advisory Committee.

### Summary

Minor changes have been made to the Rates and Charges Financial Hardship Policy to conform to the Municipal Association of Victoria Hardship Policy Guidelines. These changes include:

- The addition of Section 5.3.5 – Centrepay Deductions
- The addition of Section 5.3.6 – The Sunset Clause
- Additions to ‘External Resources’ to include Rural Financial Counselling Service

### Recommendation

That Council adopt the revised Rates and Charges Financial Hardship Policy.

## REPORT

### Background

This policy has been revised as a recommendation of the Rates Strategy Advisory Committee.

Amendments have been made to the current Rates and Charges Financial Hardship Policy to include sections that have been suggested within the Municipal Association of Victoria's Hardship Policy Guidelines.

Council has now expanded Section 5.3 of the policy – Types of Assistance Available. This section now includes the option to pay via Centrepay, which means that customers can have automatic deductions come out of their Centrelink payments on a fortnightly basis. The Sunset Clause section 5.3.6 has been added, which specifies the two distinct types of financial hardship, and how we deal with both cases.

### Discussion

Council already provides ratepayers with the option for Centrepay deductions on a fortnightly basis. The amendment to the policy now includes this option for clarity.

The sunset clause is formalising the approach that Council already takes when it comes to financial hardship cases.

### Financial Implications

Not applicable

### Links To Council Plans, Strategies, Policies

Section 5.11 of the Rates Strategy 2018/2019

### Consultation/Communication

In 2018/2019 an independent Rates Strategy Advisory Committee was appointed to review Council's rating strategy. The committee recommended that Council review this policy.

### Risk Implications

Not applicable

### Environmental Implications

Not applicable

### Human Rights Implications

This report complies with the rights listed in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

### Conclusion

The changes proposed to the policy give more options for ratepayers requiring financial assistance.

### 9.3 LOCAL GOVERNMENT PERFORMANCE REPORTING FRAMEWORK

<b>Author's Name:</b>	Lindy Haigh	<b>Director:</b>	Graeme Harrison
<b>Author's Title:</b>	Governance Officer	<b>File No:</b>	F14/A09/000001
<b>Department:</b>	Governance		

#### Officer Declaration of Interest

No officer involved in the preparation of this report has any conflicts of interest.

#### Status

Information classified confidential in accordance with *Local Government Act 1989* – Section 77(2)(c):

Yes  No

**Reason:** Nil

#### Appendix

LGPRF Six-Monthly Report to 31 December 2018 (**Appendix "9.3A"**)

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#### Purpose

To report the half-yearly results for the period July 1 – December 31, 2018 of the Local Government Performance Reporting Framework (LGPRF).

#### Summary

- Background of the LGPRF
- Results for the July-December 2018 period

#### Recommendation

That Council note the half-yearly results for the period 1 July 2018 to 31 December 2018 of the Local Government Performance Reporting Framework.

## REPORT

### Background

The LGPRF has been designed to increase transparency and accountability to the community and other levels of government on the spending of public money and delivery of services and infrastructure to the community.

The key drivers in establishing the LGPRF framework are:

- Strengthen accountability - a consistent set of indicators have been introduced to enable benchmarking of Council performance.
- Transparency - the requirement for Councils to identify and report “key strategic activities” has been replaced by reporting achievement of “major initiatives”.
- Improved resource planning - a consistent process will be introduced for future capital works planning.
- Streamlined financial reporting - Council is now required to prepare financial statements instead of standard statements.
- Better accessibility - Council is now required to publish key accountability documents on a website.

The LGPRF framework was developed over a number of years with the first year of reporting occurring in 2014-2015. All measures and related commentary are reported through the “Know Your Council” website.

The LGPRF contains 41 service performance indicators across nine broad service areas.

Service areas included in the July-December 2018 period were:

- Governance
- Statutory Planning
- Roads
- Libraries
- Waste Collection
- Aquatic Facilities
- Animal Management
- Food Safety
- Maternal and Child Health

Data is collected twice a year, July-December and financial year July-June. The financial year data appears in the Annual Report with at least one question from each measure being audited. Data collected mid-year is also verified against the proposed permissible or expected range.

### Discussion

There are also three measures that appear in the Community Satisfaction Survey that cannot be reported mid-year as results are not yet available.

For the July-December 2018 period the following data was collected (**Appendix “9.3A”**), and explanations have been provided where applicable.

The data submitted for this half year gives an indication of how Council is performing against the Local Government expected range and in comparison to previous years.

The expected range is provided as a guide to an acceptable number for each measure. Now that Council has multiple years of data, key performance targets need to be set with reference to best practise across the sector. Council will then be in a position to measure our performance against these targets.

### **Financial Implications**

Financial costs are limited to the time taken for staff to collect and collate the information which is done throughout the year.

### **Links To Council Plans, Strategies, Policies**

2018-2022 Council Plan  
Goal 4 – Governance and Business Excellence

### **Consultation/Communication**

This report is for information only, as directed under the *Local Government Act 1989*.

### **Risk Implications**

The reporting of these measures and the ability for the community and other tiers of government to make comparisons may result in some impacts to Council in terms of future funding which could be either negative or positive.

### **Environmental Implications**

Not applicable

### **Human Rights Implications**

This report complies with the rights listed in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

### **Conclusion**

The 2018 half yearly report provides Council with the results and a summary of measures under the expected range.

## 9.4 CORELLA MANAGEMENT PLAN

<b>Author's Name:</b>	Lauren Coman	<b>Director:</b>	Angela Murphy
<b>Author's Title:</b>	Manager Regulatory Services	<b>File No:</b>	F25/A01/000001
<b>Department:</b>	Regulatory Services		

### Officer Declaration of Interest

No officer involved in the preparation of this report has any conflicts of interest.

### Status

Information classified confidential in accordance with *Local Government Act 1989* – Section 77(2)(c):

Yes  No      **Reason:** Nil

### Appendix

Rivertech Interim Report on Corella Management (**Appendix "9.4A"**)

DELWP Guidelines for Reducing Cockatoo Damage 2018 (**Appendix "9.4B"**)

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### Purpose

To provide an update to Council on the development of a Corella Management Plan.

### Summary

- Steve Talbot from Rivertech has been engaged to draft a Corella Management Plan.
- In late 2018, the Department of Environment, Land, Water and Planning (DELWP) released their Guidelines for Reducing Cockatoo Damage. It is DELWP policy in relation to Corella management that non-lethal control options must be tried before lethal control.
- The management options and recommendations detailed in this report are intended to provide a platform for the development of a strategy which will be embedded in a Corella Management Plan.

### Recommendation

That Council note the progress report on development of a Corella Management Plan.



**REPORT**

**Background**

Rivertech has been engaged to develop Council’s Corella Management plan. The following interim report recommendations are listed below:

Interim Report Recommendations	Next steps	Timeframe	Estimated Cost	Responsible
1. It is recommended that Council continue to seek alternatives to lethal control methods of Corellas.	Steve Talbot to document all current alternatives and their success and suitability for inclusion in the plan	End of May 2019	Within current brief	Rivertech
2. It is recommended that Council undertake data collection project to determine flock densities, locations, feeding habits and food sources.	Steve Talbot to liaise with Rob Moir, Rod Lawson	End of April 2019	Within current brief	Rivertech, Infrastructure Directorate HRCC
3. It is recommended that Council undertake trials of food source manipulation and minimisation as these have been shown to have a positive result in discouraging foraging birds (and therefore lessening on-ground damage).	Steve Talbot to liaise with Rob Moir, Rod Lawson to set up trials	End of April 2019	Within current brief	Rivertech, Infrastructure Directorate HRCC
4. It is recommended that Council seek the advice of a vertebrate pest expert for latest information regarding bird control methods.	Steve Talbot to liaise with expert (Ian Temby)	End of April 2019	Approx \$1,000 for initial consult.	Rivertech
5. It is recommended that Council immediately adopt engineering solutions (such as covers, armoured cable or bird spikes) to new projects where these solutions could be of benefit.	Steve Talbot to liaise with John Martin to identify current projects and develop design guidelines for all new infrastructure that incorporates Corella management solutions	Currently underway, End of May 2019	Within current brief plus additional costs for Ian Temby if engaged as expert to advise on infrastructure solutions. TBA.	Rivertech, Infrastructure Directorate HRCC
6. It is recommended that Council explore the option of retrofitting engineering solutions to infrastructure that is frequently damaged	Steve Talbot to liaise with John Martin to identify existing infrastructure that can be retrofitted with Corella management solutions	Currently underway, End of May 2019	Estimated costs included in item 5 above.	Rivertech, Infrastructure Directorate HRCC

Interim Report Recommendations	Next steps	Timeframe	Estimated Cost	Responsible
7. It is recommended that Council explore opportunities to engage other local governments and the State Government in their Corella control planning, especially any opportunities for a collaborative study or research project into Corella management.	Steve Talbot to liaise with Hindmarsh, West Wimmera, Buloke, Yarriambiack, DELWP, Agriculture Victoria to identify collaborative opportunities	End of April 2019	Within current brief	Rivertech
8. It is recommended that Council identify other stakeholders / potential partners beyond Council managed land who can collaborate and partner on the solutions process.	Steve Talbot to liaise with potential parties as identified.	End of April 2019	Within current brief	Rivertech
9. It is recommended that Council identify affected parties who can collaborate and partner on the solutions process.	Steve Talbot to liaise with affected parties to identify issues.	End of April 2019	Within current brief. There may be some costs involved in engaging with certain parties, TBA.	Rivertech
10. It is recommended that Council engage with the community and all stakeholders in promoting the draft Corella Management Plan.	To be conducted by HRCC	Post May 2019	Costs to be borne by Council	HRCC

Attached is the Interim Report on Corella Management prepared by Rivertech (**Appendix “9.4A”**), together with the Guidelines developed by Department of Environment, Land, Water and Planning for Reducing Cockatoo Damage (**Appendix “9.4B”**).

### **Financial Implications**

The funding of this work has been possible from the recurring budget line items for vermin control. The implementation of the recommendations in this report can be achieved with no additional financial implications, save the engagement of a consultant. Ian Temby has been nominated by Rivertech with an initial consultation estimated by Rivertech to be approximately \$1,000. It is anticipated that this could be absorbed within the existing budget. The existing budget is \$8,000.

### **Links To Council Plans, Strategies, Policies**

2018-2022 Council Plan

Goal 3 – Asset Management

Meet community and service needs through provision and maintenance of infrastructure

Goal 5 – Natural and Built Environments

Lead in environmental best practice

### **Consultation/Communication**

Internal consultation and communication is required between Rivertech (Steve Talbot) and relevant Council employees to progress the development of the Corella Management Plan.

Customer communication as to this initiative being underway can be done through existing media channels and on an ad hoc basis in response to Corella complaints from customers.

### **Risk Implications**

It is noted that the management of Corellas is a sensitive environmental issue which divides the community as to preferred control measures.

### **Environmental Implications**

As above

### **Human Rights Implications**

Not applicable

### **Conclusion**

Work has commenced on the preparation of a Corella Management Plan. This report provides an update on the progress of the plan.

## 9.5 DEVELOPMENT PLAN – ASPLINS ROAD, QUANTONG

<b>Author's Name:</b>	Nick Carey	<b>Director:</b>	Angela Murphy
<b>Author's Title:</b>	Senior Planner	<b>File No:</b>	99/01/09496A
<b>Department:</b>	Statutory Planning and Regulatory		

### Officer Declaration of Interest

No officer involved in the preparation of this report has any conflicts of interest.

### Status

Information classified confidential in accordance with *Local Government Act 1989* – Section 77(2)(c):

Yes  No      **Reason:** Nil

### Appendix

Development Plan, Surveyor Reference - H013916 (**Appendix "9.5A"**)

Land Capability Assessment Report for Proposed 2 Lot Subdivision Asplins Road, Quantong (**Appendix "9.5B"**)

Location Plan (**Appendix "9.5C"**)

Applicant Submission in Response to Section 3.0 of the Development Plan Overlay – Schedule 2 (**Appendix "9.5D"**)

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### Purpose

To seek Council's approval for the Development Plan for Lot 1 on Title Plan 330595K, Asplins Road, Quantong.

### Summary

- The Development Plan outlines a proposed two (2) lot subdivision.
- The two (2) lots will have a lot size of approximately 4.89 hectares and 4 hectares respectively.
- The proposal is consistent with the provisions of the Rural Living Zone.

### Recommendation

That Council approves the proposed Development Plan for Lot 1 on Title Plan 330595K, Asplins Road, Quantong, prepared by Ferguson Perry Surveying titled "Development Plan, County of Borung, Parish of Quantong, Crown Allotment 27B (Part)", with Surveyors reference H013916 dated 12/04/17.

## REPORT

### Background

The proposal is to subdivide an 8.89 hectare lot into two (2) lots, consistent with the provisions of the Rural Living Zone in the Horsham Planning Scheme. Each lot created by the subdivision is greater than the minimum lot size in the Schedule to the Zone (4 hectares).

The Development Plan provides the lot configurations, which in this case will be the subdivision plan.

The lot layout has specifically been provided, and for the purposes of the Development Plan, this is considered acceptable. The Zone allows for the averaging of lot sizes providing the average is 4 hectares. Any application for a planning permit for subdivision will be required to be '*generally in accordance with the approved Development Plan*'. The more specific the Development Plan is, the less variation is able to be incorporated into the final design of the subdivision.

### Discussion

The Horsham Planning Scheme contains several Schedules to the Development Plan Overlay including Schedule 2 – Rural Living Development Plan (DPO2). Clause 43.04 of the Horsham Planning Scheme states that the purpose of the Development Plan Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework
- To identify areas which require the form and conditions of future use and development to be shown on a Development Plan before a permit can be granted to use or develop the land
- To exempt an application from notice and review if a Development Plan has been prepared to the satisfaction of the Responsible Authority.

Clause 43.04-1 of the Horsham Planning Scheme states that a permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a Development Plan has been prepared to the satisfaction of the Responsible Authority. This does not apply if a schedule to this overlay specifically states that a permit may be granted before a Development Plan has been prepared to the satisfaction of the Responsible Authority.

Clause 1.0 of DPO2 states that a Development Plan is required to be submitted with any application to subdivide land into two or more lots. As the Schedule does not specifically state that a permit for subdivision of land into two or more lots may be granted before a Development Plan has been prepared, the Responsible Authority must first decide that the Development Plan has been prepared to its satisfaction. There is nothing in the Schedule that states that a Development Plan cannot be considered prior to the submission of an application.

A Development Plan has been received demonstrating how the subject site is to be divided so as to create lots for rural living. It is anticipated that the Development Plan will be similar or identical to any future application for subdivision.

The Development Plan Overlay Schedule 2 – Rural Living Development Plan requires that the plan must include the following:

The Development Plan will –

- Include a site analysis which illustrates the proposed subdivision and identifies areas within which it will be appropriate to construct a dwelling and outbuildings on each lot. The extent of constraint upon the location of buildings will depend upon environmental factors affecting the land
- Identify any sites of conservation, heritage or archaeological significance and the means by which they will be managed
- Provide appropriate arrangements for the provision and funding of necessary physical infrastructure including drainage works which may include the provision of wetland areas to filter storm water
- Identify the staging and anticipated timing of development
- Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation
- Provide suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to urban areas
- Provide a Soil and Water Report which demonstrates the capacity of the site to dispose of effluent if reticulated sewer is not available
- Identify proposed water supplies, storages and systems required for firefighting purposes
- Incorporate any requirements of GWM Water in relation to the provision of dams.

The documents accompanying the Development Plan addressed the requirements of the overlay. A copy of the response to the requirements of Clause 3.0 of Schedule 2 to the Development Plan Overlay is attached as **Appendix “9.5D”**.

It is considered that the proposed Development Plan adequately addressed the requirements of Clause 3.0 of Schedule 2 to the Development Plan Overlay.

The proposed Development Plan is for a two (2) lot subdivision. The proposed lot sizes will average 4 hectares in accordance with the requirements of the Zone. Once the two (2) lots are created, there will be no potential to further subdivide the land.

### **Financial Implications**

Nil

### **Links To Council Plans, Strategies, Policies**

2018-2022 Council Plan

Goal 5 – Natural and Built Environments

5.2 Plan for rural and urban land use to create a sustainable municipality for the future

### **Consultation/Communication**

An application under any provision of the Horsham Planning Scheme which is generally in accordance with an approved Development Plan is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Previous Development Plans have been notified to adjoining owners at the request of Council. This Development Plan was not notified to adjoining property owners as the plan will be in accordance with the minimum lot size requirements of the Rural Living Zone and no material detriment would result should the land be subdivided into two (2) lots.

**Risk Implications**

Not applicable

**Environmental Implications**

The land capability assessment attached to this report indicates that there is no issue with the future installations of onsite waste water treatment systems on to the land.

**Human Rights Implications**

This report complies with the rights listed in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

**Conclusion**

It is considered on balance that the proposed Development Plan meets the requirements of the Development Plan Overlay – Schedule 2 and when subdivided will meet the minimum lot size requirements of the Rural Living Zone and therefore should be recommended for approval.

## 9.6 DEVELOPMENT PLAN – 110 PEPPERTREE LANE, HORSHAM

<b>Author's Name:</b>	Nick Carey	<b>Director:</b>	Angela Murphy
<b>Author's Title:</b>	Senior Planner	<b>File No:</b>	99/01/1519A, 99/01/4042A
<b>Department:</b>	Statutory Planning and Regulatory		

### Officer Declaration of Interest

No officer involved in the preparation of this report has any conflicts of interest.

### Status

Information classified confidential in accordance with *Local Government Act 1989* – Section 77(2)(c):

Yes  No

**Reason:** Nil

### Appendix

Development Plan, Surveyor Reference – H000518 (**Appendix “9.6A”**)

Location Plan (**Appendix “9.6B”**)

Applicant Submission in Response to the Development Plan Overlay – Schedule 2 (**Appendix “9.6C”**)

### Purpose

To seek Council's approval for the Development Plan for Lot 1 on Title Plan 597996X, Lot 1 on Title Plan 335141A and Lot 1 on Title Plan 518039W, 110 Peppertree Lane, Horsham.

### Summary

- The Development Plan outlines a proposed three (3) lot subdivision (re-subdivision of 3 lots).
- The minimum lot size for the subject land in accordance with the Rural Living Zone is four (4) hectares and the Rural Living Zone allows a permit to be granted to create smaller lots if the subdivision is the re-subdivision of existing lots and the number of lots is not increased. The Development Plan does not propose to increase the number of lots.
- The proposal is consistent with the provisions of the Rural Living Zone.

### Recommendation

That Council approves the proposed Development Plan for Lot 1 on Title Plan 597996X, Lot 1 on Title Plan 335141A and Lot 1 on Title Plan 518039W, 110 Peppertree Lane, prepared by Ferguson Perry Surveying titled “Development Plan, Parish of Horsham, Section 3, Crown Allotment 3 (Part)”, with Surveyors reference H000518 dated 17/12/18.



## REPORT

### Background

The proposal is to re-subdivide three (3) existing lots into three (3) new lot configurations. This is consistent with the provisions of the Rural Living Zone in the Horsham Planning Scheme. Each lot created by the subdivision will be less than the minimum lot size in the Schedule to the Zone (4 hectares) but the Zone allows a permit to be granted to create smaller lots if the subdivision is the re-subdivision of existing lots and the number of lots is not increased. The Development Plan does not propose to increase the number of lots.

The Development Plan provides the lot configurations, which in this case will be the subdivision plan.

The lot layout has specifically been provided, and for the purposes of the Development Plan, this is considered acceptable. The Zone allows a permit to be granted for smaller lots than the four (4) hectare minimum lots size if the subdivision is the re-subdivision of existing lots and the number of lots is not increased.

Any application for a planning permit for subdivision will be required to be '*generally in accordance with the approved Development Plan*'. The more specific the Development Plan is, the less variation is able to be incorporated into the final design of the subdivision.

### Discussion

The Horsham Planning Scheme contains several Schedules to the Development Plan Overlay including Schedule 2 – Rural Living Development Plan (DPO2). Clause 43.04 of the Horsham Planning Scheme states that the purpose of the Development Plan Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework
- To identify areas which require the form and conditions of future use and development to be shown on a Development Plan before a permit can be granted to use or develop the land
- To exempt an application from notice and review if a Development Plan has been prepared to the satisfaction of the Responsible Authority.

Clause 43.04-1 of the Horsham Planning Scheme states that a permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a Development Plan has been prepared to the satisfaction of the Responsible Authority. This does not apply if a schedule to this overlay specifically states that a permit may be granted before a Development Plan has been prepared to the satisfaction of the Responsible Authority.

Clause 1.0 of DPO2 states that a Development Plan is required to be submitted with any application to subdivide land into two or more lots. As the Schedule does not specifically state that a permit for subdivision of land into two or more lots may be granted before a Development Plan has been prepared, the Responsible Authority must first decide that the Development Plan has been prepared to its satisfaction. There is nothing in the Schedule that states that a Development Plan cannot be considered prior to the submission of an application.

A Development Plan has been received demonstrating how the subject site is to be divided (re-subdivided) so as to create lots for rural living. It is anticipated that the Development Plan will be similar or identical to any future application for subdivision (re-subdivision of 3 existing lots).

The Development Plan Overlay Schedule 2 – Rural Living Development Plan requires that the plan must include the following:

The Development Plan will –

- Include a site analysis which illustrates the proposed subdivision and identifies areas within which it will be appropriate to construct a dwelling and outbuildings on each lot. The extent of constraint upon the location of buildings will depend upon environmental factors affecting the land
- Identify any sites of conservation, heritage or archaeological significance and the means by which they will be managed
- Provide appropriate arrangements for the provision and funding of necessary physical infrastructure including drainage works which may include the provision of wetland areas to filter storm water
- Identify the staging and anticipated timing of development
- Provide an overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation
- Provide suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to urban areas
- Provide a Soil and Water Report which demonstrates the capacity of the site to dispose of effluent if reticulated sewer is not available
- Identify proposed water supplies, storages and systems required for firefighting purposes
- Incorporate any requirements of GWM Water in relation to the provision of dams.

The documents accompanying the Development plan addressed the requirements of the overlay. A copy of the response to the requirements of Schedule 2 to the Development Plan Overlay is attached as **Appendix “9.6C”**.

It is considered that the proposed Development Plan adequately addressed the requirements of Schedule 2 to the Development Plan Overlay.

The proposed Development Plan is for the re-subdivision of three (3) existing rural living zoned allotments. The proposed lot sizes will be below the minimum lot size in the Schedule to the Zone but a permit may be granted in accordance with Clause 35.03-3 of the Rural Living Zone to create smaller lots if the subdivision is the re-subdivision of existing lots and the number of lots is not increased. The land cannot be subdivided into more than three (3) lots. Therefore, the Development Plan is considered consistent with the Rural Living Zone.

### **Financial Implications**

Nil

### **Links To Council Plans, Strategies, Policies**

2018-2022 Council Plan

5.2 Plan for rural and urban land use to create a sustainable municipality for the future

### **Consultation/Communication**

An application under any provision of the Horsham Planning Scheme which is generally in accordance with an approved Development Plan is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

This Development Plan was not notified to adjoining property owners as the number of lots is not increasing and no material detriment would result should the land be re-subdivided for rural living purposes.

### **Risk Implications**

Currently there is no direct access to the proposed lots from Peppertree Lane. To resolve this issue, it is proposed to create carriageway easements over the former drainage reserve.

### **Environmental Implications**

The land has access to reticulated sewerage. The sewer main are located in Peppertree Lane and sewerage infrastructure can be provide to each lot in the Development Plan.

### **Human Rights Implications**

This report complies with the rights listed in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

### **Conclusion**

It is considered on balance that the proposed Development Plan meets the requirements of the Development Plan Overlay – Schedule 2 and the Rural Living Zone should the land be re-subdivided into three (3) lots.

## 9.7 AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION (ALGA) NOTICE OF MOTION TO NATIONAL GENERAL ASSEMBLY

<b>Author's Name:</b>	Angela Murphy	<b>Director:</b>	Angela Murphy
<b>Author's Title:</b>	Director Development Services	<b>File No:</b>	F19/A13/000001
<b>Department:</b>	Development Services		

### Officer Declaration of Interest

No officer involved in the preparation of this report has any conflicts of interest.

### Status

Information classified confidential in accordance with *Local Government Act 1989* – Section 77(2)(c):

Yes  No      **Reason:** Nil

### Appendix

Nil

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### Purpose

To seek Council's endorsement of Notice of Motion to be considered on the agenda of the ALGA Conference to be held on 16 to 19 June 2019.

### Summary

The ALGA is calling for Notices of Motions for the National General Assembly 2019. The theme for the 2019 Assembly is future focussed.

Council's proposed motion is primarily targeted at Federal Government developing policy and prioritising investment in regional infrastructure as a key to supporting the 'liveability' of regional cities to attracting business investment and to providing high quality health, education, recreation and cultural services.

### Recommendation

That Council endorse the Notice of Motion to the National General Assembly 2019 seeking support for the Federal Government to develop a long term plan for investment in regional cities as a key to maintaining the liveability of the regions they support, attract business investment and to provide high quality health, education, recreation and cultural facilities.

## REPORT

### Background

Investment in regional infrastructure is a key to supporting the 'liveability' of regional cities to attracting business investment and to providing high quality health, education, recreation and cultural services. Budget restraints and future rates capping, combined with a growing need for infrastructure renewal is placing considerable strain on regional cities.

### Discussion

Horsham Rural City Council supports policies which enable regional centres to grow and develop by attracting further investment and encouraging the presence of a skilled workforce.

As regional hubs, regional cities support surrounding towns and districts through the provision of education, health, financial, transport and social services, as well as retail, sport and recreation, cultural and tourism amenities and activities. Most regional cities have the capacity to accommodate more people and attract new businesses.

Government investment needs to be focused on creating jobs, increasing business investment, increasing exports from our region and increasing opportunities through innovation and diversification. Additionally, this focus needs to encourage private sector investment and collaboration.

Key focus areas for investment are:

- Jobs and Business Growth to incentivise business growth and employment opportunities
- Population Growth and Liveability to facilitate population growth and enhance liveability
- Transport and Connectivity to improve road and rail infrastructure to enable better connectivity.

Rail, air and road freight and passenger networks between regional cities and state capitals are vital and government investment should look to improve these over the next 10 years.

Enhancement of education opportunities in regional cities is the key to having a well trained professional workforce. Government investment in maintaining and developing regional TAFE's and Universities is essential.

To promote the retention of young people and professionals, enhance the "liveability" of our regional cities and assist them to build on their individual "points of attraction".

Infrastructure requirements have typically been well researched and justified. In Western Victoria the priorities are:

- Western Highway duplication and upgrades
- Improvement in mobile phone coverage
- Standardisation of rail freight to increase freight efficiency, reduce travel time and rail costs and reduce the number of large trucks on the Western Highway
- The further return of regional passenger rail services
- New interconnector in the grid between Victoria and South Australia to build capacity for renewable energy

A long term investment plan for regional cities, aligned to unique infrastructure needs of each region will enable better planning and leveraging of the local and state government contributions.

### **Financial Implications**

Nil

### **Links To Council Plans, Strategies, Policies**

2018-2022 Council Plan  
Goal 2 – Sustaining the Economy  
Lead in sustainable growth and economic development

### **Consultation/Communication**

Council Plan includes advocacy on behalf of our community.

### **Risk Implications**

Not applicable

### **Environmental Implications**

Not applicable

### **Human Rights Implications**

This report complies with the rights listed in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

### **Conclusion**

The ALGA annual conference offers the opportunity for Council to advocate on issues of relevance to the sector. The proposed motion seeks to highlight the role Regional Cities play in supporting broader regions and the importance of planned investment in infrastructure to support that role.

## 9.8 HORSHAM STATE EMERGENCY SERVICE (SES) VOLUNTEER UNIT – BUILDING LEASE

<b>Author's Name:</b>	John Martin	<b>Director:</b>	John Martin
<b>Author's Title:</b>	Director Infrastructure	<b>File No:</b>	
<b>Department:</b>	Infrastructure		

### Officer Declaration of Interest

No officer involved in the preparation of this report has any conflicts of interest.

### Status

Information classified confidential in accordance with *Local Government Act 1989* – Section 77(2)(c):

Yes  No      **Reason:** Nil

### Appendix

Letter from SES 26 March 2018 (**Appendix "9.8A"**)

Building Lease Document (**Appendix "9.8B"**)

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### Purpose

To approve the lease for the SES Volunteer Unit building located at 54 McPherson Street, Horsham.

### Summary

- In 2018 the Victorian Government made a commitment to ongoing funding of SES volunteer unit operations.
- Previously, Council had been funding about half of the local unit's operating costs.
- In return, it is proposed to provide a long-term lease of the existing SES building in McPherson Street at a peppercorn rent.
- The lease document has been reviewed and is proposed to be adopted.

### Recommendation

That Council approve the signing and affixing of Council's seal to the lease documents for the SES building located at 54 McPherson Street, Horsham.

## REPORT

### Background

The letter from the SES CEO dated 26 March 2018 (**Appendix "9.8A"**) provides relevant background to this report. Of particular relevance is the commitment by the State Government to ongoing operational and maintenance funding. Previously, Council has been providing support funding to the SES volunteer unit of around \$12,000 per year.

In exchange for this funding commitment, the State Government is seeking that Councils provide long-term leases for buildings at a peppercorn rent.

### Discussion

A standard form of lease document was prepared for the SES, in consultation with the MAV, and adapted to the Horsham site. The lease provides for the SES to be responsible for all outgoings and routine maintenance items.

The only key issue negotiated with the SES was the term of the lease. While a 30-year term had initially been proposed, a 15-year term was discussed with the SES, given that Council is investigating options to enhance the River – CAD precinct, which this building is located within. This term is agreeable to the SES.

### Financial Implications

There is a reduced funding requirement for Council through the State Government funding commitment. This was partly recognised in preparation of the 2018-19 budget, and will be further reduced in preparation of the 2019-20 budget.

### Links To Council Plans, Strategies, Policies

The 2018-2022 Council Plan recognises the role of the State Emergency Service in supporting four-year outcome number 1.2 Develop a safe, active and healthy community, encouraging participation

### Consultation/Communication

The form of the lease has been negotiated between Council and SES officers.

### Risk Implications

Negligible, the SES Unit has been occupying this building for many years.

### Environmental Implications

Nil

### Human Rights Implications

Nil

### Conclusion

The commitment by the State Government to ongoing funding of the SES Unit operating and maintenance costs is welcome. Providing a long-term lease for the building is an appropriate response to this commitment.



## 9.9 REVIEW OF SPORT AND RECREATION STRATEGY 2013-2018

<b>Author's Name:</b>	Mandy Kirsopp	<b>Director:</b>	Kevin O'Brien
<b>Author's Title:</b>	Recreation Planning Officer	<b>File No:</b>	F10/A01/000001
<b>Department:</b>	Community Wellbeing		

### Officer Declaration of Interest

No officer involved in the preparation of this report has any conflicts of interest.

### Status

Information classified confidential in accordance with *Local Government Act 1989* – Section 77(2)(c):

Yes  No      **Reason:** Nil

### Appendix

Sport and Recreation Strategy 2013-2018 (**Appendix "9.9A"**)

Summary of Sport and Recreation Strategy Actions (**Appendix "9.9B"**)

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### Purpose

To provide Council with a review of Sport and Recreation 2013 – 2018 Strategy (Strategy).

### Summary

The Strategy (**Appendix "9.9A"**) was developed in 2013 and identified three areas of focus:

- 1. Facilities Management:** Improved coordination, sharing and efficient use of resources and investigation of facilities required of a regional city ability to host events of regional significance.
- 2. People – Governance:** The development of volunteer management and support programs, strategic planning, awareness of and compliance with community initiatives such as the Good Sport program and the Fair Play code.
- 3. Planning –Transformation:** Changing community expectations from single use facilities to multi-use shared facilities, co-location of clubs and competitions and the recreational needs of integrating broader community recreational needs.

### Recommendation

That Council note the review and implementation of the Sport and Recreation 2013 -2018 Strategy.

## REPORT

### Background

The Sport and Recreation Strategy was prepared by Phillip Gray of SGL Consulting in 2013. The previous strategy was the Sport and Recreation Strategy 2005-2011.

### *Consultation*

The Strategy was developed after widespread community consultation, targeted workshops, interviews with Council Officers, representatives of major sports venues and state sporting associations, with feedback via a web based questionnaire.

On 17 October 2013, a meeting of Council's Sport and Recreation Advisory Committee resolved to recommend to Council *"That Council adopt the Strategy upon incorporation of the comments from the Committee into the final version of the strategy"*.

In November 2013, Council accepted a recommendation to *"Adopt the 2013-2018 Sport and Recreation Strategy as a reference document"*.

Council also accepted a recommendation to refer the Strategy to the Sport and Recreation Advisory Committee *"To proceed with further consideration and implementation of priority actions from the Strategy"*. The Sport and Recreation Advisory Committee (Committee) had been established as a result of a recommendation of the 2005–2011 Sport and Recreation Strategy.

On Thursday 21 February 2019, the Summary of Sport and Recreation Strategy Actions was reviewed and approved by the Sport and Recreation Advisory Committee.

### Discussion

The Strategy identified a number of emerging trends and challenges influencing the provision of sport and recreation facilities across the municipality.

#### Recreation:

- A strong and increasing demand for recreational activities (walking, aerobics/fitness, and swimming, cycling and running)
- Participation not impacted by education, age or capacity to pay
- Recreational opportunities regarded as a right, not a luxury.

#### Organised sport:

- Participation rates are substantially lower (compared with recreational activities) for even the most popular team sports (basketball, netball, football (soccer) and Australian Rules football)
- Participation rates are further impacted because of part-time and casual employment
- Low participation rates of females
- Low participation rates of other groups: Indigenous communities, and traditionally non-represented groups, people with low English proficiency
- Participation in all sports declines with age.

Facilities:

- Increased community expectations regarding the quality of facilities
- Difficulties with the provision of outdoor sports that include conflict between user groups, over and under-use of playing fields, the need for suitable facilities and a lack of training lights for evening activity
- Lack of multiple courts in a single location, creating difficulty for sports to host major events
- Limited resources (people and funding) to maintain current sport and recreation facilities
- Replacement of, or major upgrades to, facilities is an additional challenge.

Volunteers:

Many sporting clubs experience management and operational challenges including –

- Declining number of volunteers
- Increasing administrative and regulatory requirements on volunteers
- Financial sustainability
- Lack of strategic planning and direction.

*Implications*

The Strategy recommended that a new framework was required for the provision of sport and recreation across the municipality.

*Implementation*

The Strategy has resulted in a range of positive changes that involve the improvement of systems, better support for clubs and identification of options for further development.

Some of the key achievements are presented below. Attached as an appendix to this report is a summary of all actions (**Appendix “9.8B”**).

*1. Facilities Management*

- Annual building assessments and scheduled maintenance have resulted in timely, preventative building work. Two facilities have been upgraded to improve female participation and accessibility. A third facility is under construction.
- Improvements have been made to tennis and netball courts, and other recreation surfaces, including cycling and walking paths.
- Drainage on ovals is being addressed and watering is being managed at the racecourse.
- Accessible fishing platforms have been installed at a number of locations along the Wimmera River and at the Police Paddock.
- The hire and usage of Council owned and managed facilities (green spaces and pavilions) is now managed and coordinated by Council.
- A fee structure is being developed reflecting relative levels of service and the range and quality of facilities at each site.
- Clubs contribute both to the operational costs of using the facility and to the maintenance and improvement of the facility.
- Water saving measures are being achieved through the installation of four synthetic playing surfaces at Horsham’s two largest bowling clubs and to improvements to the shell of the Olympic pool.

## 2. People - Governance

- The Committee structure has been reviewed to increase the focus on shared and equitable use of facilities.
- Volunteer and Club development has been supported by programs provided by the Wimmera Regional Sports Assembly. This includes the Junior Leadership in sports program, governance training and assistance with the development of strategic plans for local clubs.

## 3. Planning – Transformation

- A master plan has been endorsed by Council for the Aquatic Centre. The plan reflects the change from traditional swimming activities to the development of a community gathering place. Funding of \$250,000 has been received from Sport and Recreation Victoria to improve accessibility to the Olympic pool.
- Localised master planning is being undertaken at Sunnyside Park, Dudley Cornell Park and the eastern end of Adventure Island. The plans encourage the sharing of community resources for all the community and focus on increasing participation in both passive and active recreation.
- The Bicycle Advisory Committee has begun the process of identifying a hierarchy of bike and walking trails within the city boundary and in key locations throughout the municipality.
- A feasibility study has explored options regarding an Indoor Sporting Stadium. The study identified the strategic and economic value of providing indoor facilities that are compliant, multi-use and of a regional standard.

## Financial Implications

Implementation and review of the Strategy was undertaken within existing Council resources.

The implementation has resulted in the more effective use of community facilities and a more coordinated approach to the maintenance of assets. Centralising and coordinating the hire of facilities has increased the community's contribution to operational costs.

## Links To Council Plans, Strategies, Policies

2018-2022 Council Plan

Goal 1 – Community and Cultural Development

1.1 Contribute to building a vibrant, diverse and resilient community

1.2 Develop a safe, active and healthy community encouraging participation

Goal 3 – Asset Management

3.4 Deliver works to develop and maintain Council's physical assets for long term sustainability amenity and safety

## Consultation/Communication

Reviewing this Strategy occurred in consultation with the Manager Finance, Project Office, Facilities Management and Parks and Gardens. The Wimmera Regional Sports Assembly also contributed to the review. The Sport and Recreation Advisory Committee provided feedback on the *Summary of Sport and Recreation Strategy Actions* document.

### **Risk Implications**

It is important to manage expectations and to ensure clear and accurate communication is provided to the community. The sharing of facilities requires consideration of a diversity of needs and can be challenging to negotiate.

### **Environmental Implications**

Improved water usage, sustainability and increased durability of surfaces results from the installation of synthetic surfaces, additions of shelter and shade. Although the installation of court lighting increases energy usage, lighting also enables increased participation and provides a safe environment for activity.

### **Human Rights Implications**

This report complies with the rights listed in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

### **Conclusion**

The 2013-2018 Sport and Recreation Strategy is a comprehensive document that provided a framework for the consolidation of existing practice and for the implementation of required changes. The Strategy has been successfully implemented and places Council in a strong position to undertake further improvements so the sport and recreational requirements of a regional city can be realised.

## 9.10 DRAFT WIMMERA REGIONAL LIBRARY CORPORATION BUDGET 2019/20 AND FIVE YEAR INDICATIVE BUDGET

<b>Author's Name:</b>	Kevin O'Brien	<b>Director:</b>	Kevin O'Brien
<b>Author's Title:</b>	Director Community Wellbeing	<b>File No:</b>	F11/A02/000001
<b>Department:</b>	Community Wellbeing		

### Officer Declaration of Interest

No officer involved in the preparation of this report has any conflicts of interest.

### Status

Information classified confidential in accordance with *Local Government Act 1989* – Section 77(2)(c):

Yes  No      **Reason:** Nil

### Appendix

Wimmera Regional Library Corporation Draft Budget 2019-2020 (**Appendix "9.10A"**)

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### Purpose

To inform Council of the proposed 2019-2020 budget for the Wimmera Regional Library Corporation including Horsham Rural City Council's contribution to the library service.

### Summary

The Library Board considered the draft budget at the Board meeting on 15 February 2019 and resolved to accept it as tabled and asked that it be forwarded to member councils for consideration, as per clause 8.1 of the Regional Library Agreement.

### Recommendation

That Council refer the proposed Wimmera Regional Library Corporation Budget for 2019-2020 to Council's budget process, and that the Library Board be advised accordingly.

## REPORT

### Background

The Wimmera Regional Library Corporation Board considered its draft budget for 2019-2020 on 15 February 2019 and requested that the budget be referred to member Councils for consideration in accordance with the Regional Library Agreement.

### Discussion

The draft budget includes:

- Maintaining current opening hours and staffing levels at Horsham Library, and the mobile service to Laharum and Natimuk
- Collections budget, including e-resources of \$310,780
- Upgrade of public PCs in Horsham to ensure patrons and members of the public have access to databases and government sites that require up-to-date compatibility
- Wi-Fi environment that enables patrons and visitors 24/7 internet access at Horsham.

Library:

- Wage increases of 2.5% as per WRLC Agreement
- Continuation of the Swift shared library consortia arrangements
- Continuation of State government library grants.

### Financial Implications

The proposed contribution required from Council for 2019-20 is \$518,473, an increase on the current year's contribution of \$494,675 which is an increase of 4.81%. This is mainly due to additional capital items, ie, upgrade of personal computers at the Horsham library.

### Links To Council Plans, Strategies, Policies

2017 -2021 HRCC Health and Wellbeing Plan

2014 HRCC Early Years Plan

### Consultation/Communication

The Wimmera Regional Library Corporation Board comprises five member Council representatives who have participated in the draft budget discussions. Cr Pam Clarke and Kevin O'Brien (Director Community Wellbeing) represent Horsham Rural City Council and are Wimmera Regional Library Corporation Board members.

### Risk Implications

Not applicable

**Environmental Implications**

Not applicable

**Human Rights Implications**

This report complies with the rights listed in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

**Conclusion**

On an annual basis, the Wimmera Regional Library Corporation Board considers its budget and then refers the draft budget to councils who are members of the corporation, so that these councils can consider their contribution to the library corporation as part of the annual council budget process.



## 9.11 HORSHAM TOWN HALL MEMBERSHIP

<b>Author's Name:</b>	Shana Miatke	<b>Director:</b>	Kevin O'Brien
<b>Author's Title:</b>	Co-ordinator of Performance and Events	<b>File No:</b>	F10/A05/000002
<b>Department:</b>	Community Wellbeing		

### Officer Declaration of Interest

No officer involved in the preparation of this report has any conflicts of interest.

### Status

Information classified confidential in accordance with *Local Government Act 1989* – Section 77(2)(c):

Yes  No      **Reason:** Nil

### Appendix

Nil

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### Purpose

To note proposed changes to Horsham Town Hall membership.

### Summary

- A review of the first year of joint membership for the Horsham Town Hall (HTH) and the Horsham Regional Art Gallery (HRAG)
- Proposed changes to the membership

### Recommendation

That Council:

1. Note the proposed changes to the HTH Membership Program and adopt the 2019 pricing schedule for memberships.
2. Approve the introduction of rolling Memberships, valid for 12 months from date of purchase.

## REPORT

### Background

In 2018, the Horsham Town Hall Membership program was launched.

#### Benefits:

- Receipt of a quarterly and yearly Publication via Australia Post
- Members' Ticket Booking Service
- Pre-sale and Exclusive Member Discounts
- Priority HTH Bar Lanes
- 10% off drinks and snacks
- Member Access to Horsham Regional Art Gallery Events
- 10% discount at the HRAG shop.

#### Pricing:

- Family \$130
- Double \$ 90
- Single \$ 50
- Student \$ 25

A review of the above program components was performed in late 2018, with selected current members, as part of our audience engagement project *Full House*. The feedback received was that the membership was too cost-inhibitive. In addition, most people would like to come to the venue with family or friends to enjoy the evening.

### Discussion

The following new Membership Program is proposed for 2019:

- **Single Membership - \$50**  
Those with more than 4 in the family residing in the same residence can purchase up to 4 x member priced tickets per show to HTH season performances and selected shows from other presenters.
- **Concession Membership - \$40**  
Available for anyone with a valid Commonwealth Health Care Card or pension card. Can purchase up to 4 x member priced tickets per show to HTH season performances and selected shows from other presenters.
- **Student Membership – \$25**  
Available to anyone 15 years + with a valid student I.D card. Can purchase up to 2 x member priced tickets per show to HTH season performances and selected shows from other presenters.

During the Audience Development (*Full House*) research, it was reported that council should be looking at giving tickets to organisations for those who are at risk. The suggestion is that council offers free membership to those families identified so that the venue can make the offers directly. This also allows the venue to actively engage with those identified.

In addition, the priority bar lane has been removed from the list of membership benefits, as it did not often get utilised by members.

### Ongoing Benefits:

- Presale and discount ticket offers
- 10% discount at the bar
- Quarterly brochures posted out
- Invitations to HRAG events – Openings and Meet the Artist events
- 10% discount at the HRAG shop
- Discounts on HRAG workshop prices
- Benefits with National Gallery of Victoria (NGV) – member rates to paid shows, discounts at NGV stores, cafes and restaurant
- Public Galleries Association of Victoria (PGAV) reciprocal benefits (with the potential to promote HTH and HRAG as offering Membership benefits to other PGAV card holders if they visit)

### Financial Implications

- The 2019-2020 proposed budget allows for an income stream of \$4,000 from Memberships.
- Currently HTH has 217 paid-up members – 67 of which are double memberships.
- Total income for 2018 for HTH and HRAG was \$13,530.
- With the proposed extended discount structure, a reduction of \$2,680 for 2019-2020 is expected. Total proposed revenue of \$10,850 is projected for 2019.

### Links To Council Plans, Strategies, Policies

HTH's Membership Program is in line with its Audience Development Program aims, currently under development.

### Consultation/Communication

- Internal advice from other Council Officers
- Feedback from patrons and user groups

### Risk Implications

Not applicable

### Environmental Implications

Not applicable

### Human Rights Implications

This report complies with the rights listed in the *Victorian Charter of Human Rights and Responsibilities Act 2006*.

### Conclusion

The changes in membership structure and fees proposed is designed to provide a greater opportunity for the community to engage with the HTH & HRAG. The services and products provided are what most would like to share with others close to them; extending the members' ticketing to four per transaction encourages participation.

## 10. COUNCILLOR REPORTS AND ACKNOWLEDGEMENTS

### Cr Mark Radford, Mayor

- 25 February 2019 – Grampians Community Health/Nexus discussion
- 25 February 2019 – Ordinary Council Meeting
- 26 February 2019 – ABC Radio interview
- 26 February 2019 – Western Rail Delegation teleconference
- 27 February 2019 – Country Women’s Association conference
- 27 February 2019 – Parking issue phone calls – Community Safety
- 27 February 2019 - Wimmera River Improvement Committee
- 28 February 2019 – Letter of appreciation to Ralph Kenyon, Wimmera Development Association
- 28 February 2019 – Meeting with the Hon Jaclyn Symes MP, Minister for Regional Development, Agriculture and Resources
- 1 March 2019 – Horsham Regional Art Gallery exhibition opening
- 4 March 2019 – ABC Radio interview
- 4 March 2019 – Councillor Briefing/Pimpinio Community Consultation
- 5 March 2019 – Wimmera Machinery Field Days, Horsham Rural City Council site
- 5 March 2019 – Meeting with Geoff Rethus, Andrew Hedt and Sunil Bhalla
- 5 March 2019 – Meeting with Greg Phillips, Wimmera Rail Services
- 5 March 2019 – Haven Recreation Reserve Advisory Committee meeting
- 6 March 2019 – Wimmera Machinery Field Days, President’s Lunch
- 6 March 2019 – Funding announcement for Horsham Regional Livestock Exchange roofing by Senator Bridget McKenzie
- 7 March 2019 – Melbourne passenger train advocacy trip delegation with the Hon Melissa Horne MP, Minister for Public Transport and the Hon Jacinta Allan MP (staff), Minister for Transport Infrastructure, Refer to **Appendix “10A”**
- 8 March 2019 – International Women’s Day luncheon, Horsham Town Hall
- 12 March 2019 – Christian Emergency Foodbank discussion
- 12 March 2019 – Meeting with Phil Martin re advocacy
- 12 March 2019 – Councillor Briefing/Rating Submissions
- 13 March 2019 – Foodbank follow-up discussion with Chris Flood
- 13 March 2019 – Staged Council meeting with Holy Trinity Lutheran College Year 5 students
- 14 March 2019 – Passenger train timetable project
- 15 March 2019 – Country Music Festival advocacy
- 18 March 2019 – Mayoral Matters
- 18 March 2019 – Celebration of Cultural Diversity Week at the Grains Innovation Park
- 18 March 2019 – Councillor Briefing/Rating Submissions
- 19 March 2019 – Iluka Briefing
- 19 March 2019 – Rock climbing advocacy, Parks Victoria/Grampians Tourism
- 19 March 2019 – Letter of encouragement to Councillor Lianne Dalziel, Mayor, Christchurch City Council, New Zealand

- 21 March 2019 – Regional Cities Victoria Mayoral Gathering via teleconference
- 21 March 2019 – Audit Committee meeting
- 21 March 2019 – Harmony Day launch at Centre for Participation
- 21 March 2019 – Opening of new Horsham Centacare office
- 22 March 2019 – Regional Mayoral Gathering
- 22 March 2019 – Horsham Golf Club meeting
- 22 March 2019 – Charisma Park Community BBQ Opening
- 22 March 2019 – NEXUS final youth event

#### **Cr David Grimble**

- 27 February 2019 – Deputation to Hon Jacinta Allan MP, Minister for Transport Infrastructure. The deputation involving Horsham, Ararat and Northern Grampians with the Minister to advocate for funding to continue Western Highway duplication to Stawell, was held in the Melbourne.  
The State Government is committed to the continuation of duplicated highway, however, referenced election commitments and the federal election looming.  
Other sensitive issues have partly been addressed with a deviation around several scar trees, however, the campaign to protect a larger cultural precinct appears ongoing.  
Western Highway Action Committee is looking for \$30 million to complete planning and pre construction work with an updated figure of \$620 million to complete duplication. To date, the project has secured \$672 million in funding to construct to Ararat, including \$499 million from the Commonwealth Government.  
Since the completion of duplication between Beaufort and Buangor in 2016, there has been one fatality and no serious injury accidents, compared to eight fatalities and 33 serious injuries on the unduplicated section between Beaufort and Stawell from 2013—2018.  
Other key priorities – Upgrade Melton section and planning outer metropolitan ring road.  
The Minister gave us a very good hearing and was very supportive of priorities as discussed during our 45-minute meeting.
- 6 March 2019 – Building Better Regions Fund, Horsham Regional Livestock Exchange (HRLE) funding announcement \$1.49 million. Extremely pleased to have secured significant funding for the roof project. On behalf of the HRLE Board, I thank Senator Bridget McKenzie for this significant contribution. We must advocate for State Government funding assistance.
- Congratulations to Cr Koenig on his recent appointment as Executive Officer of Uniting Wimmera. I wish you well in this new role.

#### **Cr Les Power**

- 4 March 2019 – Making Connections program on Triple H Community Radio Station
- 4 March 2019 – Council Briefing and Pimpinio Community Meeting
- 5 March 2019 - Blue Ribbon Foundation meeting
- 5 March 2019 – Wimmera Machinery Field Days – opening by the Hon Barnaby Joyce MP, community engagement
- 6 March 2019 – Wimmera Machinery Field Days – community engagement at Horsham Rural City Council site and Official President’s Luncheon

- 7 March 2019 – Horsham Multi Use Indoor Sporting Stadium workshop
- 8 March 2019 – Local Fire Advisory Committee meeting and Domestic Animal Management Group meeting
- 9 and 10 March 2019 – Horsham Fishing Competition, community engagement along the Wimmera River
- 11 March 2019 – Making Connections program on Triple H Community Radio
- 12 March 2019 – Council Briefing
- 18 March 2019 – Council Briefing
- 19 March 2019 – Tidy Towns meeting
- 20 March 2019 – Wimmera Lives Matter meeting (suicide awareness)
- 23 and 24 March 2019 – Horsham Country Music Festival, community engagement

**11. URGENT BUSINESS**

Nil

## 12. PETITIONS AND JOINT LETTERS

Nil



## **13. PROCEDURAL BUSINESS**

### **13.1 ASSEMBLY OF COUNCILLORS – RECORD OF MEETINGS**

Council Briefing held on Monday 4 March 2019 at 5.00pm in the Civic Centre Reception Room, Horsham Rural City Council

Horsham Multi-Use Indoor Sports Stadium Workshop held on Thursday 7 March 2019 at 5.30pm in the Civic Centre Reception Room, Horsham Rural City Council

Council Briefing held on Tuesday 12 March 2019 at 5.00pm in the Civic Centre Reception Room, Horsham Rural City Council

Council Briefing held on Monday 18 March 2019 at 5.05pm in the Civic Centre Reception Room, Horsham Rural City Council

Refer to **Appendix “13.1A”**

### **13.2 SEALING OF DOCUMENTS**

Nil

### **13.3 INWARD CORRESPONDENCE**

Nil

### **13.4 COUNCIL COMMITTEE MINUTES**

Municipal Fire Management Planning Committee Meeting held on Wednesday 13 March 2019 at 10.30am in the Green Room, Horsham Town Hall

Refer to **Appendix “13.4A”**

#### **Recommendation**

That Council receive and note agenda items 13.1, 13.2, 13.3 and 13.4.

## 14. NOTICE OF MOTION

### 14.1 NOTICE OF MOTION NO 171

Given by Cr David Grimble

TAKE NOTICE that it is my intention to move the following motion at the Ordinary Meeting of the Horsham Rural City Council to be held at the Civic Centre, Roberts Avenue, Horsham on Monday 25 March 2019.

***Council advocate to the State and Federal Government the need for a dedicated Rail Minister.***

#### **Outline of subject**

Currently, at both a State and Federal level, there is no dedicated Rail Minister.

Horsham is well placed to advocate for a Rail Minister, noting we own rail infrastructure and one of the few Councils nationally to own and lease intermodal facilities, whilst appreciating the complexities of rail.

It is in our best interests to have a dedicated State and Federal Minister to enable us a direct conduit into Government that will best suit the regions.

We are currently campaigning for more efficient freight on rail through investment in standardisation, mode shift and port access initiatives through our membership with the Rail Freight Alliance.

Horsham is partnering with other Councils to advocate for return of passenger rail.

Wimmera Container Line currently run trains directly into DP World at the Port of Melbourne. Port and Landside investment including any fee structure must enhance the use of rail and be cost competitive.

Freight Victoria is currently assessing a proposal put forward by the Port of Melbourne which will deliver a full on dock rail solution by integrating the stevedore and rail terminals at the port.

Significant investment through Murray Basin Rail Plan, Regional Rail Revival Program, Melbourne to Brisbane Inland Project, along with Port Rail Shuttle and construction of more passenger rolling stock is commended, however, the delivery of this investment will always be questionable.

If my motion is successful, we should use strategic opportunities at the discretion of our Chief Executive Officer, Mr Bhalla, to implement namely:

1. Support of the North West Municipalities Association up to Municipal Association of Victoria
2. Raising motions to Municipal Association of Victoria and Australian Local Government Association
3. Corresponding to relevant parties.

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**Cr David Grimble**

CIVIC CENTRE  
HORSHAM 3400  
20 March 2019

**15. CONFIDENTIAL MATTERS**

Nil



## 1. PURPOSE

The purpose of the Rating Policy is to establish the framework for setting the Horsham Rural City Council's (the Council) Rating Strategy. The Rating Policy and Rating Strategy are reviewed and adopted every four years following a general election of Council. The Rating Strategy is reviewed in the intervening years and adjusted where Council is of the opinion that the Strategy does not provide for the equitable imposition of rates and charges.

Council's policy in regard to rates and charges as set out in the *Local Government Act 1989* (the Act) is set out below.

## 2. INTRODUCTION

Legislation requirements under the Act, Section 3C; the primary objective of a council is to endeavour to achieve the best outcomes for the local community having regard to the long term and cumulative effects of decisions. Further in seeking to achieve its primary objective, a council must ensure the equitable imposition of rates and charges.

Under Section 136 of the Act, a Council must pursue spending and rating policies that are consistent with a reasonable degree of stability in the level of the rates burden.

## 3. SCOPE

This policy covers the decision making rules that council will apply when reviewing its Rating Strategy.

## 4. PRINCIPLES

### 4.1 Rating Objectives

Legislation: Under Section 3C of the Act, the primary objective of a council is to endeavour to achieve the best outcomes for the local community having regard to the long term and cumulative effects of decisions. Further in seeking to achieve its primary objective, a council must ensure the equitable imposition of rates and charges.

Under Section 136 of the Act, a Council must pursue spending and rating policies that are consistent with a reasonable degree of stability in the level of the rates burden.

Policy: Council will give consideration to the good practice taxation principles when determining the equitable imposition of rates and charges. Council's policy on the taxation principles is provided in Section 4.14.

### 4.2 Valuation Method

Legislation: A council may use the site value, net annual value or capital improved value system of valuation. For the purposes of calculating the site value, net annual value or capital improved value of rateable land, a council must use the current valuations made in respect of the land under the *Valuation of Land Act 1960*.

Valuations occurring up to January 2018 were undertaken on a two year basis, with supplementary valuations able to be done where there are sales in subdivisions and consolidations, as well as following the construction and demolition of buildings. Changes were made to the *Valuation of Land Act* during 2017 that from 2019 it will be compulsory for Council's valuations to be undertaken through the Valuer General's Office and that valuations will be undertaken on an annual basis.

Issues: Of the 79 Councils in the state, 75 use CIV as the valuation method. Use of CIV allows the use of differential rates.

Policy: Council will use the capital improved value valuation method as this satisfies the equity principles and allows council to utilise differential rates in its rating structure.

### 4.3 Supplementary Valuations

Legislation: The *Valuation of Land Act* allows for Councils to have its Valuer make regular inspections following sales in subdivisions and consolidations as well as following the construction and demolition of buildings so that the maximum financial benefit can be gained from development as it occurs in the municipality, while at the same time ensuring that rates are levied equitably and transparently on new and changed properties.

Issues: There is some discretion as to what is an appropriate level of change in value upon which a supplementary valuation should be made.

Policy: Councils policy is to undertake supplementary valuations on a regular basis throughout the year, where there is a significant change to the capital improvements or where there is a new assessment or property consolidation required. The additional revenue generated during the year assists in maintaining the rate in the dollar at the lowest level and is both transparent and satisfies the equity principles within the rating strategy.

### 4.4 Differential Rates

Legislation: Under Section 158 of the Act, a council when declaring rates and charges must declare whether the general rates will be raised by the application of a uniform rate or differential rates.

Under Section 161 of the Act, if a council declares a differential rate for any land, the council must:

- Specify the objectives of the differential rate including a definition of the types or classes of land which are subject to the rate and a statement of the reasons for the use and level of that rate
- Specify the characteristics of the land which are the criteria for declaring the differential rate.

A council must have regard to any Ministerial guidelines before declaring a differential rate for any land. The Minister issued Guidelines in April 2013. These guidelines attempt to spell out clearly what types and classes of land may be considered for differentials and also those that are not appropriate for differentials or need to be "carefully considered". Geographic Location may also be considered as a basis for the use of a differential.

The highest differential rate must be no more than four times the lowest differential rate.

#### 4.4.1 Differential Residential Land

A differential may be offered for residential land. A differential is considered appropriate for residential land under the Ministerial Guidelines for use of differentials.

Council considerations when looking at a differential for residential land will include the following: Rates are an allowable deduction for tax purposes for residential properties held for investment purposes and homebased businesses in relation to the portion of the home that is used for business purposes, properties within the township of Horsham generally have higher access to council services, residential properties tend to be lower in valuation and therefore are adversely impacted by the regressive nature of the municipal charge and any other factors as may be deemed relevant from time to time.

Policy: Council does not consider appropriate, a separate differential for residential land.



#### 4.4.2 Differential Commercial Land

A differential may be offered for commercial land and is considered appropriate under the Ministerial Guidelines for use of differentials.

Council considerations when looking at a differential for commercial land will include the following: Rates are an allowable deduction for tax purposes for commercial properties, commercial properties are operated for profit, there is a wide diversity of retail operators both in size and type, the farming sector underpins economic activity for much of the local economy and any other factors as may be deemed relevant from time to time.

Policy: Council considers it appropriate to have a separate differential for commercial land.

#### 4.4.3 Differential Industrial Land

A differential may be offered for industrial land and is considered appropriate under the Ministerial Guidelines for use of differentials.

Council considerations when looking at a differential for industrial land will include the following: rates are an allowable deduction for tax purposes for industrial properties, industrial properties are operated for profit, there is a wide diversity of retail operators both in size and type, the farming sector underpins economic activity for much of the local economy and any other factors as may be deemed relevant from time to time.

Policy: Council considers it appropriate to have a separate differential for industrial land.

#### 4.4.4 Differential Farm Land

A differential may be offered for farming land and is considered appropriate under the Ministerial Guidelines for use of differentials. It is a specific requirement of these Guidelines for Council to consider a reduced differential for this category of land use.

Council considerations when looking at a differential for farm land will include the following: Farms can have reduced access to services compared to residential properties, and this reduced access is not reflected in the property values, the extent to which relative property values may have varied between sectors, an excessive rate burden is applied on farmers due to their land holding having a significantly greater value than for other small businesses, agriculture producers are unable to pass on increases in costs, farms are seen as more susceptible or fragile than other commercial or industrial operations, the farming sector underpins economic activity for much of the local economy, rates are an allowable deduction for tax purposes and often include the principle place of residence, farms are operated for profit and any other factors as may be deemed relevant from time to time.

Policy: Council considers that a differential is appropriate for the farm sector.

#### 4.4.5 Differential Retirement Villages

A differential may be offered for Retirement Villages and is considered appropriate under the Ministerial Guidelines for use of differentials. It is a specific requirement of these Guidelines for Council to consider a reduced differential for this category of land use.

Council considerations when looking at a differential for farm land will include the following: A lower differential for this class of properties may be considered appropriate, based on the reduced number of services accessed by residents of retirement villages, savings in capital investment and maintenance to council for roads, footpaths, drainage, street lighting, car parking and landscaping, council benefits



from increased rate revenue because of the density of retirement village housing and any other factors as may be deemed relevant from time to time.

Policy: Council does not consider a differential appropriate for Retirement Villages.

#### 4.4.6 Differential Other Classes of Land Use

A differential may be offered for range of other classes of land use under the current Ministerial Guidelines.

Policy: Council does not consider any other differential as appropriate for any of the other listed categories of land use within the Ministerial Guidelines.

#### 4.4.7 Differential for Geographic Reasons

A differential may be offered for definable Geographic areas and is considered appropriate under the Ministerial Guidelines for use of differentials.

Council considerations when looking at a differential for geographic reasons will include the following: A lower differential for this class of properties may be considered appropriate based upon, the distance from Horsham and therefore the ability to access services, in practice this would be very difficult to measure as to where the line should be and how to administer, in taking in to account the extent of usage of services Council needs to satisfy itself that the situation is consistent across the majority of properties within a property class.

Policy: Whilst Council recognises the issue as being applicable to outer geographic areas of the Municipality the costs and inability to position and administer a suitable line on a map would outweigh the benefits of introducing such a differential.

### 4.5 Cultural and Recreational Land

Legislation: Under the provisions of the *Cultural and Recreational Lands Act 1963* most Councils levy rates on outdoor cultural and recreational facilities at concessional rates. These lands must be occupied by a body which exists for an outdoor recreational purpose and which applies its profits in promoting the furthering of this purpose. The lands must be owned by the body or owned by the Crown or Council to be eligible. Agricultural showgrounds are specifically included. Indoor bodies may be exempt as charities under Section 154 of the *Local Government Act 1989*, on the basis of providing a general community benefit.

Issues: Council during 2014-15 undertook a detailed review of culture and recreational assessments within the municipality and developed a policy to guide officers in applying the principles. This policy clearly defines eligibility criteria and reduces the previous 20% concessional rate to 0% i.e. no rates to be levied and the upper rate of 60% has been reduced to 50%. Council believes this recognises the role that Cultural and Recreational groups play in the provision of services to the community. These groups do have access to some services in their own right but largely, themselves, are part of the cultural and recreational service provision within the community. This new policy reduces the rate burden on these groups within the community and attempts to clarify the grey areas in the decision process, to help provide consistency and fairness in the way in which Council approaches this matter.

Council sets rates which differentiate between those which have significant fund raising capacity and those which do not. The levels are discretionary and as a consequence have been reviewed so that the lower rate aligns with the full exemption that may be granted to groups under Section 154 of the *Local Government Act*. The upper rate has been reduced from 60% to 50% to provide some further concession to these groups in recognition of the general community benefit they provide.



Policy: Rates are set at a higher value (for those with significant revenue raising capacity) and a low value (for those with little revenue raising capacity) of the General rate. No municipal charge is made on these properties.

#### 4.6 Municipal Charge

Legislation: Under Section 159 of the Act, a council may declare a municipal charge to cover some of the administrative costs of the council. A council's total revenue from a municipal charge in a financial year must not exceed 20 per cent of the sum total of the council's total revenue from a municipal charge and total revenue from general rates. The Local Government Bill 2018 proposes that this be reduced to 10%.

A person may apply to a council for an exemption from the payment of a municipal charge on rateable land if the rateable land is farm land, the rateable land forms part of a single farm enterprise and an exemption is not claimed in respect of at least one other rateable property which forms part of the single farm enterprise. In the case of a single farm enterprise which is occupied by more than one person, an exemption cannot be claimed in respect of more than one principal place of residence.

A fixed component of the rating structure is provided as recognition of the fact that all rateable properties have an obligation to contribute to the basic operations of Council i.e. its Administrative functions

Issues: Because the municipal charge is a fixed charge, it is regressive, meaning that as the value of properties decrease, the municipal charge increases as a percentage of rates paid, thus the total burden is reduced on higher value properties. The higher the municipal charge the greater is the benefit to farms with multiple assessments that are eligible for the "single farm enterprise" exemption, a municipal charge may be used by a council to collect a portion of revenue not linked to property value but paid equally by all ratepayers. The charge cannot be more than 20% of total rates. A reduction in the level of the municipal charge would benefit lower valued properties, but any reduction would need to be balanced by an increase in the ad-valorem rate accordingly which would increase the rates on all properties across all sectors. Some Council's tie the municipal charge to specific administrative or governance costs and set it accordingly. Council has considered the effect of lowering the level of the charge and consequently raising the ad-valorem rate to compensate.

Policy: Council recognises the regressive nature of this charge but will levy a municipal charge on the grounds that all properties should contribute to its administrative costs.

#### 4.7 Service Rates and Charges

Legislation: Under Section 162 of the Act, a council may declare a service rate or charge for any of the following services:

- Provision of a water supply
- Collection and disposal of refuse
- Provision of sewage services
- Any other prescribed service.

Garbage Services are compulsory for Natimuk and Horsham and are charged on a user pays principle. Recycling Services are included as part of the Garbage Services. Appropriate to have a user charge as the service can be clearly tagged to those that use it. The calculation is done on a cost recovery basis. Recycling is included to encourage recycling which helps reduce landfill costs. To charge separately may result in some people cancelling the service.





Issues: The calculation of the garbage charge is on a cost recovery basis but does not currently pick up on a contribution towards Council's general administration or overhead. During 2017-18 the acceptable levels of contaminants in recyclable product delivered to China was reduced thereby impacting the recycling market, this resulted in a cost increase to council per recycling service.

Policy: Council will levy a charge for garbage and recycling services combined on a cost recovery basis (with the exclusion of Council overheads). Council will where practical, charge any increases in recycling costs only to those properties that receive a recycling service.

#### 4.8 Special Rates and Charges

Legislation: Under Section 163 of the Act, a council may declare a special rate or charge for the purposes of defraying any expenses or repaying (with interest) any advance made to or debt incurred or loan raised by the Council, in relation to the performance of a function or the exercise of a power of the council, if it will be of special benefit to the persons required to pay the special rate or special charge.

A 1999 VCAT ruling said "if a benefit accrues to the land so as to make it more desirable and therefore more valuable for sale, the owner derives a special benefit even if his or her present use of the land does not provide it there and then".

Special rates and Charges may be utilised. These have been utilised principally for drainage, footpaths and road schemes where the "benefit" to individual ratepayers can be clearly identified.

Issues: Greater use of Special Charges when there are clearly "special benefits" that can be identified will help address some of the Equity issues around the benefit principle.

Policy: Council will use special rates and charges wherever it believes these may be appropriate.

#### 4.9 Rate Exemptions for Charitable and Other Properties

Legislation: Rate exempt status for specified charitable and other properties, both as required by legislation and under Council discretion. The *Local Government Act* provides for limited exemption of certain categories of properties from rating, Section 154 sets out what land is non-rateable. Primarily those regarded as being used for charitable purposes, as well as specified types of property, such as those used for mining. Most Government and Council owned properties, including educational institutions and hospitals, are also included in non-rated categories.

Issues: Some degree of discretion needs to be applied when looking at some charities as they may often be almost commercial in nature, a detailed review of non-rateable assessments is undertaken on a regular basis.

Policy: Council provides exemptions in accordance with Section 154 of the Local Government Act.

#### 4.10 Rating of Retail Premises of Charitable Organisations

Legislation: The *Local Government Act* provides in Section 154 (4) that any part of land used for the retail sale of goods cannot be regarded as used exclusively for charitable purposes and is thus rateable. These are commercial operations that are not charitable by nature and hence they should be rated.

Issues: These retail premises operate in order to both raise income for their charitable cause and also to provide a cheap source of recycled clothing which provides a social benefit to the community.



Policy: For the purpose of charging rates, the Council Valuer be asked to separately value that part of land not rated which is occupied by a charitable organisation and used for the retail sale of goods so as to allow that part to be separately rated. Council will then make an annual Community Donation / Grant equivalent to the rates charged to the charitable organisations so rated in accordance with this policy.

## 4.11 Payment Options and Incentives

Legislation: Under Section 167 of the Act, a council must allow rates and charges to be paid in four instalments. A council may also allow rates and charges to be paid in a lump sum.

Under Section 168 of the Act a council may also provide incentives for prompt payment. Lump sum payment option has remained in February largely due to the preference by the farming community to pay annually at this time. Interest can be charged on overdue payments.

Issues: Farming has changed in recent years and farm incomes are now often spread differently across the year, compulsory quarterly payments would offer opportunities for improved efficiencies in how the rates department operates and better debt management and cash-flow management for Council and potentially ratepayers alike, quarterly payments have been modelled to show there would be minimal extra costs to annual payers and can still be paid in full at the time of the first instalment on 30 Sept, council has a policy for the charging of interest on late payments in accordance with the Local Government Act provisions and in the interests of fairness and transparency, council authorises a credit management company to take prompt action where payment is not made by due dates or where payment arrangements are not followed by ratepayers.

Policy: Council will allow payment of rates and charges by lump sum in February as well as quarterly payments. A discount for early payment of rates will not be offered.

## 4.12 Early Payment Incentives

Legislation: Early payment incentives may be offered if rates are paid early. Early payment benefits council by improvements to cashflow.

Issues: The question of a discount on early payment of rates has been looked at previously by Council. In a survey in 2003 few ratepayers indicated that they would be attracted by a discount, the discount may be seen to benefit ratepayers in the community with greater cashflow, there is a cost to the discount itself, plus additional administrative and system costs.

Policy: Council does not offer a discount for early payment of rates and charges.

## 4.13 Rebates and Concessions

Legislation: Under Section 169 of the Act, a council may grant a rebate or concession in relation to any rate or charge:

- To assist the proper development of the municipal district; or
- To preserve buildings or places in the municipal district which are of historical or environmental interest; or
- To restore or maintain buildings or places of historical, environmental, architectural or scientific importance in the municipal district; or
- To assist the proper development of part of the municipal district.

A council resolution granting a rebate or concession must specify the benefit to the community as a whole resulting from the rebate or concession. Rebates and Concessions may be offered for a number

of reasons as defined in Section 169 of the Act. Primarily “to assist the proper development of the municipal district” or to assist the preservation and /or restoration of places “of historical or environmental interest.”

Issues: Council may offer rebates and concessions as it deems appropriate, and as established through clear policy direction, council provides for the state funded pensioner rebate scheme, other rate concession considered in the past were on land with Conservation Covenants issued by the Trust for Nature for landowners undertaking conservation of their land, which has been suggested by the Trust as being appropriate and desirable. An option for a rebate or concession to be offered for relevant landholders in return for weed management has been discussed. However, the administrative burden for such a scheme would be significant and outweigh the benefits. A specific rebate has been granted under an historical agreement, to provide 50% general rate concession (excluding the Municipal charge) on the low value rental units owned by the Department of Human Services.

Policy: Council administers the state government funded pensioner rebate scheme. Council will not grant a concession or rebate to Health Care Card holders. Council will offer an additional rebate to pensioners over and above the state government value.

In relation to the rating of Granny Flats, where a flat that is constructed on land on which there had previously been one dwelling only and where such flat is occupied by the elderly or disabled pensioner relatives of the occupier of the adjacent house, Council will waive the rates and charges over and above the pensioner concession granted, providing the pensioners make an application for such a waiver each year before rate payment is due.

Council will not grant a concession or rebate to properties on which a conservation covenant has been executed. Such covenants would be incorporated into the attributes considered by the Valuer when determining the Capital Improved Value of the land.

#### **4.14 Deferrals, Discounts and Waivers**

Legislation: Under Section 170 of the Act, a council may defer in whole or in part the payment by a person of any rate or charge which is due and payable for a specified period and subject to any conditions determined by the council if it considers that an application by that person shows that the payment would cause hardship to the person.

Under Section 171 of the Act, a council may waive the whole or part of any rate or charge or interest in relation to:

- An eligible recipient
- Any other class of persons determined by the Council for the purpose of waiving rates or charges on the grounds of financial hardship.

Deferrals, discounts and/or waivers of rates and charges are available in specific hardship cases. Section 169, 170 & 171 of the Act allows for people in designated groups to access this i.e. pensioner rate discount or for individual cases of hardship.

Issues: Council has traditionally not granted waivers or discounts. Deferrals mean little lost revenue to Council and it picks up on the equity issue of capacity to pay, by delaying payment until assets are realised at a later date.

Policy: Council has a separate and specific policy, “Rates and Charges Financial Hardship Policy” for the handling of hardship cases which allows deferral of all or part of rates for varying times depending on circumstances, interest may also be waived in hardship cases. Applicants are required to specify the hardship grounds, on consideration of which Council may grant a deferral, which would generally continue until circumstances change, the land is sold or the person dies, when the



rates and interest deferred would be taken from the sale proceeds. Council has in the past only granted interest waivers for hardship.

#### 4.15 Taxation Principles

The Victorian Government's Local Government Better Practice Guide: Revenue and Rating Strategy 2014 states that when developing a rating strategy, in particular with reference to differential rates, a council should give consideration to the following key good practice taxation principles:

- Wealth Tax
- Equity
- Efficiency
- Simplicity
- Benefit
- Capacity to Pay
- Diversity.

##### 4.15.1 Wealth Tax

Council supports the principle that rates paid are dependent upon the value of the ratepayer's real property. To ensure that people in similar economic circumstances are treated similarly.

Issues: There is a direct relationship between property holdings and disadvantage – less wealthy people tend to own lower valued housing stock. Property owners with higher valued assets generally have a greater capacity to pay.

Policy: Council considers the wealth tax principle a good starting point in developing its rating strategy.

##### 4.15.2 Equity (Horizontal)

Council considers issues of horizontal equity when developing its rating strategy. To ensure that people in similar economic circumstances are treated similarly.

Issues: Levels of Government with more diverse taxing and investigative powers and resources struggle to achieve this and use a broad range of taxing instruments from income and assets tests, consumption versus income taxation etc. It is difficult to expect a property tax system alone to deal practically with this issue.

Policy: Council will consider (where possible) issues of horizontal equity in its rating strategy.

##### 4.15.3 Equity (Vertical)

Council considers issues of vertical equity when developing its rating strategy. The amount of tax to be paid varies in accordance with an individual's economic circumstances.

Issues: Economic circumstances can be very subjective, depending upon how we define and measure this. Similar circumstances may be judged differently based on wealth, income and expenditure. Information around individual economic circumstances is not freely available to Council.

Policy: Council will consider (where possible) issues of vertical equity in its rating strategy.

##### 4.15.4 Efficiency

Council considers issues of economic efficiency when developing its rating strategy. The level of rates burden can affect the extent to which production and consumption decisions are made by people.

Issues: Efficiency can be defined as the ratio of ends produced (outputs) to means used (inputs). Being more efficient, means that the burden on ratepayers can be reduced or ratepayer's utility can be increased by limited resources being diverted to more productive areas. For services where users are

price sensitive, direct charging can influence demand patterns and thus lead to greater allocative efficiency.

Policy: Council will consider (where possible) issues of efficiency in its rating strategy.

#### **4.15.5 Simplicity**

Council considers issues of simplicity when developing its rating strategy. The complexity of the rating system affects how easily it can be understood by ratepayers and the practicality and ease of administration.

Issues: All reviews of taxation have argued that simplicity is a critical goal. The simpler the rating system is, the easier it is for ratepayers to understand, but simplicity principle can often conflict with other principles.

Policy: Council will consider (where possible) issues of simplicity in its rating strategy.

#### **4.15.6 Benefit**

Council considers the "benefit" or "user pays" principle. The benefit principle points to the fact that some groups may have more access to Council services.

Issues: More use of user charges, special rates and service charges lend themselves better to dealing with the issue of benefit. Another issue to consider here is that of the degree of "public" good in a service. A public good is something where it is difficult or impractical to exclude non-payers from the benefit. A user charge can be used where the benefit of a particular service can be mapped to an individual ratepayer. A comprehensive analysis of access to services is extremely costly, complex and difficult to determine with many subjective judgement calls to be made. In some ways arguing of the benefit principle with respect to Council rates is like trying to do the same for income tax that is used to fund a wide range of universally accessed services. It might be argued that a country ratepayer derives less benefit from library services or street lighting than their town counterparts but the reverse may be argued with respect to the cost of repairing rural roads that are seldom travelled on by the urban ratepayer. Many services are not location specific. Access is not synonymous with consumption. Residents can travel or use technology to access services. Services provided in different locations within the municipality have different costs e.g. waste collection in rural areas may be more costly than in urban areas etc. Rates are a property wealth tax based on valuation of properties and not based upon access to services. Services are available on a "whole of life" basis i.e. different services are accessed at different points during a person's life.

Policy: Council will consider user pays opportunities wherever practicable.

#### **4.15.7 Capacity to Pay**

Council considers issues of capacity to pay when developing its rating strategy. Some groups may have a greater or lesser capacity to pay (i.e. asset rich but income poor).

Issues: Council does not have access to income information for all ratepayers. This would be necessary to assess this aspect of rating equity. Individuals may apply on hardship grounds to have their rates deferred or interest waived and in doing so need to provide Council with some of this information.

Policy: Council will consider (where possible) issues of capacity to pay in its rating strategy.

#### **4.15.8 Diversity**

Council considers issues of diversity when developing its rating strategy. Some ratepayers within a group may have a greater or lesser capacity to pay (i.e. city versus rural).

## Rating Policy

Issues: Council does not have access to income information for all ratepayers. This would be necessary to assess this aspect of rating equity. Individuals may apply on hardship grounds to have their rates deferred or interest waived and in doing so need to provide Council with some of this information. Establishing sub-groups may lead to an overly complex rating system.

Policy: Council will consider (where possible) issues of diversity in its rating strategy.

### 4.16 Changes to the Rating Strategy

Council has established the following parameters for the purposes of deciding when a detailed review of the Rating Strategy is required in any budget year:

- The difference in the valuation change (increase or decrease) between the general differential rate category and another differential rate category exceeds 5% following a general revaluation of properties
- Any change in the legislative framework that materially impacts the equitable imposition of rates and charges.

## 5. COMMUNICATION

Council will seek to communicate individually with properties that have a significant shift in the rate burden in any one year, advising them of the reason for the change and their options for appeal on their valuation. This policy will be publicly available on council's website.

## 6. RESPONSIBILITY

**Policy Owner:** Director Corporate Services

## 7. SUPPORTING DOCUMENTS

Document	Location
Local Government Act 1989	LGV Website
Victorian Government's Local Government Better Practice Guide: Revenue and Rating Strategy 2014	LGV Website

## 8. DOCUMENT CONTROL

Version Number	Approval Date	Approval By	Amendment	Review Date
01	Date approved	Council	New Policy	Review date to be added by Governance Unit



**DRAFT**

**RATING STRATEGY**

**2019-23**

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## 1. PURPOSE

The purpose of the Rating Strategy is to set out the system of rates and charges adopted by Council for the purposes of distributing the rates burden across the municipality on a fair and equitable basis. The Strategy is reviewed and adopted every four years following a general election of the Council. This Rating Strategy is for the four year period 2019-23.

In 2005 Council developed a Rating Strategy, which was adopted in conjunction with the adoption of the 2005-06 Budget. Council has annually reviewed this strategy as part of its budget process, but in 2013-14 as a response to budget submissions received, it undertook to do a more detailed review of its entire Rating Strategy in order to investigate the concerns raised by some sectors within the community. Further to this the Victorian Auditor General's Report into the results from the 2012-13 audits highlighted the need for Council's to "apply a robust and strategic approach to the collection and use of revenue through rates and charges" and to improve the quality of the Rates Strategy and to implement a Rating Policy. Council during the 2013-14 review looked in depth at the various elements of its current rating package, the objective being to consider ways in which these could be varied to "more equitably distribute the rates burden across the municipality".

In the 2018-19 year Council formed the Rates Strategy Review Advisory Committee (Committee) to provide community input and opinion on the setting of key rating principles in the review of the Council's 2018-19 Rates Strategy, and to make recommendations to Council on revisions to the Rates Strategy and an overarching Rates Policy. A key outcome of which was to achieve a fair and equitable distribution of the rate burden across all members of the community.

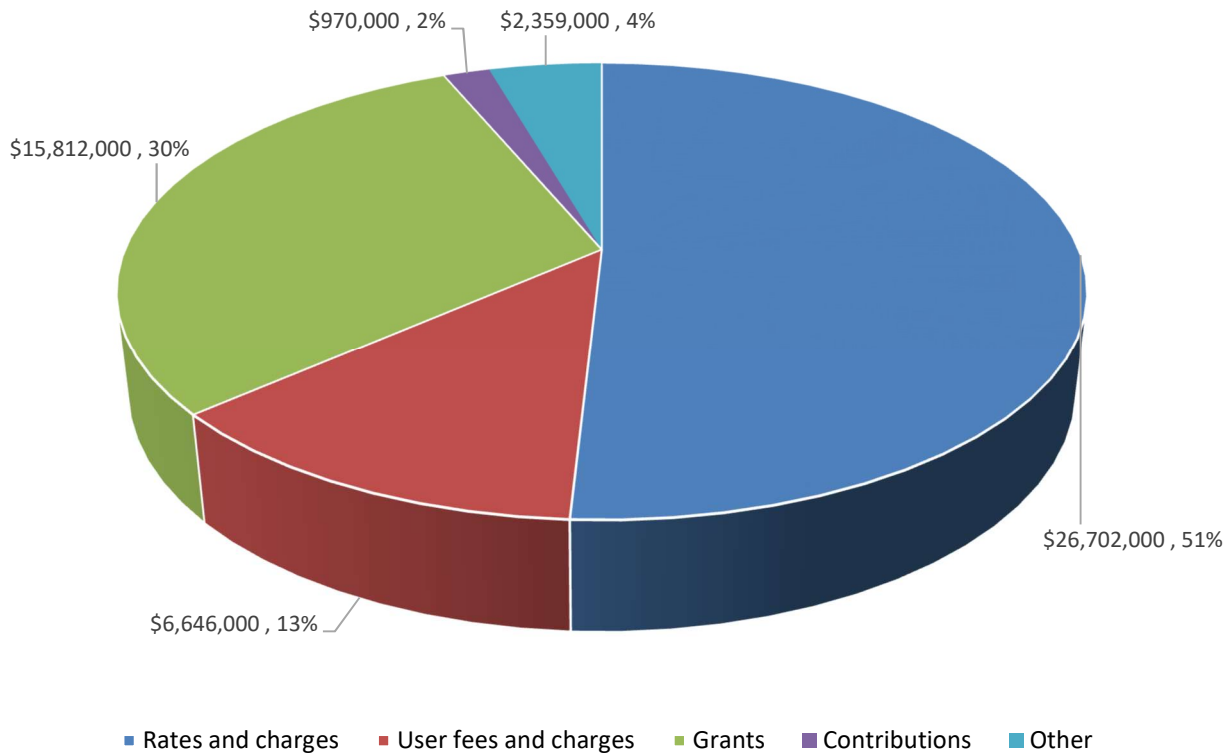
The responsibilities of the Committee were:

- To identify and recommend principles for formulating the HRCC's rating strategy and policy
- Advise on the factors for consideration of any differential rates
- Advise on the equitable sharing of the rate burden and changes to current charges, rebates and exemptions
- Propose improvements to communication and engagement on the budget and rating strategy
- Consider feedback and submissions from members of the public that may be obtained during the review
- Produce a discussion paper with recommendations for Council.

The Council has considered the Committee's recommendations and have incorporated them into the development of this Rating Strategy for the 2019-23 years.

## 2. REVENUE COMPOSITION

The composition of Council's revenue for the 2018-19 year is shown in the graph below.



In determining if services should be funded by specific charges or through rates, Council has to consider the aspect of whether services are either entirely or partially “public goods”, these being services providing a broad benefit to the community rather than a particular benefit to individuals or groups. In the case of public goods it is often difficult or impractical to exclude non-payers from the benefits or to attribute costs.

Where possible, Council sets user charges based on the cost of provision of those services where there is clearly a direct benefit to users, such as the garbage collection service, in which the revenue from the charges for household garbage services are set to meet the total cost of all waste services, including collection, treatment and disposal (but excluding Council overheads).

At the same time small scale services or those where it would be difficult to attribute costs or collect fees are funded through rates.

### 3. CURRENT RATING STRUCTURE

#### 3.1 Rating System

The rating system used at Horsham for the 2018-19 year is as follows:

- General Rates levied using differential rates based on Capital Improved Valuations multiplied by specified rates in the dollar, being General rates including Residential, Commercial and Industrial properties (2018-19: 0.4908 cents/\$CIV) and Farm rates at 80% of the General rate (2018-19: 0.3926 cents/\$CIV)
- Municipal Charge levied on all rateable properties, representing 13.6% of total revenue from the municipal charge and general rates, with exemptions for properties making up single farm enterprises and cultural and recreational lands (2018-19: \$287 per property)
- Cultural and Recreational rates levied on recreational land based on Capital Improved Valuations at concessional rates in the dollar of between 0% and 50% of the General rate (2018-19: 0.0000-0.2454 cents/\$CIV)
- Service Rates and Charges levied for garbage collection based on the type and size of the services provided, with a discretionary service for those outside the residential urban areas of Horsham and Natimuk, including the provision of a free-to-user recycling service for residential garbage service recipients (2018-19: \$224-\$394 per property)
- Deferments and/or waivers of rates and charges in specific hardship cases
- Rebates and Concessions offered in some circumstances as set out in legislation such as for the State funded Pensioner Rebate Scheme and as per Council policy and other agreements.

#### 3.2 Comparison with Other Councils

A comparison of Horsham's rates and charges for the 2018-19 year with other comparable councils is shown in the table below.

Council	Budget	Rates	Residential	Commercial	Industrial	Farm	Cult & Rec	Municipal Charge	SEIFA Index
Moyne	\$45,469	\$22,385	100%	100%	100%	100%	na	\$261	7.00
Glenelg	\$46,789	\$23,857	100%	100%	100%	100%	50%	\$0	2.00
Mildura	\$105,535	\$69,700	100%	120%	120%	90%	10%	\$100	1.00
Buloke	\$32,937	\$13,316	100%	100%	100%	90%	na	\$170	3.00
Corangamite	\$39,363	\$21,532	100%	100%	100%	90%	50%	\$198	5.00
Hindmarsh	\$18,160	\$8,645	100%	90%	90%	90%	50%	\$199	2.00
Swan Hill	\$46,724	\$27,624	100%	125%	100%	82%-86%	96%	\$0	2.00
Horsham	\$51,014	\$26,702	100%	100%	100%	80%	50%	\$287	4.00
Southern Grampians	\$42,581	\$19,607	100%	100%	100%	80%	na	\$195	5.00
Colac Otway	\$47,363	\$30,204	100%	165%	165%	75%	na	\$188	3.00
Yarriambiack	\$24,138	\$12,183	100%	100%	100%	72%	na	\$73	1.00
Ararat	\$29,844	\$16,919	100%	100%	100%	55%	na	\$92	1.00
Northern Grampians	\$33,830	\$17,377	100%	100%	100%	47%	58%	\$156	1.00

Out of 10

Swan Hill: 82% dry land and 96% irrigation land

Northern Grampians: Reduced its farm rate by 18% in 2018-19 to achieve 2.25% increase

#### 3.3 Valuation Outcomes

Council currently chooses to rate properties based on the Capital Improved Value (CIV) method, on the basis that this more accurately reflects the true value of the property, and also under the Local Government Act 1989 it allows Council to be able to apply differential rates when they believe they are applicable. Council effective from 1 January 2019, undertakes its valuations on a yearly basis in accordance with the Valuation of Land Act 1960 and has appointed the Valuer General as the Valuation Authority who in turn employs an independent contract Valuer. The last revaluation was undertaken effective January 2018.

The following table shows the general revaluation outcomes since 2004 and the impact on the property valuation proportion and general rate burden (excluding municipal charge).

Valuation Changes			Valuation Proportion			General Rate Burden			Farm
Year	General	Farm	Year	General	Farm	Year	General	Farm	Diff
2002-03	0%	0%	2002-03	69%	31%	2002-03	69%	31%	<b>95%</b>
2004-05	37%	38%	2004-05	68%	32%	2004-05	69%	31%	95%
2006-07	15%	20%	2006-07	69%	31%	2006-07	69%	31%	95%
2008-09	9%	7%	2008-09	68%	32%	2008-09	70%	30%	95%
2010-11	<b>6%</b>	<b>14%</b>	2010-11	68%	32%	2010-11	69%	31%	<b>90%</b>
2012-13	8%	4%	2012-13	69%	31%	2012-13	71%	29%	90%
2014-15	<b>11%</b>	<b>22%</b>	2014-15	67%	33%	2014-15	72%	<b>28%</b>	<b>80%</b>
2016-17	12%	14%	2016-17	67%	33%	2016-17	72%	<b>28%</b>	80%
2018-19	<b>5%</b>	<b>17%</b>	2018-19	65%	35%	2018-19	70%	30%	80%

There are also often large variations between revaluation years and these are expected to be reduced due to revaluations occurring on an annual basis rather than every second year.

New property assessments and additional value has been created by way of new sub-divisions and constructions in the General Sector specifically but to a lesser extent in the Farm Sector as well. These new properties have helped contribute to rate revenue in total and have thus reduced the rate burden for all categories of properties.

## 4. PROPOSED RATING STRUCTURE

### 4.1 Rating System

The rating system proposed at Horsham for the 2019-23 years is as follows:

- General Rates levied using differential rates based on Capital Improved Valuations multiplied by specified rates in the dollar, being:
  - Residential rates at 100% of the General rate, Commercial rates at 95% of the General rate, Industrial rates at 95% of the General rate and Farm rates at 67% of the General rate.
- Municipal Charge levied on all rateable properties, representing approximately 10% of total revenue from the municipal charge and general rates, with exemptions for properties making up single farm enterprises and cultural and recreational lands. (This aligns with the proposed Local Government Bill (2018) which has capped the Municipal Charge to a maximum of 10% of the total revenue from the municipal charge plus general rates)
- Cultural and Recreational rates levied on recreational land based on Capital Improved Valuations at concessional rates in the dollar of between 0% for those with little other sources of revenue and 50% of the General rate with significant revenue raising capacity
- Service Rates and Charges levied for garbage collection based on the type and size of the services provided, with a discretionary service for those outside the residential urban areas of Horsham and Natimuk, including the provision of a free-to-user recycling service for residential garbage service recipients
- Deferments and/or waivers of rates and charges in specific hardship cases
- Rebates and Concessions offered in some circumstances as set out in legislation such as for the State funded Pensioner Rebate Scheme and as per Council policy and other agreements.
- A rebate of \$30 in addition to the State funded Pensioner Rebate Scheme to eligible pensioners

## 4.2 General & Differential Rates

Until the year 2000-01, Council levied a uniform rate in the dollar on all properties, whether they were residential, commercial, industrial or farm. It then resolved that the equity of the rating system would be enhanced if the different characteristics of the farming sector were recognised by applying a differential rate at 95% of the general rate applied to all other non-concessional rateable properties.

Taking the above into account the farm rate was determined in the year 2000-01 after noting the relative changes in valuations between the farming and residential sectors in particular following the 2000 revaluation, and the lower accessibility of the farming sector to some of the services provided in the municipality generally. In doing so Council was mindful that a concession granted to one sector has to be paid for by all others but it believes that the equity principle is furthered by the application of this differential.

In 2010-11, Council further reduced its differential rate to benefit the farming sector from 95% to 90% (of the general rate) having considered the outcomes of its biennial revaluation, the impact of low commodity prices on farming incomes and uncertainty about the continuation of the Exceptional Circumstances financial support (which was subsequently withdrawn). In doing so, it considered the issue of geographical distance from standard Council services and the ability of farmers to use and access those services.

In 2014-15, Council reduced its farm differential rate by a further 10% to 80% of the general rate, in recognition of the changes to relative property values, the high value of land as an input to farm operations, and in recognition of some lesser access to services associated with the rural isolation of the majority of the farming sector.

For the 2019-23 years, Council proposes to reduce the farm differential rate by a further 13% to 67% of the general rate to recognise the changes to relative property values (in 2018), the high value of land as an input to farm operations, and in recognition of some lesser access to services associated with the rural isolation of the majority of the farming sector. Council also proposes to introduce a commercial differential rate of 95% of the general rate and an industrial differential rate of 95% of the general rate in recognition of the changes to relative property values following the 2018 general revaluation of properties and reliance on the level of economic activity of the farming sector.

## 4.3 Municipal Charge

The municipal charge is intended to cover some of the “administrative costs” of a Council, examples of which are elections, governance, valuations and corporate expenses. The 2018-19 level of \$287 is the result of applying the charge of \$95.00 set at the time of municipal restructure in 1995 until 1997-98, after which changes in the amount of the charge have followed the annual rate percentage increases declared by Council, except for 2014-15 and 2015-16 when there was no increase to the municipal charge. Council determined in 2016-17 to again increase the charge in-line with the overall rate increase and this approach has been maintained.

For the 2019-23 years, Council proposes to reduce the municipal charge to \$200 which represents 10% of total revenue from the municipal charge and general rates, to reduce the regressive nature of the charge on lower valued properties and bring it in-line with that proposed in the Local Government Bill (2018). Council will consider reducing this further in future years to address the regressive nature of this charge.

## 4.4 Service Rates and Charges

Council provides for the collection and disposal of household garbage, as well as providing for the depositing of industrial and other waste to landfill. A 240 litre bin service has been in existence since before municipal restructure, with weekly collection using bins supplied by the Council to householders in the urban area, and to commercial and industrial premises on request. The service is mandatory for all residential tenements in the urban areas of Horsham and Natimuk.

From the year 2000 Council has offered a residential 240 litre bin service to rural properties where this is feasible, as well as to residential properties in rural townships. The service is optional and the charge the same as in urban areas, although the provision cost is substantially greater due to the increased travelling

involved in collection. However, Council's view is that rural dwellers should not be financially penalised to provide the service and that cross subsidization is justified in this case.

In 2001 Council extended the garbage service by providing an optional 120 litre service at a reduced charge, with the two-fold purpose of leading to a reduction of garbage going to landfill and to encourage recycling. Again some cross subsidization occurs as the collection costs are not substantially less for the small bins, but Council believes the strategy outlined justifies this.

Council resolved in 2002 to add a recycling bin service for residential users using distinctively coloured wheeled bins. Recycling bins are provided only on request. Not all rural users have been offered the service as it is not practical at this stage. The cost of the residential recycling service is included in the overall garbage charge and in 2018-19 this was increased by approximately \$30 due to national issues with recycling and contamination issues for the market of recyclable products in to China. Relevant state bodies are working with industry to look at alternative markets and products to keep these costs down in the future.

At the request of the occupiers of some commercial premises the Council agreed in 2008 to provide a recycling service. This chargeable service is restricted to occupiers not using the Council's commercial garbage service, for which the recycling service is at no additional cost.

For the 2019-23 years, Council proposes no change to its policy on service rates and charges.

#### 4.5 Deferments, Discounts and Waivers

Council has a separate and specific policy for the handling of hardship cases which allows deferment of all or part of rates for varying times depending on circumstances, interest may also be waived in hardship cases. Applicants are required to specify the hardship grounds, on consideration of which Council may grant a deferment, which would generally continue until circumstances change, the land is sold or the person dies, when the rates and interest deferred would be taken from the sale proceeds. Council has in the past only granted interest waivers for hardship. Council has traditionally not granted waivers or discounts.

For the 2019-23 years, Council proposes no change to its policy on deferments, discounts or waivers.

#### 4.6 Concessions and Rebates

The most important rate concession available to ratepayers is the Municipal Rates Pension Concession set at a maximum of half the rates and charges levied on eligible pensioners. This is fully funded by the State Government. Eligible pensioners are also entitled to receive a concession on the Fire Services Property Levy. The total concession amounts for 2018-19 were \$498,729.

There are currently no known Councils that offer a rate rebate for Health Care Cards, and Council has decided not to offer any further rate concessions for holders of these cards.

An additional rebate of \$30 is offered to eligible pensioners from 2019-20 to recognise the impact of rates on this section of the community.

Other concessions are given to the Office of Housing (Department of Human Services) 50% of their total general rates (excluding the Municipal charge) on the low value rental units, for disadvantaged sectors of the community. Council provides rebates for properties which are involved in Sport, Cultural & Recreational activities under the Culture and Recreational Rates Concession policy which was adopted with the 2015-16 Council Budget. Council proposes to undertake a review of this policy prior to 30 June 2019.

For the 2019-23 years, Council proposes no further reviews or changes to its policy on concessions and rebates.

#### 4.7 Payment of Rates

Rates may be paid by quarterly instalment or as a yearly lump sum payment in February. The Council also widely publicises the opportunity it allows for paying rates by arrangement throughout the year as it can be managed and encourages ratepayers who may be having difficulty to discuss payment arrangements with rates staff. Council considered moving to quarterly only payment options for the 2013-14 year and again in

2017-18 but elected to continue to offer a lump sum option in February, in consideration of the benefits specifically to the farm sector.

For the 2019-23 years, Council proposes no change to its policy on payment of rates.

## 5. FINANCIAL IMPACT OF PROPOSED CHANGES

### 5.1 Modelling

For the purposes of determining the financial impact of the proposed rating strategy on each category or class of ratepayer, the current and proposed rating structures have been modelled over the next five years based on the assumptions below.

### 5.2 Assumptions

The following assumptions have been made in regard to future rating years for the purposes of modelling the financial impact of the proposed rating structure:

- Future rate cap increases have been set at 2.5%
- Future property valuation increases have been based on the average valuation increases over the past two general revaluations (i.e. 2016 and 2018) and applied annually with a capped upper limit of 10% and lower limit of 5%
- The growth in the number of assessments has been based on the average growth over the past two general revaluations period (i.e. 2016/17 to 2018/19) and applied annually with a capped upper limit of 10% and lower limit of 5%.

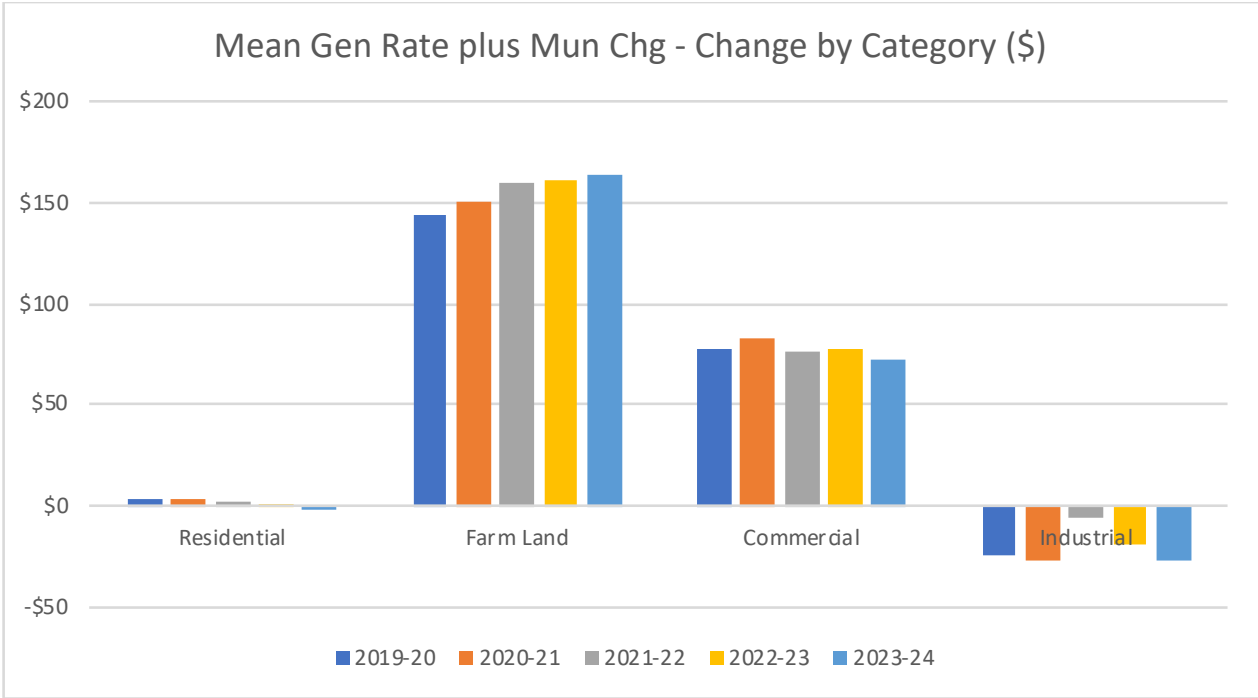
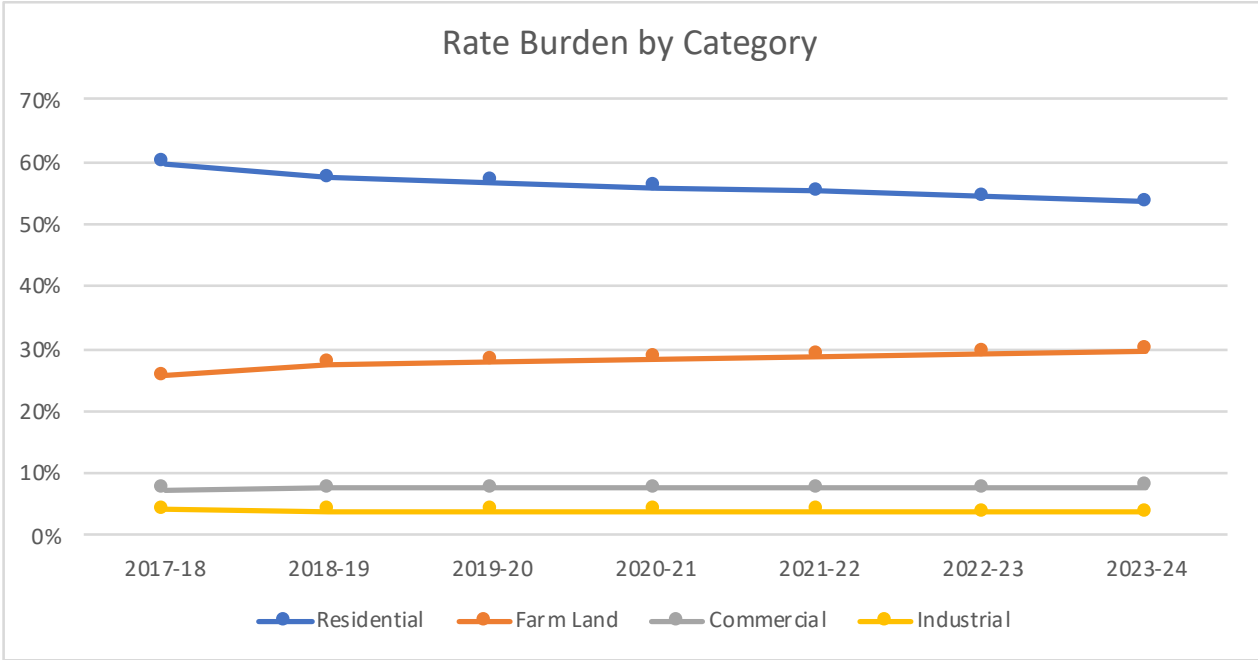
### 5.3 Modelling of Financial Impacts

#### 5.3.1 Summary of possible outcomes (based on above assumptions)

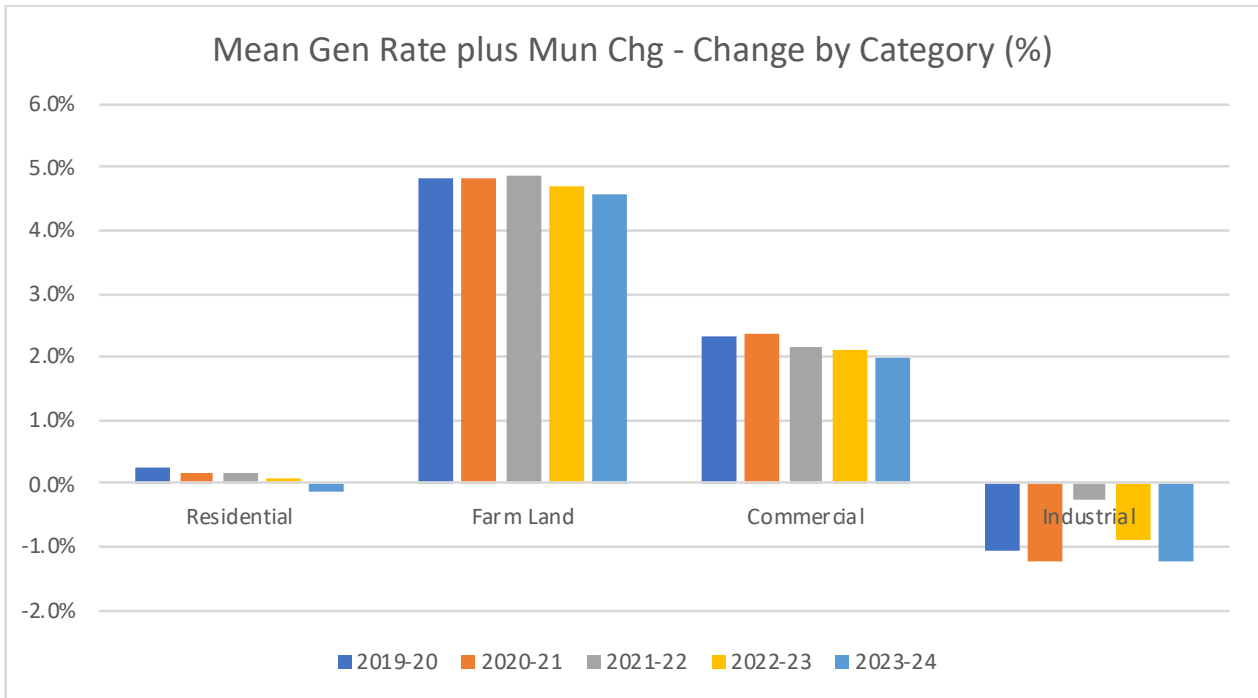
Measure	Residential	Farm	Commercial	Industrial
Rate burden: 2018-19	57.5%	27.5%	7.5%	4.0%
Rate burden: 2019-20	58.7%	25.7%	7.8%	4.0%
<b>Change</b>	<b>+1.2%</b>	<b>-1.8%</b>	<b>+0.3%</b>	<b>0.0%</b>
Average rate: 2018-19	\$1,577	\$2,979	\$3,371	\$2,235
Average rate: 2019-20	\$1,636	\$2,871	\$3,534	\$2,229
<b>Change</b>	<b>+\$59</b>	<b>-\$108</b>	<b>+\$163</b>	<b>-\$6</b>

The above table compares the rate burden and average rate (general rate and municipal charge) for the 2018-19 year and that which would exist in the 2019-20 year under the proposed rating structure. It shows that under the proposed rating structure, farm land would experience a reduction in the rate burden of 1.8% to 25.7%, which is the level that existed prior to the 2018 general revaluation. The rate burden would be transferred to the other rating categories with residential land bearing most of the change. However, due to the large number of residential assessments the average rate impact would be limited to an increase of \$59 compared to commercial properties which would increase by \$163 on average. Industrial properties would be largely unaffected.

5.3.2 Current

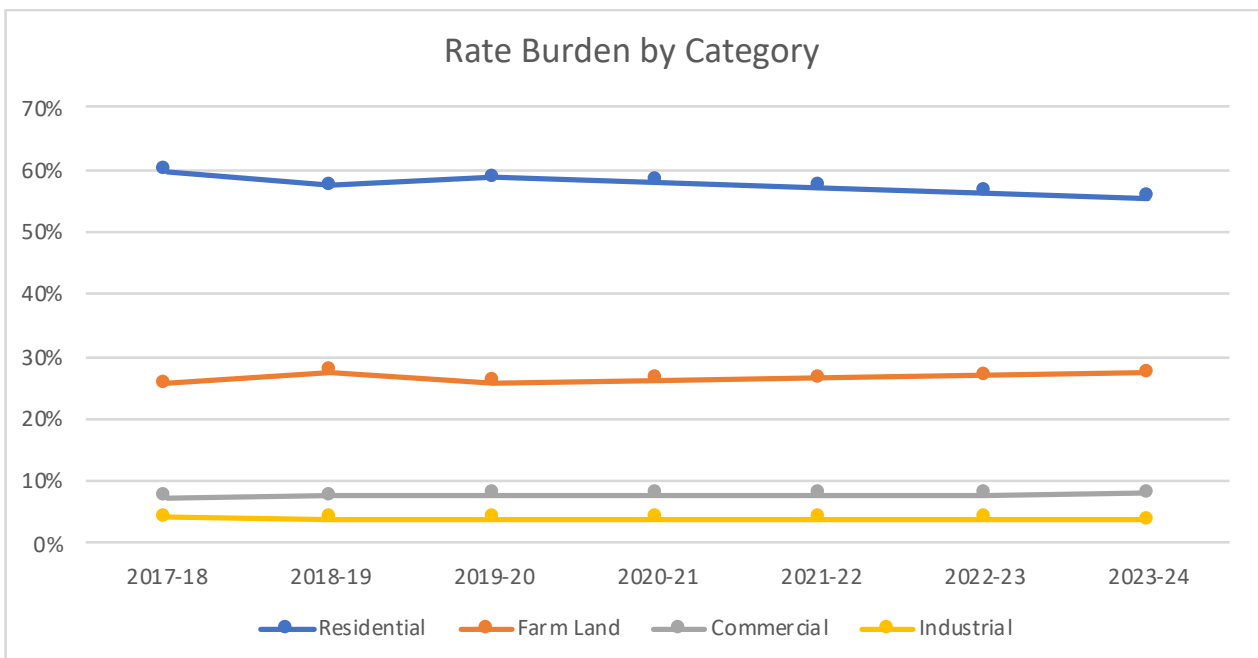


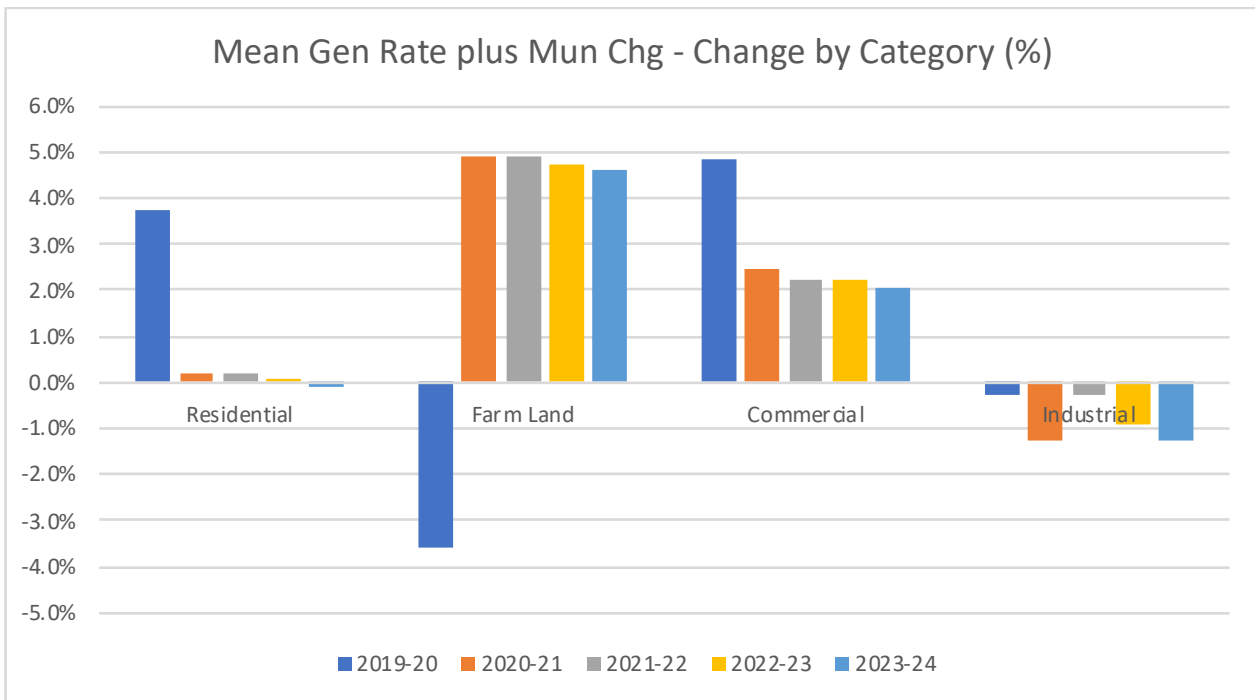
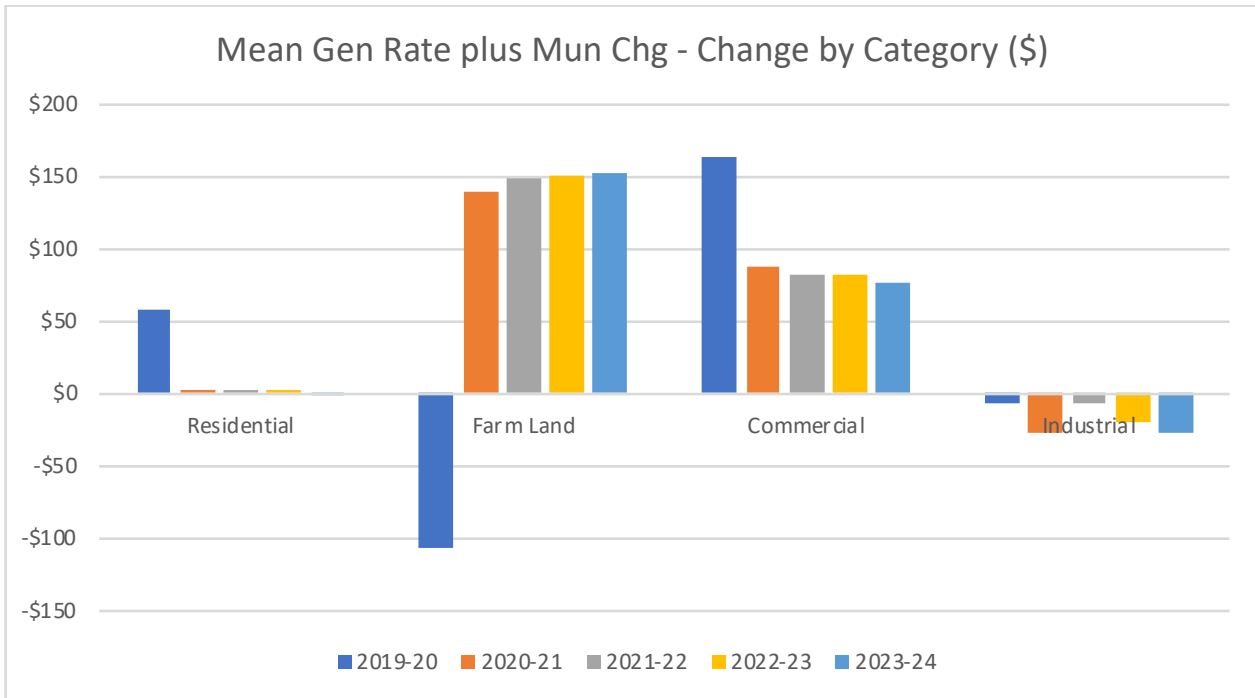




Under the current rating structure, the general rate and municipal charge burden for farm land will increase from 27.5% in 2018-19 to 28.0% in 2019-20 and then continue to increase to 29.7% by 2023-24. Residential land will decrease from 57.5% to 53.5%, Commercial land will increase from 7.5% to 7.7% and Industrial land will decrease from 4.0% to 3.8% over the same period. This will result in average rate increases for farm land of between 4.6% and 4.8% per annum over the five year period. This is compared to residential land which will experience average rate changes of between -0.1% and 0.2% per annum, commercial land with increases of between 2.0% and 2.3% and industrial land with decreases of between -0.3% and -1.2% over the five year period.

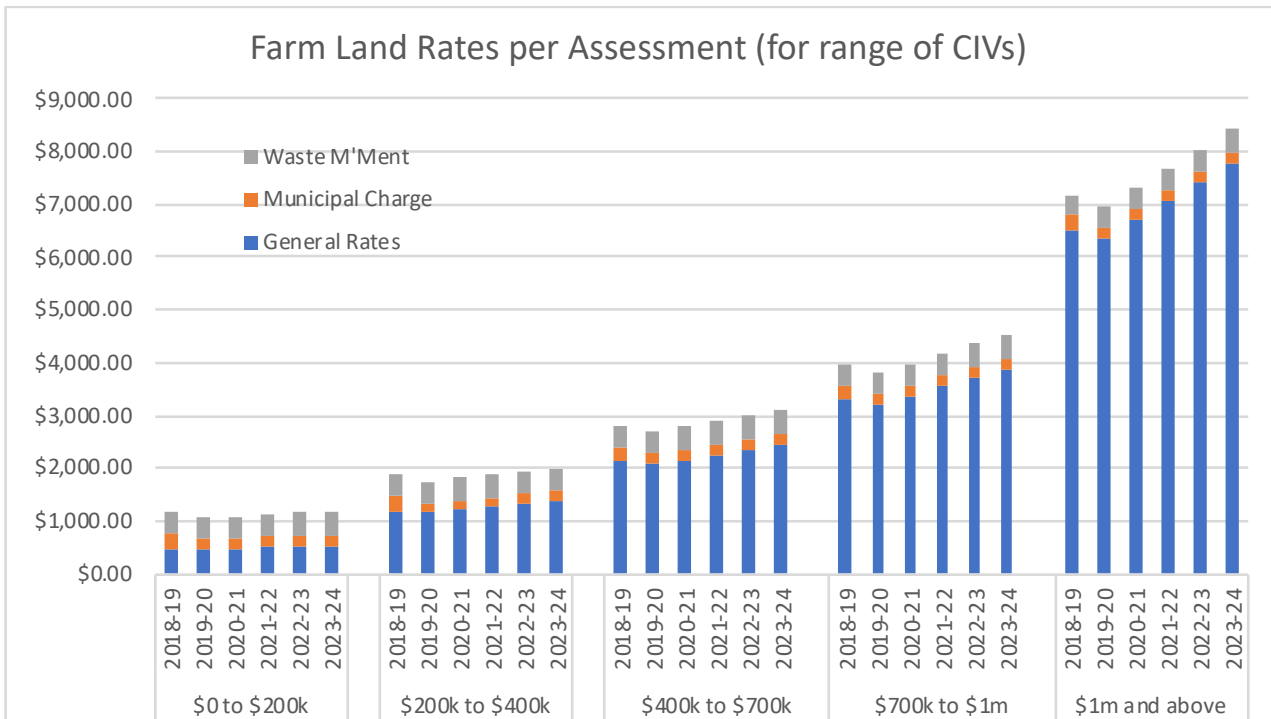
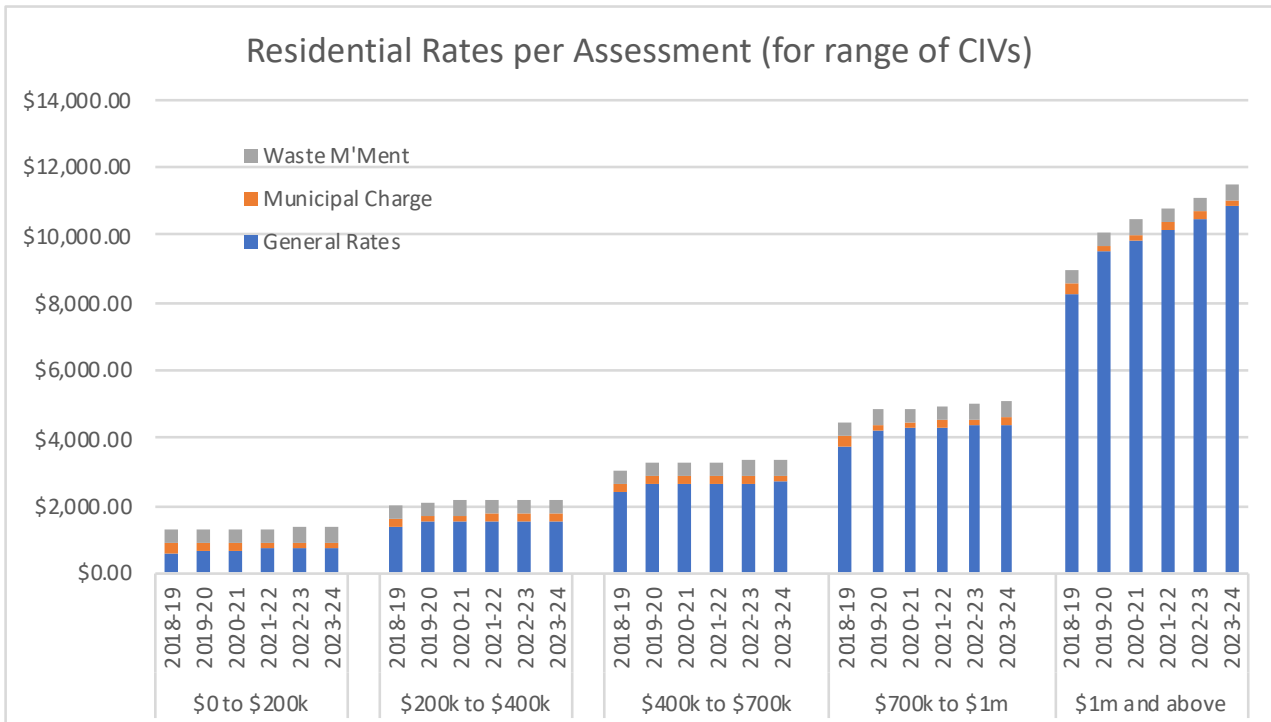
**5.3.3 Proposed**

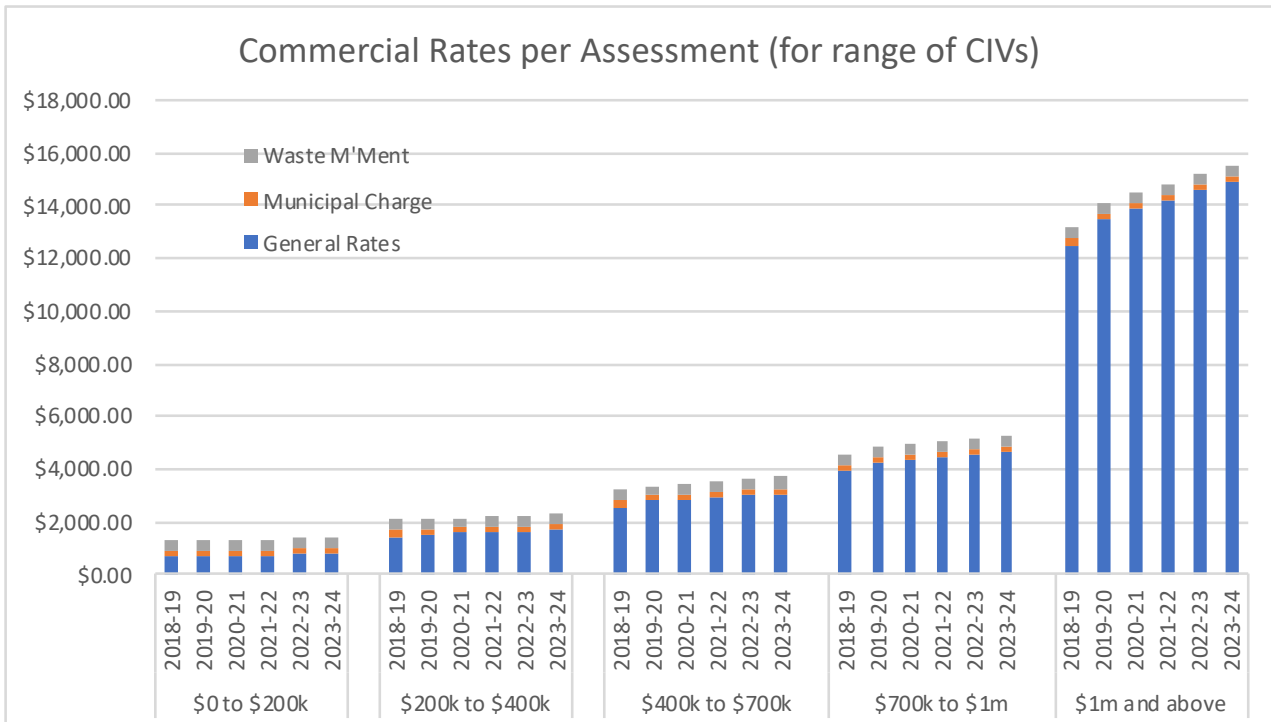




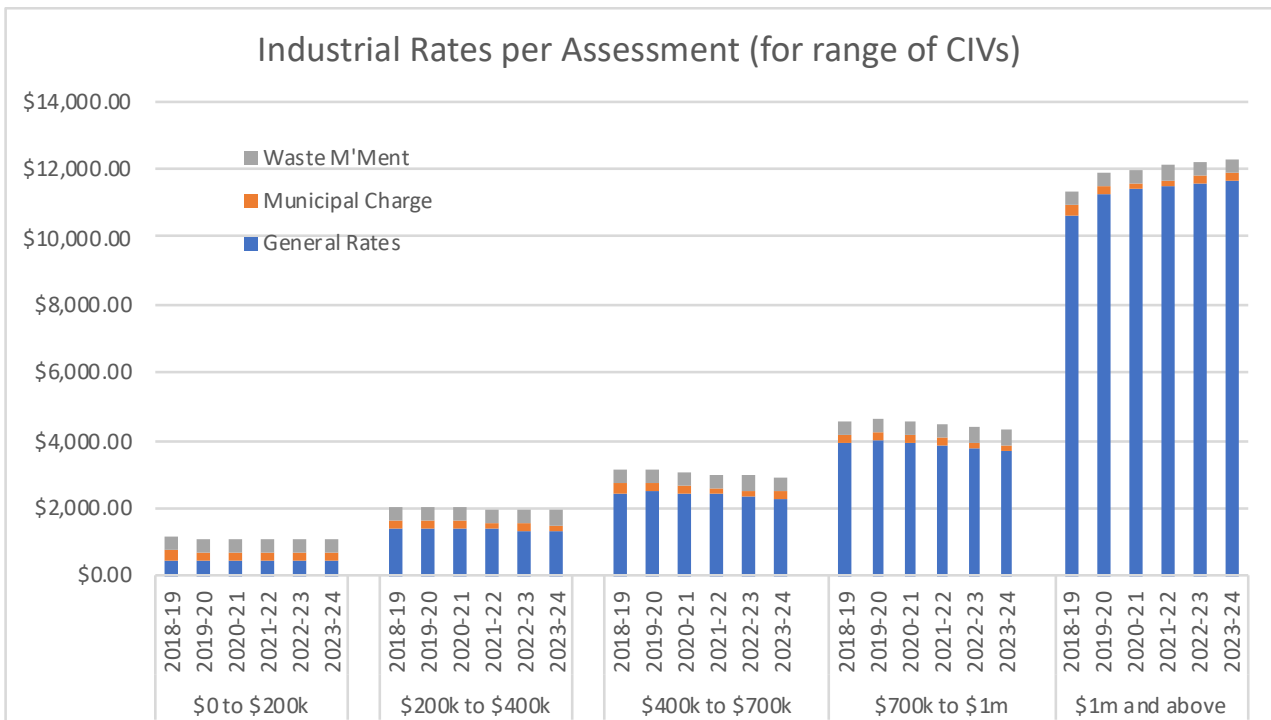
Under the proposed rating structure, the general rate and municipal charge burden for farm land will decrease from 27.5% in 2018-19 to 25.7% in 2019-20 and then continue to increase to 27.3% by 2023-24. Residential land will increase from 57.5% in 2018-19 to 58.7% in 2019-20 and then will decrease to 55.5% by 2023-24. Commercial land will increase from 7.5% in 2018-19 to 7.8% in 2019-20 and then will increase to 7.9% by 2023-24. Industrial land will decrease from 4.0% in 2018-19 to 3.8% by 2023-24.

This will result in an average rate decrease for farm land in 2019-20 of -3.6% or -\$108 and then average increases between 4.6% and 4.9% per annum for the remaining years. This is compared to residential land which will experience an average rate increase of 3.7% or \$59 in 2019-20 and then rate changes of between -0.1% and 0.2% per annum. Commercial land will experience an average rate increase of 4.9% or \$163 in 2019-20 and then increases of between 2.0 and 2.5%. Industrial land will experience an average rate decrease of -0.3% or -\$6 in 2019-20 and then decreases of between -0.3% and -1.3%.





Due to the regressive nature of the municipal charge, lower value properties such as residential properties valued under \$200,000 would experience a rate decrease of -\$13 in 2019-20 in the average general rate and municipal charge. For farm, commercial and industrial properties, they would experience a rate increase from the reduction in the municipal charge due to the higher average value of these properties.



## APPENDIX A: Definition of Land

### Residential Land

<b>Definition:</b>	Residential land is identified as any rateable land which, is not Commercial land, Industrial land, Farm land or Cultural and Recreational land.
<b>Objectives:</b>	The objectives of the rate are to: <ul style="list-style-type: none"> <li>• Ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including (but not limited to) the: <ul style="list-style-type: none"> <li>– Construction and maintenance of infrastructure assets</li> <li>– Development and provision of health and community services</li> <li>– Provision of general support services.</li> </ul> </li> </ul>
<b>Characteristics:</b>	Is land that is not used for commercial, industrial, farming or cultural and recreational purposes.
<b>Types and classes</b>	The types and classes of rateable land within this rate are those having the relevant characteristics described above.
<b>Use of rate:</b>	The money raised by this rate will be applied to the items of expenditure described in the Budget by Council. The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.
<b>Level of rate:</b>	100% of the general rate.
<b>Use of land:</b>	Is any use permitted under the Horsham Planning Scheme.
<b>Geographic location:</b>	The geographic location of the land is wherever it is located within the municipal district.
<b>Planning scheme zoning:</b>	The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Horsham Planning Scheme.
<b>Types of buildings</b>	The types of buildings on the land within this rate are all buildings already constructed on the land or which will be constructed prior to the expiry of the 2018/19 financial year.

### Commercial Land

<b>Definition:</b>	Commercial land is identified as any rateable land on which a building designed or adapted for occupation is erected which is used for commercial purposes.
<b>Objectives:</b>	The objectives of the rate are to: <ul style="list-style-type: none"> <li>• Ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including (but not limited to) the: <ul style="list-style-type: none"> <li>– Construction and maintenance of infrastructure assets</li> <li>– Development and provision of health and community services</li> <li>– Provision of general support services</li> </ul> </li> <li>• Recognise the changes to relative property values and reliance on the level of economic activity of the farming sector.</li> </ul>
<b>Characteristics:</b>	Is land that is used for commercial purposes including: <ul style="list-style-type: none"> <li>• Retail shops</li> <li>• Offices</li> <li>• Services businesses, car parks, garden centres, car yards, boat yards, entertainment centres (theme parks), hotels and motels</li> </ul>

- Land which has improvements and/or buildings used for commercial purposes.

**Types and classes** The types and classes of rateable land within this differential rate are those having the relevant characteristics described above.

**Use of rate:** The money raised by the differential rate will be applied to the items of expenditure described in the Budget by Council. The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.

**Level of rate:** 95% of the general rate.

**Use of land:** Is any use permitted under the Horsham Planning Scheme.

**Geographic**

**location:** The geographic location of the land is wherever it is located within the municipal district.

**Planning scheme**

**zoning:** The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Horsham Planning Scheme.

**Types of**

**buildings** The types of buildings on the land within this differential rate are all buildings already constructed on the land or which will be constructed prior to the expiry of the 2018/19 financial year.

## Industrial Land

**Definition:** Industrial land is identified as any rateable land on which a building designed or adapted for occupation is erected which is used for industrial purposes.

**Objectives:** The objectives of the rate are to:

- Ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including (but not limited to) the:
  - Construction and maintenance of infrastructure assets
  - Development and provision of health and community services
  - Provision of general support services.
- Recognise the changes to relative property values and reliance on the level of economic activity of the farming sector.

**Characteristics:** Is land that is used for industrial purposes including:

- Manufacturing
- Quarrying
- Land which is located in an industrial zone or other area in the Municipality.

**Types and classes** The types and classes of rateable land within this differential rate are those having the relevant characteristics described above.

**Use of rate:** The money raised by the differential rate will be applied to the items of expenditure described in the Budget by Council. The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.

**Level of rate:** 95% of the general rate.

**Use of land:** Is any use permitted under the Horsham Planning Scheme.

**Geographic**

**location:** The geographic location of the land is wherever it is located within the municipal district.

**Planning scheme**

**zoning:** The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Horsham Planning Scheme.

**Types of buildings**

The types of buildings on the land within this differential rate are all buildings already constructed on the land or which will be constructed prior to the expiry of the 2018/19 financial year.

**Farm Land**

**Definition:** Is farm land as defined under the Valuation of Land Act 1960.

**Objectives:** The objectives of the rate are to:

- Ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, including (but not limited to) the:
  - Construction and maintenance of infrastructure assets
  - Development and provision of health and community services
  - Provision of general support services.
- Recognise the changes to relative property values, the high value of land as an input to farm operations, and in recognition of some lesser access to services associated with the rural isolation of the majority of the farming sector.

**Characteristics:** Is farm land that is:

- Not less than 2 hectares in area
- Used primarily for grazing (including agistment), dairying, pig farming, poultry farming, fish farming, tree farming, bee keeping, viticulture, horticulture, fruit growing or growing of crops of any kind
- Used by a business that has significant and substantial commercial purpose or character, seeks to make a profit on a continuous or repetitive basis and is either making a profit or has reasonable prospect of making a profit from its activities.

**Types and classes:** The types and classes of rateable land within this differential rate are those having the relevant characteristics described above.

**Use of rate:** The money raised by the differential rate will be applied to the items of expenditure described in the Budget by Council. The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.

**Level of rate:** 67% of the general rate.

**Use of land:** The use of the land within this differential rate, in the case of improved land, is any use of land.

**Geographic**

**location:** The geographic location of the land within this differential rate is wherever it is located within the municipal district.

**Planning scheme**

**zoning:** The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Horsham Planning Scheme.

**Types of buildings**

The types of buildings on the land within this differential rate are all buildings already constructed on the land or which will be constructed prior to the expiry of the 2018/19 financial year.

## Cultural and Recreational Land

<b>Definition:</b>	Is land as defined under the Cultural and Recreational Lands Act 1963.
<b>Objectives:</b>	The objectives of the rate are to recognise the large contribution that these community organisations and the volunteers make to the Municipality in the provision of sporting, cultural and recreational activities:
<b>Characteristics:</b>	Is cultural and recreational land that is: <ul style="list-style-type: none"> <li>• Occupied by a body which exists for cultural or recreational purposes and applies its profits in promoting the furthering of this purpose</li> <li>• Owned by the body, by the Crown or by Council</li> <li>• Not agricultural showgrounds.</li> </ul>
<b>Types and classes</b>	The types and classes of rateable land within this rate are those having the relevant characteristics described above.
<b>Use of rate:</b>	The money raised by this rate will be applied to the items of expenditure described in the Budget by Council. The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.
<b>Level of rate:</b>	0%-50% of the general rate depending on the level revenue raising capacity in recognition of the large contribution that these community organisations and the volunteers make to the Municipality in the provision of sporting, cultural and recreational activities.
<b>Use of land:</b>	The use of the land within this rate, in the case of improved land, is any use of land.
<b>Geographic location:</b>	The geographic location of the land within this rate is wherever it is located within the municipal district.
<b>Planning scheme zoning:</b>	The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Horsham Planning Scheme.
<b>Types of buildings</b>	The types of buildings on the land within this rate are all buildings already constructed on the land or which will be constructed prior to the expiry of the 2018/19 financial year.



## Rate Strategy All Submissions Feb 19 Question 1

No.	Farm Differential – a further discount of 13% is proposed for the farm sector taking the differential from 80% down to 67% of the general rate.	Support Yes/No	Want a further reduction in the differential
2		N/A	
4	The Farm Differential should remain at 80%.	No	
5	The 80% differential is already a generous discount. The cost of rates to this sector would also be tax deductible as a business expense which is not available to a residential rate payer.	No	
6	Councils insights to assist farmers is to be commended.	Yes	
7	This differential should have been applied last year. The farming sector should receive a further decrease in the differential to compensate for the average 17% increase they were charged last year.	Yes	Yes
8	It is an improvement but does not go far enough. Rural ratepayers are still paying a disproportionately high portion of the rates.	Yes	Yes
9	Farmers already do very well on average with their business. They should contribute like everyone else. They should not be encouraging the rate burden to be put onto other sectors in the community.	No	
10	this is not a fair rate. AS farming property increases and so does there wealth they should be paying there share and keep it at 80% if they can afford to pay high prices for land they can budget to pay rates, where does it end what is enough for them.house prices are falling and therefor the equity in housing but residents are expected to pay a higher rate and with horsham being in the lower wage earning region for the country it is unfair that residents pay higher rates	No	
12		N/A	
13	Agree.	Yes	
14	Currently, farmers feel ripped off by the Council as we get very little services back for what we pay. Under the old Wimmera Shire, we used to have the dirt roads graded every year but now the state of our back roads are appalling with deep gutters in them that hold water when it rains. This week we will pay about \$63,000 in farm rates and we believe that we will get back less than \$10,000 in services from the Council which is ridiculous. At the last page of this form it asks if we want to present our submission at a Council meeting. After observing a Council meeting last year on the rates, I came home disgusted by the way people were treated by a dictatorial Chairman who was down right rude to people, so I don't want to attend a Council meeting to present a submission with that type of attitude.	Yes	
15	The case for a further and significant reduction in the farm differential and hence, the rate burden share is not strongly made in the draft Strategy. In fact the comparisons with like Councils show it to be at present fair and equitable. Often overlooked in the hyperbole relating to farm generated rate revenue - and the table produced in the draft - is the fact that the proportion of foreign owned and large multi-national agri-business owned land increases. Less farmland is owned by small family farmers as it was once, yet the emotive 'fairness' argument fails to reflect that. Using the good taxation principles 3.1 it may be argued that for reasons of 3.2.2 Equity, 3.2.5 Benefit and 3.2.7 Diversity there is no reason to further reduce rates for farmland. If a certain amount of rate revenue is required then any reduction must therefore be found elsewhere and be subsidised by others. As to diversity, if there can be diversity within ratepayer categories then one wonders why bushland in farming zones is categorised as such when rate valuations are consistent with non commercial ownership. Further to this, many owners of bushland are absentee and clearly are not getting the same benefit 3.2.5 from municipal services as are residential and farm ratepayers. In summary, if the principles applied to this assessment and draft were done so thoroughly and accurately then farm rates differential would not be lessened but in fact maintained or increased so that real equity could be provided to others who are forgotten time and again in rural rate reviews. Bush-land (including covenants registered on title) should have a rate rebate or concession applied. This would remove an unfair disincentive for ratepayers who by participating in State and National land protection schemes, provide an important free service to this municipality. This should be incentivized through the rate system, not taxed.	No	
16	I support this reduction and think farm rates are too high even at this lower differential considering less access to services. Our land values have increased but our income hasn't increased to an equal extent. We need the land to make an income.	Yes	
17	Farmers don't enjoy paying rates but with the differential in place make it even	Yes	

## Rate Strategy All Submissions Feb 19 Question 1

No.	Farm Differential – a further discount of 13% is proposed for the farm sector taking the differential from 80% down to 67% of the general rate.	Support Yes/No	Want a further reduction in the differential
19	The term "discount" is misleading and divisive to general ratepayers. Fairness and equity of the rate burden will remain contentious as the annual valuation cycle commences in 2020 unless capping of the multiple elements that comprise the rate calculation is introduced which may reduce some distortions and address the issues of fairness and equity .	Yes	
20	<ul style="list-style-type: none"> <li>•Referring to the differential as a discount is misleading as the differential is used to balance a burden between categories and not to measure the rating system off a flat general rate across all categories</li> <li>•I support the increased differential to 67% for the farming sector however I believe this does not go far enough and should be greater</li> <li>•The Draft Rating Strategy 2019-23 does not address that 92% of the rating revenue increase in 2018/19 was carried by farmers while under a year when local council rate capping was 2.25%</li> <li>•The Draft Rating Strategy 2019-23 does not address the excessive burden already carried by the farming community</li> <li>•The burden on the farming community has historically been too high and is clearly articulated in the Rates Strategy Review Advisory Committee Discussion Paper December 2018 even with 67% differential farms continue to carry an excessive rate burden</li> <li>•The distribution of the rate burden needs to be calculated before a differential can be applied</li> <li>•Since 2006 the population of Horsham City has increased by 2010 residents or 13.14% while the area of commercial farm land has not increased at all</li> <li>•Unlike houses which can be built to supply the demand of additional population and hence keeping downwards pressure on prices, farm land is finite therefore there is no additional supply to meet demand therefore disconnecting the price of land from the value of the products it can produce</li> </ul>	Yes	
21	this is a good start as there is too much of a burden on farmers rates. I have personally had rate rises of 50% and if this continues I will have to lay off staff in the future I have no way to pass on any fixed costs as farmers are price takers not makers. This will help in keeping cost down to a certain extent. Also why can't the council just give everybody a 2.5% increase and be done with it	Yes	
23	Should be 10% that would make my house pay the same as a city house	Yes	Yes
24	it's not low enough for what the farmers get.	Yes	Yes
25	The draft rating strategy 2019-23 does not address that 92% of the rating revenue increase in 2018/19 was carried by farmers while under a year when local council rate capping was 2.25%. Also, the draft rating strategy 2019-23 does not address the excessive burden already carried by the farming community.	Yes	Yes
26	I support the increased differential to 67% for the farming sector however I believe this does not go far enough and should be greater.	Yes	Yes
27	The Draft Rating Strategy 2019-23 does not address the fact that 92% of the rating revenue increase in 2018/19 was borne by farmers and therefore the future strategy's starting point is not addressing the already excessive burden already carried by the farming community.	Yes	Yes
28	Generally I agree but I would like to see how the rating strategy changes will affect landholders (actual examples) before I could say that I completely agree. Council have completely neglected land with Trust for Nature covenants which has been set aside for conservation and climate control purposes, and this is usually land classed as farm land. Quite a number of properties in the Laharum/Wartook/Dadswells Bridge areas, near Jilpanger, Tooan and Nurcoung are conservation properties. Some of these are quite large, so applying a residential rate based on land area could make ownership untenable. So generally I agree, but I would like to see the effects on actual cost first.	Yes	
29	I support the increased differential to 67% for the farmers. It should be more because it is still not enough. It's was unfair last year and I was disappointed the way council dealt with the issue.	Yes	Yes

## Rate Strategy All Submissions Feb 19 Question 1

No.	Farm Differential – a further discount of 13% is proposed for the farm sector taking the differential from 80% down to 67% of the general rate.	Support Yes/No	Want a further reduction in the differential
30	<ul style="list-style-type: none"> <li>• Referring to the differential as a discount is misleading as the differential is used to balance a burden between categories and not to measure the rating system off a flat general rate across all categories</li> <li>• I support the increased differential to 67% for the farming sector however I believe this does not go far enough and should be greater</li> <li>• The Draft Rating Strategy 2019-23 does not address that 92% of the rating revenue increase in 2018/19 was carried by farmers while under a year when local council rate capping was 2.25%</li> <li>• The Draft Rating Strategy 2019-23 does not address the excessive burden already carried by the farming community</li> <li>• The burden on the farming community has historically been too high and is clearly articulated in the Rates Strategy Review Advisory Committee Discussion Paper December 2018 even with 67% differential farms continue to carry an excessive rate burden</li> <li>• The distribution of the rate burden needs to be calculated before a differential can be applied</li> <li>• Since 2006 the population of Horsham City has increased by 2010 residents or 13.14% while the area of commercial farm land has not increased at all</li> <li>• Unlike houses which can be built to supply the demand of additional population and hence keeping downwards pressure on prices, farm land is finite therefore there is no additional supply to meet demand therefore disconnecting the price of land from the value of the products it can produce</li> </ul>	Yes	Yes
31	Agree.	Yes	
M 1	Huge land valuations is not a fair way to calculate farm rates as we cannot make up the increase from production	N/A	
M 2	The distribution of the rate burden needs to be calculated before a differential can be applied / referring to the differential as a discount is wrong and gives the wrong idea as it is used to balance the burden between categories with huge land valuations	N/A	
M 3	I support the increased differential to 67% for the farming sector however I believe this does not go far enough and should be greater	Yes	Yes
M 4	The proposal to increase the differential for farm rates from 80% to 67% is not supported by me. The only rationale I can see in the discussion paper or the rates strategy for this increased discount is that farm land values have risen more rapidly than other categories of land. This is in effect to say that as you have gotten wealthier, and therefore are liable for a greater proportion of the rates burden, we will give you a discount at the expense of those less well off. SEIFA data clearly shows where the more disadvantaged are in our community and that is in Horsham city (and in smaller townships). This decision increases the burden on the less well off and is regressive. In this time of deepening inequality and very slow wage growth it is manifestly unfair to shift the burden of rates from the wealthy to the less wealthy. The idea that increases should be uniform across classes of rate payers, if acted on, will entrench unfairness in the system	No	
M 5	A 33% differential is nowhere near enough you have to look at 40% plus keep the municipal charge where it is.	Yes	Yes
M 6		N/A	
M 7	This is a good move to even up the rate burden but it needs to be increased for a fairer outcome	Yes	Yes
M 8	Farm differential is important but I think a further increase is important for a fairere outcome	Yes	Yes
M 9	Not addressed	N/A	
<b>OVERALL SUMMARY FOR THIS QUESTION:</b>			
<b>Responses that support the decrease in differential</b>		23	79%
<b>Responses that don't support the decrease in differential</b>		6	21%
		<b>29</b>	<b>100%</b>
<b>Responses that did not address the matter</b>		6	17%
<b>Respondents supporting the decrease in differential but want the reduction to go further:</b>		13	57%

## Rate Strategy All Submissions Feb 19 Question 2

No.	Commercial and Industrial Differentials – a discount of 5% is proposed for the Commercial and Industrial sectors making the differential 95% of the general rate.	Support Yes/No
2		N/A
4	Agree. Small business is the economy driver and employer and due to online sales local businesses are doing it tough.	Yes
5	The cost of rates to this sector would also be tax deductible as a business expense which is not available to a residential rate payer. I do not see any advantage in creating another differential group.	No
6	Any assistance to work towards business advancement is to be commended.	Yes
7	I see no reason to change the Differential for these sectors, valuations have not increased by any significant amount and they use a high proportion of the council services.	No
8	I think that sounds reasonable	Yes
9	This differential will make very little difference to the commercial and industrial sectors. It would be better to focus on the effectiveness of the economic development unit at Council.	No
10	doesn't make much difference	No
12		N/A
13	Agree.	Yes
14	I doubt that 5% will make much difference to most businesses.	No
15	Is satisfactory.	Yes
16	I have no objection to that.	Yes
17	it's a dangerous strategy saying one business gets different rules to others	N/A
19	The term "discount" is misleading and divisive to general ratepayers.	N/A
20	<ul style="list-style-type: none"> <li>• Referring to the differential as a discount is misleading as the differential is used to balance a burden between categories and not to measure the rating system off a flat general rate across all categories</li> <li>• I do not support a commercial differential until the rural burden has been addressed appropriately first</li> <li>• The commercial sector has to date not engaged in the rating process to the extent of the rural sector, the rural burden must be addressed before any other sectors can be appropriately considered</li> </ul>	No
21	This was not a recommendation by the independent review panel so was wondering why and who put this in	N/A
23	They live of us	N/A
24		N/A
25		N/A
26	I do not support a commercial differential until the rural burden has been addressed appropriately first.	No
27	I do not support a commercial differential until the rural burden has been addressed appropriately first.	No
28	Ok	Yes
29	I don't support the proposed discount of 5%. It's more of burden to the rural sector.	No
30	<ul style="list-style-type: none"> <li>• Referring to the differential as a discount is misleading as the differential is used to balance a burden between categories and not to measure the rating system off a flat general rate across all categories</li> <li>• I do not support a commercial differential until the rural burden has been addressed appropriately first</li> <li>• The commercial sector has to date not engaged in the rating process to the extent of the rural sector, the rural burden must be addressed before any other sectors can be appropriately considered</li> </ul>	No
31	Agree.	Yes
M 1	As the commercial sector has not put forward a rate review I don't support No. 2	No
M 2	I do not support a commercial differential until the rural burden has been resolved. The commercial sector hasn't lobbied for one	No
M 3	I do not support a commercial differential until the rural burden has been sorted out first	No
M 4	The decision to introduce a differential for industrial and commercial sectors is not supported. The justification for this is once again in response to increases in valuations for this class of properties but this is an increase in the value of these assets and the wealth principle supports a rates increase in proportion to the increase in wealth.	No
M 5	3-4 years ago Council proposed to increase the rates on these sectors to 120%. I opposed this when Mayor Phillips bought this up as I believe businesses must be given an incentive to come to Horsham and to stay in business in Horsham. Therefore I believe this committee should look at giving these 2 sectors a differential of 20%.	Yes

## Rate Strategy All Submissions Feb 19 Question 2

No.	Commercial and Industrial Differentials – a discount of 5% is proposed for the Commercial and Industrial sectors making the differential 95% of the general rate.	Support Yes/No	
M 6		N/A	
M 7	This could be looked at after a more equitable rate has been made for the farm rate	No	
M 8	Not addressed	N/A	
M 9	Not addressed	N/A	
<b>OVERALL SUMMARY FOR THIS QUESTION:</b>			
<b>Responses that support the decrease in differential</b>		9	38%
<b>Responses that don't support the decrease in differential</b>		15	63%
		24	100%
<b>Responses that did not address the matter</b>		11	31%

## Rate Strategy All Submissions Feb 19 Question 3

No.	Flat Municipal Charge – the fixed dollar municipal charge per property will be reduced from \$287 to \$200.	Support Yes/No
2		N/A
4	No comment	N/A
5	Yes I support this. It may be better to have an objective to lower this charge over a longer period (say 5 years) Council would then be in a position to implement plans that focus on reducing the administrative costs of it operation.	Yes
6	In the hard times we live in it is a responsible move forward.	Yes
7	The municipal charge should remain as it was as this is a direct cost to everyone in the community and reflects the burgeoning administrative costs of an inefficient and top heavy council.	No
8	Only if this does not result in increased charges somewhere else	No
9	Fair and reasonable to help ease the burden on the lower valued properties. Although many of these would be owned by investors as rental properties.	Yes
10	in some way helpful to even the gap between the unfair rate increase the residents in this town have to pay	Yes
12		N/A
13	I don't see the benefit in this, other than the mention of the Local Government Bill. The cost of providing services is increasing, as are the costs being shifted from the state government to local government. In order to continue to provide the best services to the community (considering the other suggested decreases), this should remain.	No
14	We would rather see the municipal charge stay at \$287 which I believe is for services provided as if this is reduced, then another sector will have to make up the difference which could be a million dollars.	No
15	Downward pressure to further reduce the fixed municipal charge only serves to continue eroding the overall rate base. Ratepayers of any category should be able and willing to pay the fixed rate at the current amount. It's elsewhere in the rate structure and its application and methodology that adjustments can be made and fairness given. Reduction in the flat charge makes the overall exercise a more difficult and onerous task.	No
16	Not worried about that.	N/A
17	Agreed	Yes
19	I do not support the reduction in this charge. There are effective means of reducing the rating burden.	No
20	<ul style="list-style-type: none"> <li>•I do not support the reduction in the Municipal Charge</li> <li>•There is currently no legislation or bills in parliament dealing with local government or the rating system that deems this change necessary</li> <li>•The current municipal charge is within the current legation limits</li> <li>•The current municipal charge needs to be kept stable until a rating strategy can be developed that addresses the proportion burden between each rating category</li> <li>•The municipal charge is raised to reflect the administration costs of running the council it therefore would be considered logical to reduce the administration costs of running council to justify any reduction of the municipal charge</li> <li>•Any change in the Municipal charge cannot result in more inequities in the overall rate burden. Any reduction in the Municipal Charge must be funded through cost savings within the administration costs of the council budget</li> <li>•Over the past twelve years the municipal charge has increased by \$121 while the aged pension has increased \$8951. As a ratio of the municipal charge to the aged pension is almost completely identical in 2018 as it was in 2006.</li> <li>•Reducing the Municipal Charge by \$87 is a significate cost of nearly \$960,000 which will most likely be switched to the general rate. Any movement of this magnitude needs to be conducted overtime in conjunction with a rate burden strategy</li> </ul>	No
21	there is nothing wrong with this charge and no need to reduce it. If the charge is reduced will this just be passed onto the farmers rates?	No
23	Should be no charge of municipal \$ Just ÷ the budget by the number of houses. ...THERE IS THE RATES	No
24		N/A
25		N/A
26	The current municipal charge needs to be kept stable until a rating strategy can be developed that addresses the proportion burden between each rating category.	No
27	The municipal charge needs to be kept stable until a rating strategy can be developed that addresses the proportion burden between each rating category.	No
28	OK	Yes

## Rate Strategy All Submissions Feb 19 Question 3

No.	Flat Municipal Charge – the fixed dollar municipal charge per property will be reduced from \$287 to \$200.	Support Yes/No	
29	I don't support a reduced charge.	No	
30	<ul style="list-style-type: none"> <li>• I do not support the reduction in the Municipal Charge</li> <li>• There is currently no legislation or bills in parliament dealing with local government or the rating system that deems this change necessary</li> <li>• The current municipal charge is within the current legation limits</li> <li>• The current municipal charge needs to be kept stable until a rating strategy can be developed that addresses the proportion burden between each rating category</li> <li>• The municipal charge is raised to reflect the administration costs of running the council it therefore would be considered logical to reduce the administration costs of running council to justify any reduction of the municipal charge</li> <li>• Any change in the Municipal charge cannot result in more inequities in the overall rate burden. Any reduction in the Municipal Charge must be funded through cost savings within the administration costs of the council budget</li> <li>• Over the past twelve years the municipal charge has increased by \$121 while the aged pension has increased \$8951. As a ratio of the municipal charge to the aged pension is almost completely identical in 2018 as it was in 2006.</li> <li>• Reducing the Municipal Charge by \$87 is a significate cost of nearly \$960,000 which will most likely be switched to the general rate. Any movement of this magnitude needs to be conducted overtime in conjunction with a rate burden strategy</li> </ul>	No	
31	Agree.	Yes	
M 1	Don't support municipal charge as this in within the rules of current charges	No	
M 2	I do not support the reduction in the municipal charge the current municipal charge is within the current legislation limits. If Council reduced this charge \$960,000 would have to be found who pays this?	No	
M 3	I do not support the reduction in the municipal charge the current municipal charge. There is nothing in parliament dealing with local government that deems this change necessary.	No	
M 4	The decision to increase the pensioner rebate and to decrease the municipal charge are supported in the context of an increase in the discount given to farmers as these will lessen the impact of this regressive change.	Yes	
M 5	This reduction of \$88 in the Municipal charge will add \$1,075,000 to the rates to be paid mainly by the top end of the rate scale. If we believe the 2018/19 rate strategy the farm sector will pay 27.5% of the rates. The reduction of \$88 in the Municipal charge at 27.5% will add \$295,600 to the farm sector rates. The farm sector only pays 1150 Municipal charges, the \$88 amounts to a reduction of \$101,200 for farmers still leaving another \$194,400 in extra rates for the farm sector to pay. NOT ON COUNCIL.	No	
M 6		N/A	
M 7	Not a necessary change any reduction will have to be raised elsewhere	No	
M 8	By reducing this charge it means the money will need to be raised elsewhere	No	
M 9	The municipal charge is applied to help fund the administration costs of Council. Previous councilshave kept increasing this charge to achieve some cost recovery from the large number of low valuedhomes in Horsham. The increasing municipal charge was directed at these low valued properties asthey will never pay their fair share of the rates.The burden of the rates and administration charges from these low valued homes falls on the otherratepayers, the municipal charge should continue to be increased rather than be reduced. Thebriefing paper shows only 42% of the administration costs are covered by the municipal charge. The\$990,000 municipal charge reduction as planned in the draft rates strategy drops this municipalcharge to 30%. The Wimmera branch of the Victorian Farmers Federation does not accept this extrarate burden being placed on farmers.	No	
<b>OVERALL SUMMARY FOR THIS QUESTION:</b>			
<b>Responses that support the decrease in Municipal Charge</b>		8	29%
<b>Responses that don't support the decrease in Municipal Charge</b>		20	71%
		28	100%
<b>Responses that did not address the matter</b>		7	20%

## Rate Strategy All Submissions Feb 19 Question 4

No.	Pensioner Rebates – Council will give a \$30 per property rebate for all eligible pensioners in addition to the state funded pensioner rebate that already exists.	Support Yes/No
2		N/A
4	Disagree.	No
5	There is already a rebate available to this sector - Why is this council providing an additional discount and therefore increasing the costs to other ratepayers	No
6	When pensions are not matching the cost of living Council is in a small way recognising this.	Yes
7	I have no objection to Pensioner Rebates	Yes
8	I can envisage this would be an administrative nightmare and cost council and therefore ratepayers dearly to administer. I would also question the point of a \$30 rebate to pensioners who already qualify for the State Government pensioner rebate. Also pensions are indexed and any small increase in rates is more than covered by those two measures.	No
9	It is appropriate to assist those that are the most vulnerable in our community	Yes
10	token effort for the most vulnerable people in our society, where is this coming from???	N/A
12		N/A
13	I can't find this in the attached Policy. It does say pensioners already receive a discount (state funded). It also says that Council has traditionally not provided rebates due to the lost revenue. I oppose this measure. Horsham is an ageing municipality and older people traditionally cost more in services. The combination of a rebate and higher service costs places an unnecessary burden on other ratepayers.  In addition, the Policy says that discounts will not be given to people receiving other benefits (such as those on a Health Care Card), which seems unfair. Council's discount should remain at the state funded levels.	No
14	I doubt that a \$30 reduction would make much difference in a \$2000 rate payment.	No
15	Support that for the most needy.	Yes
16	Pensioners already get a rebate from the government and when administration costs of a council rebate are considered, I do not think it is warranted.	No
17	30 dollars by 2000 houses is irrelevant in your budget	N/A
19	I am concerned about the administrative cost of this measure. There are more effective ways of supporting pensioners.	No
20	<ul style="list-style-type: none"> <li>•Many services are provided by council for elderly which maybe better boosted rather than giving an extremely small financial rebate</li> <li>•Unsure what the additional administration cost will be to manage this rebate and the modelling behind the impact assess of its benefit</li> <li>•Unsure what the current costs is to HRCC to administer the current state government funded pensioner rebate scheme</li> <li>•HRCC may review the hardship provisions to accommodate pensioners better in both application and relief of rates</li> </ul>	No
21	This is a good idea as pensioner do not have the capacity to pay large increase in rates	No
23	50% discount for pension	Yes
24		N/A
25		N/A
26	Many services are provided by council for the elderly which maybe better boosted rather than giving an extremely small financial rebate.	No
27	Council has no mandate to provide relief to pensioners in addition to the State's generous provisions.	No
28	OK	Yes
29	\$30 rebate!! It's a extremely small rebate.	N/A
30	<ul style="list-style-type: none"> <li>• Many services are provided by council for elderly which maybe better boosted rather than giving an extremely small financial rebate</li> <li>• Unsure what the additional administration cost will be to manage this rebate and the modelling behind the impact assess of its benefit</li> <li>• Unsure what the current costs is to HRCC to administer the current state government funded pensioner rebate scheme</li> <li>• HRCC may review the hardship provisions to accommodate pensioners better in both application and relief of rates</li> </ul>	No
31	Agree.	Yes
M 1	As Council already supplys services to pensioners free I don't support this	No
M 2	Did the independent review recommend this of was it added by Council. Council already supplies lots of services free to pensioners. I do not support this.	No



## Rate Strategy All Submissions Feb 19 Question 4

No.	Pensioner Rebates – Council will give a \$30 per property rebate for all eligible pensioners in addition to the state funded pensioner rebate that already exists.	Support Yes/No	
M 3	Why? Many services are provided by council for the elderly. How much is council going to charge as a administration cost to manage this rebate.	No	
M 4	The decision to increase the pensioner rebate and to decrease the municipal charge are supported in the context of an increase in the discount given to farmers as these will lessen the impact of this regressive change.	Yes	
M 5	But I do finally agree with something Council did in opposing a rate differential for nursing homes. This would have opened up a can of worms. Pensioners who own their own homes would also ask for this differential let alone all the self-funded retirees etc.	No	
M 6		N/A	
M 7	Administration costs may outweigh the 60c per week reduction	N/A	
M 8	Not addressed	N/A	
M 9	Not addressed	N/A	
<b>OVERALL SUMMARY FOR THIS QUESTION:</b>			
<b>Responses that support the additional pensioner rebate</b>		<b>8</b>	<b>33%</b>
<b>Responses that don't support the additional pensioner rebate</b>		<b>16</b>	<b>67%</b>
		<b>24</b>	<b>100%</b>
<b>Responses that did not address the matter</b>		<b>11</b>	<b>19%</b>

## Rate Strategy All Submissions Feb 19 Question 5

No.	Differential Review Trigger – that a trigger of +/- 5% relative valuation movement per sector be used as a basis to trigger a review of the differentials provided to all sectors	Support Yes/No	Further Info
2		N/A	
4	Disagree. Suggest trigger of 10%.	No	Higher
5	No - I'm sure that there would be no application of a differential made to residential properties	No	Unclear
6		N/A	
7	The trigger value should be set at 2.25%, in line with the rates cap	No	Lower
8	Against this proposal. That could lead to even greater inequity. What if valuations go up 4.99%? That would mean no trigger but a possible increase of almost 15% in three years	No	Lower
9	Should consider the trigger to be 10%. The cost and complexities in reviewing differentials regularly needs to be worthwhile.	No	Higher
10	what a waste of money make it 10 or 15 % before doing a review spend the money on other services	No	Higher
12		N/A	
13	Agree.	Yes	
14	I have no comment on this at the moment as I only heard of this survey last night and haven't investigated this proposal.	N/A	
15	In principle i agree with it. Once more however where it fails is in the present inequity relating to rates. To give an example cited previously, in this scenario ratepayers categorised as farm land when in fact they are family owned non commercial would be hit with an increase if all 'farmland' met the 5% increase trigger, which farmland invariably will over time with smaller fluctuations. Therefore this would only be a helpful exercise if every ratepayer was fairly categorised to begin with. More than any category, there are many ratepayers paying farm rates, but who are not farmers. a certain number of those are also absentee.	Yes	
16	I think 5% is too high as there will be annual valuations from now on, and an increase of nearly 5% in one year, or say 9% over 2 years would not trig a review. Maybe 5% over 2 years might be better.	No	Lower
17	Make 3%	No	Lower
19	The rate burden should be calculated before any differential is applied. An even 2.5% cap on all rating categories would be fairer.	No	Lower
20	<ul style="list-style-type: none"> <li>•I acknowledge the attempt to review the differential however disagree with the trigger as it doesn't address the current imbalance of the distribution of the rate burden</li> <li>•The rate burden must be calculated first then the differentials applied and adjusted annually to achieve a strategic balanced outcome</li> <li>•The review doesn't consider that 92% of the increased rate revenue in the 2018/19 budget was attributed to farm properties which needs to be addressed</li> <li>•Annual valuations will mean valuation movements may not be as large as previously experienced in biannual valuations therefore not triggering the review (i.e. two years of 4.8% increases wouldn't trigger a differential review but would allow a 9.6% increase)</li> <li>•I am not sure what evidence or financial modelling was used to choose 5% as the threshold trigger across all categories</li> </ul>	No	Unclear
21	i Highly agree with this	Yes	
23	Rate should not be on value of properties	N/A	
24		N/A	
25	Annual valuations will mean valuation movements may not be as large as previously experienced in biannual valuations therefore not triggering the review (i.e. two years of 4.8% increases wouldn't trigger a differential review but would allow a 9.6% increase)	No	Lower
26	The Review doesn't consider that 92% of the increased rate revenue in 2018/19 budget was attributed to farm properties which needs to be addressed.	N/A	
27	why not a more meaningful number, say 15%? 5% is too low to have any statistical meaning - it could just be noise in the data.	No	Higher
28	I would like Council to look at all big changes in valuation and consequent rating and see why this has happened, before the rate notices are sent out. Council needs to do some samples and examine where 'big' changes in rates occur, especially on the 'unusual' properties like conservation blocks with residents, where a lot of land is being managed for community and environmental benefit, not for personal gain.	No	Unclear
29	I'm not sure how this modelling was used to choose a 5% as the trigger across all sectors.	N/A	

## Rate Strategy All Submissions Feb 19 Question 5

No.	Differential Review Trigger – that a trigger of +/- 5% relative valuation movement per sector be used as a basis to trigger a review of the differentials provided to all sectors	Support Yes/No	Further Info
30	<ul style="list-style-type: none"> <li>• I acknowledge the attempt to review the differential however disagree with the trigger as it doesn't address the current imbalance of the distribution of the rate burden</li> <li>• The rate burden must be calculated first then the differentials applied and adjusted annually to achieve a strategic balanced outcome</li> <li>• The review doesn't consider that 92% of the increased rate revenue in the 2018/19 budget was attributed to farm properties which needs to be addressed</li> <li>• Annual valuations will mean valuation movements may not be as large as previously experienced in biannual valuations therefore not triggering the review (i.e. two years of 4.8% increases wouldn't trigger a differential review but would allow a 9.6% increase)</li> <li>• I am not sure what evidence or financial modelling was used to choose 5% as the threshold trigger across all categories</li> </ul>	N/A	
31	Agree.	Yes	
M 1	The rate burden must be calculated first then differentials applied + adjust annually to achieve a balanced outcome	No	Unclear
M 2	The rate burden must be calculated first then differentials applied and adjusted annually to achieve a strategic balanced outcome	No	Unclear
M 3	The rate burden must be calculated first then the differentials applied and adjusted yearly to achieve balanced outcome	No	Unclear
M 4	The proposal to review the rates strategy if there is a change in value of greater than 5% in either direction is not supported by me. A review under these conditions will invite further concessions for those whose wealth is increased by the value of their assets rising.	No	Unclear
M 5	Not addressed	N/A	
M 6		N/A	
M 7	Not addressed	N/A	
M 8	A 5% trigger may be too high because if there is consistent movement over years it could allow for big increases without triggering a review	No	Lower
M 9	Not addressed	N/A	
<b>OVERALL SUMMARY FOR THIS QUESTION:</b>			
<b>Responses that support the 5% trigger</b>		4	18%
<b>Responses that don't support the 5% trigger</b>		18	82%
		22	100%
<b>Responses that did not address the matter</b>		13	37%
<b>Of the Responses that did not support the 5% trigger:</b>			
<b>Responses that thought it should be lower than 5%</b>		7	39%
<b>Responses that thought it should be higher than 5%</b>		4	22%
<b>Responses that were unclear whether should be higher or lower</b>		7	39%

## Rate Strategy All Submissions Feb 19 Question 6

No.	Do you have any other comments on the Draft Rates Policy and Strategy?
2	<p>The proposed residential rate increase will have a negative impact on families on fixed incomes, adding to the already high cost of living, and financial stresses.</p> <p>There are no tax benefits for residential rate payers, the rural sector has the ability to claim as an operational expense to off set against income.</p>
4	<p>Farm rates are tax deductible, whereas town rates are not. Town rates for the services that are provided are very expensive. We are in Haven and on two acres. Our rates are \$3500. This is a lot of money.</p>
5	<p>It is clear that residents, farmers, &amp; businesses are at a point where their rates notice (bill) is one of their largest expenses (especially for residential) It is incumbent on our council representatives and the Executive of our council to ensure that all costs incurred and services provided by council are scrutinized regularly. We should also be questioning what services council is providing and determining if it is part of its core business or whether it could be delivered more economically by others.</p>
6	
7	<p>38% of the residential properties in the municipality are owned commercially, this needs to be a new category of rateable property with a higher differential than the general rate added to acknowledge that this is a sector with direct tax saving benefits.</p>
8	<p>The way the introduction was written "that if one sector pays less then another sector or sectors have to pay more is extremely slanted and emotive.. In reality any increase in the rate on residential and commercial land is extremely small however the increase on the rural sector is enormous. Many rural residents don't use Horsham facilities and yet they are paying for them disproportionately. Perhaps council should look at cutting some services and get back to providing essential services for all</p>
9	<p>I am extremely disappointed in the attitude of the farming sector and their inability to view this issue with all ratepayers in mind.</p>
10	<p>focusing to much on the farm sector and not the whole community how about look at other sectors like pensioners and lower wage earners</p>
12	<p>On my visit to Horsham Council Offices mid 2018 to request a review of rates and services pertaining to Retirement Villages in the municipality, I was advised that any differential or further discount of rates was inappropriate as these properties are already valued at a lower rate than relative private housing units rates. As such, Retirement properties are already subsidised.</p> <p>But this is completely incorrect.</p> <p>On questioning our Council's Valuer, he advised the Rates Review Committee that the reason for valuation differences between equivalent units in a Retirement Village and those outside in general housing was purely on the basis of the fees that attach to Village Units, and that do not pertain to units in general. He stated clearly that there is no discounting of valuations for any other reason.</p> <p>On accepting the position of committee member on Rates Review Committee, I was pleased to see that the Municipal Association not only allows for differential rate for Retirement Villages, but considers this to be fair and equitable - one of the values we were tasked to consider when reviewing rates for Horsham Rural City.</p> <p>I also see in rates policy article 4.4.5 Differential Retirement Villages</p> <p>"A differential may be offered for Retirement Villages and is considered appropriate under the Ministerial Guidelines for use of differentials. It is a specific requirement of these Guidelines for Council to consider a reduced differential for this category of land use"</p> <p>I am disappointed to see that whilst our committee decided that there was little or no value in any differential for Commercial and Industrial properties - on the basis that such would not entice any business to our City, nor would it provide much in financial benefit to save these businesses; nevertheless, the councillors have apparently decided to award these Commercial and Industrial properties a differential rate of 95%</p> <p>I am further disappointed to see that our recommendation following the guidelines of fairness and equity to provide Retirement Villages with a 80% differential has been ignored.</p> <p>The differences are stark when viewed in the light of fairness and equity.</p> <p>Commercial and Industrial properties have available to them all of council services as provided under their rates which in any event are tax deductible.</p> <p>Retirement Villages receive reduced services in the matter of: Street maintenance - NIL. Street Cleaning - NIL. Street light replacement - NIL.</p> <p>Council Cost of operating street lights - NIL. Rubbish and Recycling collection from main street only necessitating elderly people to walk their bin to "the corner" in all weather.</p>
13	<p>Have you considered non-cash early payment incentives? Extra tip voucher, for instance?</p>

## Rate Strategy All Submissions Feb 19 Question 6

No.	Do you have any other comments on the Draft Rates Policy and Strategy?
14	<p>From the Council website, it appears that the total revenue is about \$23 million and the salaries and wages with bonuses are about \$19 million which leaves about \$4 million for services. No private business could operate with this wage structure and it is absolutely ridiculous. It is no wonder we aren't getting any services for our dollars spent. Over the years, the money wasted on consultants is alarming and perhaps you need to employ staff who are qualified and competent and are able to produce reports without consultants.</p> <p>We have had a number of droughts in the last 20 years and we have had to drastically reduce our expenses to match our very reduced income in these years and in some years, a significant nett loss. This last year has been a major drought in the area and we have to stop any expense that isn't absolutely essential so what about the Council also having compassion for those who are suffering in these years and not slug them for extra rates.</p> <p>The Council doesn't have a rate problem as much as it has an expenditure problem and I suggest a big reduction in the salaries is needed so that ratepayers can see some positive and practical results for their rates.</p>
15	<p>I think this is an opportunity to at long last modernise the HRCC rating system and structure to properly reflect economic and demographic changes that have occurred over time. It is noted that the Advisory Committee appointed for the draft strategy did not include a person from the Natural Resource Management or Land Conservation sector, which has been the same for previous reviews and can therefore hardly be called representative. It also comes as no surprise that gaps and uncertainties arise as a result. A very general or a more analytical assessment of total land in this Shire which offers free services in-kind which is not farmed, but which benefits every other sector (farming, tourism, residential, health, recreation) would reveal that as a staggering omission and the draft as a result has little hope of achieving improved equity. Too often rate reviews become an exercise in one sector blaming another for not paying it's share. As a residential rate-payer I don't contend that residential rates should be reduced as the farming sector strongly lobbies for its reduction, rather that a more sophisticated review of the rates would examine local, state and federal priorities and responsibilities regarding water and biodiversity conservation, and it's real economic values to this area. This would have the benefit of encouraging a more vibrant and diverse economic base and would begin to recognise all of the many values that attract people here, instead of the heavily agri-centrist tone that the draft strategy simplistically employs.</p>
16	<p>It seems unfair that farmers make up only 5% of the population but pay nearly 30% of the rates when we do not live where all the services are available.</p> <p>I object to the comment in paragraph 2 of the prelude to this survey which says that if one sector pays less then other sector have to pay more.this implies that farmers will have a smaller increase at the expenses of other ratepayers who will have to make up the balance. Surely this is the very situation that farmers found themselves in under the last council budget. Farmers experienced a substantial increase in their rates while others had a decrease. How can that be fair?</p>
17	<p>Farmers have been treated poorly and yet of your 200 plus employees we seldom see any one on the eastern edge. So take our money but not supplying anything in return. This is not fair.</p>
19	<p>I prefer to pay our rates in full in February and hope to see this option continue to be available.</p> <p>Tradies aren't taxed on the number of spanners etc that they own so it is very unfair that land being a farmers tool of trade is taxed so heavily. The whole system is based on an old English law that they have since abolished. Time for Australia to catch up!</p> <p>So many services are now funded by the ratepayer at a huge cost saving to the original State and Federal funding bodies. It's time the funding for these services was reinstated by those departments.</p>

## Rate Strategy All Submissions Feb 19 Question 6

No.	Do you have any other comments on the Draft Rates Policy and Strategy?
20	<ul style="list-style-type: none"> <li>•The HRCC Rating Strategy needs to be based on;               <ul style="list-style-type: none"> <li>oRolling five-year averaging of property valuations to avoid dramatic Capital Improved Value (CIV) movements hence smooth out contribution movements within each sector</li> <li>oEstablish a fair and equitable rating burden strategy for each rateable sector based on economic contribution, capacity to pay and the services provided by council to each sector while also acknowledging it may take numerous years to move to the balance to the rating burden strategy</li> <li>oUse the rating burden strategy combined with the rolling CIV valuations to calculate what annual differentials should be applied as offset from the general rate</li> </ul> </li> <li>•Farmers are objecting to the current rating system because they are carrying an excessive percentage of the rating burden. Ultimately this review does not fix the inequity in the current system which is broken</li> <li>•I support HRCC working with other local government municipalities to seek alternatives to the current unsustainable funding model based on property valuations</li> <li>•Rates are not a wealth tax rather they are solely a property tax which is a vital tool for broad acre farming businesses to operate</li> <li>•The Draft Rating Strategy 2019-23 does not acknowledge that the CIV of a property has no coloration of the capacity to pay especially after a season of drought</li> <li>•There should be a far better process to identify the number of farming enterprises within the HRCC to provide a more accurate understand of rural economics to therefore make more informed decisions about the sector</li> <li>•The Draft Rating Strategy 2019-23 does not address the fact that in the Horsham Economic Development Strategy 2017 – 2021 Strategy Report, February 2018 clearly states Agriculture, Forestry &amp; Fishing contributes less than 8% of the Total Industry Output yet still contributes over 70% of the rate burden of the commercial, industry and farm properties combined or that farming properties contribute 30% of the entire rate base which is completely excessive</li> <li>•The Draft Rating Strategy 2019-23 does not acknowledge roughly 38% of all residential properties in Horsham are rental which indicated there is a strong property industry beyond traditional residential owner occupiers</li> <li>•Farmers generally invest in their businesses over generations which are locked into a fixed location that cannot be moved and therefore feel they have been penalised with excessive rate burden because their business operations are entirely fixed</li> <li>•HRCC has traditionally enjoyed an extremely low default payments from farmers as farm business are in a fixed location and have no ability to reduce their footprint while maintaining the scale need to operation a modern farming enterprise</li> <li>•Any submissions to the Draft Rating Policy and Draft Rating Strategy should be measured as a percentage of engagement by each sector as farmers make up an estimated less than 5% of the population in the HRCC</li> </ul>
21	<p>I hope that council respects the independent review of the rating system and does not seek to manipulate it in any way. Farmers are a big contributor the economy of the Wimmera but increasing rates for farmers it is not only taking away income from the farmers it is indirectly taking money away from local small business as farmers only have one option to reduce costs when faced with such large fixed cost increases and that is to spend less which means less farmers spending money at their businesses. I would hope that the council really looks at the big picture and can put aside any differences they may have and works with the community for a fair result for all the community a 50% increase for me and a decrease for town is not fair in anybody's eyes. I feel that farmers are seen as a easy way out because of their low numbers in the community. The council needs to think about the far reaching consequences that its action will have on their local community. Why not a set rate increase of 2.5% for everybody</p>
23	<p>Rate each house the same .....Bloody sick of paying for shit in horsham that i don't use my rates went up 11.8% last year and the masters in horsham went down by .6% thats not frigginn right.....by the way it took 7 years for one property to get a road graderd that happened last year So I think Horsham revenue city council owes me 6% refund from last year And 6 years of rates for nothingness on that non graderd road</p>
24	<p>If our rates are going up spend the money on the roads. These streets that are being resurfaced is anyone going to be killed on these? NO SPEND IT WHERE THE FARMERS ARE.</p>
25	<p>Establish a fair and equitable rating burden strategy for each rateable sector based on economic contribution, capacity to pay and the services provided by council to each sector while also acknowledging it may take numerous years to move to the balance to the rating burden strategy. Farmers are objecting to the current rating system because they are carrying an excessive percentage of the rating burden. Ultimately this review does not fix the inequity in the current system which is broken</p>
26	<p>Farmers are objecting to the current rating system because they are carrying an excessive percentage of the rating burden. Ultimately this review does not fix the inequity in the current system- which is broken!</p>

## Rate Strategy All Submissions Feb 19 Question 6

No.	Do you have any other comments on the Draft Rates Policy and Strategy?
27	<p>The HRCC Rating Strategy needs to be based on; Rolling five-year averaging of property valuations to avoid dramatic Capital Improved Value (CIV) movements hence smooth out contribution movements within each sector; Establish a fair and equitable rating burden strategy for each rateable sector based on the services provided by council to each sector while also acknowledging it may take numerous years to move to the balance to the rating burden strategy; Use the rating burden strategy combined with the rolling CIV valuations to calculate what annual differentials should be applied as offset from the general rate.</p> <p>Farmers object to the current rating system because they are carrying an excessive percentage of the rating burden. Ultimately this review does not fix the inequity in the current system.</p>
28	<p>Make sure no rate notices are sent out that are quite different to previous years, and which would produce too much loss or benefit, ie too great a change from previous rates.</p>
29	<p>Rates are not a wealth tax!!! Our farm land is way to make a living. Some years we don't have any income off our property's. HRCC should understand rural economies better and make more informed decisions about the agriculture sector.</p> <p>I don't support lump sum payments February.</p>
30	<ul style="list-style-type: none"> <li>• The HRCC Rating Strategy needs to be based on;               <ul style="list-style-type: none"> <li>o Rolling five-year averaging of property valuations to avoid dramatic Capital Improved Value (CIV) movements hence smooth out contribution movements within each sector</li> <li>o Establish a fair and equitable rating burden strategy for each rateable sector based on economic contribution, capacity to pay and the services provided by council to each sector while also acknowledging it may take numerous years to move to the balance to the rating burden strategy</li> <li>o Use the rating burden strategy combined with the rolling CIV valuations to calculate what annual differentials should be applied as offset from the general rate</li> </ul> </li> <li>• Farmers are objecting too the current rating system because they are carrying an excessive percentage of the rating burden. Ultimately this review does not fix in the inequity in the current system which is broken</li> <li>• I support HRCC working with other local government municipalities to seek alternatives to the current unsustainable funding model based on property valuations</li> <li>• Rates are not a wealth tax rather they are solely a property tax which is a vital tool for broad acre farming businesses to operate</li> <li>• The Draft Rating Strategy 2019-23 does not acknowledge that the CIV of a property has no coloration of the capacity to pay especially after a season of drought</li> <li>• There should be a far better process to identify the number of farming enterprises within the HRCC to provide a more accurate understand of rural economics to therefore make more informed decisions about the sector</li> <li>• The Draft Rating Strategy 2019-23 does not address the fact that in the Horsham Economic Development Strategy 2017 – 2021 Strategy Report, February 2018 clearly states Agriculture, Forestry &amp; Fishing contributes less than 8% of the Total Industry Output yet still contributes over 70% of the rate burden of the commercial, industry and farm properties combined or that farming properties contribute 30% of the entire rate base which is completely excessive</li> <li>• The Draft Rating Strategy 2019-23 does not acknowledge roughly 38% of all residential properties in Horsham are rental which indicated there is a strong property industry beyond traditional residential owner occupiers</li> <li>• Farmers generally invest in their businesses over generations which are locked into a fixed location that cannot be moved and therefore feel they have been penalised with excessive rate burden because their business operations are entirely fixed</li> <li>• HRCC has traditionally enjoyed an extremely low default payments from farmers as farm business are in a fixed location and have no ability to reduce their footprint while maintaining the scale need to operation a modern farming enterprise</li> <li>• Any submissions to the Draft Rating Policy and Draft Rating Strategy should be measured as a percentage of engagement by each sector as farmers make up an estimated less than 5% of the population in the HRCC</li> </ul>
31	<p>As a farmer living on the outskirts of town we use very little services in town. Roads is a big issue. particularly Blue Ribbon Road. Wind farm roads should have been made to a better standard 12 months ago before they commenced work. Shoulders of some roads near the wind farms are not a good standard. Tom Blair</p>
M 1	
M 2	<p>Establish a fair and equitable rating burden strategy for each sector based on economic contribution capacity to pay and the services provided to each sector. Farming properties contribute 30% of the entire rate base which is completely excessive. On the front page it says the way council rates work is that if one sector pays less, then another sector has to pay more in order to maintain ??? council (which is exactly what farm rated property holders contributed last year yet not acknowledged</p>
M 3	<p>I wish council would listen to people before they make their decisions. We have had meetings with Council Rep. and you still go behind our backs. WAKE UP!</p>
M 4	
M 5	<p>See whole submission</p>
M 6	
M 7	<p>The draft Rates Policy have come up with a lot of proposals that were proposed by VFF</p>
M 8	
M 9	<p>Not addressed</p>

Dear HRCC,

The proposal to increase the differential for farm rates from 80% to 67% is not supported by me. The only rationale I can see in the discussion paper or the rates strategy for this increased discount is that farm land values have risen more rapidly than other categories of land. This is in effect to say that as you have gotten wealthier, and therefore are liable for a greater proportion of the rates burden, we will give you a discount at the expense of those less well off. SEIFA data clearly shows where the more disadvantaged are in our community and that is in Horsham city (and in smaller townships). This decision increases the burden on the less well off and is regressive. In this time of deepening inequality and very slow wage growth it is manifestly unfair to shift the burden of rates from the wealthy to the less wealthy. The idea that increases should be uniform across classes of rate payers, if acted on, will entrench unfairness in the system.

The decision to introduce a differential for industrial and commercial sectors is not supported. The justification for this is once again in response to increases in valuations for this class of properties but this is an increase in the value of these assets and the wealth principle supports a rates increase in proportion to the increase in wealth.

The decision to increase the pensioner rebate and to decrease the municipal charge are supported in the context of an increase in the discount given to farmers as these will lessen the impact of this regressive change.

The proposal to review the rates strategy if there is a change in value of greater than 5% in either direction is not supported by me. A review under these conditions will invite further concessions for those whose wealth is increased by the value of their assets rising.

I do not wish to present my submission in person.



## Submission from [REDACTED] – 06 March 2019

I put in this submission knowing it is a complete waste of time, Council probably will not even read it and Council has never, repeat never ever altered a draft budget or strategy. So whatever I put in this submission will not matter.

Council every time they are in rates trouble to ease the tension they go through this PR exercise of calling a rate review. In 2006/7 they called for a rate review chaired by [REDACTED] this was the worst public relations exercise this Council ever tried. The information provided was set to achieve nothing and it did. In 2014 the new beautiful rate strategy to end all rate strategies was put forward based on 2013 figures but when the 2014 higher valuation figures came in this strategy was thrown out the window before the ink was even dry and was never acted on. Another PR disaster. The 2018 rates review does not seem any better 9 people who knew nothing about rates were gathered and nurtured to rubber stamp a already predetermined outcome before they even met. I feel sorry for these people as they will be quoted for years to come.

Why is there a need for a rate strategy? To respond to Council's stupidity with the 2017/18 rates budget charging farmers \$646,000 to cover the residential sector deficit was absolutely ridiculous. Nothing has changed reading the new strategy farmers still pay 27.5% of the rates except we are \$646,000 worse off from 2018. Regularly throughout the rate committee hearings we see farmers have been ripped off and poorly treated by this Council for years. Taking the rate strategy to 2017 figures just proves their point that we are still going to be ripped off by this Council plus now we have to find another \$200,000 to fund our share of the municipal charge reduction. A 33% differential is nowhere near enough you have to look at 40% plus keep the municipal charge where it is.

### A FAIR AND EQUITABLE

The catch cry of this Council is all we ever heard from this Council every rates budget. But not this year, not one Councillor said the 2018 rates budget was fair and equitable. If Councillors could not say it was fair and equitable why did they pass such an unfair rates budget on the farm sector? A \$646,000 rate increase to give the residential sector a deficit was grossly unfair.

What you take off one another must pay. What you take off one another must pay. We are sick of hearing this from [REDACTED] has joined in on the same broken record. Very hypocritical they obviously do not put in practice what they preach. In 2016 Council gave a rates reduction to the residential sector and forced the farm sector to pay for it, worse again in 2018 giving the residential a deficit of \$68,000 and expecting the farmers to fork out a \$646,000 increase and as I said practise what you preach.

[REDACTED]

I am disappointed the Local Government Minister's staff were hesitant to act on my complaint as to punitive interest laws relating to a casting vote. Especially when the Mayor had the most to gain with a yes vote and whether the casting vote should have been used or the matter held over when there was still plenty of time left to readvertise the budget etc.

## Municipal Charge Reduction

The Municipal charge was introduced to help cover the administration and service costs especially from the lower end ratepayers. Councillors at the January meeting completely missed the point as to why this charge was implemented when they said, this reduction will give more relief to the lower paid. The State Government and Council do not know what they are doing to suggest reducing the Municipal charge. Previous Councils have steadily increased this charge to achieve some cost recovery from the lower end ratepayers who do not pay their way.

This reduction of \$88 in the Municipal charge will add \$1,075,000 to the rates to be paid mainly by the top end of the rate scale. If we believe the 2018/19 rate strategy the farm sector will pay 27.5% of the rates. The reduction of \$88 in the Municipal charge at 27.5% will add \$295,600 to the farm sector rates. The farm sector only pays 1150 Municipal charges, the \$88 amounts to a reduction of \$101,200 for farmers still leaving another \$194,400 in extra rates for the farm sector to pay. NOT ON COUNCIL.

400 farmers attended meetings over the 2018 budget – never seen before – complaining about Council forcing farmers to pay 95% of the rate increase. Council stated they could be sued if they passed the 2.5% rate rise on each sector as the public did not know another rate alternative had been put forward. WHY did the Council not notify the public there was another rate proposal before the draft budget? They knew about this from the previous March and took it on board as an alternative rate strategy and presented a paper on such to the April Rates meeting outlining the effect of 2.5% rate increase on each sector. This was one of the major parts of my submission as well.

### **I pose these questions for the Council**

Why was the public not notified that an alternative rate option was before Council so Councillors could legally vote on a 2.5% rate increase on each sector?

Why was Council so concerned that the 2.5% rate increase on each sector would be passed on the budget night that they got a legal opinion before the budget meeting? (With my 16 years involvement with this Council I have never seen a legal opinion presented to Council – they knew they were in trouble and tried to threaten Councillors.)

Why, with such a huge difference in value increases (Farm \$229 million, Residential \$96 million) was the Farm Differential not increased to compensate for such a fluctuation?

Why did the Council not use differentials to correct the anomalies between the sectors? (Giving 1 sector a \$645,000 rate increase and an on paper rate deficit of \$68,000 which was obviously wrong when the extra rates from the \$96 million in residential valuation (\$472,000 in rates) are added on. A true rate deficit \$550,000 for the Residential sector is not within the guidelines of differential rating.)

Why did Council not apply a simple 5% Farm Differential increase which would have had all sectors paying a similar rate increase? (The 700 farmers had to pay an 11.8% rate increase to give the 10,000 residential ratepayers a -0.6% rate reduction)

What happened to Council's favourite catch cry every year – FAIR AND EQUITABLE? (That is all we ever heard every year. Council has not mentioned it once this year.)

Explanation for above question.

What is the true deficit of 2017 Residential sector rate base received in 2018? With the reduction in the rate dollar the 2017 residential rate base fell by \$540,000. This rate base rose in revaluation by \$96 million generating \$472,000 in extra rates arriving at the on paper deficit of \$68,000 therefore a residential rate reduction of \$550,000.

**FARMERS PAID 95% OF THIS YEAR'S TOTAL RATE INCREASE.**

The farm sectors rates over the same period with this year's rate in the dollar dropped by \$255,000 but rose \$900,447 from the \$229 million in increased revaluation to achieve the rate increase of + \$645,000. I hope the Council members are able to see the difference between each sector and note farmers do not have the luxury of the rates from 100 new houses (3,500 new houses since amalgamation) each year to subsidize us.

As a guide I have done this comparison for the last 11 years.

Information is from 2007/08 budget and 2018 /19 budget.

In **2007** the average residential property rates were **\$631** for **8,086** ratepayers

In **2018** (with the inclusion of 2014 extra rate payers at the top end of the rate range) only rose 82% to **\$1,148** for **10,100** ratepayers.

In **2007** the farmers' average rates were **\$1,241** for **2,154** ratepayers.

In **2018**, through valuation increases only, farm average rate rose 135% to **\$2,857** for **2,147** ratepayers.

These were after the rate spikes 2002/04/06.

Farmers have multiply rate notices in my case 3 – my farm rates have increased from \$2,500 in 1995 to \$14,121 now.

### **Ability to Pay**

What a mockery Council made of this in this year's budget. Councillors were informed that this year was going to be a drought and we cannot afford a \$645,000 rate increase. Throughout the pre-budget and submission process the news and weather bureau were forecasting the drought. The El Nino reports all indicated this year was going to be dry. Council knew this but still forced this massive rate increase onto the farm sector. Rates are a wealth tax that does not reflect income or money in the bank. Farmers need huge assets to make an income.

### **Commercial and Industrial Rates**

3-4 years ago Council proposed to increase the rates on these sectors to 120%. I opposed this when [REDACTED] bought this up as I believe businesses must be given an incentive to come to Horsham and to stay in business in Horsham. Therefore I believe this committee should look at giving these 2 sectors a differential of 20%.

### **Farmers Paying for Horsham Services**

Council will tell you we must pay for Horsham City Services. Bullshit. Many farmers on the Council fringes do not come to Horsham – they use Murtoa, Warracknabeal, Dimboola and Balmoral etc and besides commercial and industrial businesses that encourage us to come to Horsham pay rates. We do not get our roads graded so why should we pay for Horsham streets and services. The only service we use is the saleyards which we are required to pay a fee for which is set at a rate to make a profit.

### **Council Revaluation**

I would like it investigated as to why Council are allowed to only revalue parts of the HRCC. 30% was revalued in 2016, another 20-30% this year. The farmers in the first revaluation will be paying these huge rate increases five times whilst their neighbours pay on 2010 valuations waiting to be revalued. I received a 55% rate increase in 2016 whilst my neighbours only pay rates at half that amount. In 2016 a 70% rate increase was the norm 112% at Green Lake, his neighbour now still only pays rates at 1/3 of his. THIS IS TOTALLY UNFAIR AND NOT EQUITABLE. I know Council does this so they can sneak in the higher rates from these properties without forcing up the differential. If all farm properties were revalued from the same day all farmers would pay the same huge rate increases therefore Council would be forced to increase the differential to its true rate.

Surely all rural properties must be revalued in the same year to stop Council being able to hide these huge increases without increasing the differential.

### **Fee for Service**

HUH it is not hard to argue that with the service provided by the HRCC our rates should only be 10% of what they are. If you did a survey asking farmers to give a 1-10 rating you would not even get a 1, every farmer would give this Council a 0.

As farmers we were spoilt by the Wimmera and Arapiles Shires, as country based shires they used the rates to grade our roads from table drain to table drain, clean out and fix culverts and remove overhanging trees each year. With what we have now the city based Council does not care about country roads. Sheer Council neglect has allowed the table drains to be non-existent and culverts have not been touched since amalgamation as a result drainage work must be carried out by farmers themselves.

The country roads network that was handed over to the HRCC in 1995 in perfect condition now resembles in most cases bush tracks making it very difficult to move wide machinery and sheep trucks. The Wimmera and Arapiles Shires believed that maintenance on an annual basis was cheaper than fully reconstructing the road network which Council will now have to do now costing millions.

### **Conclusion**

- I condemn the Council for the way they treated their farmers in 2018 budget.
- I recommend that \$400,000 of the \$645,000 of rates misappropriated from the farm sector in 2018 be returned to the farm sector in the 2019 Budget.
- Set the farm differential to at least 40% to compensate for the farm land valuations rising higher than residential to compensate for the past effect of the set percentage of rates have had on the farm sector for the last 20 years and as compensation to cover our 27.5% share of the reduced municipal charge (\$194,000).

- Rates are supposed to be wealth tax that does not emphasise income or disposable assets.
- Recommend all farm properties be revalued in the same year not higgledy piggedly as currently done. It is very unfair on those first revalued. This would force Council to increase the differential to its true level rather than using limited valuations to sneak in only some high land valuations so they do not have to increase the differential.
- But I do finally agree with something Council did in opposing a rate differential for nursing homes. This would have opened up a can of worms. Pensioners who own their own homes would also ask for this differential let alone all the self-funded retirees etc.

## HRCC RATES REVIEW

Sirs

I have reviewed the document you have prepared in regard to the Horsham City Council Rates and I offer the following comments and suggestions-

### 1. COMMENTS

#### a. Executive Summary Recommendation 1:

The 5 points you have listed as being the principals of this proposal I don't believe have been address particularly the "capacity to pay". Just how the ability of Council to access ones "capacity to pay" is a very vexed issue. Would it be via taxation, bank accounts who knows. Nor has any of the other items has been address in detail in this report.

Also the comments about "**residential ratepayers receive more benefit from their rates and should pay a higher rate!!**" i feel is a bit insulting to none farmers living outside the Horsham Township.

I live in the rural township of Wail and it takes me 25 minutes to drive into Horsham. I live here because i was raised in the area, i built a home in Wail and i enjoy the rural lifestyle. I don't feel at all disadvantaged because i live in Wail and i like all rates payers in HRCC has access to all facilities that Horsham has to offer and to say that Horsham rate payers should pay more for the priverage is a bit of a insulate. Perhaps they should be compensated for not having the privilege of living in the rural aspect!!

#### b. Recommendation 2:

"Differential Rates". It is my beliefs that farm differential were provided to provide relief to farmers in time of **low grain prices, droughts and floods**. They were not installed as a means of adjusting rates due to high land valuations.

This rates review I feel is taking the easy way out by adjusting the differentials to suite a purpose that it wasn't designed for.

There has been no discussion or analysis in this review about what alternative structures were studied to achieve the required outcomes of this review. This is extremely import not only to HRCC but to all rural Councils which are grappling with this issue. Is was the chance to provide deep and meaningful chance to how Councils are partly funded.

Comments about chances to the "municipal charge" is very interesting without any clear analysis on what this mean to the "end game". I recall on my time on Council Mr Harrison went thru a review of the municipal charge and I recall clearly that it became very, very "messy."

## c. Recommendation 3:

**“Fair and equitable distribution of the rates burden”**

Whilst this is a notable statement there has been no evidence provided to state clearly how this review has achieved this outcome.

Adjusting one sectors level of burden onto the other sectors is that classed as “fair and equitable”?

The 4 main sectors, Farm, Industrial, Commercial and Residential are all different in natural of size, use, location and value and as the farming sector is so broad in the sizes of land holdings for individual farms I suggest that the farming sector as far as rates go, be broken down into 2 or more sectors.

To have as suggested by this report a minimum of 2ha used primarily for farming is ridiculous. HRCC has little farming enterprises that have intensive farming practices on small allotments, so to provide rate relief for the owner of a small allotment is contrary to “fair and equitable distribution” of rates. The farming rating sector needs a bit of work to come to a realisation of what HRCC has. In discussions with Mr Harrison he has advised me that he only knows the number of assessments and the value of those assessments. I believe that a more detailed assessment is required to identify the numbers by size, so that perhaps the farming sector can be broken down into 2 or more sectors and rated adjusted accordingly.

Commented [R1]:

## 4. Recommendation 4:

Yes there may be some changes that could be made to the engagement process however from my term on Council we undertook numerous public rating meeting and the response from the public was always very very poor and generally it was the same persons engaging in these sessions.

## 5. Recommendation 5:

Yes I strongly recommend Council lobby the Government to make changes as the way rates are structured.

**Conclusion:**

1. Firstly I am disappointed in this review with its lack of analysis of the overall rating structure of the HRCC. It makes some recommendations on changes to the farming sector however it doesn't go far enough. Because of the various sizes of farming enterprises this sector clearly needs to divide into several sectors probable on the basis of size and rates adjusted accordingly.
2. The most important fact missed in this review is to what alternatives Council have to the existing structure. There has been no discussion at all on alternatives in this review. Clearly the current seem to base rates of property values isn't working. Farmers to some extent

have themselves to blame for the current situation as it has been them paying the high prices from land. When my father was farming there no such thing as superannuation. His super was the value of the land that he farmed for over 60 years.

Most modern farmers have their land tied up in superannuation and "trusts" used to protect their asset and their family members. Also lower interest rates have helped farmers purchase more farm to add to the superannuation portfolios.

Therefore I suggest that the best way forward is that a line be ruled under ALL rates and the rates be adjusted according to CPI and not land values. There be no differentials as these have already being included in the current rates.

This will be fair to all as the rates are being all adjusted to CPI and council revenue is also adjusted accordingly. Therefore the bigger the enterprise the more they will pay and the small the less they pay. Council therefore can budget on a CPI increase each year.

I understand that there is no allowance in the current Local Government Act to allow for rates with CPI increase therefore it is up the HRCC to lobby hard to this to happen in the upcoming review of the Act.





## 1. PURPOSE

The purpose of this policy is to provide guidance for the collection of rates and charges where the ratepayer is experiencing genuine financial hardship.

## 2. INTRODUCTION

The management and recovery of outstanding debt is an important aspect of Council's financial management function. Council derives a large share of its revenue from rates and charges, and therefore has a responsibility to ensure that all monies owing are collected in a timely, effective and efficient manner.

Horsham Rural City Council may provide alternative payment arrangements for property based debts to assist ratepayers deemed to be under financial hardship. Hardship assistance will only be granted to individuals experiencing hardship with regard to the rates on their principal place of residence.

## 3. SCOPE

This Policy applies to all Council staff who have responsibility to ensure collection of Council's rates and charges.

## 4. PRINCIPLES

### 4.1 General Principles

Council will enforce the legislative powers available under the *Local Government Act 1989* in the pursuit of outstanding rates and charges debts.

Council is committed to:

- Assisting ratepayers who are experiencing financial hardship
- Ensuring that the collection process is transparent
- Treating all people fairly, consistently, respectfully and with sensitivity
- Ensuring Council staff have the training and resources necessary to effectively and consistently manage ratepayer financial hardship
- All collection matters under this policy are strictly confidential

Where Council staff have identified that a ratepayer is experiencing financial hardship, outstanding rates and charges owed to the municipality shall be pursued in accordance with this policy.

### 4.2 Applications for Hardship

Ratepayers may apply to the Manager Finance ~~Manager Rates & Information Services~~ to have rates, interest and charges deferred, in whole or part. When assessing financial hardship applications, employees must be extremely aware of the financial, emotional, physical or psychological difficulties that the ratepayer may be experiencing. All applications for hardship assistance are to be assessed within 14 days of the application form being received and a written response on the outcome of the



assessment returned to the applicant. Applications for hardship assistance are to be reviewed on a quarterly basis.

#### 4.3 Types of assistance available:

The following types of assistance may be offered following the assessment by the Manager Finance ~~Manager Rates & Information Services~~:

**4.3.1 ~~Negotiated Payment Arrangement~~ Payment Plans:** A payment plan is a schedule of payments agreed to by both the Council and the ratepayer, which provides for flexible payment of debts after their due date has lapsed. Arrangements already entered into may be renegotiated on amount payable, incidence or length. Interest, if applicable, would continue to accrue. The arrangement will only apply for the year that the request is made and a new arrangement must be made for each rating year.

**4.3.2 Interest Reduction:** Interest reduction by way of an agreed interest free period may be negotiated. Assistance for interest reduction would have regard to the demonstrated efforts of the ratepayer to meet past and current payment obligations. A rates and charges deferral may be accompanied by a reduction in the penalty interest rates for the ratepayer. However, interest should continue to accrue on the deferred rates and charges in order to avoid 'redistributional' effect on the rate base from implementing such a policy.

**4.3.3 Deferral of Payment:** An account may be placed on hold for a set or indefinite period. This option would generally apply to long term cases of extreme financial hardship. Rates and interest continue to accrue throughout the period, although interest may be waived. Rates and charges are deferred until such time as the ratepayers circumstances improve or the property is sold or transferred to another entity. This option would generally apply to long term cases of extreme financial hardship, or where Council extends hardship assistance to self-funded pensioner and retiree ratepayers.

**4.3.4 Waiver of Rates:** Section 117A of the *Local Government Act 1989* allows Council to waive, in part, or in whole, any rate or charge, or any interest imposed for late payment. This provision is generally only used in circumstances of severe financial hardship, where the ratepayer is seeking professional financial assistance from a recognised financial counsellor or similarly qualified person. Council generally does not waive rates. This is to ensure that financial hardship assistance proffered to one ratepayer does not have a re-distributional effect on the rate base.

**4.3.5 Centrepay:** Automatic deductions may be made from ratepayers Centrelink payments. Anyone receiving Centrelink payments can apply to have a designated amount of their payment directed to the Council. Although this facility is free to Centrelink customers, there is a small charge to the Council for each transaction.

**4.3.6 Sunset Clause:** This policy caters for two different scenarios: (1) short-term financial hardship (up to one year), and (2) long term cases of financial hardship (most likely fixed income retirees).

In the first instance, arrangements should aim to clear the debt within 12 months at which time hardship assistance should cease.



In the second instance, hardship assistance will continue for an indefinite period, until such time as the ratepayer's circumstances improve or the property is sold or transferred to another entity. In these cases, 50 percent of the Capital Improved Valuation, of the total amount of deferred rates and charges can accrue against the property.

#### 4.4 EXTERNAL RESOURCES

Council officers are able to direct ratepayers to financial information services.

The Consumer Action Law Centre (<http://consumeraction.org.au>) is a not for profit provider of phone based and online financial counselling services. The financial counselling hotline can be reached on 1800 007 007. The free hotline is open from 9.30am to 4.00pm, Monday to Friday. The centre can also direct callers to their closest in-person service.

Financial Counselling Australia has developed online resources at [www.debtselphelp.org.au](http://www.debtselphelp.org.au). The website provides letter templates, fact sheets, information on financial counselling services and a debt management self-help tool.

Wimmera Uniting Care provides telephone and face-to-face financial counselling within our municipality. Contact the office at 185 Baillie Street Horsham, phone 5362 4000 or online at [www.wuc.org.au](http://www.wuc.org.au).

## 5. COMMUNICATION

Horsham Rural City Council's website, Horsham Rural City Council's intranet

## 6. RESPONSIBILITY

**Policy Owner:** ~~Manager Finance Manager, Rates and Information Services~~

## 7. DEFINITIONS

Provide a list and brief description (in alphabetical order) of all key terms used in the policy.

Definition	Meaning
Financial Hardship	A situation where a ratepayer is unable, because of prolonged illness or unemployment, or other reasonable cause, to discharge their financial obligations to Council and the ratepayer reasonably expects to be able to discharge those obligations if payment arrangements were changed.  Financial Hardship means an inability to fulfil a financial obligation, not an unwillingness to do so. The hardship may be short or long term, and will be considered on an individual basis.

## 8. SUPPORTING DOCUMENTS

Document	Location
Rates and Charges Debt Collection Policy	Website, Intranet



Local Government Act 1989	Internet
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**9. DOCUMENT CONTROL**

<b>Version Number</b>	<b>Approval Date</b>	<b>Approval By</b>	<b>Amendment</b>	<b>Review Date</b>
001	7 December 2015	Council	New policy	
002			Reviewed and updated	

**Application and Statutory Declaration  
 For Financial Hardship assistance**

I, .....  
 (name in full)

of .....  
 (address)

Date of birth ...../...../.....

Occupation.....Employer.....

Telephone.....Email.....

**Do solemnly and sincerely declare that:**

1. I am the owner and occupier of the premises known as:

Assessment No..... Location: .....

Total amount of debt \$.....

2. The following are the particulars of other persons residing on the said premises:-

Name	Relationship	Occupation
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

3. Financial Details

Annual Income Details			
Income (Nett)	Self \$	Spouse / Defacto \$	Total \$
Wage / Salary			
Centrelink Benefit			
Investment Income			
Other Income			
Money owed to you			
Total Income (A) \$			

Annual Expenditure Details			
Expenditure	Self \$	Spouse / Defacto \$	Total \$
Rent/board			
Mortgage			
Food			
Utilities			
Telephone			
Water			
Insurances			
Motor vehicle			
Other expenses			
Total Income (B) \$			

Assets	
Current bank balance	\$
Shares	\$
Other property	\$
Superannuation	\$
Vehicles	\$
Total Assets (C) \$	

Liabilities	
Mortgage	\$
Credit Card	\$
Other Loans	\$
Other Liabilities	\$
Total Liabilities (D) \$	

Financial Position	
Income (A)	\$
Expenditure (B)	\$
Assets (C)	\$
Liabilities (D)	\$
Total (A+C-B-D) \$	

Please attached any other relevant information that may support your application (eg. Financial statements, taxation returns, bank records, etc)  
 Please detail any other pertinent information relevant to your application.

.....  
 .....  
 .....  
 .....  
 .....  
 .....

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing the same to be true and by virtue of the provisions of an Act of Parliament of Victoria rendering persons making a false declaration punishable for wilful and corrupt perjury.

SIGNED .....

DECLARED AT ..... in the State of Victoria on the  
 ..... day of ..... 20.....

BEFORE ME: ..... Justice of the Peace  
 (or other authorised person)



**Application for  
Financial Hardship Appeal Form**

**If you are not happy with the decision, you can appeal by completing this form**

I/We hereby lodge our Right to Appeal against a decision made in accordance with Council's adopted Rates and Charges Financial Hardship Policy

Name of applicant/s \_\_\_\_\_

Preferred Contact Number \_\_\_\_\_

Property Address \_\_\_\_\_  
\_\_\_\_\_

**Why I disagree:**

.....  
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SIGNED .....

DATE ...../...../.....



LGPRF - 6 Monthly Report to 31 December 2018

APPENDIX 9.3A

DATA INPUT - MATERIAL VARIATIONS					2018-19 Actual	Expected Range	Material Variations and Comments	Methodology for Calculation
Service measure	2015-16 Actual	2016-17 Actual	2017-18 Actual	2018-19 Actual				
<b>Aquatic Facilities</b>								
AF1	User satisfaction with aquatic facilities (optional)	0.00	0.00	0.00	0.00		Optional	User satisfaction with aquatic facilities (optional)
AF2	Health inspections of aquatic facilities	^0^	0.00	0.00	0.00	1 to 4 inspections	No health inspections were conducted as they are not required by the Health Act 2008.	[Number of authorised officer inspections of Council aquatic facilities / Number of Council aquatic facilities]
AF3	Reportable safety incidents at aquatic facilities	1.00	0.00	1.00	0.00	0 to 20 incidents		[Number of WorkSafe reportable aquatic facility safety incidents]
AF4	Cost of indoor aquatic facilities	\$2.88	\$3.71	\$3.92	\$3.57	-\$3 to \$10	Combining indoor and outdoor puts this measure within the expected range	[Direct cost of indoor aquatic facilities less income received / Number of visits to indoor aquatic facilities]
AF5	Cost of outdoor aquatic facilities	\$0.00	\$0.00	\$0.00	\$0.00	\$3 to \$20	Indoor and Outdoor pool combined	[Direct cost of outdoor aquatic facilities less income received / Number of visits to outdoor aquatic facilities]
AF6	Utilisation of aquatic facilities	9.17	6.70	6.39	8.12	1 to 10 visits	Indicator has been annualised	[Number of visits to aquatic facilities / Municipal population]
<b>Animal Management</b>								
AM1	Time taken to action animal management requests	0.00	1.00	1.00	2.86	1 to 10 days	Improvements in data collection through the use of Merit has seen this recorded more accurately.	[Number of days between receipt and first response action for all animal management requests / Number of animal management requests]
AM2	Animals reclaimed	39.00%	38.00%	55.81%	62.03%	30% to 90%		[Number of animals reclaimed / Number of animals collected] x100
AM3	Cost of animal management service	\$53.19	\$68.07	\$66.70	\$80.97	\$10 to \$70	Indicator has been annualised but splits of staff time allocations between animal mgt, parking & community safety have not been accurately recorded and need revision	[Direct cost of the animal management service / Number of registered animals]
AM4	Animal management prosecutions	0.00	2.00	1.00	0.00	0 to 50 prosecutions		[Number of successful animal management prosecutions]
<b>Food Safety</b>								
FS1	Time taken to action food complaints	0.00	5.00	3.00	0.00	1 to 10 days	2 complaints received and both actioned immediately	[Number of days between receipt and first response action for all food complaints / Number of food complaints]
FS2	Food safety assessments	80.00%	93.33%	77.71%	94.67%	50% to 100%	Indicator has been annualised	[Number of registered class 1 food premises and class 2 food premises that receive an annual food safety assessment in accordance with the Food Act 1984 / Number of registered class 1 food premises and class 2 food premises that require an annual food safety assessment in accordance with the Food Act 1984] x100
FS3	Cost of food safety service	\$631.18	\$621.23	\$573.99	\$475.78	\$300 to \$1,200	Indicator has been annualised	[Direct cost of the food safety service / Number of food premises registered or notified in accordance with the Food Act 1984]

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APPENDIX 9.3A

DATA INPUT - MATERIAL VARIATIONS							Material Variations and Comments	Methodology for Calculation
Service measure	2015-16 Actual	2016-17 Actual	2017-18 Actual	2018-19 Actual	Expected Range			
FS4	Critical and major non-compliance outcome notifications	100.00%	100.00%	0.00%	87.50%	60% to 100%	100% follow-up on all but one specific instance that can not be completed due to commercial circumstances	[Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises] x100
<b>Governance</b>								
G1	Council decisions made at meetings closed to the public	16.00%	13.91%	8.21%	16.07%	0% to 30%	9 resolutions in closed meetings - 3 contractual, 3 personnel and 3 other.	[Number of Council resolutions made at ordinary or special meetings of Council, or at meetings of a special committee consisting only of Councillors, closed to the public / Number of Council resolutions made at ordinary or special meetings of Council or at meetings of a special committee consisting only of Councillors ] x100
G2	Satisfaction with community consultation and engagement	61.00	61.00	57.00	0.00	40 to 70	Figure only available at year end	Community satisfaction rating out of 100 with how Council has performed on community consultation and engagement
G3	Councillor attendance at council meetings	96.00%	95.05%	89.44%	98.41%	80% to 100%		[The sum of the number of Councillors who attended each ordinary and special Council meeting / (Number of ordinary and special Council meetings) × (Number of Councillors elected at the last Council general election)] x100
G4	Cost of governance	\$38,775.43	\$39,421.08	\$37,546.00	\$35,862.90	\$30,000 to \$80,000	Indicator has been annualised	[Direct cost of the governance service / Number of Councillors elected at the last Council general election]
G5	Satisfaction with council decisions	58.00	60.00	58.00	0.00	40 to 70	Figure only available at year end	[Community satisfaction rating out of 100 with how council has performed in making decisions in the interest of the community]
<b>Libraries</b>								
LB1	Library collection usage	2.57	2.88	2.60	1.08	1 to 9 items		[Number of library collection item loans / Number of library collection items]
LB2	Standard of library collection	51.00%	54.66%	48.70%	44.22%	40% to 90%		[Number of library collection items purchased in the last 5 years / Number of library collection items] x100
LB3	Cost of library service	\$5.23	\$4.91	\$5.11	\$4.57	\$3 to \$15	Indicator has been annualised	[Direct cost of the library service / Number of visits]
LB4	Active library members	16.00%	12.85%	12.38%	8.21%	10% to 40%		[Number of active library members / Municipal population] x100
<b>Maternal and Child Health (MCH)</b>								
MC1	Participation in first MCH home visit	98.00%	93.88%	91.74%	105.17%	90% to 110%	First home visits are higher than notifications because.....	[Number of first MCH home visits / Number of birth notifications received] x100
MC2	Infant enrolments in the MCH service	98.00%	100.72%	100.43%	100.00%	90% to 110%		[Number of infants enrolled in the MCH service (from birth notifications received) / Number of birth notifications received] x100
MC3	Cost of the MCH service	\$0.00	\$64.03	\$63.95	\$47.47	\$50 to \$200		[Cost of the MCH service / Hours worked by MCH nurses]
MC4	Participation in the MCH service	81.00%	72.82%	83.67%	77.20%	70% to 100%		[Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100

LGPRF - 6 Monthly Report to 31 December 2018

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DATA INPUT - MATERIAL VARIATIONS							Material Variations and Comments	Methodology for Calculation
Service measure	2015-16 Actual	2016-17 Actual	2017-18 Actual	2018-19 Actual	Expected Range			
MC5	Participation in the MCH service by Aboriginal children	79.00%	55.17%	75.00%	79.07%	60% to 100%		[Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100
<b>Roads</b>								
R1	Sealed local road requests	3.22	4.22	6.33	4.76	10 to 120 requests		[Number of sealed local road requests / Kilometres of sealed local roads ] x100
R2	Sealed local roads maintained to condition standards	99.00%	99.22%	99.29%	99.16%	80% to 100%		[Number of kilometres of sealed local roads below the renewal intervention level set by Council / Kilometres of sealed local roads] x100
R3	Cost of sealed local road reconstruction	\$46.67	\$53.23	\$52.67	\$0.00	\$20 to \$200	Sealed local road program not commenced in first half of the year	[Direct cost of sealed local road reconstruction / Square metres of sealed local roads reconstructed]
R4	Cost of sealed local road resealing	\$4.92	\$5.12	\$4.66	\$5.80	\$4 to \$30		[Direct cost of sealed local road resealing / Square metres of sealed local roads resealed]
R5	Satisfaction with sealed local roads	48.00	45.00	44.00	0.00	50 to 100	Figure only available at year end	[Community satisfaction rating out of 100 with how council has performed on the condition of sealed local roads]
<b>Statutory Planning</b>								
SP1	Time taken to decide planning applications	47.00	51.00	50.00	45.00	30 to 110 days		[The median number of days between receipt of a planning application and a decision on the application]
SP2	Planning applications decided within required time frames	80.00%	69.06%	65.76%	84.31%	40% to 100%		[(Number of regular planning application decisions made within 60 days) + (Number of VicSmart planning application decisions made within 10 days) / Number of planning application decisions made] x100
SP3	Cost of statutory planning service	\$1,459.27	\$2,194.58	\$2,456.04	\$2,818.70	\$500 to \$4,000		[Direct cost of the statutory planning service / Number of planning applications received]
SP4	Council planning decisions upheld at VCAT	100.00%	100.00%	0.00%	0.00%	30% to 100%	Nil items to VCAT	[Number of VCAT decisions that did not set aside council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications] x100
<b>Waste Collection</b>								
WC1	Kerbside bin collection requests	78.74	34.15	36.51	38.17	10 to 300 requests		[Number of kerbside garbage and recycling bin collection requests / Number of kerbside bin collection households] x1000
WC2	Kerbside collection bins missed	^0^	0.95	0.60	0.48	1 to 20 bins		[Number of kerbside garbage and recycling collection bins missed / Number of scheduled kerbside garbage and recycling collection bin lifts] x10,000
WC3	Cost of kerbside garbage bin collection service	\$111.19	\$109.44	\$115.94	\$58.82	\$40 to \$150	Indicator has been annualised - costs splits need review between waste & recycling	[Direct cost of the kerbside garbage bin collection service / Number of kerbside garbage collection bins]
WC4	Cost of kerbside recyclables collection service	\$57.73	\$50.86	\$36.71	\$63.82	\$10 to \$80	Indicator has been annualised - costs splits need review between waste & recycling	[Direct cost of the kerbside recyclables bin collection service / Number of kerbside recyclables collection bins]
WC5	Kerbside collection waste diverted from landfill	21.00%	24.32%	24.16%	21.37%	20% to 60%		[Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100



## INTERIM REPORT ON CORELLA MANAGEMENT

PREPARED JANUARY 2019 FOR HORSHAM RURAL CITY COUNCIL

PREPARED BY STEVE TALBOT FOR ANGELA MURPHY

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DOCUMENT HISTORY			
STATUS	COMMENT	BY	DATE
VERSION 1.0	PROFFERED TO HRCC	STEVE TALBOT	16 JANUARY 2019
VERSION 1.1	CONTENT AMENDED	STEVE TALBOT	15 FEBRUARY 2019

**Disclaimer**

Although Rivertech Environment and Cultural Heritage Services has taken all reasonable steps to ensure that an accurate report has been prepared, it accepts no liability for any injury, damages or loss incurred as a result of reliance placed upon the report and its contents.

## INTRODUCTION

Long-billed Corellas (*cacatua tenuirostris*) have created challenges in the Horsham Rural City Council (HRCC) municipality over many years. The severity of the problem has fluctuated and a number of control methods have been adopted by different parties within the municipality over the past two decades. While much has been said about the reported issues with Corella population in the HRCC area, to date there has been an ad-hoc approach to the management of these reports.

When after numerous instances of Corella problems continued to be reported to council, Rivertech was approached during late 2018 by HRCC to develop a Corella Management Plan,

The following report outlines a number of options available to HRCC and has recommendations that may assist in their efforts to manage the Horsham area Corella issues. The management options and recommendations detailed in this report are intended to provide a platform for the development of a strategy that will subsequently be used to develop a Management Plan.

## CORELLA MANAGEMENT PLANS

There are several "Management Plans" available from areas in eastern and western Australia in relation to Corella management however closer reading suggests that none of these clearly articulate control methods and actions required specifically for Corella management. Several plans relate to other bird species that include other "cockatoo" species as well but were found to be lacking in useful detail.

Whilst the intent of these plans was fairly uniform (in that bird control was the ultimate goal), ways to achieve this did not appear to be clearly identified or based on reliable data or experience.

The (Victorian) Department of Environment, Land Water and Planning (DELWP) released Cockatoo management guidelines during mid-2018 that are relevant to Corella management. Until a plan for HRCC has been developed, it is recommended that the DELWP guidelines be used by HRCC as a reference document. These guidelines can be made publicly available and also relayed to affected stakeholders whilst the strategy and plan are being finalised.

## MANAGEMENT PLANNING

Lack of data and gaps in information about the Horsham area Corella problem make development of a Management Plan difficult at this stage.

More information is needed before a plan is developed. Key areas of data include the Corella distribution (areas) and how reports of damage correspond to these areas.

Collection of this data could be achieved digitally and by the community through an online page where people can use GPS to pinpoint the problem, describe it and include images which could then be collated to create a true picture of Corella numbers and locations.

Community participation in this information collection will not only help them to become part of the solution but to also have a sense of ownership of the process. An online forum and a potential email/social media data base of contributors will also provide a community which can be kept up to date – and have input into – the solution process. It is also very likely to provide a prime opportunity for those involved to discover that these birds have character and are extremely intelligent and adaptable. And perhaps, through understanding, this process can help to change the community's less than positive image of them. It is possible that some champions who support the birds may also emerge.

Some points to consider for data collection should include:

- Distribution area;
- Flock numbers;
- Flock roosting locations;
- What type of food are they eating?
- Where are they most active?
- When are they most active?
- What is the real damage? Is it real or just perceived to damage?
- Quantify the cost of repairs to damage that has already occurred.
- Any other interesting observations – e.g. images of birds and their behaviour.

Defining the areas where Corellas live and *DON'T* have a negative impact on sporting grounds, buildings and other assets will save resources. This could potentially feed into an education campaign to see what the real problem is and where action is and is not needed.

HRCC can address the existing issues and identify other partners who can collaborate in projects borne from the report's recommendations. Once identified council can then consider a suite of management options that may have an impact to the levels of Corella/Human interactions.

## MANAGEMENT OPTIONS

Corellas are an intelligent and long living bird that can adapt readily to environmental changes or challenges. Managing their impacts requires an integrated approach that makes use of the full range of options where they can be safely and ethically applied.

No management option alone is likely to be wholly effective, but integrated with other options, may prove to be effective against an animal that is classed as a "learning bird" proven to be adaptive (and responsive) to previous attempts at management.

Management options should not be limited to a physical interaction (such as scare guns or lethal control), but should also consider changes to natural and built environments that attract and support populations of Corellas.

Habitat manipulation including reducing the attraction for foraging birds should be part of the integrated approach. Food source manipulation in particular should be considered and would be a tool for HRCC and user groups to embrace to protect their assets.

Management measures in any management plan may include (but are not limited to):

- Community engagement with a focus on education and acceptance;
- Engineering solutions such as protection of assets through the inclusion of cable sheathing, bird spikes, light-gauge overhead wires and protective covers over sensitive equipment;
- Chemical control (herbicide) of food sources such as onion grass. There is also anecdotal evidence to suggest that insecticide applications may reduce damage. This is an opportunity to trial a chemical application regime and record the results;
- Lethal control by shooting to manipulate the population density;
- Non-lethal control by shooting towards the birds using bird fright cartridges;

- Scaring devices such as gas scare guns, drones, silhouettes of predators such as raptors and cats;

Management options should be:

- Achievable
- Targeted
- Strategic
- Informed
- Safe
- Humane
- Cost effective
- Easily implemented by a diverse range of stakeholders

The Department of Sustainability and Environment trials with food source minimisation during 2006 showed encouraging results in reducing damage by foraging Corellas.

HRCC should be encouraged to undertake food minimisation trials to reduce food source attractants.

If this proves to be effective, it is a control measure that could be readily applied by HRCC, individuals or user groups as part of their facility/infrastructure management. As a non-lethal control measure, it may also be more acceptable to those with animal welfare and animal ethics issues

Corellas are a problem well beyond Horsham and HRCC could consider finding a research partner to work with to carry out some of these trials. Invertebrate Pest Management Experts may be sought to give rigour to the trials being held in HRCC and to provide alternate solutions.

### INTERIM REPORT RECOMMENDATIONS

Interim Report Recommendations	Next steps	Timeframe	Estimated Cost	Responsible
1. It is recommended that Council continue to seek alternatives to lethal control methods of Corellas	Steve Talbot to document all current alternatives and their success and suitability for inclusion in the plan	End of May	Within current brief	Rivertech
2. It is recommended that Council undertake data collection project to determined flock densities, locations, feeding habits and food sources	Steve Talbot to liaise with Rob Moir, Rod Lawson	End of April	Within current brief	Rivertech, Infrastructure Directorate HRCC
3. It is recommended that Council undertake trials of food source manipulation and minimisation as these have been shown to have a positive result in discouraging foraging birds (and therefore lessening on-ground damage).	Steve Talbot to liaise with Rob Moir, Rod Lawson to set up trials	End of April	Within current brief	Rivertech, Infrastructure Directorate HRCC
4. It is recommended that Council seek the advice of a vertebrate pest expert for latest information regarding bird control methods.	Steve Talbot to liaise with expert (possibly Ian Temby)	End of April	Approx \$1,000 for initial consult.	Rivertech
5. It is recommended that Council immediately adopt engineering solutions (such as covers, armoured cable or bird spikes) to new projects where these solutions could be of benefit.	Steve Talbot to liaise with John Martin to identify current projects and develop design guidelines for all new infrastructure that incorporates corella management solutions	Currently underway; End of May	Within current brief plus additional costs for Ian Temby if engaged as expert to advise on infrastructure solutions. TBA.	Rivertech, Infrastructure Directorate HRCC
6. It is recommended that Council explore the option of retrofitting engineering solutions to infrastructure that is frequently damaged.	Steve Talbot to liaise with John Martin to identify existing infrastructure that can be retrofitted with corella management solutions	Currently underway; End of May	Estimated costs included in item 5 above.	Rivertech, Infrastructure Directorate HRCC
7. It is recommended that Council explore opportunities to engage other local governments and the State Government in their Corella control planning, especially any opportunities for a collaborative study or research project into Corella management.	Steve Talbot to liaise with Hindmarsh, West Wimmera, Buloke, Yarriambiack, DELWP, Agriculture Victoria to identify collaborative opportunities	End of April	Within current brief	Rivertech
8. It is recommended that Council identify other stakeholders / potential partners beyond Council managed land who can collaborate and partner on the solutions process.	Steve Talbot to liaise with potential parties as identified.	End of April	Within current brief	Rivertech
9. It is recommended that Council identify affected parties who can	Steve Talbot to liaise with affected parties to identify issues.	End of April	Within current brief. There may be some	Rivertech

collaborate and partner on the solutions process.			costs involved in engaging with certain parties, TBA.	
10. It is recommended that Council engage with the community and all stakeholders in promoting the draft Corella Management Plan.	To be conducted by HRCC	Post May 2019	Costs to be borne by Council	HRCC



# Guidelines for Reducing Cockatoo Damage

Wildlife Management Methods



**Photo and Figure credits**

Cover photograph: Sulphur Crested Cockatoo – Nick Talbot

Figure 1: Long-billed Corella – Drawing courtesy of Jess Davies

Sulphur-crested Cockatoo and Galah – Drawings courtesy of Nic Day

Figure 2: Kite to simulate bird of prey – Zoe Elliott

Figure 3: Galah – Nick Talbot

Figure 4: Long-billed Corella – Ian Temby

Figure 5: Cockatoo damage to timber frames – Jim O'Brien

Figure 6: Cockatoo damage to outdoor furniture – Ian Temby

Figure 7: Cockatoo damage to sporting ground – Mark Breguet

Figure 8: Corellas feeding on grain – Mark Breguet

Figure 9: Cockatoo damage to crops – Ian Temby

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# Introduction

## About this guideline

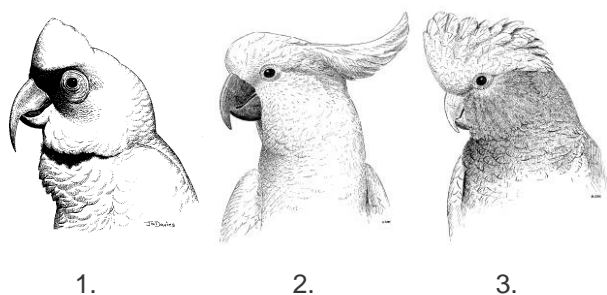
Cockatoo damage is a significant problem for many Victorians, especially in regional and rural areas. Impacts are experienced across many different farming ventures, on community assets and private residences.

This guideline provides information about ecological and behavioural traits of cockatoo species to explain why the birds can sometimes cause damage to property or agriculture. It sets out the legal and policy framework in place for the protection, conservation and management of these birds in Victoria.

This guideline also provides practical tips and management methods applicable to different situations, to build people's capacity to mitigate the impact that cockatoos can have on the built and natural environment.

## Cockatoos

Cockatoos, corellas and galahs, collectively referred to as "cockatoos", are some of Australia's most widely recognised native birds. In this guideline, the term cockatoo is used to refer to the following three species, which exhibit similar behavioural traits.



**Figure 1:**

- |                             |                               |
|-----------------------------|-------------------------------|
| 1. Long-billed Corella      | <i>Cacatua tenuirostris</i>   |
| 2. Sulphur-crested Cockatoo | <i>Cacatua galerita</i>       |
| 3. Galah                    | <i>Eolophus roseicapillus</i> |

## Historical background

When large areas of Victoria were cleared for farming, cockatoo numbers, particularly the Long-billed Corella, were severely reduced due to loss of natural foods like Native Yam (*Microseris scapigera*). Exotic grain crops and introduced weeds like Onion Grass (*Romulea rosea*) replaced the Native Yam as their food. Cockatoos adjusted well

to this change, but competition with rabbits kept their numbers low.

With the introduction of myxomatosis in the 1950s cockatoos no longer competed with large numbers of rabbits for remnant grain left in stubble after the harvest each summer and as a result their numbers have increased. Long-billed Corellas have now recolonised their traditional range whilst Galahs are spreading further and further south.

## Cockatoo behaviour

Understanding cockatoo ecology and behaviour is the first step in managing the problems they cause, and can help you to modify your property or processes to lessen negative impacts.

### Cockatoos' beaks constantly grow

Cockatoos need to chew items in their environment, including artificial structures, to maintain their beaks at the correct length and condition. Wherever cockatoos land, either feeding or beak maintenance occurs.

### Cockatoos are sociable

Cockatoos flock and roost together. Flocks form through a process known as "local enhancement". Birds in the air see birds feeding below and join them. This pattern continues until a large flock forms at a favourable food source. To avoid cockatoos flocking together, you can monitor crops regularly and act as soon as the first birds arrive to prevent a large flock forming.

### Cockatoos are creatures of habit

Cockatoos use regular flight paths and return to good feeding areas repeatedly, so deter the birds early before regular feeding patterns develop.

Cockatoos can be attracted to an area when someone feeds them. The feeding of wildlife is discouraged in all situations. If you are experiencing impacts because your neighbour feeds cockatoos, ask them to stop.

### Cockatoos have favourite foods

Cockatoos have adapted well to feeding on commercial crops but they prefer Onion Grass corms. Some farmers have ploughed up an area of Onion Grass away from their crop to expose the corms and create a decoy during sowing.

Cockatoos are also attracted to germinated cereal crops, such as wheat, oats and barley, and oilseed crops like sunflower and safflower. Monitor crops

closely and be prepared for periods of peak cockatoo activity.

### Cockatoo damage is seasonal

Cockatoos feed on different crops as they germinate and ripen, with most damage being caused to germinating crops in autumn.

In cropping areas, plan your cockatoo management in the three to four months leading up to sowing and work with your neighbours or local Landcare group.

Try to lessen cockatoos' access to grain, by feeding grain to sheep at or after dusk and minimise grain residue in the stubble.

### Cockatoos are scared of birds of prey

Birds of prey, such as Peregrine Falcons, Little Eagles and Wedgetail Eagles may feed on adult cockatoos, whilst newly-fledged birds are vulnerable to predation by Brown Falcons and Australian Goshawks. Consequently, cockatoos are wary of birds of prey and this fear may be exploited to scare cockatoos away using kites to simulate birds of prey.



**Figure 2: Kite to simulate bird of prey**

## Legal Status

### Wildlife Act 1975

Galaha, Long-billed Corellas and Sulphur-crested Cockatoos are native wildlife and as such are protected under the *Wildlife Act 1975*. It is illegal to wilfully disturb or to destroy protected wildlife without approval.

### Authority to Control Wildlife

The most common approval to scare, disperse or destroy protected wildlife is an Authority to Control Wildlife (ATCW). Landholders who are experiencing damage and wishing to scare, disperse or destroy cockatoos must apply to the Department of

Environment, Land, Water and Planning (DELWP) for an ATCW.

It is DELWP policy that an ATCW applicant must try non-lethal control options, if available, before being able to apply for an ATCW for lethal control. Examples include putting chicken wire on wooden balustrades, installing rolling perches over fixtures, using scare guns or big eye balloons. The Management methods section of this guideline provides advice on management options available for cockatoos in various situations.

Where an ATCW for lethal control using a firearm is applied for, the applicant will most likely also require a populous place permit. The definition of a populous place includes, but is not limited to, residential areas, public open spaces and thoroughfares. Victoria Police is the responsible authority for issuing populous place permits and should be contacted for advice on when and how to apply.

### Governor in Council Order

Notwithstanding that cockatoos are protected wildlife under the *Wildlife Act 1975*, Galaha, Long-billed Corellas and Sulphur-crested Cockatoos have been declared "unprotected wildlife" by a Governor in Council Order (GiC Order) in certain situations in Victoria.

Galaha, Long-billed Corellas and Sulphur-crested Cockatoos are unprotected when they are causing serious damage to trees, vineyards, orchards, recreational reserves or commercial crops. In these situations, they may be shot by landowners, their employees and members of their families on the property where the damage is occurring.

Committees of Management members are also permitted to shoot these species on recreational reserves where they are causing severe damage.

This means that anyone specified in the GiC Order does not need an authorisation (such as an ATCW) from DELWP to shoot cockatoos when they are causing serious damage on their properties. Anyone not specified in the GiC Order, who seeks to control cockatoos must still apply to DELWP for an ATCW.

The provisions of the *Firearms Act 1996* and any other relevant legislation still apply. People should liaise with Victoria Police to make sure they obtain any required permits (e. g. populous place permit) or licences.

In all situations not specified in the GiC Order cockatoos are fully protected and must not be shot or harmed in any way without authorisation from DELWP.

## Illegal methods of control

### Trap and Gas

It should be noted that the GiC Order includes a condition which permits defined persons to take or destroy cockatoos using trapping and gassing equipment approved by DELWP. However, no such equipment is approved by DELWP. This option is thus effectively illegal.

### Poisoning

Poisoning of cockatoos is illegal.

### Birds of Prey

Use of birds of prey to scare other birds is illegal in Victoria.

## Managing impacts from cockatoos

Cockatoos are highly intelligent, so not all damage control measures will be effective in every situation or for sustained periods of time. However, there are greater chances of success if your control program:

- is carefully planned,
- is based on an understanding of cockatoo behaviour,
- varies frequently and is persistent,
- reinforces scaring stimuli with some shooting, and
- integrates a variety of different measures.



**Figure 3: Galah**

### Cockatoo Damage Management Plans

Before you implement any cockatoo management actions, it is recommended that you develop a Cockatoo Damage Management Plan that is tailored to your location and likely nature of damage, based on past experience or local knowledge.

In most situations, this process will confirm that the level and frequency of damage requires damage mitigation. However, some may find that the costs of control exceed the benefits and that reducing or altering current efforts or doing nothing are more economic options.

Developing and implementing an effective damage mitigation plan involves four steps:

1. Defining the nature and extent of the problem.
2. Developing a plan.
3. Implementing the plan.
4. Monitoring and evaluating the effectiveness of the actions.

#### Step 1: Define the Problem

The first stage in developing a damage management plan is determining the nature and extent of damage. Before spending time or money on controlling birds, it is important to understand the problem, including when the damage occurs, where it occurs and how much money the birds are costing you.

It is also important to establish with certainty that it is actually cockatoos who are the cause of the problem. Sometimes cockatoos may be sighted in or near a damaged area, but they are not actually the cause.

All this information is critical to determining the most appropriate management measures and when and how they should be implemented. It also provides a benchmark to determine the effectiveness of mitigation measures.

#### Step 2: Develop a Plan

Once the problem is defined and the nature and extent of damage is understood, document the objectives of your management plan and the way you will track progress towards achieving your aims. For example, you may wish to set an objective of reducing damage losses by half and to measure this through a reduction in fruit loss or control costs, or through increased fruit quality.

After your objectives are set, and you have worked out how you will measure the success of your controls, you can then select the best damage reduction options. The Management Methods Section below, and Table 1 at the end of this guideline show some of the techniques that are available. Wherever possible, it is best to deploy a range of actions when the crop is vulnerable to bird damage.

### Step 3: Implement the Plan

When your plan is complete, prepare a timetable for action and begin implementation. Coordinating your plan with your neighbours may also be necessary to maximise the effectiveness of the program.

### Step 4: Monitor and evaluate the results

It is important that you measure the results of your control program to reduce the guesswork in determining the effectiveness of your actions.

Monitoring is usually undertaken on two levels: operational monitoring and performance monitoring. Operational monitoring aims to evaluate the efficiency of the control program through an assessment of all relevant equipment, transport and operational costs.

Importantly, operational monitoring should include an assessment of labour costs, including the cost of time that you and any others (e.g. staff) spend implementing the control actions. Some control strategies are cheap in terms of equipment and materials, but very labour intensive. It may be more cost-effective to select a technique with high up-front costs but minimal ongoing labour costs, like permanent netting.

Performance monitoring aims to determine how well your management plan performs. This is usually a measure of damage levels or lost production. Measured reductions in damage that occur as a result of bird control allow the benefits of the control activity to be quantified.

The final step is to evaluate your operational and performance monitoring data. Refinements and changes to the control program both within and between seasons can then be made using the knowledge gained.



*Figure 4: Long-billed Corella*

## Management methods

When planning your approach, it is important to choose the appropriate method, or combination of methods to maximise your chance of successfully deterring cockatoos. Before describing various methods that have been utilised in different situations with differing degrees of success, the following section outlines the role of bird destruction in a cockatoo deterrence campaign and DELWPs policy approach to lethal versus non-lethal control.

### The role of bird destruction

As noted earlier, cockatoos are unprotected wildlife in certain situations allowing anyone specified in the GiC Order to shoot these birds on the property where the damage is occurring.

Shooting is a common technique used to control cockatoos, and may result in a short-term behaviour change. However, this can often be achieved at less expense by using non-lethal means, such as using decoy food, scaring, or making visual barriers.

Several things need to be considered before shooting cockatoos:

- Shooting is usually only a short-term measure, and is unlikely to have much impact on the overall population size or its ability to recover to former numbers.
- Unless shooting is carried out over a large area, new birds will quickly move in to replace those that have been shot or scared away.
- Shooting may increase the extent of damage if birds are constantly moved around.
- Shooting may cause friction with neighbours, especially if shooting is to occur in built-up areas



(it also requires a populous place permit from Victoria Police).

For all those reasons DELWP does not recommend shooting of cockatoos as a sole solution to a cockatoo problem. Rather, shooting a small number of birds should be one of several methods incorporated into a carefully designed and implemented cockatoo management plan, so that cockatoos learn to relate the noise, and other elements of the campaign, with real danger.

## Management methods for various settings

Cockatoos impact lives and property at various scales, and methods that are appropriate in some scenarios are ineffective or unaffordable in others. The following sections provide tips on how to manage cockatoos in a variety of settings.

Due to the intelligence of cockatoos it is important to monitor effectiveness of approaches and, if necessary, adapt methodologies.

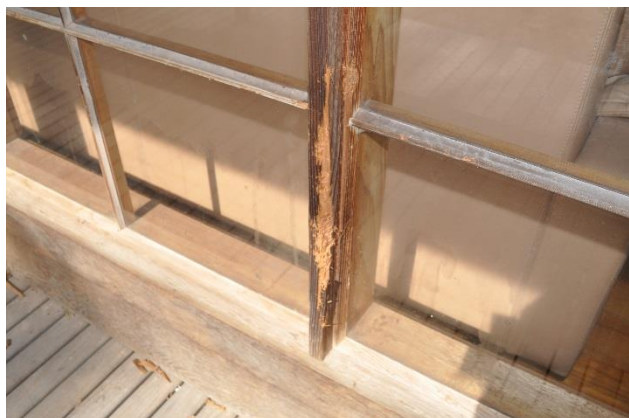
Table 1 at the end of this guideline provides a summary of damage reduction actions, for quick reference.

## Damage around the house

### Light fixtures, powerlines and other fixtures

In some situations, bird damage to light fixtures, powerlines and other fixtures can be avoided through their design and placement. Even existing fittings can be altered to provide better protection.

Fine wires are difficult for birds to perch on, so using them above a roosting structure can be an effective deterrent. In some scenarios using polyethylene pipe “rolling perches” provides the best protection.



**Figure 5: Cockatoo damage to timber window frames**

Light fittings can be protected by building perches above them or by enclosing the existing perches

with 5 cm lengths of polyethylene pipe. When the birds land, the pipe sections roll under their feet so they are unable to balance. For the rolling perches to be effective, they should be the only perch sites on the fixture and should prevent birds from perching on the fixture itself. Commercially produced ‘spike clusters’ are also available to prevent perching.

Polyethylene pipe can also be used to prevent perching on the cross-sections of aerials. Sheathing communications cables in PVC or metal conduit reduces bird perching and damage.

Loose roof nails should be replaced with roofing screws, because cockatoos are attracted to loose nails and roofing screws remain firm.

Damage to fixtures can also be reduced by removing nearby food sources that are attracting the birds, or by scaring them from their roost sites and moving them on to other areas.

Cockatoo damage to power lines can be avoided by putting the lines underground.

### Damage to timber fittings and outdoor furniture

Damage to timber fittings and outdoor furniture often occurs when someone is providing food for the birds and attracting them to the area. To avoid this problem, try to find out who is feeding the birds and explain that the birds are causing the problem because they are being fed, and ask them to stop.

Timber can be protected with metal sheathing or by hanging netting or shade cloth from the eaves on rollers. You can roll the shade cloth up and out of the way when you are home. Electric shock perches can provide another way to protect timber fittings.

When replacing western red cedar window frames and door frames, use hardwood or metal and consider excluding birds with permanent protective screens or netting.

Another option is to start a scaring strategy using recorded alarm calls and loud noises. However, this can be difficult in built-up areas where you may also disturb neighbours.



**Figure 6: Cockatoo damage to outdoor furniture**

### Damage to newly planted tree seedlings

Visual screens can be used to reduce cockatoo damage to tree seedlings, such as uprooting or snipping off seedlings. One way to create a visual screen is to plant or leave strips of vegetation such as long grass on either side of the lines of tree seedlings and across them at intervals.

The screens should be 0.6 to 1 metre high before the tree seedlings are planted. For small area plantings, fences of hessian or shade cloth can be used and the effect of these screens can be enhanced by some patrolling combined with shooting if necessary. Effective weed control is important when using this system.

Direct seeding and natural regeneration are other ways of reducing cockatoo damage, as individual plants germinate at different times thus making the food source less obvious to the birds.

### Damage to horticultural crops, fruits, nuts, grapes and flowers

The scale of many horticultural crops, such as fruits, vines or nuts or commercial flower farm lends itself to the only proven long-term solution to bird damage: exclusion netting.

Netting is the most effective means of reducing damage and improving the quality and yield of fruit crops in areas where damage occurs. Netting also help to protect fruit from wind and hail.

However, netting can be expensive to erect and maintain and unlikely to be an economic solution for low value crops or those that sustain a low level of bird damage. Netting may also be impractical in some situations, such as in difficult terrain or where large trees hinder the erection of netting structures.

Where netting is not a viable option, a strategic integrated approach (like a scare campaign, outlined below) is recommended.

### Damage to roost trees through excessive pruning and noisy roosting behaviour

Cockatoos roosting in trees can sometimes cause damage to the trees as the birds prune sections to maintain beak condition. Disturbance through noise can also occur as a flock settles in to roost, or in the morning as birds call to each other from first light.

Deterring birds from roosting in certain trees requires an integrated scare campaign ideally started as flocks begin roosting in summer, to prevent establishment of large flocks at a site. During the planning stage for the campaign all permits must be obtained. That is, an ATCW from DELWP and a Populous Place Permit (for shooting) from Victoria Police.

It is also crucial to engage with neighbours to ensure there is consensus that action is needed and that people are fully aware of the disturbance that will be caused throughout the scaring programme, which may need to be sustained for several weeks.

The intent of the scare campaign is to unsettle the birds to the degree that they will abandon the roost site. Initially there should be some shooting to kill a small number of birds. The shooting should be done at various times, from different sites, and by dissimilar people. This should be immediately followed by scaring measures, so that birds associate humans with real danger. Deployment of Bird Frite® cartridges, which are pyrotechnic 'crackers' fired from a 12-gauge shotgun, recorded alarm calls, flashlights and big-eye balloons should be constantly varied to keep birds on edge and to deter them from returning to the tree for roosting after the scare campaign ends each day.

It's important to keep in mind that even though tree pruning by cockatoos can appear obvious and major initially, it does not always result in long-term damage.

Cockatoos are known for damaging trees, but other factors can also contribute to the damage including defoliating and sap-sucking insects, raised nitrogen content of soils, especially where stock camp under trees and altered soil hydrology through soil compaction. Rising water tables, fungal attack and damage to roots by hooved stock or machinery can also damage a tree.

### Damage to sporting grounds (bowling greens and golf courses)

Cockatoos can sometimes cause damage to sporting grounds such as bowling greens and golf courses.

Try to work out why the birds are being attracted to the area and whether it is possible to reduce the attraction. If the birds are roosting nearby, a scaring program will reduce the attractiveness of the roost site and encourage them to move on.



**Figure 7: Cockatoo damage to sporting ground**

For relatively small sites, such as bowling greens, removable vertical screens of shade cloth or hessian 2 to 2.5 metres high can be used when the greens are not in use.

If the birds are attracted to Onion Grass, try to remove the grass from the site with herbicides.

Bird hides can be used to reduce damage to golf courses, where birds are shot at from the hides with both live ammunition and Bird Frite® cartridges, combined with playing recorded alarm calls. The hides should be moved frequently.

All permits (an ATCW from DELWP and a populous place permit from Victoria Police) must be obtained prior to shooting cockatoos on golf courses.

### Damage to feedlots

Cockatoos can sometime cause damage to feedlots due to feeding behaviour and fouling.

Cockatoos like to have a clear view around them when feeding.



**Figure 8: Corellas feeding on grain**

Placing hoods over feed troughs, or erecting shade cloth screens on three sides and above the troughs may reduce cockatoo feeding. The localised destruction of birds may also be necessary.

Farmers should be aware that cockatoos are also attracted to feedlots to eat undigested grain from cattle droppings. Young cockatoos that have just left the nest use this grain as a food source at a time when little else is available. The grain in cattle droppings actually helps enhance the survival rates of cockatoos and assists in increasing their numbers.

### Damage to feed trails and stubble

Feed trails and stubble often attract cockatoos, who can poach feed intended for livestock or prevent lambs from feeding.

Limiting cockatoo access to grain at this time is very important. Having grain easily available just after young cockatoos leave the nest increases their chances of surviving and maturing. Without access to grain fewer young birds will survive leading to a decrease in the overall cockatoo population.

Feed trails for stock should be placed late in the day when cockatoos are returning to their roosts and stock can then feed through the night undisturbed.

Feed out just enough grain so there is little left the next morning. Feed smaller amounts more frequently, or keep birds away until stock has finished feeding.

Wastage can be reduced by placing feed in bird-proof troughs.

Set harvesting machines to minimise the amount of grain left in stubble after harvest and collect chaff and grain for stock feed.

### Damage to hay and straw bales

Cockatoos cause damage to hay and straw bales by feeding on the seed heads within them.

You can reduce damage to the outermost bales on the open side of the stack by placing shade cloth or hessian on three sides of haystacks. Removable panels can be used, so that access to other sides of the stack is still possible. If damage is severe, all four sides of the stack can be covered.

Damage to round bales in paddocks can be reduced by erecting temporary walls. Walls made of shade cloth or hessian should encircle the bales at 2 to 2.5 metre high. Shade cloth lasts longer than hessian and can be reused in later seasons.

### Damage to silage and grain covers

Cockatoos can perforate grain covers on silage pits, which lets in air and reduces silage quality. As with the hay bale walls, silage covers can be protected by erecting shade cloth or hessian walls at 2 to 2.5 metre high around them. Shade cloth lasts longer than hessian and can be reused in later seasons.

Damage to grain covers generally occurs when birds are attracted to spilt grain on, or around the covers. When care is taken to reduce grain spillage, or to remove spills immediately, grain cover damage is much less likely. If damage continues, visual screens of shade cloth or other material can be used.

A combined scaring and shooting strategy, using bird hides, Bird Frite® cartridges (pyrotechnic 'crackers' fired from a 12-gauge shotgun), recorded alarm calls and gas guns may also be effective, and may enhance the effect of the visual barriers

### Damage to ripening crops or around trees, dams and bare or thin patches within the crop

Cockatoos sometimes attack the outer edges of a ripening crop, or around trees, dams and bare or thin patches within the crop.

Reducing the crop edges can reduce the number of sites from which cockatoos can attack it. It is also important to discourage the development of 'feeding patterns' at the crop site. The first few birds on the crop are the most important ones to deter because their presence will attract other birds.

A crop protection program should be carefully planned and, at the outset, the land owner should check if any permits are required. That is, an ATCW from DELWP and a populous place permit from Victoria Police.

The on the ground program should start with shooting as this establishes the link between loud noise and danger.

Shoot from several hides near the birds' main approach routes. Bird hides can be made of hessian or other material. Vehicles can also be used as mobile hides and left near the crop. Shoot from these 'approach route' hides, but switch to other hides regularly.



**Figure 9: Cockatoo damage to crops**

Scarecrows can also be used, dressed in bright colours. Remember to move the scarecrows regularly.

Scare guns can be introduced at this stage. Set the guns to operate at long intervals, and only when birds are likely to be feeding in the crop, usually early and late in the day. Move the scare guns every two to three days. They may be more effective if hidden - use the bird hides and keep scare guns out of sight when not in use.

Reinforce the scaring with some shooting, and with the use of Bird Frite® cartridges. While the approach outlined above may sound unusual, it has been shown to be effective.

Farmers should also consider providing an alternative, low-cost food source such as rice hulls as a decoy and to enhance the scaring strategy. Decoy food should be at least 500 metres away from the crop so that scaring activities do not disturb the birds at the decoy site. No control should be undertaken near the decoy, no matter how tempting this is.

Decoy sites are more effective when they are close to the birds' flight path and close to trees that can be used as perches or roost sites.

Decoy model cockatoos in the feeding posture can be used to lure birds to the decoy feed site.

## Further information

Please contact the DELWP Customer Contact Centre on 136 186 between 8 am and 6 pm, Monday to Friday, for more information, or visit the DELWP website at <https://www.wildlife.vic.gov.au/managing-wildlife/wildlife-management-and-control-authorisations/cockatoos>.

## Services and equipment

A range of services and equipment can be used during your cockatoo management programs. Following is a list of where they can be sourced:

### Gas Guns

Rural hardware or farm machinery outlets

### Bird Frite cartridges

Ask your local ammunition dealer

### Bird of Prey Kites

Search for “kite bird scarer” on the internet

### Eye-Spot Balloons

Look for “scare-eyes” on the internet

### Electric Shock Perches

Bird-shock Flex Track can be installed by some licensed pest controllers who specialise in birds. Search for “Bird Ban Shock Tape”, “Bird Jolt” or Bird Shock Flex Track on the internet.

### Netting

DELWP recommends the use of wildlife safe netting and has prepared this fact sheet [Wildlife Safe Netting](#) with useful information.

### Recorded alarm calls

Alarm calls of Sulphur-crested Cockatoos and Long-billed Corellas can be downloaded from the internet.

**Table 1: Summary of actions to reduce damage in various situations**

<b>Strategic approaches</b>	<ul style="list-style-type: none"> <li>▪ Develop a Bird Damage Management Plan</li> <li>▪ Co-operate with your neighbours and the local Landcare group.</li> <li>▪ Work with neighbours to monitor bird numbers and location of birds.</li> <li>▪ Plant as many paddocks as possible at the same time and reduce crop edges to reduce number of sites for cockatoos to attack from.</li> <li>▪ Where practical, sow at the same time as your neighbours</li> <li>▪ Ask your neighbour to not feed cockatoos</li> </ul>
<b>Exclusion methods</b>	<ul style="list-style-type: none"> <li>▪ Erect nets to protect your horticultural crops, or to manage damage at smaller scales (sports grounds).</li> <li>▪ Use chicken wire to protect furniture, wooden window frames.</li> <li>▪ Install rolling perches, spike clusters, electric shock perches or wiring to prevent birds perching on fixtures.</li> <li>▪ Place cables underground.</li> <li>▪ Use retractable shade-cloth to protect wooden surfaces or windows during your absence.</li> <li>▪ Cover timber surface with metal sheathing.</li> </ul>
<b>Building alterations / maintenance</b>	<ul style="list-style-type: none"> <li>▪ As structures age and need replacing, consider installing metal framed windows instead of more vulnerable wooden frames.</li> <li>▪ Replace roofing nails with screws, which can't be pulled out by cockatoos.</li> <li>▪ When replacing western red cedar window or door frames, use hardwood or metal finishes.</li> </ul>
<b>Good crop management</b>	<ul style="list-style-type: none"> <li>▪ Sow crops at the recommended rate.</li> <li>▪ Thoroughly cover all grain, avoid and clean up spillage.</li> <li>▪ Minimise residual grain in the stubble.</li> <li>▪ Direct drill to avoid exposing onion grass corms.</li> <li>▪ Feed sheep away from paddocks to be cropped.</li> <li>▪ Protect silage or hay bales by placing shade cloth or hessian on three sides of storage structures (haystacks)</li> </ul>
<b>Scaring (Kites, scarecrows, hides and vehicles) and shooting</b>	<ul style="list-style-type: none"> <li>▪ Design, then implement, a scare campaign.</li> <li>▪ Combine several methods of scaring.</li> <li>▪ Scaring must be unpredictable and remember to shift scarers often to unsettle the birds.</li> <li>▪ Kites that simulate birds of prey, such as eagles and peregrine falcons, may work on small paddocks.</li> <li>▪ Scare early in the season and early in the day.</li> <li>▪ Monitor bird activity regularly and scare as soon as the first birds arrive to prevent a large flock from forming.</li> <li>▪ Reinforce scaring with the use of a registered firearm.</li> <li>▪ Try broadcasting cockatoo alarm calls.</li> </ul>
<b>Decoy feeding</b>	<ul style="list-style-type: none"> <li>▪ Place decoy feed as far away as possible from crop.</li> <li>▪ Use 'seconds' seed, or plough onion grass to expose corms.</li> <li>▪ Continue scaring at crop.</li> <li>▪ Extra food will not increase population numbers, it only diverts existing birds from the crop. Food is abundant during cropping time in autumn.</li> </ul>

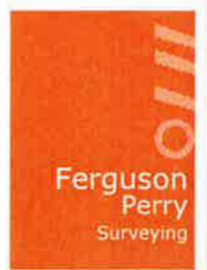


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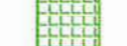
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 + Construction + Mining +  
 + Spatial Information Management +



SURVEYORS REF.  
**H013916**  
 12-04-17  
 DRAWN BY: B.F.

**NOTATIONS**

- THE DIMENSIONS SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO SURVEY.
-  BUILDING ENVELOPE: ANY BUILDINGS OR CONSTRUCTION MUST RESPECT THE BOUNDARIES OF ANY NATIVE VEGETATION.
-  POTENTIAL DRIVEWAY LOCATION.
-  500m<sup>2</sup> EFFLUENT DISPOSAL ENVELOPE: LOCATION IS INDICATIVE ONLY, TO BE INSTALLED TO COUNCIL REQUIREMENTS.

**DEVELOPMENT PLAN**

COUNTY OF BORUNG  
 PARISH OF QUANTONG  
 CROWN ALLOTMENT 27B (PART)

# WARTOOK WOODS ENVIRONMENTAL HEALTH

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Garry Newman

11/02/2017

## LAND CAPABILITY REPORT



Funcke subdivision view east from Asplins Road Quantong

[Land Capability Assessment Report for proposed 3 lot subdivision Asplins Road Quantong.]





## WARTOOK WOODS ENVIRONMENTAL HEALTH

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**LAND CAPABILITY REPORT  
SITE AND SOIL EVALUATION/TREATMENT DESIGN  
ANZS 1547-2000/VIC EPA COP ONSITE WASTEWATER MANAGEMENT**

<b>OUR REFERENCE</b>	df – arq
<b>CLIENT</b>	Mr Dale Funcke
<b>SITE LOCATION</b>	CA 27B (Part) No - Asplins Road Quantong
<b>TEST/SITE EVALUATION</b>	Carried out by Garry Newman Wastewater Assessor CET Acc. Dip. RSH Assoc. EHA
<b>DATE ASSESSED</b>	31 <sup>st</sup> January 2017
<b>SITE ASSESSMENT FACTORS</b>	See Site and Soil Evaluation Report EPA matrix and Site and Soil Assessment Report (attached to this document)
<b>SITE SUITABILITY</b>	The sites are suitable for a wastewater treatment system, although there are constraints with the wastewater installation on these sites. These include perched water table, planar flat land and clay sub soils. (see EPA Matrix attached) . These conditions will allow ETA trenches with modified design and secondary wastewater systems for disposal of household wastewater. (See note in Soil Classification & Soil Tests)
<b>SITE AREA</b>	Three residential allotments are proposed with lots 1 & 2 divided into approximately 30,000m <sup>2</sup> 3.0Ha and Lot 3 into two pieces totaling 8.36Ha, all set in a Rural Residential Zone.
<b>SITE REPORT</b>	Land is has some remnant vegetation, and native grasses. The land has been predominant crop farmed and surface cover was crop stubble at the time of assessment.  Land Surface shape is Linear Planar – a good water shedding site, being a planar configuration on Lots 1, 2 & 3 (2.89Ha). Lot 3 5.47Ha has moderate flat fall causing slower drainage. The sites drain generally to the southern end of the allotments. <b>During periods of persistent wet weather Lot 3 may become saturated with a perched water table that is a constraint for conventional ETA trench systems requiring a modified design. Secondary treatment systems are more suited to these conditions however and are an option but not essential for development.</b>

<b>SOIL CLASSIFICATION</b>	<b>SOIL LAYER/HORIZON A CATEGORY 3</b> <b>WEAKLYLY STRUCTURED SILTY LOAM</b> , these soils are consistent throughout the site, except for Lots 1, 2 & Pt 3 testing showing a sandy loam at approx 600mm at Horizon A of at the northern and eastern end of the test area.
<b>PERMABILITY RATE</b> <b>DESIGN LOADING RATE</b>	<p>Test 1 Lot 1     <b>HORIZON A 0-200mm</b> Silty loam <b>HORIZON B 200-600mm</b> Moderately drained clay soil DLR 8mm/day DIR 4mm/day</p> <p>Test 2 Lot 3     <b>HORIZON A 0-200</b> Silty loam <b>HORIZON B 200-600mm</b> Moderately drained clay soil DLR 8mm/day DIR 4mm/day</p> <p>Test 3 Lot 3     <b>HORIZON A 0-150mm</b> Silty loam <b>HORIZON B 150-600mm</b> Moderately drained clay soil DLR 8mm/day DIR 4mm/day</p>
<b>SOIL TESTS</b>	<p>Soil tests were conducted using a 100mm auger to locate the least impermeable soil layer which is the soil horizon that affects effluent absorption.</p> <p>The tests indicated moderately structured dispersive clay soils were characteristic throughout the land area, except at Lot 1. The position of these test sites are marked on the Site Plan attached to this report.</p> <p>Soil samples were removed and tested using the textural test to indicate the characteristics of the soils. See Soil Profile Information Data Sheet, below.</p>
<b>WATER SUPPLY</b>	Reticulated non potable water supply available or roof water.
<b>RESERVE EFFLUENT AREA</b>	Available if required.
<b>WASTE FIXTURES</b>	Information unavailable
<b>MAX DAILY FLOW RATE</b>	Based on 4 Bedroom home (4+ 1) 5 x 150L/person/day = 5 x 150 = 750L/DAY TOTAL MAX FLOW RATE This is a typical design statement for a standard 4 bedroom dwelling.
<b>SEPTIC TANK</b>	A 3200L minimum size tank is required for these sites.

**EFFLUENT DISPOSAL  
& TREATMENT**

The preferred system for wastewater treatment is:-

**Lots 1, 2 & 3 (2.89Ha) soil testing demonstrated a sandy loam layer to approx 600mm and would support:-**

**Conventional ETA trench systems.**

**Provision can be made for secondary systems for the clay soils:-  
Reed Bed System or Aerated Wastewater Treatment Systems (AWTS)  
Any installed system must be an EPA approved secondary  
treatment system.**

**The allotments demonstrate some areas of clay dominant sub soils that may require secondary treatment systems as per above description.**

**An effluent envelope area of 500m<sup>2</sup> with mandatory setback distances will be required for each allotment. This allows for a reserve effluent area.**

**The effluent irrigation dispersal area can be on a raised landscaped bed at 300mm above the height of ground level, using clay loam soil with battered slope to original ground level, where surface **clay soils** are evident in any development envelope. Under lawn drip irrigation as per ANZS 1547 is also suitable for effluent dispersal, if designed to avoid saturation during wet seasons by using another irrigation area.**

**INSTALLATION  
CONDITIONS**

**TO COUNCIL REQUIREMENTS including:-**

- 1. Septic tank and effluent dispersal areas to be protected from vehicular traffic and separated from other development on the allotment.**
- 2. A development site plan should be submitted to council for planning, building and wastewater approvals.**
- 3. Effluent envelopes should be sited at position on the site to improve effluent dispersion near to the building envelope, designed for best practice treatment. This area should be a dedicated and permanently constructed envelope for effluent treatment.**

**This is to certify the site and soil assessment and design of this effluent system has been completed in accordance with the recommendation contained in the ANZS 1547-2012 and Victorian EPA COP Onsite Wastewater Management 891.3 2013.**




**GARRY D NEWMAN  
WASTEWATER ASSESSOR  
Dip RSH Assoc EHA CET Accred.  
Wartook Woods Environmental Health P L**

**Date 11/02/2017**

Site & Soil Assessment

Ref no df:arq

**Moderately Drained Soils Category 3**

LAND FEATURES	LAND CAPABILITY CLASS RATING					COMMENTS
	1	2	3	4	5	Site Value
<b>GENERAL CHARACTERISTICS</b>						
Site Drainage/run-off	Very slow Remains wet many weeks	Slow Remains wet more than week	Moderate Remains wet less than week	Rapid Drains in less than a day	Very rapid Drains in Several hours	2
Flooding* (% AEP)	Never		<1 in 100	<1 in 30	<1 in 20	1
*Grade % Fall Slope (°)	0-2 < 1 in 50 < 1°	2-8 < 1 in 12.5 < 5°	8-12 < 1 in 8 < 7.5°	12-20 1 in 5 < 11°	< 20 < 1 in 5 < 11°	1
Land slip	Exempt Not present	MO Low	M1	M2	H Present	1
Rainfall (mm/yr)	< 450	450 - 650	650 - 750	750 - 1000	> 1000	2
Pan Evap (mm/yr)	> 1500	1250 - 1500	1000 1250	< 1000	-	2
Seasonal Water table	> 5 m	5 - 2.5 m	2.5 - 1.5 m	1.5 - 1 m	< 1 m	1
<b>SOIL PROFILE CHARACTERISTICS</b>						
Soil structure*	High	Moderate	Weak	Massive	Single grain	2
Profile depth	> 2m	1.5 - 2 m		1.0 - 1.5 m	< 1 m	2
Modified* Emerson* test	1 4, 6, 8	2 5	7	3 2, 3	4 1	2
Stoniness* (%)	< 10 			10-20	 >20	1
Salinity* (dS/m)	< 0.3	0.3-0.8	0.8-2.0	2.0-4.0	>4	1
Percolation* (mm/hr)	50-75	20-50 75-150	15-20 150-300	300-500	< 15 >500	2

\*relevant to soil layer(s) associated with trench location

site rating **2**

**RATING 2**

The site has been identified to have a very poor capability and there is a severe risk. The site is **generally** considered suitable for disposal of septic tank effluent by conventional trench systems. There will be a need for very high levels of engineering input and management at all stages of wastewater system installation.

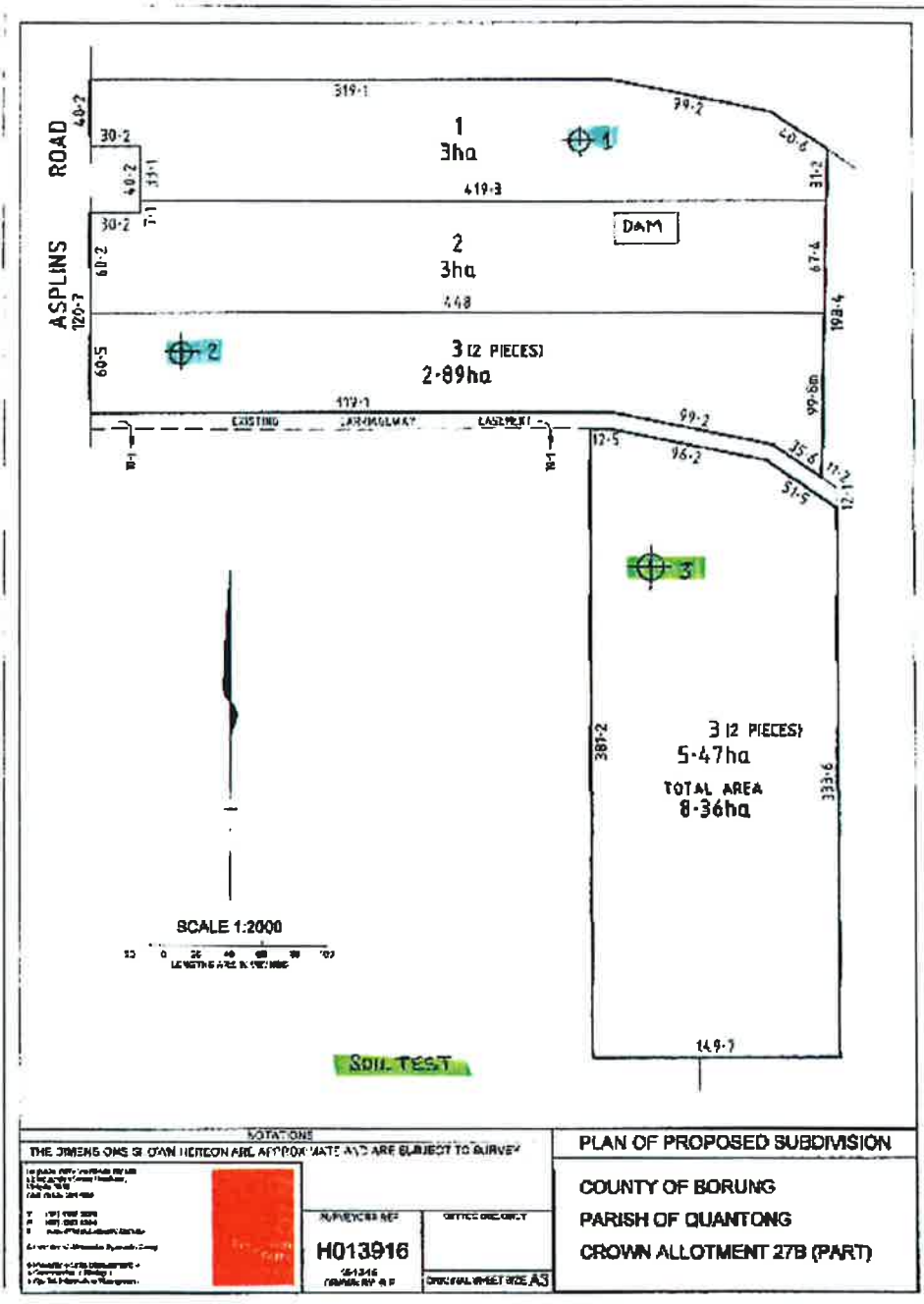
**A certain design has been set out in the LCA Design Report attached, recommending secondary treatment or modified ETA trench design.**

## Code of Practice Onsite Wastewater Management

Table 5: Setback distances for primary and secondary treatment plants and effluent disposal/irrigation areas <sup>1, 7, 6, 10, 10</sup>

Landscape feature or structure	Setback distances (m)		
	Primary treated effluent	Secondary sewage and greywater effluent	Advanced secondary greywater effluent <sup>3</sup>
Wastewater field up-slope of building <sup>1</sup>	6	3	3
Wastewater field down-slope of building	3	1.5	1.5
Wastewater up-slope of cutting/escarpment <sup>7</sup>	15	15	15
Wastewater field up-slope of adjacent lot	6	3	1
Wastewater field down-slope of adjacent lot	3	1.5	0.5
Water supply pipe	3	1.5	1.5
Wastewater up-slope of potable supply channel	300	150	150
Wastewater field down-slope of potable supply channel	20	10	10
Gas supply pipe	3	1.5	1.5
In-ground water tanks <sup>10</sup>	15	4	3
Stormwater drain	6	3	2
Children's grassed playground <sup>10</sup>	6	3 <sup>10</sup>	2 <sup>6</sup>
In-ground swimming pool	6	3 <sup>10</sup>	2 <sup>14</sup>
Dam, lake or reservoir (potable water supply) <sup>6, 7</sup>	300	150 <sup>4</sup>	150
Waterways (potable water supply) <sup>6, 11</sup>	100	100 <sup>11</sup>	50
Waterways, wetlands (continuous or ephemeral, non-potable); estuaries, ocean beach at high-tide mark; dams, lakes or reservoirs (stock and domestic, non-potable) <sup>2, 10</sup>	60	30	30
Category 1 and 2a soils	NA <sup>1</sup>	50 <sup>1</sup>	20
Category 2b to 6 soils	2D	20	20
Vertical depth from base of trench to the highest seasonal water table <sup>10</sup>	1.5	1.5	1.5
Vertical depth from irrigation pipes to the highest seasonal water table <sup>10</sup>	NA	1.5	1.5

- Distances must be measured horizontally from the external wall of the treatment system and the boundary of the disposal/irrigation area, except for the 'WaterTable' category which is measured vertically through the soil profile. For surface waters, the measuring point shall be from the 'bank full level'.
- Primary water-based sewerage systems must only be installed in unsewered areas; secondary sewerage systems must only be installed and managed in sewerred areas by Water Corporations; secondary greywater systems can be installed in sewerred and unsewerred areas (see Section 3.12.3).
- Advanced secondary treated greywater of 10/10/10 standard.
- The setback distances are conditional on the following requirements (otherwise the setback distances for primary effluent apply):
  - effluent is secondary treated to 20/30 standard as a minimum
  - effluent is applied to land via pressure compensating sub-surface irrigation installed along the contour and
  - a maintenance and service contract, with a service technician accredited by the manufacturer, is in place to ensure the system is regularly serviced in accordance with the relevant CA and Council Septic Tank Permit conditions.



**WARTOOK WOODS ENVIRONMENTAL HEALTH  
SOIL PROFILE INFORMATION AND DATA SHEET**

Client name **MR DALE FUNKE** Project name: **3 LOT S/DIVISION** Excavation no: **1** Logged by: **G.D. NEWMAN**  
 Suburb: **QUANTONG** Lot numbers: **1 (3.0Ha)** Map sheet refer: Grid reference: **S 0° E 0°**  
 Street address: **NO - CA 27B (PART) ASPLINS ROAD** Pit borehole no: **1** Surface level: **SLOPES NORTH - SOUTH**  
 Date of inspection: **31.01.2017** Slope: **-2% (at effluent envelope)** Form Element **PLANAR** Ground cover **CROP**  
 Surface condition **DRY** Indicative drainage: **WELL DRAINED** Surface stones **NO**  
 Vegetation **GRASSES** Water table depth: **N A** Land surface notes: **CROPPING USE** Parent material:

LAYER	LOWER DEPTH MM	HORIZON	MOISTURE CONDIT'N (MOIST)	COLOR	FIELD TEXTURE	COARSE FRAGMENTS % VOL.	STRUCTURE	MODIFIED EMERSON	SOIL CATEGORY	SAMPLE TAKEN (Y/N)	CONSISTENCY	PERMEABILITY DLR	OTHER ASSESSMENT DIR
1	600	A	dry	GREY	EVEN	-2%	WEAK	NA	2	YES	EVEN	10mm/day	4mm/day
2													
3													
4													
5													

Use another form if > 5 layers or major horizons. "Describe moisture condition as: dry, moist, very moist, saturated  
 Notes/comments/observations:  
 Overall Soil Category assigned: **HORIZON A CAT 3 WEAKLY STRUCTURED SILTY LOAM SOIL/ DN FORM A RIBBON/ LOW CLAY CONTENT** Checked by: **GDN**  
 Soil appears favourable for: **PRIMARY ORSECONDRARY TREATMENT SYSTEM**  
 (List system types) **ETA TRENCH/ REED BED SYSTEM / AWTS** Maximum depth of system : **SUB SURFACE 100MM BELOW GROUND LEVEL**  
**ETA TRENCH 300MM BELOW GROUND LEVEL**

**WARTOOK WOODS ENVIRONMENTAL HEALTH  
SOIL PROFILE INFORMATION AND DATA SHEET**

Client name **MR DALE FUNCKE** Project name: **3 LOT SUBDIVISION** Excavation no: **2** Logged by: **G.D. NEWMAN**  
 Suburb: **QUANTONG** Lot numbers: **3 (2.89Ha)** Map sheet refer: Grid reference: **S 0, E 0**  
 Street address **NO - CA 27B ASPLINS ROAD** Pit borehole no: **2** Surface level: **SLOPES NORTH - SOUTH nominal** Ground cover **GRASSES**  
 Date of inspection: **31.01. 2017** Slope: **- 2% (at effluent envelope)** Form Element **PLANAR** Surface stones **NO**  
 Surface condition: **MOIST** Indicative drainage: **POORLY DRAINED SUBSOIL** Parent material:  
 Vegetation **GRASSES/eucalypts** Water table depth: **N A** Land surface notes: **CROPPING**

LAYER	LOWER DEPTH MM	HORIZON	MOISTURE CONDIT'N (MOIST)	COLOR	FIELD TEXTURE	COARSE FRAGMENTS % VOL	STRUCTURE	MODIFIED EMERSON	SOIL CATEGORY	SAMPLE TAKEN (Y/N)	CONSISTENCY	PERMIBILITY DLR	OTHER ASSESSMENT
1	200	A	moist	GREY	EVEN	- 2%	WEAK	NA	2	YES	EVEN	10mm/day	3mm/day
2	600	B	DRY	YELL	EVEN	- 2%	MODER	SL/DISV	4	YES	EVEN	5mm/day	
3													
4													
5													

Use another form if > 5 layers or major horizons "Describe moisture condition as: dry, moist, very moist, saturated" Notes /comments /observations:  
 Overall Soil Category assigned: **HORIZON A CAT 3 WEAKLY STRUCTURED SILTY LOAM SOIL/ DN FORM A RIBBON/ LOW CLAY CONTENT** Checked by: **GDN**  
 Soil appears favourable for: **SECONDARY TREATMENT SYSTEM/ ENGINEERED DESIGN FOR ETA TRENCH**  
 (List system types) **ETA TRENCH/REED BED SYSTEM / AWTS** Maximum depth of system : **SUB SURFACE 100MM BELOW GROUND LEVEL**  
**ETA TRENCH 300MM BELOW GROUND LEVEL**



# WARTOOK WOODS ENVIRONMENTAL HEALTH SOIL PROFILE INFORMATION AND DATA SHEET

Client name **MR DALE FUNCKE**      Project name: **3 LOT S/DIVISION**      Excavation no: **3**      Logged by: **G.D. NEWMAN**  
 Suburb: **QUANTONG**      Lot number: **LOT 3 (5.47Ha)**      Map sheet refer:      Grid reference: **S 36° E 142°**  
 Street address **ASPLINS ROAD**      Surface level: **NORTH TO SOUTH FALL**      Date of inspection **31.01.17**      Pit/borehole no: **1**  
 Slope: **- 2%**      Form element **PLANAR**      Ground cover **CROP**      Surface condition **DRY**  
 Indicative drainage **Moderate**      Surface stones **NONE**      Vegetation : **CROPPING**      Water table depth: **N/A**      Land surface notes: **Parent material:**

LAYER	LOWER DEPTH MM	HORIZON	MOISTURE CONDITION*	COLOUR (MOIST)	FIELD TEXTURE	COARSE FRAGMENTS % VOLUME	STRUCTURE	MODIFIED EMERSON	SOIL CATEGORY	SAMPLE TAKEN (Y/N)	CONSISTENCY	PERMEABILITY DLR DIR
1	150mm	A	DRY	GREY	EVEN	-	WEAK	-	2	NO	EVEN	
2	600mm	B	MOIST	YELL	EVEN	- 5%	MODER	SL/DIS/VE	4	YES	EVEN	8mm/day 3mm/day
3												
4												
5												

Use another form if > 5 layers or major horizons.      \*Describe moisture condition as: dry, moist, very moist, saturated      Notes/comments/observations:  
 Overall Soil Category assigned: **HORIZON B CAT 3 SILTY CLAY LOAM SOIL, MODERATE STRUCTURE, STAINING, SOME AGGREGATE LESS THAN 2% DN FORM A RIBBON**  
 Soil appears favourable for: **ETA TREATMENT/SUB SOIL EVAPORATION/TRANSPIRATION/ABSORPTION OR SECONDARY TREATMENT SYSTEM**  
 List system types      **ETA TRENCH**      Maximum depth of system : **(TRENCH BASE MUST BE 300MM BELOW GROUND LEVEL)**      Checked by: **GDN**



Excavated dam wall showing subsoil



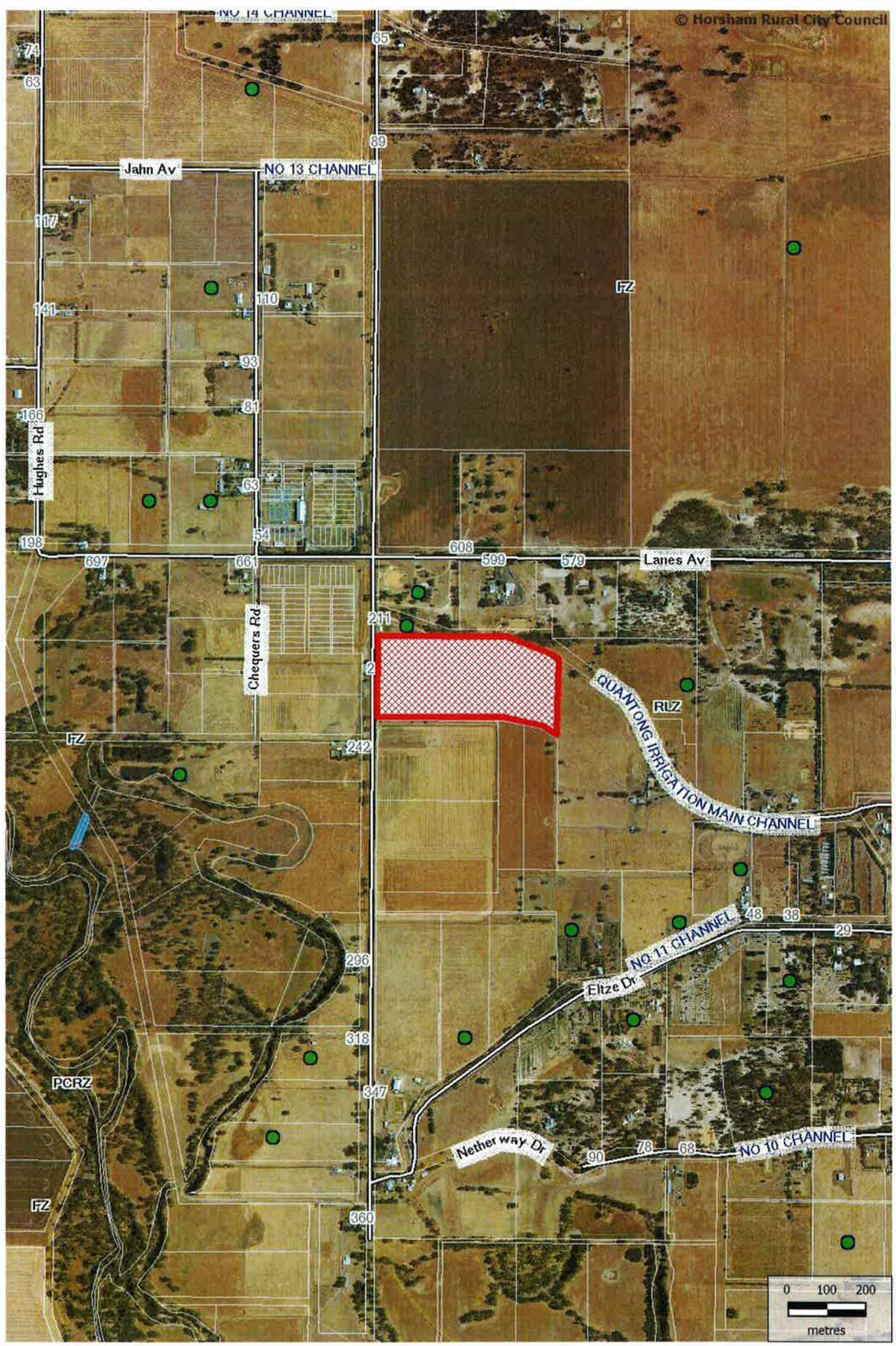
Soil Test No. 2 Moderately structured loam Category 3 Soil  
: Evident on Lot 3



Soil Test No. 1 Moderately structured loam Category 3 Soil  
: Evident on Lot 1

# APPENDIX 3

Created by planning on Thursday, 21 February 2019



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**Our Ref: H013916**  
**Your Ref:**

Ferguson  
Perry  
Surveying

## **PLANNING REPORT**

### **Proposed 2 Lot Subdivision at** **Asplins Road, Quantong**

#### **SUPPORTING DOCUMENTS IN SPEAR**

- Plan of Proposed Subdivision
- Copy of Title Search
- Plan Showing Existing Features
- Planning Property Report
- Land Capability Assessment Report
- A Response to the HRCC checklist



Our reference number	H013916
Date	14/11/2018
Prepared by	Angela Plazzer <i>Bachelor Urban, Rural and Environmental Planning, La Trobe University</i> <b>Planning Manager/Office Manager, Ferguson Perry Surveying Pty Ltd</b>



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## 1. Introduction

This application seeks a planning permit for a two-lot subdivision of one title at Asplins Road, Quantong. The land is described in Certificate of Title Volume 8450 Folio 646. The land is zoned Rural Living Zone (RLZ) and is affected by the Development Plan Overlay – Schedule 2 (DPO2).

This report provides a response to the requirements of the RLZ, DPO2, Clause 65 Decision Guidelines and relevant policies in the Horsham Planning Scheme.

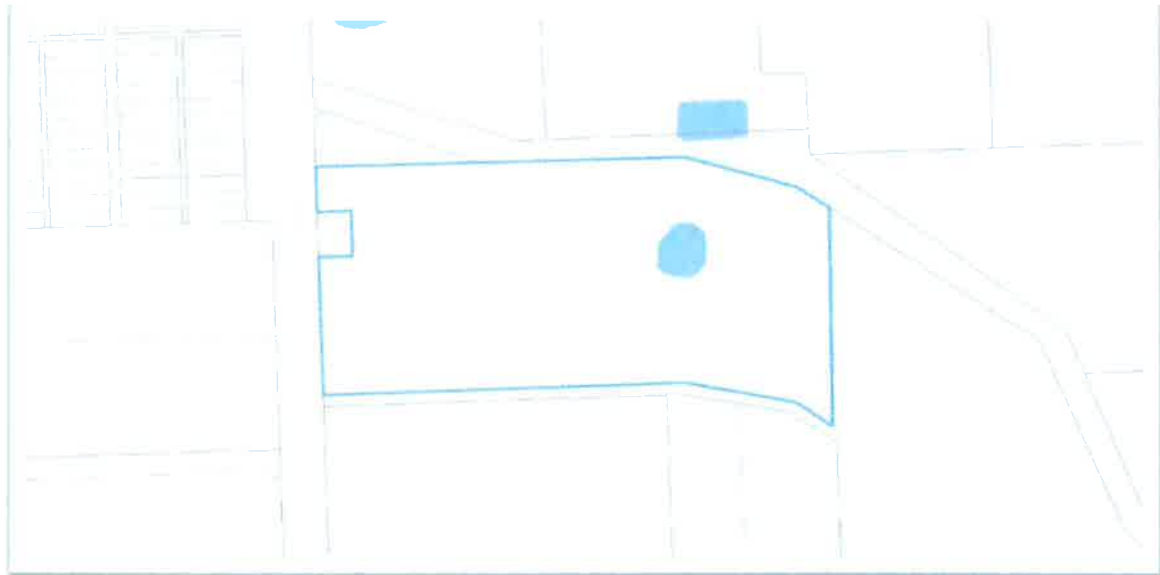


Figure 1 Subject site outlined in blue (DELWP)



## 2. Application details

Address:	Lot 1 TP330595K Asplins Road, Quantong
Proposal:	Two-lot subdivision
Scheme:	Horsham Planning Scheme
Zone:	Rural Living Zone
Overlays:	Development Plan Overlay – Schedule 2

## 3. Site and surrounds



Figure 2 Aerial photo of site (DELWP)

The subject site is located in Quantong: a small farming community located approximately 16.5km to the south-west of Horsham. The site has an area of 8.9ha and is irregular in shape with a frontage of 160.93 to Asplins Road and 40.2m to a residential property in the west, a northern boundary of 458.84 adjoining a residential lot and the Quantong Irrigation Main Channel, an eastern boundary of 198.42m adjoining farm land and a southern boundary of 543.84m adjoining a driveway used to access farming land to the south of the site.

The site is currently vacant and contains a small shed and two dams. The site is mostly cleared of vegetation except some remnant native vegetation is located along the fenceline of the northern boundary. The most recent use of the land has been for farming. The topography of the land is generally flat. The site is fully fenced and access is taken from Asplins Road.

The surrounding area comprises land in the RLZ and Farming Zone (FZ) with a mix of rural and residential uses. Nearby lots in the RLZ vary in shape and size in the range of approximately 650m<sup>2</sup> to 4.1ha.





#### 4. Proposal

A two-lot subdivision is proposed to facilitate residential development of the land. Lot 1 on the proposed Plan of Subdivision will have an area of 4.89ha and will contain the existing shed, 2 dams and remnant vegetation along the northern boundary. Access to the lot from Asplins Road could be created on the northern side of the adjoining residential property. The proposed Lot 2 will have an area of 4ha and access would be taken from Asplins Road.

No vegetation will be removed to facilitate the proposed subdivision. The sites will be serviced by existing water and electricity utilities in Asplins Road. The proposed lots are large enough to accommodate the disposal of wastewater on site. Please see the Plan of Proposed Subdivision attached with this application on SPEAR.

#### 5. Permit triggers

A permit is required under Clause 35.03-2 of the Rural Living Zone.

#### 6. Planning provisions



Figure 3 Zoning map (DELWP)

#### Rural Living Zone

The purpose of the Rural Living Zone outlined at **Clause 35.03** is:

- *To provide for residential use in a rural environment.*
- *To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.*
- *To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*



## Comment

The proposal is in keeping with the purpose of the RLZ as it will increase the potential for residential development in Quantong. Both proposed lots achieve the minimum area specified for the land in a schedule to the zone of 4ha. A response to the relevant decision guidelines of the RLZ is in Table 1 below.

Table 1 Rural Living Zone Decision Guidelines

Issue	Comment
<p><b>General issues</b></p> <ul style="list-style-type: none"> <li>• The Municipal Planning Strategy and the Planning Policy Framework.</li> <li>• Any Regional Catchment Strategy and associated plan applying to the land.</li> <li>• The capability of the land to accommodate the proposed use or development.</li> <li>• Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.</li> </ul>	<p>As discussed in the body of this report, the proposal is in line with the directions set out in the Horsham Planning Scheme, particularly Clause 11 (Settlement), Clause 11.03-6S (Regional and local places). It is understood that there is no plan associated with the Wimmera Regional Catchment Strategy which is relevant to the consideration of this proposed subdivision.</p> <p>The proposed subdivision is considered suitable for the site as it meets the purpose of the RLZ and subdivision requirements.</p> <p>A Land Capability Assessment has been undertaken which demonstrates that the land can accommodate residential development on the proposed new lots. It is attached to the application in SPEAR.</p>
<p><b>Agricultural issues</b></p> <ul style="list-style-type: none"> <li>• The capacity of the site to sustain the agricultural use.</li> <li>• Any integrated land management plan prepared for the site.</li> <li>• The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agricultural and other land uses.</li> </ul>	<p>The land will be able to sustain agricultural use until residential development is carried out. Future residential use and development of the land will have a negligible impact on adjoining and nearby agricultural uses and their potential for expansion.</p> <p>An integrated land management plan has not been prepared for this site.</p>
<p><b>Environmental issues</b></p> <ul style="list-style-type: none"> <li>• The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.</li> <li>• The impact of the use or development on the flora and fauna on the site and its surrounds.</li> <li>• The need to protect and enhance the biodiversity of the area, including the retention</li> </ul>	<p>The proposed subdivision will not impact on the natural physical features of the area, including soil and water quality, nor will it affect any flora and fauna. The existing remnant native vegetation on the site will be retained and the proposed lots have been deemed suitable in the Land</p>



<p>of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.</p> <ul style="list-style-type: none"> <li>• The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.</li> </ul>	<p>Capability Assessment for on-site wastewater disposal.</p>
<p><b>Design and siting issues</b></p> <ul style="list-style-type: none"> <li>• The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.</li> <li>• The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.</li> <li>• The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.</li> <li>• Whether the use or development will require traffic management measures.</li> </ul>	<p>The proposed subdivision will facilitate development for rural living which is in keeping with the desired character of the area in accordance with the purpose of the RLZ.</p> <p>There is no new infrastructure proposed as part of this application and the existing infrastructure, including power, roads, water and telecommunications facilities is adequate.</p> <p>There will be no traffic management measures required for the subdivision.</p>



## Development Plan Overlay – Schedule 2



Figure 4 Overlays map (DELWP)

A Development Plan has been lodged on SPEAR with this application in accordance with the requirements of the DPO2. The DPO2 specifies that all roads which provide direct access to proposed lots must be sealed or otherwise treated to the satisfaction of the responsible authority. Asplins Road will provide direct access to the proposed lots and is sealed. The Development Plan identifies an area suitable for a dwelling as well as an effluent envelope area of 500m<sup>2</sup> as recommended in the Land Capability Assessment report.



## 7. Planning Policy Framework

**Clause 11 (Settlement)** states that planning is to contribute towards economic viability and respond to community needs for housing and employment. The proposed subdivision aligns with this policy as it will encourage rural residential development in Quantong which in turn may attract residents and invigorate the economy of the town.

**Clause 11.01-1R (Settlement – Wimmera Southern Mallee)** seeks to provide for easy access to housing in district towns around Horsham. The proposed subdivision aligns with this policy as it will make way for increased residential development in Quantong.

**Clause 11.03-6S (Regional and local places)** calls for the distinctive characteristics and needs of regional and local places to be considered in planning for future land use and development. By facilitating rural residential development, the application aligns with this policy as it addresses the need to attract residents to Quantong, which is experiencing population decline.

**Clause 15.01-5S Neighbourhood character** seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place. The proposal respects the neighbourhood character as the subdivision has been designed to be in keeping with the pattern of subdivision in the area where the size of lots in the RLZ range from approximately 650m<sup>2</sup> to 4.1ha.

**Clause 15.01-6S Design for rural areas** seeks to ensure that development respects valued areas of rural character. The proposed subdivision is appropriate for the area as it will allow for residential development on large lots that can support rural lifestyle activities such as hobby farming and horticulture and is in keeping with the character of Quantong.

**Clause 16.01-5S (Rural residential development)** outlines strategies for identifying land for appropriate rural residential development, such as locations that are close to existing towns and will not encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources. It also recommends locations where investments in physical and community infrastructure and services has already been made and land can be supplied with electricity, water and good quality road access. Based on these criteria, it is considered that the subject site is appropriate for the proposed subdivision and future rural residential development.



## 8. Clause 65 Decision Guidelines

### Clause 65.01 (Approval of an application or plan)

*Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:*

- *The matters set out in section 60 of the Act. The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction. Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

### Comment

All relevant clauses of the Horsham Planning Scheme have been addressed by the applicant and the proposal is consistent with the objectives of planning in Victoria. As discussed in section 6 of this report, the proposal meets the purposes and requirements of the RLZ and the DPO2. The proposed subdivision has been designed fit in with the pattern of development in the area. It will have no impact on the amenity of the area which comprises a mix of rural residential and farming uses.

The proposal will not impact the natural physical features of the site or water quality nor will it impact the quality of the stormwater within and exiting the site. There will be no impact on native vegetation as a result of the proposal. The site is located within a Designated Bushfire Prone Area and the land will continue to be managed to mitigate the risk of bushfire to an acceptable level.

### Clause 65.02 (Approval of an application to subdivide land)

*Before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:*

- *The suitability of the land for subdivision.*
- *The existing use and possible future development of the land and nearby land.*
- *The availability of subdivided land in the locality, and the need for the creation of further lots.*



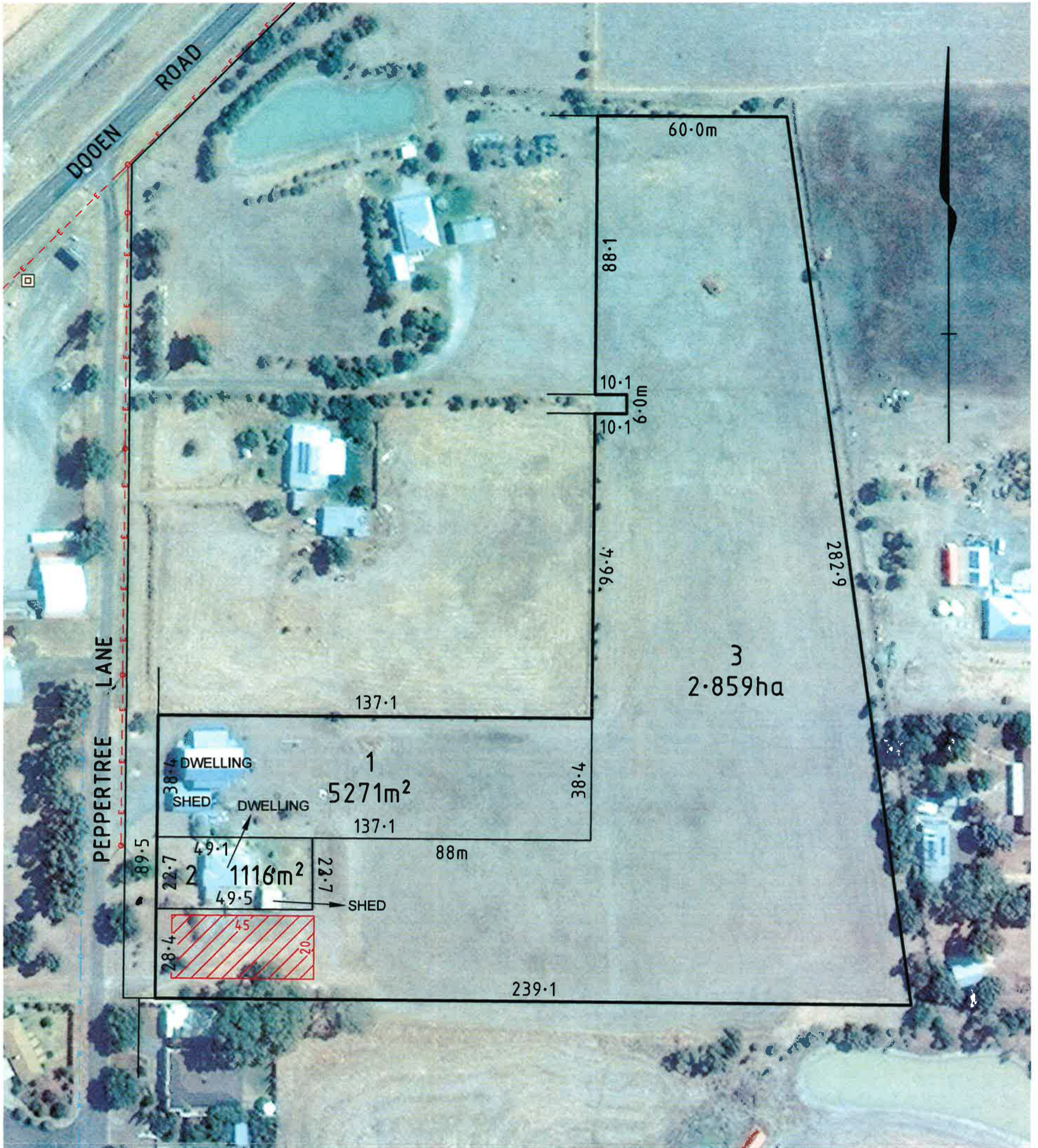
- *The effect of development on the use or development of other land which has a common means of drainage.*
- *The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.*
- *The area and dimensions of each lot in the subdivision.*
- *The design and siting of buildings having regard to safety and the risk of spread of fire.*
- *The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.*
- *If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.*
- *Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.*

#### Comment

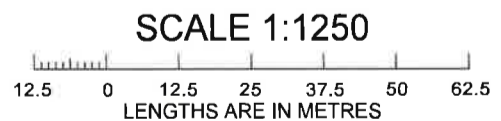
The land is suitable for the proposed subdivision as it achieves the minimum lot sizes allowed for in the schedule to the RLZ and will not impact on the future development of nearby land. The subdivision has been designed so that each proposed lot will take access from Asplins Road in the west. The new lots will make use of existing infrastructure, including water, electricity and roads. A Land Capability Assessment has indicated that each lot is large enough to accommodate the disposal of wastewater on site. The remnant native vegetation on the site will not be impacted by the subdivision. The proposal will not impact drainage and there will be no increase in the risk of spread of fire or threats to safety as a result of the proposal.

#### 9. Conclusion

It is considered that the proposed subdivision is suitable for the area and will facilitate the future residential development of the proposed lots. The proposed subdivision should be supported as it meets the purpose and requirements of the RLZ and DPO2 and will have an acceptable outcome with regard to state and local planning policies.



 POTENTIAL BUILDING ENVELOPE: ANY BUILDINGS OR CONSTRUCTION MUST RESPECT THE BOUNDARIES OF ANY NATIVE VEGETATION.



NOTATIONS

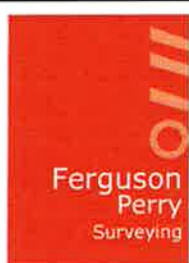
THE DIMENSIONS SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO SURVEY.

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A member of Alexander Symonds Group

+ Property + Land Development +  
+ Construction + Mining +  
+ Spatial Information Management +



 EXISTING O/H ELECTRICITY  
 EXISTING WATER MAIN

SURVEYORS REF.  
**H000518**  
17-12-18  
DRAWN BY: B.F.

OFFICE USE ONLY

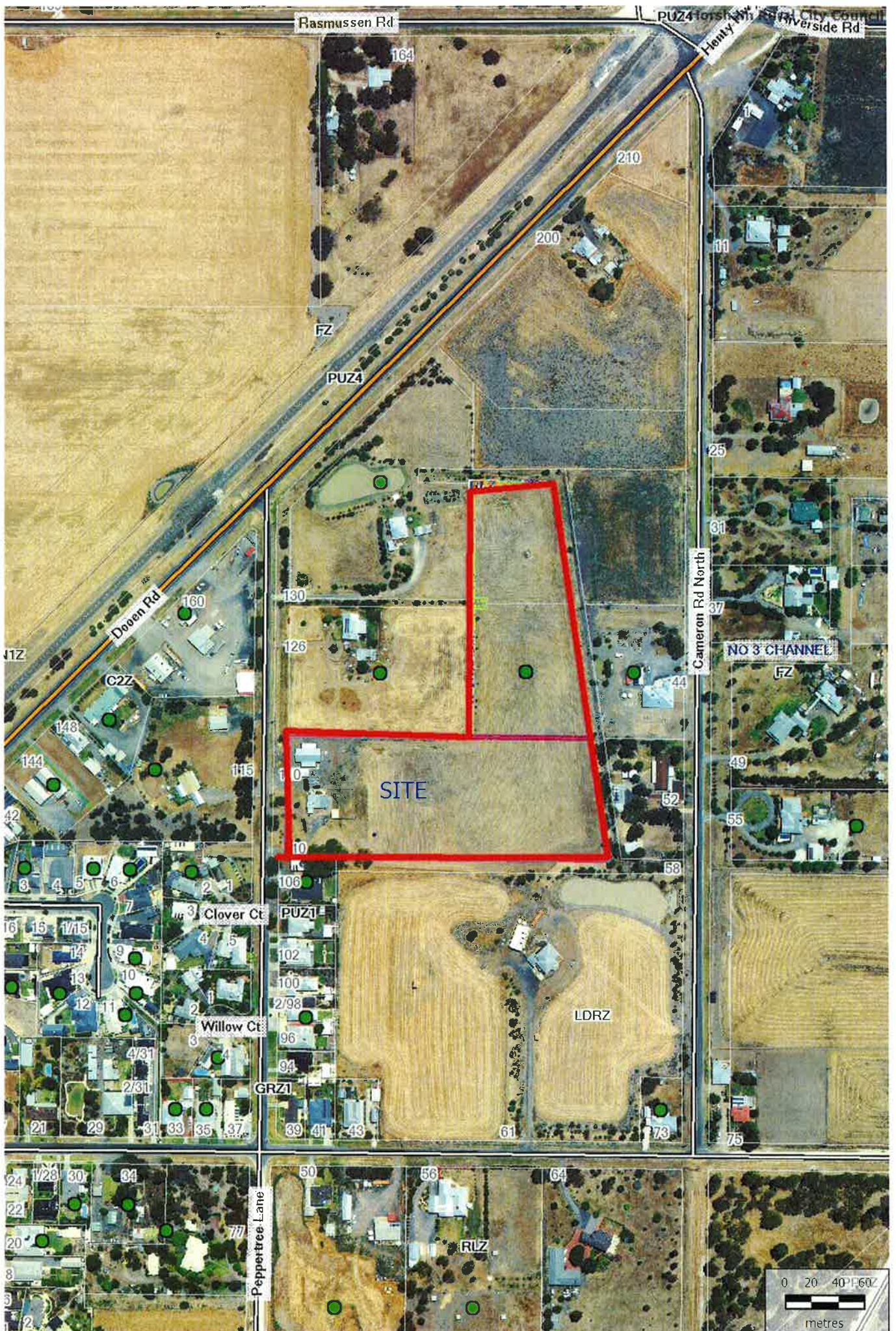
ORIGINAL SHEET SIZE **A3**

DEVELOPMENT PLAN

PARISH OF HORSHAM  
SECTION 3  
CROWN ALLOTMENT 3 (PART)

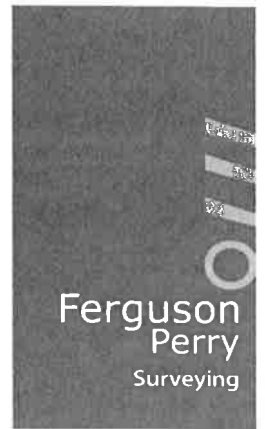
APPENDIX 1





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**Our Ref: H000518**  
**Your Ref:**



## **PLANNING REPORT**

### **Proposed 3 Lot Subdivision at 110 Peppertree Lane, Horsham**

#### **SUPPORTING DOCUMENTS IN SPEAR**

- Plan of Subdivision - PS821964F
- Copy of Title Search
- Plan Showing Existing Features
- Planning Property Report
- A Response to the HRCC checklist
- Cultural Heritage Process List



Our reference number	H000518
Date	15/01/2018
Prepared by	Angela Plazzer <i>Bachelor Urban, Rural and Environmental Planning, La Trobe University</i> <b>Planning Manager/Office Manager, Ferguson Perry Surveying Pty Ltd</b>



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## 1. Introduction

This application seeks a planning permit for a three-lot subdivision of 3 titles at 110 Peppertree Lane, Horsham. The land is described in Certificates of Title:

- Volume 08438 Folio 247
- Volume 08438 Folio 248
- Volume 03425 Folio 905

The land is zoned Rural Living Zone (RLZ) and is affected by the Design and Development Overlay – Schedule 3 (DDO3), Development Plan Overlay – Schedule 2 (DPO2) and the Land Subject to Inundation Overlay (LSIO).

This report provides a response to the requirements of the RLZ, DDO3, DPO2, LSIO, Clause 65 Decision Guidelines and relevant policies in the Horsham Planning Scheme.

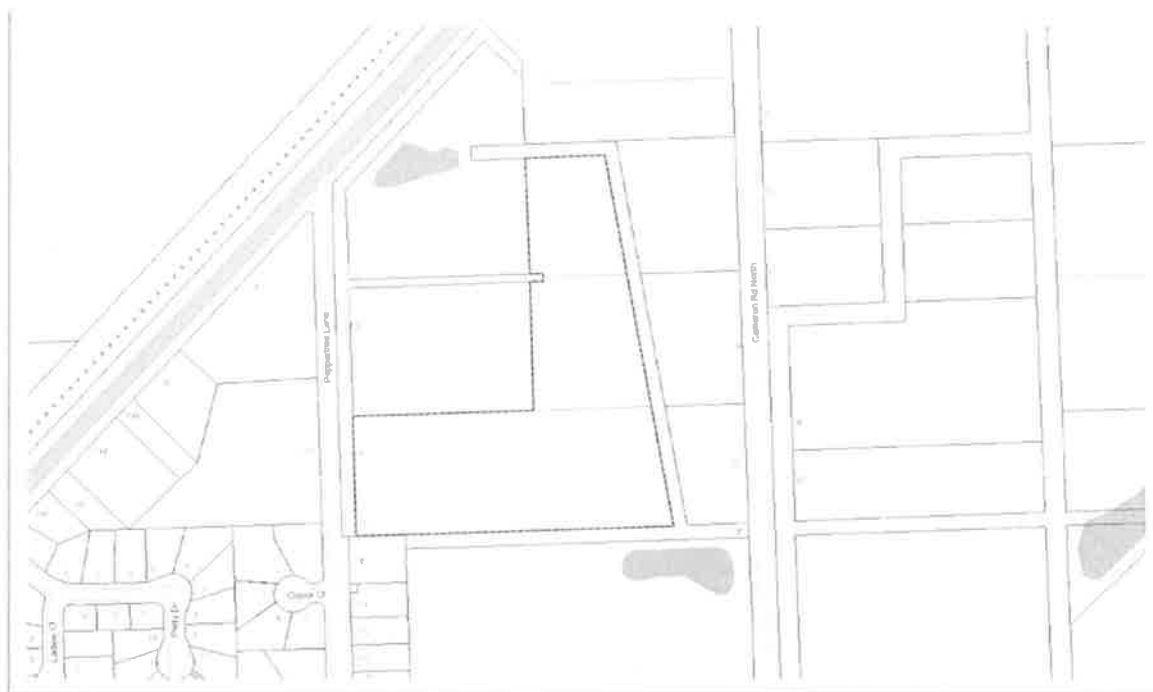


Figure 1 Subject site outlined in blue (DELWP)

## 2. Application details

Address:	110 Peppertree Lane, Horsham
Description:	Lot 1/TP597996X Lot 1/TP335141A Lot 1/518039W
Proposal:	Three-lot subdivision
Scheme:	Horsham Planning Scheme
Zone:	RLZ
Overlays:	DDO3, DPO2, LSIO

## 3. Site and surrounds



Figure 2 Aerial photo of site (DELWP)

The subject site is located in Horsham and comprises Lot 1 on TP597996X, Lot 1 on TP335141A and Lot 1 on TP518039W. The site has an area of 4.1ha and is irregular in shape. The area of Lot 1/TP518039W is 2.7ha, Lot 1/TP335141A is 0.8ha and Lot 1/TP597996X is 0.6ha. The lots have access to Peppertree Lane via Lot 1/TP518039W. Lot 1/TP518039W has a 90m frontage to the government road which abuts Peppertree Lane.

The site contains two dwellings and 2 sheds on Lot 1/TP518039W. The remainder of the land is vacant and cleared of vegetation. The land slopes down slightly to the east and the site is fully fenced except for the frontage to Peppertree Lane. The existing dwelling on the northern side is connected to the sewerage system. Wastewater from the dwelling southern side of the site is treated by a septic tank but is capable of connecting to sewerage infrastructure in Peppertree Lane.



The southern boundary of Lot 1/TP518039W spans 239m and abuts a channel reserve and a lot containing a dwelling. The eastern boundary of the lots on the site span 283m and abut a drainage reserve. The northern boundary of Lot 1/TP597996X spans 60m and abuts a drainage reserve. Lots adjoining the site to the west of Lot 1/TP335141A and Lot 1/TP597996X each contain a dwelling.

The surrounding area comprises a mix of zones and uses, including:

- RLZ which contains rural residential development on lots up to 2.3ha
- Commercial 2 Zone (C2Z) which contains commercial uses and dwellings;
- General Residential Zone (GRZ1) which contains conventional density residential development;
- Low Density Residential Zone (LDRZ) which contains 2 dwellings
- Farming Zone (FZ) which contains vacant land and land used for rural living and farming including grazing and cropping;
- Road Zone Category 1 which contains the Wimmera Highway and Henty Highway multiplex; and
- Public Use Zone – Transport (PUZ4) which contains the railway corridor.

#### 4. Proposal

A three-lot subdivision will effect the realignment of boundaries of the lots on the subject site. Lot 1 on the Plan of Proposed Subdivision will have an area of 2.297ha and will contain an existing dwelling, shed and vacant land. Proposed Lot 2 will have an area of 1112m<sup>2</sup> and will also contain an existing dwelling and shed. Proposed Lot 3 will contain approximately 1.089ha of vacant land which has potential to be developed in the future subject to further planning approvals.

Four sections of carriageway easement will be created by instruments of transfer on the council owned land to the west of the site, which is identified as Lot 2 on PS605746X, in favour of the proposed lots. Each section of carriageway easement will provide legal access to the proposed lots and will be identified as E-1 on each Plan of Creation of Easement.

No vegetation will be removed to facilitate the proposed subdivision. All proposed lots are serviceable by existing water, sewerage and electricity utilities. Please see the Plan of Proposed Subdivision attached with this application on SPEAR.

#### 5. Permit triggers

A permit is required to subdivide land under Clause 35.03-3 of the RLZ, Clause 43.02-3 of the DDO and Clause 44.04-3 of the LSIO.

## 6. Planning provisions

### Zoning

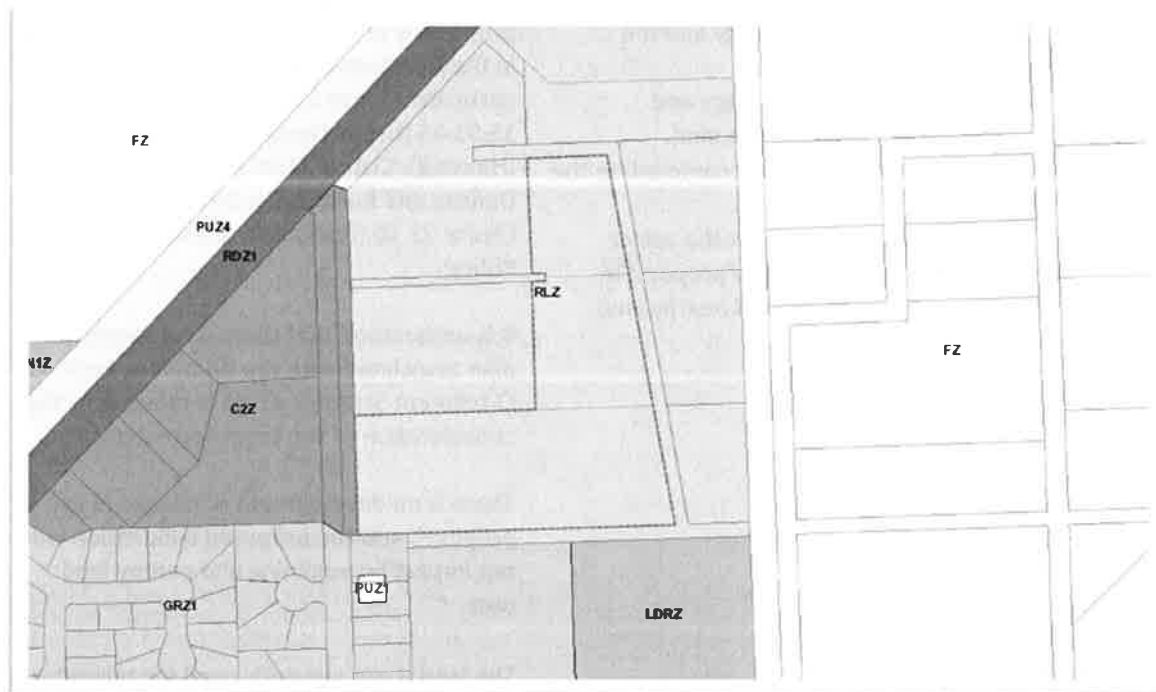


Figure 3 Zoning map (DELWP)

### Rural Living Zone

The purpose of the RLZ outlined at **Clause 35.03** is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for residential use in a rural environment.*
- *To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.*
- *To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

### Comment

The proposed subdivision is consistent with the purpose of the RLZ as it will create lots for the existing dwellings and it will improve the provision of infrastructure to the land as each lot will be able to take legal access from the new carriageway easements.

The proposed lots do not meet the minimum area specified for the land in the schedule to the RLZ of 4ha. However, a permit may be granted to create lots smaller than 4ha as the subdivision is the re-subdivision of existing lots and the number of lots is not increased.





A response to the decision guidelines for applications the RLZ is in Table 1 below.

Decision Guidelines for the RLZ	Comment
<p><b>General issues</b></p> <ul style="list-style-type: none"> <li>• The Municipal Planning Strategy and the Planning Policy Framework.</li> <li>• Any Regional Catchment Strategy and associated plan applying to the land.</li> <li>• The capability of the land to accommodate the proposed use or development.</li> <li>• Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.</li> </ul>	<p>As discussed in Section 7 of this report, the proposal is in line with the directions set out in the Horsham Planning Scheme, in particular Clause 11 (Settlement), Clause 15.01-1S (Urban Design), Clause 16 (Housing), Clause 22.08 (Controlling Low Density and Rural Living Development) and Clause 22.10 (Floodplain Management Policy).</p> <p>It is understood that there is no strategy or plan associated with the Wimmera Regional Catchment Strategy which is relevant to the consideration of the proposed subdivision.</p> <p>There is no development or change in use proposed and the proposed subdivision will not impact on adjoining and nearby land uses.</p>
<p><b>Agricultural issues</b></p> <ul style="list-style-type: none"> <li>• The capacity of the site to sustain the agricultural use.</li> <li>• Any integrated land management plan prepared for the site.</li> <li>• The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agricultural and other land uses.</li> </ul>	<p>The land is not currently used for agriculture however the lots will have the capacity to sustain small-scale farming.</p> <p>There is potential for residential development to be carried out on Lot 3 subject to further planning approvals. A building envelope on Lot 3 is shown on the Development Plan provided with this application in accordance with the requirements of the DPO.</p> <p>The proposed subdivision will have no affect on adjoining and nearby residential uses or nearby agricultural uses.</p>
<p><b>Environmental issues</b></p> <ul style="list-style-type: none"> <li>• The impact on the natural physical features and resources of the area and in particular any impact caused by the proposal on soil and water quality and by the emission of noise, dust and odours.</li> <li>• The impact of the use or development on the flora, fauna and landscape features of the locality.</li> <li>• The need to protect and enhance the biodiversity of the area, including the need to retain vegetation and faunal habitat and the</li> </ul>	<p>There will be no change to the natural physical features and resources of the area that would impact on soil and water quality and there will be no increase in the emission of noise, dust and odours caused by the proposal.</p> <p>The existing native vegetation on the site will be retained and there will be no existing flora and fauna impacted by the proposal.</p>



<p>need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.</p> <ul style="list-style-type: none"> <li>The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.</li> </ul>	<p>Proposed Lot 1 is connected to existing sewerage infrastructure in Peppertree Lane and connections are available for proposed Lots 2 and 3.</p>
<p><b>Design and siting issues</b></p> <ul style="list-style-type: none"> <li>The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.</li> <li>The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.</li> <li>The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.</li> <li>Whether the use or development will require traffic management measures.</li> </ul>	<p>The application does not propose any new development and will not adversely affect the appearance of the area.</p> <p>The proposed lots will make use of existing roads, water, electricity, telecommunications and sewerage infrastructure and access will be provided from the new easement to the proposed lots. There are no traffic management measures required by the proposal.</p>

## Overlays

### Design and Development Overlay – Schedule 3

The DDO3 applies to the Wider Airport Environs Area of Horsham. The design objectives of the DDO3 seek to maintain the efficiency and safety of the Horsham airfield and to ensure that the airport is not prejudiced by the height of development in the wider area.

The proposed subdivision will not impact on the use of the airport and there is no development contemplated that could interfere with or cause a safety hazard to aircraft operations in the vicinity of the airport. A response to the decision guidelines for applications in the DDO is in Table 2 below:

Decision guidelines for the DDO	Comment
The Municipal Planning Strategy and the Planning Policy Framework	See Section 7 of this report.
The design objectives of the relevant schedule to this overlay	The Horsham airport will not be impacted by the proposal as there is no new development proposed.
The provisions of any relevant policies and urban design guidelines	Responses to the relevant state and local planning policies are in Section 7 of this report.
Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.	N/A. There is no new development proposed.



Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.	N/A. There is no new development proposed.
Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.	N/A. There is no landscaping or removal of vegetation proposed.
The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.	There is no new car parking, loading and unloading or off-street car parking proposed. Access to each lot from the easements will be designed and constructed to Council standards. The proposed subdivision is consistent with the pattern of subdivision in the surrounding area.
Any other matters specified in a schedule to this overlay	All matters in the schedule to the overlay have been considered.

### Development Plan Overlay – Schedule 2

The proposed subdivision complies with the conditions and requirements of the DPO2 by way of the following:

- Sewerage mains are located in Peppertree Lane and sewerage infrastructure can be provided to the proposed lots
- New carriageway easements will provide access to the proposed lots from Peppertree Lane
- Proposed Lots 1 and 2 are suitable to accommodate the existing dwellings and any associated outbuildings.

In accordance with the requirements of Clause 43.04-2 of the DPO, a Development Plan has been provided with the application on SPEAR. The Development Plan meets the relevant requirements of the DPO2 as it shows the location of existing dwellings and associated outbuildings on Lots 1 and 2 and a building envelope in the south-western corner of proposed Lot 3 where there is potential to construct a dwelling (subject to further planning approvals).

Flooding is most significant environmental constraint on the site and according to the Annual Exceedance Probability (AEP) Flood and Flow Event Extent Map for Horsham, the depth of a 1 in 200 year flood on the land containing the building envelope would be 0.25m to <0.5m. Based on this flood level, the building envelope complies with the policy for subdivisions at Clause 22.10, as discussed in Section 7 of this report. As there is no development proposed as part of this application, it is respectfully requested that the requirement for a flood risk report is waived by the responsible authority.



## Land Subject to Inundation Overlay

The purpose of the LSIO outlined at **Clause 44.04** is:

- *To identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority.*
- *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*
- *To reflect any declaration under Division 4 of Part 10 of the Water Act, 1989 where a declaration has been made.*
- *To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).*
- *To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.*

### Comment

The schedule to the LSIO does not contain a statement of risk nor does it specify any information that is required to be provided with an application to subdivide land. It is understood that a local floodplain development plan has not been developed.

## 7. Planning Policy Framework

**Clause 11 (Settlement)** seeks to meet community needs for zoned and serviced land for housing that makes use of existing infrastructure and avoids siting with incompatible land uses. The proposed subdivision achieves this as it will realign the boundaries of existing lots so that they are serviceable and accessible for housing.

**Clause 15.01-1S (Urban design)** encourages development which is functional and consistent with the character of the area. The proposed subdivision meets this objective as it will facilitate accessibility to each new lot, two of which are similar in size to lots surrounding the site for the use of existing dwellings and one which is large to accommodate future residential development or small scale hobby farming.

**Clause 16 (Housing)** seeks to ensure the efficient provision of supporting infrastructure. The proposed subdivision aligns with this policy as each lot will be able to make use of existing infrastructure and will have access to Peppertree Lane via the new easements.

**Clause 22.08 (Controlling Low Density and Rural Living Development)** states that there is an oversupply of low density residential land around Horsham and seeks to restrict the release of low density residential areas to ensure efficient servicing and minimise potential off-site impacts. The proposed subdivision does not conflict with this policy as it will not increase the number of lots on the site.

**Clause 22.10 (Floodplain Management Policy)** applies to land subject to flooding, including land in the LSIO where it seeks to discourage buildings and works. The policy for Subdivision



applications for land in the LSIO states that lots should not be created on land wholly in the LSIO unless it can be demonstrated that:

- There is an adequate building envelope on each lot where the inundation is < 500 mm.
- Access to the building envelope does not traverse land where inundation is > 500 mm.

According to the AEP Flood and Flow Event Extent Map for Horsham, the depth of a 1 in 200 year flood would be 0.25m to <0.5m on the land in the south-western corner of the site where the existing dwellings and building envelope shown on the Development Plan are located.

## 8. Clause 65 Decision Guidelines

### Clause 65.01 (Approval of an application or plan)

*Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:*

- *The matters set out in section 60 of the Act. The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction. Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

### Comment

All relevant clauses of the Horsham Planning Scheme have been addressed by the applicant and the proposal is consistent with the objectives of planning in Victoria. As discussed in section 6 of this report, the proposal meets the purposes and requirements of the RLZ and the DDO3, DPO2 and LSIO. The proposed subdivision has been designed to enable the proposed new lots to be serviced by existing infrastructure and accessed from the new easements.

The proposal will have no impact on native vegetation or the amenity of the area which is mostly housing. The proposal will not impact the natural physical features of the site or water quality nor will it impact the quality of the stormwater within and exiting the site. The site is located within a Designated Bushfire Prone Area and the land will continue to be managed to mitigate the risk of bushfire to an acceptable level.



### Clause 65.02 (Approval of an application to subdivide land)

*Before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:*

- *The suitability of the land for subdivision.*
- *The existing use and possible future development of the land and nearby land.*
- *The availability of subdivided land in the locality, and the need for the creation of further lots.*
- *The effect of development on the use or development of other land which has a common means of drainage.*
- *The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.*
- *The area and dimensions of each lot in the subdivision.*
- *The design and siting of buildings having regard to safety and the risk of spread of fire.*
- *The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.*
- *If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.*
- *Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.*

### Comment

The land is suitable for the proposed subdivision as there will be no additional lots created and each lot will be accessible by the new easement and serviceable by existing infrastructure including water, sewerage, electricity and roads. The proposal will not impact on the use or future development of nearby land and there will no remnant native vegetation impacted by the subdivision. The proposal will not impact drainage and there will be no increase in the risk of spread of fire or threats to safety as a result of the proposal. All proposed lots will be connected to the sewerage system.

### 9. Conclusion

It is considered that the proposed subdivision is suitable for the area and is consistent with the purpose of the RLZ to provide for residential land use that is serviceable by existing infrastructure. The proposal will have an acceptable outcome with regard to state and local planning policies and should be supported by Council subject to fair and reasonable conditions.





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ABN: 612 7959 7238

File Ref: SES08/2592 DG/1/6468  
Letter Code: CD/18/29004

26 March 2018

Mr Sunil Bhalla  
Chief Executive Officer  
Horsham Rural City Council  
PO Box 511  
HORSHAM VIC 3402

HORSHAM RURAL CITY COUNCIL	
FILE No.	FIG/A10/000001
REFERRED TO	JOHN MARTIN
3 APR 2018	
REG. No.	
COPIES	

Dear Sunil

**Memorandum of Understanding for the Support of Victoria State Emergency Service Volunteer Units**

As you may be aware, on 20 December 2017 a Memorandum of Understanding (MoU) between the State of Victoria, the Victoria State Emergency Service (VICSES) and the Municipal Association of Victoria (MAV) was executed for the support of VICSES volunteer units.

I have attached a copy of the MoU for your reference along with a copy of the template lease that is attached to the MoU.

The key points of the MoU are:

- VICSES performs a vital service for the benefit of the community, which municipal councils and the State Government have a joint interest in supporting and there is a shared responsibility to do so
- Security of tenure for VICSES volunteer unit accommodation arrangements is a high priority
- In return for State Government through VICSES assuming responsibility for operational and maintenance funding of VICSES volunteer units (including volunteer unit facility maintenance), MAV will use its best endeavours to ensure that municipal councils that have volunteer units that either occupy freehold land owned by a municipal council, occupy Crown land managed by a municipal council or occupy premises of a municipal council that are located on Crown land, enter into a long term (40) year lease with VICSES for the benefit of that VICSES volunteer unit for that land or premises at peppercorn rates (\$1 per annum plus GST)
- If a long term lease is not entered into despite MAV's best endeavours, MAV will use its best endeavours to facilitate agreement between the municipal council, VICSES and the Victorian Department of Environment, Land, Water and Planning (DELWP) that enables VICSES to have sufficient access to and use of the land which may include a transfer of Committee of Management responsibilities from the municipal council to DELWP or the granting of a licence or licences to VICSES to ensure security of tenure for VICSES volunteer units





- Where there is a volunteer unit which either occupies freehold land owned by a municipal council, occupies Crown land managed by a municipal council or occupies premises of a municipal council that are located on Crown land and the municipal council has an intention to sell or to make use or make available for other purposes that land or the volunteer unit premises, MAV will use its best endeavours to ensure that the municipal council either:
  - (a) makes available suitable municipal council land or premises to the volunteer unit and enter into a long term (40 year) lease with that volunteer unit for the land or premises; or
  - (b) assists VICSES in finding suitable alternative land or premises within the municipal council district and, if possible and sought by VICSES, in the immediate vicinity of the site that the volunteer unit has been required to vacate
- The new arrangements should do 'no harm' so that goodwill and support for VICSES volunteer units continues to ensure community service. In particular, the MoU does not prevent a municipal council from providing funding support to a VICSES volunteer unit if the municipal council elects to do so. VICSES volunteer units continue to rely on donations, grants, sponsorships and community support to supplement their funding from State Government. VICSES is very appreciative that some councils have previously provided and may continue to provide financial or other in kind support to VICSES volunteer units.

I have attached a list of VICSES volunteer units within your council district that VICSES considers to fall within the auspices of the MoU together with the volunteer units' occupancy agreement status as recorded by VICSES.

It will be beneficial to review all existing lease agreements given the change in responsibilities for funding VICSES volunteer unit facility maintenance issues.

In order to implement the MoU for relevant VICSES volunteer units as quickly as possible, I would like to arrange an initial discussion with relevant council and VICSES officers.

I would appreciate it if you would reply in writing acknowledging receipt of this letter and arrange to contact John Casey, VICSES Director Corporate Services, email [john.casey@ses.vic.gov.au](mailto:john.casey@ses.vic.gov.au), telephone 9256 9005 or mobile 0434 602 969 after 15 January 2018 with the names of relevant council officers who would be available to attend such a meeting.

Should you have any concerns that are of a local government nature please contact Gavin Mahoney, Senior Project Officer, MAV on 9667 5564 or [gmahoney@mav.asn.au](mailto:gmahoney@mav.asn.au)

Should you have any queries, I am happy for you to contact me directly on telephone 9256 9003.

Yours sincerely

Stephen Griffin  
Chief Executive Officer

cc: John Casey, VICSES Director Corporate Services  
Justine Phelan, VICSES Manager Facilities and Capital Works  
Rob Spence, Chief Executive Officer, Municipal Association of Victoria

**Horsham Rural City Council – List of VICSES Volunteer Units and Occupancy Status**

<b>VICSES Volunteer Unit Name</b>	<b>VICSES Volunteer Unit Address</b>	<b>Building Owner</b>	<b>Land Owner</b>	<b>Occupancy Status</b>
Horsham	54 McPherson Street Horsham VIC 3402	Horsham Rural City Council	Horsham Rural City Council	No current, fully executed written lease

Date       /       /

## **Lease**

Land: **54 McPherson Street, Horsham**

**Horsham Rural City Council**  
and

**Victoria State Emergency Service Authority**  
ABN 61 279 597 238

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## Schedule

<b>Item 1.</b>	<b>Council:</b> (Clause 1)	<b>Horsham Rural City Council of</b>  18 Roberts Avenue, Horsham, Victoria, 3400
<b>Item 2.</b>	<b>Tenant:</b> (Clause 1)	<b>Victoria State Emergency Service Authority</b> ABN 61 279 597 238 (a body corporate established under s 4 of the <i>Victoria State Emergency Service Act 2005</i> ) of 168 Sturt Street, Southbank VIC 2006
<b>Item 3.</b>	<b>Land:</b> (Clause 1)	The whole of the land contained in certificate of title volume 9034 folio 481, being the land identified on the plan attached to this Lease as Annexure B and known as 54 McPherson Street, Horsham, including Council's Improvements on the Land (if any)
<b>Item 4.</b>	<b>Commencement Date:</b> (Clause 1)	01/05/2018
<b>Item 5.</b>	<b>Expiry Date:</b> (Clause 1)	30/04/2033
<b>Item 6.</b>	<b>Term:</b> (Clauses 1 & 4)	15 years
<b>Item 7.</b>	<b>Further Term(s):</b>	Nil
<b>Item 8.</b>	<b>Rent:</b> (Clauses 1 & 5)	\$1.00 per annum plus GST, payable on demand.
<b>Item 9.</b>	<b>Permitted Use:</b> (Clauses 1 & 13.1)	Administrative offices / Training Facility and Storage of emergency services vehicles.
<b>Item 10.</b>	<b>Special Conditions:</b> (Clauses 1 & 22.5)	The conditions (if any) specified in Annexure A

[6076565: 11614549\_1]

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# Lease

Council leases the Land to the Tenant subject to the terms contained in this Lease.

This Lease is executed as a deed on the \_\_\_\_\_ day of \_\_\_\_\_

**The Common Seal of The Horsham Rural City Council** was hereunto affixed in the presence of: )  
)  
)

..... Mayor

..... Councillor

..... Chief Executive Officer

**Signed** for and on behalf of **Victoria State Emergency Service Authority** by its authorised representatives:

\_\_\_\_\_  
Signature of authorised representative

\_\_\_\_\_  
Signature of authorised representative

\_\_\_\_\_  
Name of authorised representative (print)

\_\_\_\_\_  
Name of authorised representative (print)



---

## 1. Definitions

In this Lease unless expressed or implied to the contrary:

**Act** means the *Retail Leases Act 2003* (Vic).

**Building Act** means the *Building Act 1993* (Vic).

**Building Regulations** means the *Building Regulations 2006* (Vic).

**Commencement Date** means, subject to clause 2, the date specified in Item 4.

**Contamination** includes any solid, liquid, gas, radiation, pollutant or substance which makes or may make the condition of the Land or groundwater beneath or part of the surrounding environment:

- (a) unsafe, unfit, poisonous, harmful or potentially harmful to the health, welfare, safety or property of human beings; or
- (b) unsafe, unfit, poisonous, harmful or potentially harmful to animals, birds or wildlife; or
- (c) unsafe, unfit, poisonous, harmful or potentially harmful to plants or other vegetation or
- (d) detrimental to any beneficial use made of the Land; or
- (e) unfit for any use permitted under any applicable planning scheme as amended from time to time,

or which is assessable as being a condition that contravenes any Environmental Protection Legislation.

**Council** means the council specified in Item 1 and includes Council's successors and assigns and where it is consistent with the context includes Council's employees and agents.

**Council's Improvements** means all buildings, structures, paving, earthworks, fences, fittings, fixtures and chattels contained on the Land at the Commencement Date or installed by Council during the Term, but excluding Tenant's Improvements (if any).

**Environmental Protection Legislation** means any statute, regulation, code, proclamation, ministerial directive, ordinance, by law, planning policy or subordinate legislation, past, present or future, relating to pollutants and contaminants, use of land, human health and safety or protection of the environment.

**Essential Safety Measure** has the meaning given to that term in the Building Regulations.

**Expiry Date** means the date specified in Item 5.

**Hazardous Materials** includes all hazardous substances and any pollutant or contaminant defined as such in (or for the purposes of) any Environmental Protection Legislation.

**Insolvency Event** means:

- (a) in the case of a natural person, if that person:
  - (i) becomes bankrupt;
  - (ii) assigns the person's estate; or
  - (iii) enters into a deed of arrangement or composition for the benefit of creditors.
- (b) in the case of a corporation, if that corporation:
  - (i) goes into liquidation (including provisional liquidation) other than a voluntary liquidation for the purposes of reconstruction or reorganisation;
  - (ii) is wound up or dissolved or has an application made for its winding up or dissolution;
  - (iii) enters into a scheme or arrangement with or makes an assignment for the benefit of its creditors or any class or classes of them;
  - (iv) is placed under official management;
  - (v) has an agent in possession or a receiver and/or manager or an administrator appointed to the whole or any substantial part of its assets; or
  - (vi) has an inspector or investigator appointed under the *Corporations Act 2001* (Cth).

**Item** means an item in the Lease Particulars.

**Land** means the land specified in Item 3.

**Lease** means this lease and includes all annexures and schedules.

**Lease Particulars** means the schedule of Items specified on the page at the front of this Lease.

**Lease Year** means each year of this Lease beginning on the Commencement Date, in consecutive 12 month increments.

**Lettable Area(s)** means the lettable area of a parcel of land as determined by a surveyor engaged by Council.

**Local Government Act** means the *Local Government Act 1989* (Vic).

**OHS Act** means the *Occupational Health and Safety Act 2004* (Vic).

**OHS Law** means the OHS Act, the OHS Regulations, and any other occupational health and safety law, regulation or by-law that applies to work being carried out on the Land.

**OHS Regulations** means the *Occupational Health and Safety Regulations 2007* (Vic).

**Permitted Use** means the use specified in Item 9.

**Principal Contractor** means the position of principal contractor referred to in Chapter 5 of the OHS Regulations.

**Rates and Taxes** means the rates, taxes, charges and levies specified in clause 6.1.

**Rent** means the amount specified in Item 8 as reviewed, adjusted or increased under this Lease.

**Small Business Commissioner** means the Small Business Commissioner referred to in the Act.

**Special Conditions** means the conditions (if any) referred to in Item 10.

**Tenant** means the Tenant specified in Item 2 and includes the Tenant's successors and assigns and where it is consistent with the context includes the Tenant's employees, volunteers, contractors, agents, invitees and persons the Tenant allows on the Land.

**Tenant's Improvements** means all property on the Land including all fixtures, buildings, fittings, furniture, furnishings (including window coverings, blinds and light fittings), plant, machinery, installations and equipment installed on the Land after the Commencement Date or any earlier date that the Tenant commenced occupation of the Land, owned or leased by the Tenant, but excluding the Council's Improvements (if any).

**Term** means the term specified in Item 6 and includes any period of overholding.

**VICSES** means Victorian State Emergency Service Authority ABN 61 279 597 238 (a body corporate established under s 4 of the *Victoria State Emergency Service Act 2005*) of 168 Sturt Street, Southbank VIC 2006.

## **2. Local Government Act 1989**

This Lease is entered into pursuant to section 190 of the Local Government Act.

## **3. Negotiation and disclosure requirements**

### **3.1 Negotiation for Lease**

If the Act applies to this Lease, the Tenant acknowledges receiving from Council:

- 3.1.1 a copy of the proposed Lease; and
- 3.1.2 a copy of the information brochure about retail leases published by the Small Business Commissioner,

as soon as the Tenant entered into negotiations with Council, or its agent in respect of this Lease.

### **3.2 Disclosure statement**

If the Act applies to this Lease, the Tenant acknowledges having received from Council:

- 3.2.1 a disclosure statement (in the form prescribed by the Act); and
- 3.2.2 a copy of the proposed lease,

at least 7 days prior to the Tenant entering into this Lease.

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## **4. Duration of the Lease**

### **4.1 Term**

This Lease is for the Term starting on the Commencement Date.

### **4.2 Holding over**

If the Tenant continues to occupy the Land after the Expiry Date with Council's consent, except under a lease arising from the valid exercise of an option to renew, the following provisions will apply:

- 4.2.1 the Tenant will occupy the Land as an annual tenant at a total rental payable monthly in advance being an amount equal to one-twelfth of the aggregate of the Rent and any other money payable by the Tenant to Council under this Lease as at the Expiry Date, the first of the monthly payments to be made on the day following the Expiry Date;
- 4.2.2 as far as applicable, the annual tenancy will otherwise continue on the terms and conditions of this Lease; and
- 4.2.3 either party may terminate the annual tenancy by giving to the other 12 months' notice to the other party expiring on any date.

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## **5. Payment of Rent**

The Tenant must:

- (a) pay the Rent to Council in the manner described in Item 8 commencing on the Commencement Date; and
- (b) pay the Rent in the manner specified by Council from time to time.

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## **6. Outgoings**

### **6.1 Rates and Taxes**

The Tenant must pay to Council, or the relevant authority:

- 6.1.1 local government rates and charges;
- 6.1.2 water rates and charges, including water usage charges;
- 6.1.3 sewerage and drainage rates and charges;
- 6.1.4 land tax (assessed on a single holding basis) except this cost is excluded where the Act applies to this Lease; and
- 6.1.5 all other rates, taxes, charges and levies assessed in connection with the Land.

## 6.2 Proportion of Rates and Taxes

If any Rates and Taxes are not separately assessed in connection with the Land, the Tenant must pay to Council within 14 days of demand the proportion of the Rates and Taxes that the Lettable Area of the Land bears to the total Lettable Area assessed or such other proportion of the Rates and Taxes as agreed by the parties.

## 6.3 Receipt for payment

The Tenant must provide to Council:

- 6.3.1 copies of all notices, assessments or invoices for any Rates and Taxes received by the Tenant directly from the relevant authority within 14 days of receipt; and
- 6.3.2 receipts for any Rates and Taxes paid by the Tenant within 14 days of request by Council.

## 7. Other expenses

### 7.1 Services

The Tenant must, within 14 days of a request by Council:

- 7.1.1 pay for all services in connection with the Land, including electricity, gas, water and telephone services; and
- 7.1.2 where the Land is not separately metered, pay for the cost of installing separate meters to assess the charges for the services,

unless otherwise agreed.

### 7.2 Other charges

The Tenant must pay or reimburse the Council, within 14 days of demand, for the following expenses incurred or payable by Council in respect of the Land (except to the extent that the Act applies and prohibits recovery):

- 7.2.1 charges for cleaning, waste removal and pest control;
- 7.2.2 costs of fire protection and security;
- 7.2.3 insurance premiums and other charges reasonably incurred in connection with insurance policies for damage and destruction to the Council's Improvements;
- 7.2.4 costs of repairing, maintaining and operating the Council's Improvements;
- 7.2.5 costs of improving, renewing or replacing Council Improvements (after being discussed and agreed with the Council); and
- 7.2.6 any other charges necessarily and reasonably incurred by the Council in the operation and management of the Land,

unless otherwise agreed.

### 7.3 Costs and duty

The Tenant must pay to Council within 14 days of demand:

- 7.3.1 the stamp duty payable on this Lease (including penalties and fees);
- 7.3.2 Council's reasonable costs in considering the granting of any consent or approval under this Lease (regardless of whether Council actually gives such consent or approval);
- 7.3.3 the cost of complying with the provisions of the Building Act and the Building Regulations in relation to any Essential Safety Measure;
- 7.3.4 the cost of obtaining Council's mortgagee's consent to this Lease (if required) except this amount is not recoverable where the Act applies to this Lease; and
- 7.3.5 Council's costs (including charges on a solicitor-own client basis) incurred directly as a result of a breach of this Lease by the Tenant,

unless otherwise agreed.

## 8. GST

### 8.1 Definitions

In this clause:

- 8.1.1 words and expressions that are not defined in this Lease but which have a defined meaning in the GST Law have the same meaning as in the GST Law; and
- 8.1.2 **GST Law** has the meaning given to that term in the *A New Tax System (Goods and Services Tax) Act 1999* (Cth).

### 8.2 GST exclusive

Except as otherwise provided by this clause, all consideration payable under this Lease in relation to any supply is exclusive of GST.

### 8.3 Increase in consideration

If GST is payable in respect of any supply made by a supplier under this Lease (**GST Amount**), the recipient will pay to the supplier an amount equal to the GST payable on the supply.

### 8.4 Payment of GST

Subject to clause 8.5 the recipient will pay the GST Amount at the same time and in the same manner as the consideration for the supply is to be provided under this Lease.

### 8.5 Tax invoice

The supplier must provide a tax invoice to the recipient before the supplier will be entitled to payment of the GST Amount under clause 8.4.

## 8.6 Reimbursements

If this Lease requires a party to reimburse an expense or outgoing of another party, the amount to be paid or reimbursed by the first party will be the sum of:

- 8.6.1 the amount of the expense or outgoing less any input tax credits in respect of the expense or outgoing to which the other party is entitled; and
- 8.6.2 if the payment or reimbursement is subject to GST, an amount equal to that GST.

## 8.7 Adjustment events

If an adjustment event occurs in relation to a taxable supply under this Lease:

- 8.7.1 the supplier must provide an adjustment note to the recipient within 7 days of becoming aware of the adjustment; and
- 8.7.2 any payment necessary to give effect to the adjustment must be made within 7 days after the date of receipt of the adjustment note.

## 9. Payment requirements

### 9.1 No deduction or right of set-off

The Tenant must pay all amounts due under this Lease to Council (including the Rent and Rates and Taxes).

### 9.2 Interest on late payments

The Tenant must pay to Council on demand interest at the rate per annum equal to the current rate fixed under section 2 of the *Penalty Interest Rates Act 1983* (Vic) per annum on any money payable by the Tenant under this Lease and remaining unpaid after the due date. Interest will be computed from the date on which such payment became due.

### 9.3 Payment after termination

The Tenant must:

- 9.3.1 make all payments due under this Lease; and
- 9.3.2 provide all information to Council under this Lease to calculate any such payments, even if this Lease has ended.

### 9.4 Method of payment

The Tenant must make all payments under this Lease in such manner as Council reasonably requires, which may include by direct debit.

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## **10. Repairs, refurbishment and alterations**

### **10.1 Repairs and maintenance**

The Tenant must:

- 10.1.1 keep the Land, the Council's Improvements and the Tenant's Improvements clean and free from rubbish, store all rubbish in proper containers and have it regularly removed;
- 10.1.2 keep the Land and the Council's Improvements in the same condition as they were in at the date the Tenant first entered occupation of the Land (fair wear and tear excepted);
- 10.1.3 maintain in working order all plumbing, drains, pipes and sewers exclusively servicing the Land;
- 10.1.4 pay the costs (if any) for the removal of waste and sewerage from the Land;
- 10.1.5 maintain any gardens on the Land in good condition and free of weeds;
- 10.1.6 make good any damage caused to any adjacent property by the Tenant; and
- 10.1.7 give Council prompt written notice of any material damage to the Land or anything likely to be a risk to the Land or any person on the Land.

### **10.2 Alterations to Land**

The Tenant must ensure any alterations or works to the Land, any services to the Land or the Tenant's Improvements (**Works**) are carried out:

- 10.2.1 in accordance with plans and specifications approved by Council (acting reasonably);
- 10.2.2 by qualified tradespersons approved by Council (acting reasonably); and
- 10.2.3 in accordance with all rules and requirements of any authorities having jurisdiction over the Land.

The Tenant is not required to seek Council's consent prior to making any alterations of a non-structural nature to the Land or the Tenant's Improvements.

### **10.3 Occupational health and safety**

For the purposes of the OHS Law, the Tenant agrees that:

- 10.3.1 the Tenant has sole management and control of the Land and has sole responsibility for ensuring that the Land and the means of entering and leaving them are safe and without risks to health;
- 10.3.2 Council appoints the Tenant as Principal Contractor in respect of all Works to which an OHS Law applies;
- 10.3.3 the Tenant must carry out such Works in accordance with the requirements of the OHS Law; and



10.3.4 Council authorises the Tenant to exercise whatever authority is necessary for the Tenant to discharge the responsibilities of the appointment under clause 10.3.2.

#### **10.4 Not interfere with services**

The Tenant must not interfere, misuse or overload any services to the Land, including electricity, gas and water.

#### **10.5 Failure to repair and maintain**

If the Tenant does not carry out any repairs, maintenance or other works required under this Lease within 30 days of receiving written notice from Council, Council may enter the Land to carry out such repairs, maintenance and works at any reasonable time after giving the Tenant reasonable notice. The cost of all such repairs, maintenance and works must be paid by the Tenant to Council on demand.

#### **10.6 Repairs to Council's Improvements and compliance with legislation**

The Tenant must reimburse the Council within 21 days of demand for the costs incurred by the Council in relation to:

10.6.1 any repairs or maintenance to the Council's Improvements (but excluding costs for structural works or repairs and maintenance of a capital nature which are the responsibility of Council); and

10.6.2 compliance with any legislation (including legislation relating to Essential Safety Measures),

except to the extent that such costs are not recoverable under the Act, where the Act applies to this Lease.

### **11. Insurance**

#### **11.1 Public liability insurance**

The Tenant must maintain insurance noting Council's interest as landlord, but not as joint insured, with Victorian Managed Insurance Authority or another insurer approved by Council (acting reasonably) for public liability for the amount of \$20 million concerning 1 single event (or such greater sum as reasonably required by Council).

#### **11.2 Tenant's Improvements**

The Tenant must insure the Tenant's Improvements for loss and damage from risks including fire and water damage for their full replacement value.

#### **11.3 Workers compensation insurance**

The Tenant must hold current workers compensation insurance at all relevant times.

#### **11.4 Payment and production of policies**

The Tenant must pay all insurance premiums on or before the due date for payment and produce to Council copies of the certificate of currency on or before each anniversary of the Commencement Date.

**11.5 Not invalidate policies**

The Tenant must:

- 11.5.1 not do anything which may make any insurance effected by Council or the Tenant invalid, capable of being cancelled or rendered ineffective, or which may increase any insurance premium payable by Council; and
- 11.5.2 pay any increase in the insurance premium caused by the Tenant's act, default or use of the Land.

**11.6 Requirements by Insurer**

The Tenant must comply with all reasonable requirements of Council's insurer in connection with the Land.

**12. Release, indemnity and compensation****12.1 Release**

The Tenant uses and occupies the Land at its own risk and releases Council from all claims resulting from any damage, loss, death or injury occurring on the Land or as a result of the use and occupation of the Land, except to the extent that such claims arise out any negligent or unlawful act or omission or default of Council or its officers, servants or contractors.

**12.2 Indemnity**

The Tenant must indemnify and hold harmless Council against all claims resulting from:

- 12.2.1 any default by the Tenant under this Lease;
- 12.2.2 any negligent use or misuse by the Tenant of the water, gas or electricity on the Land;
- 12.2.3 any overflow or leakage of water (including rain water) from the Land caused or contributed to by the Tenant's default, breach or negligence; and
- 12.2.4 loss, damage or injury to property or persons caused or contributed to by a negligent or unlawful act or omission of the Tenant or its servants or agents,

except to the extent that such claims arise out of any negligent or unlawful act or omission or default of Council or its officers, servants or contractors.

**12.3 No compensation**

Council is not liable to the Tenant for any loss or damage incurred by the Tenant due to:

- 12.3.1 any damage to the Land;
- 12.3.2 the failure of Council's Improvements or any plant and equipment (including air conditioning and escalators) to operate properly;
- 12.3.3 the interruption or damage to any services (including electricity, gas or water) to the Land; or

12.3.4 the overflow or leakage of water on the Land,

except to the extent to which Council is liable where the Act applies and/or by virtue of the negligent or unlawful act or omission or default of Council or its officers, servants or contractors.

#### **12.4 No liability**

The Tenant acknowledges and agrees that:

12.4.1 nothing in this Lease in any way limits, fetters or restricts the power or discretion of Council in the exercise of its statutory rights, duties or powers under the *Planning and Environment Act 1987* (Vic) or the Local Government Act or the exercise of any other statutory right, power or duty that Council may lawfully exercise; and

12.4.2 Council will not be liable to the Tenant under this Lease (including but not limited to a breach of the covenant of quiet enjoyment or a derogation of the grant of this Lease) for any acts or omissions of Council undertaken in any capacity including (but not limited to) in exercising any powers referred to in clause 12.4.1,

except nothing in this clause releases Council from any obligations it owes to the Tenant under this Lease in its capacity as the owner of the Land.

### **13. Use of Land**

#### **13.1 Permitted Use**

The Tenant must use the Land for the Permitted Use and not use the Land for any other purpose unless the Tenant obtains the prior written consent of Council to a change of use (which must not be unreasonably withheld).

#### **13.2 No warranty**

The Tenant:

13.2.1 acknowledges that Council does not warrant or represent that the Land is suitable for the Permitted Use; and

13.2.2 must make its own enquiries as to the suitability of the Land for the Permitted Use.

#### **13.3 Illegal purpose**

The Tenant must not use the Land for any illegal purpose or carry on an noxious or offensive activity on the Land.

### **14. Other obligations concerning the Land**

#### **14.1 Compliance with laws**

The Tenant must comply with all laws and any requirements of any authority in connection with the Land and the Tenant's use and occupation of the Land, except the Tenant will not be required to carry out any structural works unless the need for such works arises from:

14.1.1 the negligent act or omission of the Tenant;

14.1.2 the failure by the Tenant to comply with its obligations under this Lease; or

14.1.3 the Tenant's particular use of the Land.

#### **14.2 Licences and permits**

The Tenant must maintain all licences and permits required for the Tenant's use of the Land and obtain the prior written consent of Council before varying any licence or permit or applying for any new licence or permit.

#### **14.3 Nuisance**

The Tenant must not do anything in connection with the Land which may:

14.3.1 cause a nuisance or interfere with any other person; or

14.3.2 be dangerous or offensive in Council's reasonable opinion.

#### **14.4 Signs**

The Tenant must seek the prior written consent of Council before displaying or affixing any signs, advertisements or notices to any part of the Land where such signs, advertisements or notices are visible from outside the Land.

#### **14.5 Endanger Land**

The Tenant must not do or permit anything to be done in connection with the Land which in the opinion of Council may endanger the Land or be a risk to any person or property.

#### **14.6 Tenant's employees**

The Tenant must use all reasonable endeavours to ensure that the Tenant's employees (including its volunteers), agents, contractors and invitees observe and comply with the Tenant's obligations under this Lease, where appropriate.

#### **14.7 Environmental management**

At the request of Council, the Tenant must provide Council with any information held by the Tenant relating to the environmental management of the Land including electricity, gas and water use, recycling and disposal of paper and waste, and the materials used in any works carried out on the Land. Such requests by Council must not be made more than once in a Lease Year.

### **15. Tenant's environmental obligations**

#### **15.1 Comply with Environmental Protection Legislation**

The Tenant must, in its use of the Land, comply with all Environmental Protection Legislation and any permit, approval, authority or licence issued pursuant to any Environmental Protection Legislation.

#### **15.2 Not permit Contamination**

The Tenant must not spill or deposit, or carry out any activities on the Land which may cause any Contamination, or permit any Contamination to escape in any other way into or on the Land, drainage or surrounding environment.

**15.3 Notify of and clean up Contamination**

If any Contamination is found in or near the Land, the Tenant must at its own cost:

- 15.3.1 immediately notify Council, the Environment Protection Authority and any other appropriate Authority;
- 15.3.2 clean up the Contamination unless the Contamination pre-dated the Tenant's occupancy of the Land and do everything necessary to minimise harm; and
- 15.3.3 promptly comply with any notice, order, direction or requirement of Council and of any authority in relation to any such Contamination, or allow Council reasonable access to the Land for the purposes of compliance where the Contamination pre-dated the Tenant's occupancy of the Land.

**15.4 Indemnify Council**

In addition to any other indemnity in this Lease, the Tenant indemnifies Council against all claims for damages, loss, injury or death directly arising out of any Contamination being spilled, deposited or otherwise escaping into or on the Land during the Term, or a breach of this clause by the Tenant (including but not limited to the cost of all fines, penalties and costs of complying with any order or notice associated with such claims) except to the extent that such claims arise out of any negligent or unlawful act or omission or default of Council or its officers, servants or contractors.

**16. Dealing with interest in the Land****16.1 No parting with possession**

The Tenant must not give up possession of the Land including assigning this Lease, sub-lease the Land or granting to any person a licence or concession in respect of the Land, without Council's written consent.

**16.2 No assignment if Act to apply**

Despite anything to the contrary in this Lease, if the Act does not apply to this Lease and an assignment of this Lease, would result in the Act applying to this Lease, Council may withhold its consent to an assignment of this Lease.

**16.3 Transfer of functions**

Council acknowledges that:

- 16.3.1 VICSES may be reconstituted, renamed or replaced and that some or all of the powers, functions or responsibilities of VICSES may be transferred to or vested in another governmental agency; and
- 16.3.2 if VICSES is reconstituted, renamed or replaced or if some or all of VICSES's powers, functions or responsibilities are transferred to or vested in another governmental agency, references in this Lease to VICSES must be deemed to refer, as applicable, to that reconstituted, renamed or new entity to the extent that it has assumed or has had transferred to it or vested in it those powers, functions or responsibilities.

**16.4 Mortgage of Lease**

The Tenant must not create any security over this Lease, the Council's Improvements or the Tenant's Improvements.

**17. Tenant's obligations at the end of this Lease****17.1 Tenant's obligations**

At the end of this Lease, the Tenant must:

- 17.1.1 vacate the Land and give it back to Council in a condition consistent with the Tenant having complied with its obligations under this Lease;
- 17.1.2 give to Council all keys and other security devices for the purposes of obtaining access to the Land; and
- 17.1.3 unless Council serves a notice under clause 17.3, remove the Tenant's Improvements and reinstate the Land to the condition the Land was in prior to the installation of the Tenant's Improvements including making good any damage caused by the removal of the Tenant's Improvements

**17.2 Removal of Improvements**

In removing the Tenant's Improvements from the Land, the Tenant must:

- 17.2.1 ensure that the surface of the Land is restored to Council's reasonable satisfaction;
- 17.2.2 follow all reasonable directions given by Council for the removal of the Tenant's Improvements, including (but not limited to) ensuring that all services to the Tenant's Improvements are disconnected; and
- 17.2.3 otherwise comply with the provisions of clause 10.2.

**17.3 Tenant's notice**

The Tenant may give written notice to Council that it elects not to remove all or part of the Tenant's Improvements from the Land. If the Tenant serves a notice under this clause 17.3 and Council consents:

- 17.3.1 ownership of that part of the Tenants Improvements which the Tenant elects not to remove will vest in Council;
- 17.3.2 the Tenant must give the Tenant's Improvements to Council in a condition consistent with the Tenant having complied with its obligations under this Lease; and
- 17.3.3 the Tenant must do all acts and sign all documents as may be required by Council to effect the transfer and vesting of the ownership in the Tenant's Improvements to Council.

**17.4 Abandonment of Tenant's Improvements**

If the Tenant does not serve a notice under clause 17.3 and the Tenant fails to comply with its obligations under clause 17.1, Council may remove the Tenant's Improvements from the

Land and comply with the Tenant's obligations under clause 17.1 at the Tenant's expense and may:

- 17.4.1 store the Tenant's Improvements at the Tenant's risk and expense; or
- 17.4.2 treat the Tenant's Improvements as if the Tenant had abandoned its interest in it and it has become the property of Council's and deal with the Tenant's Improvements as it thinks fit without being liable to account to the Tenant.

#### **17.5 *Australian Consumer Law and Fair Trading Act 2012***

The parties agree that this clause 17 is an agreement about the disposal of uncollected goods for the purposes of section 56(4) of the *Australian Consumer Law and Fair Trading Act 2012* (Vic).

## **18. Council's rights and obligations**

### **18.1 Quiet enjoyment**

Council must not interfere with the Tenant's use and occupation of the Land except as provided by this Lease.

### **18.2 Outgoings and insurance**

Council must pay all rates and taxes not payable by the Tenant.

### **18.3 Dealing with the Land**

Council may:

- 18.3.1 subdivide the Land or grant easements or other rights over the Land except where it will unreasonably interfere with the Tenant's use and occupation of the Land; and
- 18.3.2 install, repair and replace pipes, cables and conduits on or under the Land except where it will unreasonably interfere with the Tenant's use and occupation of the Land.

### **18.4 Entry by Council**

Council may enter the Land at any reasonable time after giving the Tenant reasonable notice, to:

- 18.4.1 inspect the condition of the Land;
- 18.4.2 undertake an environmental inspection or accreditation or monitor the environmental management of the Land, including energy and water use; and
- 18.4.3 carry out any inspection, repairs, maintenance, works or alterations on the Land which Council decides to or is required to carry out by any law or authority.

Council must use all reasonable endeavours to cause as little disruption as possible to the Tenant's use of the Land in exercising Council's rights under this clause.

**18.5 Emergency entry**

Council may enter the Land at any time without giving notice to the Tenant in an emergency.

**18.6 Change in landlord**

If a person other than Council becomes entitled to receive the rents reserved by this Lease whether by operation of law or otherwise (**New Landlord**) then:

18.6.1 Council is released from all further obligations under this Lease arising after the New Landlord becomes landlord; and

18.6.2 the Tenant must at the cost of Council enter into a deed reasonably required by Council under which the Tenant covenants that the New Landlord shall have the benefit of all of the Tenant's obligations under this Lease.

**19. Termination of Lease****19.1 Re-entry**

Council may re-enter the Land and terminate this Lease if:

19.1.1 an Insolvency Event occurs in relation to the Tenant ~~or any Guarantor~~; or.

19.1.2 the Tenant breaches this Lease and does not remedy the breach (or pay reasonable compensation to Council where the breach is otherwise incapable of remedy) within 30 days of receipt of written notice from Council.

**19.2 Damages following determination**

If this Lease is terminated by Council, the Tenant agrees to compensate Council for any loss or damage Council suffers arising in connection with the Tenant's breach of this Lease

**19.3 Essential terms**

The essential terms of this Lease are clauses 5, 6.1, 7.1, 7.3, 8, 10.1, 10.2, 11, 13.1, 13.3, 14, 15, 16 and 17. The breach of an essential term is a repudiation of this Lease.

**19.4 No deemed termination**

If the Tenant vacates the Land, Council will not be deemed to have terminated this Lease merely by the acceptance of keys from the Tenant, entry into the Land for any purpose, or the showing of the Land to prospective tenants or purchasers. This Lease will be deemed to continue until such time as Council gives notice to the Tenant terminating this Lease, or otherwise agrees with the Tenant that this Lease is terminated.

**20. Destruction or damage of Land****20.1 Reduction in Rent and Outgoings**

If the Land, or any part of the Land is destroyed or damaged to the extent that the Tenant cannot use or have access to the Land (except if the Tenant causes or contributes to the destruction or damage, or the Council's insurer is not legally required to reinstate the Land because the Tenant caused or contributed to the destruction or damage) then the Council



will reduce the Rent and the outgoings by a reasonable amount depending upon the nature and extent of destruction or damage until the Tenant can use or have access to the whole of the Land again.

## 20.2 Reinstatement of Land

If the Land or any part of the Land are destroyed or damaged, the Council may, within 6 months from the date of such damage or destruction, give notice to the Tenant:

- 20.2.1 terminating this Lease, where the Council considers that the damage or destruction is such that repairing it is impracticable or undesirable; or
- 20.2.2 that the Council will commence reinstatement of the Land to a condition where the Tenant can use or have access to the Land.

The Council does not have to reinstate the Land.

## 20.3 Tenant's right of termination

Where the Tenant has not caused or contributed to the damage or destruction of the Land and the payment of the insurance for the Land is not refused due to the act or default of the Tenant, provided the Tenant has not previously requested reinstatement of the Land by Council in writing, the Tenant may give written notice to the Council terminating this Lease where the Council does not:

- 20.3.1 give notice to the Tenant pursuant to clause 20.2; or
- 20.3.2 commence reinstatement within 18 months of the date of damage or destruction.

Upon termination of this Lease, each party is released from all further obligations under this Lease, except nothing in this clause releases either party from any breach of this Lease arising prior to the date of termination.

## 20.4 Dispute resolution

If a dispute arises under this clause about the amount of the Rent or outgoings payable by the Tenant, either party may ask the President of the Australian Property Institute (Victorian Division) to nominate a valuer to determine the dispute as an expert. The parties will be bound by the determination of the valuer and will share the fees of the valuer equally.

## 21. *Personal Property Securities Act 2009*

### 21.1 Definitions

In this clause 21:

21.1.1 **Council PPS Items** means any item of Personal Property which:

- (a) is owned or leased by the Council; and
- (b) is situated on the Land at any time during the term of this Lease;

21.1.2 **PPS Act** means the *Personal Property Securities Act 2009* (Cth);

21.1.3 **Tenant PPS Items** means any item of Personal Property which:

- (a) is owned or leased by the Tenant;
- (b) is situated on the Land at any time during the term of this Lease; and
- (c) the Council has the right to require the Tenant to transfer ownership of that item to the Council, or the Tenant has the obligation to transfer ownership of that item to the Council, whether before or after the end of the term of this Lease,

but does not include any Council PPS Items; and

21.1.4 words and expressions that are not defined in this Lease but which have a defined meaning in the PPS Act have the same meaning as in the PPS Act.

## 21.2 **Tenant's obligations**

The Tenant:

21.2.1 acknowledges that the grant of this Lease also constitutes the grant of a Security Interest in the Council PPS Items in favour of the Council, which interest the Council is entitled to register under the PPS Act; and

21.2.2 must do all things required by the Council from time to time (including, without limitation, signing any documents required by the Council) to enable the Council to register its above Security Interests under the PPS Act, and to otherwise perfect its Security Interest in the Tenant PPS Items and the Council PPS Items so that the Council's Security Interests have priority over any other Security Interests under the PPS Act in relation to the Tenant PPS Items and the Council PPS Items.

## 21.3 **Security Interests**

The Tenant:

21.3.1 warrants that it has not created a Security Interest in respect of any Council PPS Items on or prior to execution of this Lease; and

21.3.2 must not create a Security Interest in respect of any Council PPS Items or Tenant PPS Items in favour of any person other than the Council without the Council's prior written consent, which consent may be granted or withheld in the Council's absolute discretion.

## 21.4 **Indemnity for breach of this clause**

The Tenant must indemnify and hold harmless the Council against all claims, damages or loss incurred by the Council as a direct consequence of any breach by the Tenant of this clause except to the extent that such claims, damages or loss arise out of any negligent or unlawful act or omission or default of Council or its officers, servants or agents.

## 21.5 **Further obligations**

The Tenant acknowledges and agrees that:

21.5.1 it has no right under the PPSA to receive a copy of any 'verification statement' or 'financing charge statement' (as those terms are defined in the PPSA); and

- 21.5.2 on the expiration or earlier termination of this Lease, the Tenant must sign (and procure any holder of a registered Security Interest to sign) any document that the Council considers necessary or desirable under or as a result of the PPS Act to discharge any registered Security Interests under the PPS Act in relation to the Tenant PPS Items and the Council PPS Items.

## **21.6 Clause prevails**

In the event of any inconsistency between this clause and any other provision of this Lease, the provisions of this clause will prevail and that other provision will be read down and interpreted accordingly.

## **22. General**

### **22.1 Notices**

Any notice required to be served under this Lease must be in writing and must be served by post, facsimile transmission or hand delivered to:

- 22.1.1 the Tenant at its address set out in this Lease, or any other address notified in writing to Council by the Tenant; and
- 22.1.2 Council at its address set out in this Lease or any other address notified in writing to the Tenant by Council.

### **22.2 Time of service**

A notice or other communication is deemed served:

- 22.2.1 if served personally or left at the person's address, upon service;
- 22.2.2 if posted, three business days after posted;
- 22.2.3 if served by facsimile transmission, subject to the next sub-clause, at the time indicated on the transmission report produced by the sender's facsimile machine indicating that the facsimile was sent in its entirety to the addressee's facsimile machine; and
- 22.2.4 if received after 5.00 pm in the place of receipt or on a day which is not a business day, at 9.00 am on the next business day.

### **22.3 Entire understanding**

This Lease and the disclosure statement (if any) contains the entire understanding between the parties as to the subject matter contained in it. All previous agreements, representations, warranties, explanations and commitments, expressed or implied, affecting this subject matter are superseded by this Lease and have no effect.

### **22.4 Waiver**

If Council accepts the Rent or any other monies under this Lease (before or after the end of this Lease) or does not exercise or delays exercising any of Council's rights under this Lease, it will not be a waiver of the breach of this Lease by the Tenant or of Council's rights under this Lease.

**22.5 Special Conditions**

This Lease is subject to the Special Conditions. The Special Conditions override any inconsistent provisions in this Lease.

**23. Interpretation****23.1 Governing law and jurisdiction**

This Lease is governed by and is to be construed in accordance with the laws of Victoria. Each party irrevocably and unconditionally submits to the jurisdiction of the courts of Victoria and waives any right to object to proceedings being brought in those courts.

**23.2 Persons**

In this Lease, a reference to a person includes a firm, partnership, association, corporation or other corporate body.

**23.3 Joint and several**

If a party consists of more than 1 person, this Lease binds them jointly and each of them severally.

**23.4 Legislation**

In this Lease, a reference to a statute includes regulations under it and consolidations, amendments, re-enactments or replacements of any of them.

**23.5 Clauses and headings**

In this Lease:

- 23.5.1 a reference to a clause, schedule or annexure is a reference to a clause, schedule or annexure in or to this Lease; and
- 23.5.2 headings and sub-headings are inserted for ease of reference only and do not affect the interpretation of this Lease.

**23.6 Severance**

In this Lease:

- 23.6.1 if a provision is held to be illegal, invalid, void, voidable or unenforceable, that provision must be read down to the extent necessary to ensure that it is not illegal, invalid, void, voidable or unenforceable; and
- 23.6.2 if it is not possible to read down a provision as required in this clause, that provision is severable without affecting the validity or enforceability of the remaining part of that provision or the other provisions in this Lease.

**23.7 Number and gender**

In this Lease, a reference to:

- 23.7.1 the singular includes the plural and vice versa; and

23.7.2 a gender includes the other genders.

**23.8 No Relationship**

No party to this Lease has the power to obligate or bind any other party. Nothing in this Lease will be construed or deemed to constitute a partnership, joint venture or employee, employer or representative relationship between Council and the Tenant. Nothing in this Lease will be deemed to authorise or empower the Tenant to act as agent for or with Council.

**23.9 Exclusion of statutory provisions**

The following statutory provision is excluded from this Lease:

Division 7 of the *Transfer of Land Act 1958* (Vic).

---

## **Annexure A      Special Conditions**

**1.            Restriction on use**

The Tenant must not use the Land wholly or predominantly for the sale or hire of goods by retail or the retail provision of services within the meaning of the Act. This Special Condition is an essential term of this Lease.

# Annexure B Plan of Land

TITLE PLAN	EDITION 1	TP 293209V
<p><b>Location of Land</b></p> <p>Parish: HORSHAM          Township: HORSHAM          Section: 17          Crown Allotment: 8          Crown Portion:</p> <p>Last Plan Reference:          Derived From: VOL 9034 FOL 481          Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>	
<p style="text-align: center;">Description of Land / Easement Information</p>		<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 28/01/2000          VERIFIED: BH</p>
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets

# Sport and Recreation Strategy 2013 - 2018

November 2013

## Report

Prepared for Horsham Rural City Council



*Submitted by: SGL Consulting Group*





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## 1 INTRODUCTION

This chapter provides the background to the preparation of the Sport and Recreation Strategy, its aims and objectives, methodology used and structure of the reports.

### 1.1 BACKGROUND

Horsham Rural City is a vibrant and diverse community situated approximately 300 kilometres north-west of Melbourne and north of the Grampians National Park, in the heart of the Wimmera region of Victoria. The municipality has a population of 20,375 and covers an area of 4,249 square kilometres. Nearly three quarters of residents live in the urban area of Horsham.

Horsham is the major provider of retail, community and government services in the Wimmera, with dry land and broad acre agriculture being the major industry. The Grains Innovation Park, a nationally acclaimed agricultural research centre, is based in Horsham and there are a range of quality educational and health care facilities including secondary colleges, a university and an agricultural college. Horsham also has a diverse array of natural assets including recreational lakes, wetlands, the Wimmera River, Mount Arapiles, the Wartook Valley and the Grampians National Park is nearby.

Horsham Rural City Council (HRCC) includes the localities of: Arapiles, Blackheath, Brimpaen, Bungalally, Clear Lake, Dadswells Bridge, Dooen, Douglas, Drung, Duchembegarra, Grass Flat, Green Lake, Greenland Dam, Haven, Horsham, Jilpanger, Jung, Kalkee, Kanagulk, Kewell, Laharum, Longerenong, Lower Norton, McKenzie Creek, Mitre, Mockinya, Mount Talbot, Murra Warra, Natimuk, Noradjuha, Nurrabel, Pimpinio, Quantong, Riverside, St Helens Plains, Telangatuk East, Tooan, Toolondo, Vectis, Wail, Wartook and Wonwondah.

HRCC is committed to its residents' well-being and providing ample recreational and sporting facilities. Consequently, HRCC has commissioned the preparation of a Sport and Recreation Strategy that will guide the HRCC Sport and Recreation Advisory committee as well as the Council for the next five years.

The study will identify and evaluate existing sports and recreation needs and the delivery of these services including recommendations that will produce effective and efficient models of future service delivery. A key outcome will be the development of a Sport and Recreation Strategy 2013-2018 that identifies the needs and service gaps in sport and recreation provision in the Horsham municipality.

The Sport and Recreation Strategic Plan will include:

- Provision of an initial prioritised list of sport and recreation projects and an estimated costing of these projects. Providing projections of future demands/needs and development of strategies for appropriate service provision, including volunteerism.
- An assessment of the appropriateness of and level of service provided by existing physical infrastructure, providing strategies and identifying priorities for development or disposal.
- Evaluation of Horsham Rural City Council's regional sports and recreation role within the wider Wimmera Region, outlining opportunities for service development. This includes the identifications of sports where a higher level of facility is required to cater for regional needs.
- Providing strategies for the most effective methods of delivering sports and recreation services that support viable community recreation, encourage innovation and stimulate increased participation.



- Providing sustainable strategies for the asset management of sports and recreation facilities and program development.
- Providing financial appraisal of the current models of funding of community sport and recreation for effective future financial support by Council.

## 1.2 AIM AND OBJECTIVES

### 1.2.1 Project Aim

To provide Horsham Rural City Council with a Sports and Recreation Strategy that identifies priority projects for Council to support for the period 2013-2018 and to respond to changing community needs and to increase participation in sport and recreation activities for all members of the community.

### 1.2.2 Project Objectives

- 1 To identify, analyse and evaluate existing sports and recreation needs, the delivery of services and provide recommendations for effective models of future service delivery based on best practice models and principles.
- 2 To identify and prioritise future sport and recreation development proposals and provide estimates of short, medium and long term funding requirements to undertake these projects.
- 3 To analyse Horsham's role as a regional sport and recreation centre within the context of the Wimmera region, taking into account current and future demographics. This will identify future regional sport and recreation priorities and the need for a higher level of facility to cater for regional requirements.
- 4 To review existing management/development plans of Council's Section 86 Committees of Management of sport and recreation facilities, determining the levels of completion and the relevance of recommendations in the context of current sport and recreation trends in the Horsham community.
- 5 To identify skills shortages of the volunteer base of sporting organisations and resourcing requirements for ongoing management in the longer term.

## 1.3 METHODOLOGY

Preparation of the Sport and recreation Strategy was undertaken in four phases involving the following tasks:

### Phase 1: Project Clarification

- 1 Project clarification meeting
- 2 Review documents

### Phase 2: Situation Analysis

- 1 Facility Audit
- 2 Key Informant Interviews
- 3 Organisation Survey
- 4 Demographic Analysis
- 5 Participation Trends
- 6 Industry Trends
- 7 Gap Analysis Report
- 8 Presentation of Report



### **Phase 3: Idea Generation**

- 1 Idea Workshops
- 2 Analysis of Ideas and Actions
- 3 Investigate Best Practice
- 4 Summary of Ideas and Actions

### **Phase 4: Reporting**

- 1 Preliminary Draft Sport and Recreation Strategy
- 2 Project Steering Team Briefing
- 3 Stakeholder Consultation
- 4 Final Report and Presentation

## **1.4 STRUCTURE OF THE REPORTS**

This Sport and Recreation Strategy report presents the outcome of the study and should be read in conjunction with the Gap Analysis Report which summarises the data collected in the first two phases and assesses the implications of the data.



## 2 GAP ANALYSIS REPORT

This chapter summarises data and findings detailed in the Gap Analysis Report.

### 2.1 LITERATURE REVIEW

- 1 HRCC has a series of key corporate documents which provide direction for the future development of sport and recreation including the Council Plan, Health and Well Being Plan 2010-2013 and Horsham Planning Scheme Review. These documents highlight the importance of economic development, sustainable development, asset management, and community development. Consequently, a sport and recreation strategy must deliver positive outcomes in each of these four areas.
- 2 Complementing the major corporate documents, Council has commissioned a suite of strategic plans including Horsham Municipal Bicycle & Shared Path Plan 2012 – 2016, Active Communities, Positive Living - Planning for Longevity in the Wimmera 2009-2029, Horsham And Grampians (Wartook Valley) 2012-2016, Tourism and Major Events Master Plan and Capacities and Capabilities Assessment (for Events). Each of these strategies have direct implications for sport and recreation development, including:
  - Continuing to develop and expand the network of trails throughout Horsham
  - Potential to use sport and recreation activities to promote community well being
  - Potential to increase sport and recreation tourism and events
- 3 A series of reports regarding specific issues have been commissioned by various agencies. Key points raised in these reports are:
  - The outdoor 50m pool does not meet operational standards and should be either shut down or upgraded at a cost in the order of \$4.5m.
  - Need to rationalise buildings on the Showgrounds and to develop multipurpose recreation and exhibition space, workshop and exhibition space, multiuse indoor and outdoor sports courts and increased access to the playing fields within the main arena.
  - Mt Arapiles–Tooan State Park has insufficient visitors to justify development of additional accommodation.
  - Coughlin Park is a significant community sport and recreation asset, owned by the Catholic Church, but extensively used by the Horsham community.
  - Haven Recreation Reserve has a master plan for a \$5M upgrade to its facilities and amenities. [Note: Applications have been submitted to prepare master plans for Haven Recreation Reserve and Laharum Community Precinct.]
- 4 Community action plans have been prepared for Jung, Natimuk, Dadswells Bridge and Laharum. Each plan identifies specific sport and recreation developments which the community considers it needs.

### 2.2 POPULATION AND PARTICIPATION

- 1 The population of HRCC area was 20,375, with 74% living in the Horsham urban area. HRCC has a median age of 40 years. The age profile is heavily skewed to the older age cohorts, with 57% aged 55 years and over.
- 2 The population is projected to increase to 22,571 in the period to 2031. Aging of the population will continue, with almost a third of the population (32%) aged 60 years and over.



- 3 Research Reports into participation in physical activity found that:
- The participation rate in non organised activities is almost twice that of organised activities
  - Participation declines with age
  - Five most popular physical activities (walking, aerobics/fitness, swimming, cycling and running) are usually undertaken in a casual or informal setting. The most popular team sports (basketball, netball, football (outdoors) and Australian Rules football) have substantially lower participation rates
  - The overall participation rate in sport and physical recreation for those with a disability or long term health condition (LTC), is at lower levels when compared to those without a disability or LTC. Walking for exercise ranked as the number one activity for both genders. Activities with high male participation were golf, cycling and fishing. Females were more likely to participate in swimming, aerobics/fitness and tennis
  - Males/boys showed higher participation rates in organised sport than females/girls
  - A significant proportion of the Victorians (adults and children) do not undertake adequate physical activity and are overweight or obese
  - English language proficiency is a factor that affects participation by adults and children. Adults with poor proficiency in English as well as children whose parents were born in a non-English speaking country show low levels of participation. This is particularly noticeable for women and girls
  - People who reported their birthplace to be "Other than Main English speaking" had lower participation rates in sport and physical activities than those born in English speaking countries. The lowest participation rates in sport and physical activity were most evident in people reporting their place of birth as North Africa and the Middle East
  - The overall participation rate of the Aboriginal population was less than half, compared with almost two thirds of the non-Aboriginal population. For both populations, participation drops with age, however, there is a much greater difference between the participation levels of Aboriginal and non-Aboriginal peoples in the older age groups

## 2.3 KEY STAKEHOLDER INTERVIEW

- 1 Major projects proposed in Horsham are:
- Redevelopment of Town Hall as a theatre and art gallery
  - Development of Children's Service Hub in North Horsham
  - Redevelopment/reuse of former ambulance station adjacent to City Oval
- 2 Potential sport and recreation development opportunities are:
- Re-use of the freight rail area in North Horsham
  - Re-use of Horsham North Primary School
  - Increase sport and recreation use of Green, Natimuk and Toolondo Lakes
  - Link major open space areas along Wimmera River (Coughlin Park, Showgrounds, City Oval, Botanic Gardens and Lawn Tennis Club)
  - Population growth areas of Horsham West, Horsham Southbank and Haven
  - Upgrade to Coughlin Park



- Upgrade Laharum's Cameron Oval facilities
  - Redevelopment of the Showgrounds for greyhound racing and soccer
  - Development of sport and recreation facilities and amenities in Haven
  - Upgrade of College Oval for community sport, including floodlighting and change rooms
  - Development of a multipurpose indoor sports centre
  - Synthetic athletics track
- 3 Sport and recreation issues which have to be addressed include:
- Condition of the outdoor 50m swimming pool
  - Future use and operations of the Basketball Stadium
  - Lack of water for infield of the race course
  - Lack of training lights on playing fields
  - Declining number of sports teams based in the rural areas of HRCC
  - Poor condition of the commercially **leased** squash courts
  - Sustainability of all sports clubs
  - Cost of maintaining sports fields

## 2.4 WORKSHOPS

Four workshops were conducted targeting indoor sports, outdoor recreation and sport, rural participation in sport and recreation and Council officers.

- 1 Demand exists for a major multipurpose indoor sports centre. The preferred location is the basketball stadium/Showgrounds precinct. In addition to sports courts, the facility could include a gymnastics hall, table tennis hall and squash courts.
- 2 HRCC has a policy of providing community infrastructure and enabling the community to deliver services. Council does not have the resources to adequately maintain all its sport and recreation facilities. Criteria for funding priority is based on:
  - Demonstrated community need
  - Sustained community support
  - Multiuse and multiusers
  - Availability of Government funding
  - Social value or benefits provided
  - Availability of local/community funding
- 3 Most outdoor sports have some difficulties with the facilities they use for example:
  - Conflict exists between the two football clubs which use City Oval
  - City Oval and Dudley Cornell Park are over used
  - Soccer does not have adequate access to playing fields
  - Hockey does not have a suitable home base
  - More playing fields with training lights are required
- 4 The larger rural communities of Natimuk, Quantong, Laharum and Haven tend to be self reliant and have a strong community focus. However, common issues confronting rural communities include:
  - The long term viability of tennis courts rebuilt with flood relief funding
  - Funding replacement or major upgrades of facilities will be beyond the financial capabilities of local communities





- Declining number of volunteers and increasing administrative and regulatory requirements which volunteers must meet
- Up skilling and ongoing training of volunteers

## 2.5 ORGANISATION SURVEY

- 1 A web based survey of 117 sport and recreation organisations resulted in a response rate of 39% (N=46). Respondents varied in size from 9 to 770 members with an average of 157. Most clubs expect their membership to increase or decrease within a range of 20%.
- 2 60% of respondents did not consider their existing facilities to be adequate to meet their long term needs. Facilities were accessible to people with disabilities in 68% of facilities. However, most clubs expect to contribute a relatively small proportion of the total cost of upgrading their facilities.
- 3 40% of respondents plan to host a regional, state, national or international event, tournament or competition in the next three years. Almost all were regional or state level events. 24% of respondents indicated they want to host a regional, state, national or international event, tournament or competition but are unable to. The reasons for not hosting these events was
  - lack of council support
  - lack of suitable flying sites
  - no outdoor small bore rifle range
  - not enough volleyball courts under the one roof in the one location
- 4 Over half the respondents had a strategic plan. Membership appeared to be the main focus of these plans. Few respondents appear to have addressed issues which have been identified as important including:
  - Finance
  - Facility development (redevelopment, upgrading, new)
  - Facility maintenance
  - Volunteers
- 5 Respondents identified priority developments to be additional indoor sports courts, development of Green Lake and improvements to the Showgrounds.



### 3 RECREATION FUTURES IN HORSHAM

This section paints a picture of how recreation and sport is changing and potential future issues and trends confronting the Rural City of Horsham and other stakeholders in the provision and consumption of recreation and sport opportunities.

#### 3.1 WHERE IS RECREATION HEADING?

Whilst Horsham is a unique community, it is affected by the same leisure participation trends as other Victorian and Australian communities. Salient factors which will impact on the future of recreation and sport in Horsham include:

- ✓ Participation in recreation, sport and physical activities is regarded as having positive benefits for individual participants as well as the general community. It is also a significant element of a quality lifestyle for many people. As lifestyle is considered to be important within Australian society, participation in recreation, sport and physical activity can be considered a "right", rather than a luxury.
- ✓ A significant population of older adults, which is increasing as a proportion of the population. As this age cohort increases in age it will become less mobile. However, there is every possibility that "baby boomers" will become more vociferous and demanding.
- ✓ Children's participation in sporting activities is relatively high, and is likely to do so in the future. The number of children participating in sport is being spread more thinly among an increasing range of sports. Consequently, some junior sports clubs may struggle to maintain numbers. Other sports, such as football (soccer) which have experienced increases in participation may continue to expand as the "world game" gains a higher profile in the Australian psyche.
- ✓ Participation in organised sport by young people is constrained by the fact that many have part time/casual employment. Working hours are outside school/tertiary education hours, which conflicts with traditional training and competition times. This is unlikely to change, hence sports may have to change their traditional operational times to cater for this new dynamic.
- ✓ Participation by adults in organised sport declines after they reach the early 20's. Compared with informal activities, participation is much lower. The trend is for "convenience" sport and physical activity. That is, activities which are available when and where it is convenient for the individual and their social/peer group. Overall there is likely to be a lower level of commitment to participate in a regular team or club competition.
- ✓ Activities which are currently the most popular (walking, cycling, swimming and fitness programs) are both non-competitive and can be considered "convenience" activities. It is likely that participation in these activities will continue to dominate participation rate studies and potentially increase. The other major benefit of these activities is that they can be easily undertaken by all sections (age, gender, ethnicity, income levels, ability levels) of the community.
- ✓ Some sections of the community have special recreation needs (eg CaLD, older adults, Aboriginal people, and people with disabilities). Generally, these demographic groups have lower levels of participation on recreation, sport and physical activity. Specific attention will be required to eliminate personal and social barriers to participation. Usually, this will require the employment of staff to develop and coordinate participation programs. It can be an expensive exercise to substantially increase participation by these people. Without this intervention, participation will continue to be relatively low.



- ✓ Community expectations regarding the quality of facilities has increased and is likely to continue increasing. In other words people will “vote with their feet” and stop using substandard facilities.
- ✓ Clubs are finding it harder to attract and retain volunteers. However, many people are time poor, and willing to pay more to participate without the “hassle” of volunteering. Consequently, sport and recreation is being privatised and the cost of participation is increasing.

### 3.2 MAJOR ISSUES

A series of recurring themes or issues have become evident during the research phases of this sport and recreation strategy:

- 1 The importance of economic development, sustainable development, asset management, and community development to HRCC.
- 2 Potential to increase sport and recreation tourism and events.
- 3 Many sport and recreation facilities need redeveloping or upgrading including:
  - Outdoor 50m pool
  - Showgrounds and basketball stadium precinct
  - Playing fields in the centre of the race course
  - Haven Recreation Reserve
  - Coughlin Park precinct
  - College Oval precinct
  - City Oval precinct
  - Cameron Oval, Laharum
  - Pimpinio Recreation Reserve
  - Green, Natimuk and Toolondo Lakes
  - Training lights on playing fields
  - Squash courts
  - Existing network of multipurpose trails within the urban area of Horsham
- 4 Other potential sites for additional or new recreation facilities include:
  - Old ambulance station at City Oval
  - Children’s Services Hub in Horsham North
  - Horsham North Primary School site and land adjacent to the Police Paddocks
  - Freight rail area in North Horsham
  - Residential growth areas of Horsham West (Jenkinson Estate), Horsham Southbank and Haven
  - Long distance trails in the rural areas.
- 5 Aging of the population will continue, with almost a third of the population (32%) aged 60 years and over. This age group tends to prefer low intensity, and individual based sport and recreation activities to vigorous, team based sporting activities. Participation rate in non organised activities is almost twice that of organised activities.
- 6 Five most popular physical activities (walking, aerobics/fitness, swimming, cycling and



running) are usually undertaken in a casual or informal setting. The most popular team sports (basketball, netball, football (outdoors) and Australian Rules football) have substantially lower participation rates

- 7 Sport and recreation clubs are confronted with some significant management issues such as:
  - Cost of maintaining sports fields
  - Financial sustainability
  - Access to suitable training areas
  - Declining number of volunteers
  - Increasing administrative and regulatory requirements on volunteers
  - Up skilling and ongoing training of volunteers
  - Lack of strategic planning and direction

### 3.3 IMPLICATIONS

Factors summarised above will impact in the provision of recreation, sport and physical activities, however it is unlikely that they can be changed in the short to medium term. Hence, a recreation and sport strategy must take these factors into account. A new recreation and sport paradigm may be required to adequately cater for the recreation needs of the Horsham community.

To improve the provision of recreation, sport and physical activity opportunities, a series of priority issues become evident:

- 1 The main sporting precinct in Horsham is the areas encompassing Horsham Lawn Tennis Club, City Oval, the Showgrounds, Basketball Stadium and Coughlin Park. Currently it is a disjointed precinct with limited integration. The opportunity exists to continue developing the area as a major focus of sport and recreation participation. In other words the primary hub of activity in Horsham.
- 2 Linear trails cater primarily for walking and cycling, two of the most popular physical activities in Australia. They are facilities with high levels of use and cater for a range of demographic groups. A key feature is that they are "free" to use. Potential exists to expand existing trails and create linkages between trails and to open spaces or areas of cultural or historical interest. Linear trails when well designed and appropriately interpreted offer significant benefits to both residents and visitors. Two categories of trails are suitable for Horsham; local tracks and trails within urban areas, and long distance trails linking points of interest.
- 3 Open space areas are highly valued by residents, including passive recreation parks and sporting reserves. Potential exists to enhance larger parcels of open space by developing them as multi-functional areas. In particular the development of quality play spaces in major open space nodes will increase the effective use of Council resources by consolidating facilities. The outcome will be open spaces which are attractive to a wider range of demographics, especially young families. When located in high profile sites, they will benefit both residents and visitors. The strategic development and use of public open space should be planned within the context of an Open Space Strategy.



- 4 Whilst a number of sports halls exist in Horsham, except for the basketball stadium, they are single court facilities. Consequently, sports have difficulty hosting major events, due to lack of multiple courts in a single location. Many sports do not want to share their facilities, protecting “their patch”. This approach has ensured that developing a cohesive long term strategy has not occurred.
- 5 Relocation of the rail freight yards and closure of the rail line through Horsham will provide the opportunity to redevelop this strategically located parcel of public land as valuable open space.
- 6 The aging profile of the Horsham community indicates that greater priority should be given to meeting the needs of older adults.



## 4 SPORT AND RECREATION STRATEGY

This chapter recommends a series of strategies, actions and priorities for sport and recreation provision in Horsham over the period 2013 to 2018 and beyond.

### 4.1 MOVING FORWARD

HRCC and the Horsham community can be proud of its sport and recreation facilities. Programs and services. Horsham possesses most types of sport and recreation facilities and its residents have access to most sport and recreation activities. Clearly there are gaps in provision, which may need to be addressed. Some gaps will require additional resources, whereas other require a change in focus or direction for key stakeholders.

#### 4.1.1 Leadership

HRCC has a major role in the provision of sport and recreation opportunities. It has more resources available than any other organisation and is the principal funding body for the development, management and maintenance of sport and recreation within the municipality.

Council has tended to delegate responsibility for the management of its assets to other community based organisations. This has led to operational decisions which may not be in the best long term interest of the whole community. It has resulted in a situation whereby "possession is 9/10<sup>th</sup> of the law". Given that the sport and recreation landscape is dynamic and rapidly changing and stronger leadership and a more proactive approach may be required by Council.

To some extent Council has avoided making hard decisions, instead leaving it up to community groups to resolve issues and problems. In some instances, resolution has not occurred. Examples include:

- Use of City Oval, in which equitable use of the oval for training, by the two football clubs has not been achieved over many years.
- Development of an indoor, multipurpose sports complex has not occurred. A series of single and double court sports halls have been established. The result being some sports are played in very poor facilities (eg table tennis) and major indoor sports events cannot be hosted.

Council has the wherewithal to set the "tone" for sport and recreation and provide leadership. This "tone" must come from the elected members of Council and its Executive Team. In other words to be proactive not reactive.

***It is recommended that Council take a stronger, more strategic leadership role in the provision of sport and recreation opportunities, particularly regarding the management and use of its sport and recreation assets.***

#### 4.1.2 Funding Priorities

HRCC does not have the resources to address all the gaps and deficiencies identified in this report. Consequently, all projects must be assessed against criteria, to determine their relative priority.

Setting priorities requires both an objective and subjective assessment. All projects must be



assessed against a common suite of criteria. These criteria should be equally applicable to the development of new facilities, programs or services, upgrading existing facilities, programs or services and managing and maintaining existing or new facilities programs or services.

***It is recommended that Council use the following criteria to assess the level of resources provided to sport and recreation facilities, programs or services:***

- ***Demonstrated community need***
- ***Sustained community support***
- ***Caters for multiuse and/or multiusers***
- ***A regional focus and capacity to host major events***
- ***Social value or benefits delivered***
- ***Availability of Government funding***
- ***Availability of local/community funding***

#### **4.1.3 Quality Sport and Recreation Facilities**

Horsham has a proliferation of sporting facilities, some are overused (eg City Oval and Dudley Cornell Oval) and others underused (eg Showgrounds and racecourse). Greater clarity is required to determine the role and function of sporting facilities.

Within Horsham:

- City Oval is the premier sports field arena
- Horsham Aquatic Centre is the premier aquatic centre
- Other single purpose facilities have a similar role eg velodrome, motor sports and golf

In addition, some sports are catered for with multiple high quality facilities such as tennis and lawn bowls. The opposite also occurs with some sports not having access to high quality facilities.

Council has a stated intent to increase tourist visitation to the region, and has identified sports tourism as a key market. To fully capitalise on the sports tourism market requires facilities of sufficient standard to attract visitors (players, officials and their families and friends). It will be very costly to develop high quality facilities for all sports. The starting point must be to ensure that the current major sporting facilities are managed, maintained and used to ensure they are “flagship” facilities for Horsham. For example City Oval does not meet the size recommended in the AFL preferred facilities guide. Consequently, it may not have adequate dimensions to host elite ARF matches.

Complementing major high quality sporting facilities, will be facilities which are used for lower level sport and training. Of necessity, they will be maintained at a lower, but safe level. Adequate infrastructure is required to optimise use, such as training lights and suitable playing surface. Similarly, the level of amenities will be adequate, but not necessarily of the same standard as the major facility.

***It is recommended that Council:***

- 1 *Ensure its premier facilities are developed and maintained to a standard adequate to host sports tourism events***
- 2 *Continue to upgrade existing facilities to ensure they are fit for purpose***

#### **4.1.4 Coordination**

Complementing Council's leadership role, is the potential to improve coordination of



resources. Within Horsham, a significant number of organisations are involved in the provision of recreation and sport. Each has an important role, which often can be enhanced by improved coordination. Coordination may best be improved by providing adequate staff resources, such as a Sport and Recreation Officer. It should be noted that Horsham is one of the largest municipalities in Victoria which does not have a dedicated sport and recreation function or officer. The position must have predetermined key performance indicators, with one of the main responsibilities being implementation of the Sport and Recreation Strategy.

Examples where coordination of resources can be enhanced are:

### **Junior sport**

Traditionally within Australia participating in junior sport is part of growing up. Hence there is a high participation rate. However, two factors will impinge upon participation in individual activities; an increasing range of activities in which young people can participate and a static number of young people in future years.

Currently, sports compete for participants with little or no coordination to allow young people to participate in multiple sports. An opportunity exists to coordinate training and competition times and participation/membership fees to increase participation.

### **Data base**

An accurate data base of recreation and sport organisations does not exist. The Regional Sports Assembly and the Wimmera Information Network both maintain a data base. From the experience obtained during this consulting project, it appears there is limited coordination between the managers of both data bases. Accurate information on sport and recreation organisations is important from a communication perspectives and also from a data collection perspective.

### **Club development**

A common theme which has emerged from this study is the need to increase the number and skill of volunteers. Substantial resources are available for up skilling volunteers, and within Horsham the Sports Assembly is one of a number of organisations which conduct training programs.

Volunteers are the back bone of community sport in Australia. More resources and coordination of these resources may be required to give volunteers the skills they need to function effectively.

### **Single Voice for Sport**

Where sports have multiple clubs based in Horsham, Council is confronted with the dilemma as to how to effectively allocate its resources. For example different perspectives or opinions are apparent between football clubs, football umpire groups and tennis clubs. In other words, the sport does not speak with a single voice.

Both Council and the Wimmera Sports Assembly have significant roles in coordinating sport and recreation provision in Horsham.

### ***It is recommended that Council:***

- 1** ***Employ an officer to increase coordination of sport and recreation within Council's administration and the wider community***
- 2** ***Investigate strategies for improving coordination of junior sport, such as through a Junior Sports Council***





- 3 ***Establish and make accessible a data base of sport and recreation organisations in the HRCC area***
- 4 ***Establish a Club Development function either within Council or the Wimmera Sports Assembly, with adequate resources to support club based volunteers***
- 5 ***Require that all sports develop a strategic facilities plan addressing the development and use of sporting facilities***

## 4.2 INDOOR SPORTS

Whilst most indoor court sports have adequate access to court space for their local competitions. Horsham cannot cater for events requiring multi courts, and both table tennis and squash currently occupy poor quality facilities.

### Location

Horsham Basketball Stadium is the only two court stadium in Horsham and is best placed to be expanded into a larger venue. The site is constrained by the 100 year flood levels, hence development can only occur to the south of the building over McBryde Street and linking with the Showgrounds. This option was the preferred option in the previous Sport and Recreation Strategy.

A detailed feasibility study is required to assess the relative merits of potential locations and sites for an indoor, multipurpose, sports centre. The major benefits of establishing additional indoor courts in the basketball/Showgrounds precinct are:

- 1 The precinct already includes the Basketball Stadium and St Brigid's Sports Hall. A sporting event requiring multiple courts can readily use these existing facilities.
- 2 An indoor sports centre in or adjacent to the Showgrounds can be used by the Show Society as a pavilion during the annual Horsham Show.
- 3 It is centrally located and within the major sporting precinct of Horsham which includes City Oval, lawn tennis courts, Coughlin Park and the velodrome in addition to indoor sports halls.
- 4 It can be established on public land.

The major disadvantage of this location is the 100 year flood zone. Planning advice will be required to determine the condition under which an extension to the existing basketball stadium can be constructed. Alternatively it will be constructed on the Showgrounds site, as close as practical to McBryde Street.

Another potential site is Horsham College, as an extension to the existing school sports hall, or on the site of the current school buildings to the north west of the College Oval. It is understood that land adjacent to the current sports hall facility has been "reserved" for additional class rooms. Significant demolition costs will be incurred in clearing the buildings to the north west of the College Oval.

If the Showgrounds precinct and the Horsham College location is not available, a "greenfield" site will need to be considered. Within the urban area of Horsham, the relocation of the railway freight yards provides an opportunity to develop it as a sporting precinct including sports hall.

This preliminary assessment of potential locations, suggest that the Showgrounds precinct is the option that provides the most benefits. The siting of additional indoor sports courts, within



this precinct, will be subject to detailed investigation and analysis. This analysis should also investigate other locations.

[Note: This feasibility study may be undertaken in conjunction with the proposed feasibility study for a multipurpose synthetic turf playing field – subject to available funding]

## Management

Horsham Basketball has previously been strongly opposed to the Basketball Stadium being redeveloped as a multipurpose venue, unless they retain full management rights. Based on the experience in Horsham and other basketball controlled venues throughout Australia, this will not result in a fair and equitable allocation of court space to other sports.

The current lease on the Basketball Stadium expires in 2017. At this time HRCC has the opportunity to continue Horsham Basketball's lease over the facility or to change the management regime by establishing a broad based management group.

Given the limited resources of Council, it is unlikely that funds for the development and ongoing maintenance of two stadia are available. Consequently, if Horsham Basketball continues to seek full management rights for the lease of the Basketball Stadium from Council, they should do so with no financial support from Council for maintenance or stadium upgrades.

In response to the release of the Draft version of this Sport and Recreation Strategy, Horsham Amateur Basketball Association has indicated a change in approach. The Association states:

"Whilst the strategy accurately reflects HABA's concern over similar approaches to the development of multi-purpose stadiums in other areas of the country. It does not reflect the current position of the HABA to explore with others (HRCC and other sporting associations), possible resolutions to these experiences so as to achieve our long-term strategic goal, which like other sports is to grow through expanded and improved facilities.

The HABA welcome discussions about future possibilities for indoor stadium development and configuration into the future."

Wimmera Regional Sports Assembly has indicated it may be interested in leasing space at a multipurpose indoor sports complex, if office space is provided. It has also indicated an interest in being a "co-manager" of the complex.

## Components

Currently all sports have access to facilities. Table tennis operates from a totally inadequate pavilion in the Showgrounds. Catering for the needs of table tennis is the highest priority for indoor sports. It is understood that Squash also operate from inadequate facilities. A submission has been made to Council's Sport and Recreation Advisory Committee. Provision should be made to investigate the future needs of squash in conjunction with an indoor sports centre.

To ensure the needs of all indoor sports are adequately addressed, a feasibility study should include a specific brief to address the needs of all indoor sports, through an indoor sports strategy.

### ***It is recommended that Council:***

- 1 Proceed with plans to develop a multipurpose indoor sport and recreation centre,***



*located as close as possible to the existing Basketball Stadium, either adjacent to, or on the Showgrounds.*

- 2** *A management body comprising representatives of all potential user groups, including basketball and the Agricultural Show Society be established to manage the Basketball Stadium (when the current lease expires) and the new venue.*
- 3** *Give priority to funding the capital and ongoing maintenance of a multipurpose, multiuser venue, over a single purpose facility.*
- 4** *A detailed indoor sports centre strategy and feasibility study be commissioned to determine the composition, location, siting and potential staging of the multipurpose venue. Consideration should be given to including:*
  - *At least two and up to four additional sports courts, with one being a show court with significant spectator seating.*
  - *Squash courts (number to be determined based on demand).*
  - *Table tennis hall to accommodate 10 tables.*
  - *Gymnastics hall.*

### **4.3 PLAYING FIELDS**

Adequate playing fields exist in Horsham to cater for existing demand, however they are not appropriately equipped to ensure optimum use. Factors to be considered in addressing the need for playing fields are:

- 1 Demand for outdoor sports fields are unlikely to increase given population projections and the aging of the population. Hence additional playing fields are unlikely to be required in the foreseeable future.
- 2 To optimise use of playing fields for a range of outdoor sports is dependent upon a suitable maintenance regime being instituted. Hence adequate budget provision is needed to ensure playing fields are appropriately maintained.
- 3 City Oval has the dual problem of overuse and conflict between two football clubs regarding training times. To overcome the issue of overuse, an additional training venue is needed in Horsham and the amount of training on City Oval has to be reduced. Many options exist for developing workable solutions, however, they require Council to provide leadership and direction. Two potential solutions are:
  - i Restrict use of City Oval to competition matches, and prohibit training.
  - ii Restrict training on City Oval to two nights, one for each football club, rotating on a weekly basis ie Tuesday one week and Thursday the next week.
- 4** *City Oval is the premier playing field arena in Horsham, and the main AFL oval. However, it does not meet the size recommended in the AFL preferred facilities guide. Consequently, it may not have adequate dimensions to host AFL clubs.*
- 5 Overall, inadequate flood lights and/or change rooms suitable for training, exist at most playing fields, except City Oval. To relocate the Horsham and Horsham RSL Diggers football clubs from City Oval for training, will require the installation of suitable flood lights and change rooms elsewhere. Both Sunnyside Oval and College Oval will require flood lights and Dudley Cornell Park needs the flood lights upgraded. It is possible that installation of floodlights at Sunnyside Oval will meet with some resistance from adjacent residents. If this occurs another site may need to be developed with flood lights, such as Haven Recreation Reserve.



- 6 Creation of additional playing fields in the centre of the greyhound track is likely to result in an oversupply of playing fields. If additional playing fields are required they may be better located in the growth areas of Horsham, such as Haven. Before developing additional playing fields, existing facilities should be upgraded with training lights and appropriate change rooms.
- 7 An oval has been proposed for Haven. Clearly, a need exists for playing fields for the adjacent school. Expansion to a "full size" playing field for ARF, football and cricket should be based on evidence of unmet demand in the Horsham area. It has also been suggested that additional playing fields can be established on freehold land near Horsham College. This land will have to be purchased at a cost in the order of \$400,000 - \$600,000.
- 8 Given the climatic conditions in Horsham (ie drought and flood), reduction in the wear and tear on playing fields must be considered. Technology now exists to construct synthetic turf playing fields suitable for football, soccer and hockey. Whilst the capital costs are greater than a turf playing field, the life cycle costs are similar, and use less water. A synthetic training area, say 120m x 75m, will be suitable for all sports and can be used much more extensively than turf areas.
- 9 A feasibility study should be prepared to investigate the financial and environmental sustainability of a synthetic multipurpose playing field. A fundamental issue to resolve is the location of a synthetic playing field. To maximise use, it must be centrally located in Horsham, and have adequate floodlights and change rooms. It is likely that AFL and cricket will prefer to train on natural turf. Hockey will definitely prefer to play and train on synthetic turf, and football is likely to be happy to train on synthetic turf. A synthetic turf pitch will also be used by AFL teams during periods of heavy rain, to protect the football oval surfaces. Potential locations include the Showgrounds, racecourse and the railway freight yards when they are vacated.  
 [Note: This feasibility study may be undertaken in conjunction with the proposed feasibility study for an indoor sports complex – subject to available funding]
- 10 The current management of playing fields has not resulted in the most cost effective use of resources. Clubs expect to have sole use of facilities, hence cooperation between user groups has been limited. The continual proliferation of turf areas will increase the ongoing maintenance costs on Council. For example, it is likely that soccer, in the medium term will expect Council to maintain their proposed facilities at the Showgrounds.

***It is recommended that Council:***

- 1 ***Directly allocate and schedule use of City Oval, Dudley Cornell Oval, College Oval and Sunnyside Oval***
- 2 ***Reduce use of City Oval by restricting football training sessions.***
- 3 ***Allocate equal training times to all football clubs using City Oval.***
- 4 ***Upgrade College Oval, Sunnyside Oval and Dudley Cornell Park with floodlights adequate for training and appropriate change rooms and toilets***
- 5 ***A feasibility study be commissioned to assess the viability, sustainability and location of constructing a multipurpose synthetic turf playing field***
- 6 ***Proceed with development of a playing field, including change rooms and floodlights, at Haven Recreation Reserve when College Oval and Sunnyside Oval have been upgraded, all playing fields are used to their optimum level and demand for an additional field has been proven***



#### 4.4 RURAL COMMUNITIES

Rural communities have a reasonable expectation that they will have a level of sport and recreation access commensurate with their population. Generally speaking, the larger communities have a football/cricket oval, netball courts, tennis courts and appropriate amenities including club rooms. Smaller communities tend to have less facilities which may include hard courts and community meeting space or hall.

The quality and type of facility in each community will vary. It is not practical to definitively state what facilities should or must exist in each community. Rather the focus should be on ensuring communities are sustainable and identifying what sport and recreation facilities are needed to ensure sustainability. This approach will require Council to work closely with, and develop a unique solution for, each community.

In the last 12 months all rural tennis courts have been upgraded. Amenities buildings at most ovals are adequate for their current level of use. Both Laharum and Pimpinio recreation reserves have substandard amenities, and require upgrading.

***It is recommended that Council:***

- 1** ***Annually review the sport and recreation component of the Community Action Plan for each of its rural communities in association with each community***
- 2** ***Support the upgrading of amenities at Laharum Recreation Reserve***
- 3** ***Support the upgrading of amenities at Pimpinio Recreation Reserve***

#### 4.5 SINGLE PURPOSE SPORTS FACILITIES

Recently, most of tennis courts in HRCC have been redeveloped using flood relief funding. In the short term this may provide a boost to the sport. However, anecdotal evidence indicates that a number of redeveloped courts will have minimal use. As the court surface will have a practical life in the order of 5 – 10 years, further improvements to tennis facilities is unlikely. Despite this, in the long term a regional hard court complex is supported by many people in the local tennis community.

One lawn bowls club has recently converted a turf green to synthetic. Given the climatic conditions in Horsham, it is highly likely that other clubs will also convert. These conversions should be supported by Council. Concern has been expressed about soil conditions in Horsham which may not be conducive to synthetic surfaces. It will therefore be important to monitor the recently installed synthetic green at Horsham City Bowling Club.

In addition to tennis and bowls, other sports, with single purpose facilities, which contributed to this study were golf, cycling, croquet, little athletics, model aircraft and small bore rifle shooting. Membership of these clubs tended to be relatively small, with a projected small increase in adult members, but no increase in junior members. Generally, their facilities were adequate for their needs. New floating pontoons have recently been installed on the Wimmera River for use by the rowing club, using flood relief funding.

Overall, it appears there is no need for immediate action by Council to address the needs of these clubs. Ongoing consultation with these sports is required to ensure their facilities are adequate for their members needs and suitable for hosting sports tourism events.

***It is recommended that Council:***

- 1** ***Do not provide any additional resources for tennis facilities until a strategic plan is***



*developed which addresses the potential demand for a major regional tennis complex and use, maintenance and redevelopment of existing courts*

- 2** *Support bowling clubs which plan to convert turf bowling greens to synthetic grass, subject to a business plan being prepared*
- 3** *Continue to liaise with all sporting clubs regarding the maintenance, use and development/redevelopment of their facilities*

#### **4.6 TRAILS**

Given the increasing aging of the Horsham community, it is expected that use of informal, low intensity sport and recreation facilities will increase. Multipurpose short and long distance trails meet the needs of residents of all ages and can also be significant attractions for visitors.

Continued development of a trails network should be a high priority. A major element of the network is a trail along the Wimmera River within Horsham. Complementing this network can be longer trails for example linking Horsham and Natimuk.

The Horsham Municipal Bicycle and Shared Path Plan 2012 – 2016 provides detailed recommendations for both on and off road trails and paths. The off road paths and trails are suitable for both recreational walking and cycling. A works program and budget for recreational off road paths and trails is required.

***It is recommended that Council implement recommendations relating to recreational off road trails and paths identified in the Horsham Municipal Bicycle and Shared Path Plan 2012 – 2016***

#### **4.7 SPECIFIC ISSUES**

It is apparent that the management of some facilities is not effective, efficient or equitable. There are a number of examples where user groups will not share facilities and cooperate with other users. Often these difficulties are based on personalities, rather than consideration of the best interests of the broader sport and recreation community. On the other hand there are also excellent examples of facilities being well managed in the best interests of the broader community.

A comprehensive review of existing management structures is required, to ensure that all facilities are managed to deliver efficient, effective and equitable outcomes. It appears that management of rural sporting facilities is both effective and efficient and no change is required. In the urban area of Horsham, change may be needed to ensure facilities are used to the optimum. A combination of leases and licences is suggested, with Council retaining responsibility for maintenance and scheduling use.

To increase the probability that sporting facilities are managed both effectively and efficiently, management or business plans should be prepared. These plans will detail how the facility will be developed in the long term and outline maintenance responsibilities and costs. To ensure optimum use of Council resources, ongoing funding for capital works and major maintenance items should be contingent upon a management or business plan being prepared.

The outdoor swimming pool at the Horsham Aquatic Centre is in need of major renovation. It currently does not meet relevant regulations and standards. The pool is not well used, and caters for a limited group of users and uses. Council has decided to upgrade the outdoor aquatic centre to ensure it meets appropriate health standards. Works proposed include



upgrading water quality, de-commissioning the toddlers pool and upgrade the wet deck (at a cost of \$320,000).

The future of the outdoor swimming pool is a highly emotive issue in Horsham. Council has determined that remedial works will be undertaken to maintain the pool. Its decision is supported by a number of groups such as Rotary Club of Horsham and members of the Wimmera Mail – Times Facebook site.

Given the significant number of competing priorities for Council funds, refurbishing the pool should be considered a low priority based on the criteria recommended in section 4.1.2, and it may be best to demolish this pool. It is highly unlikely that demolition will occur, given the vocal support for the retention of the outdoor pool.

Relocation of the Horsham North Primary School to the Dudley Cornell Park creates the opportunity to establish a significant play space for the joint use by the school and community. The development will also create an opportunity to redevelop the existing Horsham North Primary School as public open space.

Relocation of the freight rail yards from Horsham North will also create an opportunity to develop this land as a significant passive recreation area. Planning for this site should take account of the proposal to relocate Horsham North Primary School to avoid duplication of facilities.

Over recent years greater attention has been given to the health and welfare of sports participants. First, greater attention has to be given to the condition of playing surfaces (for all sports). Second, the potential impact of increasing temperatures due to climate change, suggests the need for action, such as programming more sporting activities on summer evenings to avoid day time heat.

Daylight saving has meant than summer sports can be played in the cooler evening time. For a significant period over summer, adequate day light enables training and matches to be played after 6pm. However, it is also likely that demand will increase for flood lights to enable evening play to be extended. Whilst sunset in December and January is approximately 8.30pm – 8.50pm, in March it is 7.30pm. As March still produces very hot weather, floodlights for activities such as tennis and lawn bowls will be needed.

***It is recommended that Council:***

- 1 Offer leases of up to 5 + 5 years over recreation and sport assets to local incorporated bodies which have exclusive use of the asset and are totally responsible for the maintenance and upkeep of the asset***
- 2 Do not provide ongoing operational funding for leased assets***
- 3 Offer seasonal occupancy agreements or licenses to groups using multipurpose and multiuser sport and recreation assets***
- 4 Allocate resources to sporting facilities based on management or business plans***
- 5 Demolish the outdoor swimming pool at the Horsham Aquatic Centre when the operating, maintenance and refurbishment costs outweigh the community benefits delivered by the facility***
- 6 Develop a significant regional passive recreation park in the northern suburbs including play equipment for toddlers, primary school age children and teenagers, toilet and shade amenities, picnic/BBQ facilities and walking/cycle paths***
- 7 Determine the best location for the northern passive recreation park when the future of***



*the rail yards and relocation of the Rasmussen Road Campus of Horsham 298 Primary School has been finalised, and compared with the merits of the Police Paddocks*

- 8** *Encourage the installation of tennis and lawn bowls floodlights to enable training and competition in the evenings, during the summer months*





## 5 ACTIONS AND PRIORITIES

This chapter details actions, priorities and cost to implement the recommendations in the Sport and Recreation Strategy. It should be noted that priorities will change over time as circumstances change and opportunities arise. Hence the priority allocated below is not fixed, rather it should be reviewed on a regular basis and modified appropriately. Cost refers to cost to Council, and reflects the general magnitude of costs within Council's annual recurrent and capital sport and recreation budget.

Strategy	Action	Priority	Cost
Take a stronger, more strategic leadership role in the provision of sport and recreation opportunities, particularly regarding the management and use of its sport and recreation assets.	No specific action is required. Council and its senior executive team to make decisions in the best interests of the whole HRCC community rather than any single interest group.	High and Ongoing	Nil
Adopt the following criteria be used to assess the level of resources provided to sport and recreation facilities, programs or services:	Adopt the assessment criteria in determining resource allocation priorities in Council's annual budget and its capital works program.	High and Ongoing	Nil
<ul style="list-style-type: none"> <li>▪ Demonstrated community need</li> <li>▪ Sustained community support</li> <li>▪ Caters for multiuse and/or multiusers</li> <li>▪ A regional focus and capacity to host major events</li> <li>▪ Social value or benefits delivered</li> <li>▪ Availability of Government funding</li> <li>▪ Availability of local/community funding</li> </ul>	Require proponents of new projects to prepare a business plan demonstrating how the project meets the criteria.	High and Ongoing	Nil
Ensure its premier facilities are developed and maintained to a standard adequate to host sports tourism events	Provide adequate funds in the annual budget to develop and maintain facilities at an appropriate standard to host sports tourism events.	High and Ongoing	Moderate
Continue to upgrade existing facilities to ensure they are fit for purpose	Conduct regular building audits to ensure facilities are fit for purpose.	High and Ongoing	Low
	Allocate resources to upgrade facilities in accordance with the resource allocation criteria.	High and Ongoing	Nil
Employ an officer to increase coordination of sport and recreation within Council's administration and the wider community	Establish responsibilities and key performance indicators for a sport and recreation officer position within Council's organisational structure.	Medium to High	Moderate
	Maintain regular communication with all sport and recreation groups.	High and Ongoing	Low



Strategy	Action	Priority	Cost
	Conduct a forum every six months with sport and recreation groups to outline Council's strategies and budget priorities and to discuss matters of concern to sport and recreation groups.	High	Low
Investigate strategies for improving coordination of junior sport, such as through a Junior Sports Council	Discuss the concept of a Junior Sports Council with the Wimmera Regional Sports Assembly and sporting groups.	Low	Nil
	Subject to endorsement of the concept by the sporting community, determine the most appropriate auspice for the Council, prepare "rules" and Key performance Indicators.	Low	Low
	Provide "seed" funding for the administration and operation of the Junior Sports Council	Low	Low
	Establish the Junior Sports Council (or similar body).	Low	Nil
	Annually review performance of the Junior Sports Council against the KPIs	Low	Low
Establish and make accessible a data base of sport and recreation organisations in the HRCC area	Discuss with the Wimmera Regional Sports Assembly and the Wimmera Information Network the creation of a data base by combining data sets from both organisations.	High	Nil
	Provide funding for a regularly updated data base of sport and recreation organisations	High	Low
Establish a Club Development function either within Council or the Wimmera Sports Assembly, with adequate resources to support club based volunteers	Discuss with the Wimmera Regional Sports Assembly the creation of a Club Development function.	Medium - High	Nil
	Determine the best organisation to auspice a Club Development function.	Medium - High	Nil
	Establish Key Performance Indicators for a Club Development function.	Medium - High	Nil
	Provide funding for a fixed period, eg 3 years, subject to KPIs being met on an annual basis	Medium - High	Moderate - High
	Evaluate the Club Development function on an annual basis	Medium - High	Low



Strategy	Action	Priority	Cost
Require that all sports develop a strategic facilities plan addressing the development and use of sporting facilities	Adopt a policy of only providing funds for the upgrading of existing or development of new sporting facilities where a strategic facilities plan which includes HRCC area, has been prepared and endorsed by the relevant state sporting organisation.	High	Nil
Proceed with plans to develop a multipurpose indoor sport and recreation centre, located as close as possible to the existing Basketball Stadium, either adjacent to, or on the Showgrounds.	Establish a Task Force to drive the planning of a multipurpose indoor sport and recreation centre, chaired by Council and comprising representatives of key stakeholders, including all potential user sports	High	Nil
A management body comprising representatives of all potential user groups, including basketball and the Agricultural Show Society be established to manage the Basketball Stadium (when the current lease expires) and the new venue.	Advise Horsham Basketball that no funds will be provided for maintenance and upgrading of the Basketball Stadium while an exclusive use lease exists, except as provided for, in the current lease.	High	Nil
Give priority to funding the capital and ongoing maintenance of a multipurpose, multiuser venue, over a single purpose facility.	Adopt as a Council policy	High	Nil
<p>A detailed indoor sports centre strategy and feasibility study be commissioned to determine the composition, location, siting and potential staging of the multipurpose venue. Consideration should be given to including:</p> <ul style="list-style-type: none"> <li>▪ At least two and up to four additional sports courts, with one being a show court with significant spectator seating.</li> <li>▪ Squash courts (number to be determined based on demand).</li> <li>▪ Table tennis hall to accommodate 10 tables.</li> <li>▪ Gymnastics hall.</li> </ul>	Obtain funding for, and commission a strategic plan and feasibility study into the viability and sustainability of a major indoor, multipurpose stadium.	Medium	Moderate
Directly allocate and schedule use of City Oval, Dudley Cornell Oval, College Oval and Sunnyside Oval	<p>Disband existing committees of management</p> <p>Allocate responsibility for scheduling use of sports oval in Horsham to the sport and recreation coordination function.</p>	Medium	Nil
		Medium	Low



Strategy	Action	Priority	Cost
Reduce use of City Oval by restricting football training sessions.	Advise the committee of management of the maximum number of training sessions allowed on City Oval	High	Nil
Allocate equal training times to all football clubs using City Oval.	Advise the committee of management to allocate equal training times at City Oval to Horsham and Horsham RSL Diggers football clubs	High	Nil
Upgrade College Oval, Sunnyside Oval and Dudley Cornell Park with floodlights adequate for training and appropriate change rooms and toilets	Assess the capacity and standard of flood lights and change rooms at College Oval, Sunnyside Oval and Dudley Cornell Park.	Medium	Low
	Consult with all stakeholders, including surrounding residents, regarding the upgraded facilities at each oval	Medium	Low
	Prepare a program of works to upgrade amenities at each oval	Medium	Low
	Upgrade College Oval	Medium	High
	Upgrade Sunnyside Oval	Medium - Low	Moderate
A feasibility study be commissioned to assess the viability, sustainability and location of constructing a multipurpose synthetic turf playing field	Upgrade Dudley Cornell Park	Low	Moderate
	Obtain funding for, and commission a feasibility study into the viability and sustainability of a synthetic turf playing field	Low	Moderate
Proceed with development of a playing field at Haven Recreation Reserve, including change rooms and floodlights, when College Oval and Sunnyside Oval have been upgraded, all playing fields are used to their optimum level and demand for an additional field has been proven	[Note: This feasibility study may be undertaken in conjunction with the proposed feasibility study for an indoor sports complex – subject to available funding]		
	Prepare a master plan and feasibility study for Haven Recreation Reserve	Medium	Low
	Allocate funds for the development of Haven Recreation Reserve	Low	High
Annually review the sport and recreation component of the Community Action Plan for each of its rural communities in association with each community	Each community to annually update the sport and recreation component of the Community Action Plan, including a priority list of projects.	High - Ongoing	Nil



Strategy	Action	Priority	Cost
Support the upgrading of amenities at Laharum Recreation Reserve	Prepare a master plan and business plan for upgrading Laharum Recreation Reserve	High	Low
	Allocate funds for the development of amenities at Laharum Recreation Reserve	Medium	High
Support the upgrading of amenities at Pimpinio Recreation Reserve	Prepare a master plan and business plan for upgrading Pimpinio Recreation Reserve	Low	Low
	Allocate funds for the development of amenities at Pimpinio Recreation Reserve	Low	High
Do not provide any additional resources for tennis facilities until a strategic plan is developed which addresses the potential demand for a major regional tennis complex and use, maintenance and redevelopment of existing courts	Advise local, regional and state tennis organisations that Council will only provide funds for the upgrading of existing or development of new tennis facilities when a strategic facilities plan which includes HRCC area, has been prepared and endorsed by the tennis community.	Low	Nil
Support bowling clubs which plan to convert turf bowling greens to synthetic grass, subject to a business plan being prepared	Advise all bowling clubs that Council will support the conversion of turf greens to synthetic greens if a business plan indicates the conversion is practical and viable.	Medium	Nil
	Monitor the condition of the synthetic turf at Horsham City Bowling Club	Ongoing	Nil
Continue to liaise with all sporting clubs regarding the maintenance, use and development/redevelopment of their facilities	No specific action required. This strategy requires implementation of actions relating to other strategies.	High - Ongoing	Nil
Implement recommendations relating to recreational off road trails and paths identified in the Horsham Municipal Bicycle and Shared Path Plan 2012 – 2016	Extract the priorities, actions and costing of recreational off road trails and paths in the Bike Plan.	High	Nil
	Sporting and Recreational Advisory Committee to provide Council with a priority listing of works	High	Nil
	Prepare a works program and annual budget to implement the highest priority works	High - Ongoing	High
Offer leases of up to 5 + 5 years over recreation and sport assets to local incorporated bodies which have exclusive use of the asset and are totally responsible for the maintenance and upkeep of the asset	Adopt as a Council policy.	Medium	Nil
Do not provide ongoing operational funding for leased assets	Adopt as a Council policy.	High	Nil



Strategy	Action	Priority	Cost
Offer seasonal occupancy agreements or licenses to groups using multipurpose and multiuser sport and recreation assets	Adopt as a Council policy.	Medium	Low
Allocate resources to sporting facilities based on management or business plans	Prepare management or business plans for all sporting facilities	Medium to High	Low
	Allocate resources in accordance with adopted management or business plan	High	Nil
Demolish the outdoor swimming pool at the Horsham Aquatic Centre when the operating, maintenance and refurbishment costs outweigh the community benefits delivered by the facility	Prepare a cost and benefit analysis of retaining and upgrading versus demolition of the outdoor pool	High	Low
	Undertake a community engagement program regarding future development options for the outdoor pool, including the financial implications and competing priorities for Council resources	High	Low
	Proceed with demolition subject to endorsement by the community	Medium	Low
Develop a significant regional passive recreation park in the northern suburbs including play equipment for toddlers, primary school age children and teenagers, toilet and shade amenities, picnic/BBQ facilities and walking/cycle paths	Adopt as a Council policy	High	Nil
Determine the best location for the northern passive recreation park when the future of the rail yards and relocation of the Rasmussen Road Campus of Horsham 298 Primary School has been finalised, and compared with the merits of the Police Paddocks	Conduct a locational analysis to identify the most appropriate site for a northern passive recreation park	Medium	Low
	Prepare a master plan	Low	Low
	Allocate funds for the construction of the park	Low	High
Encourage the installation of tennis and lawn bowls floodlights to enable training and competition in the evenings, during the summer months	Audit the condition and lux of all flood lights in HRCC area	Low	Low
	Prepare a priority listing of new or upgraded flood lights	Low	Nil
	Determine funding responsibility for each flood lighting project	Low	Nil
	Allocate funding to upgrade flood lights	Ongoing	High

**SUMMARY OF SPORT AND RECREATION STRATEGY ACTIONS 2013-2018**

The following table provides a summary of changes and improvements that have occurred reflecting actions identified in the 2013-2018 Sport and Recreation Strategy.

Changes and developments have been driven by a range of factors that include.

- Expectations regarding the quality of sporting facilities
- Compliance facility requirements – size of grounds, buffer zones
- Compliance requirements – governance – Working with Children checks
- Impact of compliance requirements on volunteer numbers
- Gender participation – female friendly sporting facilities
- Accessibility – varying ages and abilities
- Building codes – buildings being fit for purpose
- Increase in occasional participation in sport
- Increase in recreational activity
- Changing nature and scheduling of work
- Emergence of peak bodies and associations with broader responsibilities (leadership, fair play)



SPORT AND RECREATION STRATEGY 2013-2018

Section	Strategy	Action from 2013-2018 Strategy	Status	Works undertaken 2013-2018
4.1.1 Leadership	Council take a stronger, more strategic leadership role in the provision of sport and recreation opportunities, particularly regarding the management and use of its sport and recreation assets	No specific Action Required	Completed  In progress  In progress  In progress	investigation into the feasibility of the provision of a Wimmera Indoor Sporting Stadium  Consultant’s brief for the development of Open Space strategy is being developed and will be completed in June  Finalisation of the Building Pricing calculator to ensure transparency of pricing and clarity of hire usage and expectations  Asset management framework for Council facilities being developed
4.1.2 Funding	Adopt the following criteria to assess the level of resources provided to sport and recreation facilities, programs or services: <ul style="list-style-type: none"> <li>● Demonstrated community support</li> <li>● Sustained community support</li> <li>● Caters for multi-use and /or multiusers</li> <li>● A regional focus and capacity to host major events</li> <li>● Social value or benefits delivered</li> <li>● Availability of government funding</li> </ul> Availability of local/community funding	Adopt the assessment criteria in determining resource allocation priorities in Council’s annual budget and its capital works program  Require proponents of new projects to prepare a business plan demonstrating how the project meets the criteria	On going  On going  In progress	All projects are based against these and other criteria as requested by the funding agency such as Sport and Recreation Victoria and Regional Development Victoria.  Community grant applications are rated against these criteria.  Council is implementing a project management framework which requires a high level of justification for new projects
4.1.3 Sport and Recreation Facilities	Ensure the premier facilities are developed and maintained to a standard adequate to host sports tourism events	Provide adequate funds in the annual budget to develop and maintain facilities at an appropriate standard to host sports tourism events	Completed    In progress	Events have included: -Nitro Circus 2017 -SA/Vic Ultimate Frisbee Tournament 2016 -Tri-state games (multiple years) -Motocross World Juniors in 2018 -Motocross juniors Australian round in 2017 -Sporting Facilities’ Demand study being developed will identify existing and future demand and suitability of facilities: playing areas, facilities and infrastructure





SPORT AND RECREATION STRATEGY 2013-2018

<p><b>4.1.3 Sport and Recreation Facilities</b></p>	<p>Continue to upgrade existing facilities to ensure they are fit for purpose</p>	<p>Conduct regular building audits to ensure facilities are fit for purpose</p> <p>Allocate resources to upgrade facilities in accordance with resource allocation criteria</p>	<p>On going</p> <p>Completed</p>	<p>Annual building condition assessments are undertaken</p> <p>Facilities upgrades include ( some are underway):</p> <ul style="list-style-type: none"> <li>● Coughlin Park Change rooms and club room 2016</li> <li>● Horsham Community College pavilion 2017</li> <li>● Kalkee Netball/ Tennis courts 2017</li> <li>● Central Park Netball/Tennis courts 2017</li> <li>● Horsham Yacht Club Clubrooms 2015</li> <li>● Horsham Pistol Range 2015</li> <li>● All Accessibility Fishing Platforms X4 2016</li> <li>● Fishing Platforms Wimmera River X4 2016</li> <li>● Racecourse Reserve fields</li> <li>● Racecourse Reserve water supply – primarily for sports fields</li> <li>● Dudley Cornell Female friendly change rooms</li> <li>● Natimuk Showgrounds Lighting</li> <li>● Aquatic centre – outdoor pool filtration system</li> <li>● City Oval - carpet replacement and flooring in pavilion, repairs of the grandstand, electronic scoreboard</li> </ul>
<p><b>4.1.4 Coordination</b></p>	<p>Employ an officer to increase coordination of sport and recreation</p>	<p>Establish responsibilities and key performance indicators for a sport and recreation officer position within Council’s organisational structure</p> <p>Maintain regular communications with all sport and recreation group</p> <p>Conduct a forum every 6 months with sport and recreation groups to outline Council’s strategies and budget priorities and to discuss matters of concern to sport and recreation groups</p>	<p>Completed</p> <p>On going</p> <p>On going</p> <p>In progress</p>	<p>Recreation &amp; Sustainability Manager – position filled for 3 years, Recently renamed to Coordinator Recreation and Open Space</p> <p>Recreation &amp; Sustainability Project Officer – now Recreation Planning Officer - renamed to reflect emphasis on planning</p> <p>Recreation &amp; Sustainability Manager or nominee has attended all sporting advisory committees</p> <p>Advisory committees established to provide formal feedback and consultative forums. Committees include:</p> <ul style="list-style-type: none"> <li>● Sunnyside Park</li> <li>● Dudley Cornell Park</li> <li>● Horsham Recreation Reserve (City Oval)</li> <li>● Racecourse Reserve</li> <li>● Haven Recreation Reserve</li> <li>● Community College</li> <li>● Sport and Recreation</li> <li>● Bicycle Advisory Committee</li> </ul> <p>Working with Wimmera Regional Sports Assembly to develop a schedule of forums. Planned topics include: governance, ChildSafe requirements, increasing female participation, liquor licensing and the development of business plans</p>



SPORT AND RECREATION STRATEGY 2013-2018

<p><b>4.1.4 Coordination</b></p>	<p>Investigate strategies for improving coordination of junior sport, such as through a Junior Sports Council</p>	<p>Discuss the concept of a Junior Sports Council with the Wimmera Regional Sports Assembly and sporting groups</p> <p>Subject to endorsement of the concept by the sporting community, determine the most appropriate auspice for the Council, prepare “rules” and key performance indicators</p> <p>Provide seed funding for the administration and operation of the Junior Sports Council</p> <p>Establish the Junior Sports Council (or similar body)</p> <p>Annually review performance of junior sports council against KPIs</p>	<p>On going</p> <p>On going</p> <p>On going</p>	<p>Wimmera Regional Sports Assembly has developed a junior leadership in sports program.</p> <p>Exploring options of engaging two work experience students for 6 and 12 months.</p>
<p><b>4.1.4 Coordination</b></p>	<p>Establish and make accessible a database of sport and recreation organisations in the HRCC area</p>	<p>Discuss with the Wimmera Regional Sports Assembly and the Wimmera Information Network the creation of a database by combining data sets from both organisations</p> <p>Provide funding for a regularly updated database of sport and recreation organisations</p>	<p>Completed</p> <p>On going</p>	<p>Wimmera Information Network has been reviewed and the online <i>My Community Directory</i> has been implemented. Approximately 100 clubs listed within the directory. Estimate this represents around 90% of representation</p> <p>Responsibility for updating information resides with each club and association</p>
<p><b>4.1.4 Coordination</b></p>	<p>Establish a Club Development function either within council or the Wimmera Regional Sports Assembly, with adequate resources to support club based volunteers</p>	<p>Discuss with the Wimmera Regional Sports Assembly the creation of a Club Development function</p> <p>Determine the best organisation to auspice a Club development function</p> <p>Establish Key Performance Indicators for a Club Development function</p> <p>Provide funding for a fixed period</p> <p>Evaluate the club development function on an annual basis</p>	<p>On going</p> <p>On going</p> <p>On going</p>	<p>Wimmera Regional Sports Assembly has responsibility and undertakes governance training for volunteers</p> <p>Responsibility is with Wimmera Regional Sports Assembly. The provision of two sporting forums per year will address the club development requirement</p> <p>Women in Governance training (supported by Sport and Recreation Victoria) assist governance development of clubs</p>

SPORT AND RECREATION STRATEGY 2013-2018

<p><b>4.1.4 Coordination</b></p>	<p>Require that all sports develop a strategic facilities plan addressing the development of sporting facilities</p>	<p>Adopt a policy of only providing funds for the upgrading of existing or development of new sporting facilities where a strategic facilities plan - which includes HRCC area- has been prepared and endorsed by the relevant state sporting organisation.</p>	<p>On going  In progress  In progress</p>	<p>Wimmera Regional Sports Assembly has worked with a number of clubs to develop a strategic plan for their sport</p> <p>Currently &lt;10% have a strategic plan for their club</p> <p>Policy and evaluation criteria not yet adopted by HRCC. Clubhelp.org.au provides templates for community use</p> <p>Provision of fit for purpose sporting facilities is an evolving challenge. Increased sector standards, community expectations, competition and cost are impacting on the provision of facilities. Multi-use facilities are a minimum requirement with an associated new usage model.</p>
<p><b>4.2 Indoor Sports</b></p>	<p>Proceed with plans to develop a multipurpose indoor sport and recreation centre located as close as possible to the existing Basketball Stadium, either adjacent to, or on the showgrounds</p>	<p>Establish a Task Force to drive the planning of a multipurpose indoor sport and recreation centre, chaired by council and comprising representatives of key stakeholders, including all potential user sports</p>	<p>Completed</p>	<p>Project Control Group established and feasibility study has been completed.</p> <p>The location of the multi-purpose indoor sport and recreation centre (at the Showgrounds) has been decided by council resolution</p>
<p><b>4.2 Indoor Sports</b></p>	<p>Establish a management body comprising representatives of all potential user groups, including basketball and the Agricultural Show Society to manage the Basketball Stadium ( when the current lease expires) and the new venue</p>	<p>Advise Horsham Basketball Association that no funds will be provided for maintenance and upgrading of the basketball stadium while an exclusive lease exists, except as provided for in the current lease</p>	<p>In progress</p>	<p>Current licence with HABA and HRCC has been renewed for a term of seven years with an option of extension for a further three years. Details of maintenance requirements and shared or exclusive usage of the facility not available.</p>
<p><b>4.2 Indoor Sports</b></p>	<p>Prioritise funding the capital and ongoing maintenance of a multipurpose multi-user venue, over a single purpose facility</p>	<p>Adopt as council policy</p>	<p>Pending  On going  In progress</p>	<p>No change to current arrangements until further investigation has concluded.</p> <p>Discussions with community groups to encourage co-location of facilities Sporting Facilities’ Demand Study and asset management planning will provide evidence base for future decision re: funding</p>
<p><b>4.2 Indoor Sports</b></p>	<p>Commission a detailed indoor sports centre strategy and feasibility study to determine the composition, location, siting and potential staging of the multipurpose venue. Consideration should be given to include:</p> <ul style="list-style-type: none"> <li>● At least two and up to four additional sports courts, with one being a show court with significant spectator seating</li> <li>● Squash courts ( number to be determined based on demand</li> <li>● Table tennis hall to accommodate 10 tables</li> <li>● Gymnastics hall</li> </ul>	<p>Obtain funding for and commission a strategic plan and feasibility study into the viability and sustainability of a major indoors multipurpose indoor sports stadium</p>	<p>Completed</p>	<p>2015 – Needs analysis undertaken 2015 – grant submitted to SRV for funding to support feasibility study 2016 – Phase one : Feasibility study undertaken and determined need for a modern, safe and compliant facility 2017 – Phase two – location and design undertaken with members from all current indoor sports clubs and community 2018 – Location adopted by Council Resolution. This stage of the project completed. Report was Received by Council. Design remains at concept stage. 2019 – All members of the Project Control Group will attend a facilitated meeting to debrief and explore options to work towards a shared outcome.</p>

SPORT AND RECREATION STRATEGY 2013-2018

<p><b>4.3 Playing Fields</b></p>	<p>Directly allocate and schedule use of City Oval, Dudley Cornell Oval, College Oval and Sunnyside Oval</p>	<p>Disband existing committees of management Allocate responsibility for scheduling use of sports oval in Horsham to the sport and recreation coordination function</p>	<p>Completed  Completed</p>	<p>All sites including Haven are now all centrally managed by council. Committees of Management at each site have been revoked.  Advisory committees have been established in each location</p>
<p><b>4.3 Playing Fields</b></p>	<p>Reduce use of city oval by restricting football training sessions</p>	<p>Advise the committee of management of the maximum number of trainings sessions allowed on City Oval</p>	<p>Completed  On going</p>	<p>Only one football team (Demons) trains on the Oval.  Council monitors use of the ground to optimise longevity of the surface</p>
<p><b>4.3 Playing Fields</b></p>	<p>Allocate equal training times to all football clubs using city oval</p>	<p>Advise the committee of management to allocate equal training times at the City oval to Horsham and Horsham RSL Diggers Football Clubs</p>	<p>Not applicable  On going</p>	<p>No longer applicable as only one football team trains on the oval. Horsham RSL Diggers are now part of the Natimuk Football Club.  Council monitors use of the ground to optimise longevity of the surface</p>
<p><b>4.3 Playing Fields</b></p>	<p>Upgrade College Oval, Sunnyside Oval and Dudley Cornell Park with floodlights adequate for training and appropriate change rooms and toilets</p>	<p>Assess the capacity and standard of floodlights and change rooms at College Oval, Sunnyside Oval and Dudley Cornell Park  Consult with all stakeholders including surrounding residents regarding the upgraded facilities at each oval  Prepare a program of works to upgrade amenities at each oval  Upgrade College Oval  Upgrade Sunnyside Oval  Upgrade Dudley Cornell Park</p>	<p>Completed Completed Completed  Completed Obtained Obtained Completed In progress  Completed In progress</p>	<p><u>College Oval</u> 2015 – Drainage works completed on oval 2015 – training lights installed 2017 – Club rooms (Community pavilion) upgrade  <u>Dudley Cornell</u> 2016 – minor works undertaken in clubrooms 2017 – funding for new toilet block 2017 – funding for BBQ &amp; shelter 2018 – funding for pathways 2017-18 Landscape planning for placement of new infrastructure  <u>Sunnyside Park</u> 2017 – funding for minor club room upgrade Landscape planning for development of the park</p>
<p><b>4.3 Playing Fields</b></p>	<p>Commission a feasibility study to assess the viability, sustainability and location of constructing a multipurpose synthetic turf playing field</p>	<p>Obtain funding for and commission a feasibility study into the viability and sustainability of a synthetic turf playing field</p>	<p>Completed  To commence  In progress</p>	<p>Horsham North Framework (Children’s Hub) project investigated the feasibility of an athletics field and soccer fields in Dudley Cornell Park.  Potential for a synthetic hockey pitch adjacent to College oval to be investigated. Land currently not available. Sporting Facilities Demand Study may provide direction.</p>
<p><b>4.4 Rural Communities</b></p>	<p>Annually review the sport and recreation component of the Community Action Plan for each of its rural communities in association with each community</p>	<p>Each community to annually update the sport and recreation component of the Community Action Plan including a priority list of projects</p>	<p>On going</p>	<p>Undertaken as part of annual budget process</p>



**SPORT AND RECREATION STRATEGY 2013-2018**

<p><b>4.4 Rural Communities</b></p>	<p>Support upgrading of amenities at Laharum Recreation Reserve</p>	<p>Prepare a master plan and business plan for upgrading Laharum Recreation Reserve</p> <p>Allocate funds for the development of amenities at Laharum Recreation Reserve</p>	<p>Completed</p> <p>Completed</p>	<p>Successful grant application 2017 for new change rooms facilities at Laharum Recreation Reserve.</p> <p>Change rooms constructed September 2018</p>
<p><b>4.4 Rural Communities</b></p>	<p>Support upgrading of amenities at Pimpinio Recreation Reserve</p>	<p>Prepare a master plan and business plan for upgrading Pimpinio Recreation Reserve</p> <p>Allocate funds for the development of amenities at Pimpinio Recreation Reserve</p>	<p>In progress</p> <p>In progress</p>	<p>Funding sought from both Sport and Recreation Victoria and from federal sources.</p> <p>Subject to Pimpinio club completing a strategic business plan, demonstrating the viability of their club. Subject also to the results of the Sporting Facilities' Demand Study.</p>
<p><b>4.5 Single Purpose Sports facilities</b></p>	<p>Do not provide any additional resources for tennis facilities until a strategic plan is developed which addresses the potential for a major regional tennis complex and use, maintenance and redevelopment of existing courts.</p>	<p>Advise local, regional and state tennis organisations that Council will only provide funds for the upgrading of existing or development of new tennis facilities when a strategic facilities plan which includes HRCC area, has been prepared and endorsed by the tennis community.</p>	<p>In progress</p> <p>In progress</p> <p>Completed</p>	<p>No strategic plan has been developed to address the potential for a major regional tennis complex. Preferred wording is that: Council will develop a strategic plan and accountability for the implementation of the plan.</p> <p>The Sporting Facilities' Demand study and the Open Space strategy will help clarify the long-term direction for tennis in the region.</p> <p>Applications for lighting have been approved for both Horsham Lawn Tennis Club and the Haven Tennis Club. New courts have been provided for Central Park tennis Club</p>
<p><b>4.5 Single Purpose Sports facilities</b></p>	<p>Support bowling clubs which plan to convert turf bowling greens to synthetic grass subject to a business case being prepared</p>	<p>Advise all bowling clubs that Council will support the conversion of turf greens to synthetic greens if a business plan indicates the conversion is practical and viable.</p> <p>Monitor the condition of the synthetic turf at Horsham City Bowling Club</p>	<p>Completed</p> <p>In progress</p> <p>Completed</p> <p>Completed</p> <p>To commence</p>	<p>Funding application to assist Horsham City Bowling Club to convert one green to synthetic surface.</p> <p>Installation of the synthetic surface. (Second green)</p> <p>Successful funding application for Sunnyside Bowling club to improve current irrigation systems.</p> <p>Successful grant with Sport and Recreation Victoria to replace two greens with a synthetic surface.</p> <p>The surfaces will be installed commencing July 2019</p>
<p><b>4.5 Single Purpose Sports facilities</b></p>	<p>Continue to liaise with all sporting clubs regarding the maintenance, use and development / redevelopment of their facilities</p>	<p>No specific action required. This strategy requires implementation of actions relating to other strategies</p>	<p>On going</p>	<p>Agenda items on all Advisory Committees include: Opportunities to improve safety and Opportunities to increase participation.</p>



SPORT AND RECREATION STRATEGY 2013-2018

4.6 Trails	Implement recommendations relating to recreational off road trails and paths identified in the Horsham Municipal Bicycle and Shared Path Plan 2012-2016	Extract the priorities, actions and costing of recreational off road trails and paths in the Bike Plan.	On going	HRCC Bicycle advisory committee has been reformed and expanded in 2017. An implementation plan has been developed and committee is developing a list of priority routes  The Sport and Recreation Advisory Committee provides advice re: improvements to the sector  Strategic planning and priorities being identified by HRCC Bicycle Advisory Committee
		Sporting and Recreational Advisory Committee to provide Council with a priority listing of works	On going	
		Prepare a works program and annual budget to implement the highest priority works	On going	
4.7 Specific Issues	Offer leases 5+5 years over recreation and sport assets to local incorporated bodies which have exclusive use of all assets and are totally responsible for the maintenance and upkeep of the asset	Adopt as a Council policy	In progress	Laharum and Quantong. Requires finalisation of the Building Pricing Calculator to complete this task
4.7 Specific Issues	Do not provide operational funding for leased assets	Adopt as a Council policy	In progress	User groups are expected to pay for operational costs (Costs incorporated into the hire fees)
4.7 Specific Issues	Offer seasonal occupancy agreements or licences to groups using multipurpose and multi user sport and recreation assets	Adopt as a Council policy	On going	User agreements in place with seasonal users, discounts provided for seasonal bookings. Building Pricing Calculator will provide a consistent pricing model for all council buildings
4.7 Specific Issues	Allocate resources to sporting facilities based on management or business plans	Prepare management or business plans for all sporting facilities	On going	Development of club strategic plans supported by the Wimmera Regional Sports Assembly.
		Allocate resources to sporting facilities based on management or business plans	In progress	Funding model for sporting groups not yet finalised. Levels of Service will be one element of consideration.
4.7 Specific Issues	Demolish the outdoor swimming pool at the Horsham Aquatic Centre when the operating, maintenance and refurbishment costs outweigh the community benefits being delivered by the facility	Prepare a cost and benefit analysis of retaining and upgrading versus demolition of the outdoor pool	Completed	Horsham Aquatic Centre Masterplan 2017
		Undertake a community engagement program regarding future development options for the outdoor pool, including the financial implications and competing priorities for Council	Completed	Horsham Aquatic Centre Masterplan 2017 Outdoor pool will be retained
			In progress	Upgrade works to filtration and supporting infrastructure of outdoor pool 2017 -2019
			In progress	Funding obtained for 2019 works. The pool will be relined – to prevent leakage and to make the pool compliant with Swimming Association. Accessibility will be improved by the installation of a wet deck entry

**SPORT AND RECREATION STRATEGY 2013-2018**

<p><b>4.7 Specific Issues</b></p>	<p>Develop a significant regional passive recreation park in the northern suburbs including play equipment for toddlers, primary school age children and teenagers, toilet and shade amenities, picnic/bbq facilities and walking /cycle paths</p>	<p>Adopt as a Council policy</p>	<p>Completed In progress In progress</p>	<p>Rail Corridor Master Plan completed 2016  Dudley Cornell landscape plan provides required information.  Open Space and Playground strategy (when developed) will provide overarching guidance re: land development</p>
<p><b>4.7 Specific Issues</b></p>	<p>Determine the best location for the northern passive recreation park when the future of the rail yards and relocation of the Rasmussen Road Campus of Horsham 298 Primary School has been finalised and compared with the merits of the Police Paddocks</p>	<p>Conduct a locational analysis to identify the most appropriate site for a northern passive recreation park  Prepare a master plan  Allocate funds for the construction of the park</p>	<p>Completed  Completed  In progress</p>	<p>Rail Corridor Master Plan completed 2016  Children’s Hub development Dudley Cornell Park 2017  Landscape planning for Dudley Cornell Park currently underway but pending findings of both the Open Space Strategy and the Sporting Facilities’ Demand Study</p>
<p><b>4.7 Specific Issues</b></p>	<p>Encourage the installation of tennis and lawn bowls flood lights to enable training and competition in the evenings, during the summer months</p>	<p>Prepare a priority listing of new or upgraded flood lights  Determine funding responsibility for each flood lighting project  Allocate funding to upgrade flood lights</p>	<p>Completed  Completed  Completed</p>	<p>Lights installed at Horsham City Bowling Club (successful funding application)  Lighting infrastructure installed at Haven and Central Park Tennis complexes for future lighting projects  Lights installed at Taylors Lake to allow for netball training. Lights can be used during summer for Tennis Lights installed at Kalkee 2018 with upgrade of two tennis courts and additional netball court</p>

END



**WIMMERA  
REGIONAL LIBRARY  
CORPORATION**

your local library

Draft Annual Budget 2019/20



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### Our Child Safety Commitment

Wimmera Regional Library Corporation is committed to the safety and wellbeing of all children and young people.

## Introduction

This is the Annual Budget (Budget) for the 2019-20 financial year for Wimmera Regional Library Corporation (WRLC). WRLC is mindful of the cost pressures on Member Councils and is continually reassessing processes to ensure that value is being achieved, in particular for procurement of library materials, equipment and services. The budget continues WRLC's ability to deliver dynamic library services to its communities, enhancing the liveability and wellbeing of the people who live, work and visit the Wimmera Region.

The budget includes:

- Maintaining current opening hours and staffing levels at each Library Branch.
- Collections budget, including e-resources of \$310,780;
- Wi-Fi environment that enables patrons and visitors 24/7 internet access.
- Wage increases of 2.5% as per WRLC Agreement;
- Continuation of the Swift shared library consortia arrangements; and
- Continuation of State government library grants.

2019-20 brings enormous challenges facing each member council, particularly the continuing implications of rate capping. This budget supports the delivery of the Library Plan which builds on the strengths of the staff, as well as move WRLC into a position of innovative services.

The budget includes a 4 year Strategy Resource Plan to demonstrate our sustainable service in a financially constrained environment, while considering the importance of improving and growing library services within the Wimmera region.

## Background

The Wimmera region contains 5 municipalities with Horsham Rural City being the primary service centre, centrally positioned. Other major towns include Stawell, Nhill, Warracknabeal and St Arnaud. The area serviced is approximately 37,000 square kilometres, and the population as at 2017 (ABS) approximately 48,000.

Wimmera Regional Library Corporation was established in 1996 by formal agreement to provide library services with the following municipalities:

Hindmarsh Shire Council	West Wimmera Shire Council
Horsham Rural City Council	Yarriambiack Shire Council
Northern Grampians Shire Council	Buloke Shire Council (part)

As of June 30, 2018 Buloke is no longer a member council of WRLC and a new Regional Library Agreement was established with the remaining 5 member councils.

WRLC is a Library Corporation under section 196 of the Local Government Act 1989.

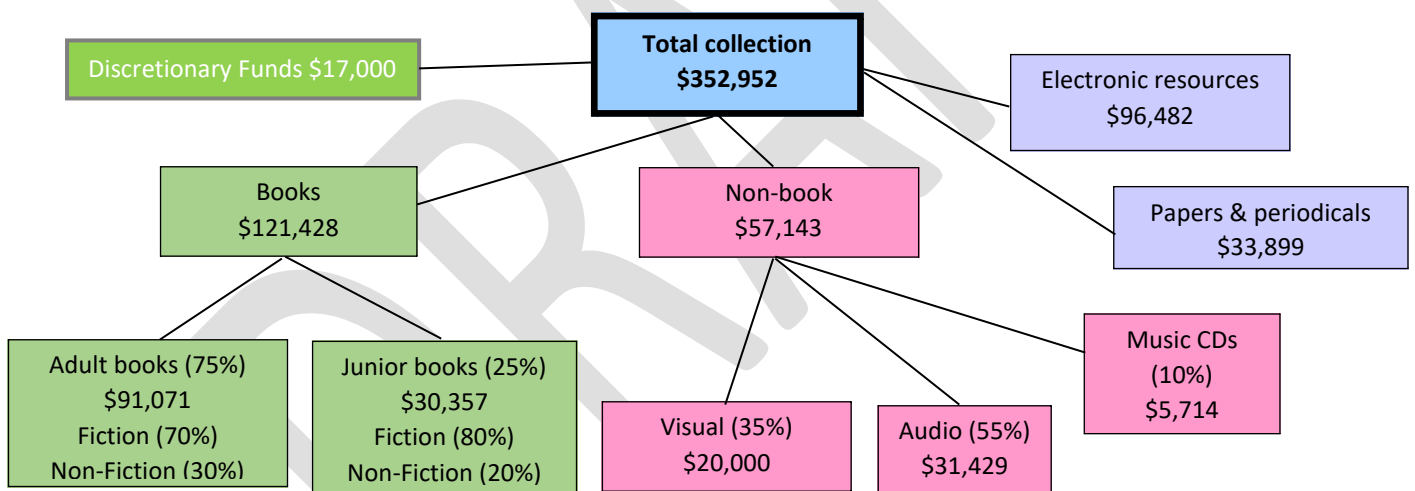
The Library Service is funded by Member Councils, the State Government and its own operations on the following basis:

- Member Council Contributions: 61% (2017-18: 61%)
- State Government Grants: 31% (2017-18: 31%)
- Other: 8% (2017-18: 8%)

WRLC library services continues to supports each Member Council, the following 2017-18 statistics demonstrate WRLC’s commitment to ensure value is being achieved in the procurement of library materials and services.

- 131,686 library materials including e-books
- 242,775 loans including e-book downloads
- 14,688 library members
- 194,118 library visits
- 19,031 program attendees
- 16,154 PC bookings
- 19,036 Wi-Fi sessions

Collection figures for 2017-18



## Wimmera Regional Library Corporation Plan 2018-2020

The vision, mission and goals focuses on community engagement within the library environment, to provide adaptable and accessible services and programs.

**Vision:** Embrace diversity that empowers communities and people in adaptable and accessible library spaces focused on equitable programs using physical and digital resources.

**Mission:** Proactively provide sustainable library services, programs and resources to all communities and people by understanding, engaging and responding through partnerships and collaboration that successfully shape our libraries to achieve superior customer service.

**Our Goals:** Wimmera Regional Library Corporation strives to embrace the diversity of all the people that makes up each community within the 5 member Councils. Providing effective library services, programs and resources that empowers staff and communities to learn and evolve. Attract and build relationships to understand and respond to the experiences of library users through innovative library spaces, supportive services and dynamic collections.

The Library Plan provides clear direction based around four strategic objectives which direct budget planning in the delivery of library services, collections, programs and spaces.

- 1. Collection development, resource access and programs**  
Focuses on collecting and maintaining current and relevant library resources either onsite, online or by Mobile Library that encourages reading, learning and targeting key audiences through events and exhibitions.
- 2. Community engagement and customer centric services**  
Focuses on developing collaboration and partnerships that develop active participation in safe environments for diverse communities.
- 3. Environment and organisational capability**  
Focuses on physical spaces that are appealing, accessible and sustainable, as well as online spaces that overcome the digital divide.
- 4. Governance**  
Focuses on strategic leadership and advocacy to ensure WRLC is responsive to community needs, accountable to key stakeholders and continue to provide programs and library services that meet the needs of communities.

## Budget Influences

There are a number of factors that have influenced the development of the 2019-20 budget. These factors include:

- The Victorian State Government rate cap of 2.5% for the 2019-20 financial year (2.25% in 2017-18 and 2% in 2016-17)
- Grant funding from Local Government Victoria is forecast to be \$685,144
- User fee revenue is expected to be \$45,677
- Contributions from member Councils is forecast to increase by 2%.

**Wimmera Regional Library Corporation Comprehensive Income Statement for the Four Years Ending 30 June 2023**

	Budget	Strategic Resource Plan Projections		
	2019-20	2020-21	2021-22	2022-23
Income	\$	\$	\$	\$
Council contributions	1,431,873	1,488,032	1,497,518	1,585,497
Grants – operating (recurrent)	655,364	664,286	673,331	682,499
Grants – capital (recurrent)	29,780	-	-	-
Grants – capital (non-recurrent)	-	333,000	-	-
User charges	45,677	45,677	45,677	45,677
Other income	35,910	35,910	35,910	35,910
Contributions – non monetary	20,000	20,000	20,000	20,000
<b>Total Income</b>	<b>2,218,604</b>	<b>2,586,905</b>	<b>2,272,436</b>	<b>2,369,583</b>

Expenses				
Employee costs	1,323,901	1,356,999	1,390,923	1,425,697
Other expenses	434,848	464,080	482,320	503,007
Depreciation	260,000	260,000	260,000	260,000
Materials and services	133,223	130,569	134,002	137,439
Net loss on disposal of property, infrastructure, plant and equipment	118,160	123,000	118,000	120,000
<b>Total Expenses</b>	<b>2,270,132</b>	<b>2,334,647</b>	<b>2,385,246</b>	<b>2,446,142</b>

<b>Surplus (deficit) for the year</b>	<b>(51,528)</b>	<b>252,258</b>	<b>(112,810)</b>	<b>(76,559)</b>
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<b>Other comprehensive income</b>	-	-	-	-
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<b>Total Comprehensive Result</b>	<b>(51,528)</b>	<b>252,258</b>	<b>(112,810)</b>	<b>(76,559)</b>
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## Analysis of Operating and Capital Budget

This section of the report analyses the expected revenues and expenses of the Library Service for the 2019-20 year.

### Member Council Contributions

According to the Regional Library Agreement between the member councils, the direct costs of each service point and mobile library service are borne by the member councils in whose municipal district the service is delivered.

Member Council	Budget 2018-19	Projected Actuals 2018-19	Draft Budget 2019-20
Hindmarsh	\$160,784	\$160,784	\$161,041
Horsham	\$494,675	\$494,675	\$518,473
Northern Grampians	\$412,821	\$412,821	\$423,586
West Wimmera	\$154,696	\$154,969	\$161,886
Yarriambiack	\$164,932	\$164,932	\$166,890
<b>Totals</b>	<b>\$1,388,179</b>	<b>\$1,388,179</b>	<b>\$1,431,876</b>

### State Government Grants

State Government grants are based on ABS estimated population figures, this funding is distributed based on population percentages among the member councils. State Government funding for 2019-20 has been calculated based on the actual funding received the previous year with a 1% increase. State Government grants are allocated to staff, collection development and programs.

Member Council	Budget 2018-19	Projected Actuals 2018-19	Draft Budget 2019-20
Hindmarsh	\$104,651	\$106,429	\$107,919
Horsham	\$173,084	\$171,760	\$174,165
Northern Grampians	\$131,574	\$131,895	\$133,742
West Wimmera	\$94,593	\$95,665	\$97,004
Yarriambiack	\$108,152	\$108,675	\$110,196
Local Priorities	\$31,894	\$32,338	\$32,338
Premiers Reading Challenge	\$32,191	\$29,780	\$29,780
<b>Totals</b>	<b>\$676,139</b>	<b>\$676,542</b>	<b>\$685,144</b>

### Other Income

Includes Interest which is estimated at \$34,000 on investments. Surplus cash funds are identified for investment availability.

### User Fees and Charges

User fees comprise of lost and damaged items, replacement borrower cards, photocopying charges, PC reservation fees and interlibrary loans. It also includes \$23,175 salary recoup from Hindmarsh for the provision of council customer services by library staff. Overdue charges on late return of items will cease in 2019-20.

Income	Budget 2018-19	Projected Actuals 2018-19	Draft Budget 2019-20
Lost and Damaged	\$850	\$750	\$850
Sales	\$1,460	\$1,840	\$1,840
Overdue charges	\$4,220	\$3,720	-
Replacement cards	\$260	\$260	\$240
Temporary memberships	\$270	\$220	\$170
Public Access PCs	\$950	\$250	\$950
Photocopying	\$18,650	\$20,280	\$20,000
Children's Activities	\$740	\$940	\$740
Sponsorship & Donations	\$70	\$70	\$70
Miscellaneous & General	\$200	\$700	\$1,000
Salary Recoup	\$23,175	\$23,310	\$23,175
<b>Totals</b>	<b>\$50,845</b>	<b>\$52,340</b>	<b>\$49,035</b>

### Employee Costs

According to the Regional Library Agreement between the member councils, employee salaries working in branches and the mobile library are allocated directly to the respective member council. The cost of regional support staff is apportioned to each member council.

Employee costs include salaries, allowances, leave entitlements including long service, annual and sick leave, employer superannuation and WorkCover, as well as attendance at meetings, staff training and travel allowances.

Increases in staff costs reflect the 2.5% Enterprise Agreement (EA) increments and the movement of staff within their bands or end of band payments.

Expenditure	Budget 2018-19	Projected Actuals 2018-19	Draft Budget 2019-20
Salaries	\$790,105	\$804,044	\$807,454
Regional support salaries	\$474,705	\$516,817	\$487,597
Attendance at OHS and CC meetings	\$8,000	\$11,000	\$11,000
Attendance at regional staff meeting	\$16,000	\$8,000	\$12,000
Allowances	\$850	\$500	\$850
Fringe Benefits Tax	\$5,000	\$5,000	\$5,000
<b>Totals</b>	<b>\$1,294,660</b>	<b>\$1,345,711</b>	<b>\$1,323,901</b>

### Other Expenditure

All other operating costs excluding salary costs. These include transfer to reserves for future unfunded superannuation call, advertising, rent, financial services, courier services, and phone and vehicle costs.

### Depreciation

Depreciation of collection resources, plant and vehicles, information technology equipment and furniture and equipment.

### Materials and Services

Includes photocopier maintenance, supplies and computer operations.



## Strategic Resource Plan

Wimmera Regional Library Corporation is required by the Act to prepare a Strategic Resource Plan (SRP) covering both financial and non-financial resources, and including key financial indicators for at least the next four financial years to support the Library Plan.

The prepared SRP for the four years 2019-20 to 2022-23 is part of the financial planning to assist in adopting a budget within a longer term framework. The key objective is financial sustainability in the medium to long term; whilst still achieving strategic objectives as specified in the Library Plan. The key financial objectives are:

- Maintain current library service delivery at 10 branches and 1 mobile library;
- Maintain a capital expenditure program for the library collection and technology; and
- Achieve a balanced budget on a cash basis.

In preparing the SRP, Wimmera Regional Library Corporation is mindful of the need to comply with sound financial management principles as contained in the Act:

- Prudently manage financial risks relating to debt, assets and liabilities;
- Consider the financial effects of the Corporation's decisions on future library service delivery; and
- Provide full, accurate and timely disclosure of financial information.

The following tables are Wimmera Regional Library Corporation's Strategic Resourcing Statements for the Four Years Ending 30 June 2023 as well as the Fees and Charges Schedule.

**Wimmera Regional Library Corporation Statement of Capital Works for the Four Years Ending 30 June 2023**

	Budget	Strategic Resource Plan Projections		
	2019-20	2020-21	2021-22	2022-23
Plant and Equipment	\$	\$	\$	\$
Plant and equipment	38,000	393,000	-	38,000
Furniture and fittings including IT	59,649	61,334	40,470	54,850
Lending materials	205,823	179,764	183,560	187,431
Intangible assets	10,000	10,000	10,000	10,000
<b>Total Plant &amp; Equipment</b>	<b>313,472</b>	<b>644,098</b>	<b>234,030</b>	<b>290,281</b>

<b>Total Capital Works Expenditure</b>	<b>313,472</b>	<b>644,098</b>	<b>234,030</b>	<b>290,281</b>
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Represented by:				
Renewal	303,472	634,098	224,030	280,281
New assets	10,000	10,000	10,000	10,000
<b>Total Capital Works Expenditure</b>	<b>313,472</b>	<b>644,098</b>	<b>234,030</b>	<b>290,281</b>

### Analysis of Statement of Capital Works

This section of the report analyses the expected capital expenditure of the Corporation for the 2019-20 year.

#### Plant and Equipment

Changeover of CEO vehicle in 2019-20 and staff vehicle plus Mobile Library truck in 2020-21.

#### Furniture and Fittings

Includes IT capital expenditure that consists of network infrastructure, major computer hardware and associated equipment.

Replacement of IT hardware and equipment enables the Corporation to update more public PC's with Windows 10. The online environment is an important aspect of public libraries that gives patrons and members of the public easier access to government, financial and business information.

#### Lending Materials

Lending resources includes books, audio-visual and DVD's. Excluded are non-capital items such as magazines, newspapers and e-resources.

## Wimmera Regional Library Corporation Balance Sheet for the Four Years Ending 30 June 2023

	Budget	Strategic Resource Plan Projections		
	2019-20	2020-21	2021-22	2022-23
<b>Current Assets</b>	\$	\$	\$	\$
Cash and cash equivalents	485,280	500,421	516,331	530,937
Trade and other receivables	20,000	20,000	20,000	20,000
Other assets	20,000	20,000	20,000	20,000
Other financial assets	800,000	800,000	800,000	800,000
<b>Total Current Assets</b>	<b>1,325,280</b>	<b>1,340,421</b>	<b>1,356,331</b>	<b>1,370,937</b>
<b>Non-Current Assets</b>				
Plant and equipment, lending materials	1,995,677	2,234,775	2,108,805	2,019,085
Intangible assets	244,000	262,020	282,270	299,495
<b>Total Non-Current Assets</b>	<b>2,239,677</b>	<b>2,496,795</b>	<b>2,391,075</b>	<b>2,318,580</b>
<b>TOTAL ASSETS</b>	<b>3,564,957</b>	<b>3,837,216</b>	<b>3,747,405</b>	<b>3,689,517</b>
<b>Current Liabilities</b>				
Trade and other payables	190,000	196,000	206,000	211,670
Provisions	510,000	520,000	530,000	540,000
<b>Total Current Liabilities</b>	<b>700,000</b>	<b>716,000</b>	<b>736,000</b>	<b>751,670</b>
<b>Non-Current Liabilities</b>				
Provisions	31,000	35,000	38,000	41,000
<b>Total Current Liabilities</b>	<b>31,000</b>	<b>35,000</b>	<b>38,000</b>	<b>41,000</b>
<b>Total Liabilities</b>	<b>731,000</b>	<b>751,000</b>	<b>774,000</b>	<b>792,670</b>
<b>NET ASSETS</b>	<b>2,833,957</b>	<b>3,086,216</b>	<b>2,973,405</b>	<b>2,896,847</b>
<b>Equity</b>				
Accumulated surplus	1,185,997	1,433,256	1,315,446	1,233,887
Asset revaluation reserves	1,362,598	1,362,598	1,362,598	1,362,598
Other reserves	285,362	290,362	295,362	300,362
<b>TOTAL EQUITY</b>	<b>2,833,957</b>	<b>3,086,216</b>	<b>2,973,406</b>	<b>2,896,847</b>

**Wimmera Regional Library Corporation Statement of Changes in Equity for the Four Years Ending 30 June 2023**

	<b>Total</b>	<b>Accumulated Surplus</b>	<b>Revaluation Reserve</b>	<b>Other Reserves</b>
<b>2020</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
Balance at beginning of the financial year	2,885,485	1,242,525	1,362,598	280,362
Deficit result for the year	(51,528)	(51,528)	-	-
Transfer to Reserves	-	(15,000)	-	15,000
Transfer from Reserves	-	10,000	-	(10,000)
<b>Balance at end of the financial year</b>	<b>2,833,957</b>	<b>1,185,997</b>	<b>1,362,598</b>	<b>285,362</b>

<b>2021</b>				
Balance at beginning of the financial year	2,833,957	1,185,997	1,362,598	285,362
Surplus result for the year	252,258	252,258	-	-
Transfer to Reserves	-	(15,000)	-	15,000
Transfer from Reserves	-	10,000	-	(10,000)
<b>Balance at end of the financial year</b>	<b>3,086,216</b>	<b>1,433,256</b>	<b>1,362,598</b>	<b>290,362</b>

<b>2022</b>				
Balance at beginning of the financial year	3,086,216	1,433,256	1,362,598	290,362
Deficit result for the year	(112,810)	(112,810)	-	-
Transfer to Reserves	-	(15,000)	-	15,000
Transfer from Reserves	-	10,000	-	(10,000)
<b>Balance at end of the financial year</b>	<b>2,973,406</b>	<b>1,315,446</b>	<b>1,362,598</b>	<b>295,362</b>

<b>2023</b>				
Balance at beginning of the financial year	2,973,406	1,315,446	1,362,598	295,362
Deficit result for the year	(76,559)	(76,559)	-	-
Transfer to Reserves	-	(15,000)	-	15,000
Transfer from Reserves	-	10,000	-	(10,000)
<b>Balance at end of the financial year</b>	<b>2,896,847</b>	<b>1,233,887</b>	<b>1,362,598</b>	<b>300,362</b>

**Wimmera Regional Library Corporation Statement of Cash Flows for the Four Years Ending  
30 June 2022**

	Budget	Strategic Resource Plan Projections		
	2019-20	2020-21	2021-22	2022-23
<b>Cash Flows from Operating Activities</b>	\$	\$	\$	\$
Receipt				
Council Contributions (incl. GST)	1,575,063	1,636,835	1,647,270	1,744,047
Grants operating	655,364	664,286	673,331	682,499
Grants capital	29,780	333,000	-	-
User charges (incl. GST)	43,677	43,677	43,677	43,677
Other (incl. GST)	3,000	3,000	3,000	3,000
Interest	30,000	30,000	30,000	30,000
<b>Receipts from Customers</b>	<b>2,336,884</b>	<b>2,710,798</b>	<b>2,397,278</b>	<b>2,503,223</b>
<b>Payments</b>				
Employee costs	(1,333,901)	(1,376,999)	(1,410,923)	(1,445,697)
Net GST refund	(80,000)	(95,569)	(99,002)	(102,439)
Materials and other expenses	(596,071)	(620,993)	(639,412)	(670,201)
<b>Payments to Suppliers</b>	<b>(2,009,972)</b>	<b>(2,093,560)</b>	<b>(2,149,338)</b>	<b>(2,218,336)</b>
<b>Net cash provided by (used in) operating activities</b>	<b>326,912</b>	<b>617,238</b>	<b>247,939</b>	<b>284,887</b>
<b>Cash flows from investing activities</b>				
Proceeds from sales of property, plant and equipment	21,840	42,000	2,000	20,000
Payments for property, plant and equipment	(303,472)	(634,098)	(224,030)	(280,281)
Payments for intangible assets	(10,000)	(10,000)	(10,000)	(10,000)
<b>Net Cash provided by (used in) investing activities</b>	<b>(291,632)</b>	<b>(602,098)</b>	<b>(232,030)</b>	<b>(270,281)</b>
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>35,280</b>	<b>15,140</b>	<b>15,910</b>	<b>14,606</b>
<b>Cash and Cash equivalents at beginning of the year</b>	<b>450,000</b>	<b>485,280</b>	<b>500,421</b>	<b>516,331</b>
<b>Cash and Cash equivalents at end of the year</b>	<b>485,280</b>	<b>500,421</b>	<b>516,331</b>	<b>530,937</b>

**Wimmera Regional Library Corporation Statement of Human Resources for the Four Years Ending 30 June 2023**

	Budget	Strategic Resource Plan Projections		
	2019-20	2020-21	2021-22	2022-23
<b>Staff Expenditure</b>	\$	\$	\$	\$
Employee costs – operating	1,323,901	1,356,999	1,390,923	1,425,697
Employee costs – capital	-	-	-	-
<b>Total Staff Expenditure</b>	<b>1,323,901</b>	<b>1,356,999</b>	<b>1,390,923</b>	<b>1,425,697</b>

<b>Employees</b>	FTE	FTE	FTE	FTE
Employees	14	14	14	14
<b>Total Staff Numbers</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>

FTE = full time equivalent

**Summary of Planned Human Resources Expenditure**

	Budget	Strategic Resource Plan Projections		
	2019-20	2020-21	2021-22	2022-23
<b>Support Services</b>	\$	\$	\$	\$
Permanent employees	501,147	513,676	526,517	539,679
<b>Total Support Services</b>	<b>501,147</b>	<b>513,676</b>	<b>526,517</b>	<b>539,679</b>

<b>Branch Services</b>				
Permanent full time	277,741	284,685	291,802	299,097
Permanent part time	545,013	558,638	572,604	589,919
<b>Total Staff Numbers</b>	<b>822,754</b>	<b>843,323</b>	<b>864,406</b>	<b>886,016</b>

<b>Total Staff Expenditure</b>	<b>1,323,901</b>	<b>1,356,999</b>	<b>1,390,923</b>	<b>1,425,697</b>
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## Schedule of Fees and Charges

Schedule of Fees and Charges 2019-20	
<b>Photocopying/Printing</b>	
Black and White	\$0.20 (A4) and \$0.40 (A3)
Colour	\$2.00 (A4) and \$3.00 (A3)
	\$2.00
<b>Microfilm Printing</b> (St Arnaud only)	
<b>Replacement Cards</b>	\$2.00
<b>Inter-Library Loans</b> (non-Swift)	
Service Fee	\$3.00 per item
Costs	As advised by library provider
Late Charges	\$3.00 per day per item
<b>Information Searches</b>	External costs
<b>Fax</b>	
Within Australia	\$3.00 first page and \$1.00 per additional page
Overseas	\$5.80 first page and \$2.35 per additional page
<b>Library Bags</b>	\$1.50
<b>Water Bottles</b>	\$2.50
<b>USB (2GB)</b>	\$8.50
<b>Headphones</b>	\$3.50
<b>Programs and Activities</b>	Cost recovery
<b>Lost or Damaged Items</b>	RRP at date of purchase and other charges imposed by other libraries
<b>Book Clubs</b>	\$250.00 per calendar year per book club
<b>Temporary Membership</b> Non-Victorian Residents	\$5.00

All fees and charges inclusive of GST

## Budget Processes

WRLC is required to prepare and adopt an annual budget under the provisions of the Local Government Act 1989 (the Act). The budget is required to include specific financial information as well as a schedule of user fees and charges applicable for the year ahead.

The budget document provides key information about revenue, operation results, service levels, cash and investments, capital works, financial position and financial sustainability.

The draft budget is submitted to the Board for approval in principle. It is then available for public inspection and comment for at least 28 days' notice of its intention to adopt the proposed budget. A person has a right to make a submission on any proposal contained in the budget and any submission must be considered before adoption of the budget by the Board.

The budget is required to be adopted by 30 June and a copy submitted to the Minister within 28 days of adoption each year.



The Western Rail group met with Minister for Public Transport Melissa Horne along with Senior Advisors from both Public Transport and Public Transport Infrastructure (representing Minister Allan) on Thursday 7 March 2019.

The Western Rail group have been working hard within our communities over the past 12 months seeking support and feedback. We believe we have arrived at both an achievable and affordable first step in this visionary project, by implementing a 'shuttle service' between Horsham and Ararat, and Hamilton and Ararat. This proposal for a shuttle service would utilise current infrastructure, predominantly being the existing standard gauge tracks currently supporting both freight and limited passenger services via The Overland.

*Whilst our communities have the clear and supported vision of regular Velocity-type services, we understand both the current environment and the challenges in upgrading such hard infrastructure. We also believe that current rolling stock of 'sprinter' type carriages could support this type of service. Furthermore, we believe that this interim solution, implemented for say a 2-year trial will also demonstrate both the need and community support for passenger rail. Ministers, we know you know our area and the disadvantage experienced by our communities of not having a regular passenger rail service and bus services that are both disconnected and very limited.*

The undertakings made at the meeting, for which we are extremely grateful, are that Minister Horne will seek advice on the high-level feasibility of what we are proposing, and that she will also facilitate two meetings for the Western Rail group with Public Transport Victoria and Vline to progress our discussions.

**Michael Tudball AFSM FAICD ACEcD**

Chief Executive Officer

Southern Grampians Shire Council

**COUNCIL BRIEFING HELD IN THE RECEPTION ROOM  
ON MONDAY 4 MARCH 2019 AT 5.00PM**

**Present:** Cr MA Radford, Mayor; Cr P Clarke, Cr J Koenig (left at 6.30pm), Cr L Power, Cr J Robinson, Sunil Bhalla, Chief Executive Officer; Graeme Harrison, Director Corporate Services; John Martin, Director Infrastructure; Angela Murphy, Director Development Services; Kevin O'Brien, Director Community Wellbeing; Lauren Coman, Manager Regulatory Services (item 4.3 only)

**Apologies:** Cr D Grimble, Cr A Gulvin

**1. WELCOME AND INTRODUCTION**

Cr Radford welcomed everyone.

**2. DISCLOSURE OF CONFLICT OF INTEREST SEC 79, LOCAL GOVERNMENT ACT, 1989 (AS AMENDED)**

Nil.

**3. PRESENTATIONS**

**3.1 Transport Plan Consultant – Tonkin**

**In attendance:** Paul Simons, Natalya Boujenko, Michael McCarthy and Chris Hardman

Discussed.

**3.2 WIM Resource – Avonbank Project Update**

**In attendance:** Michael Winternitz

Discussed.

**4. COUNCIL MEETING REPORTS FOR DISCUSSION**

**4.1 Policy Review – Rates and Charges Financial Hardship Policy**

Discussed.

**4.2 Local Government Performance Reporting Framework (LGPRF) Half Yearly Report**

Discussed.

**4.3 Corella Management Plan**

Lauren Coman attended to discuss draft plan.

**4.4 Australian Local Government Association (ALGA) Motions**

Discussed.

**5. INFORMATION ONLY**

**5.1 Parking Update**

Discussed.

**5. GENERAL DISCUSSION (Sunil Bhalla)**

Meeting adjourned for dinner 6.45pm.

Meeting reconvened 7.15pm for travel to Pimpinio.

**COMMUNITY CONSULTATION MEETING AT PIMPINIO RECREATION RESERVE AT 7.30PM**

**Present:** Cr MA Radford, Mayor; Cr P Clarke, Cr J Koenig (left at 6.30pm), Cr L Power, Cr J Robinson, Sunil Bhalla, Chief Executive Officer; Graeme Harrison, Director Corporate Services; John Martin, Director Infrastructure; Angela Murphy, Director Development Services; Kevin O'Brien, Director Community Wellbeing; Christine Dumesny, Stephen Harris, Gay Baker, John Harnath, Robert Blake, Marg Blake, Don Baker, Trevor Baker, Liz Baker, Shari Porter, Anne Rudge, Luke Ellis, Jock Baker, Dale Bartlett, Edwin Bartlett

**Apologies:** Cr D Grimble, Cr A Gulvin, Cr J Koenig

**1. WELCOME AND INTRODUCTION**

Cr Radford welcomed everyone.

**2. DISCUSSIONS WITH PIMPINIO COMMUNITY**

Major discussion points included roadside cropping, local road maintenance, sporting reserves and tree maintenance. It was noted Pimpinio is enjoying excellent participation numbers in its junior sport.

**3. CLOSE**

Meeting closed at 9.20 pm

**Horsham Multi-Use Indoor Sports Stadium Workshop  
Held in the Reception Room on 7 March 2019 at 5.30pm**

**Attendees:** Key user representatives of the proposed Indoor sports facility: David Berry, Jeff Pekin, Owen Hughan, Gareth Hiscock, Tim Hopper, Pam Ferrari, Kathy Weiderman, Bruce Petering; Councillors: Cr David Grimble, Cr Alethea Gulvin, Cr Les Power, Cr John Robinson; Council staff: Sunil Bhalla, CEO; Kevin O'Brien, Director Community Wellbeing; Justine Kingan, Co-ordinator Strategic Planning; Consultants: Todd Ainsaar, Urban Enterprise, Rob Carolane, Twin Prism Consulting

**Apologies:** Cr Mark Radford, Mayor, Cr Josh Koenig, Cr Pam Clarke, Angela Murphy, Director Development Services

Purpose:

- To debrief the Wimmera Sports Stadium Project
- To identify future opportunities and a vision for developing regional sports facilities in Horsham

To provide guidance to the Sporting Facilities demand study and Horsham CAD and Wimmera River Project

**Agenda Items:**

**1. Welcome (5:30 – 5:40pm)**

- Acknowledgement of Country
- Purpose and agenda overview

Sunil Bhalla and Rob Carolane

**2. Disclosure of Conflict of Interest**

Nil declared

**3. Introductions (5:40 – 6:00pm)**

- Reflections on the Wimmera Sports Stadium Project

Facilitated contributions from all attendees

**4. Moving Forward (6:00 – 6:20pm)**

- What needs to be resolved for community members before moving on to discuss future possibilities

Facilitated contributions from all attendees

**5. Community consultations report (6:20 – 6:35pm)**

- What we have heard so far during the CAD and River Precinct and Sporting Facilities Demand Study consultations

Presentation by Todd Ainsaar and Rob Carolane

**6. Preferred Future (6:35 – 7:15pm)**

**APPENDIX 13.1A**

- What is the vision and what are the opportunities for regional sporting facilities infrastructure in Horsham in 10 - 20 years time?
- Where would we like the facilities to be located?
- What are the development priorities for regional facilities?

Facilitated group discussion

**7. Summary and Next steps (7:15 – 7:25pm)**

Rob Carolane and Todd Ainsaar

**8. Thank you and Close (7:25 – 7:30pm)**

Sunil Bhalla

**The meeting closed at 7.30pm**

**COUNCIL BRIEFING HELD IN THE RECEPTION ROOM  
ON TUESDAY 12 MARCH 2019 AT 5.00PM**

**Present:** Cr MA Radford, Mayor; Cr P Clarke, Cr DA Grumble, Cr A Gulvin, Cr L Power, Cr J Robinson; Sunil Bhalla, Chief Executive Officer; Angela Murphy, Director Development Services; Kevin O'Brien, Director Community Wellbeing; John Martin, Director Infrastructure; Heather Proctor, Finance Manager (items 3 and 4 only); Zac Gorman, Management Accountant (Item 4 only); Michael Bloyce, Manager Arts Culture and Recreation (item 6.1 to 6.4 only); Stefanie Jones, Co-ordinator Recreation and Open Space Planning (item 6.2 and 6.3 only)

**Apologies:** Cr J Koenig; Graeme Harrison, Director Corporate Services

**1. WELCOME AND INTRODUCTION**

Cr Radford welcomed everyone.

**2. DISCLOSURE OF CONFLICT OF INTEREST SEC 79, LOCAL GOVERNMENT ACT, 1989 (AS AMENDED)**

Nil.

**3. CONSIDER RATE STRATEGY SUBMISSIONS**

**In Attendance:** Fletcher Mills, Neville McIntyre, Scott Johns, Sam Eagle

Those in attendance spoke to their submissions.

**4. FINANCE & PERFORMANCE MEETING**

Heather Proctor and Zac Gorman presented the monthly report. Creditor payments and defined superannuation information were noted.

**5. PRESENTATION**

**5.1 Advocacy Workshop**

**In attendance:** Phil Martin

Meeting adjourned for dinner: 7.00pm

Meeting reconvened: 7.30pm

**6. COUNCIL MEETING REPORTS FOR DISCUSSION**

**6.1 Horsham Performing Arts Future Services Demand Assessment Report**

Discussed.

**6.2 Sport and Recreation Strategy Status Report**

Discussed.

**6.3 Social Infrastructure Plan**

Discussed.

**6.4 Horsham Town Hall (HTH) Memberships**

Discussed.

**6.5 Wimmera Regional Library Corporation (WRLC) Budget**

Discussed.

**6.6 Sayno2familyviolence**

Discussed.

**6.7 Rural Councils Transformation Program (RCTP) Business Case**

Discussed.

**6.8 State Emergency Service (SES) Building Lease**

Discussed.

**6.9 Development Plan – Asplins Road, Quantong**

Discussed.

**6.10 Development Plan – 110 Peppertree Lane, Horsham**

Discussed.

**7. INFORMATION ONLY**

**7.1 Regional Assessment Service**

**8. GENERAL DISCUSSION**

**9. CLOSE**

Meeting closed at 9.25 pm

**COUNCIL BRIEFING HELD IN THE RECEPTION ROOM  
ON MONDAY 18 MARCH 2019 AT 5.05PM**

**Present:** Cr MA Radford, Mayor; Cr P Clarke, Cr D Grimble, Cr J Koenig, Cr L Power, Cr J Robinson, Cr A Gulvin; Sunil Bhalla, Chief Executive Officer; Graeme Harrison, Director Corporate Services; Angela Murphy, Director Community Wellbeing; John Martin, Director Infrastructure; Kevin O'Brien, Director Community Wellbeing

**1. WELCOME AND INTRODUCTION**

Cr Radford welcomed everyone.

**2. DISCLOSURE OF CONFLICT OF INTEREST SEC 79, LOCAL GOVERNMENT ACT, 1989 (AS AMENDED)**

Nil.

**3. HEAR RATE STRATEGY SUBMISSIONS**

**In attendance:** Neville McIntyre, Mike Ryan and Rick Walker

Those in attendance spoke to their submissions.

**4. CONSIDER RATE STRATEGY SUBMISSIONS**

Discussed.

**5. INITIAL DRAFT BUDGET**

Discussed.

**6. COUNCIL MEETING REPORTS FOR DISCUSSION**

**6.1 Green Waste**

John Martin provided a presentation re green waste.

**6.2 Rural Councils Transformation Program (RCTP) Business Case**

Discussed.

**7. CLOSE**

Meeting closed at 7.55pm





## Municipal Fire Management Planning Committee Meeting

Green Room, Horsham Town Hall,  
71 Pynsent Street, Horsham VIC 3400  
Wednesday 13 March 2019  
10.30am to 12.30pm

### Minutes

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#### 1. Meeting Open

Cr Robinson welcomed all present.

#### 2. Attendance and MFMPC Contact Directory review

Cr John Robinson, Greg Hobbs, Lester Maybery (for Stuart Webb), Glenn Rudolph, Michelle Ellis, Lucy DeWit, John Martin, Vicky Hart, Praphulla Shrestha, Rod Delahunty, Alfred Mason, Frank Barnes, Lauren Coman, Greg Deutscher, Leigh Creasey

#### 3. Conflicts of Interest

Cr Robinson declared conflict of interest with his non-operational role as a CFA employee.

#### 4. Apologies

Alan Braithwaite, Damien Skurrie, Tony Baker, Len Hawker, Ian Morrison, Sally Boyd, Michael Boatman, Tony Brady, Stewart Webb.

#### 5. Confirmation of previous Minutes – 17 October 2018

Moved: Alfred Mason, Seconded: Glenn Rudolph, that the minutes from the previous meeting 17 October 2018, were a true and accurate record of that meeting. Carried.

- Chair Person Election- The ToR says the Chair be from within the membership. Moved: Lester Maybery, Seconded: Greg Hobbs that Cr Robinson be the chair. Carried.

#### 6. Action Items from previous Minutes – Appendix A

- Satellite crop mapping – agencies to assist identify crop types – outside meeting.
- Fire Risk Register – agencies to check they have progressed their actions.
- Fire Plan treatments and codes – separate meeting to be arranged after this MFMPC meeting
  - Alfred – flagged that brigades wouldn't be doing ploughing outside of people's properties. This is a Council issue.
- February meeting to be moved to March to facilitate season debrief.
- Fire Permit Conditions to be circulated
  - Lauren indicated that there is some work to tidy this up from the Local Advisory Fire Committee meeting. Lauren also seeking legal advice about the conditions. Aiming to have a standard set of conditions across the 4 Councils in our area. In particular, seeking a clearer tool to assist in management of burnt trees.
  - Much discussion about protecting trees. The concern is those who are not trying to protect trees, and are perhaps deliberately burning trees. There appear to be toothless tigers.

- Discussion about arrangements for enforcement. Reports to the MFPO email address – e.g. if branches are stacked up against tree even prior to a burn. Council's actions would include not issuing permits to people with a history of bad practice. Local Brigades can request Police attendance – needs to be done at the time.
- Lauren suggested that Council employ a Planning Enforcement Officer.
- **Motion: That a letter be written to Council recommending that Council employ a planning enforcement officer, Moved: Lester, Frank. Carried.**
- An option exists to refer potentially controversial permit requests to the CFA.
- Golton Bore status (HRCC)
  - Works completed, and bore functioning well

Mockinya Tank. A branch on one tree overhangs a tank. **Action. VicRoads to include pruning of this on its next program.**

Action list to be updated to reflect these actions, and remove completed actions.

## 7. Correspondence In/Out

- Local Advisory Committee minutes
  - Some of the Jilpanger captains are from West Wimmera and don't need to be copied in on the LAFPC meeting information.
  - Attendees to the MFMPC should see what issues locals have raised in LAFPC, and all actions from this meeting should come to the MFMPC meeting to consider unless minor action.
- CFA MFMPC Report
  - Lists total fire bans and activities. Has been circulated.
- Schedule 13 Permits
  - Discussed in business arising.
- Goroke Meeting
  - Worthwhile meeting much information came out of it, everyone was on the same page.
  - Discussion about non-attendance by CFA Regional Staff.
  - It was pointed out that there are only 2 Operations officers for 85 Brigades
- Community Climate Grants Program
  - Alfred sent document through for discussion
  - Relief centres- solar panels on roof when power goes out was suggested – fund doesn't support infrastructure
  - This program run through DELWP.
  - Geoff Miller- good person to speak to regarding this - Action: John Martin to liaise with.

## 8. Standing Items

### 8.1 Fire Incidents Review- Incidents since last meeting

- Season has been quiet for DELWP.
- Fire at Jilpanger in January from lightning strike.
- A few camp fire fires.
- Refer to Alfred's report.

### 8.2 Fire Access Road Subsidy Scheme (FARSS) Application Update

- Approval for Reservoir Road Laharum works over Potters Ck

- Application put in for Netherway drive works – was unsuccessful.
- Reservoir Mount Talbot creek not successful- will be resubmitted.

## 9. General Business

### 9.1 Post Fire Season Debrief (FFM)

- Gippsland 100 000 hectares of fire burning high priority so most of resources are there, therefore one they are back debrief will start.

### 9.2 Outcomes from Local Fire Advisory Committee Meetings

- **Low Water Pressure in Horsham - GWMWater**
  - There was an issue with the Mount Zero Main
  - None of the pumps would kick in therefore led to low water pressure.
  - GWMWater was actively managing the pressures during the high temperature weekend.
  - Information was given to CFA in the case of a fire. If this was to be an ongoing outage tankers would have needed to be on standby.
  - Praphulla and Michelle to take issues like this into consideration when reviewing the fire plan.

- **Fairy Grass around Clear Lake (and elsewhere) as a Risk Issue**

- Glenn Rudolph advised
- Fairy grass is a native grass, and is a colonising species.
- Lakes dry out and exposed area is where fairy grass colonises.
- Research has been done at Lake Burrumbeet showing the more you try to control the worse it becomes, spraying, slashing and mowing remove the fair grass for a short time however the next year comes back thicker.
- Seed heads accumulate and are a fire risk however the risk is no bigger of a fire risk than other vegetation issues.
- Natimuk Lake and Clear Lake are current issues.
- Been in discussion with Clear Lake brigade and have agreed to meet with them next month.
- Will be looking at a holistic approach in the area, e.g. roadside burning. Tony Brady and Craig Brittain will be involved.
- Greg Hobbs requested to be kept informed of this
- Education about grass under houses.
- JM keen to embed this in our Fire Plan, as a new risk, with treatments.

**Action: Glenn to report back on progress with this.**

### 9.3 Burning guidelines and process of issuing permits to Burn (CFA)

- There has been a change of brigades.

### 9.4 Technical Committee to Review MFMP Appendices (All)

- Praphulla- updating the appendices
- E.g. suggests DET has a responsibility, but the agency is not aware of it.
- Praphulla seeking a committee to review this
- Alfred- suggested this occur at the VFRR review meeting in May
- Alfred suggested this be distributed for feedback.
- Action- Praphulla to circulate. CFA to participate. PV and FFV and HRCC also to attend. Plus GWM Water
- To come back to next regular item

## 10. Agency Reports and General Business

- **GWM Water channel bridges**

- Onsite Meeting was held
- A very timely response from GWM Water
- A detail to be resolved re the width of the structures
- Arrangements made with local brigades for emergency access over load limited structures.
- Vicky to send information for circulation to the committee.
- **Frank Barnes**
  - A tanker on the highway flicked a stone and hit a pipe in a tanker carrying animal fat. No way of shutting it off. A potentially volatile liquid.
  - Should there be some requirement for storage/ transport of this material.
  - Alfred to provide advice about standards in this regard.
- **Fire treatments**
  - Some of the treatments were considered to be too early this year.

**11. Next meeting:** 26 June 2019

**12. Meeting Closed:** 12:30pm

