

AGENDA

MEETING OF THE HORSHAM RURAL CITY COUNCIL

To be held on

15 June 2021

At 5.00pm

In the

Council Chamber, Civic Centre

18 Roberts Avenue, HORSHAM

DUE TO COVID-19 PUBLIC ATTENDANCE IS NOT PERMITTED

THE COUNCIL MEETING WILL BE ACCESSIBLE ONLINE TO THE PUBLIC AND WILL BE LIVE STREAMED ON THE
HORSHAM RURAL CITY COUNCIL WEBSITE www.hrcc.vic.gov.au



Horsham Rural City
Council urban rural balance

**COUNCILLORS are respectfully requested to attend the Council Meeting
of the Horsham Rural City Council to be held on 15 June 2021
in the Council Chamber, Civic Centre, Horsham at 5.00pm**

The meeting will be closed to the public due to COVID-19 but will be broadcast live on the
Council website at www.hrcc.vic.gov.au

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 Councillors, staff, members of the public and the media. The Council meeting will be recorded to maintain an audio archive, which will be available on the Horsham Rural City Council website as soon as possible.

Please note that this meeting is being streamed live on the internet.

4. APOLOGIES

5. LEAVE OF ABSENCE REQUESTS

6. CONFLICTS OF INTEREST

Declarations of Interest

A Councillor who has declared a conflict of interest, must leave the meeting and remain outside the room while the matter is being considered, or any vote is taken.

Members of Staff

Under Section 130 of the *Local Government Act 2020*, 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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<i>Defined as confidential information in accordance with Local Government Act 2020 - Section 3(1) - Private Commercial Information</i>	

CLOSE

SUNIL BHALLA
Chief Executive Officer

7. OFFICERS REPORTS

7.1 WIMMERA AGRICULTURE AND LOGISTICS HUB LAND SALE

Author's Name:	Tennille Ellis / Diana McDonald	Director:	Graeme Harrison
Author's Title:	Co-ordinator Property Management / (Acting) Manager Governance and Information Management	Directorate:	Corporate Services
Department:	Governance and Information Management	File Number:	F04/A06/000007

Officer Conflict of Interest

Officer disclosure in accordance with *Local Government Act 2020* – Section 130:

☐ Yes ☒ No

Reason: Nil

Status

Defined as confidential information in accordance with *Local Government Act 2020* – Section 3(1):

☐ Yes ☒ No

Reason: Nil

Appendix

Public Notice (**Appendix “7.1A”**)

Proposed Subdivision Plan (**Appendix “7.1B”**)

Purpose

To proceed with the intended sale of land at the Wimmera Agriculture and Logistics (WAL) Hub, Henty Highway, Dooen (formerly the Wimmera Intermodal Freight Terminal – WIFT).

Summary

- In accordance with section 189 of the *Local Government Act 1989* (“LGA1989”), Council resolved at its meeting on 26 April 2021, to formally notify the public of its proposal to sell industrial-zoned land at Henty Highway, Dooen (“Notice”).
- The Notice (**Appendix “7.1A”**) outlined the terms and conditions of the proposed sale, and invited submissions on the proposal and opportunity for those making submissions to be heard by Council in support of those submissions.
- In response to the Notice, no submissions were received by Council.

Recommendation

That Council:

1. Having received no submissions, proceed with the intended advertising and sale of land as outlined in the proposal to sell industrial-zoned land at Henty Highway, Dooen (Notice).
2. Authorise the CEO to enter into contracts to sell the land at the Wimmera Agriculture and Logistics (WAL) Hub, Henty Highway, Dooen, at not less than the current market valuation.
3. Note the current offer for purchase of Lot 125 at the Wimmera Agriculture and Logistics (WAL) Hub, Henty Highway, Dooen, as included under Item 8.2 in the Confidential Section of this agenda.

REPORT

Background

In performing its function and exercising its powers Horsham Rural City Council acquires, deals with and disposes of land. Its right to do so is confirmed by Section 5(2)(d) of the LGA1989. Section 189 of the LGA1989 requires Council to consult residents and ratepayers on any proposal to sell land, and prescribes a process for doing so.

Council has prepared a proposed subdivisional plan for Council-owned property at the former Dooen Industrial Estate at Henty Highway, Dooen (**Appendix "7.1B"**).

At its meeting on 26 April 2021, Council resolved to:

1. Note the report including information in regards to the subdivision, scope of works for internal road construction and recent expressions of interest to purchase land within the estate;
2. Publicly advertise Council's intent to sell land at the Dooen Industrial Estate.

Eleven parcels within the proposed staged sub-division were identified by Council as land intended for sale, and Notice of this intention advertised.

Discussion

The proposed sale of Council's property at Henty Highway, Dooen, is intended to achieve economic outcomes in attracting new business to the region and also facilitate further development of the Wimmera Agriculture and Logistics (WAL) Hub.

Market valuations will be obtained within a six-month period of any specific parcel being sold.

Options to Consider

Council may choose to sell all, some, or none of the advertised lots. Refer to Confidential Report for additional information.

Sustainability Implications

Nil

Community Engagement

The Notice was advertised in The Weekly Advertiser on 5 May 2021 and The Horsham Times on 14 May 2021 and in the public notices section on Council's website from 30 April until 28 May 2021.

Section 223 of the LGA1989 requires submissions to be considered in relation to the Notice. No submissions were received.

Council's Community Engagement Policy requires Council to hear comments and implement recommendations from the community on Council plans, strategies and operations for compliance with the community engagement requirements of the *Local Government Act 2020* (Part 3 – Council decision making, Division 1 – Community Accountability, Sections 55 and 56).

The public notice process and consideration of submissions supports transparent governance and an actively engaged community.

Innovation and Continuous Improvement

There is currently a demand for industrial land in the Horsham area and the proposed sale of these lots intends to address this need.

Collaboration

Consultation has occurred with Regional Development Victoria in relation to the current demands for industrial land in the Horsham area.

Financial Implications

The sale of the lots will create additional capital for Council to reinvest and further develop infrastructure on its industrial estates.

Regional, State and National Plans and Policies

Not applicable

Council Plans, Strategies and Policies

2017-2021 Horsham Economic Development Strategy

Council Property Strategy S04/005

Community Engagement Policy C04/095

Risk Implications

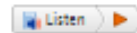
- Council is required to consider all submissions prior to determining whether to proceed with the sale
- Reputational risk if clear and transparent process, policy and legislative obligations are not followed
- Confidentiality is required during any sale negotiations.

Conclusion

Determine whether to proceed with the intended sale of the eleven lots of land at the Wimmera Agriculture and Logistics (WAL) Hub, as proposed in the Notice.

Home / Our Council / News and Media / Public Notices / Notice of proposal to sell council property

Notice of proposal to sell council property



On display until 29 May 2021, 12:00 AM

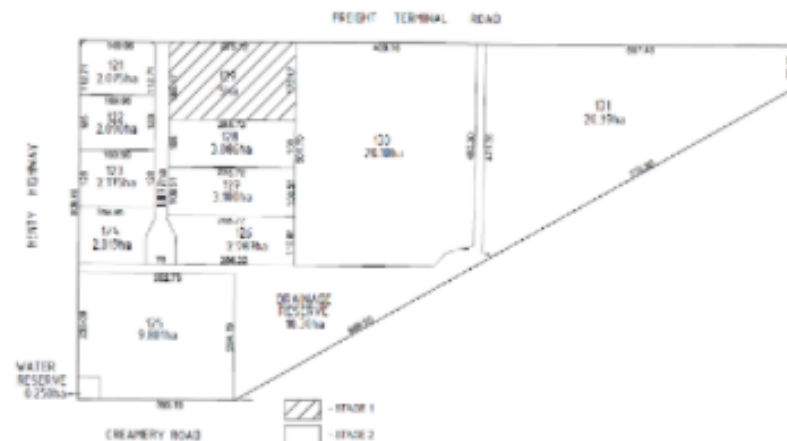
Horsham Rural City Council gives notice under section 189 of the *Local Government Act 1989* of its intention to sell land at Henty Highway, Dooen, shown on the proposed plan of subdivision as part of Lot 3 of Plan TP857523X Volume 11642 Folio 359 below as:

Stage 1

Proposed Lot 129 (5.0 hectares)

Stage 2

- Proposed Lot 121 (2.075 hectares)
- Proposed Lot 122 (2.090 hectares)
- Proposed Lot 123 (2.175 hectares)
- Proposed Lot 124 (2.019 hectares)
- Proposed Lot 125 (9.801 hectares)
- Proposed Lot 126 (2.987 hectares)
- Proposed Lot 127 (3.10 hectares)
- Proposed Lot 128 (3.086 hectares)
- Proposed Lot 130 (20.10 hectares)
- Proposed Lot 131 (20.390 hectares)



The proposal is that Council sell the separate parcels as shown for purchase via expression of interest conducted by Council's appointed licenced real estate agent. Any person has a right to make a submission to Council on the proposed sale of the land in accordance with section 223 of the Act. Submissions must be in writing and received no later than **5.00pm, Friday 28 May 2021**.

Submissions should be addressed to the Chief Executive Officer and must be clearly marked "Submission – Proposed Land Sale, Dooen" and can be either emailed to council@hrcc.vic.gov.au, hand delivered to the Council Civic Centre at 18 Roberts Avenue, Horsham, or posted to the following address:

Horsham Rural City Council
PO Box 511
Horsham VIC 3402

Submissions can also be [lodged online](#).

Any person requesting to be heard in support of his or her submission is entitled to be heard before Council (or its committee established by Council for this purpose), or represented by a person acting on his or her behalf, and will be notified of the time and date of the hearing.

All submissions will be considered public documents unless specified otherwise. Submissions form part of the public record of the meeting (including any personal information you provide) and may be appended to any future Council report, which are then published on Council's website.

Further information regarding the proposal may be obtained from Council's Property Management Co-ordinator on 03 5382 9777.

Tagged as:

Development Applications

Contact details

Tennille Ellis | Co-ordinator Property Management
03 5382 9784
Tennille.Ellis@hrcc.vic.gov.au

Related Information

[Make a submission online](#)

Notice of proposal to sell Council property: Dooen

Your Details

First name Required

Surname Required

Email Required

Address Required

Organisation (if applicable)

Phone Required

Your submission

You are in: Required

- ☐ Support of the sale of land
☐ Opposition to the sale of land

Submission summary Required

Upload supporting documents you may have

Select file



Drop a file to upload it

Max file size: 50 MB

Max number of files: 20 files

Save

Submit

