
MINUTES of the Council Meeting of the Horsham Rural City Council held in person and livestreamed at www.hrcc.vic.gov.au at 5.00pm on 15 June 2021.

PRESENT

Cr Robyn Gulline (Mayor), Cr Di Bell, Cr David Bowe, Cr Penny Flynn, Cr Les Power.

ALSO IN ATTENDANCE

Sunil Bhalla, Chief Executive Officer; Graeme Harrison, Director Corporate Services; Kevin O'Brien, Director Communities and Place; John Martin, Director Infrastructure; Fiona Kelly, Executive Assistant to the CEO and Councillors.

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

Chairman, Cr Robyn Gulline formally welcomed those in attendance to the meeting. The Mayor advised that the meeting will be recorded to maintain an audio archive, which will be available on the Horsham Rural City Council website as soon as possible.

4. APOLOGIES

Council Resolution

MOVED Cr Les Power, Seconded Cr David Bowe

That the apologies from Cr Ian Ross and Cr Claudia Haenel be received.

CARRIED

5. LEAVE OF ABSENCE REQUESTS

Nil

6. CONFLICTS OF INTEREST

Nil

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.

Council Resolution

MOVED Cr Di Bell, Seconded Cr Penny Flynn

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.

CARRIED

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.

8. CONFIDENTIAL MATTERS

Council Resolution

MOVED Cr Penny Flynn, Seconded Cr Les Power

That the meeting close to the public to consider Confidential Matters.

CARRIED

The time being 5.03pm, the meeting closed to the public.

Council Resolution


MOVED Cr Penny Flynn, Seconded Cr David Bowe

That the meeting open to the public.

CARRIED

CLOSE

After dealing with Confidential Matters, the meeting closed at 5.12pm



The Mayor, Cr Robyn Gulline
Chairperson