



INDIGO SHIRE COUNCIL

NOTICE is hereby given that the Ordinary Meeting of the Indigo Shire Council will be held in the **Senior Citizens Rooms, Conness Street, Chiltern** on **Tuesday 7 August 2007** commencing at **7 pm**.

A handwritten signature in black ink, appearing to read "John P Costello", is written over a light-colored background.

John P Costello
Chief Executive Officer

AGENDA

- 1.0 Welcome - Mayor**
- 2.0 Opening Prayer**
- 3.0 Apologies and Leave of Absence**
- 4.0 Declaration of Pecuniary Interest and Conflict of Interest**
- 5.0 Open Forum**
- 6.0 Condolences**
- 7.0 Confirmation of Minutes**
 - Council meeting 3 July 2007
 - Committee meeting of the Whole of the Indigo Shire Council 17 July 2007
 - Special meeting 24 July 2007
- 8.0 Business Arising (previous Minutes)**

OUR VISION IS

“A UNITED, PROSPEROUS AND ADMIRABLE COMMUNITY ENRICHING OUR ENVIRONMENT, HERITAGE AND RURAL LIFESTYLE: A GREAT PLACE TO LIVE, WORK AND VISIT.”

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9.0 DEPUTATIONS AND PETITIONS

Nil

10.0 TOURISM AND MARKETING

10.1 TOURISM & MARKETING - PROGRESS REPORT – AUGUST 2007

For Information

Project	Actions
Indigo Tourism Board	Indigo Tourism Board met on 23 July 2007 to look at the purpose of the Board, its structure and future. A further meeting is scheduled in September 2007.
ITB Festivals and Events Sponsorship Program	The application process will commence in August and the ITB will meet to consider applications in early September.
Staffing Changes	Sue Couttie has been appointed to the position of Tourism Development Officer. Noelene Allen has been appointed to the Historic Precinct and Burke Museum Coordinator position.
Burke Museum	An implementation action plan and costing of the strategic plan is underway. Additional improvements are continuing to be suggested. A meeting of various parties involved has been initiated and is on-going. Hours of operation have been reduced. Concepts on increasing income are being developed. Anna Robbins left on 31 July 2007.
Herald Sun Tour	The Tour will have an overnight stay in Beechworth on Wednesday October 17. A working group will be formed to capitalise on the event.
North East Valleys Food and Wine Group	EO position has been filled and meetings have been held with member Council representatives. Further discussions are needed on future funding.
High Country Touring Route	Brochures and information centre banners complete and distributed. Lobbying for signage underway.
Ned Kelly Festival	Ned Kelly weekend was held August 3 to 5.

11.0 ENVIRONMENT AND DEVELOPMENT

11.1 INDIGO PLANNING SCHEME AMENDMENT C36 – CHILTERN FLOOD STUDY (FILE NO: E1240-36 – SSP)

For Decision

RECOMMENDATION

- 1. North East Catchment Management Authority and Indigo Shire Council Officers collaborate to review the recommendations of the Chiltern Flood Study – Final Report and refine the proposed flood related overlays for Chiltern, to ensure these can be successfully applied within the planning system.**
- 2. Pending the outcome of the collaboration in 1 above, Council resolve to request authorisation to commence with the preparation of Indigo Planning Scheme Amendment C36 from the Minister of Planning, as required by the Planning and Environment Act of 1987.**
- 3. Pending the outcome of the request for authorisation to commence with the preparation of Amendment C36, Council resolve to commence with the preparation and exhibition of Indigo Planning Scheme Amendment C36 which proposes to introduce a new Floodway Overlay and amended Land Subject to Inundation Overlay over land located within the Chiltern township and introduce the Chiltern Flood Study – Final Report as reference document into the Indigo Planning Scheme.**

SUMMARY

Indigo Shire Council and the North East Catchment Management Authority (NECMA) recently initiated the Chiltern Flood Study. This study has been completed and was adopted by Council on 3 July 2007. This flood study proposes the inclusion of amended flood related overlays into the Indigo Planning Scheme, for Chiltern. The proposed overlays are significantly different from the relevant current overlay and would provide for improved non-structural flood mitigation measures in the Chiltern area.

In order for the new/amended overlays to be implemented a Planning Scheme amendment is required. Planning Scheme amendment C36 proposes to introduce a new Floodway Overlay and amended Land Subject to Inundation Overlay over land located within the Chiltern township.

The purpose of this report is to seek Council's support for proposed Planning Scheme amendment C36 and to initiate a request for authorisation from the Department of Sustainability and Environment to commence preparation of Planning Scheme Amendment C36. Once authorised, the amendment can be prepared and exhibited.

DISCUSSION

Chiltern has been subject to flooding on a number of occasions resulting in inundation of

residential and commercial premises, road closures and other flood risks to the community. The Chiltern Flood Study was initiated by the NECMA and Indigo Shire Council to provide information on flood levels and flood risk within the township of Chiltern. Attached is a copy of the Executive Summary of the study report.

In order to characterise the flood risk at Chiltern and accurately identify potential mitigation measures, a comprehensive study was undertaken including the following components:

- Community consultation and discussion with local authorities,
- Data gathering including detailed review of previous studies,
- High accuracy aerial photography and photogrametric survey,
- Accurate field survey of key locations,
- Based on historic records, detailed hydrologic (rainfall/runoff) computer modeling for the Chiltern catchment area,
- Based on historic records (chiefly the Nov 2005 flood) detailed hydraulic (flood flow patterns) computer modeling through the Chiltern township using historic flooding,
- Detailed flood mapping for “design” events ranging from commonly occurring up to the 1 in 100 year flood event and greater,
- Consideration of structural flood mitigation works (eg drain clearing, increased waterway capacity etc),
- Consideration of non-structural flood mitigation works (town planning controls, flood warning and emergency management),
- Detailed reporting for future reference.

As part of non-structural mitigation methods the Chiltern and Barnawartha Flood Study proposes that amended flood related overlays be introduced into the Indigo Planning Scheme for Chiltern, to reflect the results of the study. The required amendment to the Planning Scheme would involve the introduction of a new Floodway Overlay (FO) and the amendment of the Land Subject to Inundation Overlay (LSIO).

The existing LSIO included in the Indigo Planning Scheme (IPS) for the Chiltern area is shown on the attached Figure 1. Currently no FO is included into the IPS for the Chiltern area.

The new and revised overlays to be introduced into the Planning Scheme as proposed by the Chiltern Flood Study, are shown in attached Figure 2. The Chiltern Flood Study further recommends that Indigo Shire Council and NECMA collaborate to refine these overlays.

The proposed new/revised overlays for Chiltern will cover significantly more land than the existing LSIO and more accurately reflects areas affected by flooding/inundation. The introduction of the proposed overlays for Chiltern into the Planning Scheme should provide for improved non-structural flood mitigation measures in this flood affected area by extending relevant planning controls to all areas at risk and thereby improving the management of future development in these areas.

The purposes of the relevant overlays are included in the Indigo Planning Scheme under Clause 44.03 (Floodway Overlay) and 44.04 (Land Subject to Inundation Overlay) respectively. These purposes include:

- ***Floodway Overlay:***

“To identify waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.

To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion sedimentation and silting.

To protect water quality and waterways as natural resources in accordance with provisions of relevant State Environmental Protection Policies...”

- ***Land Subject to Inundation Overlay:***

“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 protect water quality in accordance with the provisions of relevant State Environment Protection Policies...”

In addition to these overlays, the Chiltern Flood Study – Final Report will be included in the Indigo Planning Scheme as a reference document to give the study statutory significance within the planning system. The final document will however have to be reviewed to ensure its recommendations can be practically applied with the statutory framework of the Victorian planning system.

CONCLUSION

The recently completed Chiltern Flood Study proposes the introduction of a new FO and a revised LSIO over sections of the Chiltern Township. The implementation of this proposal should represent an improvement in flood mitigation in this flood-affected area. Planning Scheme amendment C36 will attempt to include the proposed new and revised overlays into the Indigo Planning Scheme and introduce the Chiltern Flood Study as a reference document into the Indigo Planning Scheme. This amendment is supported, as it would further contribute toward minimising the negative impact of floods on the community of Chiltern.

Attachments

11.2 PLANNING APPLICATION PP07-094 (EDSM)

For Decision

SUMMARY

Application No:	PP07-094
Applicant:	Davis Langdon (National Australia Bank)
Subject Land:	Lots 1, 2, 3, 4, & 5 TP386978C, being National Australia Bank at 104 Main Street, Rutherglen
Proposal:	Signage
Recommendation:	Refusal

RECOMMENDATION

That Council Refuse Planning Application PP07-094 for the erection and display of three (3) advertising signs at Lots 1, 2, 3, 4, & 5 TP386978C, being National Australia Bank at 104 Main Street, Rutherglen for following reasons:

- 1. The proposal is contrary to the Municipal Strategic Statement, LPPF and the Heritage Overlay provisions of the Indigo Planning Scheme.**
- 2. The proposal is inconsistent with the performance measures of the Advertising Sign Policy of the Indigo Planning Scheme.**
- 3. The proposal will have a detrimental impact on the heritage significance of the existing building and locality.**

BACKGROUND

Date application lodged:	24 th April 2007 (amended 7 th May 2007)
Purpose:	Seek approval to develop the subject site by the erection and display of three (3) replacement signs.
Subject site land area:	na
Current use of subject site:	National Australia Bank
Site constraints:	Prominent corner element in the built fabric of the Rutherglen township at the intersection of High and Main Streets, Rutherglen. Significant heritage building, reflected by site specific Heritage Overlay listing. Identifiable by location, design and architecture as an institutional building (bank).
Surrounding land use:	Business / commercial
Zoning of surrounding land:	Business 1 Zone

PROPOSAL

The application is for the replacement of existing signage and erection of new signage to incorporate the National Australia Bank's new corporate colours and logo. There are three signs proposed in total (see attachments):

Sign 1: Fascia Sign. This proposed sign is intended to replace the existing fascia sign however, it is of a different style to the existing sign. It is proposed that the sign will be 600mm high by 1,500mm wide to align with the entrance way of the building. It is submitted that this reduction in the size of the sign will also reduce the 'branding' of the sign as the 'nab Rutherglen' will be omitted, and the sign will be amended to read 'nab' with the red star logo. The sign will not be internally illuminated however, it will incorporate lowercase writing on a black background in line with the NAB's new corporate logo.

Sign 2 Horizontal Projecting Wall Sign. It is proposed that this sign will replace the covers of the existing projecting wall sign (only the covers of this sign are proposed to be altered, not the frame or structure). The dimensions of this sign will be 435mm high by 1,572mm wide. It is intended that this sign will remain internally illuminated.

Sign 3: Flush Wall Sign. It is proposed that this sign be located on the side wall of the subject site to replace an existing sign. It is proposed to be 900mm high by 2,250mm wide however, the size of this sign may be reduced by negotiation with the applicant. This sign will not be internally illuminated.

ZONING AND PLANNING CONTROLS

Zoning: Business 1 Zone
Overlay/s: Heritage Overlay
Permit Trigger: Heritage Overlay

STATE PLANNING POLICY

The State Planning Policy Framework seeks to ensure that the objectives of planning in Victoria are met and encouraged through land use and development. Clause 15.11 – *Heritage* is deemed to be relevant to this proposal and has been taken into account in the assessment of this application.

The objective of this policy is to assist the conservation of places that have historic, cultural, or social significance, as a means of understanding our past, as well as maintaining and enhancing Victoria's image and making a contribution to the economic and cultural growth of the State.

LOCAL PLANNING POLICY FRAMEWORK

The Local Planning Policy Framework (LPPF) provides relevant discussion in relation to land use and development in the Shire. The MSS recognises that the key issues related to land use planning as identified in consultation with the community, include the statement that tourism development in the Shire is strongly based on heritage, and there is a consequent need for the conservation and enhancement of the Shire's large array of

heritage buildings and places.

The vision for Indigo Shire seeks to ensure that the Shire's natural and built assets are protected from inappropriate development that would prejudice the heritage and urban attributes of the Shire.

The vision for the Indigo Shire also recognises that the Shire's cultural heritage is of national significance, which together with the strength of the local communities, provides the base for the maintenance and enhancement of the lifestyle opportunities of the Shire's residents.

Essentially the Indigo Shire vision centres around the main characteristics of the strengthening of the economy by further investment in tourism and the significant tourist product within the Shire which is orientated around the built heritage of all towns.

The long term strategic view for the Shire recognises that the Shire's population and visitors alike will increasingly value the quality of the Shire's built environment and that significant heritage buildings and places will continue to play a key role in the overall presentation, character and appearance of the Indigo Shire.

The vision statement for Indigo is "...to enhance our lifestyle through community and economic development whilst conserving our heritage and natural environment." The Indigo MSS has drawn upon the following principles enshrined within the Corporate Plan:

- Preservation of heritage and historical features of the Shire
- Sustainable economic development through supporting tourism and business opportunities.

In considering the application, Clause *21.04-1-2 Rutherglen* needs to be taken into account. The issues and objectives identified by the MSS at this Clause include the need to conserve and enhance Rutherglen's heritage buildings and places. These objectives are also reiterated in Clause *21.04-2-2 Tourism*.

Clause *21.04-3-2 Heritage* states that protecting cultural and natural heritage assets is important in maintaining the municipality's character and sense of place. The conservation and management of significant heritage assets in Indigo assists in understanding the past, enriches the present and is of value to future generations.

Apart from the cultural and architectural values of this heritage resource, management and presentation of heritage has also expanded the Shire's economic base. The maintenance and enhancement of the heritage values within the central business areas of the townships is vital to the presentation and tourist appeal of the Shire's heritage tourism product.

Clause *22.03-9 Heritage Policy* implements the heritage strategies and objectives found in the SPPF (Clause 15.11) and the MSS which also identifies the need to implement consistent heritage conservation and management approaches across the Shire and to provide certainty and direction in relation to the use and/or redevelopment of heritage places (Clause *21.04-3-2*).

The policy (Clause 22.03-9) acknowledges that throughout the Shire are buildings, streetscapes, sites and precincts that represent a significant asset and resource for North East Victoria. The value of the collection of heritage items within the Indigo Shire lays in its intactness, in that the development of the Shire socially and economically through time can be seen through these items.

All of the heritage places, if not significant in themselves, combine to produce a distinctive character. They should be preserved because of their intrinsic value and their contribution to urban character. The demolition of heritage places and the development of sites can erase their value forever and alterations can also affect the historical integrity of significant places.

Heritage studies and strategies implemented in Indigo have recognised these assets and have resulted in items, individual places and precincts included in a Heritage Overlay.

This Clause contains the following Objectives:

- To recognise, conserve and enhance places and streetscapes in Indigo identified as having architectural, cultural or heritage significance as described in the Indigo Shire Heritage Study (2002);
- To retain heritage assets for the enjoyment and experience of residents, visitors and future generations of the municipality;
- To ensure that any additions or alterations are sympathetic to the heritage place and its surrounds;
- To promote high architectural or design standards in all new buildings and works which reflect the heritage and cultural significance to the precinct and area, and;

establishes the policy to:

- Encourage new buildings and works that are compatible with the characteristics of the individual building and area, and undertaken generally in accordance with any Council prepared guidelines, and;
- Encourage the design, bulk and setback of any new building within a Conservation Area to be responsive to existing heritage assets.

Clause 22.03-10 *Advertising Sign Policy* recognises the need to appropriately control advertising signs to ensure that they are compatible with the character of the area in which they are located and the building or site on which they are to be displayed, to avoid creation of visual disorder and clutter.

This local policy is to be read in conjunction with Clauses 52.05 & 65 of the Scheme and is designed to complement the heritage controls in this Clause. These controls provide extra protection to the Shire's unique heritage and urban character.

In exercising discretion it is policy to:

- Encourage signs that are effective and legible.
- Encourage signs that are of a size and design which are appropriate to the size and scale of the development.
- Encourage signs to be limited to the minimum number necessary to adequately identify premises.
- Encourage signs that are discreet on heritage buildings and in heritage areas and allow the architectural details of the building to dominate.
- Encourage styles and colours that are appropriate to the design of the building and streetscape.
- Encourage signs on heritage buildings to be placed where they would traditionally have been advertised.
- Not allow the use of neon signs, and other internally illuminated signs, flashing signs and fluorescent and iridescent paints.
- Discourage overly repetitive signage.

The Performance measures of this policy require that the responsible authority consider the following special requirements as appropriate:

- Advertising signage is only to be erected on the property where the advertised activity is to take place.
- Lettering on signs on heritage buildings and in heritage areas is to be in upper case and use colours from the heritage range.
- Signage is not to project beyond the property boundary.
- If new or additional signs are proposed for an existing use or development, consideration will be given to rationalizing all signs on the property, in accordance with this policy.

PARTICULAR PROVISIONS

Clause 52.05 *Advertising Signs* is applicable to the proposal. The purpose of this clause is:

- To allow adequate and effective signs appropriate to each zone.
- To provide for the orderly display of signs.
- To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.

BACKGROUND

No referrals were necessary however, in assessing the application advice was sought from Council's Heritage Advisor. Concerns were raised that the proposed signage was not compliant with the above policies and that the style and colours proposed were not sympathetic to either the building or the streetscape. Based on advice from Council's Heritage Advisor the applicant was advised that:

- lower case is not acceptable;
- black as a background colour to the extent proposed is not considered appropriate for the heritage precinct of Rutherglen and would only be acceptable in smaller amounts (normally as an accent colour). As an alternative charcoal may be used, depending on the extent proposed;
- toned down colours could be considered, however it would be necessary to submit a colour chart for reference, and;

it was suggested that an amended proposal be submitted for consideration.

In response the applicant provided some justification for the use of lower case lettering and two alternate options for the style and colours of the signage, including a version whereby the colours would be inverted (ie white background with black lettering and red logo see attachments).

The applicant was advised that 'option 2' may be acceptable if the black was to be toned down to a grey or charcoal colour and uppercase lettering was used, and that as a compromise 'option 3' as indicated would be acceptable.

Amended plans subsequently submitted however only reflected a slight reduction in the size of the proposed signage stating that the proposal represented the corporate logo of the bank, and that the bank was not willing to change, and that the black background was to remain.

Following further review by the Heritage Advisor the applicant was advised that the revised proposal to reduce the size of the signage was not considered to produce an acceptable outcome and would not be supported. In this regard, previous advice was reiterated that Option 2 (see attachments) would be considered further if the black was changed to a charcoal or grey and uppercase lettering was used, or as an alternative Option 3 as indicated would be accepted.

Having regard to the corporate logo justification for Council to depart from its Heritage and Signage Policies the following comments were offered as an explanation of why the policies are in place to protect and enhance the Shire's corporate image and why a proposal that is contrary to those policies would not be supported. Indigo Shire was originally formed in recognition of its nationally significant heritage values. That is, the shire was amalgamated separately from Wodonga and Wangaratta so as to contain the historic townships of Yackandandah, Beechworth, Chiltern and Rutherglen.

The townships of the shire retain a significant proportion of 19th Century and 20th Century buildings. In response to this there are approximately 800 specific items in the

Planning Scheme that require protection under the Heritage Overlays. The major towns, and this includes Rutherglen, rely on their historic character to attract tourists – tourism being the second biggest income earner for the shire. Therefore presentation of each town and the shire in general is crucial to getting tourists to come to the area and stay. One of the Shire's marketing strategies is to develop our own corporate identity and to maintain it. This includes:

- Heritage based colour schemes;
- Appropriate development, and;
- Heritage type signage controls.

The corporate signage policy that the Indigo Shire has developed is integral to its overall marketing of its heritage and economic sustainability. In the past most corporations have recognised this as a valid rationale for compromising their signage to fit in with the Shire's corporate identity. It is anticipated that NAB has no desire to compromise the economic viability of a shire that relies extensively on an income from tourism.

Unlike most corporate identities this branding of the Shire's heritage is consistent and is not subject to change.

Having regard to the above, it was suggested that both options 2 and 3 (attached) constituted a substantial compromise on behalf of Council and a proposal that jeopardised Council's own 'corporate image' further would not be supported. Further opportunity was given to submit an amended proposal in line with options 2 or (preferably) 3, however the applicant has requested that the matter be reported to Council for decision and provided further information in support of the proposal (see attachments).

The Heritage Advisors comments were sought in regard to this as was the advice of the Heritage Advisory Committee. The Heritage Advisor encourages Council to support its signage policy and not to permit the proposed NAB signage, commenting that lettering is required to be on a white background – not on a black background. The red star can retain its red colour without any modifications. As a compromise the Heritage Advisor would support allowing NAB to retain its lower case lettering provided the proposed colour scheme was inverted.

The Heritage Advisory Committee resolved at its meeting of the 26th July 2007 that given the heritage values of the site and locality, the Committee's preferred position is for 'National Australia Bank' to be spelt out in black capital lettering on a white background with the red star. The Committee is prepared to concede a compromise sign of 'nab' in black lower case lettering on a white background for all proposed signs.

PUBLIC NOTICE

Based on the nature of the proposal, the application was not publicly advertised.

DISCUSSION

In considering this proposal, in addition to the above policies the provisions of the Business 1 Zone, Heritage Overlay and advertising signage particular provisions need to

be addressed.

The applicant has submitted that the proposed signage will ensure that the commercial viability of the site is upheld and that the proposed signage will ensure the bank is easy to identify within the community.

As mentioned above under the heading 'site constraints', the building represents a prominent corner element in the built fabric of the Rutherglen township. The traditional use of this site as a bank is identifiable by location (at the junction of the civic and commercial axis of the township), design and architecture. It is contended that the building is not reliant on signage to be interpreted as a bank particularly by the local community that would be cognisant of the fact that it is the only open bank branch in Rutherglen.

In regard to the proposed lower case lettering the applicant submits that other banks in the area namely Westpac and the Commonwealth bank are also in lower case. The applicant considers that given 'nab' is a corporate logo, that it is appropriate for business identification purposes and will ensure that the bank continues to be easily recognised and identified in a consistent manner throughout Australia.

The applicant's submission of alternate options however, identifies that the NAB's rebrand policy anticipates situations in which the proposed signage will not be appropriate (see attachments – Options 2 and 3). In this instance, existing signage on other banks is not considered to represent a valid reason for Council to deviate from its Heritage or Signage Policies particularly given that it was likely to have been erected when no planning controls existed to influence the style or design of that signage.

The Performance measures of Clause 22.03-10 *Advertising Sign Policy* are quite clear in the requirement that:

- Lettering on signs on heritage buildings and in heritage areas is to be in upper case and use colours from the heritage range.
- If new or additional signs are proposed for an existing use or development, consideration will be given to rationalizing all signs on the property, in accordance with this policy.

In addition to the above, it is contended that Option 1 of the NAB's rebranding policy is contrary to the corporate signage policy that the Indigo Shire has developed which is integral to the Shire's overall marketing of its heritage and economic sustainability. Unlike most corporate identities the branding of the Shire's heritage is consistent and is not subject to change as is reflected in the policy content of the Indigo Planning Scheme which seeks to prevent the accumulative erosion of that identity and historical significance by inappropriate development.

The unfortunate aspect of this matter is that despite the signage simply replacing existing signs, the colour schemes of the proposed corporate signage are unacceptable and would adversely impact on the significance, character and appearance of the heritage place. The existing signage with a white background, effectively blends with the lighter colour scheme of the building. Replacement of this signage with a black shape in which some lettering will be visible at close range, will make the shape and size of the signage more

dominant and detract from the appearance and significance of the building's contribution to the streetscape. Rutherglen, whilst lacking specific signage controls in the past, needs to be protected against further inappropriate signage in order to conserve and enhance its heritage significance. Supporting such a proposal would create an unacceptable precedent for similar signage in the future and would make it difficult for Council to actively encourage the rationalisation and replacement of existing inappropriate signage.

As per the Heritage Advisers comments, the colour scheme of the new signage is inappropriate, as well as the lower case lettering and style. Since the introduction of the Heritage Precinct Overlay in Rutherglen, Council has been particularly successful in its stringent control of signage (including corporate signage) within the Rutherglen Heritage Conservation Area. Approval of the subject application would be seen as undermining this approach and would make future negotiations with sign companies and land owners all the more difficult.

CONCLUSION

It is contended that the proposed signage does not make a positive contribution to the built form or the commercial activities of the area. Nor is it respectful of the existing character and streetscape. The signage is considered overly dominant on a building that actively advertises its use by location and architecture and will detract from the heritage significance of the building and the character of the Rutherglen Conservation Area.

The signage as proposed is clearly in breach of Council's signage policy at Clause 22.03-10 of the Indigo Planning Scheme which recognises the need to appropriately control advertising signs to ensure that they are compatible with the character of the area in which they are located and the building or site on which they are to be displayed.

This policy is designed to complement the heritage controls of the Indigo Planning Scheme and provide extra protection to the Shire's unique heritage and urban character. The applicant's contention that "[t]he modern design and colour combination of the proposed sign[s] will add colour and vitality to the business zone...." does not appear to recognise that the 'blacking out' of patches of the buildings façade will not, by its very nature, add colour or vitality to the streetscape. Furthermore, the modernity of the proposal lacks regard to the context of the site or the heritage controls that apply and provide extra protection to the Shire's unique heritage and urban character.

Having regard to the above discussion, the merits of the proposal in this particular location, and detrimental affect on the surrounding heritage area, it is felt that on balance the application should be refused and the applicant notified that an alternate proposal in line with previous Officer recommendations would be supported.

Attachment

11.3 SECTION 173 AGREEMENTS - (05/132, 06/152, 07/076, 07/095, 07/129) (EDSM)

For Decision

RECOMMENDATION

That Council as the relevant Responsible Authority, resolve to enter into the subject Section 173 Agreements with the following landowners and to sign and seal the appropriate documentation:

- A) McKenzie-McHarg**
- B) O'Toole**
- C) Williams**
- D) Hotson**
- E) Heyes**

INTRODUCTION

The following Section 173 Agreements are presented to Council with a recommendation for approval under the seal of Council.

Such agreements, made under Section 173 of the Planning and Environment Act, are legally binding and are registered against the Title of the land. That is, they run with the land so that subsequent owners are also bound to the terms of the agreement. These agreements can be removed from the Title at some later date only with the consent of the Responsible Authority (in this case Council).

COMMENT

In the Agreements referred to, the responsibility of making application on behalf of Council to the Registrar of Titles office for the registration of the Agreement and the payment of all legal costs is that of the other party entering into the Agreement with Council.

BACKGROUND

A) Planning Permit 05/132 relates to a proposed dwelling on land located at Twist Creek Road, Yackandandah. The land is approximately 39ha and is covered by the provisions of the Farming Zone. The application was approved on the basis that a Section 173 Agreement was to be entered into with the Responsible Authority to address access to the dwelling site over crown land by providing:

- (a) That the owners of Lot 3 PS439236 are responsible for the construction and maintenance of the vehicular access constructed over the Crown Land adjacent to Twist Creek. This vehicular access provides access from the southern parcel of Lot 3 to the two parcels on the northern side of the creek. The Ministers administering the Land Act 1958, the Crown Land Reserves Act 1978, The Department of Sustainability and Environment and their**

successors are not required to construct, maintain or undertake any actions to maintain vehicular access across the Crown Land at this location.

- (b) The proponents must obtain a miscellaneous licence from DSE for the occupation of the Crown Land (vehicular access). This licence must be maintained in a valid and financially current state during the term of the Agreement. This licence will require the Licensee to maintain public liability insurance specifically indemnifying the Crown.
- (c) The proponents must ensure that the causeway supporting the vehicular access is maintained in a structurally sound condition. Should a dispute arise in regards to maintenance of the vehicular access, a suitably qualified Civil or Traffic Engineer must be engaged at no cost to the DSE to provide an independent professional opinion. Any/all works recommended by that independent assessment must be undertaken within the timeframes directed.
- (d) The proponents must erect and maintain safety barriers and/or implement other safety measures as appropriate to the causeway structure and its use. A suitably qualified Civil or Traffic Engineer must provide documentary evidence as to the suitability of the proposed barriers or safety measures for the intended use.
- (e) In the event that the vehicular access is no longer required, the proponents will be responsible for removal of the structure and reinstatement of the bed and banks of the waterway to a condition satisfactory to the DSE and the North East CMA or their successors.

B) Planning Permit 06/152 relates to a proposed dwelling on land located at Ben Valley Lane, Yackandandah. The land is comprised of 3 allotments and covered by the provisions of the Farming Zone. The application was approved subject to conditions including consolidation of one allotment with the existing dwelling and that a Section 173 Agreement was to be entered into with the Responsible Authority which:

- (i) ensures that the consolidated lot created is not able to be further subdivided so as to increase the number of lots, and;
- (ii) ensures that Crown Allotment 85 is not able to be further subdivided so as to increase the number of lots.

C) Planning Permit 07/076 relates to a proposed dwelling on land located at Dugays Bridge Road, Brimin. The land is a former school site and covered by the provisions of the Farming Zone. The application was approved subject to conditions including that a Section 173 Agreement was to be entered into with the Responsible Authority which:

- provides notification to future landowners regarding the rural zoning of the land and expectations relating to normal rural practices that would be carried out in the vicinity of this land

D) Planning Permit 07/095 relates to a dwelling at Bests Road, Chiltern Valley. The land is approximately 26ha currently comprised of 4 allotments within the FZ. The application was approved on the basis that the allotments were consolidated into a single lot and a Section 173 Agreement was entered into which:

- (i) ensures that the land cannot be further subdivided so as to create additional lots

and that in the event of a dwelling house being erected on the consolidated lot, that such dwelling cannot be excised from the Lot under the provisions of the Indigo Planning Scheme;

- (ii) provides notification to future landholders that whilst ever Bests Road is utilised for access to a single dwelling house, Council views Bests Road as a limited access road (similar to a private driveway) and as a consequence Bests Road is not subject to regular maintenance under Council's Road Maintenance Contract. On this basis the upgrade and maintenance of Bests Road to the access point of the property is the responsibility of the landholder, and;
- (iii) ensures that in the event that future development occurs that requires the use of Bests Road for access, the owner of the land must contribute to the construction of the road in accordance with the requirements of the Indigo Shire Council Policy "Road Construction Requirements in the Rural Zones" in effect at that time. Works on Bests Road shall be focused on improvement to a public road standard to the satisfaction of the Responsible Authority. The contribution which is payable is the amount of the levy which is current at the date the payment is made.

E) Planning Permit 07/129 relates to a proposed 2-lot subdivision of land located at Malakoff Road, Beechworth. The land contains two dwellings, is covered by the provisions of the Residential 1 Zone and the proposal creates 1 lot for each dwelling. The Planning Permit was issued on the basis that a Section 173 Agreement was to be entered into with the Responsible Authority, to:

- provide notification to future landowners of the lot on the corner of Spring St and Malakoff Rd by way of an endorsement on the title, of the need to make a cash contribution to any future Special Charge Scheme prepared by Council to improve specific road infrastructure in Spring St.

ATTACHMENTS

<i>Attachment A:</i>	<i>Locality/Site Plan – PP05/132, Twist Creek Rd, Yackandandah.</i>
<i>Attachment B:</i>	<i>Locality/Site Plan – PP06/152, Ben Valley Lane, Yackandandah.</i>
<i>Attachment C:</i>	<i>Locality/Site Plan – PP07/076, Dugays Bridge Road, Brimin.</i>
<i>Attachment D:</i>	<i>Locality/Site Plan – PP07/095, Bests Rd, Chiltern Valley.</i>
<i>Attachment E:</i>	<i>Locality/Site Plan – PP07/129, Malakoff Road, Beechworth.</i>

11.4 RURAL LANDSCAPES IN INDIGO SHIRE: DESIGNING A PREFERRED FUTURE (FILE NO: E1240-24 - EDSM)

For Decision

RECOMMENDATION

That all those who submitted expressions of interest be included on the project steering committee for the *Rural Landscapes: Designing a Preferred Future* project.

SUMMARY

This report considers expressions of interest received for the Project Steering Committee to manage the *Rural Landscapes: Designing a Preferred Future* project.

BACKGROUND

In June 2007 it was reported to Council that the *Rural Landscapes: Designing a Preferred Future* project was developed as a result of the 2006-07 Indigo Planning Scheme and Municipal Strategic Statement review. While the Planning Scheme Review is primarily concerned with statutory mechanisms to control land use, other strategies can compliment the statutory approach. This project aims to research and trial a range of complementary strategies aimed at enhancing and protecting rural landscapes in the Indigo Shire.

The proposed project will compliment the work undertaken as part of the Planning Scheme Review and will also compliment the upcoming Rural Land Study for Indigo Shire.

A steering committee is proposed to manage the project and at the Council meeting of 5 June 2007, it was resolved that:

“That Council seek expressions of interest from persons interested in forming a steering committee to manage the project.”

EXPRESSIONS OF INTEREST

Advertisements were placed in the Border Mail (23 June 2007), the Ovens and Murray Advertiser (20 June 2007) and the Corowa Free Press (20 June 2007) calling for expressions of interest from individuals and groups wishing to be members of the project steering committee. In addition to the advertisements, letters were sent to local branches of the Victorian Farmers Federation, local Landcare Groups and other relevant organisations (such as Agricultural Societies).

A total of 16 expressions of interest were received. Council has been provided with details of these expressions of interest and copies of information received. Table 1 below provides a summary of these expressions of interest.

Table1: Summary of these expressions of interest received

	Name / Organisation	Reasons for interest in project
1.	Charles Sturt University (2 representatives)	<ul style="list-style-type: none"> • Research expertise in the social and community dimensions of landscape change. • Researchers can contribute to project design, sourcing of funding, leading the social research and investigating a range of options for valued landscapes in the Shire. • Researchers are residents of Indigo Shire and have local knowledge and commitment to the project. • CSU has a wide network of contacts in the field and will be able to draw on information from Australia and overseas to assist the project.
2.	Cathy McGowan	<ul style="list-style-type: none"> • Consider this committee as a continuation of the research work behind the 2006 Kerferd Oration. • Director of the CSU Institute of Land, Water and Society. • Member of the Victorian Farmers Federation. Represents the VFF on the statewide policy council. • Landholder in the Indigo Valley. • Commitment to the long-term sustainable future of agriculture in the Shire.
3.	Jenny Indian	<ul style="list-style-type: none"> • Local Landscape Architect with an interest in planning within rural areas. • Previously worked as the Landscape Research Officer for the National Trust (Victoria) - involved in rural development matters. • Resident of Stanley for 20 years concerned and interested in the potential for the destruction of much of the character of rural towns such as Beechworth by poorly considered development. • Currently undertaking bushfire research for RMIT University which provides an in depth view of the complexity, changing nature and expectations of rural demographic.
4.	Chris Dormer	<ul style="list-style-type: none"> • Local resident
5.	Garry Watson	<ul style="list-style-type: none"> • Resident of rural area within Indigo • Broad appreciation of issues relating to proposed development • Awareness of Indigo Planning Scheme • Concerned at the current inadequacies of the Planning Scheme to protect scenic qualities and townscapes • Professional urban and regional planner with experience in environmental design issues including scenic protection of significant localities
6.	Wooragee Landcare Group (Graeme Missan)	<ul style="list-style-type: none"> • Interested in sharing ideas with other participants
7.	Mary Terril	<ul style="list-style-type: none"> • The project could potentially have an impact on farmers • Farmer and long time resident of Shire • Secretary of the Rutherglen VFF
8.	Barnawartha VFF (Ian Lobban)	<ul style="list-style-type: none"> • Member of VFF land management Committee • Member of NECMA Land Committee • Chairman of VFF Land management Sub Committee- Crown Lands Rentals
9.	Graeme Fisher	<ul style="list-style-type: none"> • Owner of a farming property on the Murray Valley Highway • President of the Barnawartha VFF

10	Jones Winery (Mandy Jones)	<ul style="list-style-type: none"> • Member of the Winemakers of Rutherglen • Rural landowners combining grape growing, winemaking, cattle and cropping on the edge of the township of Rutherglen. • Planning and management of the rural/town interface crucial. • Able to offer input from a rural landholders' point of view and as someone involved in one of the major industries in the Rutherglen area.
11	Campbell Wines (Colin Campbell)	<ul style="list-style-type: none"> • Director of Campbell's Wines in Rutherglen - need to be aware of any proposed strategies that may affect business
12	Lake Moodemere Vineyards (Michael Chambers)	<ul style="list-style-type: none"> • Owner of farming property. • Own and operate business in local wine industry. • Special interest in Lake Moodemere and area around it • Family has been farming and making wine in Rutherglen for 6 generations. • Protection of rural landscapes important from a business and personal point of view.
13	Ian Jack	<ul style="list-style-type: none"> • Interested in rural community development, primary production and rural living. • The balance between landscape preservation, tourism, community expectations and increasing population is a challenge and needs many considerations. • Experienced in family life in rural living areas. • Formally trained in Civil Engineering • Experienced in urban and rural residential developments. • Currently full-time farmer of a horticultural and grazing property in the Indigo Valley.
14	DPI Rutherglen (Carol Hollier)	<ul style="list-style-type: none"> • Relevant research • Local knowledge
15	Beechworth Vignerons Association (Stuart Smith)	<ul style="list-style-type: none"> • Beechworth Vignerons Association has a strong interest in protecting the rural character of Beechworth and environs.
16	Jim Sawyer	<ul style="list-style-type: none"> • Local resident • Involved with community affairs for over 30 years - held numerous positions in this regard. • Primary producer and involved with different groups in this regard • Land developer

The steering committee will also include a number of Councillors and Council Officers.

**11.5 PLANNING APPLICATION PP06/229 - APPLICANT:
SUPERCritical EXTRACTION NZ & AUSTRALIA (FILE
NO: PP06229 – EDSM)**

For Decision

SUMMARY

Application No: 06-229

Applicant: Supercritical Extraction NZ & Australia

Subject Land: La Trobe University, Beechworth

Proposal: Amendment of PP06-229 to enable continuous processing 24 hours a day.

Recommendation: Approval of a 6 month trial period

RECOMMENDATION

That Council give notice of decision to amend Planning Permit 06-229 by deletion of Condition 7 and its replacement in the following manner:

7. HOURS OF OPERATION FOR MACHINERY

- (i) The permitted machinery operation hours shall be limited between Monday to Saturday, 8am to 6pm, except that commencing within two months of the date of amendment of the permit for a period of no more than 6 months operation shall be permitted 24 hours a day, 7 days a week; and**
- (ii) The operator shall notify Council a minimum of 7 days prior to the commencement of the trial period; and**
- (iii) All doors on the building must be shut when machinery is in operation; and**
- (iv) Machinery operating Monday – Friday, 8am – 6pm must comply with State Environment Protection Policies Interim Guidelines for Control of Noise from Industry in Country Victoria (EPA 1989); and**
- (v) Machinery operating outside these hours must not exceed 5 decibels higher than background noise levels outdoors at any residence.**

BACKGROUND

A report on Planning Permit Application PP06-229 was considered at Council's meeting of 6 February 2007. At this meeting, Council resolved to give notice of decision to grant the application subject to conditions.

The Notice of Decision to Grant a Permit was issued on 7 February 2007, to which no

appeal was received, and the Planning Permit was subsequently issued on 6 March 2007.

On May 24 2007, an application was received to amend PP06-229 to allow continuous processing 24 hours a day at the site.

CONSULTATION

Responses to Notification:

14 adjoining property owners and residents were notified of the proposed planning permit application, and five objections from four parties were received in response. These submissions have been provided to Councillors. A planning focus meeting was held with the objectors on 2 July 2007, at which the objections were discussed.

Those issues raised in the objections related to:

- The feeling that residents had been misled with regard to the intentions of the applicants;
- The use is less research and development and more a commercial operation which is unsuitable for the location;
- Potential for noise disturbance

These issues are discussed in the Discussion section below.

Three objectors attended the meeting, and all indicated that there had been little (or no) issue with regard to a noise nuisance since the extraction plant had commenced operating approximately two months previously. The general view was that residents were not willing to consent to the proposal of 24 hour operation because of the potential for nuisance, particularly in the summer months when homes had windows opened.

It was suggested that a trial period may be useful in determining if 24 hour operation was suitable, to which all parties were agreeable.

Following the focus meeting, the objectors to the application have have been provided with a draft permit condition relating to a trial period to comment on, and the opportunity to withdraw their objection to the application.

Responses were received from three of the objectors indicating they were willing to withdraw their objection based on the trial period condition. These responses have been provided to Councillors.

DISCUSSION

The processes conducted on the site are for the experimental extraction of oils for various purposes, such as medical research, cosmetics and food purposes. Materials to be processed on the site include artemisia (wormwood), kiwi seed, rosehip seed, ginger, sandalwood and grape seed.

In the application to amend the planning permit, the applicant states that the continuous processing is required to remove the need to start and stop the equipment at the

beginning and end of each day. This start-stop process affects the efficiency of the operation as well as increasing wear and tear to the equipment.

The processes carried out at the site would still come under the research & development definition, but would enable the company to meet their commitments. There is no proposed increase to the volume of material being processed or resultant waste volume. The volumes stated in the original application will remain the same, as the applicants state they did not envisage a restriction to the hours of operation on the permit.

The application was assessed against the relevant policies and clauses of the Indigo Planning Scheme as part of the previous report to Council.

Noise Levels

With regard to the application for continuous processing, the relevant issue is the potential for a noise nuisance to be created at night. All of the objectors who attended the planning focus meeting indicated the current operational noise levels were not of major concern, however they were concerned about noise levels at night. The applicants have indicated the machinery is not yet in its final place in the cellar of the boiler house building, where it will be considerably quieter than at present.

It is contended that there is a potential for continuous operation to be a nuisance to some residents, however the only way to actually discover if there would be a noise nuisance is for the operation to be continuous for a period of time.

Other issues

The other main issue raised in submissions was the feeling that the residents had been misled by the applicants and that continuous processing was the intention all along. Further, that this application is the 'tip of the iceberg' with regard to further amendments to the permit to turn the site into a defacto industrial zone. In discussion of this point, it can only be said that the research & development aspect of the use has allowed it to be considered at this location, and the planning permit has been issued on this basis.

CONCLUSION

In conclusion, this application for continuous processing has merit, provided it is demonstrated through a trial period that there is no noise nuisance created to nearby residences. Therefore, it is recommended that the application be approved subject to the recommended condition which allows for a trial period of 24 hour operation. A further amendment to the planning permit would be required for ongoing 24 hour operation after that trial., This would allow a further review of noise generated by the use.

11.6 INDIGO HERITAGE ADVISORY COMMITTEE (FILE NO: E511 - EDSM)

For Information

SUMMARY

Minutes from the 26 July 2007 meeting of the Indigo Heritage Advisory Committee meeting are attached. The Committee's resolutions include a request for Council to increase funding for the Indigo Heritage Advisory Service.

BACKGROUND

The Indigo Heritage Advisory Committee currently meets once a month. At its July meeting it was resolved that:

Indigo Shire Council be requested to provide additional funding to allow an increased day per week for the Heritage Advisory service. This service is vitally important in reflecting the heritage basis of this shire and it is important that this be addressed immediately given the increased heritage workload that has resulted from increased heritage listings. These listings were introduced in August 2005 and are expected to remain in place when the heritage amendment is approved and gazetted.

The Committee acknowledges the valuable work being carried out by Council's Heritage Advisor. The Committee is concerned at the apparent need for an additional one day per week for the service given the increased workload as a result of the increased number of heritage items and given the importance of heritage to Indigo Shire.

FINANCIAL & RESOURCE IMPLICATIONS

Increase of Heritage Advisor time was considered as part of the budget deliberations, however due to budget constraints an extra day per week was not achieved in the 2007-08 year. A small increase in planning staff time was allowed for (an additional \$13,000), however this will not provide for the requested additional one day per week for the Advisor. It had been hoped to reallocate one staff member time to some supervised heritage work, however following resignation of this staff member, this approach will not be possible. The additional budget allocation will now achieve an additional 19 days for the year if the existing arrangements remain.

CONCLUSION

The Indigo Heritage Advisory service has seen a significant increase in workload without a commensurate increase in funding. It is suggested that Council consider an increase in budget allocation for the 2008-09 financial year.

*Attachment
Indigo Heritage Advisory Committee Meeting 26 July 2007 Minutes*

11.7 INDIGO PLANNING SCHEME AMENDMENT C10 – HERITAGE (FILE NO: E1240-10 - EDSM)

For Information

SUMMARY

The Independent Panel appointed to hear submissions in relation to this amendment was held from 15 – 18 May 2007. The Panel consisted of two members, and the hearing was held at The Shed in Yackandandah. The Panel heard submissions from Peter Freeman and Deborah Kemp (expert witnesses regarding the Heritage Study), along with seven objectors. The Panel members conducted inspections in the weeks after the hearing.

The Panel report was received in mid July, and recommends Council should adopt Amendment C10 as exhibited, subject to a number of recommendations, including the removal of 3 items from the schedule to the Heritage Overlay, and the review of the Statement of Significance for each item on the schedule.

DISCUSSION

The majority of the Panel's recommendations relate to the Statements of Significance for the items and places listed in the Schedule to the Heritage Overlay. These Statements of significance are found in the inventory to the Indigo Heritage Study and as such are supporting documents to the amendment. For this reason the amendment can be adopted by Council with the recommendation that the Statements of Significance for the items and places listed in the Schedule to the Heritage Overlay are reviewed.

The Planning Panels Advisory Committee Heritage Provisions Review final report is due to be delivered to the Minister for Planning in mid August, and it is anticipated that this document will give guidance about the format of Statements of Significance. This document is anticipated to also recommend that Statements of Significance be compiled in a separate incorporated document in the planning scheme.

The other key recommendation in the Panel report is regarding the mapping of the heritage item or place. Due to the scale of the maps involved, the location and extent of some items are often difficult to interpret. It is proposed to take advice from Heritage Victoria as to whether it is appropriate to be more descriptive in the schedule to the Heritage Overlay, e.g. where the dwelling and a dry stone wall are the items of significance and farm sheds are not included in the items of significance, then describe these elements – 'dwelling and dry stone wall only'. This approach could also be used with the tree controls – rather than simply 'yes' for tree controls, there could be a description of which tree/s are of interest e.g. 'palm tree only'.

As these items are not finalized, the matter will be fully reported to Council at its September meeting.

CONCLUSION

The Panel Report for Indigo Planning Scheme Amendment C10 has been released and it proposes the adoption of this amendment with some further recommendations.

It is considered that these recommendations are reasonable and the matter will be reported to Council and the next opportunity with a recommendation that Indigo Planning Scheme Amendment C10 be adopted generally in line with the

recommendations of the Independent Panel Report.

It should be further noted that Section 26 of the Planning and Environment Act requires the planning authority to make the Panel Report available for public inspection “*if 28 days have elapsed since it received the panel’s report*”. This report was received on 16 July 2007 and was made available for public inspection on 26 July 2007.

11.8 RESIDENTIAL DEVELOPMENT APPLICATIONS APPROVED JULY 2006 – JUNE 2007 (FILE NO: E900 - SSP)

For Information

During the past financial year (June 2006 – July 2007) planning permits have been issued for a number of subdivisions creating close to 200 new residential lots. During the same time buildings permits have been approved for over 85 dwellings in total throughout the Shire. The tables below provide further detail regarding these approvals:

Table 1: New Residential Lots Approved (Planning Permit) 1 July 2006 – 30 June 2007

Wahgunyah	Barnawartha	Chiltern	Rutherglen	Yackandandah	Beechworth	Kiewa-Tangambalanga	TOTAL
7	24	8	35	20	104	1	199
3.5%	12.1%	4%	17.6%	10.1%	52.3%	0.5%	

(Source: Indigo Shire Council Planning Register)

Table 2: New Dwellings Approved (Building Permits) 1 July 2006 – 30 June 2007

Wahgunyah	Barnawartha	Chiltern	Rutherglen	Yackandandah	Beechworth	Kiewa-Tangambalanga	Rural	TOTAL
12	1	5	12	10	19	2	26	87
13.8%	1.1%	5.7%	13.8%	11.5%	21.8%	2.3%	29.9%	

(Source: Indigo Shire Council Building Approvals Database)

From Table 1 above it is clear that of the total of 199 new residential lots approved throughout the Shire, the majority of these were approved in Beechworth. This figure includes a 77-lot subdivision approved in Havelock Road, Beechworth.

Table 2 further shows that of the total of 87 new dwellings approved in the Shire during this time, close to 30% of these were located outside of townships. Most of the new dwellings approved within township however, were located in Beechworth, Wahgunyah and Rutherglen.

11.9 ENVIRONMENT AND DEVELOPMENT SERVICES PROJECTS – AUGUST 2007 (EDSM)

For Information

Projects underway are show in the following table.

Project	Current actions
Amendment C10 – Heritage Overlay	<ul style="list-style-type: none"> ○ Independent Panel report has been received. Advice on report recommendations sent to all objectors and a press release provided to media outlets. ○ Preliminary report on Panel outcomes in this agenda. Detailed report anticipated for September Council meeting.
Amendment C21 - Kiewa-Tangambalanga	<ul style="list-style-type: none"> ○ Structure Plan adopted by Council in May 2006. ○ Authorisation received was conditional and a protracted negotiation took place before DSE allowed exhibition to commence. ○ Exhibition period for the amendment closed 2 July 2007. Issues raised in submissions still under investigation.
Amendment C27 – Low Density Residential rezoning. Nashes Road, Rutherglen	Amendment forwarded to DSE in June. Awaiting advice regarding approval and a gazettal date.
Municipal Strategic Statement and Indigo Planning Scheme – major review	<ul style="list-style-type: none"> ○ First round of public consultation meetings held August - September 2006. Second round held March 2007. ○ Consultation with government agencies and neighbouring municipalities undertaken. ○ Rural planning issues workshops held November 2006 and March 2007. ○ Public comments received on draft review report. ○ Review report now being finalised before presentation to Council.
Indigo Planning Scheme environmental overlay	Ecology Partners P/L appointed to undertake a project to identify biodiversity priority areas within the municipality for further investigation and possible furthers controls in the planning scheme.

	<p>Draft report being revised by consultant to incorporate steering committee responses. Report was due to be presented to Council during July, but is still awaiting finalisation by consultants.</p> <p>NECMA has advised that second and third stage funding will be approved for this project over the next two years. This has been awarded through the Regional Catchment Investment Process.</p>
<p>VCAT Appeals</p>	<ul style="list-style-type: none"> ○ PP05-321 Appeal by Barden Consulting against refusal of Council to amend the Development Plan and against refusal by Council to amend conditions of the planning permit for subdivision, Elgin Road, Beechworth. Hearing held 27 June 2007 in Beechworth. Still awaiting decision. ○ PP06-063 appeal by George Fendyk against conditions of a planning permit for a 2 lot subdivision. Issue is around the loss of car parking area behind Tanswell’s hotel in Beechworth. Hearing held 27 June 2007 in Beechworth. Still awaiting decision. ○ PP06-242 Appeal by AR Bennett against refusal by Council to approve a balcony addition to a shop, Ford Street, Beechworth. Notice of appeal being given (March 2007). Date of hearing yet to be advised. Expected that date will be in September. ○ PP06-280 Appeal by C Brown against refusal by Council to approve an extension to a dwelling, Pioneer Road, Stanley. Date of hearing yet to be advised. ○ PP06-247 Appeal by C Rebbechi against refusal by Council to approve a dwelling, Lake Moodemere Road, Norong. Expected that date will be in September. ○ PP06-294 Appeal by I and L Berryman against Council’s Notice of Decision to Grant a Planning Permit for demolition of four buildings, removal of five trees, construction of a car park and construction of access laneways, Greens Lane, Chiltern. Date of hearing yet to be advised.
<p>Statutory planning services</p>	<p>Due to a resignation there is currently an unfilled position for a Town Planner. This is impacting on service delivery in this area. Additional hours by other staff and a casual employee are assisting to provide planning services prior to appointment of a town planner.</p>
<p>Building Services</p>	<ul style="list-style-type: none"> ○ Replacement position of Building Inspector filled and Brett Barter commenced in July. This is assisting with provision of high quality building services. ○ One position remains vacant for a Building Inspector or Surveyor. This is expected to be filled shortly.

11.10 BUILDING STATISTICS – MAY 2007 (EDSM)

For Information

ahgunyah	xtension	\$15,97	30/05/0
ahgunyah	xtension	\$474,4	31/05/0
indowring	ew Building	\$275,49	31/05/0
ngambalanga	ew Building	\$220,09	01/06/0
utherglen	ew Building	\$153,67	01/06/0
ahgunyah	ew Building	\$256,24	01/06/0
eechworth	teration	\$24,00	06/06/0
utherglen	ew Building	\$23,51	06/06/0
ornishtown	ew Building	\$26,00	06/06/0
ackandandah	imming Pool	\$20,00	06/06/0
utherglen	xtension	\$9,00	06/06/0

Bechworth	Stump	\$4,600	07/06/07
Arnawartha	New Building	\$20,800	07/06/07
Alhgunyah	Stump	\$5,500	12/06/07
Arnawartha	Alteration	\$375,000	12/06/07
Bechworth	New Building	\$56,000	12/06/07
Hiltern	New Building	\$14,600	13/06/07
Hiltern	Extension	\$590,000	14/06/07
Hiltern	New Building	\$120,000	19/06/07
Northerglen	Extension	\$11,000	20/06/07
Blackandandah	New Building	\$314,200	21/06/07
Bechworth	New Building	\$11,100	22/06/07
Lewla	New Building	\$18,000	25/06/07
Arnawartha	New Building	\$315,000	25/06/07
Bechworth	New Building	\$3,000	26/06/07

pechworth	teration	\$70,00	28/06/07
ergunyah	ew Building	\$280,00	28/06/07
total		\$3,733,33	

11.11 PLANNING STATISTICS – JUNE 2007 (EDSM)

For Information

File No.	Locality	Purpose	Cost	Decision
07020	Chiltern	Shed	\$35,000	Approved
07076	Brimin	Dwelling	\$120,000	Approved
07111	Beechworth	Extension of shop	\$43,000	Approved
07118	Rutherglen	Remove two red gum trees	\$0	Approved
07126	Kiewa	Shed	\$18,000	Approved
07121	Beechworth	Garage	\$11,157	Approved
07122	Yackandandah	2-Lot Subdivision	\$0	Approved
07128	Rutherglen)	Dwelling & Shed	\$220,000	Approved
07129	Beechworth	2-Lot Subdivision	\$0	Approved
07130	Yackandandah	Dwelling	\$190,000	Approved
07132	Rutherglen	Add Doorway & Extension	\$0	Approved
07079	Barnawartha	2-Lot Subdivision Stage 2	\$2000	Approved
07135	Osbornes Flat	Garage	\$15,000	Approved
PP07398	Beechworth	Pergola to cover freezer room	\$2,500	Approved
7				
PP07399	Tangambalanga	Milk Processing Factory	\$28,000	Approved
9				
TOTAL			\$684,657	

*Note new sequence of Permit Numbers due to new database.

12.0 CIVIL OPERATIONS

12.1 BARNAWARTHA PRIMARY SCHOOL – KERB AND CHANNEL SPECIAL CHARGE SCHEME - (FILE NO:- T480.12 - AOM)

For Decision

RECOMMENDATION

That Council:

- 1. Adopt the Barnawartha Primary School, Kerb and Channel, Special Charge Scheme as presented.**
- 2. Formally notify the Education Department of the scheme and have a Committee of Council consider written and verbal submissions for a report and recommendation to Council on the future progress of the Barnawartha Primary School Kerb and Channel Scheme.**

SUMMARY

This report recommends the commencement of statutory and consultative procedures in

relation to the declaration of a Special Charge to Section 163 of the Local Government Act 1989, to construct kerb and channel together with associated pavement works fronting part of the Barnawartha Primary School.

The works will include; Kerb and Channel and associated pavement.

BACKGROUND

The forward works program has identified the need to construct kerb and channel and associated bituminous seal to the car park at the Barnawartha Primary School

Council has received complaints over the years involving parking and potential safety issues from the school community.

Council is also aware that the cost of the works is to be recovered from abutting owners, the Education Department, in this instance. The amount to be recovered is in accordance with Councils' Cost Recovery policy and as to be determined by Council in consideration of this report.

Section 163 – 166 of the Local Government Act 1989, allows Council to declare a Special Charge for any purpose where there is, or will be a special benefit to persons required to pay the special charge.

A special charge can be declared on the basis of any criteria specified by Council. These may include frontage, percentage of benefit, percentage of use, valuation, land area, etc. In this case the declaration of a special charge will be based on lineal metre frontage of the cost of construction.

A special charge may be declared for the purpose of:

1. Defraying any expenses; or
2. Repayment (with interest) any advance, debt of loan, in relation to the purpose of that special charge.

PROPOSED BARNAWARTHA PRIMARY SCHOOL SPECIAL CHARGE

In accordance with the Local Government Act, it is recommended that Council proceeds with the construction of the Barnawartha Primary School – Kerb and Channel Scheme, commence statutory procedures, and that the scheme be specified as follows:

1. The purpose of the Special Charge and how levied

a) The purpose of the special charge is to defray the costs associated with the design, supervision, construction and contract administration of a facility adjacent to the Barnawartha Primary School (part) at Barnawartha- Howlong Road, fronting part of the Barnawartha Primary School, in accordance with the supporting plans, specification and apportionment.

b) The charge will be levied and will remain in force for a period of five years from the date of the Council resolution. For Council's information the Education Department usually treat these schemes as an ex gratia payment.

2. Cost to be borne by benefiting owners

The works are considered by Council to be of special benefit to the owners and occupiers of the land described in the scheme for the reasons of:

- a) safe all weather access for pedestrians and students
- b) improved property amenity
- c) Reduced maintenance requirements

Cost to be borne by benefiting owners is as detailed in the scheme.

3. Method of apportionment of benefit

The benefit has been apportioned on the basis of:

- a) The property having equal opportunity to access the proposed facility.

4. Total estimated cost and apportionment

The estimated cost of the Scheme is \$30,178.13 (Ex GST), consisting of earthworks, concrete works, works contingency amount and design, supervision of the contract, plus GST and other administrative costs. A detail estimate is provided in the Scheme documents appended to this report.

5. Apportionment

BARNAWARTHA PRIMARY SCHOOL Kerb and Channel CONSTRUCTION SCHEME						
OWNER	MAILING ADDRESS	SITE ADDRESS	SITE DESCRIPTION	Total Frontage (metres)	Apportionable Frontage	Cost to be recovered \$
Education Department	Melbourne	Barnawartha Howlong Rd Barnawartha	School Reserve Barnawartha	144	37	33,195.94 Inc GST
			<u>TOTAL</u>			\$33,195.94 Inc GST

Apportionment:

\$33,195.94 inc GST Estimated Cost

\$33,195.94 inc GST Amount to be recovered from the owners

FINANCIAL & RESOURCE IMPLICATIONS

The cost of the special charge scheme is detailed above. This proposal varies from Council’s existing policy in that the recommendation apportions the whole of the cost to the abutting owner (Education Department) on the grounds that the works are solely for its clients (Student parents & teachers of Barnawartha Primary School). The Local Government Act allows Council to determine the amount of benefit etc to be recovered, in this case 100%.

12.2 OPERATIONS DEPARTMENT – PROGRESS REPORT – AUGUST 2007 (AOM)

For information

Project Description of Works

General Maintenance	
Road Maintenance & Parks and Gardens	Rain over the whole Shire has seen some moisture in the pavement material of gravel roads, and the grader drivers' have been busy working on improving the ride ability of these roads. Parks and Gardens staff has been kept busy with the Tommy Vac and cleaning up falling leaves and unblocking drains.
Gravel Road Resheeting	Works have been completed on gravel resheeting various gravel roads throughout the Shire. Works may have included significant length of road or random truck loads, dependant on the current condition of the gravel road as determined by inspection. Approximately 27.5km of road was gravel re-sheeted of the 1041km of gravel roads maintained by the shire (2.6%) in the 2006-2007 program. Treated roads included Adams, Albion, Andrew, Blume, Dickson, Fighting Gully, Hurtle, Kirby Flat, Lake Kerferd, McCormack, Miller, Ryan, Scholz, Tomkins, Voight, Wardens, Wyatt, Pioneer, Twist Creek, Allan's Flat, Sheep Station, Six mile, Marcus Creek, Shennan, Silver Creek, Rhodes, Old Stanley, Circular Creek, Bells Flat, Masons, Schulz, Carlyle, Fernbank, Frazer, Back Wahgunyah, Raitts, Kelly's, Brimin, Hallens, Bakers, Back Springhurst, C2 Access, Lancashire Gap, poleys, Rocedeane, Carlyle, Buckingham's, Dugays Bridge,
Annual Bituminous Resealing Program	152,934 Square metres or 6.2% of the 2,451,462 square metres of bituminous sealed roads maintained by the Shire were resealed in the 2006-2007 program.
Council Projects	
Drought Relief Bores and Standpipes	Power has finally been connected to the pump at the Sandy Creek Bore and it will be tested and commissioned on 19 th July.
Restoring Community War Memorials	Council has been successful in obtaining 3 grants to upgrade various memorials around the shire. Tangambalanga - \$7,000, provision of seating and lighting of memorial Yackandandah - \$5,000 restoration of memorial plaques on Memorial Gardens gates Rutherglen - \$6,750 provision of seating and pathways

	Works will be programmed for July - August.
External Private Works	
Works- General Gundowring Road Dairy Road Funding	Construction of improvements to Gundowring Road under the Dairy Road Funding Program. (\$375,000) Works are nearing 95% completion. Works have been put on hold due to weather conditions
Deep Creek Road Bridge	Works completed include Piling, abutments deck beams and deck. Road approach works have commenced.
Cleaning of Council Buildings	Tenders are being called for cleaning of Council buildings, public toilets and BBQ's. The new contract is to commence 1 st November.
Buller Gas	Gas operations are progressing smoothly. Usage should be increased due to the excellent season.
Waste Management	
	The rehabilitation of the Yackandandah Landfill has been completed. Planting of native shrubs and grasses was completed on 19 th June with a total of approximately 2,700 plants being planted. The project has received publicity recently with an article being published in the June edition of the national Local Government Focus magazine and the Sustainability Victoria June newsletter.
Animal Control & Local Laws	<p>Works (in hours and out of hours)</p> <p>The increased colder weather and frost has reduced the pasture growth despite recent rains. This has increased incidents of livestock straying on roads both in hours and out of hours.</p> <p>The unit is about to commence door knocking throughout the Municipality looking ensuring that people have all dogs and cats registered.</p> <p>Local Law number 1 was advertised on 16/7/07 for public comment. We have had some people make contact with us and basically ask how will the changes affect them. Residents with concerns have been advised to advise us in writing.</p>
Pools	
Indigo	Pools are still closed but we are doing maintenance and capital works as per the 07-08 budget. Some of the items are watering systems, the cost of which was predominantly paid for by a grant. Capital works spending works include the re-jointing of the Yackandandah pool to ensure any leaks are stopped; Tangambalanga pool requires work to the

	pump and filtration system.
Summer	Wodonga pool remains closed

Emergency Management	No issues to report.
Community Grants – round 2 Water	Application successful for \$20,000 grant to retrofit Community Centres / Senior Citizens facilities with water saving devices and rainwater tanks. Osborne’s Flat Hall & Rutherglen Senior Citizens Centre being investigated to receive funding retrofits.
Community Grants – round 3 Water	Two project proposals submitted: <ul style="list-style-type: none"> ○ Installation of rainwater tanks (with up to 70,000l storage capacity) at Yackandandah depot to replace potable water used for machinery wash down & roadworks; & ○ Revegetation of a large road reserve adjacent to Yackandandah/Kinchington Creek confluence – in partnership with adjacent landholder. Notification of success of applications estimated to take 3 months.
Greenhouse Action Plan	Inventory completed. This is the first milestone in a 4 part plan. The second milestone will be to set a reduction target for greenhouse emissions. Technical staff has discussed possible reductions. Report to be presented to Council.
North East Greenhouse Alliance	Mid year review of Alliance completed & Business & Communications Plan finalised for reporting & group purposes. Alternate Fuels <ul style="list-style-type: none"> ○ Draft <i>Specification</i> developed for purchasing of biodiesel. Kicking Goals for the Environment <ul style="list-style-type: none"> ○ Water & energy audits have been carried out at each of participating clubs – new technologies being installed Adaptation <ul style="list-style-type: none"> ○ Report completed - steering committee to investigate how to resource next phase of project Plant Savers <ul style="list-style-type: none"> ○ Sustainable schools project – pilot schools engaged. St Mary’s, Rutherglen and Beechworth Primary participating. Launch of project was early June Sustainable Lighting <ul style="list-style-type: none"> ○ Public lighting audit completed – Alliance working with 4 other Alliances to engage consultant to develop business plan regarding public lighting alternatives application to specific regional councils.
Chiltern Green Corp project	Final project proposal has been accepted for a Green Corps team. Success of application to be announced in September.

Work for the Dole Team	Team numbers low at the moment – very little work being carried out, which has focused on maintenance at Lake Sambell.	
Lake Sambell	Committee’s Deed of Delegation still under review.	
Indigenous Resource Area at Lake Sambell	<ul style="list-style-type: none"> ○ Steering group meeting to be organised for July ○ Plant order for this area has been resubmitted with Park Lane Nursery as Wandoo Nursery, who originally received order, has closed 	○
Isaac Park	<ul style="list-style-type: none"> ○ Mulch material to be spread onsite before end of August 	○
Regional Stormwater Education Officer	<ul style="list-style-type: none"> ○ Regional Stormwater Code of Practice printed –distributed through issuing of building permits; ○ Organising workshops for builders for July. This workshops will promote stormwater best practice on building sites; ○ Further development of Local Law for stormwater. 	○
Community woodlot program	<ul style="list-style-type: none"> ○ Stanley – timber still available; ○ Yackandandah – significant amounts of timber still remain from salvage operations; ○ Beechworth – prisoners have delivered timber to concession card holders that registered for this wood; and ○ Chiltern – no useful timber in this woodlot, however investigations underway to utilise prison labour to block & transport excess wood from local roadsides 	○
Roadside Management Plan	Development of a “Roadside Partnership Project” in conjunction with RCoW for Rutherglen & Boorhaman areas. These areas (Lower Ovens & Lower Kiewa) are a priority for funding body – North East Catchment Management Authority. Project aims to “ <i>increase ownership of high and medium conservation roadsides</i> ” and will be implemented five stages and scheduled for completion June 2008.	
Roadside weed initiative	<ul style="list-style-type: none"> ○ Self-assessments posted to 2006 participants; ○ Officer assessments of results for 2006 to be finalised; & ○ Applications for 2007 to open at end of July – preparation of promotional material underway. 	○
Eco-Awareness Group	<p>Ongoing implementation of Action Plan – last group meeting highlighted issues of:</p> <ul style="list-style-type: none"> ○ Constant running of hot water boilers in kitchens; ○ Automated timing of reverse cycle air conditioners; ○ Results of Waterwise audit; ○ Catering practices; & ○ Training in use of ‘green cost codes’ 	○

<p>Community awareness</p>	<ul style="list-style-type: none"> ○ Joint project with NECMA, NEGHA and NevRWaste – Schools Environmental Education Day (SEED), held Tuesday 17th July at Lake King, Rutherglen was a success! Students had a great day & feedback from teachers was positive. Formal evaluation sheet to be posted to teachers to determine how event can be improved for 2008. ○ Delivery of indigenous shrubs for Indigo’s schools for Schools National Tree Day to occur week beginning Monday 23rd July. Only two schools have not returned “interest” form. More links have been made this year between the schools and other community groups. ○ NRM Officer to participate in Schools National Tree Day (Friday 27th July) in Yackandandah. 	<p>○</p>
<p>Upper Sandy Creek School revegetation project</p>	<ul style="list-style-type: none"> ○ Fencing completed - ripping & spraying of area yet to occur ○ Planting of overstorey, with school to take place mid-August 	<p>○</p>
<p>Sustainable water use plan</p>	<ul style="list-style-type: none"> ○ Priority actions identified in plan are the basis of a Community Water Grants proposal; ○ NRM Officer to liaise with Ranger regarding installation of irrigation systems at Pools. 	<p>○</p>
<p>Code of Forest Practice</p>	<p>New <i>Code of Practice for Timber Production</i> recently released. Main changes from the old <i>Code</i> is the specification of ‘mandatory’ practices as opposed to ‘recommended’ practices. A report regarding these changes is being prepared for submission to Council.</p>	
<p>Biodiversity Planning</p>	<p>Final report from consultants expected at end of July.</p>	

13.0 ASSETS AND INFRASTRUCTURE

13.1 READY STREET (WEST) RUTHERGLEN - ENDORSEMENT OF EASEMENT CREATION (FILE NO: S230/050 – AM)

For Decision

RECOMMENDATION

That Council sign and seal the application for the creation of a drainage easement in favour of Council on land:- Parish of Carlyle, Section 19, Crown Allotment 11.

SUMMARY

The endorsement of Council as the grantee is required upon the drainage easement application that is to be submitted to the Land Titles Office.

BACKGROUND

The drainage easement in question is across a parcel of land in Ready Street (West), Rutherglen, and is required for drainage purposes from a sub-division here. The agreement of the land owner has already been obtained, as indicated by their signature as the grantor, and now needs this official council approval for the application to be submitted and the easement created.

CONSULTATION

Not required

POLICY IMPLICATIONS

Nil

FINANCIAL & RESOURCE IMPLICATIONS

Nil

13.2 CAPITAL WORKS – PROGRESS REPORT – MARCH 2007
(AM)

For Information

Project	Actions
Subdivisional works by developers	<ul style="list-style-type: none">• Lawranna Estate Stage 1 (off Fighting Gully Rd)5 Rural Res lots- 50% complete. Tender for balance of 30 lots let, works commenced. Significant improvements to Fighting Gully Rd to be undertaken in conjunction with subdivisional works.• Nickless St Chiltern 3 lots- 80% complete.• Bells Flat Rd wetlands- 90% complete. Plantings to be completed• Sheehan Dve Fletcher Hill Stage 2 Beechworth 10 residential lots- 50% complete• Sydney Rd Beechworth 18 lot retirement village-public roadworks 80% complete.
Plant	<ul style="list-style-type: none">• National Plant Hire plant maintenance agreement option for extension due in June. A detail assessment of the value of this agreement is being prepared.• Tenders called for replacement excavator
Rutherglen Hall	Builders Smith Alltimber Constructions have achieved practical completion and are to be congratulated on their quality of work and commitment to achieving the best result for the Rutherglen community. Available funding exhausted, pursuing further funding for finishing off curtains et al.
Wooragee Hall	Works 95 % complete. Committee have moved back in to the hall. Builders M & B Gotz have done an excellent job.
Chiltern Floodplain Study	Application for Natural Disaster Relief Funding refused. Works to be undertaken to the value of Council's funding only -\$107,000.

Havelock Road area stormwater re-use	Detail designs complete. Land purchase being negotiated. Discussions ongoing with Baarmutha Park Committee. Permits from DSE & GMW & NECMA underway. Part outfall pipe constructed.
Ready/Soles Street drainage	Tomkinson Engineers has completed draft designs. A report will be presented to Council. Costs of Stage 1 construction incorporated in 07/08 Capital Budget.
Chiltern Commercial Area Parking	Detail design to commence immediately final access alignment chosen, pending planning appeal to VCAT. Funding applied for.
Local Infrastructure Works Program (Drought Funding)	\$300,000 received from State Government. Stanley Reserve trees clearance complete. Chiltern Hall Landscaping complete. Kergunyah hall carpark complete, note Committee paid for sealing. Hall painting at Stanley & Barnawartha complete. Tangambalanga netball repairs complete. Chiltern lake Anderson works complete. Beechworth Shire Hall internal painting to commence. \$15000 to be distributed to tennis clubs. Isaac Park drop structure complete. Barnawartha Indigo Creek park path complete. Chiltern Lake Anderson dredging and fence complete. Upper Sandy Ck fencing complete.
Rutherglen Heavy Vehicle Deviation	Focus group report released, community discussion commenced.
Browns Plains Community Meeting Room	Adjoins new CFA shed. Funding received, tenders let
Yackandandah Offices Works	Issues with sloping floors in Wellsford St and Ardsville. Problems accommodating staff in departmental groups. Options being investigated.

14.0 HEALTH AND WELLBEING

14.1 INSTRUMENT OF DELEGATION – STANLEY SOLDIERS MEMORIAL HALL AND ATHENAEUM COMMITTEE OF MANAGEMENT (FILE NO: C235-02)

RECOMMENDATION

That the revised Instrument of Delegation for the Stanley Soldiers Memorial Hall and Athenaeum Committee of Management be adopted.

SUMMARY

This report details the amendment to the Instrument of Delegation to the Stanley Soldiers Memorial Hall to include the Stanley Athenaeum.

BACKGROUND

The Stanley Soldiers Memorial Hall is located adjacent to the Stanley Athenaeum on the Stanley Road, Stanley. The Hall is managed by a Council Section 86 Committee of Management which has been active and is continuing to improve and develop the Hall for the benefit of the community. The Athenaeum is directly managed by Council's Health & Well Being Department.

The Hall Committee currently receive an annual Asset Maintenance Grant with an allocation of \$1,608 being provided in the 2006/2007 financial year. The Stanley Athenaeum had a Council budget allocation of \$2,500 for maintenance and outgoings in the 2006/2007 financial year.

Council and the Stanley community were both in favour of exploring the option to combine the two facilities under the one management structure, the obvious choice being to expand the existing Hall Committee to include responsibility for the Athenaeum.

Following extensive consultation with the Hall Committee and local community members who had an interest in the Athenaeum, it was agreed to amend the Instrument of Delegation to the Hall to include responsibility for management of the Athenaeum.

The Hall Committee also agreed to invite additional members to the Committee who had an interest in managing and developing the Athenaeum.

ISSUES

To effect the change to the management of the Stanley facilities, the Instrument of Delegation required some minor wording changes to include the Athenaeum in the document.

Financial changes will also be required to reflect the change in management responsibilities. The Council allocation will no longer be required as all maintenance and outgoings (utilities) will become the responsibility of the proposed new Committee. To reflect these additional costs, an Asset Maintenance Grant for the Athenaeum will need

to be granted in 2007/2008 to the proposed new Committee. It is anticipated that the value of this grant will be less than the original Council budget but in line with the criteria for allocating Asset Grants throughout the rest of the Shire.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The Council budget allocation for maintenance of the Athenaeum will no longer be required, commencing with the 2007/2008 financial year. This will be a savings of approximately \$2,500. However, an additional Asset Maintenance Grant allocation of \$1,136 will be required commencing in 2007/2008.

Attachment

INSTRUMENT OF DELEGATION

Special Committee

**STANLEY SOLDIERS MEMORIAL HALL AND ATHENAEUM COMMITTEE
OF MANAGEMENT**

In exercise of the power conferred by Section 86(3) of the *Local Government Act 1989* ("The Act"), the Indigo Shire Council ("Council") delegates to the Committee of Management referred to as Stanley Soldiers Memorial Hall and Athenaeum Committee of Management ("the Committee") established by resolution of Council passed on 7 August 2007, the powers, duties and functions set out in the attached Schedule and declares that:

- 1 This Instrument of Delegation is authorised by a Resolution of Council passed on 7 August 2007 AND

- 2 The delegation:
 - 2.1 Comes into force immediately the common seal of Council is affixed to this Instrument of Delegation;
 - 2.2 Remains in force until Council resolves to vary or revoke it;
 - 2.3 Is subject to any conditions and limitations set out in the Schedule; and
 - 2.4 Must be exercised in accordance with any guidelines or policies which Council from time to time adopts.

THE COMMON SEAL of the **INDIGO**)
SHIRE COUNCIL was hereunto affixed to)
this Instrument of Delegation in the)
presence of:)

Mayor

Councillor

Chief Executive Officer

SCHEDULE

STANLEY SOLDIERS MEMORIAL HALL AND ATHENAEUM

ADVISORY COMMITTEE

The powers, duties and functions relating to the operation of Stanley Soldiers Memorial Hall and Athenaeum Committee of Management shall be set out as hereunder:

1 Establishment

- 1.1 This Special Committee to be known as the Stanley Soldiers Memorial Hall and Athenaeum Committee of Management (the Committee) was established by resolution of Council on 7 August 2007.

2 Objectives and Functions

- 2.1 The Committee is to manage and administer the Hall and Athenaeum in a proper and accountable manner.
- 2.2 The Committee is to maintain efficient and effective control over income and expenditure.
- 2.3 The Committee will ensure the effective promotion of the use of the Hall and Athenaeum by residents, community organisations and commercial groups in a manner that will make the Hall and Athenaeum and its facilities attractive to them.
- 2.4 The Committee will ensure that a wide range of community arts, culture and entertainment programs are fostered to give residents a choice of leisure time activities.
- 2.5 The Committee in association with the Council will maintain control of all modifications, renovations and maintenance to the buildings and their surrounds.
- 2.6 The Committee shall make representations to Council on behalf of other user organisations relating to the use and/or management of the Hall and Athenaeum.
- 2.7 The Committee may carry out research, investigations, survey or enquiry relating to the existing or proposed facilities within the Hall and Athenaeum.
- 2.8 The Committee may review the existing facilities within the Hall and Athenaeum and keep them under review including the fees and charges.
- 2.9 The Committee may convene or cause to be convened such meetings,

forums, lectures, seminars or other activities as may be deemed of value by the committee to meet its objectives.

- 2.10 The Committee may resolve conflicts where these occur in the requirements of the community using the Hall and Athenaeum.
- 2.11 The Committee may liaise with members and officers of the Council and arrange consultation between representatives of the Council from time to time in order to maintain the highest level of co-operation and co-ordination.
- 2.12 The Committee may publicise and promote interest in the Hall and Athenaeum and its facilities.
- 2.13 The Committee may invite and receive donations, grants and endorsements and to otherwise raise funds for expenditure on the Hall and Athenaeum in accordance with approved management plans.
- 2.14 The Committee may establish and maintain such subcommittees as are deemed desirable to enable the Committee to effectively and efficiently carryout the delegations, objectives and functions herein contained.
- 2.15 The Committee may recommend to Council on the employment of appropriate staff as required.
- 2.16 The Committee may require all users to agree to abide by the conditions of usage of any rules made by the committee from time to time and to advise the Council in respect of and give effect to any regulations or Local Laws made by the Council applicable to the Hall and Athenaeum.
- 2.17 The Committee may carryout such other acts as are in keeping with its objectives and general principles.

3 Composition of the Committee

- 3.1 The Committee shall comprise:
 - The Committee shall consist of at least four (4) but not more than nine (9) members.
 - The committee may co-opt members with special interests, qualifications or experience on needs basis.
- 3.2 Changes to the composition of the Committee shall be considered by the Council upon the recommendation of the Committee.

4 Appointment of the Committee

- 4.1 The Committee will have no appointed Council representative.
- 4.2 The Committee shall elect a Chairperson.
- 4.3 In the event of a casual vacancy occurring during the Committees term of office, it shall be filled by the determination of the Committee upon the recommendation of the members.
- 4.4 Committee member's term of office will expire on the day of the Council's Statutory meeting each year.

5 Meetings

- 5.1 Meetings of the Committee shall be held at regular intervals at a time or place determined by the Committee.
- 5.2 Conduct of meetings shall be governed by the Indigo Shire Council, Meeting Procedure Local Law.
- 5.3 In accordance with the Local Government Act of 1989 the Committee meetings must be opened to the public except in circumstances where meetings are closed to the public to discuss any of the following items:
 - a Personal matters
 - b The personal hardship of a resident or ratepayer
 - c Industrial matters
 - d Contractual matters
 - e Proposed developments
 - f Legal advice
 - g Matters effecting the security of Council property
 - h Any other matters which the Council or Committee considers would prejudice the Council or any person
 - i A resolution to close the meeting to members of the public.
- 5.4 If the Committee resolves to close the meeting to members of the public the reason must be recorded in the minutes of the meeting.
- 5.5 The Committee must ensure decisions are made having regard to the pecuniary interest provisions in section 78 and 79 of the Local Government

Act 1989.

6.0 Maintenance

- 6.1 The committee shall maintain the facility as follows
 - 6.1.1 Effect all necessary routine maintenance and repairs to the complex which are caused by normal wear and tear.
 - 6.1.2 Clean the Hall and Athenaeum as required following use.
 - 6.1.3 Refer to the Council any structural problems associated with the complex which may require major works.

7.0 Insurance and Risk Management

- 7.1 Council shall maintain Public liability insurance for the members of the committee.
- 7.2 The Council shall maintain insurance against damage or loss by theft, flood, storm and tempest, miscellaneous or other extenuating perils to the full value of the complex including buildings and their contents that is the property of the Council.
- 7.3 The Committee will be responsible for the costs of all insurance claims up to the policy excess or \$1000, which ever is the greater.
- 7.4 The Committee and users associated with the use of the Hall and Athenaeum shall maintain their own contents insurance for their property.
- 7.5 The Committee shall ensure that all users of the Hall and Athenaeum take out sufficient public risk insurance to cover activities.
- 7.6 The Committee shall undertake an annual risk assessment of the facility to ensure that risks are minimised.
- 7.7 The Committee will have regard to Occupational Health and Safety requirements in the operation of the complex.

8.0 Finance

- 8.1 The Committee shall submit to Council in February each year an operating budget and maintenance plan for the complex for the following financial year, for consideration by the Council as part of its Budget process.
- 8.2 The Committee will maintain proper accounting records to ensure funds are correctly accounted for.
- 8.3 The Committee will forward annually a copy of its financial statements
- 8.4 The Committee shall undertake an annual review of charges and fees, and recommend a fee structure for adoption by the Council.
- 8.5 The Committee will maintain an up to date list of Council owned assets that are part of the Complex, such list to be submitted with the financial

accounts.

9.0 General Accessibility

9.1 The Committee must ensure that the facilities of the complex are made available to all residents of the district irrespective of municipal boundaries, commercial associations, sporting, recreation, social, religious, or ethnic associations or physical ability.

10.0 Restricted Powers

10.1 Pursuant to the provisions of Section 86 (4) the Act, the Council is prohibited from delegating the following powers and accordingly the Committee is prohibited from undertaking the following:

- a This power of delegation
- b To declaration of a rate or charge
- c Power to borrow money
- d Power to enter into contracts exceeding any amount previously determined by Council
- e Power to incur any expenditure exceeding the amount previously determined by Council
- f Any prescribed power

For the purpose of this provision the Council has determined that:

- i The Committee shall not enter into contracts.
- ii The Committee shall not incur expenditure for individual transactions except where such expenditure has been included in the budget for the Committee and has been approved by the Council.

Reporting

The Committee shall report to the Indigo Shire Council through the Health & Well Being Manager.

The Committee will forward copies of all meeting Agendas and Minutes to the Council.

14.1 REQUEST FOR LOAN – RESURFACING OF FOUR TENNIS COURTS AT COULSTON PARK, TANGAMBALANGA (FILE NO: C252, C901.11 - HWBM)

For Decision

RECOMMENDATION

That:

Council advise the Tangambalanga Tennis Club Inc. that it is prepared to provide a loan of \$10,000 at a 6% interest rate for the Club to resurface four tennis courts at Coulston Park, Tangambalanga provided that the Tennis Club can provide appropriate security to Council for the repayment of this loan.

BACKGROUND

The Tangambalanga Tennis Club, in conjunction with Council, was successful in securing a \$50,000 grant through Sport and Recreation Victoria's (SRV's) 2006/2007 Community Facility Funding Program to resurface the four existing tennis courts at Coulston Park in Tangambalanga. The total cost of the project was estimated at \$76,991.00 (exclusive of GST).

The Tennis Club's original contribution to the project was \$23,011.00 from Club funds and \$3,455.00 in volunteer labour and support. Council was to assist with an inkind project management contribution of \$525.

In the original application (submitted in October 2005), the Tennis Club was committed to selling their block of land (their old tennis court site) to fund their cash contribution to the project. However, re-zoning issues in Tangambalanga have delayed the Club's ability to sell the block of land and therefore resulted in a delay in the project. Council requested an extension in the project completion date from SRV and were given a new project completion date of March 2008.

Although it is anticipated that the re-zoning issues will be resolved in approximately 6 to 12 months, the Club made the decision to request a loan from Council to ensure the project is completed on time. The Club has the ability to pay the loan back over a 5 year period but also still intends to sell the block of land which would comfortably pay off any balance outstanding on the loan. Original valuations of the block of land were put at approximately \$60,000.

The Tennis Club request is for an interest free loan of \$10,000 which would be repayable by instalments of approximately \$2,000 on the first of January on each of the next five years (2008 - 2012).

ISSUES

Council has assisted clubs in the past through the grants process with interest free loans although now has a policy of charging nominal interest at Council's current borrowing rate. In 2007 Council made the decision to grant loans to the Tangambalanga Netball Club for \$10,000 and to the Rutherglen Golf Club for \$9,000 at Council's borrowing rate

of 6%.

The Tangambalanga Tennis Club has a strong documented history of raising substantial funds for projects and have indicated that the repayment rate of approximately \$2,000 per annum is well within their means. The block of land would be used as a mortgage over the loan and if sold would comfortably pay off any balance outstanding on the loan.

The question for Council is whether Council would provide an interest free loan or require the Club to pay interest at a nominal rate (eg 3%) or at Council's current borrowing rate (approximately 6%) or at overdraft interest rates (currently 13%) as Council would be providing these funds out of overdraft facilities. It is considered appropriate that Council follows the precedent it has set in 2007 and provide a loan of \$10,000 at Council's current borrowing rate (6%) provided that appropriate security is provided to guarantee repayment. This will mean that payments will exceed \$2,000 per annum but it is believed the Club has adequate capacity to meet the increased commitment.

All payments and receipts for the project also need to go through Council's books of account so as to provide the appropriate acquittal to Sport and Recreation and recording of GST on income and expenditure.

COUNCIL POLICY

The only Council policy applicable to this is that the Council does provide the community grants scheme as well as past occurrences of providing loans for sporting organisations.

FINANCIAL IMPLICATIONS

Council has not budgeted for providing this loan to the Club and it would therefore impact on Council's current bank balance. However, Council normally assists various sporting organisations through its budget processes.

14.2 HEALTH & WELL BEING PROJECTS – PROGRESS REPORT – AUGUST 2007 (HWBM)

PROJECT	ACTION/ PROGRESS
HACC National Standards Audit	On 10 July Council's Aged Services Unit was audited for compliance with the Home and Community Care (HACC) National Standards. These Standards guide Council in how we deliver the Home Care services and include issues such as: <ul style="list-style-type: none">• Access to Services• Information and Consultation• Efficient and Effective Management• Co-ordinated, Planned and Reliable Service Delivery• Privacy, Confidentiality and Access to personal information• Complaints and Disputes

	<ul style="list-style-type: none"> • Advocacy <p>The outcome of the audit was that the Aged Services Unit achieved a perfect score of 20. The team led by the Aged & Disability Services Co-ordinator has worked hard to improve the position from the last audit in 2004 and deserves the great outcome. The Team has been congratulated.</p>
<p>Council's 2007/2008 Community Grants Program</p>	<p>Applications under Council's 2007/2008 Community Grants/Loans Program opened in early July and will close on 24 August. As with previous years, applications will be assessed under the categories of General, Arts and Cultural Initiatives and Youth Initiatives.</p> <p>ISCAC will assess all applications in September with the aim of making recommendations to the October meeting of Council.</p>
<p>2007 Tidy Towns</p>	<p>The North East Victoria Regional Awards for the 2007 Tidy Towns will be held in Rutherglen on Wednesday 1 August 2007 at the Rutherglen Senior Citizens Centre from 9.30am to 12.00 noon. Chiltern, Rutherglen and Beechworth all have projects under the 2007 Tidy Towns Program.</p>
<p>Re-opening of Indigo Shire Youth Centres</p>	<p>After a period of closure, the Beechworth and Rutherglen Youth Centres have been re-opened for use by the Shire's young people. Beechworth had its official re-opening on the 25th July and The Hedge in Rutherglen re-opened on the 26th July.</p> <p>An enormous amount of work has been put into both Centres by Council staff and volunteers to create comfortable and vibrant spaces for young people to enjoy. The young people are to be commended for their hard work and commitment to these Centres.</p> <p>Beechworth will be open on Wednesdays and Rutherglen on Thursdays from 3.30 – 5.00pm each week.</p>
<p>Building Bridges</p>	<p>The 'Building Bridges' Program in Beechworth has been completed. The course commenced in April 2007 and ran over 8 weeks. The program is a transition course for young people who face barriers to continuing their education, gaining employment and/or exploring vocational opportunities. The course was conducted by Wodonga Institute of TAFE with support from Indigo Shire Council, Beechworth Neighbourhood Centre, LLEN and Beechworth Secondary College. The program proved very successful with 10 students completing it. Other outcomes of the program included significant positive modified behaviour for individuals and the group.</p> <p>This Program was conducted in Rutherglen in 2006.</p>

17.0 GOVERNANCE

17.1 MUNICIPAL OFFICES AND COUNCIL CHAMBERS FEASIBILITY STUDY (FILE NO: E971 – CEO)

For Decision

RECOMMENDATION

1. That Council receive the report entitled “Indigo Shire Municipal Offices and Council Chambers Feasibility Study” prepared by No. 42 Architects dated July 2007.
2. That Council acknowledge that there is an overwhelming need to improve Council Chamber and Office accommodation facilities.
3. That Council continue with the project by acknowledging the further actions contained in Section 5.7 of the detailed report but importantly covering:-
 - a) commence community engagement with information giving and collecting
 - b) conduct a community survey and set community related criteria weightings
 - c) establish a Community Reference Group to inspect, discuss and weight shortlisted site options
 - d) conduct a staff survey
 - e) receive a report on all the information feedback
 - f) apply criteria weightings to the Community Reference Group ratings
 - g) select a maximum of two preferred site options for intensive analysis to be undertaken during the 2007/08 financial year
 - i) complete an intensive analysis of the preferred options and establish the final site selection criteria
 - j) use the final site selection criteria to assess and select the most appropriate final site
 - k) amend Council’s Strategic Financial Plan, feedback the decision to the public and initiate future works within a designated timeframe.

BACKGROUND

The detailed Feasibility Study report is attached and contains all relevant information regarding the study thus far in relation to this project.

In a brief summary the issue of municipal offices, including Council Chamber and main

administration centre has been the subject of discussion since Indigo Shire was formed in 1994 when the four former Shires of Rutherglen, Chiltern, Yackandandah and Beechworth came together to form the Historic Towns Shire.

At that time the State Government appointed Commissioners made decisions to centralise Council's administration at Beechworth including Council Chambers with the main Operations area established at Yackandandah. The Chiltern and Rutherglen offices were closed with Service Centres established at the WAW Credit Union in Chiltern and at the Visitor Information Centre in Rutherglen.

Subsequently Council established a new Service Centre and Rural Transaction Centre in Rutherglen based at the old office site and included a customer service outlet and library facilities. No change has been made at Chiltern.

In 1995 the Commissioners established a separate business arm (Indigo Way Services) which functioned as the service delivery arm of Council from 1995 until 2005. This was based in Yackandandah and became a very large operation turning over approximately \$30M.

The Yackandandah office ultimately expanded to 41 office staff with a total of 225 staff operating out of that site until Indigo Way Services was downsized and integrated into normal Council operations in 2005.

The Beechworth office contained some 56 full and part time staff (equivalent to 35 full time staff) over that same period.

Following Council elections the issue of appropriate meetings facilities and office accommodation has been continually on the agenda. Increased service provision and therefore staffing levels have seen changes made to both the Beechworth and Yackandandah sites. The Council Chamber was shifted from upstairs in Beechworth to downstairs into the Town Hall with the upstairs area being converted to office accommodation. Subsequently, Council decided to hold its meetings at the Chiltern Senior Citizens Centre.

At Yackandandah the former office was extended, alterations made to Ardsville, the old tin shed at the rear of the offices converted into a meeting space and storage and ultimately an old house in Wellsford Street acquired for additional accommodation.

Whilst this was going on Council looked at alternatives for office accommodation including leasing facilities at La Trobe University's site in Beechworth, conversion of the Uncle Toby's Research facilities at Rutherglen into Council office accommodation and purchase of other buildings in Beechworth and Yackandandah to supplement the existing offices.

At that time Council made a decision that if it was going to do anything it would do it under its own terms and on its own land rather than leasing from private industry or other authorities (eg La Trobe University).

Nothing more progressed from a Council perspective until 2005/06 when Council decided it would put forward a Capital Works budget item for the 2006/07 financial year to undertake this feasibility study.

Whilst all this was going on the staff have been working in poor, unsafe and inefficient office accommodation locations. More detail on that is provided within the body of the report.

The report has taken some six months' work headed up by a small Project Team comprising the Chief Executive Officer and Assets Manager and No. 42 Architects.

ISSUES

The Council, in considering the draft Feasibility Study and being involved in study activities to date, has formed the opinion that something must be done on office accommodation and meeting facilities.

Section 2.3 of the report on "Study Rationale" provides a summary of the key issues which overall can be summarised into inefficient and costly localities and staff placement, poor standards of existing office and chamber/meeting facilities, safety issues and high operational and maintenance costs of utilising multiple, duplicated sites.

The Project Control Group undertook a study of all the current sites and the way they operated and the way the staff and public interact. They also analysed the Shire population and location and undertook initial planning and interpretation of a large number of sites.

A short list of sites was then prepared to undertake a more detailed study. The Project Control Group and ultimately Council in discussing the research on the Project formed the opinion that the most economical solution for the future was to have one centralised office accommodation and central meeting facility plus Service Centres at other locations.

However, whilst Council believes that is the most economical outcome from an internal Council perspective, Council is cognisant of trying to service the whole geographic area of the Shire in the best possible manner. The Council therefore did not exclude continuing to operate two major administrative centres combined with Service Centres as a second preference. The Feasibility Study shows the various locations and sites selected by the Project Control Group.

An Economic Impact Study was undertaken looking at both the internal costs and costs to the community. These costs have been very difficult to quantify but Council believes the minimum of \$135,000 a year is wasted on duplicated offices including duplicated equipment, staff travelling time between offices, transfer of documentation etc. The community is also inconvenienced by attending different Council offices for different functions. Again, this is spelt out in much greater detail in the Feasibility Study.

Council also appreciates that no matter what solution is chosen ultimately, there will be a resultant impact on both the centre/centres that are chosen or not chosen. If a centralised location is chosen existing locations would be disadvantaged by ease of access that they currently have and an economic impact in the local community because of reduced spending by Council and the staff at that location. Conversely, the selected location is enhanced.

The community needs to consider its own costs as well as the costs of providing

accommodation facilities as they will ultimately pay for both the capital costs and ongoing operating costs.

The next stage of the Project is to engage with the community in providing all the information that Council has currently collected and seeking further input.

The Project Control Group, with the assistance of WYPYE Consulting Services (a qualified market and social research company) has prepared a survey for both the community and staff. The proposal is to forward this survey out with a dedicated Indigo Informer Shire newsletter outlining the project and seeking community input.

Copies of the detailed Feasibility Study will be made widely available through Council offices and Service Centres and other locations and on Council's website. It is hoped a high response can be received from the community in relation to this very important issue.

It is important to note that this is a very long term project which, according to the master program developed, will take some 14 months to complete community consultation, undertake analysis of selected sites and ultimately to select a final site and then undertaken indepth site analysis and budget feasibility.

All this data would be available for the new Council elected in November 2008 and it would be a primary responsibility of it to overview all the research and recommendations put forward to decide on the final acceptance of the Project. If it is accepted it would be included in the Council Plan prepared by the new Council around November to March 2009. Detailed design and documentation would then proceed until around March 2010 when a tender would be accepted for a building contract. Construction would then take place over a period of 8-12 months depending on what alternative selected.

COMMUNITY CONSULTATION

The next phase, as explained above, is detailed community consultation to take place from August 2007 until around January 2008.

This is a very important issue as the long term financial implications of spending between \$3-5M over a 25 year period will have an ongoing impact on the community. The community needs to consider the long term financial implications coupled with increased efficiencies from a financial, service provision and environmental perspective.

The Project Control Group hopes that the community becomes very engaged with this Project and that there is a high level of return of surveys. Surveys will be anonymous and independently processed by WYPYE Consulting Services with the results being provided to Council.

There is also a secondary community consultation activity where a Community Reference Group will be formed to assist Council in its deliberations. That is a separate part of the survey whereby people can nominate themselves to be involved on that Community Reference Group.

This first part of community consultation will assist Council in forming opinions as to acceptance of the Project over a long term and site considerations and impacts on various

communities.

FINANCIAL IMPLICATIONS

With the seven options put forward in the Feasibility Study, the opinion of probable costs range from a minimum of \$3M for major improvements at the current Beechworth / Yackandandah split office sites to a maximum of \$5.4M for developing one office site in Yackandandah.

The opinion of probable costs includes offsetting costs with sale of existing properties, but also at the same time revamping Service Centres so that Council retains a physical office presence in each of the four major towns in the Shire.

Very basic loan servicing over 20 and 25 years for each of the probable costs has been calculated, again ranging from approximately \$256,000 - \$468,000 per annum. Part of this would be offset by costs saved with current inefficiencies. This has been quantified at a minimum of \$135,000 per annum with things that can be easily identified. There will be other savings on top of that but it is very difficult to quantify them eg. the time lost by staff in transferring documentation etc. from one office to another and delaying service enquiries.

Council is very cognisant of increased costs of up to \$300,000 per annum over a twenty year period to pay for this Project. However, in the long term it believes that it is far more efficient than continually upgrading the current sites and utilising the highly inefficient buildings and continuing with duplication and inefficient operational practices.

Obviously all of the financial implications need to be factored into a very long range financial plan. Council currently has a ten year financial plan which shows loan borrowings dropping over a time as Council pays out existing loans and only has a small borrowing program of approximately \$350,000 per annum. Therefore, reduced long term borrowings that we currently have will free up capacity to repay new loans in the future.

As part of the ongoing research over the next four months a detailed long term financial plan needs to be devised to show the full impact of any of the proposals put forward. This needs to be matched with Council's Capital Works list so that Council can continue to provide for other capital works over the next 10-15 years.

CHIEF EXECUTIVE OFFICER'S COMMENT

Construction of meeting facilities and municipal offices is always a very difficult task for any Council and its community. Quite often these types of projects are not high on the priority list and one tends to try and get by with the facilities that one has. In a short term view this may be seen as appropriate but in the longer term view (especially in Indigo Shire's case) inefficiencies, high operating costs of existing buildings, safety issues etc. need to be carefully analysed and understood and projected over the long term to ascertain a true current cost that the community is incurring.

Just like a Council needs to provide roads and bridges and other facilities for its community and it also needs to provide an appropriate Administration Centre that is efficient, economical to run, provides the facilities required by the Council, the

community and the staff working for both in a safe environment.

Council has looked at this situation since the inception of Indigo Shire but has not made the difficult decisions required from a long term perspective.

The only way this project can be funded is by long term borrowings the same as anyone would do for their own business or housing mortgage situation. It is a long term commitment to owning your own assets and being able to enjoy them for the long term in providing the required facilities.

A lot of work still needs to be done on this Project before any final decisions are made. Community input and careful Council consideration is required over the next 12-18 months to come up with the best answer for Indigo Shire's future.

17.2 LOCAL GOVERNMENT (COUNCILLOR REMUNERATION REVIEW) PANEL (FILE NO: M799 – CEO)

For Decision

RECOMMENDATION

That Council provide a submission to the Local Government (Councillor Remuneration Review) Panel with copies to go to the Municipal Association of Victoria and Victorian Local Governance Association.

BACKGROUND

The Minister for Local Government, Richard Wynne MLA, on 10 May 2007 announced the establishment of the Local Government (Councillor Remuneration Review) Panel.

Panel members are Liz Roadley (Chair), Joanne Anderson, Bruce Hartnett and Bruce Mildenhall.

Relevant information on the Review is contained on the Local Government Victoria website but basically includes:-

i) Key issues Part A: Local Government Councillor Review

This document describes the Victorian Councillor Remuneration framework and the Panel's interest in a range of issues in the context of its Terms of Reference.

ii) Key issues Part B: Background Information

This document provides information on approaches to Councillor remuneration and support in other jurisdictions of Australia and overseas.

iii) Key issues Part C: Submissions Template

This document is for use in making written submissions.

The opportunity also exists to present a submission to a Panel Hearing on a date to be fixed in the second half of October 2007.

Both the Municipal Association of Victoria and the Victorian Local Governance Association are also preparing submissions to the Panel. Both organisations have suggested that increases in allowances for Councillors and Mayors is long overdue, bearing in mind the high level of time that Councillors are involved in when supporting their communities.

ISSUES

The MAV in its 2006 Councillor census confirmed that:-

- 76% of Councillors are employed (40% are self employed, 36% in paid employment)
- 60% spend 11-30 hours per week on Councillor duties
- 30% spend 31-50 hours per week on Councillor duties
- 6% spend more than 51 hours per week on Councillor duties
- 46% of Councillors earn less than \$36,399 per annum (excluding their Councillor allowances)

The MAV concludes that Councillors, whilst part time, are really putting in significant hours, effort and expertise. It shows that Councillors in paid employment are a smaller majority of the adult population than in the general community.

This demonstrates two things:

- That being a Councillor is a significant commitment
- It is very difficult to combine a job with Councillor duties which could be bad for democracy

The MAV has always maintained the position that remuneration should not be a prime motivator for seeking election to Local Government. However, remuneration should be sufficient to prevent financial hardship, recognise the time commitment involved and reflect the differing roles and responsibilities of a Councillor.

The actual level of remuneration that could be suggested for Councillors is a difficult question. At the moment remuneration is based on categories for Councils worked out on the size (population and budget) of a municipality. It does not take into account the area (kilometres and geographic isolation) which affects so many rural Councils. In Indigo's case, in addition to providing remuneration of \$12,000 per Councillor and \$36,000 for the Mayor, Council pays for travel costs and other expenses of Councillors in performing their duties. Provision of vehicles or payment of travelling allowances would still continue under any regime, so it is really only the Councillor allowance that has been commented on here.

Councillor allowances were last set in 2000 and have not been indexed since then. One of the basic tenants is therefore whatever level is set, there should be some form of indexation. If this is to be set statewide it probably needs to be the CPI or average annual

weekly earnings index.

Given that the base has not changed since 2000 it means that even with basic 3% indexation the current allowance should be around \$14,750.

If one bears in mind the review of the amount of time being spent by Councillors, this base level should also probably be increased by some higher amount.

Council has not workshopped any of the issues involved and I would suggest that be the first point for Council. An internal survey would easily calculate the input from our Councillors compared with the MAV state averages. This would give Council some information in forming an opinion in what they should provide by way of submission.

A further issue to consider is the complexity of Local Government. Whilst a lot of training has been provided for Councillors to support them in their role, this issue also needs to be addressed in looking appropriate remuneration levels.

One issue that does not seem to be addressed by the MAV or the VLGA is the actual role of Councillors. Whilst it differs from municipality to municipality, I would suggest that in Indigo Shire there is a dual role of acting as a "Board Member" but also very importantly acting as a chief conduit / communicator between the community and the Council. There is also a high level of interaction with individual Councillors and community groups in attendance at numerous meetings. This is more akin to being a member of the community and a recognised leader as well as being that conduit directly into Council.

This varies from Council to Council and as mentioned above also has impacts from a geographic spread of the municipality in that some Councillors are subject to a high degree of travel and therefore additional time in performing their duties.

CONSULTATION

Council has not consulted the community on this issue. There is probably little time to do that with submissions closing on 1 September. However, the general public is at liberty to provide submissions direct to the Panel.

From an internal perspective, Council needs to workshop any ideas that it has on this matter and provide some direction to the Chief Executive Officer in preparing a submission. Councillors may have the opportunity to discuss this at a Briefing meeting prior to the Council meeting and can provide some definitive directions as part of discussion on this item.

FINANCIAL IMPLICATIONS

With any increase there will obviously be financial implications. Council's current allowances of \$12,000 per Councillor and \$36,000 for the Mayor provides a total allowance package of \$108,000 per annum. I had suggested that this be indexed by 5% for the next year but Council, as part of its budget deliberations, left it at the \$108,000.

With the timing of the Review scheduled to be completed by the end of the year, there may be a possibility that an increase is effective from 1 January. If not, any increase will

impact on Council's future budget.

17.3 OVENS AND MURRAY HOSPITAL (FORMER BEECHWORTH HOSPITAL) SITE STUDY GROUP (FILE NO: D690 – CEO)

For Decision

RECOMMENDATION

That Council approach the State Government to ascertain whether the State Government would provide the Ovens and Murray Hospital former site to Council at a nominal outlay to enable Council to pursue ideas for community development of the site.

BACKGROUND

Councillors and the community are aware that the former Beechworth Hospital site would soon be placed on the market by the State Government via the Department of Treasury and Finance Property Division (DTF).

DTF is proceeding with re-reservation of the site from its specific Government purposes to a situation of un-alienated Crown land that can be sold. As part of that it has also undertaken Conservation Management plans of the buildings and has identified possible hazards and site contamination etc. There is also a current proposal before Council to have the area rezoned into mixed use to facilitate sale for unknown purposes.

Council has established a Study Group comprising community members, Councillor Vic Issell, the Chief Executive Officer John Costello and Strategic Planner Mr Stephen Swart who have met on two occasions to review what might happen with the site.

Various ideas have been put forward for both commercial/developer use and for community use.

ISSUES

The Study Group understands the complexity of the site with some buildings on it protected from a heritage perspective. There are also some buildings that whilst not protected, may be worthy of preservation because of the future heritage significance.

However, the Study Group firmly believes that a large number of the buildings would need to be demolished as they were purpose built, they are in very poor condition and are not suitable for redevelopment. There are also significant servicing issues with the buildings as they were controlled from a central switchboard, phone system and water reticulation / heating systems. There are also numerous levels across the site which make it difficult within existing buildings and between buildings.

The Study Group has also noted the substantial vacant land on the site which could be developed for a number purposes.

The Study Group has suggested that principle uses could include:-

- development of a private school
- a future site for Council administration headquarters and Council Chambers
- community use for neighbourhood centre or other similar community activity
- a business incubator development or location for businesses in a suitable mix of uses
- retirement housing location (or an affordable housing program)
- creation of a community precinct with a whole range of community facilities.

The Study Group has recognised that DTF is currently charged with responsibility of disposing of the site for the best possible economic return to the State Government. The Group has suggested to Council that the State Government should be lobbied so that if Council has the opinion that the site should be retained (at least partly) for community use, then the Council might be able to secure the site (or part of it) for nominal cost.

It is recognised that Council would need to lobby the State Government on this issue as the Group understands from DTF that it is not the current State Government thrust to dispose of land at other than the best possible price.

The Study Group recognises that Council will shortly advertise the rezoning processes for the site. The timing of this and the Act of Parliament required to change the reservations of the site will happen over the next few months. It is therefore imperative that Council immediately approach representatives of the State Government to ascertain whether it is possible for Council to secure the site or at least part of it.

CONSULTATION

As mentioned above, Council has been utilising a community based study group looking at ideas for the site.

No firm ideas and costs of those ideas have been yet formulated. The Study Group will continue to meet as required to assist Council in deliberations of the site.

Council needs to consult with local Members of Parliament and directly with the Minister for Finance, Minister for Regional Development and perhaps Premier. (I note at the time of writing this report that those positions may change depending on the outcomes of the installation of the Hon John Brumby as the new Premier of Victoria and his subsequent selection of cabinet members).

FINANCIAL IMPLICATIONS

Council has not budgeted to acquire the site or undertake any works. Council would therefore need to be in a position to obtain the site at a reasonable cost / nominal cost and then recover costs for acquisition, demolition/construction works etc. through disposal of part of the land. In other words, Council would need to act as a developer of the site and seek to recover as much of its costs as possible. I use this term in that if the site is to be used for a range of community activities then full cost recovery may not be possible in the short term.

Council is seen as an ideal owner of the site in that Council may be in a better position

than a private developer to obtain grants for restoration and preservation of heritage buildings on the site and keep much of the site and gardens for public use.

If Council accepts the recommendations then further work is required on financial feasibilities, a Business Plan and Development Plan for the site, etc.

However, the first aspect is to ascertain whether Council can obtain the site at a “community value”.

Plan attached

17.4 DONATION - YACKANDANDAH AND DISTRICT BUSH NURSING HOSPITAL (FILE NO: C057-03 - CEO)

For Decision

RECOMMENDATION

That Council provide a donation to the Yackandandah Bush Nursing Hospital for \$2,700 to cover the base costs of the building permit application fee for works at the Hospital.

BACKGROUND

Yackandandah Bush Nursing Hospital has recently completed extensions and alterations to the Hospital.

As part of the construction process it was required to obtain a building permit and pay fees and levies totalling \$3,768.

It has requested a reimbursement of the fees or Council contribution.

ISSUES

Council requires all building permit application fees to be paid at the time of lodging an application.

In the past Council has acceded to requests from community bodies for refund of part of the building permit application fees.

The fees consist of various components being:-

1. Actual building permit application (in this case \$2,700)
2. GST on that (in this case \$270)
3. A building lodgement fee (in this case \$30)
4. A building levy (in this case \$768)

Council needs to forward the GST component to the Australian Taxation Office and the other lodgement fee and levy is forwarded to the State Government, leaving Council with

the base building permit application fee.

Because we are only acting as a collection agency for the GST and the other levies, I do not propose that Council refunds them in any instance.

The item that Council needs to consider refunding is the actual building permit application fee which is what Council charges through its Building Department for processing of the permit. Whilst Council incurs significant costs in processing these permits a donation of an amount equivalent to the building permit application fee is seen to be reasonable in supporting a community organisation.

COMMUNITY CONSULTATION

This matter has been discussed with the Chief Executive Officer of Yackandandah Bush Nursing Hospital, Mr Chris Smith.

FINANCIAL IMPLICATIONS

Obviously Council is showing that it has received the building permit application fees, levies etc. In the past Council has refunded amounts from the Councillors' Discretionary Fund or its donation section under the Public Relations Program.

The amount of \$2,700 far exceeds the small budget for normal donations, therefore this amount should be funded from the Councillors' Discretionary Fund.

17.5 DONATION – RUTHERGLEN GOLF CLUB INC (FILE NO: C935.2 – CEO)

For Decision

RECOMMENDATION

That Council provide a donation to the Rutherglen Golf Club Inc for \$414 to cover the base costs of the building permit application fee and planning permit for works at the Rutherglen Golf Club House.

BACKGROUND

Rutherglen Golf Club Inc has recently undertaken a project of building a verandah on the Rutherglen Golf Clubhouse.

As part of the construction process it was required to obtain a building and planning permit and pay fees and levies totalling \$476.

It has requested a reimbursement of the fees or Council contribution.

ISSUES

Council requires all building permit application fees to be paid at the time of lodging an

application.

In the past Council has acceded to requests from community bodies for refund of part of the building permit application fees.

The fees consist of various components being:-

1. Actual building permit application (in this case \$320)
2. GST on that (in this case \$32)
3. A building lodgement fee (in this case \$30)
4. A planning permit (in this case \$94)

Council needs to forward the GST component to the Australian Taxation Office and the other lodgement fee is forwarded to the State Government, leaving Council with the base building permit application fee and planning permit fee.

Because we are only acting as a collection agency for the GST and the other levies, I do not propose that Council refunds them in any instance.

The Council needs to consider refunding the actual building permit application fee and planning permit fee which is what Council charges through its Building and Planning Department for processing of the permits. Whilst Council incurs significant costs in processing these permits a donation of an amount equivalent to the building permit application fee and planning permit is seen to be reasonable in supporting a community organisation.

COMMUNITY CONSULTATION

Correspondence has been entered into with the President of the Rutherglen Golf Club Inc, Mr Laurie Thatcher.

FINANCIAL IMPLICATIONS

Obviously Council is showing that it has received the building permit and planning application fees, levies etc. In the past Council has refunded allowance from the Councillors' Discretionary Fund or its donation section under the Public Relations Program.

The amount of \$414 far exceeds the small budget for normal donations, therefore this amount should be funded from the Councillors' Discretionary Fund.

17.6 ORGANISATIONAL STRUCTURE (FILE NO: E971.1 - CEO)

For Information

BACKGROUND

Under the Local Government Act the Chief Executive Officer is responsible for providing an Organisational Structure that can provide the resources to undertake what Council has in its Council Plan and subsequent budget.

I have already acquainted Council with various ideas for Organisational Structures over the past twelve months.

With the absorption of the former Indigo Way Services into Council operations, we have seen a large number of changes to our Organisational Structure over the past three years. With the downsizing of Council's operations I have now finalised what I believe is a compromise Organisational Structure that matches with Council's Plan and Budget for 2007/08.

ISSUES

Organisational Structures need to be fairly fluid to meet the demands of Council including changing service levels, annual projects, general direction and budget of Council.

Since coming to Indigo Shire in 1998 I have operated a fairly "flat structure" because of the size and complexity of the operation when we were doing a large amount of private works. This was primarily based on a "client/provider split" as developed under the Compulsory Competitive Tendering procedures introduced after Council amalgamations.

With the integration of Indigo Way Services and Council, I have moved one step towards the more traditional Local Government model in small Shires. My ultimate aim was to have a structure which included the Chief Executive Officer and between two and three Directors who were responsible directly to the Chief Executive Officer and responsible for very particular aspects of Council's operations. This was for two reasons being the experience and knowledge and managerial capabilities required in particular technical areas, as well as having a structure that can reflect remuneration packages required in Local Government today.

An added issue with this is that operating from two sites I believe it was important to have a recognised location / departmental manager at each location.

In working through all the issues, I have stepped back from that model and have reached a compromise continuing with a relatively flat structured model that we had previously.

In effect, we are reducing the direct reporting line to the Chief Executive Officer from the eight previous positions to six with a combination of Assets and Operations positions and a combination of Corporate and Visitor/Tourism Services. The attached structure charts show the effect of this and other minor changes to who people are reporting to.

The changes in this Structure are being currently implemented. Advertisements will be

placed for the General Manager Operations and Assets next week and once that position is filled, any other vacant engineering positions will follow. Please note that I have previously reported to Council that we are two Engineers short in our current structure and have had great difficulty in attracting applicants.

With my impending retirement on 6 December I would suggest that any new Chief Executive Officer appointed would critically analyse the structure that I have adopted at 1 July and, once a thorough assessment has been undertaken, may wish to make further changes.

CONSULTATION

Organisational Structure issues have been discussed at length with Councillors and the Senior Management Team with feedback to them and the Chief Executive Officer from various staff members and departments.

FINANCIAL IMPLICATIONS

What I have tried to achieve with this Structure is a break even situation where any savings have been redirected into employing additional base level staff.

I need to express my concern that with the high level of changeover of staff and difficulties in recruiting some staff into the Engineering, Town Planning and Building areas, that existing staff have been placed under a considerable level of pressure to meet all the commitments that Council has. As part of the restructure there have been some internal opportunities for advancement and this will hopefully continue.

No matter what structure Council has at its disposal there will continue to be pressure on wage increases through the normal annual wage increase processes and Enterprise Agreements. Importantly however, there will also be continued pressure from the market place in having to pay what the market is currently bearing for defined positions. There is a high degree of competition to secure experienced staff and Council needs to meet that challenge if it is to meet its commitments.

We also have the opportunity to introduce people into the Local Government sector at the lower levels by providing lower level jobs and advancement for existing staff. This will retain experience and knowledge and provide opportunities for new staff entering Local Government.

Attachments

17.7 CENSUS UPDATE FOR INDIGO SHIRE (FILE NO: D001-11 – EDO)**For Information**

The release of the 2006 Australian Bureau of Statistics Census results provides Indigo Shire with greater data about the machinations of the local economy.

The following is provided to Councillors as a general update about Indigo Shire.

The municipality has grown 7.6% over the past ten years and in 2006¹ reported a resident population of 14,800:

Town	Distance from Albury-Wodonga	Census Counts				2006 %share of total pop for each town
		1996	2001	2006	Change (96-06)	
Indigo						
Barnawartha	30km	438	531	1,207	64%	8%
Beechworth	44km	2,953	2,971	3,227	8%	22%
Chiltern	40km	1,080	1,039	1,063	-2%	7%
Rutherglen	45km	1,904	1,846	2,502	24%	17%
Tangambalanga	25km	365	406	439	17%	3%
Wahgunyah	52km	624	699	809	23%	5%
Yackandandah ²	30km	592	629	2,103	72%	14%
Rural balance (inc. smaller centres) ³		5,723	5,987	3,448		23%
Indigo total		13,679	14,108	14,798	8%	100%

1.0 INDIGO SHIRE OVERALL

- 1.1. In the 2006 Census there were 14,798 residents in the Indigo Shire area: 49.3% were males and 50.7% were females. Of the total population in Indigo 0.6% were Indigenous persons, compared with 2.3% Indigenous persons in Australia.
- 1.2. 21.0% of the population in Indigo Shire were children aged between 0-14 years, and 28.4% were persons aged 55 years and over.
- 1.3. The median age of people in Indigo Shire was 42 years, compared with 37 years for people in Australia.
- 1.4. 92.4% of people in Indigo Shire were Australian citizens, 7.8% were born

¹ SOURCE: Australian Bureau of Statistics Census 2006

² Yackandandah: includes a wider area now which was previously "rural balance"

³ The Rural Balance has not decreased – the 2006 census incorporated more towns than the previous census, i.e. Kergunyah, Kiewa, Stanley and Wooragee are now included as towns; previously they were covered by rural balance. This report has only outlines details of our larger centres.

overseas and 0.2% were overseas visitors.

- 1.5. 86.6% of people in Indigo Shire stated they were born in Australia. Other common responses within the Shire were: England 3.1%, New Zealand 0.6%, Germany 0.5%, Netherlands 0.5% and Scotland 0.4%.
- 1.6. English was stated as the only language spoken at home by 93.5% of people. The most common languages other than English spoken at home were: German 0.4%, Italian 0.3%, Dutch 0.2%, Croatian 0.1% and French 0.1%.
- 1.7. The most common responses for religious affiliation for people in our Shire were Catholic 23.8%, No Religion 22.6%, Anglican 22.0%, Uniting Church 8.6% and Presbyterian and Reformed 3.6%.
- 1.8. 56.0% of persons aged 15 years and over in Indigo Shire were married, 25.8% never married, 11.6% separated or divorced and 6.6% widowed.
- 1.9. The median weekly individual income for persons aged 15 years and over was \$449, compared with \$466 in Australia. The median weekly household income was \$958, compared with \$1,027 in Australia. The median weekly family income was \$1,132, compared with \$1,171 in Australia.
- 1.10. There were 3,973 families in Indigo Shire: 46.7% were couple families with children, 40.6% were couple families without children, 11.9% were one parent families and 0.9% were otherfamilies.
- 1.11. There were 5,522 occupied private dwellings counted in Indigo Shire: 92.4% were separate houses, 1.8% were semi-detached, row or terrace house, townhouse etc, 3.7% were flat, unit or apartments and 2.1% were other dwellings.
- 1.12. The median weekly rent was \$140, compared to \$190 in Australia. The median monthly housing loan repayment was \$1,083, compared to \$1,300 in Australia.
- 1.13. The average household size was 2.6 and the average number of persons per bedroom was 1.1.
- 1.14. In Indigo Shire, 40.5% of occupied private dwellings were fully owned, 36.6% were being purchased and 16.9% were rented.
- 1.15. In Indigo Shire, 71.4% of occupied private dwellings were family households, 22.9% were lone person households and 2.1% were group households.
- 1.16. In Indigo Shire, of the occupied private dwellings being rented, 40.5% were rented from a real estate agent, 9.9% were rented from a State housing authority and 43.9% were rented from other landlord type. In comparison, in Australia 50.5% were rented from a real estate agent and 14.9% from a state or territory housing authority.

2.0 BARNAWARTHA

- 2.1 In the 2006 Census there were 1,207 people usually resident in Barnawartha: 49.5% were males and 50.5% were females. Of the total population in Barnawartha 1.6% were Indigenous people, compared with 2.3% Indigenous people in Australia.
- 2.2 24.9% of the population in Barnawartha were children aged between 0-14 years, and 21.2% were people aged 55 years and over.
- 2.3 The median age of people in Barnawartha was 39 years, compared to 42 years for Indigo Shire and a median age of 37 years for people across Australia.
- 2.4 94.0% of people in Barnawartha were Australian citizens, 5.6% were born overseas and there were no overseas visitors.
- 2.5 88.2% of people in Barnawartha stated they were born in Australia. Other common responses within Barnawartha were: England 2.4%, New Zealand 0.7%, Serbia 0.3%, Wales 0.2% and Canada 0.2%.
- 2.6 English was stated as the only language spoken at home by 94.4% of people in Barnawartha. The most common languages other than English spoken at home were: Serbian 0.6%, Indonesian 0.3%, Auslan⁴ 0.2%, German 0.2% and Czech 0.2%.
- 2.7 The most common responses for religious affiliation for people in Barnawartha were Catholic 23.8%, Anglican 23.8%, No Religion 19.4%, Uniting Church 8.0% and Presbyterian and Reformed 4.9%.
- 2.8 54.9% of people aged 15 years and over in Barnawartha were married, 27.6% never married, 14.1% separated or divorced and 3.8% widowed.
- 2.9 The median weekly individual income for people aged 15 years and over was \$481, compared with \$449 for Indigo Shire and \$466 in Australia. The median weekly household income was \$1,085, compared with \$958 in Indigo Shire and \$1,027 in Australia. The median weekly family income was \$1,193, compared with \$1,132 in Indigo Shire and with \$1,171 in Australia.
- 2.10 There were 331 families in Barnawartha: 50.8% were couple families with children, 36.6% were couple families without children, 12.7% were one parent families and 0.0% were other families.
- 2.11 There were 425 occupied private dwellings counted in Barnawartha: 98.1% were separate houses, 1.2% were semi-detached, row or terrace house, townhouse etc, there were no flat, unit or apartments listed and 0.7% were referred to as other dwellings.
- 2.12 The median weekly rent was \$178, compared with the \$140 Indigo Shire figure and \$190 across Australia. The median monthly housing loan repayment was \$1,129, compared to \$1,083 for Indigo Shire and \$1,300 in Australia.
- 2.13 The average household size was 2.8 and the average number of people per bedroom was 1.1. (The Indigo Shire household size average is 2.6).

⁴ Australian Sign Language

- 2.14 In Barnawartha, 33.4% of occupied private dwellings were fully owned, 48.7% were being purchased and 11.3% were rented.
- 2.15 7.6% of occupied private dwellings were family households, 16.0% were lone person households and 2.6% were group households.
- 2.16 In Barnawartha, of the occupied private dwellings being rented, 62.5% were rented from a real estate agent, none were rented from a State housing authority and 39.6% were rented from other landlord type. In comparison, in Australia 50.5% were rented from a real estate agent and 14.9% from a state or territory housing authority.

3.0 BEECHWORTH

- 3.1 In the 2006 Census there were 3,227 residents in Beechworth: 48.9% were males and 51.1% were females. Of the total population, 0.5% were Indigenous people, compared with 2.3% Indigenous people in Australia.
- 3.2 For Beechworth, 17.6% of the population were children aged between 0-14 years. 34.2% were people aged 55 years and over.
- 3.3 The median age of people in Beechworth was 45 years, compared to 42 years for Indigo Shire and a median age of 37 years for people across Australia.
- 3.4 87.5% of people in Beechworth were Australian citizens, 11.3% were born overseas and 0.4% were overseas visitors.
- 3.5 81.3% of people in Beechworth stated they were born in Australia. Other common responses within Beechworth were: England 4.8%, Germany 0.8%, Netherlands 0.7%, New Zealand 0.5% and Scotland 0.5%.
- 3.6 English was stated as the only language spoken at home by 88.4% of people in Beechworth, The most common languages other than English spoken at home were: German 0.7%, Italian 0.5%, Dutch 0.3%, Filipino 0.3% and Croatian 0.3%.
- 3.7 The most common responses for religious affiliation for people usually resident in Beechworth were No Religion 24.9%, Catholic 22.8%, Anglican 20.5%, Uniting Church 8.1% and Presbyterian and Reformed 2.7%.
- 3.8 In the 2006 Census, 49.1% of people aged 15 years and over in Beechworth were married, 27.4% never married, 14.7% separated or divorced and 8.7% widowed.
- 3.9 The median weekly individual income for people aged 15 years and over was \$392, compared with \$449 for Indigo Shire and \$466 in Australia. The median weekly household income was \$768, compared with \$958 in Indigo Shire and \$1,027 in Australia. The median weekly family income was \$1,041, compared with \$1,132 in Indigo Shire and with \$1,171 in Australia.
- 3.10 There were 829 families in Beechworth: 39.0% were couple families with children, 43.9% were couple families without children, 15.8% were one-parent families and 1.3% were 'other' families.
- 3.11 There were 1,263 occupied private dwellings counted in Beechworth: 90.0% were separate houses, 4.0% were semi-detached, row or terrace house, townhouse etc, 3.6% were flat, unit or apartment and 2.3% were listed as 'other' dwellings.
- 3.12 The median weekly rent was \$150, compared with the \$140 Indigo Shire figure and \$190 across Australia. The median monthly housing loan repayment was \$1,041, compared to \$1,083 for Indigo Shire and \$1,300 in Australia.

- 3.13 The average household size was 2.3 and the average number of people per bedroom was 1.1. (The Indigo Shire household size average is 2.6).
- 3.14 In Beechworth 44.3% of occupied private dwellings were fully owned, 28.5% were being purchased and 20.0% were rented.
- 3.15 In the 2006 Census in Beechworth, 65.1% of occupied private dwellings were family households, 28.1% were lone person households and 2.5% were group households.
- 3.16 Of the occupied private dwellings being rented, 46.4% were rented from a real estate agent, 15.1% were rented from a State housing authority and 35.3% were rented from other landlord type. In comparison, in Australia 50.5% were rented from a real estate agent and 14.9% from a state or territory housing authority.

4.0 CHILTERN

- 4.1. In the 2006 Census, there were 1,063 people usually resident in Chiltern: 49.7% were males and 50.3% were females. Of the total population in Chiltern 0.3% were Indigenous people, compared with 2.3% Indigenous people in Australia.
- 4.2. 21.4% of the population in Chiltern were children aged between 0-14 years, and 27.1% were people aged 55 years and over.
- 4.3. The median age of people in Chiltern was 39 years, compared to 42 years for Indigo Shire and a median age of 37 years for people across Australia..
- 4.4. 94.4% of people in Chiltern were Australian citizens, 7.5% were born overseas and there were no overseas visitors.
- 4.5. 88.1% of people in Chiltern stated they were born in Australia. Other common responses within Chiltern were: England 2.9%, New Zealand 0.7%, Canada 0.5%, Scotland 0.5% and Ireland 0.5%.
- 4.6. English was stated as the only language spoken at home by 96.0% of people in Chiltern. Mandarin and Serbian were the only two languages other than English spoken at home.
- 4.7. The most common responses for religious affiliation for people in Chiltern were No Religion 24.9%, Catholic 22.8%, Anglican 19.8%, Presbyterian and Reformed 5.4% and Uniting Church 4.6%.
- 4.8. 49.8% of people aged 15 years and over in Chiltern were married, 28.0% never married, 14.7% separated or divorced and 7.0% widowed.
- 4.9. The median weekly individual income for people aged 15 years and over was \$395, compared with \$449 for Indigo Shire and \$466 in Australia. The median weekly household income was \$753, compared with \$958 in Indigo Shire and \$1,027 in Australia. The median weekly family income was \$1,029, compared with \$1,132 in Indigo Shire and with \$1,171 in Australia.
- 4.10. There were 285 families in Chiltern: 42.1% were couple families with children, 37.5% were couple families without children, 18.9% were one parent families and 1.4% were listed as 'other' families.
- 4.11. There were 441 occupied private dwellings counted in Chiltern: 90.5% were separate houses, 3.4% were semi-detached, row or terrace house, townhouse etc, there were no flat, unit or apartments and 6.1% were listed as 'other' dwellings.
- 4.12. In Chiltern, the median weekly rent was \$140, equal with the Indigo Shire figure and less than the \$190 cost across Australia. The median monthly housing loan repayment was \$937, compared to \$1,083 for Indigo Shire and

- \$1,300 in Australia.
- 4.13. The average household size was 2.4 and the average number of people per bedroom was 1.1. (The Indigo Shire household size average is 2.6).
- 4.14. In Chiltern, 35.8% of occupied private dwellings were fully owned, 40.6% were being purchased and 19.0% were rented.
- 4.15. In the 2006 Census in Chiltern, 65.5% of occupied private dwellings were family households, 28.1% were lone person households and 2.3% were group households.
- 4.16. Of the occupied private dwellings being rented, 46.4% were rented from a real estate agent, 9.5% were rented from a State housing authority and 39.3% were rented from other landlord type. In comparison, in Australia 50.5% were rented from a real estate agent and 14.9% from a state or territory housing authority.

5.0 RUTHERGLEN

- 5.1 In the 2006 Census, there were 2,502 people usually resident in Rutherglen: 48.4% were males and 51.6% were females. Of the total population in Rutherglen 0.4% were Indigenous people, compared with 2.3% Indigenous people in Australia.
- 5.2 18.4% of the population in Rutherglen were children aged between 0-14 years, and 31.9% were people aged 55 years and over.
- 5.3 The median age of people in Rutherglen was 44 years, compared to 42 years for Indigo Shire and a median age of 37 years for people across Australia..
- 5.4 92.0% of people in Rutherglen were Australian citizens, 6.4% were born overseas and 0.2% were overseas visitors.
- 5.5 87.4% of people in Rutherglen stated they were born in Australia. Other common responses within Rutherglen were: England 2.2%, New Zealand 0.7%, Netherlands 0.7%, Scotland 0.5% and United States of America 0.4%.
- 5.6 English was stated as the only language spoken at home by 93.5% of people in Rutherglen. The most common languages other than English spoken at home were: Japanese 0.4%, German 0.3%, Dutch 0.2%, French 0.2% and Polish 0.2%.
- 5.7 The most common responses for religious affiliation for people in Rutherglen were Catholic 28.0%, Anglican 24.1%, No Religion 16.3%, Uniting Church 10.3% and Presbyterian and Reformed 4.2%.
- 5.8 54.4% of people aged 15 years and over in Rutherglen were married, 27.0% never married, 10.3% separated or divorced and 8.1% widowed.
- 5.9 The median weekly individual income for people aged 15 years and over was \$430, compared with \$449 for Indigo Shire and \$466 in Australia. The median weekly household income was \$900, compared with \$958 in Indigo Shire and \$1,027 in Australia. The median weekly family income was \$1,127, compared with \$1,132 in Indigo Shire and with \$1,171 in Australia.
- 5.10 There were 668 families in Rutherglen: 44.0% were couple families with children, 42.7% were couple families without children, 12.0% were one-parent families and 1.3% were listed as 'other' families
- 5.11 There were 974 occupied private dwellings counted in Rutherglen: 88.6% were separate houses, 0.6% were semi-detached, row or terrace house, townhouse etc, 9.3% were flat, unit or apartments and 1.4% were other

dwellings.

- 5.12 The median weekly rent was \$130, compared with the \$140 Indigo Shire figure and \$190 across Australia.. The median monthly housing loan repayment was \$975, compared to \$1,083 for Indigo Shire and \$1,300 in Australia.
- 5.13 The average household size was 2.4 and the average number of people per bedroom was 1.1. (The Indigo Shire household size average is 2.6).
- 5.14 In Rutherglen, 40.7% of occupied private dwellings were fully owned, 31.2% were being purchased and 21.0% were rented.
- 5.15 In Rutherglen, 68.3% of occupied private dwellings were family households, 25.9% were lone person households and 2.5% were group households.
- 5.16 Of the occupied private dwellings being rented, 38.0% were rented from a real estate agent, 18.5% were rented from a State housing authority and 38.0% were rented from other landlord type. In comparison, in Australia 50.5% were rented from a real estate agent and 14.9% from a state or territory housing authority.

6.0 TANGAMBALANGA

- 6.1 In the 2006 Census, there were 439 people usually resident in Tangambalanga: 48.3% were males and 51.7% were females. Of the total population in Tangambalanga 1.1% were Indigenous people, compared with 2.3% Indigenous people in Australia.
- 6.2 28.0% of the population were children aged between 0-14 years, and 20.3% were people aged 55 years and over.
- 6.3 The median age of people in Tangambalanga was 36 years, compared to 42 years for Indigo Shire and a median age of 37 years for people across Australia.
- 6.4 95.9% of people in Tangambalanga were Australian citizens, 2.7% were born overseas and 0.7% were overseas visitors.
- 6.5 94.3% of people in Tangambalanga stated they were born in Australia. Other common responses within Tangambalanga were: New Zealand (0.9%), South Africa (0.9%) and England (0.7%).
- 6.6 English was stated as the only language spoken at home by 97.7% of people in Tangambalanga. Italian was the only language other than English spoken at home.
- 6.7 The most common responses for religious affiliation for people in Tangambalanga were Anglican 32.3%, No Religion 23.7%, Catholic 20.3%, Uniting Church 7.1% and Presbyterian and Reformed 3.9%.
- 6.8 In the 2006 Census, 58.7% of people aged 15 years and over in Tangambalanga were married, 22.5% never married, 12.1% separated or divorced and 6.7% widowed.
- 6.9 The median weekly individual income for people aged 15 years and over was \$490, compared with \$449 for Indigo Shire and \$466 in Australia. The median weekly household income was \$1,036, compared with \$958 in Indigo Shire and \$1,027 in Australia. The median weekly family income was

- \$1,139, compared with \$1,132 in Indigo Shire and with \$1,171 in Australia.
- 6.10 There were 116 families in Tangambalanga: 56.9% were couple families with children, 28.4% were couple families without children, 14.7% were one parent families and 0.0% were other families.
- 6.11 There were 157 occupied private dwellings counted in Tangambalanga: 91.1% were separate houses, 0.0% were semi-detached, row or terrace house, townhouse etc, 5.7% were flat, unit or apartments and 3.2% were listed as 'other' dwellings.
- 6.12 The median weekly rent was \$137, compared with the \$140 Indigo Shire figure and \$190 across Australia. The median monthly housing loan repayment was \$1,000, compared to \$1,083 for Indigo Shire and \$1,300 in Australia.
- 6.13 The average household size was 2.8 and the average number of people per bedroom was 1.1. (The Indigo Shire household size average is 2.6).
- 6.14 In Tangambalanga, 31.2% of occupied private dwellings were fully owned, 45.9% were being purchased and 19.1% were rented.
- 6.15 In Tangambalanga, 75.2% of occupied private dwellings were family households, 23.6% were lone person households and there were no group households.
- 6.16 Of the occupied private dwellings being rented, 30.0% were rented from a real estate agent, 20.0% were rented from a State housing authority and 56.7% were rented from other landlord type. In comparison, in Australia 50.5% were rented from a real estate agent and 14.9% from a state or territory housing authority.

7.0 WAHGUNYAH

- 7.1 In the 2006 Census, there were 809 people usually resident in Wahgunyah: 49.4% were males and 50.6% were females. Of the total population in Wahgunyah 1.1% were Indigenous people, compared with 2.3% Indigenous people in Australia.
- 7.2 22.7% of the population in Wahgunyah were children aged between 0-14 years, and 30.7% were people aged 55 years and over.
- 7.3 The median age of people in Wahgunyah was 38 years, compared to 42 years for Indigo Shire and a median age of 37 years for people across Australia.
- 7.4 93.1% of people in Wahgunyah were Australian citizens, 4.6% were born overseas and 0.4% were overseas visitors.
- 7.5 90.1% of people in Wahgunyah stated they were born in Australia. Other common responses within Wahgunyah were: England 1.7%, New Zealand 1.1%, Germany 0.5%, Trinidad and Tobago⁵ 0.4% and India 0.4%.
- 7.6 English was stated as the only language spoken at home by 95.3% of people in Wahgunyah. Dutch was the only language other than English spoken at home
- 7.7 The most common responses for religious affiliation were Catholic 29.2%, Anglican 25.6%, No Religion 15.5%, Uniting Church 9.1% and Presbyterian and Reformed 5.8%.
- 7.8 In the Census, 60.8% of people aged 15 years and over in Wahgunyah were married, 19.0% never married, 11.6% separated or divorced and 7.7% widowed.
- 7.9 The median weekly individual income for people aged 15 years and over was \$471, compared with \$449 for Indigo Shire and \$466 in Australia. The median weekly household income was \$909, compared with \$958 in Indigo Shire and \$1,027 in Australia. The median weekly family income was \$1,082, compared with \$1,132 in Indigo Shire and with \$1,171 in Australia.
- 7.10 There were 217 families in Wahgunyah: 43.8% were couple families with children, 46.1% were couple families without children, 10.1% were one parent families and 0.0% were other families.
- 7.11 There were 319 occupied private dwellings counted in Wahgunyah: 88.4% were separate houses, none were semi-detached, row or terrace house, townhouse etc, 10.7% were flat, unit or apartments and 0.9% were listed as 'other' dwellings.
- 7.12 The median weekly rent was \$140, equal to the \$140 Indigo Shire figure and less than the \$190 median across Australia. The median monthly housing loan repayment was \$1,003, compared to \$1,083 for Indigo Shire and \$1,300 in Australia.
- 7.13 The average household size was 2.4 and the average number of people per bedroom was 1.0. (The Indigo Shire household size average is 2.6).
- 7.14 In Wahgunyah 37.6% of occupied private dwellings were fully owned, 38.9% were being purchased and 19.4% were rented.
- 7.15 In Wahgunyah, 67.4% of occupied private dwellings were family households, 25.4% were lone person households and 3.8% were group households.
- 7.16 Of the occupied private dwellings being rented, 51.6% were rented from a real

⁵ Caribbean islands

estate agent, 6.5% were rented from a State housing authority and 25.8% were rented from another landlord type. In comparison, in Australia 50.5% were rented from a real estate agent and 14.9% from a state housing authority.

8.0 YACKANDANDAH

- 8.1 In the 2006 Census there were 2,103 people usually resident in Yackandandah: 48.3% were males and 51.7% were females. Of the total population in Yackandandah 0.7% were Indigenous people, compared with 2.3% Indigenous people in Australia.
- 8.2 22.6% of the population in Yackandandah were children aged between 0-14 years, and 27.9% were people aged 55 years and over.
- 8.3 The median age of people in Yackandandah was 41 years, compared to 42 years for Indigo Shire and a median age of 37 years for people across Australia.
- 8.4 93.4% of people in Yackandandah were Australian citizens, 9.5% were born overseas and 0.6% were overseas visitors.
- 8.5 86.4% of people in Yackandandah stated they were born in Australia. Other common responses within Yackandandah were: England 4.0%, Germany 0.7%, New Zealand 0.6%, Netherlands 0.5% and Philippines 0.5%.
- 8.6 English was stated as the only language spoken at home by 94.1% of people. The most common languages other than English spoken at home were: German 1.1%, Swedish 0.5%, Indonesian 0.2%, Auslan 0.2% and Polish 0.2%.
- 8.7 The most common responses for religious affiliation for people in Yackandandah were No Religion 25.1%, Catholic 22.3%, Anglican 20.4%, Uniting Church 6.8% and Christian 2.8%.
- 8.8 60.8% of people aged 15 years and over in Yackandandah were married, 22.6% never married, 9.0% separated or divorced and 7.4% widowed.
- 8.9 The median weekly individual income for people aged 15 years and over was \$484, compared with \$449 for Indigo Shire and \$466 in Australia. The median weekly household income was \$1,069, compared with \$958 in Indigo Shire and \$1,027 in Australia. The median weekly family income was \$1,242, compared with \$1,132 in Indigo Shire and with \$1,171 in Australia.
- 8.10 There were 558 families in Yackandandah: 53.0% were couple families with children, 39.4% were couple families without children, 7.0% were one parent families and 0.5% were listed as 'other' families.
- 8.11 There were 732 occupied private dwellings counted in Yackandandah: 92.6% were separate houses, 3.1% were semi-detached, row or terrace house, townhouses etc, 1.4% were flat, unit or apartment and 2.9% were other dwellings.
- 8.12 The median weekly rent was \$128, compared with the \$140 Indigo Shire figure and \$190 across Australia. The median monthly housing loan repayment was \$1,213, compared to \$1,083 for Indigo Shire and \$1,300 in Australia.
- 8.13 The average household size was 2.7 and the average number of people per bedroom was 1.1. (The Indigo Shire household size average is 2.6).
- 8.14 In Yackandandah 38.8% of occupied private dwellings were fully owned, 41.5% were being purchased and 14.6% were rented.

- 8.15 In the Census in Yackandandah, 75.1% of occupied private dwellings were family households, 20.8% were lone person households and 0.4% were listed as group households.
- 8.16 Of the occupied private dwellings being rented, 36.4% were rented from a real estate agent, none were rented from a State housing authority and 61.7% were rented from another landlord type. In comparison, in Australia 50.5% were rented from a real estate agent and 14.9% from a state or territory housing authority.

17.8 GOVERNANCE – WORK IN PROGRESS – AUGUST 2007 **(CEO)**

For Information

Project	Actions
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Councillors Training	Cr Dale attended the MAV Councillor training program in her capacity as an MAV Board member.
The Council Plan	The revised Plan has been adopted and sent to the Minister as required. Final reporting on the Plan to 30 th June is being compiled for insertion in the 2006/07 Annual Report.
The Council Budget	The 2007/08 Budget has been adopted and is now available in Service Centres and on the Council web site.
Community Forums	A Forum was held at Barnawartha on 24 th July but was only attended by three community members. A further Forum is being held at Yackandandah on 31 st July. The August Forum will be at Kergunyah Hall on 28 th August.
Media & Communications	Excellent media coverage continues with numerous stories covering activities across the Shire.
The G.B. Kerferd Oration	The annual oration was delivered by Deputy Premier the Hon. John Thwaites on Sunday 29 th July to approximately 200 attendees at LaTrobe Beechworth. Little were we to know that this would be his last official speech as Deputy Premier. The topic was Climate Change and Social Justice with the clear message that the lower socio economic sector will need to be protected from the high costs of climate protection activities.
Operations Manager	I will be advertising the position of “General Manager Assets & Operations” in the coming weeks. Depending on the outcome of applications I then hope to advertise the remaining vacant positions in this Department straight after that process is completed.
Municipal Offices Project	Report provided for Council consideration t this meeting.
Web Site Redevelopment	The updated Web site is working well with no complaints over the past month as to general content.

Murray to the Mountains Rail Trail	The Federal Government has announced the grant from the Regional Partnerships program for \$250,000 for this project. Finalisation of the lease is being progressed with VicTrack.
Rural Councils Victoria	A seminar will be held on 23 rd to 25 th August at Birchip. Council is invited to be represented at the important rural seminar.

18.0 NOTICE OF MOTION**19.0 COMMITTEE AND DELEGATES REPORTS****19.1 JULY DIARY - CR GRAHAM**

Date	Time	Function
2 July	12.30pm	Meeting with H. Francis re subdivision
	2.30pm	NevRwaste, Wangaratta
3	11.30 am	Weekly meeting with CEO
	12.30pm	Admin, Beechworth
	3.30pm	Meeting with Councillors, Chiltern Senior Citz
	4.00	Council Briefing, Chiltern
	7.00pm	Council Meeting, Chiltern
4	12pm	Funding announcement, Kaye Darveniza
	3.00pm	Official Opening new rooms - Yackandandah Bush Nursing Hospital
	6.30pm	Rutherglen Lions Club
5	11am	Launch, Beechworth & Yackandandah Visitors Guides
	6.00pm	Skilled Migration POC Wendy Mitchell Dinner
7	9.00am	Meeting re fast train route, Wagga
9	8.30am	Board Meeting RWE Rutherglen
	12.00pm	Executive Meeting NevRwaste, Wangaratta
	4.30pm	Meeting with Don Chambers re 2 nd Book, Rutherglen history
	7.00pm	Multicultural Association meeting, Beechworth
10	10.30am	Admin, Beechworth
	11.30am	Weekly meeting with CEO
	4.00pm	Council Briefing re new Shire offices - alternatives and report
	6.30	Rick Thwaites - briefing re Climate Change
	7.00	Klaus Baumgartel - briefing BIO fuel
11	9.30am	Opening Centrelink Office, Wangaratta
	7.00pm	Kerferd Discussion - Landcare, Latrobe, Beechworth

12	9.00am	GM NevRwaste, Wangaratta
	10.00am	Strategic Issues - NevRwaste
	6.30pm	Operation Flinders, Albury
13	9.30am	Murray darling Association Region meeting - Corowa
	7.00pm	Rutherglen Apex AGM
16	9.30am	Kerferd Oration Meeting, Latrobe Beechworth
	11.30am	Admin, NevRwaste, Wangaratta
	2.00pm	Rutherglen Red Cross AGM
	5.30	CAC Rutherglen
17	9.00	Schools Environmental Education Day, Rutherglen
	10.00am	Disability Meeting and Bolle Day, Rutherglen
	11.00	Safety at Railway Crossings meeting, Benalla
	4.00pm	Budget submissions hearing and briefing at Yackandandah
18	10.30am	Telephone interview, KABV
	7.00pm	Lions Club, Rutherglen
19	11.00am	Admin, Beechworth
	12.30pm	Road Safe GM, Wangaratta
20	11.00am	RWE - Official announcement by Sophie Mirabella re Federal Grant for Rail Trail
23	11.00am	Admin NevRwaste, Wangaratta
	6.00pm	Business in Beechworth meeting, Beechworth
24	11.00am	Corowa Boat Ramp meeting, Corowa
	4.00pm	Council Briefing, Chiltern
	6.00pm	Special Council Meeting - Budget, Chiltern
25	7.15am	Launch Herald Sun Tour, Arts Centre, Melbourne
	9.30am	Small Towns Vic. Meeting, Melbourne
	6.30pm	Wahgunyah Progress Association meeting, Wahgunyah
26	3.30pm	Rutherglen Youth Centre re-opening
27	10.00am	Murray Regional Dev. Board Victoria, Cohuna
28	12.00pm	Chiltern Red Cross Anniversary, Chiltern
	4.30pm	Kerferd Oration, LaTrobe
29	10.30am	Kerferd Oration. LaTrobe Beechworth
30	1.30pm	NevRwaste Management Plan, Wangaratta
	6.00pm	ASCUM Meeting, Albury
31	11.00	Weekly Meeting with CEO & Admin, Beechworth
	5.00	Briefing, Yackandandah
	7.00	Community Forum Yackandandah

Cr Peter Graham OAM
3 July 2007

19.2 MURRAY DARLING ASSOCIATION - CR P GRAHAM

This meeting on 13 July was the first attended by Indigo Shire since advising our intention of resuming membership of this group.

Our participation and membership was very well received and now marks the fact that all councils with a direct contact with the Murray River are members of the Murray Darling Association.

The agenda considered the proposed North-South pipeline in Victoria to service irrigators and the city of Melbourne and it was agreed that a decision on this be deferred until further detail becomes available for consideration.

The issue with the extensions to the Lake Buffalo Dam and the William Hovell Dam were agreed as needing support and a detailed study be undertaken asap.

The position on Ground Water be pursued to ensure a better understanding of the reserves and the effects in the long term of the policies now enforce on rights for domestic and stock water.

The problem associated with natural and exotic weeds was discussed and this is to be taken to the National Conference, to be held in Bourke over 13 and 14 September of this year, for further progression.

I advised the meeting that I considered it unlikely that Indigo Shire would have a rep to that National Conference but would confirm if any change to that advice.

The next meeting will be held at Burrumbuttock Public School on 9th November 2007 - subject to confirmation.

The documents from that meeting are tabled for information.

19.3 NORTH EAST MULTICULTURAL ASSOCIATION - CR P GRAHAM

This meeting was held on Monday 9 July in the supper rooms at the Memorial Beechworth commencing at 7pm.

Over 20 regional representatives were present and the chair, Cr Rozi Parisotto, conducted the meeting.

This group had previously met in Indigo some 12 months ago and I noted the number present and the topics covered at this meeting showed a marked increase in the number attending and the variety and depth of discussion was of a very high standard.

Two presentations were made on the night:

- Dr Wendy Connor on East Timor Education Program to Combat Malnutrition, and
- Dianne Mangan, Manager Cultural Service RCoW

Dianne spoke about the RCoW Cultural Policy and it may be of benefit for Indigo Shire to obtain a copy of that document for our future consideration on a similar policy, a policy which I believe is to become mandatory under State requirements.

Although Indigo Shire has a low incidence of residents with a background from non-

english speaking countries I believe our involvement in this program is of value to the region and ourselves.

The time needed to participate generally amounts to about 2 hours per month. This is out of working hours and imposes a problem with staff attending.

I believe council needs to consider:

- Our involvement,
- level of representation, and
- the value of our participation in this program.

For discussion

Documents tabled for discussion

19.4 JULY DIARY - CR DALE

Date	Time	Function
1 July	11am	Latrobe Strategic Planning, Bundoora
3	4pm	Council Briefing, Chiltern
	7pm	Council Meeting
4	3pm	Opening Yackandandah Bush Nursing Hospital
6	9am	MAV Board, Melbourne
10	4.00 pm	Council Briefing meeting, Yackandandah
13	10am	Timber Towns Meeting, Melbourne
14	10am	ALGWA Vic. Branch Meeting Whittlesea
17	11am	MAV DSE Vic. Track Meeting, Benalla
	4pm	Council Briefing
	5pm	Council Budget Submission Hearing
18	7pm	Bourke Museum AGM, Beechworth
19	10.30am	PDP Meeting, MAV, Melbourne
20		Councillor Development Conference, Lorne
24	4pm	Council Briefing
	6pm	Special Council Meeting to adopt Budget, Chiltern
	7pm	Public Forum, Barnawartha
25	7pm	Tangambalanga School Reunion Meeting, Tangambalanga
27	11am	Opening Albury Library, Albury
28	12 noon	Celebrating 50 Years of Red Cross, Chiltern
29		Kerferd Oration, Beechworth
30	7pm	AGM Chiltern Tourist Association, Chiltern
31	5pm	Council Briefing, Yackandandah
	7pm	Community Forum, Yackandandah

Cr Jenny Dale
7 August 2007

19.5 COUNCILLOR DEVELOPMENT WEEKEND - 20-22 JULY 2007

Welcome by the Minister for Housing and Local Government, the Hon. Richard Wynne.

The Minister had 9 points of interest.

1. The importance of Local Government to communities

The Minister commented on the intimacy of the interaction of Local Government and the community, restating how close we are to the people. This was more than evident just recently with the natural disasters that have occurred in some Shires, ie floods and fires. There the Minister has seen at first hand the competency and high interaction between the people and their local government representatives. He spoke of the importance of all levels of government working together.

2. Council Electoral Reform

The Minister did not dwell on this too long, but spoke of the VEC and its role in this process. There were and still are some Councils that have been deeply hurt in this reform. The criteria that the VEC operate under was questioned, also their independence in the role.

3. The 2008 elections

The fact of all 79 councils going to election for the first time since amalgamation was commented on. The Minister spoke of the need for the current councillors to advocate for new people to stand for election. He especially recommended that we try and equal up the gender imbalance and encourage more women to stand. We also need to look at the diversity of our communities and look for candidates there.

4. Councillor Remuneration

This will be a panel process with the participants chosen by the Minister. This process has commenced to commence. The MAV had survey forms at the gathering to try and capture the ideas, wants and needs of those present. The outcome from the panel will hopefully be a recommendation acceptable to most before the next election. The allowance status was discussed along with childcare, superannuation etc. Minister spoke of a “quantum tool kit”, ie what is a reasonable expectation of what is needed to allow councillors to do the job. There should be no barriers.

5. The Imbalance of Male and Female CEO's

This was seen as not acceptable in the Government's view. The Minister urged councils to consider the female applicants for the more senior roles. This starts with us.

6. Community Planning

Minister recommended that councils learn from the experiences of other councils in the planning process and in this area. It's more than listening to your communities, it's how you integrate this action, thus bringing the community along with you. It's more the “bottom up” theory that is spoken about and also actioned by some shires/councils. The Minister picked out Golden Plains and the City of Port Phillip as good examples of how it works.

7. Planning and Affordability

Minister Wynne went to great lengths to ensure those present that the state government

had no plans to override local government in the planning area. They were he said, “not intending to take over planning”. This was met with some derision and disbelief as the feeling is that that is exactly what is being planned and at least, spoken about at the moment.

Affordability is the real problem but can be worked out in partnership with the State. The Local Government Minister outlined a plan. He encouraged councils to be on the lookout for parcels of land for affordable housing. He mentioned that there was a bucket of money for both levels of government to work out these areas together. The amount that was suggested seemed like very little compared to the task at hand - \$500,000. Councils were also urged to get in with private developers and consultants, prepare plans etc and then work with the State to develop the plans. He will be waiting for interested councils to contact him on this.

8. Good Government Tribunal

This is also recommended to be a council’s dispute tribunal. Perhaps a two-tiered approach with councils having the ability to call in panel members for smaller problems and full panel for larger disputes. Can VCAT be used here? A dispute resolution model needs to be put in place. The Minister spoke on the great difficulty that this was causing as no two councils were alike, and some individual councillors, and for that matter the whole of a Council, have made the rest of the sector look really bad. The main problem being that the media just loves to talk up any controversial happening/event, and this reflects on us all.

9. Financial Assistance Grants

FAG’s to Victoria has diminished \$200m a year. This has been taken from Victoria’s Funding Equitable Share. Minister Wynne felt that as a level of government we were apathetic about this reduction and that as an entity we should all lobby as one to the Federal Government and demand our fair share. We need to fight for the funding and we area urged to contact and lobby all Federal ministers in our areas to bring them up to date with the serious impact this is having on Victoria. There needs to be a concerted strategy and action around this problem and this needs to be led by the MAV and VLGA.

Jim Deirs - 1st Keynote Speaker - Building Community the Seattle Way

This was a dynamic, loud and very fast presentation with the gist of it all being the “bottom up” planning model. Building up a strong sense of community identity and distinct neighbourhoods. Encouraging people to identify with their location, leaders were asked to see their neighbourhoods as a source of leadership by tapping into the organisations that are already there. Neighbourhood matching funds can be used by Councils to get projects completed instead of trying to fund all themselves and nothing getting done, ie community self help projects.

Neighbourhood planning needs to be the community’s idea. Neighbourhoods can define what works for them and what they really want. Neighbours can hire their own planners. People then take responsibility to see that these plans are activated and brought to conclusion. Community input all the way.

Some people had voted to tax themselves to achieve some desired community outcome, ie in the form of a levy, but self imposed. Larger areas of Seattle started to provide what they called “bumping places” where people could gather in friendship and safe surroundings. This made for a sense of neighbourhood and identity.

I attended three workshops over the weekend, these being

- Guts and Curiosity - two attributes of great leaders
- Leadership Across the Built, Social and Economic and Natural Environment
- Contribution, Legacy and Succession.

Guts and Curiosity was a fun session to point out why it takes both of these attributes to make good leaders and hence great councils. A workshop with a difference!

Leadership across the Built, Social Economic and Natural Environment - document to be tabled. I found this a bit dry and more of the same stuff.

Contribution, Legacy and Succession. This was a great interactive session which involved all present to look at why we stood for council in the first instance, and do we feel that we have achieved what we set out to do. Do we also feel that we are operating successfully and how do we work as a group. This workshop could have had more time allocated to it. It was a good exercise.

Jeff Oughton - 2nd Keynote Speaker -Head of Australiana Economics and Industry Intelligence, NAB

Jeff was a dynamic speaker. He used three keynote headings - People, Planet and Profits

People and society require resources to meet their needs and wants to achieve personal and community wellbeing, Economics is the process of resource distribution and allocation, good health and wellbeing is not just food luck but must be planned for. A burgeoning economy brings good times and the spin-off in some communities is the flow on effect to good health.

“SO HOW ARE WE DOING?”

More than 20% of children are overweight and obese.

Our communities face illicit drug use and depression with suicide, gambling and social upheaval.

Technological advancement is changing the pattern of health. We don't get up to alter the channels on the TV, we have music in our ears from Ipods etc. We drive to the shops and get as close as we can to save us walking too far.

Within a council's direction, health and wellbeing can be planned-in or it can be planned-out!

Planning with the four environments come under these headings:

<u>Built</u>	<u>Social</u>	<u>Economic</u>	<u>Natural</u>
Land use	Arts & Culture	Any subsidised service	Waste
Transport & traffic	Library service	Housing development	Storm water
Facilities	Participation strategies	Access & equity	Safe beaches
Access	Personal support	Employment	Community gardens
Specific facilities	Drug service		
Emergency housing	Carer Support		
Residential facilities			

Within Australia at this present moment, the mining boom is skewing the economy. We are the richest country in the world, economically speaking, per capita.

There is a rising participation of people staying in the workforce longer. Labour shortages are at a record high. There is war out there for talented skilled employees. Full-time, part time - we have never been so well employed. Interest rates are just a bit more than normal. We have a very serious water problem. Whose is this water problem? Who will take responsibility for this now and into the future?

Jeff also spoke at length on productivity, participation and population across Australia and in particular, the distribution of funding from Federal and State governments. Council's revenue raising capacity is quickly coming to a crisis point. There needs to be a formula to ensure that the State Grants Commission can equally distribute funding as needed.

Rob Spence, MAV CEO, and Dick Gross, President MAV gave an overview of the year to date within the MAV, using a quirky snakes and ladders approach. The ladders were the good things that had been achieved for local government and the snakes were the bad things that have happened, which in turn reflects on all of us. This was a good segment.

The Saturday night dinner was well attended. Guest speaker for the evening was Stuart Morris QC and past Chair of VCAT. Indigo received a mention in relation to what you do not put into planning reports that are public documents. Can you guess what incidents he was referring to? Yes, you have it if you mentioned BANANA or NIMBY, or NIEBY and there was more!! The evening lacked the usually expected buzz with most people leaving earlier than on other occasions. I did not enjoy the guest speaker and would not recommend him for this role at any future functions.

Sunday saw a repeat of the workshops from the day before and up until 11am.

The 3rd keynote speaker was Mr. Dean Taylor, former Group Manager and Asset Manager Maroochy Shire Council. His topic was Political Leadership in Asset Management Practice. This speaker was a bit long-winded and spoke on most of the works that we have been doing in asset management. There was nothing new here, just case studies of what worked and what didn't for them.

The 4th Keynote Speaker was Colin Pidd, Director BLTi - Topic - Purpose Authenticity and Effectiveness

Colin demonstrated how these headings could be used in dealing with your communities. He spoke on the laws of conversation and the expectations that we as humans have towards one another. All humans have purpose and concerns. When people perceive and threaten or are unaware of their purposes and concerns they resist. This is WASTE.

When people perceive you are aware of and sensitive to their purpose and concern they communicate and collaborate. This is VALUE.

Decisions are harder to make now as we have more choices. This is the case within all aspects of our lives, be it home, work or leisure. We need to be effective communicators

and listen to what the people are trying to convey to us. People **FIRST Ok!** People **SECOND - WRONG!** We need to go through the process of **My** view, **Your** View, **My** Facts, **Your** facts and then focus on the intersection of this exercise. There is high velocity value at the intersection and that is where agreement can be reached when dealing with an issue. This was a good presentation but probably better to actually see and hear rather than in a report like this.

I found the weekend to be very worthwhile and interactive.

19.6 JULY DIARY - CR MURDOCH

Date	Time	Function
July 3	4:00pm 7:00pm	Council Briefing, Chiltern Council Meeting, Chiltern
5		Launch of visitor Guides at Beechworth & Yackandandah
10	4:00pm	Council Briefing Meeting Yackandandah
11	7:00pm	Kerferd Oration Meeting, Beechworth
12	7:00pm	Arts & Culture Meeting , Chiltern
17	4:00pm 5:00pm	Council Briefing Meeting, Chiltern Special Meeting for Budget Submissions, Chiltern
23	6:00pm	Working Dinner Meeting Beechworth
24	4:00pm 6:00pm 7:00pm	Council Briefing, Chiltern Special Budget Meeting, Chiltern Community Forum, Barnawartha
28	12:00pm 4:30pm	Red Cross 50 th Anniversary Chiltern Meeting Minister for Environment, Beechworth
29	11:00pm	Kerferd Oration, Beechworth
30	6:00pm	ACSUM Meeting, Wodonga
31	4:00pm 7:00pm	Council Briefing, Yackandandah Community Forum, Yackandandah

Cr Barbara Murdoch
7 August 2007

19.7 JULY DIARY - CR WALSH

Date	Time	Function
3 July	4pm	Briefing Meeting, Chiltern
	7pm	Council Meeting
5		Launch on the Information Guides Beechworth/Yackandandah
12		Ball Committee Meeting
16		CAC Rutherglen/Wahgunyah
17		Railway Crossing Presentation Benalla
		Briefing Meeting, Yackandandah
20		Rutherglen Information Centre - Money for Rail Trail
22		Meals on Wheels
23		Indigo Tourism Meeting, Rutherglen
		Hibernian Beechworth Strategic Plan
24		Corowa Shire Discussion on Boat Ramp
	4pm	Briefing, Chiltern
	6pm	Budget Meeting, Chiltern
	7pm	Public Forum, Barnawartha
26		Re-opening of the Hedge Youth Centre, Rutherglen
		Community Meeting re Heavy Traffic By-Pass
27		Opening Albury Library/Museum
29		Kerferd Oration
30		Kiewa Primary School presentation of badges
		Final Meeting of the Rutherglen Chamber of Commerce
31	4pm	Briefing Yackandandah
	5pm	

Cr Frances Walsh

7 August 2007

19.8 JULY DIARY - CR V ISSELL

Date	Time	Function
1-4 July		Away on work commitments
5	12.00	Launch Beechworth Visitors Guide, Minister for Tourism, Tim Holding, Beechworth
6	10.00am	Councillor Duty, Beechworth
7-12		Away on leave
13	10.00am	Councillor Duty, Beechworth
16	3.30pm	Meeting with residents, Tangambalanga
17	4.00pm	Council Briefing, Chiltern
18	3.30pm	Board member interviews for Upper Hume Community Health
19	2.30pm	Board member interviews for Upper Hume Community Health
20	10.00am	Councillor Duty, Beechworth

21	10.00am	Murray Arts Board meeting, Wodonga
23	7.30pm	Chamber of Commerce meeting, Beechworth
24	4.00pm	Council Briefing, Chiltern
24	5.00pm	Council Budget Meeting, Chiltern
24	7.00pm	Community Forum, Barnawartha
25	3.45pm	Re-opening of Beechworth Youth Centre
27	11.00am	Opening, Albury Library and Museum
28	4.30pm	Reception for Deputy Premier, John Thwaites, Beechworth
	7.00pm	Dinner with Great Great Granddaughter of George Briscoe Kerferd
29	11.00am	Kerferd Oration, Beechworth
30	6.00pm	Alliance of Councils & Shires of Upper Murray region, Wodonga
31	4.00pm	Council Briefing, Yackandandah
	7.00pm	Community Forum, Yackandandah

Cr V Issell

7 August 2007

19.9 JULY DIARY - CR W. HOTSON

Date	Time	Function
3 July	4.30pm	Community & Business forum, DPI Rutherglen
	7pm	Council Meeting, Chiltern
8	2pm	Indigo shire - East Timor Friendship film afternoon, Senior Citz, Chiltern
9	7pm	Chiltern Progress Assoc. Community Centre, Chiltern
10	1pm	Tourism & Business Workshop report discussions with Kevin Bascomb, Chiltern
13	4pm	Council Briefing, Yackandandah
16 July	7.30pm	Chiltern Tourism Meeting, Chiltern
17	5pm	Budget Submission Hearings, Chiltern
23	9.30am	Indigo Tourism Board Special Meeting, Rutherglen
24	6pm	Confirm Budget Meeting, Chiltern
26	5.30pm	Indigo SC Heritage Committee, Chiltern Athenaeum
	7pm	Rutherglen Heavy Transport By-Pass Meeting, Jones Winery, Rutherglen
29	11am	Kerferd Oration, Latrobe Uni. Beechworth
30	7pm	AGM Chiltern Tourism Assoc., Chiltern
31	4pm	Council Briefing, Yackandandah
	7pm	Community Forum, Yackandandah
31	4.00pm	Council Briefing, Yackandandah
	7.00pm	Community Forum, Yackandandah

W. Hotson

7 August 2007

19.10 JULY DIARY - CR A. BANKS

Date	Time	Function
2 July	4.00PM	Focus Meeting - re alteration of hours of operation of distillery
3	4.30pm	Briefing Meeting, Chiltern
	7.00pm	Council Meeting, Chiltern
5	12.00pm	Launch of Beechworth Brochure
	6.00pm	North East Migration Celebration Dinner
10	5.30pm	Briefing Meeting, Yackandandah
17	4.00pm	Briefing Meeting, Chiltern
23	6.00pm	Beechworth Chamber of Commerce Business Plan dinner
27	1.00pm	Lake Sambell to Lake Kerferd Walk
28	11.00am	Kerferd Oration, LaTrobe University, Beechworth
31	4.00pm	Briefing Meeting, Yackandandah
	7pm	Community Forum, Yackandandah

A. Banks

7 August 2007

20.0 GENERAL BUSINESS**21.0 CONFIDENTIAL**

