



Mansfield Shire

Council Meeting

Tuesday 21 February 2023 5:00 pm
ZOOM

Notice and Agenda of meeting livestreamed via the
[Mansfield Shire Council website](#)
Commencing at 5pm

Our aspiration for our Shire and its community

We live, work and play in an inclusive, dynamic and prosperous place where
community spirit is strong and people are empowered to engage in issues that
affect their lives.

Councillors

Cr James Tehan (Mayor)
Cr Steve Rabie (Deputy Mayor)
Cr Mark Holcombe
Cr Paul Sladdin
Cr Rohan Webb

Officers

Kirsten Alexander, Chief Executive Officer
Melissa Crane, Acting General Manager Infrastructure and Planning
Dena Vlekkert, General Manager Community and Corporate Services

Order of Business

1. Opening of the meeting

The Mayor, who chairs the meeting, will formally open the meeting and welcome all present.

2. Present

Where a meeting is held virtually, Councillors will confirm that they can see and hear each other.

3. Apologies

Where a Councillor is not present, his/her absence is noted in the Minutes of the meeting.

4. Statement of commitment

The Council affirms its commitment to ensuring its behaviour meets the standards set by the Mansfield Shire Councillor Code of Conduct and Councillor Charter.

5. Acknowledgement of Country

The Council affirms its recognition of the Taungurung people being traditional owners of this area, and pays respect to their Elders past and present.

6. Disclosure of conflicts of interest

In accordance with the *Local Government Act 2020*, a Councillor must declare any Conflicts of Interest pursuant to sections 126 and 127 Act in any items on this Agenda.

Council officers or contractors who have provided advice in relation to any items listed on this Agenda must declare a Conflict of Interest regarding the specific item.

7. Confirmation of minutes

The minutes of the previous meeting are placed before Council to confirm the accuracy and completeness of the record.

8. Representations

Council receives or presents acknowledgements to the general public. Deputations may also be heard by members of the general public who have made submission on any matter or requested to address the Council. Council may also receive petitions from residents and ratepayers on various issues. Any petitions received since the previous Council meeting are tabled at the meeting and the matter referred to the appropriate Council officer for consideration.

9. Notices of Motion

A Motion is a request (Notice of Motion) that may be made by a Councillor for an issue not listed on the Agenda to be discussed at a Council meeting and for a decision to be made.

10. Mayor's report

The Mayor provides a report on his activities.

11. Reports from council appointed representatives

Councillors appointed by Council to external committees will provide an update where relevant.

12. Public question time

Councillors will respond to questions from the community that have been received in writing, by midday on the Monday prior to the Council meeting. A form is provided on Council's website.

13. Officer reports

13.1 The Chief Executive Officer will provide a status update to the Council for each Department.

13.2-13.3 Officer reports are presented to the Council, where required.

Detailed reports prepared by officers from the Infrastructure and Planning Directorate are considered by the Council. This includes reports from the following Departments:

- ▶ Planning and Environment
- ▶ Operations and Capital Works
- ▶ Community Safety
- ▶ Field Services

A Council position is adopted on the matters considered.

Detailed reports prepared by officers from the Community and Corporate Services Directorate will also be considered by the Council:

- ▶ Business and Performance
- ▶ Community Health and Wellbeing
- ▶ Community and Economic Development
- ▶ Governance and Risk

A Council position is adopted on the matters considered.

14. Council resolutions report

Council reviews the outstanding actions arising from resolutions from previous Council meetings.

15. Advisory and Special Committee reports

Council considers reports from Advisory Committees that Councillors represent Council on.

16. Authorisation of sealing of documents

Any documents that are required to be endorsed by the Chief Executive Officer under delegated authority and sealed by the Council are presented to the Council.

17. Close of meeting

The Mayor will formally close the meeting and thank all present for attending.

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Agenda

1. Opening of the meeting

2. Present

The Chair will call on each Councillor and ask them to confirm verbally that they can see all Councillors and hear the proceedings:

- Councillor Holcombe
- Councillor Rabie
- Councillor Sladdin
- Councillor Webb

Councillors will respond to their name with: *“I can hear the proceedings and see all Councillors and Council officers”*.

The Chair will ask each Councillor to confirm by raising their hand that they could all hear each statement of the councillors.

Councillors will raise their hand to acknowledge they can hear each other.

3. Apologies

The Chair will call on the CEO for any apologies.

4. Statement of commitment

The Chair will read the statement and call on each Councillor to confirm their commitment:

“As Councillors of Mansfield Shire we are committed to ensuring our behaviour meets the standards set by the Mansfield Shire Councillor Code of Conduct and Councillor Charter. We will, at all times, faithfully represent and uphold the trust placed in us by the community.”

5. Acknowledgement of Country

Deputy Mayor Steve Rabie will recite Council’s Acknowledgement of Country:

“Our meeting is being held on the lands of the Taungurung people and we wish to acknowledge them as Traditional Owners. We would also like to pay our respects to their Elders, past and present, and Aboriginal Elders of other communities who may be here today.”

6. Disclosure of conflicts of interest

The Chair will call on each Councillor in turn and ask them to declare whether they have any conflicts of interest in relation to any agenda items:

- Councillor Holcombe
- Councillor Rabie
- Councillor Sladdin
- Councillor Webb

7. Confirmation of minutes

Recommendation

THAT the Minutes of the Mansfield Shire Council meetings held on 13 December 2022 and 30 January 2023 be confirmed as an accurate record.

8. Representations

9. Notices of motion

10. Mayor's report

Mayor James Tehan will present the monthly Mayor's report to the Council as follows:

Happy New Year! I hope all residents and ratepayers enjoyed the festive season, and the opportunity to catch up with family and friends.

The past 2 months saw a dramatic increase in visitation to our local tourist hotspots which is exactly why we have commenced community engagement on the development of the Mansfield Shire Sustainable Tourism Plan 2023-2028. The plan aims to ensure our community benefits from tourism while also considering the current and future economic, social and environmental impacts. I encourage you to have your say and take the on-line survey by 28 February at engage.mansfield.vic.gov.au/sustainable-tourism-plan

Australia Day celebrations were held on 26 January in the Mansfield Botanic Park and as always was a well attended event. Congratulations to all the award nominees and the winners, who have all made a really valuable contribution to our community;

- *Cathie Smith (Citizen of the Year),*
- *Marie Sellstrom (Senior Citizen of the Year),*
- *Sam Bell (Young Citizen of the Year),*
- *High Country Quilters (Community Group or Organisation of The Year), and*
- *Mansfield Open Studio Trail (M.O.S.T) (Community Event of the Year Award).*

I wanted to again extend a warm welcome and congratulations to Mansfield's 14 newest Australian citizens; Simona Rosa, Mah-E Mobin, Craig Kappes, Ikram Haq, Shaun Haq, Inam Fazlul Haq, George Feliciouz, Sarah Vickers, Mervyn O'Connell, Jaclyn Wale, Tsai-Pin Lin, William Jones, Emelie Gunnarsson Wilk, and Supriya Garde.

Thank you to Mansfield local, Amy Camilleri, who was our 2023 Australia Day young ambassador, the Mansfield and District (MAD) orchestra, Mansfield 1st Scouts, Mansfield Girl Guides, Mansfield Rotary and the High Country Horsemen who helped make the day a huge success.

For the first time Council started early community engagement for the 2023-24 Budget. The consultation ran from 20 January – 17 February and allowed community members to submit their ideas for consideration in the development of the Budget through a survey on Engage Mansfield, via email, in writing, or at the new 'Budget Kiosk' at the customer service desk of Council's municipal office. The proposed 2023-24 Budget will be presented to Council for

adoption on 25 April, with formal community consultation on the proposed budget to commence from 3 May until 1 June.

Stage 1 of the Heavy Vehicle Alternate Route (HVAR) has now been completed and provides a safer and more efficient journey for drivers passing through Mansfield. Stage 2 is anticipated to commence later this month following delays associated with the challenging weather conditions last year and a decision to delay the recommencement of works to avoid the busy summer holiday period.

The second half of 2022 saw Council undertake extensive community engagement on changes to recycling and waste services within our Shire, prompted by new Victorian Government legislation. Following consideration of the community feedback, it is proposed to rollout a green waste bin in urban areas of Mansfield from July 2024. Rural properties who will not receive the green waste bin will also not be charged for this fortnightly service.

*We are now asking the community to provide feedback via an on-line survey on the red bin collection frequency: should this be collected weekly or fortnightly in urban areas? This is one of the final questions in our community engagement and our early engagement results showed an even split. We encourage you to respond to this question in an on-line survey on Engage Mansfield at **engage.mansfield.vic.gov.au/kerbside-bin***

*Cr James Tehan
Mayor*

Recommendation

THAT COUNCIL receive the Mayor's report for the period 13 December 2022 to 16 February 2023.

11. Reports from council appointed representatives

Councillors appointed by Council to external committees will provide a verbal update where relevant.

Committee	Responsible Councillor(s)
Australia Day Awards Committee	<ul style="list-style-type: none"> ▶ Mayor Cr James Tehan ▶ Cr Steve Rabie ▶ Cr Mark Holcombe
Mansfield Shire CEO Employment Matters Committee	<ul style="list-style-type: none"> ▶ Mayor Cr James Tehan ▶ Cr Steve Rabie ▶ Cr Mark Holcombe
Goulburn Murray Climate Alliance (GMCA)	<ul style="list-style-type: none"> ▶ Cr Rohan Webb
Hume Regional Local Government Network (HRLGN)	<ul style="list-style-type: none"> ▶ Mayor Cr James Tehan
Mansfield Shire Council Audit and Risk Committee	<ul style="list-style-type: none"> ▶ Mayor Cr James Tehan ▶ Cr Mark Holcombe
Municipal Association of Victoria (MAV)	<ul style="list-style-type: none"> ▶ Mayor Cr James Tehan ▶ Substitute - Deputy Mayor Cr Steve Rabie
Rural Councils Victoria (RCV)	<ul style="list-style-type: none"> ▶ Mayor Cr James Tehan ▶ Cr Paul Sladdin

Recommendation

THAT COUNCIL note the verbal reports provided by Councillors in relation to their representation on external Committees.

12. Public question time

Council welcomes questions from the community. A question must be submitted by midday on the Monday prior to the Council meeting. The [‘ask a question’ form](#) is available from Council's website.

The Mayor will read out the question and answer at the meeting.

13. Officer reports

13.1. Chief Executive Officer's report

File Number: E103

Responsible Officer: Chief Executive Officer, Kirsten Alexander

Introduction

The Chief Executive Officer's report allows a short briefing to be provided to the Council on the current operations, tasks and projects undertaken within each department over the past month.

The Chief Executive Officer report will provide information relation to:

- ▶ Customer Service
- ▶ Governance
- ▶ Capital Works
- ▶ New Initiatives
- ▶ Building Services
- ▶ Regulatory Services
- ▶ Revenue Services
- ▶ Community Health and Wellbeing
- ▶ Visitor Services (VIC and Library)
- ▶ Communications

Recommendation

THAT COUNCIL receive and note the Chief Executive Officer's report for the period 13 December 2022 to 16 February 2023.

Support Attachments

1. CEO Monthly Report - December 2022 & January 2023 [13.1.1.1 - 46 pages]

13.2. Infrastructure and Planning Directorate

13.2.1. IMPACT Route Funding

File Number	E9753	Responsible Officer	Acting General Manager Infrastructure & Planning, Melissa Crane
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Purpose

The purpose of this report is to seek Council endorsement of the successful grant application to the Remote Roads Upgrade Pilot Program established by the Australian Government for the construction of the Integrating Mansfield's Productivity, Agricultural Communities and Tourism Route (IMPACT Route).

Executive Summary

The IMPACT Route will provide upgrades to four multipurpose roads, including Highton Lane, Rifle Butts Road and Chapel Hill Road, with widening, resurfacing, drainage improvements, re-alignment, cut and fill and envelope clearing works to improve safety, traffic flow and heavy vehicle access along the route. The project is required to be completed by the end of 2024.

Upgrades along the 26km IMPACT Route will provide improved access and connection for residents and other road users. On completion the route will link the outlying towns and farm businesses with a safer and more user-friendly route to Mansfield and to Mt Buller. Road transport operators will have year-round access from the edge of town to the edge of the mountains.

The deteriorated conditions along these road sections, limit not only the size of vehicle that may negotiate, but in some sections of the route, access is 4WD only. Housing development along the route has increased the amount of traffic on these rural roads. A Rifle Butts Road multi-lot subdivision borders on part of the IMPACT Route, and several new subdivisions are at various stages of planning along Highton Lane. Residents living along these rural roads are concerned about damage to the condition of the existing roads from increased vehicle use, and about road safety and traffic impacts due to the new subdivisions.

The project will make the full length of the route safer for residents, visitors, farmers and emergency vehicles. Further consultation will be undertaken with the community during the design process, to ensure that local road safety and amenity concerns are fully captured and addressed during the design process.

The approved project scope includes the following:

- Upgrade of Highton Lane, including car parking, drainage and footpath construction and widening of the existing sealed roadway where required.
- Upgrade of Rifle Butts Road from a varying width gravel road to a sealed road surface with improved road shoulders and drainage.
- Upgrade of Chapel Hill Road from a narrow gravel road to a wider unsealed gravel road with improved road shoulders and drainage, suitable for two-way traffic.
- Upgrade of the link between Chapel Hill Road and Mt Buller Road, to a wider unsealed gravel road with improved shoulders and drainage, suitable for two-way traffic.

Key Issues

The IMPACT Route has been designed to address a range of different issues and upgrade opportunities for Mansfield Shire residents, visitors, farmers and emergency services road users.

Council’s community customer request system contains numerous complaints from residents on Highton Lane, including drainage issues due to overflowing “gutters” after heavy rain and damage to driveways. Concerns have also been raised in relation to traffic impacts due to existing and proposed residential subdivision development along this route and the connecting roads. The IMPACT Route funding will enable upgrade of this important link to the Mansfield township.

The condition of Rifle Butts Road is a standard inclusion in resident and accommodation business updates for guests and visitors; forewarning of dust, low visibility, potholes, trees close to the road, corrugations and gravel build up. Traffic on this road has increased in recent years due to new subdivision development and increased tourism and events. The IMPACT Route funding will enable upgrade of the road to a sealed surface, reducing maintenance and dust impacts from the increasing traffic volumes.

A section of Chapel Hill Road is routinely closed from July until September/October each year, limiting access that is required for landowners and residents. While this area is primarily grazing land, the major road use concern is stock/equipment movement and how they interact with tourism and the visitor economy. Upgrade of this road to a properly drained and widened unsealed road surface will provide reliable year-round access to road users. One area of concern for Council currently is the number of Mt Buller visitors, directed by navigation services, who ignore road closure signage in this area during winter. It is common for farmers’ tractors to assist bogged drivers. While these incidents are not always reported, anecdotal evidence is that each resident assists approximately 5 visitors each year. The IMPACT Route funding will eliminate this issue.

Recommendation

THAT COUNCIL:

1. Endorses acceptance of the successful grant funding offer from the Australian Government’s Remote Roads Upgrade Pilot Program for the IMPACT Route project, in the amount of \$9,865,256.
2. Approves a financial co-contribution to the project of \$2,466,314.
3. Authorises the Chief Executive Officer to sign the funding agreement with the Australian Government.

Support Attachments

Nil

Considerations and Implications of Recommendation

Sustainability Implications

Not Applicable

Community Engagement

Community Engagement will be undertaken in accordance with Council's Community Engagement Policy as part of this project.

Collaboration

Not Applicable

Financial Impact

The project has a total cost of \$12,331,570, with the grant funding totalling \$9,865,256. Council's contribution will be \$2,466,314, to be spread over two financial years.

The council contribution can be accounted for using existing allocations in Council's 10 Year Capital Works program, and developer contributions as follows:

Item	Source	Amount
Highton Lane Upgrade	Mansfield Shire Council 10 Year Capital Works program allocation, 2023/2024 and 2024/2025	\$960,000
Rifle Butts Road Upgrade	Mansfield Shire Council 10 Year Capital Works program allocation, 2023/2024 and 2024/2025	\$385,000
Chapel Hill Road Upgrades	Mansfield Shire Council 10 Year Capital Works program allocation, 2023/2024 and 2024/2025	\$45,000
Rifle Butts Road	Developer Contribution (received)	\$332,000
Highton Lane	Developer Contribution (planning permit condition)	\$276,625
Highton Lane	Developer Contributions (estimated, to be included on permits to be issued) Assessed at \$2161.13 per lineal metre of effective frontage.	\$689,391
TOTAL		\$2,688,016

Legal and Risk Implications

Not applicable.

Regional, State and National Plans and Policies

The project is in accordance with the:

- The National Land Transport Act 2014
- Victorian Road Safety Strategy 2021 - 2030
- Road Safety Action Plan 2021-2023
- The National Road Safety Strategy 2021-2030
- Hume Regional Plan – The Hume Strategy for Sustainable Communities 2010-20
- Victorian 2019-20 Bushfires Regional Business and Economy Recovery Plan
- Growing Cycling Tourism in Victoria
- Tourism North East Three Year Strategy 2019/20 – 2020/22
- Victoria's High Country Destination Management Plan 2013-2023

Innovation and Continuous Improvement

Not Applicable

Alignment to Council Plan

Theme 2: Vibrant Liveability Strategic Objective 3 Future focused: Intelligent land use and infrastructure

Strategy 3.3 Improve roads, drainage and footpaths

Theme 2: Vibrant Liveability Strategic Objective 5 Prosperous: Industries, businesses and workforces of the future

Strategy 5.1 Create conditions that enable local businesses

Governance - Disclosure of Conflicts of Interest

The author of this report and officers providing advice in relation to this report do not have a conflict of interest to declare in this matter, in accordance with the Local Government Act 2020.

13.2.2. Climate Action Plan

File Number	E7177	Responsible Officer	Environment and Sustainability Officer, Kylie Russell
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Purpose

To seek Council adoption of the draft Mansfield Shire Council Climate Action Plan.

Executive Summary

The Climate Action Plan sets out Council’s position on mitigating the impacts of climate change within corporate operations. It also provides scope to support the community in adjusting to climate change and achieving a reduction of greenhouse gas emissions. A copy of the plan is attached to this report.

Key Issues

The draft Climate Action Plan relates to mitigation of Council’s corporate climate change impacts and the climate change impacts for the broader Mansfield Shire community.

Ironbark Sustainability was contracted to develop the Background Paper and the Climate Action Plan. Following the development of the final Background Paper in January 2021, the draft Climate Action Plan was created. The community was engaged in February 2021 to give input into the development of the plan as to how Council can best support climate action in the Mansfield community. Councillors were then involved in a workshop facilitated by Ironbark Sustainability to develop targets and projects for inclusion in the Mansfield Shire Council Climate Action Plan. Due to internal resourcing issues the final draft Plan was not able to be released for final public comment until November 2022.

The following internal and external consultation activities have occurred:

- Online engagement in both 2020 and 2022;
- Councillor workshop – October 2021;
- Draft Climate Action Plan released for public comment - November 2022
- Media Release and Mansfield Matters update in Mansfield Courier;
- Intranet updates and e-mail to relevant Council staff;
- Mansfield Shire Council Facebook posts and Website updates; and
- Environment Advisory Committee meetings (when operational).

The initial engagement with the community received 179 submissions, with a summary of those submissions found at Attachment 1. Comments received had a strong focus on, but were not limited to, solar, electric vehicle charging stations, waste/recycling, and a commitment to net zero. The final engagement with community received one submission which did not impact the context of the draft Climate Action Plan. The final version of the Plan can be found at Attachment 2.

The draft Climate Action Plan is presented in two sections - Council’s corporate emissions and the broader community emissions. Council can play an important role in supporting the community with emission reductions. Five key action areas identified, with initiatives provided, are transport, residential and commercial energy, agriculture, land use and waste.

The final plan for adoption proposes that the timing of the LED lighting upgrades and purchase of offsets will be in June 2025 and 2025 onwards, respectively. The timing of lighting upgrades

is due to the elapsed time since the Plan was first developed, and the purchase of offsets (and achievement of net zero) is not able to be achieved until 2025 after the current electricity contracts expire. Council officers will continue to explore ways to bring these targets forward wherever possible.

Recommendation
THAT COUNCIL adopt the Mansfield Shire Council Climate Action Plan.
Support Attachments
1. Community comments received on the Climate Action Plan [13.2.2.1 - 7 pages]
2. Draft Climate Action Plan [13.2.2.2 - 41 pages]

Considerations and Implications of Recommendation

Sustainability Implications

The primary aim of the Mansfield Shire Council Climate Action Plan is to reduce the contribution the Mansfield Shire community makes to climate change.

The plan therefore supports the sustainability of the Shire by reducing the environmental impacts of climate change related events such as bushfires and droughts. This will in turn reduce the adverse economic, infrastructure, social, operational and environmental impacts of climate change in Mansfield Shire.

Community Engagement

There has been thorough and effective community engagement in the development of the Mansfield Shire Council Climate Action Plan. This engagement has included two Engage Mansfield web pages, Councillor workshops and opportunity for public comment on the draft Plan as well as community communication via the Mansfield Courier, Mansfield Matters, the Mansfield Shire Council Facebook page and web site.

As a result of this engagement Council received 179 community comments that are summarised in Attachment 1.

The themes of these comments were Council's installation of photovoltaic electrical cells, installation of electric vehicle charging stations, reduction in emissions from waste and improved recycling, and commitment to net zero emissions.

Collaboration

Mansfield Shire Council developed the Mansfield Shire Council Climate Action Plan in collaboration with several external groups including the Goulburn Murray Climate Alliance and the Climate Ready Hume program.

Mansfield Shire Council has worked collaboratively with neighbouring Councils to achieve better climate action outcomes and share knowledge including through the joint completion a Street and Public Lighting Audit and subsequent planning to migrate this lighting to more energy and cost-effective LED light bulbs and fittings.

Financial Impact

The draft Climate Action Plan has been delivered at a cost of \$25,000 which was the budget allocation for Ironbark Sustainability for both the Background Paper and the Climate Action

Plan. Council’s Environmental and Sustainability Officer (0.6FTE) has completed the exhibition of the final draft Climate Action Plan prior to adoption. Changes have been made to reflect the timing of delivery in the plan.

The fundamental approach of the Mansfield Shire Council Climate Action Plan is to reduce the climate change impacts of Council and the Mansfield Shire community in a fiscally responsible manner. The Plan prioritizes actions that benefit the Mansfield Shire both environmentally and financially.

The proposed corporate emissions reductions and related costs are:

Action	Cost to 2032	Average Annual Savings	Timing
100% Renewable Electricity Purchase	Costs comparable to non-renewable electricity contract	580 tCO ₂ e	1-2 years at next contract renewal
Solar PV on Council Buildings	\$120k To be funded from existing solar and energy efficiency budget of \$43 k per annum	80 tCO ₂ e \$20k	By 2032
Energy Efficient Facilities	\$300k To be funded from existing solar and energy efficiency budget of \$43 k per annum	140 tCO ₂ e \$30k	By 2032
Street Lighting Upgrades	\$140k	50 tCO ₂ e \$25k	By June 2025
Purchase of Offsets	\$5k p.a. at 2025	310 tCO ₂ e	2025 onwards
Summary	Solar and energy efficiency works covered by existing budgets. A combination of additional Council budget and external funding required for street lighting. \$5k p.a in addition to current budgets to cover offsets.	\$75k 1,160 tCO ₂ e*	Net Zero by 2025 All actions implemented by 2032

Legal and Risk Implications

State and Federal government legislation has laid a framework and targets of emission reductions for local government to achieve and report upon. There are no financial penalties associated with Council not achieving these reductions. However, there is a growing community expectation evidenced by the consultation feedback that supports Council taking action to achieve net zero and significantly reduce Council’s climate change impacts.

Regional, State and National Plans and Policies

The Australian Government's Climate Change (Consequential Amendments) Bill 2022 outlines Australia's greenhouse gas emissions reduction targets of a 43% reduction from 2005 levels by 2030 and net zero by 2050.

The Victorian Government's Climate Change Act 2017 establishes a long-term emissions reduction target of net-zero by 2050.

Innovation and Continuous Improvement

The actions contained in the Mansfield Shire Council Climate Action Plan fulfil the requirement of section 9 of the Local Government Act 2020 for innovation and continuous improvement through improved energy efficiency in lighting and buildings and the use of photovoltaic cells to cost effectively generate electricity.

Alignment to Council Plan

Theme 2: Vibrant Liveability

Strategic Objective 4 Clean and green: Waste and energy sustainability

Strategy 4.2 Adopt and promote energy options that are affordable, self sustaining & carbon positive

Governance - Disclosure of Conflicts of Interest

The author of this report and officers providing advice in relation to this report do not have a conflict of interest to declare in this matter, in accordance with the Local Government Act 2020.

13.2.3. Mansfield Open Space Strategy

File Number	E9891	Responsible Officer	Acting Manager Planning & Environment, Kurt Heidecker
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Purpose

The purpose of this report is to present Council with the final Mansfield Open Space Strategy 2023 and Mansfield Open Space Strategy – Contributions Plan 2023, including consideration of the submissions and adoption of the final documents. This report also recommends that officers begin preparation of an amendment to incorporate the findings of the Strategy into the Mansfield Planning Scheme.

Executive Summary

Mansfield Shire Council’s Open Space Strategy will establish a strategic vision and policy that will guide the future planning, provision and management of open space across the Mansfield Shire over the next 20 years.

Key Issues

In July 2020 REALM Studios were engaged to develop the Mansfield Open Space Strategy.

The following principles were proposed for open space parks and reserves in Mansfield Shire:

1. High quality of open space
2. Open space close to home
3. Active open space
4. Climate resilience and sustainable open space
5. Open space as part of cultural landscapes
6. Open space as a regional asset

The strategy identifies a range of new open spaces to be provided and provides for a Development Contributions Plan that will ensure all developments of three or more lots to contribute unencumbered land or, if not in an area identified for provision of open space land, a cash contribution of site value equivalent to between 5 and 7.5% of the net developable area, or a similar combination of land and cash. These resources will be used by Council to develop open spaces.

The Amendment will be implemented as a schedule to Clause 53.03, Public Open Space Contribution and Subdivision.

The MOSS Contribution Plan that forms part of the MOSS proposes that there will be three different ways to apply this strategy:

- Open space for existing communities to be funded by the Victorian government, Mansfield Shire Council and developers.
- Open space contributions by developers to provide for the demand created by forecast development. This includes land contributions from developers to create new open space, and cash contributions for land purchase, open space establishment and upgrades.
- Allocations by Mansfield Shire Council including annual budget expenditure for open space upgrades.

As part of the development of the Strategy, an assessment of all existing open spaces was undertaken, and formed part of the background paper. The following actions were identified for each existing open space reserve area, as follows;

Location	Action	Comments
Regional Open Space	Landscape Masterplan	This could be bundled with the other concept plans and would provide a base plan for any works to be undertaken on site and would support future grant applications.
Davies Street Reserve	Landscape Concept Plan New Play Opportunities Increase Canopy Cover	The requirements for this site will be developed from the concept plan.
Cummins Reserve and Waterway	Landscape Concept Plan	This will assist Field Services with ongoing works on the reserve and direct upgrade and replacement plantings and the like going forward. Although this is a well-developed reserve, the competing interest in the site suggest a concept plan will assist with direction of funding.
Mitchell Court Drainage Reserve	Landscape Concept Plan	This will assist Field Services with ongoing works on the reserve and direct upgrade and replacement plantings and the like going forward. Although this is a well-developed reserve, the competing interest in the site suggest a concept plan will assist with direction of funding.
Grange Estate Playground	Landscape Concept Plan	This will assist Field Services with ongoing works on the reserve and direct upgrade and replacement plantings and the like going forward. Although this is a well-developed reserve, the competing interest in the site suggest a concept plan will assist with direction of funding.
Grange Estate Stormwater Basin	Upgrade open space facilities Increase canopy cover	This will involve a combination of staff resourcing and successful grant funding allocations
Mansfield Tennis Centre	Opportunities for community access Diversify sports and recreation facilities Establish a precinct between the Tennis Centre, Rec Reserve and Lords Reserve Protect and manage trees	This will involve a combination of staff resourcing and successful grant funding allocations

Location	Action	Comments
Ford Creek	<ul style="list-style-type: none"> • Support community maintenance • Protect and enhance habitat areas 	In accordance with the Integrated Water Management Plan
Botanic Park	<ul style="list-style-type: none"> • Support community maintenance • Deliver Play Space • Protect and enhance habitat areas 	This will involve a combination of staff resourcing and successful grant funding allocations
Mullum Wetlands	<ul style="list-style-type: none"> • Support community maintenance • Protect and manage trees • Protect and enhance habitat areas 	This will involve a combination of staff resourcing and successful grant funding allocations
Lords Reserve	<ul style="list-style-type: none"> • Upgrade open space facilities • Diversify sports and recreation facilities • Establish a precinct between the Tennis Centre, Rec Reserve and Lords Reserve • New play opportunities • Alternative water supply • Increase canopy cover 	This will involve a combination of staff resourcing and successful grant funding allocations
Additional Playing Fields	<ul style="list-style-type: none"> • Upgrade open space facilities • Diversify sports and recreation facilities • New play opportunities • Alternative water supply • Increase canopy cover 	This is dependent on agreement from the Department of Education and would rely on grant funding.
Midland Highway Drainage Reserve	<ul style="list-style-type: none"> • Upgrade open space facilities • Increase canopy cover 	This will involve a combination of staff resourcing and successful grant funding allocations
Oaksford Drive Detention Basin	<ul style="list-style-type: none"> • Upgrade open space facilities • Increase canopy cover 	This will involve a combination of staff resourcing and successful grant funding allocations
Mansfield Recreation Reserve	<ul style="list-style-type: none"> • Improve pedestrian and vehicle access • Diversify sports and recreation facilities • Establish a precinct between the Tennis Centre, Rec Reserve and Lords Reserve • Alternative water supply 	This will involve a combination of staff resourcing and successful grant funding allocations
Station Precinct	<ul style="list-style-type: none"> • Support Delivery of project • Diversify sports and recreation facilities 	This will involve a combination of staff resourcing and successful grant funding allocations

Location	Action	Comments
	<ul style="list-style-type: none"> • New play opportunities 	
26 Highton Lane	<ul style="list-style-type: none"> • New district open space • New play opportunities • Protect and manage trees • Protect and enhance habitat areas 	This will predominantly be from developer contributions, but will have ongoing management requirements
Stockmans Rise Drainage Reserve	<ul style="list-style-type: none"> • Diversify sports and recreation facilities 	This will involve a combination of staff resourcing and successful grant funding allocations
Red Gum Drive	<ul style="list-style-type: none"> • Protect and manage trees 	Will be managed through Field Services normal duties.
Donovans Way Reserve	<ul style="list-style-type: none"> • Increase canopy cover 	This will involve a combination of staff resourcing and successful grant funding allocations
LINEAL LINKS		
Rifle Butts Reserve to Dead Horse Lane	<ul style="list-style-type: none"> • Open Space corridor provision 	Per the Integrated Water Management Plan
Mansfield Woods Point Road to Dead Horse Lane	<ul style="list-style-type: none"> • Open Space corridor provision 	Per the Integrated Water Management Plan
Great Victorian Rail Trail	<ul style="list-style-type: none"> • Establish shared use paths 	Proposed for inclusion in the Footpath and Shared Path Strategy
PARTNERSHIP PROJECTS		
Rifle Butts Reserve	<ul style="list-style-type: none"> • Protect and enhance habitat areas with Parks Vic 	This is dependent on agreement with Parks Vic and would rely on grant funding.
Mansfield Secondary College	Diversify sports and recreation facilities	This is dependent on agreement from the Department of Education and would rely on grant funding.
Showgrounds	<ul style="list-style-type: none"> • Partner to provide additional opportunities for community use • New play opportunities • 	This is dependent on agreement from the Showgrounds Committee and Trustees and would rely on grant funding.
Racecourse	<ul style="list-style-type: none"> • Partner to provide additional opportunities • Work with community to maintain 	This is dependent on agreement from DELWP and would rely on grant funding.
Other school grounds	<ul style="list-style-type: none"> • Work with schools for out of hours access 	This is dependent on agreement with the schools and Department of Education and would rely on grant funding.

These projects have been considered in the Capital Works program.

In terms of creation of new open space, the Strategy has identified locations for open space to be created when those areas are developed, in addition to the contribution rates that developers will be required to pay to support the creation of those new spaces. When land is developed, open space contributions can be taken as either land or a cash contribution. The Strategy has identified appropriate locations for land contributions, with the other developments to provide a cash contribution. The cash contributions are to be used by Council to either upgrade existing open space or to negotiate the purchase of additional open space in the areas identified.

Recommendation

THAT COUNCIL:

1. Adopts the *Mansfield Open Space Strategy 2023* and *Mansfield Open Space Strategy – Contributions Plan 2023* to inform the preparation of an amendment to the Mansfield Planning Scheme.
2. Commence preparation of a planning scheme amendment to implement the recommendations of the strategy.

Support Attachments

1. Mansfield Open Space Strategy [13.2.3.1 - 30 pages]
2. Mansfield Open Space Strategy - Contributions Plan [13.2.3.2 - 20 pages]
3. Redacted Submissions to Mansfield Open Space Strategy [13.2.3.3 - 26 pages]

Considerations and Implications of Recommendation

Sustainability Implications

The Mansfield Open Space Strategy (MOSS) will enhance social sustainability by:

- Physical health - by providing opportunities for physical activity and children’s play in parks, sportsgrounds, playgrounds and along walking and cycling paths.
- Mental health - by providing opportunities to undertake informal activities such as relaxing and being in natural environments.
- Social capital and community connections - by providing opportunities for group gatherings (such as picnics and barbecues), socialising and meeting new people and integrating new community members in parks, playgrounds and sports venues.
- Artistic expression and cultural diversity through the provision of venues for community, sporting and cultural events and festivals in city squares and promenades, parks and sportsgrounds, which contribute to the diversity and liveliness of urban areas.

The MOSS will enhance economic sustainability by:

- Stimulated and sustainable economies - by providing a venue for a variety of community, tourism and commercial activities, which in turn generate employment.

The MOSS will enhance environmental sustainability by:

- Environmentally sustainable urban areas - through the protection of nature values in parks, provision of ecosystem services and reduction in the urban heat island effect.

Community Engagement

Extensive community engagement has been undertaken in accordance with the Council Community Engagement Policy by direct community consultation and via Council’s Engage Mansfield web page.

Council has undertaken two rounds of consultation for the Mansfield Open Space Strategy to gather feedback from the community, landowners, community groups and similar interested and invested parties. The first instance called for these groups to discuss the Strategy with Council and ask any questions relating to it or suggest ideas with strategic merit.

Following the first round, the Council's strategic planning team updated the strategy to reflect community submissions, and submissions received from government referral agencies, the full list of which is included as Attachment 1 to this paper. Most suggestions were implemented into the strategy. If they were not, it was because the submissions were either too detailed for this high-level strategic document or were out of the scope of the strategy.

A second round of engagement was targeted at those who had submitted to the strategy. Letters were sent to each submitter individually, detailing Council officer's understanding of their submission and how the strategy had been updated to meet their request. A full change log was also posted onto Engage Mansfield, together with two documents which had tracked changes to the strategy for ease of review.

During the second engagement round Council received only 3 submissions. A late submission from the Country Fire Authority who spoke to the original strategy with broad support, a letter of support from the Department of Environment, Land, Water and Planning (Now the Department of Energy, Environment, and Climate Action), and a withdrawal of an objection to the strategy from a private submitter.

Engagement sessions included public and online consultation sessions, together with letters sent directly to affected landowners informing them of the draft strategy and requesting their feedback.

Submissions have been assessed, and changes have been made to the strategy to incorporate community sentiment and address concerns raised in submissions. A summary of the submissions, and responses to the submissions can be found attached to this paper.

Collaboration

Implementation of the MOSS will require Council collaboration with the management committees of the:

- Rifle Butts Reserve,
- Mansfield Tennis Centre,
- Mansfield Showgrounds,
- Mansfield Secondary College,
- The Department of Environment, Land, Water and Planning (now Department of Energy, Environment and Climate Action),
- Parks Victoria, and
- Mansfield Racecourse.

Its implementation will also require support from community groups who contribute to the maintenance of Fords Creek, Mansfield Botanic Park and Mullum Wetlands.

Financial Impact

Provision for the preparation of the Strategy was provided in the 2020/2021 Budget in the amount of \$40,000. Development of the Strategy has been managed by existing staff in the Planning & Environment team. Further work from the Strategic Planning unit will be required to

implement the Open Space Strategy and Contributions Plan into the Mansfield Planning Scheme. The Mansfield Open Space Strategy will generate revenue and land for the future development of open spaces in Mansfield Shire.

Legal and Risk Implications

The MOSS will address these risks:

- Gaps in the provision of open space, meaning there are parts of the Shire where people cannot easily and safely walk to open space.
- Forecast development growth and change is significant in some parts of the Mansfield township. There is a need to proactively plan for this change to ensure public open space positively contributes to the sense of place and community health and wellbeing as the township develops.
- The lack of connectivity between established urban areas and the existing linear paths and open space corridors along the waterways.
- The impact of drainage encumbrance on the accessibility, quality and useability of open space.
- The variability in the design, quality and condition of open space which effects the use and access to open space.
- Impacts of the forecast increased frequency of more extreme weather patterns on open space design and management.

Regional, State and National Plans and Policies

The MOSS is in accordance with the State Government's "Open Space for Everyone" strategy that has been developed to guide all levels of government in the planning, management and delivery of a quality open space network over the next 30 years.

The MOSS is aligned with Ministerial directions enabled by the *Planning and Environment Act 1987* and associated planning practice notes.

The MOSS may result in changes in the Mansfield Planning Policy Framework within the Mansfield Planning Scheme.

MOSS contributions will be charged to developers via the current Subdivision Act 1988 that includes the rates to be included in the Planning Scheme.

Innovation and Continuous Improvement

This strategy defines open space as publicly owned land that is set aside primarily for recreation, nature conservation, passive outdoor enjoyment and public gatherings. This includes public parks, gardens, reserves and waterways.

The provision of this space will improve community connectivity, activity and mental wellbeing.

Alignment to Council Plan

The MOSS supports these strategies in the Mansfield Shire Council Plan:

Theme 1: Connected and Healthy Community Strategic Objective 1: The health and wellbeing of families and communities is maximised

Strategy 1.2 Connect, develop and support children and young people.

Theme 2: Vibrant Liveability Strategic Objective 3 Future focused: Intelligent land use and infrastructure
Strategy 3.2 Enhance township character

Governance - Disclosure of Conflicts of Interest

The author of this report and officers providing advice in relation to this report do not have a conflict of interest to declare in this matter, in accordance with the Local Government Act 2020.

13.2.4. Streamlining for Growth Grant Funding Application

File Number	E10037	Responsible Officer	Acting General Manager Infrastructure & Planning, Melissa Crane
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Purpose

The purpose of this report is to seek Council endorsement for acceptance of grant funding through the successful grant application to the *Streamlining for Growth* program for the preparation of the Mansfield Infrastructure Plan, with no financial co-contribution required by Council.

Executive Summary

The Streamlining for Growth Program (SfG Program) was established by the Victorian Government in 2016. The Program aims to facilitate faster (and more cost-effective) permit ready delivery of employment and residential land across Victoria. The SfG Program focuses on projects that unlock and accelerate the delivery of at-scale, permit-ready employment, and residential land in areas subject to population growth pressures and/or experiencing shortages of land for housing or jobs.

For Mansfield Shire, significantly underestimated population growth predictions have had a major impact on land availability and affordability in Mansfield. Community and development infrastructure is needed to support the ongoing liveability and productivity of the Shire to 2040.

Mansfield Shire Council adopted the Mansfield Planning Strategy 2022 (The Strategy) on 17 May 2022. Chapter 6 of the Strategy (pg114) talks specifically about Infrastructure Provision and Funding. The Mansfield Planning Strategy 2022 has been prepared to support the long-term land use planning of Mansfield Shire. Strategy 30 requires the following to be undertaken:

- **Prepare an Infrastructure Plan and associated Funding Plan that supports economic productivity and underpins preferred locations for residential growth.**

The Mansfield Planning Strategy identifies a shortage of residential land supply that the Mansfield township is experiencing, contributing to pressures with housing affordability. Rental and social housing shortages are also being experienced at the local level, adding to the pressures of housing availability and driving property market prices up. New housing stock has continued to outperform the numbers estimated in previous supply and demand estimates outlined under both the Mansfield Township Housing Strategy, April 2018, and the Mansfield Town Structure Plan 2015 leading to the current shortage of available land that can be readily developed.

The planning policy framework, developed from the Mansfield Town Structure Plan 2015, discouraged residential rezoning for the short to medium term (10 years). Nearly 8 years have now elapsed since that plan was developed, and the passage of time has demonstrated that this timeframe was overestimated for rezoning of land.

The Mansfield Structure Plan forecast that 45 new homes would be required each year until 2035, and that only 900 new homes would be required by 2031. An analysis of building permit data has demonstrated that over 100 homes have been constructed every year since 2012, with 1200 new homes built between 2011 and 2021 – this is more than double what was predicted

and is considered to halve the available land supply horizon. It is noted that the plan recommended that the supply of residential land should be reviewed within 5 years, with a review due in 2020. Preparation of the Mansfield Planning Strategy commenced in 2020, and this issue was a key consideration.

The Mansfield Township Housing Strategy (April 2018) predicted that the population of Mansfield would grow by 1.6% to reach a population of 4098 by 2031. This was less than the 2015 Structure Plan's prediction of a 2% growth rate. In data released by the Australian Bureau of Statistics in 2020, Mansfield had experienced a 3.3% population growth, with the current population of Mansfield being 5421; this is 1323 more people than anticipated, and 9 years earlier than predicted. The increased pace of residential development has placed pressure on Mansfield Shire's infrastructure.

Community and development infrastructure assets include infrastructure that supports growth, development, and economic productivity in the Shire (such as roads, intersections, shared paths, bridges, drains) and infrastructure to support community health and wellbeing (such as schools, public childcare, Maternal Child Health facilities, community halls and parks and gardens). Council works collaboratively with developers, other state government departments and agencies and private sector organisations responsible for managing other major infrastructure assets to plan, deliver and maintain the Shire's diverse infrastructure base.

An Infrastructure Plan provides the strategic justification required to apply a "Development Contributions Plan", to the Mansfield Planning Scheme with a Development Plan Contributions Overlay (DCP). A DCP is used to collect payments towards the provision of infrastructure triggered by new development. The payments received assist with the cost of providing roads, drainage, open space and community infrastructure required to accommodate the needs and wellbeing of a growing population. This offsets the contribution paid from rate income.

Key Issues

The greater than forecast Mansfield Township population growth trajectory has created pressure to address supply and demand issues and mitigate housing affordability issues.

The Infrastructure Plan project supports the Hume Regional and other Growth Plans which provide broad direction for land use and development across regional Victoria in that it will:

- Improve the Shire's competitiveness by strengthening Mansfield labour markets, expanding markets for local goods and services and provide a greater diversity of affordable housing and employment opportunities.
- Unlock at-scale zoned land supply and development as the next planning stage to accommodate current and future growth pressures.
- Support sustainable development of strategic precincts, areas and/or sites providing long-term strategic land use direction, allowing water sensitive urban design, and protection and enhancement of biodiversity in these areas.
- Provide planning for local recovery and emergency response initiatives in the municipality including bushfire, climate change mitigation and adaptation.
- Support planning projects and build on and strengthen the existing settlement network of towns and villages. This project will assist in providing options for people to live outside of

high fire risk areas to minimise risk to life and property from bushfire hazard and avoiding further degradation of the natural environment.

- Apply a precautionary approach to decision making when assessing the risk to life, property, biodiversity and community infrastructure from natural emergencies.
- Take advantage of existing settlement patterns and ensure new development aligns with the 17 United Nations sustainable development goals and will not expose the community to increased risk from bushfire, flood and other natural disasters.
- Determine how future growth can be focused, managed and directed to take advantage of regional strengths and promote sustainable outcomes by encouraging positive passive design, appropriate orientation for solar access, and protection of existing vegetation
- Support planning projects that acknowledge elevated annual population growth and, since the COVID-19 pandemic, local real estate values which have also climbed well above expectation.
- Identify future infrastructure investment needs to support local education and health services and employment opportunities.
- Support regional counterparts and the State Government to identify key environmental, cultural, recreational, economic, tourism and natural resources of value, which will be preserved, maintained or developed.

The Infrastructure Plan will include consideration for:

- The quantum of population growth expected across the Shire based on policy principles established by the Settlement Hierarchy (Strategy 1), proposed staging of greenfield development (Strategy 3) and locations of economic activity (Strategy 32).
- The quantity, condition, economic life, and revenue-generating capacity of existing infrastructure.
- The level of additional servicing required to support expected growth taking into consideration the following infrastructure categories:
 - Roads (including parking)
 - Bicycle networks and footpaths
 - Drainage and reticulated services
 - Public transport
 - Public realm improvements (earthworks, urban greening, landscaping, fencing, seating, and playground equipment).
 - Community facilities such as childcare, Maternal Child Health facilities, community halls and recreation facilities.
 - State Government policies and priorities for infrastructure planning, such as the new Movement and Place Framework outlining a place-based approach to transport planning.
- Timing and staging of infrastructure delivery to best support the efficient use of Council resources and to provide clear signals to industry as to preferred areas for growth.
- Ongoing operation and maintenance requirements of infrastructure, including consideration for the impacts of climate change.
- Variations in infrastructure and services demand resulting from seasonal population fluctuations.

- Funding pathways for infrastructure delivery, including consideration of development contribution mechanisms, including Development Contributions Plans and State and Federal Government grant opportunities.
- Rolling timelines for review and update to ensure that both the Infrastructure Plan and Funding Plan continue to appropriately reflect the needs of the community, changes in policy and advancements Infrastructure provision and funding models.

Council officers are in the process of tendering the project through Tenderlink with work on the preparation of the plan to commence as soon as possible.

Recommendation
THAT COUNCIL endorses acceptance of grant funding in the amount of \$350,000 from the successful application to the Victorian Government’s Streamlining for Growth program, for the preparation of an Infrastructure Plan for the Mansfield Township, and authorises the CEO to execute the funding agreement.
Support Attachments
Nil

Considerations and Implications of Recommendation

Sustainability Implications

Preparation of an Infrastructure Plan will support sustainable development, providing long-term strategic land use direction, allowing water sensitive urban design, and protection and enhancement of biodiversity.

Community Engagement

Community Engagement will be undertaken in accordance with the Community Engagement Policy as part of the development of this plan.

Collaboration

Not Applicable

Financial Impact

A Probable Cost Overview was undertaken as part of the grant application. A summary of the expected costs associated with the provision of this plan is as follows:

Element	Responsibility	Estimated Cost
Traffic Management	Consultant	\$40-\$60K
Civil Engineering assessments	Consultant	\$150-\$250K
Flood Modelling	Being undertaken by Council as part of the Risk and Resilience Grant program	Nil as part of this project
Asset Management	Consultant	\$40-\$50K
Financial Management	Consultant	\$20-\$30K
Community Consultation	Council’s Strategic Planning Team	As part of operational budget

TOTAL	\$250K - \$390K
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The total upper cost estimated for this plan is \$390,000. The Streamlining for Growth grant provides \$350,000, and officers will look to value manage the consultant tender process to achieve the project within this budget. It is anticipated any cost variation above the grant funding will be forecast and managed within the existing operational budget for the Strategic Planning Program.

Legal and Risk Implications

The development of an Infrastructure Plan will help to mitigate the risk of Mansfield's infrastructure not having the capacity to support population growth and associated land development.

Regional, State and National Plans and Policies

The Infrastructure Plan project supports the Hume Regional and other Growth Plans which provide broad direction for land use and development across regional Victoria.

Innovation and Continuous Improvement

Not Applicable

Alignment to Council Plan

Theme 2: Vibrant Liveability Strategic Objective 3 Future focused: Intelligent land use and infrastructure

Strategy 3.1 Protect natural vistas and farmlets

Strategy 3.2 Enhance township character

Strategy 3.3 Improve roads, drainage and footpaths

Strategy 3.4 Plan for and encourage appropriate housing

Theme 2: Vibrant Liveability Strategic Objective 5 Prosperous: Industries, businesses and workforces of the future

Strategy 5.2 Enable land use and base infrastructure that stimulates commercial activity

Governance - Disclosure of Conflicts of Interest

The author of this report and officers providing advice in relation to this report do not have a conflict of interest to declare in this matter, in accordance with the Local Government Act 2020.

13.2.5. IWM Grant Application

File Number	E10427	Responsible Officer	Acting General Manager Infrastructure & Planning, Melissa Crane
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Purpose

The purpose of this report is to seek Council endorsement to accept grant funding from the successful grant application to the Victorian Government’s *Enhancing Urban Water Security, Iconic Urban Waterways and Recreational Values* initiative.

Executive Summary

The application was made for the preparation of a feasibility study for the Goughs Bay Water-Sensitive Town Plan with options addressing indication of need, costings and processes involved for the development and installation of a wastewater treatment plant for this small township. The study will address transition of current systems and implementation for new developments.

The total project cost is estimated to be \$157,000, with funding awarded in the amount of \$117,520. The balance of the funding will be provided from Council, Goulburn-Murray Water (GMW), and Goulburn Valley Water (GVW).

It is intended to engage a suitably qualified consultant to undertake the feasibility study. Managed by Mansfield Shire Council as Project Manager/Lead Organisation, with support provided by the wider project team, which consists of the project’s collaborative partners.

Key Issues

The Goulburn Broken IWM Forum (GBIWM) have prioritised wastewater treatment at Goughs Bay in response to a series of emerging challenges. Goughs Bay is an unsewered town on Lake Eildon. It is identified as a designated high-risk sub-catchment in Mansfield Shire’s wastewater management plan.

The community’s vision is for a fully self-contained effective and affordable town wastewater system. Goughs Bay is made of small lots, each with individual septic systems of varying age and condition. The population/demographic profile of Goughs Bay has changed since its construction. There remains a high proportion of non-residential ratepayers, however many retirees and families have settled in Goughs Bay on a permanent basis. Demands on wastewater systems have also changed.

Lake Eildon is a healthy and valued waterway and marine environment popular as a holiday destination and a favoured destination for day-trippers and boat users. Wastewater cannot be contained within these properties due to sub-surface conditions and there is a high chance of it reaching the Lake. Planning of future development needs to reflect the community values and understanding of the importance of effective township wastewater treatment. There is an opportunity to make Goughs Bay a best-practice, self-contained, water-sensitive town that will serve as a model for other small towns experiencing similar on-site wastewater management issues.

The Goughs Bay Water-Sensitive Town Plan (WSTP) will integrate the water cycle into urban design, to minimise environmental degradation and improve aesthetic and recreational appeal. Wastewater and stormwater management upgrades will be prioritised to protect the area and the sub-catchment. The health of the population and to the environment of both Goughs Bay and adjacent Lake Eildon is a priority.

Endorsed in 2020, the long-term objective of the Lake Eildon Masterplan, developed in partnership with Mansfield Shire, key tourism and water agencies, and community and industry input, is for integrated approaches to water cycle planning and sustainable management of water.

The Lake Eildon Sewerage System Investment Business Case was referenced in the grant application. This feasibility study will look at alternatives to the pipeline proposed in that document due to technical, environmental and cost issues identified with the pipeline proposal, through collaboration with project partners. This project will act as a catalyst for further public and/or private sector investment, opening opportunities for jobs, economic growth, and innovation.

Urban Enterprise research for the Activating Lake Eildon Project, a module of the masterplan, identified four projects to proceed with in the short term to grow the visitor economy in the Lake Eildon region by providing new products, infrastructure and experiences. These business cases aimed to assist in attracting private sector investment and to new visitor markets visiting the Lake Eildon region, which will increase visitation and yield.

The lack of township wastewater management systems prohibits investment in key townships and contributes to pollution of Lake Eildon. Addressing this constraint will help to shape the visitor nodes of Goughs Bay into key visitor destinations, by unlocking development potential through the removal of infrastructure barriers that can often deter potential investors.

One case identified in the Lake Eildon Masterplan is the Mountain Bay Integrated Golf Resort. The development of large-scale accommodation near Goughs Bay was identified as an opportunity to fulfil a critical gap in commercial accommodation and conferencing and events facilities, appeal to a broad market, and provide key entertainment, dining and leisure facilities that are currently lacking within the region.

This study will contribute to healthy and valued urban, rural, agricultural, and green landscapes. Investment in wastewater management infrastructure will improve environmental outcomes by remediation or offset of existing processes with adverse impact on the health of the Lake. Both environmental impact and viability of the proposed golf resort development would be improved immensely with access to treated wastewater for its golf greens and landscaping.

The opportunity for small lot landowners unable to develop (as septic systems are not permitted under GMW and EPA restrictions), to connect to a reticulated service will be a popular community benefit. This opportunity as part of the Integrated Water Management (IWM) plan will provide wastewater requirements under all applicable regulations, removing the vexing barrier to using the land. Availability to connect has potential to reduce the encroachment of development on bush and agricultural land in the area. Depending on the selected option, establishment of a Goughs Bay sub-catchment IWM plan could open small lot development availability in nearby settlements as well.

The study will make use of the Small Town Domestic Wastewater Management Tool, to assist narrowing down potential options. This tool was developed by the GBIWM Forum and can be used as a first pass for identifying suitable options. The outcome of the study will be the recommendation of a preferred option(s) to progress from concept to detailed design.

The project is proposed by Mansfield Shire Council with collaborative funding partners, Goulburn-Murray Water and Goulburn Valley Water, and with the full support of Taungurung Land and Waters Council. On completion, study outcomes will be considered by GBIWM Forum and then local community and stakeholders for comment.

Recommendation
THAT COUNCIL endorses the acceptance of grant funding from the successful application to the Victorian Government’s <i>Enhancing Urban Water Security, Iconic Urban Waterways and Recreational Values</i> initiative for the Goughs Bay Water Sensitive Town Plan Feasibility Study for \$117,520.
Support Attachments
Nil

Considerations and Implications of Recommendation

Sustainability Implications

This project supports an integrated approach to water cycle planning and sustainable management of water.

Community Engagement

Community Engagement will be undertaken in accordance with the Community Engagement Policy.

Collaboration

This project has been developed in collaboration with funding partners Goulburn Valley Water, Goulburn Murray Water, and with the support of the Taungurung Land and Waters Council.

Financial Impact

Council’s financial contribution has been accounted for in the 2022/23 Budget. The in-kind council contribution is achieved by use of a Project Officer to run the project.

The breakdown of funding is as follows:

Source	Amount
Enhancing Urban Water Security, Iconic Urban Waterways and Recreational Values initiative	\$117,520
Goulburn Murray Water In-Kind Contribution	\$3,300
Goulburn Valley Water In-Kind Contribution	\$5,000
Goulburn Valley Water Financial Contribution	\$10,000
Mansfield Shire Council Financial Contribution	\$10,000
Mansfield Shire Council In-Kind Contribution	\$11,180
TOTAL	\$157,000

Legal and Risk Implications

The risks which have been identified and largely mitigated include time delays in completing the project and consultancy costs. Specifications for consultant engagement will include key milestones, and an appointed Project Control Group (PCG) will oversee project deliverables and progress against budget. A Cultural Heritage assessment will be conducted, and community consultation will be an essential part of the project scope to identify project constraints and opportunities. A project implementation and risk management plan has been developed outlining the key activities to be undertaken by Council and the key milestones and dates for the consultant.

Regional, State and National Plans and Policies

Is in accordance with the following:

- State Environmental Protection Policy (Waters of Victoria);
- State Environmental Protection Policy (Groundwaters of Victoria);
- Environment Protection Act 2018
- Public Health and Wellbeing Act 2008; and the
- Ministerial Guidelines for Planning Permit Applications in Open, Potable Water Supply Catchments 2012.

Innovation and Continuous Improvement

The project aims include the identification of sustainable, long-term wastewater management options for regional communities:

- Using the Small Towns Decision Support Tool to reveal sustainable, long-term wastewater management options and assist councils in transitioning from onsite wastewater management to enhance liveability, enable growth, and improve public health.
- Enhancing public health conditions for regional communities through improved water quality.
- Building resilience to climate change effects and reducing small towns' carbon footprint.
- Reducing costs for councils when assessing feasibility of alternative wastewater management options.
- Enhancing liveability and economic value, driving growth for regional towns.

Alignment to Council Plan

Theme 2: Vibrant Liveability Strategic Objective 3 Future focused: Intelligent land use and infrastructure

Strategy 3.2 Enhance township character

Strategy 3.3 Improve roads, drainage and footpaths

Strategy 3.4 Plan for and encourage appropriate housing

Theme 2: Vibrant Liveability

Strategic Objective 4 Clean and green: Waste and energy sustainability

Strategy 4.2 Adopt and promote energy options that are affordable, self sustaining & carbon positive

Governance - Disclosure of Conflicts of Interest

The author of this report and officers providing advice in relation to this report do not have a conflict of interest to declare in this matter, in accordance with the Local Government Act 2020.

13.2.6. Transfer Station Grant Application

File Number	E9942	Responsible Officer	Acting General Manager Infrastructure & Planning, Melissa Crane
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Purpose

The purpose of this report is to seek Council endorsement to accept grant funding from the successful application to the Victorian Government’s Transfer Station Upgrade Fund – Round 2 funding for the provision of a glass drop-off and separation service for Mansfield Shire.

Executive Summary

The Transfer Station Upgrade Fund is specifically for upgrading transfer stations and drop-off point infrastructure to enable the collection of separated glass, food organics and garden organics. The Transfer Station Upgrade Fund was set up by the Victorian Government to complement the Kerbside Reform Support Funding in assisting councils with their Kerbside Reform transition.

The Transfer Station Upgrade Fund is for rural and regional councils only and is designed to support councils with a greater proportion of drop-off services.

Council’s application was to provide for drop-off points for glass for use by both residents and tourists. The funding includes the provision of bins for collection of glass as well as the construction of hard stands to support the separation infrastructure.

Key Issues

The grant application was originally designed to provide for glass drop-off bins at a range of locations across the municipality, including concrete hardstand areas and appropriate signage. The funds can be used to provide a place for drop-off of both glass and/or food organics and garden organics (FOGO).

Council undertook a Public Bin Audit in 2022, where it was estimated that over 30 tonnes of glass products per annum will be diverted from the public bin system as a result of appropriate separation options. Collection of the glass will be procured from a specialist supplier via a Request for Quote process. The supplier will also be responsible for the processing of the glass stream including the payment of any commodity value back to Council.

Contamination will be kept to a minimum with the help of clear signage and through a thorough and ongoing community education program. The supplier/end-processor will be called on to provide data on contamination rates and continual improvement strategies will be sought.

This project is in accordance with Council’s *Waste Management Strategy 2020-2025*, Strategy 3.7 (Plan for a separate glass collection service for the Mansfield Shire).

Recommendation

THAT COUNCIL endorses the acceptance of grant funding in the amount of \$267,500 from the Victorian Government’s Transfer Station Upgrade Fund – Round 2 for the provision of a glass drop-off and separation service for Mansfield Shire.

Support Attachments

Nil

Considerations and Implications of Recommendation

Sustainability Implications

The separation of glass from the waste and recycling streams will have a positive impact on landfill volumes and costs of processing of recyclables, providing an positive environmental outcome for glass recycling.

Community Engagement

Community Engagement will be undertaken in accordance with the Community Engagement Policy. Council has undertaken a comprehensive deliberative engagement process with community members over the changes in waste management and recycling arising from the Victorian Government's Kerbside Reform legislation.

Collaboration

Council officers have been participating in a collaborative procurement process for waste management and recycling contracts generally, which has helped to inform Council's strategic direction on waste and recycling, however it is not proposed to undertake collaborative procurement for this project as it is site specific to Mansfield Shire.

Financial Impact

The amount of grant funding being provided is \$267,500. Council will provide a contribution for officer time to manage the project and communications within existing council resources.

Legal and Risk Implications

The funding will assist Council in complying with the requirements of the Kerbside Reform legislation.

Regional, State and National Plans and Policies

Is in accordance with the requirements of the *Circular Economy (Waste Reduction and Recycling) Act 2021*.

Innovation and Continuous Improvement

Not Applicable

Alignment to Council Plan

Theme 2: Vibrant Liveability

Strategic Objective 4 Clean and green: Waste and energy sustainability

Strategy 4.1 Minimise and re-use waste

Governance - Disclosure of Conflicts of Interest

The author of this report and officers providing advice in relation to this report do not have a conflict of interest to declare in this matter, in accordance with the Local Government Act 2020.

13.2.7. Curia Street Police Stables

File Number	E10552	Responsible Officer	Acting Manager Planning & Environment, Kurt Heidecker
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Purpose

To seek Council endorsement to request that the Department of Energy, Environment and Climate Change (DEECA) reserve Crown Allotments 2003, and 2005, parish of Mansfield, the property known as the Mansfield Police stables, for the purpose of “Public Recreation” and appoint Mansfield Shire Council as the public land manager pursuant to Section 14 of the Crown Land (Reserves) Act 1978.

Executive Summary

The Mansfield police stables on Curia Street were built in 1889, used until the 1960s by Victoria Police and were classified by the National Trust in 1983.

In their Statement of Significance, the National Trust noted that the Mansfield Police stables, “... appear to be a "one off" design ... the building is given a picturesque flavour with the pinnacled central gablet and the trellised openings. The stables survive almost intact from their original construction...”

Until recently the land in front of the stables was used for long term car parking for Mansfield police personnel on long deployments, however, the stables had fallen into a state of disrepair. In 2022 the Department of Environment, Land, Water and Planning (DELWP) initiated a \$300,000 project financed from COVID stimulation funds to halt the deterioration of the building by making it weatherproof, safe to enter and secure. This work is close to completion.

Due to limitations in available space in existing council managed buildings, Council officers have worked with DEECA to secure access to the site and building for community use. Two community groups have expressed interest in leasing the Mansfield Police stables.

Council officers have undertaken an assessment of the building and grounds and note that there is potential for the site to accommodate these groups, with some work required to the building and surrounding land to convert them into a space that is appropriately functional.

The Department of Energy, Environment and Climate Change (DEECA the successor to DELWP) has expressed support for Council to become the public land manager for the building and associated land.

Key Issues

At a joint site inspection by DEECA and Council officers, DEECA confirmed that their project had been completed aside from resolution of some construction defects. The DEECA project scope included:

- restumping the North end of the building’s foundation with concrete stumps,
- electricity and water connection to the site,
- repairs and reconditioning of the timber and brick floors, and
- repairs to roof infrastructure and installation of new gutters.

Once DEECA confirms completion of their project and provides a heritage condition report, Council officers will complete a facility condition report.

In order to facilitate community uses of the building and the site, Council officers have undertaken an inspection of the site and identified potential works that may need to be undertaken in collaboration with the community user groups interested in leasing the site:

- all ability building access,
- supply and install light fittings, light switches and power points,
- possible upgrade of the 50-amp three phase electrical power to 100-amp,
- supply and install emergency lighting and firefighting equipment,
- supply and install door hardware on external or internal doors,
- plastering of internal walls above heritage panelling and ceiling to enclose wiring and reduce temperature losses,
- supply and install kitchen facilities,
- supply and install toilet facilities,
- improvement the thermal insulation and performance of the structure,
- supply and install heating and cooling facilities,
- further repairs to a section of floor,
- supply and installation of floor coverings, and
- repair or replacement of windows that have been sealed shut.

Dependent on Council's use of the land surrounding the building, this land could require:

- site clearance,
- design and construct footpath from street to building,
- design and construct car park area with lighting,
- design and construct landscaping, and
- the old transportable gaol would need to be removed or utilised for an art project.

It is noted that while there will be works required for the site, these works could be staged over a period of time as funding becomes available through grants and other fund-raising efforts from the community groups interested in the site. The building will be able to provide a suitable and attractive space for community groups and is strategically located to provide additional carparking capacity.

Council officers will develop budgetary estimates for the completion of the works, prioritise completion of works to the land surround the building, and in collaboration with the community users, identify heritage and other grants to fund these works. Due to the heritage status of the building, with Council as the Public Land Manager, access to heritage funding will be available.

Recommendation

THAT COUNCIL, upon completion of works by the Department of Energy, Environment and Climate Change (DEECA) at the Mansfield Police stables, request that they reserve Crown Allotments 2003, and 2005, parish of Mansfield, the property known as the Mansfield Police stables, for the purpose of "Public Recreation" and appoint Mansfield Shire Council as the public land manager pursuant to Section 14 of the *Crown Land (Reserves) Act 1978*, subject to the provision of a Heritage Condition Report for the building.

Support Attachments

1. Before and after photographs of the Mansfield Polic Stables [13.2.7.1 - 4 pages]

Considerations and Implications of Recommendation

Sustainability Implications

Not Applicable

Community Engagement

Subject to Council endorsement of the proposal, community engagement will be undertaken to seek expressions of interest for use of the facility by community groups. Any proposed long term lease of the facility would need to be advertised in accordance with the provisions of the Local Government Act.

Collaboration

This proposal has arisen from collaboration between Council, Mansfield Police and DEECA representatives.

Financial Impact

Financial impact to Council can be mitigated by staging works over future budget years and collaborating with community users to source external funds from heritage and other grants for works on the building. There will be some short-term financial cost to Council to clear the site, establish a gravel car park and secure the building.

There is a potential opportunity to enter into a lease agreement for some of the land with the Victorian Police to provide parking for their vehicles which will provide for a small income that could be used to offset the costs of management of the site.

Legal and Risk Implications

Asset Risk: The Mansfield Police stables will require ongoing maintenance and will need to be considered as part of Council's ongoing asset planning.

Regional, State and National Plans and Policies

Not Applicable

Innovation and Continuous Improvement

Not Applicable

Alignment to Council Plan

Theme 1: Connected and Healthy Community Strategic Objective 2: Activities that promote connection and fitness of our people and visitors

Strategy 2.2 Create an environment where community and clubs can recreate, socialise and contribute to the health and wellbeing of the community

Governance - Disclosure of Conflicts of Interest

The author of this report and officers providing advice in relation to this report do not have a conflict of interest to declare in this matter, in accordance with the Local Government Act 2020.

13.3. Community and Corporate Services Directorate

13.3.1. Quarterly Finance Report

File Number	E39	Responsible Officer	Senior Accountant, Belinda Langlands
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Purpose

This report provides information on Council’s financial performance against the 2022-23 Updated Budget for the period 1 July 2022 to 31 December 2022.

Section 97 of the *Local Government Act 2020* requires quarterly reporting as soon as practicable after the end of each financial quarter, and in addition, a statement by the CEO in the second quarterly report of the financial year as to whether a revised budget is or may be required.

This report is for noting only and no decision is required.

Executive Summary

Council adopted the budget for the 2022-23 financial year at its meeting of 28 June 2022.

Subsequently Council approved carry forward projects from the 2021-22 year which have now been included and form part of the Updated Budget 2022-23.

This report explains material variances between the year-to-date actual financial results and the Updated Budget 2022-23. Favourable variances are reported as positive values, while unfavourable variances are shown as negative values.

Key Issues

Operating Finance Report

Operating Income & Expenditure Actual against Updated Budget

The year-to-date operating result is favourable (underspent) against the Updated 2022-23 Budget by \$1,982k (24%). Major variances are summarised below.

Favourable Variances (underspend or increased income):

- \$68k Community Development – Community grants of \$50k have not yet been distributed to the community groups. These funds are expected to be distributed in March 2023.
- \$53k Economic Development (Business & Industry) – Activating Outdoors & Community Assistance fund programs have not yet been finalised / fully expended.
- \$144k Aged & Disability Services – Aged care has now been handed over to the Mansfield District Hospital with most program wind-up costs having been processed to the 2021-22 year.
- \$148k Family Services & Partnerships - \$35k grant received for Central Registration & Enrolment Scheme which has not yet been spent. Supported Playgroups has been funded for an additional \$15k, with all funding paid in advance resulting in a \$40k YTD variance. Additionally, timing of spend in relation to Family Services \$53k and Maternal & Child Health \$20k. Expenses in relation to these programs are expected to increase over the next 6 months.

- \$108k Health & Wellbeing – Social Inclusion Action Group grant (unbudgeted) has been received and not yet expended
- \$269k Youth Services - \$206k Youth Bushfire Recovery Income has been received which was not budgeted. This grant funding is expected to be fully spent this year. The Youth Services area have recently been through a restructure. Staff have now been appointed, but short-term vacancies in this area have resulted in reduced expenditure both in relation to the wages and program costs. It is anticipated that program costs will be fully expended this year.
- \$524k Emergency Management Recovery – \$500k Flood recovery funds (unbudgeted) has been received and not yet expended.
- \$65k Health – relates predominantly to the timing of environmental health registration fees.
- \$53k Field Services - Rental Income totalling \$37k has not been budgeted (for a two-year period). Council rent out land around the depot. The remaining variances are timing only.
- \$100k Parks & Gardens – Materials and services are currently under budget \$50k, however these costs are expected to increase over the coming months due to street tree planting and oval maintenance. Plant hire is currently under budget \$29k, however this is an internal charge only.
- \$133k Plant Operating – Additional plant income has been recouped from Road Network maintenance; however, this is an internal charge only. The cost of maintaining existing plant is over budget \$65k YTD due to timing of invoices and repairs, refurbishment of the second-hand street sweeper and repairs to one of the graders.
- \$55k Buildings – This is a timing issue only in relation to the payment of cleaning invoices.
- \$182k Community Assets & Land Management – \$104k relates to the Goughs Bay Boat Club upgrade grant funding received in advance, which will be expended. \$33k relates to the timing of the pool operational costs. \$25k relates to timing of costs associated with the Lakins Road development.
- \$62k Engineering Services – Additional unbudgeted income received from Developer Contributions for open space.
- \$67k Environment – \$14k is a timing variance only, with full year Weed and Pest grant funding received in advance. Services are under budget by \$23k YTD as the community education program has not yet been delivered.
- \$367k Strategic Planning – \$350k Streamlining for Growth grant funds (unbudgeted) have been received and not yet expended.
- \$262k Waste Management – Waste income is higher than budget, as anticipated. It is expected that this will be partially offset by increased expenditure later this financial year. \$110k relates to timing due the delayed receiving and processing of landfill invoices.

Unfavourable Variances (overspend or decreased income):

- \$338k Financial Services – \$378k variance relates to Victorian Grants Commission income which was paid 75% in advance (paid and processed in the previous financial year). This is being offset by interest income from investments which is bringing in increased income due to higher interest rates.

- \$94k Customer Service & Records - \$65k has been spent on Digitising Development Applications. Funding for the program was received during the 2021-22 year. Other variances in this area relate to timing issues with software payments and staff leave which has required casual backfill staff (unbudgeted).
- \$137k Road Network Maintenance - Variance predominately relates to Victorian Grants Commission income which was paid 75% in advance (paid and processed in the previous financial year).
- \$66k Risk Management – Insurance costs are higher than budgeted due to increased premiums associated with increased value of assets insured.
- \$107k Human Resources – \$74k variance relates to unbudgeted legal costs. Other variances include \$15k recruitment costs (unbudgeted) and additional wages due to casual backfill staff.

Capital Finance Report

Capital Income & Expenditure Actual against Budget

The net year to date capital works variance (net of capital income) is \$2,581k (67%) underspent compared to the 2022-23 Updated Budget. Major variances are summarised below.

Favourable Variances (underspend or increased income):

- \$50k Lords Reserve Recreation Facilities – This is due to timing only. Updated design work is currently being scoped for procurement.
- \$97k Kindergarten Refurbishment – Project has been delayed due to contractor availability and will likely be completed in the 2023-24 financial year.
- \$114k Heritage Facility (Station Precinct) Income – This is due to timing only. Mansfield Historical Society contribution has been received and not yet expended against the project.
- \$58k Digital Transformation – Project is progressing with procurement of new systems to be released in the next few months.
- \$85k Drainage Works Upgrade – This is due to timing only. Drainage improvement design is underway for Rowe St and Ailsa St.
- \$55k Drainage Works Renewal – This is due to timing only. Drainage works have commenced.
- \$435k Stormwater Drainage Works (Cnr Apollo & High St) - Initial drainage works will progress in the coming months, in parallel with design review works to integrate with works planned in the Mullum wetlands.
- \$50k Water & Stormwater Management Program (Inspect & Jet) - Project has been delayed due to wet weather and is expected to be completed by March 2023.
- \$105k Footpaths Gravel / Stone Renewal – This project is still in the scoping phase.
- \$300k High Street Carpark – This is due to timing only. Temporary car park works have been completed and the final design is in progress.
- \$319k Project Management Costs – Project officer costs have been costed to operating expenditure and will be reallocated to the various projects to be capitalised.
- \$63k Plant Resource Recovery Centre – Forklift has been ordered but not yet delivered.
- \$140k Plant Purchases – This is due to timing only. Purchase of a new water truck will be tendered for in February 2023.

- \$313k Reseal Preparation Program – This is due timing only. 2021-22 contract (budget carried forward) has been completed and 2022-23 contract is on track to be completed this year.
- \$100k Rifle Butts Roads – This project has been absorbed into the Impact Route project.
- \$83k Resheets - 2022-23 contract has been completed and 2021-22 contract (budget carried forward) is on track to be completed this year.
- \$181k Roads to Recovery Income – this includes \$254k of Local Roads and Community Infrastructure Funds (Phase 2).

Unfavourable Variances (overspend or decreased income):

- \$200k Heavy Vehicle Alternative Route (HV5 Withers, Deadhorse, Midland) Income – This is due to timing of income only. This stage of the contract is now complete.

Summary of Financial position compared to Budget

Operating Variance	\$1,982,481
Capital Variance	<u>\$2,581,132</u>
Total Variance	\$4,563,613

*Favourable / (Unfavourable)

Working Capital Ratio YTD

The working capital ratio (WCR) compares current assets to current liabilities and is an indicator of Council’s capacity to meet its immediate debts when they fall due. A WCR of more than 1:1 (or 100%) is considered healthy.

Current WCR = 4.06 (406%), as compared with 2.53 (253%) as at the end of 2021-22 financial year.

The high working capital ratio is reflective of the full year rates income being raised in August and reported as a current asset (debtors). Only two of the four instalments have fallen due as at 31 December 2022.

CEO Statement

Based on the analysis and review of the budget, actual year to date result and other known financial factors as at 31 December 2022, it is considered that a revised budget for the purposes of s95 of the Local Government Act 2020 is not required.

Recommendation

THAT COUNCIL:

1. Receives the Quarterly Budget Report for the period 1 July 2022 to 31 December 2022; and
2. Note the statement by the Chief Executive Officer that a revised budget will not be required for the 2022-23 financial year.

Support Attachments

1. Quarterly Finance Report - 31 December 2022 [13.3.1.1 - 8 pages]

Considerations and Implications of Recommendation

Sustainability Implications

Not Applicable.

Community Engagement

The 2022-23 Budget engagement process facilitated opportunities for community feedback on Council's budget. Regular updates are provided on the progress of projects and works included in the Budget through print and social media.

Collaboration

Not Applicable

Financial Impact

There is no direct financial impact in relation to this report. The financial reports attached provide the opportunity for regular monitoring of Council's financial position to ensure compliance with budgets.

Legal and Risk Implications

Financial Risk: Regular financial reporting is part of Council's financial strategy to ensure budgets are complied with and the short to medium term financial sustainability of Council is maintained.

Regional, State and National Plans and Policies

Not Applicable

Innovation and Continuous Improvement

Not Applicable

Alignment to Council Plan

Theme 3: A Trusted, Effective and Efficient Council

Strategic Objective 6: Council possesses in-house and outsourced capability to meet community expectations

Strategy 6.1 Use and gain knowledge of our community to make good decisions

Governance - Disclosure of Conflicts of Interest

The author of this report and officers providing advice in relation to this report do not have a conflict of interest to declare in this matter, in accordance with the Local Government Act 2020.

13.3.2. MOU with North East Pride Partnership

File Number	E6201	Responsible Officer	Manager Community Health & Wellbeing, Nola Bales
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Purpose

The purpose of this report is to provide information and seek Council endorsement for Mansfield Shire to join the North East Pride Network, which has been formed with other Local Governments and Non-Government organisations within the Ovens Murray region to support the North East Pride Collective (NEPC).

The NEPC is an advocacy and leadership group for the LGBTIQ+ young people and their allies. Mansfield Shire has been invited to join the network.

Executive Summary

The North East Pride Collective (NEPC) is an advocacy and youth leadership group for LGBTIQ+ young people and their allies. The Collective draws its membership from across the Ovens Murray region.

Young people of Mansfield being represented on the NEPC, and Mansfield Shire Council joining the NEPC Network, would align with the Youth Strategy 2019-2023.

The Engage 2022-2024 program plan outlines Mansfield Shire Council’s commitment to supporting young people through its council facilitated support groups for young people who identify as being part of the LGBTQI+ community and their allies. This is undertaken through the PRISM group – People Respecting Individuality and Sexuality in Mansfield. This group will run weekly at Mansfield Secondary College with additional events during the year.

The aim of joining the NEPC Network is to support young people in Mansfield to participate in the NEPC via the PRISM group and to support opportunities to engage more broadly in the region. Last year two young people were supported to attend the Rainbow Ball in Benalla and Council staff attended the Ball as allies.

Key Issues

The purpose of the NEPC Network, as outlined in their Memorandum of Understanding, is to:

- Advocate and elevate young LGBTQIA+ voices in the public eye.
- Bolster young LGBTIQ+ people in leadership roles through utilising an empowering youth-led participation model.
- Collaborate and network with intersectional communities to establish a strong support system and safe spaces and places for young LGTBIQA+ people throughout the community.

The vision of the NEPC Network is that LGTBIQA+ young people are celebrated, respected, and included throughout the community.

The mission of the NEPC Network is to provide safe and celebratory spaces, events, and opportunities to empower LGBTIQ+ young people in regional communities across the north east.

The NEPC Network have come together to create a safe and welcoming environment for LGBTIQ+ youth to thrive. The Network provides support and guidance to LGBTIQ+ young people to operationalise the NEPC Strategic Plan.

The current membership of the NEPC Network is:

- 1) Benalla Rural City Council
- 2) City of Wodonga
- 3) Indigo Shire Council
- 4) Junction Support Services
- 5) NESAY Inc (North East Support & Action for Youth)
- 6) Retro Youth Programs, Albury City Council
- 7) Rural City of Wangaratta
- 8) Strathbogie Shire Council
- 9) The Diversity Project, Uniting Shepperton
- 10) WayOut Wodonga, Gateway Health

Alpine, Moira and Towong Shire Councils have been invited to join, along with Mansfield Shire Council in 2023.

The Mansfield Youth Program has previously supported young people to attend activities on an ad hoc basis and accepting the invitation to join the network would show support to the LGBTIQ+ community in a committed and ongoing way, in addition to supporting any young people who wish to be part of the collective and engage with an opportunity not otherwise available to them in a small regional community.

Recommendation

THAT COUNCIL provides endorsement for the Chief Executive Officer to sign the Memorandum of Understanding for membership of the North East Pride Collective Network.

Support Attachments

1. MOU NEPC Network 2023 [13.3.2.1 - 6 pages]
2. NEPC Strategy 22-25 [13.3.2.2 - 2 pages]

Considerations and Implications of Recommendation

Sustainability Implications

This initiative supports social cohesiveness and inclusivity, contributing to the creation of a more resilient, respectful, diverse and connected community.

Community Engagement

Community engagement was undertaken as part of development of the Youth Strategy 2019-2023.

Collaboration

Collaboration has occurred with other Local Governments and Non-Government organisations within the Ovens Murray region as outlined in this report.

Financial Impact

There is no financial impact from joining the NEPC Network.

Financial support for the annual Rainbow Ball is not compulsory, however Engage funding allows for a small financial contribution to be made without any requirement for Council funding. Support also includes providing transport for young people to attend the Ball.

Legal and Risk Implications

Not Applicable.

Regional, State and National Plans and Policies

Is in accordance with the State Policy:

Our promise, your future Victoria's Youth Strategy 2022 – 2027

- *Priority Five – Young people are confident and strong on their identity and Culture and are supported in their community;*
 - *5.7 Support young LGBTIQ+ people to foster connections with peers and older LGBTIQ+ communities.*
 - *5.8 Improve support, including access to mental health and wellbeing services, for LGBTIQ+ young people in regional and rural Victoria.*
 - *5.9 Promote community connections and support the health and wellbeing of trans and gender diverse young people.*

Innovation and Continuous Improvement

Not Applicable

Alignment to Council Plan

Theme 1: Connected and Healthy Community

Strategic Objective 1: The health and wellbeing of families and communities is maximised

Strategy 1.2 Connect, develop and support children and young people.

Governance - Disclosure of Conflicts of Interest

The author of this report and officers providing advice in relation to this report do not have a conflict of interest to declare in this matter, in accordance with the Local Government Act 2020.

13.3.3. Response to Petition: Housing and Accommodation

File Number	E6761	Responsible Officer	General Manager Community & Corporate Services, Dena Vlekkert
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Purpose

At the Council meeting of 13 December 2022, a petition from Sustainability Mansfield was received asking Council to amend the housing scheme to allow second/additional dwellings.

In accordance with Council’s Governance Rules 2022, the petition was received and noted by Council and referred to the Chief Executive Officer for a response to be tabled at a future meeting.

Executive Summary

Sustainability Mansfield are advocating that Council provide opportunities for additional key worker housing with residential developments above central town car parks and a mechanism of amnesty or at least, a relaxation of planning constraints around housing/dwelling requirements.

Deputations received from Sustainability Mansfield representatives at the meeting of 13 December included a request that Council advocates to the Victorian Government in support of changes to the Planning Scheme to address housing shortages.

The Victorian Government is already progressing a range of initiatives in this space and in June 2018 amended the *Planning and Environment Act 1987* to include an objective “to facilitate the provision of affordable housing in Victoria. Affordable housing is housing, including social housing, that is appropriate for the needs of very low-, low- and moderate-income households.

At a local level, the Mansfield Planning Strategy was adopted by Council in May 2022, following extensive work undertaken in relation to settlement and housing for the municipality. The following strategic directions for Mansfield are as follows:

- Support housing development that creates compact towns and settlements and enables the efficient and sustainable use of land and infrastructure.
- Support infill development and new subdivision that accords with the council’s settlement hierarchy.
- Support initiatives that deliver improved affordability, diversity, and innovation in the delivery of housing to provide greater choice for residents.
- Limit development in areas prone to natural hazards to reduce the risk to human life.
- Ensure all future strategic work determines whether locations are appropriate to encourage growth and development from a bushfire perspective
- Identify and implement appropriate bushfire protection measures.
- Minimise conflicts between residential and agricultural uses to ensure the ongoing productivity of the Shire’s farming areas.
- Strongly discourage the discretionary approval for new housing in agricultural areas except where there is an appropriate demonstrated need to live on the land to conduct an effective agricultural use.

Any development in the municipality has due consideration to all these factors with a strong focus on supporting both housing development and improving affordability for our communities.

Key Issues

A petition was circulated by Sustainability Mansfield, based on a perception that business and the community “are deeply concerned” about the housing crisis. The petition was “to amend the housing scheme to allow second/additional dwellings to assist with the urgent labour and housing crisis across the Mansfield Shire”, with the following options offered:

- Granny flat caveat
- Off-grid cabin & accommodation solutions
- Suitable dwellings in sheds (deemed safe)
- Allowable tiny and secondary homes on farmland.

The petition went on further to state:

These Accommodation options are only to be used for long or short term worker accommodation (no AirBNB or short term tourist accommodation).

*** This Amnesty is to be effective immediately with a review in six months time pending reports from local business and the demand for such urgent stop gap housing opportunities for the local economy.*

The business and local community across the Mansfield Shire and Mt Buller are deeply concerned at the lack of housing and therefore employment options to meet the high demands of the busy snow and summer tourism season in 2022.

We ask that Councilors immediately act on these essential short term options to meet the urgent needs of the business and local community and seasonal employees. While a suitable longer term planning scheme amendment is considered that balances the overall needs of the broader community.

Council needs to act to meet the immediate need in this significant tourism and highly valued community.

The petition was signed as follows:

Method	Number of signatures	Number of signatures with Mansfield Shire addresses
Electronic	38	6
Signature	69	47
TOTAL	107	53

In order to provide a response to the petition, some assumptions have been made by Council officers, as follows:

1. The “housing scheme” referred to is the Mansfield Planning Scheme.
2. A Granny Flat refers to either a “Dependent Persons Unit” as defined in the planning scheme, or a second dwelling.

For further clarity, the following definition applies to a “Dependent Persons Unit”:

A movable building on the same lot as an existing dwelling and used to provide accommodation for a person dependent on a resident of the existing dwelling.

In order to provide a response to the specific points raised, an outline of the regulatory framework and what Mansfield Shire Council is currently doing is provided below.

Regulatory Framework:

This petition is requesting that Council relax planning rules or provide an “amnesty” in an effort to offer relief by allowing workers and their families, new and existing, within the community to reside in buildings or flat style buildings that are currently constrained by state planning provisions.

Councils' previous correspondence to Sustainability Mansfield outlined the regulatory framework within which Council must operate and the actions already being taken by Council in this space. In that response, it was advised that Council recognises this is an important issue but wanted to explain the constraints on local government in terms of what it can do to provide a regulatory – or less regulatory as is being requested here – framework to encourage these types of alternatives.

The Mansfield Planning Scheme is based on the Victorian Planning Provisions. These provisions are set at a State Government level and dictate how each of these different uses and proposed options are defined, as well as what permits are required for each one, depending on the relevant zone and any overlays that may apply to the land. Any change to these provisions would need to be made through the planning scheme amendment process. In terms of the types of planning scheme amendments Council can initiate, it should be noted that Mansfield Shire Council is only able to make changes or include local policies, not propose changes to the overarching State Government policies and definitions. Council is also not allowed to introduce any policies that are not in accordance with the State Government policies.

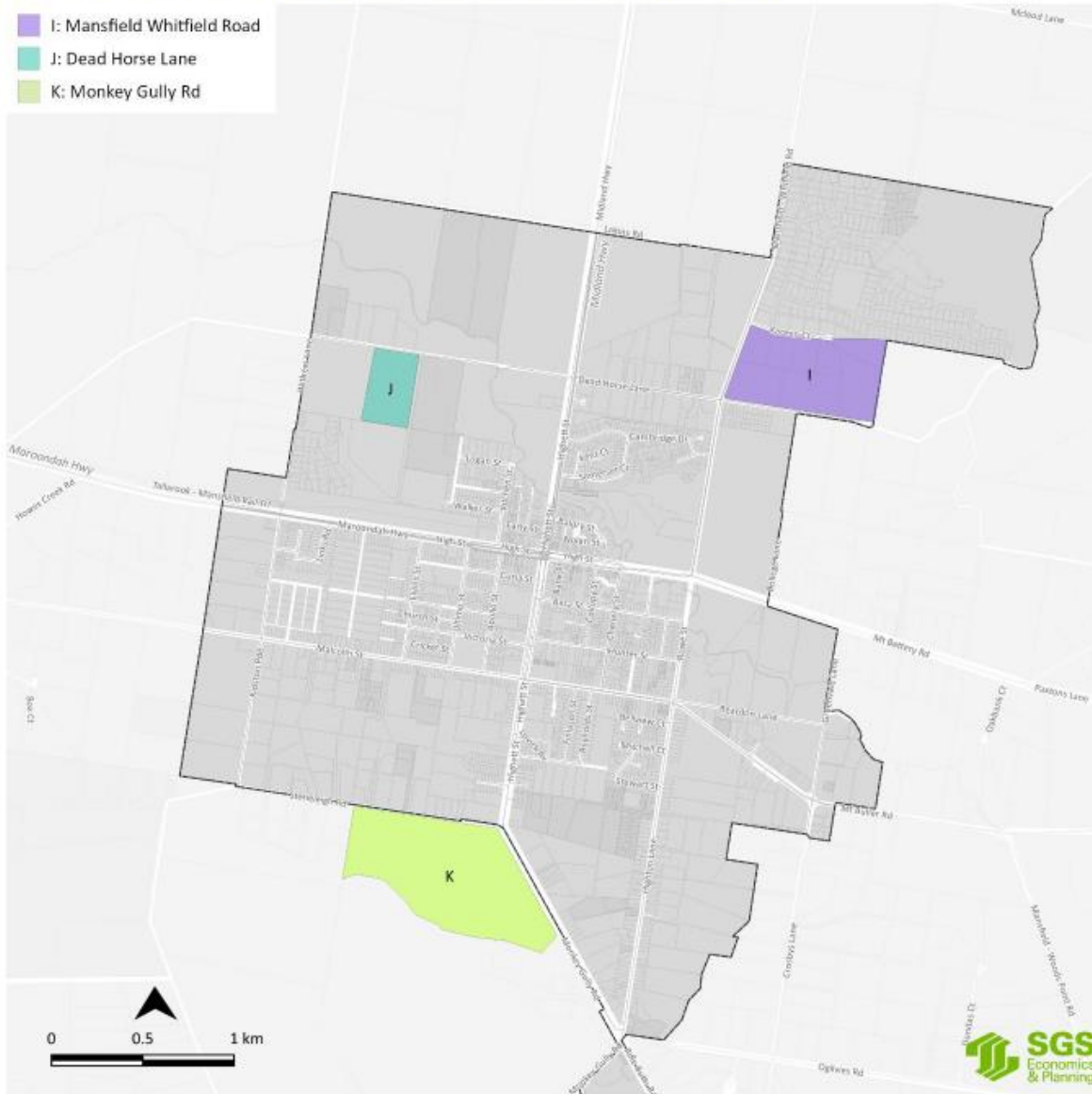
Council officers have advocated to the Department of Environment, Land, Water and Planning for increased or amended definitions and permit requirements for uses such as short-term rentals to seek to provide the limitations requested. One suggestion made by Council officers has been to include new definitions under Clause 73.03 and place those definitions within one of the three tables of uses (which are: permit not required, permit required or prohibited) in each different zone. In the absence of a change in the Victorian Planning Provisions, Mansfield Shire Council is not able to relax these types of requirements at a local level.

The issue of housing affordability and key worker accommodation is one Council is concerned about and is actively working to address, as are other State Government agencies. The *Mansfield Planning Strategy 2022*, adopted in May 2022, raised this issue throughout the document, where it states the following:

“There is an issue with housing affordability in Mansfield Shire, reflected by historically low rates of dwelling growth, low density stock, low rates of occupancy and higher than average property prices. There is also a high degree of variability in housing stock, with some areas (like Mansfield Township, Bonnie Doon, and Goughs Bay) driving out residents to other locations due to housing prices. The provision of high quality and affordable housing is critical to resident and workforce attraction, which have flow-on effects to the efficiency of the local economy. Increases in the cost of, or a lack of available, rental, and dwelling stock places a significant financial burden on key workers, who have difficulty finding accommodation and are more vulnerable to housing stress. The risk to the local economy is substantial, as key workers are typically engaged in jobs that support the tourism and visitor economy and provide vital local services.”

One way housing affordability can be addressed is with the provision of additional land for residential use. The Mansfield Planning Strategy identified areas for rezoning to General Residential to support the provision of additional residential land for future development. The proposed areas for rezoning are as follows:

FIGURE 12: PROPOSED AREAS FOR RESIDENTIAL REZONING/ INTENSIFICATION



It is noted that Area J has already been subject to a planning scheme amendment and is currently with the Minister for Planning for approval to be rezoned to Neighbourhood Residential Zone.

In addition to this, section 4.5 of the Strategy, “Meeting needs for diverse and affordable housing”, goes into detail as to the impacts of purchase price of housing and rental stress and their impacts on the municipality. The following strategies have been identified for Council to address this issue at a local level:

TABLE 9: STRATEGIES TO INCREASE SUPPLY OF SOCIAL AND AFFORDABLE HOUSING IN MANSFIELD SHIRE

LEVER	STRATEGY	DESCRIPTION
Regulate	Strategy 11. Strengthen policy statements about the need for affordable housing in Mansfield	Update the Planning Scheme to include policy statements based on the evidence presented in this report, which highlight the need for social and affordable housing to be provided alongside conventional dwelling stock into the future. This will be encouraged to address the current and forecast shortfalls identified.
	Strategy 12. Develop processes for Council to support or advocate for affordable housing contributions	Develop a Section 173 Agreement (voluntary agreement) template to provide options for developers to make affordable housing contributions. This might contain a range of options such

<p>Partner</p>	<p>Strategy 13. Engage with and educate the community on social and affordable housing as important local infrastructure Strategy 14. Adopt a relationship building, information sharing and brokerage role between the development and affordable housing sectors Strategy 15. Assist marginalised households to transition into the private rental market</p>	<p>as a target for a proportion of new housing to be affordable, or for developers to provide cash contributions in lieu of floorspace. Develop an approach to educating the community on the need for and benefits of social and affordable housing.</p> <p>Publish information on the Community Housing Sector for developers and provide a single point of contact at Council for enquiries</p> <p>Foster partnerships to assist 'rental ready' marginalised households to enter, or transition from public or community housing to the private rental market</p>
<p>Advocate</p>	<p>Strategy 16. Advocate for State Government investment in Mansfield</p>	<p>The State Government has massively increased its capital investments in new social housing stock with the record \$5.3 billion Big Housing Build stimulus package. The State plans to build over 12,000 dwellings across Greater Melbourne and regional Victoria over the next four years. Council can seek to attract investments from the State Government via the Big Housing Build. Council will also advocate for state-wide mandatory inclusionary zoning and direct government investment and subsidies.</p>
	<p>Strategy 17. Provide in-principle support for the State Government's secondary dwelling pilot program</p>	<p>State Government is undertaking a pilot program to facilitate secondary dwellings, with key aspects of the program covering siting and design considerations in residential zones. Council is supportive of initiatives that encourage the supply of diverse housing stock, such as granny flats and other alternative homes.</p>

In order to address how the requests raised in the petition are being considered, a response to each point is provided.

Response to petition:

Item in Petition	Officer Advice
<p>Granny Flat Caveat</p>	<p>The use of the Dependent Persons Unit provision would only be possible if it complied with the definition in the Mansfield Planning Scheme. Consideration of second dwellings on lots can be made with a planning application, depending on the zone. Council's Statutory Planning team are available to discuss any proposals for these types of development with landowners and will work to progress appropriate developments that support affordable housing in accordance with the objectives of the <i>Planning and Environment Act 1987</i>.</p>
<p>Off-grid cabin and accommodation solutions</p>	<p>The Mansfield Planning Scheme supports the use of alternative energy solutions for dwellings. Off-grid cabins and accommodation solutions will still need to be considered as a dwelling proposal and will be given due consideration with all the relevant planning controls.</p>
<p>Suitable dwellings in sheds (deemed safe)</p>	<p>The Mansfield Planning Scheme has the following definition for a dwelling: <i>A building used as a self-contained residence which must include:</i> a) a kitchen sink; b) food preparation facilities; c) a bath or shower; and d) a toilet and wash basin. <i>It includes outbuildings and works normal to a dwelling.</i></p> <p>Buildings that contain all of these facilities can be considered as dwellings from a planning perspective and it does not specify the construction type.</p>

	<p>The <i>Building Act 1993</i> and the <i>Building Regulations 2018</i> specify the requirements for when a building can be occupied for the purposes of accommodation.</p> <p>Any building, including sheds, can be used for accommodation if they can comply with any relevant planning and building regulations.</p>
<p>Allowable tiny homes and secondary dwellings on farmland</p>	<p>As detailed above, a dwelling only needs to contain the following items to be considered appropriate for accommodation:</p> <ul style="list-style-type: none"> a) a kitchen sink; b) food preparation facilities; c) a bath or shower; and d) a toilet and wash basin. <p>All of these items can be provided within a “tiny home”. The size of a dwelling is not specified in the planning scheme and does not differentiate between tiny homes or larger homes. Both are dwellings and afforded the same provisions.</p> <p>Consideration of second dwellings on lots can be made with a planning application, depending on the zone. Council’s Statutory Planning team are available to discuss any proposals for these types of development with landowners and will work to progress appropriate developments that support affordable housing in accordance with the objectives of the <i>Planning and Environment Act 1987</i>.</p>

The petition further requests that this amnesty be provided for 6 months, with a review after that period of time. The immediate issues with a short-term amnesty are as follows:

1. It will create high concentrations of unplanned settlements.
2. Increases in traffic movements within these new higher density areas
3. Increased domestic management of waste in all forms (solids/liquid)
4. Public Liability Insurance for property and assessments for liability in any injury event, whilst occupied, would fall to property owners and thereafter to Local and State Governments and service providers.

The introduction of an amnesty is therefore not recommended as an appropriate response.

The *Mansfield Planning Strategy 2022* and the *Commercial and Industrial Land Use Strategy 2021* have provided capacity and strength to land availability and its future development structure, ensuring housing and commercial and industrial investment opportunity for years to come. Council is actively working with many LGA’s and Resort Management Boards in the Hume Region to advocate for targeted development that will help to ensure key worker accommodation into the future.

Mansfield Shire Council has and continues to provide ongoing advocacy to the Victorian State Government within the North East Workforce Management and Appropriate Housing project (NEWMAH). This project is a collaboration of 8 Local Government areas and 3 Resort Management Boards in North East Victoria. Commencing in late 2021, this collaboration is working to overcome the challenge of attracting and retaining key workers and how to appropriately house them.

Council’s Economic Development team has been working with local businesses and have been advised that they are reporting strong results for the recent holiday season, that despite some challenges staffing levels were sufficient to service the high demand, and that staff enquiry/availability is increasing to pre pandemic levels. Indeed, some businesses report their best takings in the past 6 years and others achieved outright service records.

Council will continue to work with landowners to improve the availability of affordable housing and will also continue to advocate on behalf of its communities with the State Government for solutions to the housing issues facing the municipality. The State Government is continuing to work in this area and further details on that work can be found at:

<https://www.planning.vic.gov.au/policy-and-strategy/affordable-housing>

Recommendation
<p>THAT COUNCIL:</p> <ol style="list-style-type: none"> 1. Thanks Sustainability Mansfield for their submitted petition. 2. Continues to advocate for solutions to the housing issues within Mansfield Shire.
Support Attachments
Nil

Considerations and Implications of Recommendation

Sustainability Implications

The development of dwellings must be undertaken with due consideration of the energy efficiency requirements as detailed in the *Building Regulations 2018*. New buildings are required to be built to a standard that allows for sustainable design and construction.

Community Engagement

Receipt and response to community petitions is covered under Council’s Governance Roles. No additional community engagement has been undertaken in relation to this matter, however Council representatives would be happy to meet with members of Sustainability Mansfield to discuss their specific concerns.

Collaboration

Collaboration has been ongoing with both State and Local Government representatives and other organisations actively working on the issue, such as Tourism North East.

Financial Impact

The work on the *Mansfield Planning Strategy 2022* and the *Commercial and Industrial Land Use Strategy 2021* have been undertaken as part of the Strategic Planning program within Council’s budget provisions.

Legal and Risk Implications

Regulatory Risk: Any changes to the Mansfield Planning Scheme must be in accordance with the *Planning and Environment Act 1987* and give due consideration to the Victorian Planning Provisions. Any relaxing of those provisions would need to be undertaken with the support of the State Government.

Regional, State and National Plans and Policies

Planning for affordable housing is undertaken in accordance with the *Planning and Environment Act 1987*.

Innovation and Continuous Improvement

Not Applicable

Alignment to Council Plan

Theme 2: Vibrant Liveability Strategic Objective 3 Future focused: Intelligent land use and infrastructure

Strategy 3.4 Plan for and encourage appropriate housing

Governance - Disclosure of Conflicts of Interest

The author of this report and officers providing advice in relation to this report do not have a conflict of interest to declare in this matter, in accordance with the Local Government Act 2020.

14. Council Meeting Resolution Actions Status Register

This report presents to Council the Mansfield Shire Council Meeting Resolution Actions Status Register

Recommendation
THAT Council receive and note the Mansfield Shire Council Meeting Resolution Actions Status Register as at 14 February 2023.
Support Attachments
1. Mansfield Shire Council Action Register as at 14 February 2023 [14.1.1 - 3 pages]

15. Advisory and Special Committee reports

Nil

16. Authorisation of sealing of documents

Nil

17. Close of meeting