

MINUTES

for the ordinary meeting of council
held in the council chambers on
Monday 21 January 2008 commencing at 6:00pm.

Present

Cr R Wangman (Mayor)
Cr B Wicks (Deputy Mayor)
Cr J De Kruiff
Cr J Hanuska
Cr L Mahood
Cr B Wicks
Cr J Mahony
Cr A Speedie

Apologies

Nil

In Attendance

Mr P Marshall	Chief Executive Officer
Mr T Ierino	Director Business Services
Mr T Panagopoulos	Manager Design
Ms D MacKinlay	Manager Aged Services
Mr D Beeley	Manager Investment Attraction
Mr Johan Louw	Director Sustainable Development



**LIVE
WORK
INVEST**

Table of Contents

1.	Documents to be Tabled	3
	1.1 Minutes of the Ordinary Meeting of Council held on 17 December 2007	3
	1.2 Section 173 Agreement, 1 Ian Court, Wodonga.	3
2.	Declarations of Interest or Conflict of Interest	3
3.	Confirmation of Minutes	3
4.	Petitions	4
5.	Chief Executive Officer’s Report	5
	5.1 2007 Community Satisfaction Survey	5
	5.2 Status Report on 2007/2008 Key Actions	10
6.	Business Services Director’s Report	12
	6.1 Finance Report – December 2007	12
7.	City Infrastructure Director’s Report	12
8.	Community Development Director’s Report.	13
	8.1 Inter Council Emergency Management Resource Sharing	13
9.	Investment Attraction Director’s Report	14
	9.1 Sale of Land – 14 Kendall Street	14
	9.2 Sale of Land – 15 South Street Wodonga	16
10.	Sustainable Development Director’s Report	18
	10.1 Building Report – December 2007	18
	10.2 Statutory Planning Report – December 2007	21
11.	Documents to be Signed and Sealed	23
	11.1 Minutes of the Ordinary Meeting of Council held on Monday 17 December 2007	23
	11.2 Section 173 Agreement – 1 Ian Court, Wodonga (306830)	23
12.	Competitive Tendering Report	24
13.	Question Time	26
	Appendix A Finance Report – December 2007	
	Appendix B Plan of Kendall Street	
	Appendix C 15 South Street, Wodonga	

1. Documents to be Tabled

1.1 Minutes of the Ordinary Meeting of Council held on 17 December 2007

1.2 Section 173 Agreement, 1 Ian Court, Wodonga.

2. Declarations of Interest or Conflict of Interest

Cr Speedie declared an interest in relation to Item 4 Petitions as her father owns property in vicinity of the land to which the petition refers.

3. Confirmation of Minutes

RECOMMENDATION

That the Minutes of the ordinary meeting of council held on Monday, 17 December 2007 copies of which were circulated to all councillors, be taken as read and confirmed.

Councillors Hanuska/Wicks

That the Minutes of the ordinary meeting of council held on Monday, 17 December 2007 copies of which were circulated to all councilors, be taken as read and confirmed.

CARRIED 2008-1

At this point, prior to consideration of item 4, Cr Speedie declared an interest in relation to Item 4 Petitions as her father owns property in vicinity of the land to which the petition refers.

4. Petitions

Council has received a petition from 34 persons (28 of whom are residents of the city) opposed to changes to the Municipal Strategic Statement [MSS] that would allow smaller lot development at Patrice Vale. The petition has been copied to all councillors.

In early January the Mayor, Director Sustainable Development and Strategic Planner met with approximately 35 persons to hear their concerns and information relating to the petition.

While the petition is outside the public exhibition period for the MSS, the MSS is still being refined and is not expected to be adopted until later in 2008. Therefore the comments from the petitioners can still be considered by Council as part of the ongoing development of the MSS, although it will not form part of the official panel hearing on the MSS.

Recommendation

That the petition opposed to smaller lot sizes at Patrice Vale estate be received and the petitioners be advised that their concerns will be considered by councillors as part of the process of adopting the Municipal Strategic Statement.

Councillors Mahony/Wicks

That the petition opposed to smaller lot sizes at Patrice Vale estate be received and the petitioners be advised that their concerns will be considered by councillors as part of the process of adopting the Municipal Strategic Statement.

CARRIED 2008-2

5. Chief Executive Officer's Report

5.1 2007 Community Satisfaction Survey

Council's annual community satisfaction survey was conducted in November 2007 to measure the community's views, ideas and suggestions. Approximately 1,500 surveys were distributed to households, as well as an on-line version being available. There was, as with last year, a \$500 Peards voucher offered as an incentive to complete the survey.

The response was 313 paper surveys and 27 on-line ones, for an overall response rate of 22.7%. This is down on the 27.9% received in November 2006, but up on the 18% received in January 2006. One possible reason for the decline in response rate is that there were a number of contentious issues, which drew a lot of comment, in the November 2006 survey (media around state elections, Stanley Street development and Willow Park swimming pool issue) which may have led to an increased interest in council activity and a corresponding increase in responses.

The top five most important factors for the community were:

1. Quality of health care in Wodonga [6.40]
2. The Council is proactive in making Wodonga a great place to live [5.99]
3. The Council has a clear vision with planning for the future needs of residents [5.90]
4. Condition and maintenance of parks and gardens [5.88]
5. Quality of education in Wodonga [5.85]

The areas where Council's performance received the highest rating were:

1. Condition and maintenance of parks and gardens [5.20]
2. Standard of the pedestrian/cycle path network [4.99]
3. Overall landscaping within the City [4.97]
4. The Council is proactive in making Wodonga a great place to live [4.92]
5. Quality of education in Wodonga [4.87]

At the other end of the scale the lowest performing variables were:

1. Opportunities for the community to participate in decision-making [3.74]
2. The Council is sensitive to the needs of all residents [3.87]
3. Overall appearance of Wodonga's CBD [3.94]
4. Car parking in CBD [4.00]
5. The Council is efficient at meeting residents requirements [4.07]

In identifying areas for improvement the difference between the important factors and the performance rating were used to determine the “gap” score. The consultants state that: “Based on our research, gap scores of 2.00 or greater can be considered significant. Gap scores of 3.00 or greater generally indicate widespread dissatisfaction”. While all the Wodonga gap scores were below 2.00 they still warrant close attention. The five variables with the highest gap score in 2007 were:

1. Quality of health care in Wodonga [1.95]
Comment on current and proposed initiatives: Council has actively lobbied the State Government and worked through the Alliance of the Councils and Shires of the Upper Murray (ACSUM) for improvements with the provision of cross border health services. Significant advances have been made with this in the past few months and both State Governments Health Ministers are committed to resolving outstanding issues.

The city’s health and human services have also been improved in the past year, including the opening of The Willows facility. Our council has been successful in facilitating new accommodation options for the aged, including Westmont and The Grange, to the city.

The council’s Ageing Well in Wodonga project will ensure future needs of those aged over 50 are being catered for in our planning processes.

2. The Council is sensitive to the needs of all residents [1.88]
Comment on current and proposed initiatives: Council’s approach to gathering data and information from the community about their needs is based on a framework that ensures that regardless of income, gender, age, culture or disability, all people have access to Council staff, services and programs and have the opportunity to participate in focus groups and research to define what their needs are now and into the future.

Activities such as Council’s early year’s research with parents, the Koori First Steps program, the access for all plans, and social health research with young people will continue to ask about people’s needs and to be sensitive as to how we plan and manage services to meet them.

Council’s meals on wheels program undertook a new approach to the type of meals delivered to ensure that different cultural requirements were taken into account when preparing food for people from a range of cultures.

This year Council will undertake focus groups in a number of each service areas to continue to gather feedback on community needs and Council staff will undertake training about access for all to our programs and services so that we continue to be sensitive to the different needs of our community.

3. Opportunities for the community to participate in decision-making [1.83]

Comment on current and proposed initiatives: Council continues to engage with the community on a wide range of issues, including project specific such as the aquatic centre and High Street. In addition Council holds quarterly city wide community forums, utilises community surveys and web page feedback, and places a wide variety of plans on public display for comment / feedback. The success of these initiatives will continue to be monitored.

4. The Council is efficient at meeting resident's requirements [1.77]

Comment on current and proposed initiatives: Council is presently undergoing a restructure, providing additional resources and ensuring a greater focus on key council service initiatives such as the environment, sustainable development practices, community building and attracting people and investment to our city.

In February 2008, Council will be launching a range of new 24/7 web based services. These services include Property Information Certificates and Pre-application Land Information, enabling the general public, solicitors, conveyancers and developers more convenient access to information about land and property.

Further to this, in July/August 2008, customers will also be able to lodge and track customer requests after hours via our website.

In coming months, Council will also be refurbishing the reception area of council, to provide a more convenient, functional and inviting customer service experience for our community.

5. Car parking in CBD [1.76]

Comment on current and proposed initiatives: Council has recently entered into an agreement with Telstra for additional public car parking off Hume Street (51 spaces). In June 2007 Council adopted a Car Parking strategy (Amendment C34 to the Wodonga Planning Scheme) which introduces a car parking policy and standards for the provision of car parking spaces in the Central Business Area and its peripheral commercial areas. Developments within the CBD require the provision of adequate car parking, an example being the Trotman Building in Hume Street where the developer is required to fund an additional 48 car parks.

A number of interesting additional trends were also identified in the survey data, namely:

- Participation in sport increased from 52% in 2006 to 61% in 2007.
- The planning of sport, culture and community facilities in Wodonga received a 58% performance rating in 2006 which increased to 64% in 2007.
- Participation of 12-18 year olds in the Council's Youth Services program of events and activities increased from 20% in 2006 to 26% in 2007. Furthermore, the level of satisfaction with the program slightly increased, and the dissatisfaction with the program decreased.
- Residents receiving information about the Council's activities, services and issues increased from 85% in 2006 to 91% in 2007.
- The level of satisfaction with Learning Centre activities and events dropped from 75% in 2006 to 53% in 2007. Usage rates have dropped back to 2004 levels, with 46% of respondents saying they had used the facility
- The number of respondents who visited the Council website increased from 33% in 2006 to 40% in 2007. Satisfaction with the website also increased from 52% in 2006 to 56% in 2007.
- The number of people using the Kane Road Waste Transfer Station increased from 51% in 2006 to 68% in 2007. The level of satisfaction also increased from 65% in 2006 to 75% in 2007.
- The number of residents who noticed a decrease in the number of trucks parking in residential areas increased from 50% in 2006 to 58% in 2007.
- The number of respondents who believed that jobs were readily available in Wodonga increased from 50% in 2006 to 70% in 2007.
- The number of people who felt that housing prices were affordable increased from 32% in 2006 to 42% in 2007.
- The number of residents who believed that the price of land was affordable in Wodonga also increased from 16% in 2006 to 21% in 2007.
- In contrast, the number of respondents who believed that rental accommodation in Wodonga was affordable decreased from 40% in 2006 to 17% in 2007.
- The number of respondents who would recommend Wodonga as a place to live also decreased from 91% in 2006 to 86% in 2007.

The overall performance rating for the Wodonga City Council was 60%; a one per cent improvement since last year.

A copy of the survey is available on Council's web page, www.wodonga.vic.gov.au or can be inspected at the Wodonga Library.

RECOMMENDATION

That the results of the 2007 annual community survey be noted, and the program of current and proposed initiatives be endorsed.

Councillors Hanuska/De Kruiff

That the results of the 2007 annual community survey be noted, and the program of current and proposed initiatives be endorsed.

CARRIED 2008-3

5.2 Status Report on 2007/2008 Key Actions

Next month councillors will commence the review of the Council Plan, including setting the key actions for 2008/09.

The current Council Plan has 189 Key Actions for 2007/08. At 31 December the status of the key actions was:

Completed	16	8.5%
Started and on schedule	131	69.7%
Started and behind schedule	23	12.2%
Not started yet	18	9.6%
Total	188	

It is pleasing to note that the majority of key actions are running on schedule. Of those listed as “Not started yet” eleven of these are listed for commencement and completion in the next six months. Others have been affected by staff resignations or rely upon action by third parties before Council can commence action.

The announcement on 17 January of \$2.5 M of State government funding for the aquatic centre is a great outcome and shows that the key action “Develop detailed plan and cost plans to facilitate construction of stage one of a new aquatic and leisure centre” is running on schedule.

Both the Victorian and NSW Health Ministers have responded positively to recent representations about cross border health services. Council has been working with the Alliance of Councils and Shires of the Upper Murray to have this matter put back on the agenda of both governments in line with the key action to “Develop a strategy for the provision of health services in Wodonga through liaison with the Victorian Health Minister local GP’s and specialists, and the Wodonga Hospital Board”.

Completed key actions include:

- Developed and implemented the “Profile ID demographic profile”, which provides Council and the community with web access to the latest census and statistical data on Wodonga.
- Stage two works at Gateway island, incorporating the entrance statement and beautification works at Gateway Lakes.
- Promoted additional recycling methods by introducing new programs and functions
- Appointed David Engwicht as “Placemaker Manager” for the CBD
- Implemented the Signage Strategy (including speed zone signage on roads)
- Created a priority list of grants to pursue economic development objectives
- Completed additional infrastructure stages at Logic in line with lots sold
- Updated the Wellbeing Indicators
- Finalised the Integrated Planning Equals Stronger Communities data project
- Developed and adopted the library strategic plan in consultation with Upper Murray Regional Library.
- Target retention of Victorian Government award for Child and Family Friendly City awarded to Wodonga – literacy award received.
- Delivered Children’s Fair, Kids Fest and Children’s Art Exhibition
- Adopted the “Ageing Well in Wodonga” Positive Ageing Strategy

RECOMMENDATION

That the progress report on 2007/2008 key actions be endorsed

Councillors Wicks/Speedie

That the progress report on 2007/2008 key actions be endorsed

CARRIED 2008-4

6. Business Services Director's Report

6.1 Finance Report – December 2007

The Finance Report is submitted for council's information (attached as Appendix A).

RECOMMENDATION

For information only.

7. City Infrastructure Director's Report

Nil to report

8. Community Development Director's Report.

8.1 Inter Council Emergency Management Resource Sharing

Emergencies sometimes require councils to source additional resources to ensure that the affected community is restored to normal functioning as effectively as possible. In recent emergency events, many councils have shared resources through informal processes and this has ensured that appropriate resources have been available to councils in supporting communities.

The Municipal Association of Victorian (MAV) and the Municipal Emergency Management Enhancement Group (MEMEG) identified a need to determine an agreed position between councils regarding the provision of council resources to assist other councils with response and recovery tasks during emergencies. This led to the development of a Protocol for Inter-council Emergency Management Resource Sharing. This protocol is intended to clarify operational, insurance and reimbursement issues that may arise through municipal resource sharing arrangements. All councils were invited to provide input to a draft version of the protocol in October 2006.

In developing the protocol, the MAV consulted with the Office of Emergency Services Commissioner, Civic Mutual Plus, WorkSafe and the Victorian Managed Insurance Authority. The protocol is consistent with the concepts and policy guidelines articulated in the Emergency Management Act 1986 and the Emergency Management Manual of Victoria and has been endorsed by the MAV Board of Management.

Adoption of this protocol is entirely voluntary although its effectiveness will rely on the number of councils participating. A list of participating councils will be maintained by the MAV and will be available on the MAV website.

RECOMMENDATION

That the protocol for the Inter Council Emergency Management Resource Sharing be adopted and the MAV be advised of Council's commitment to the principals outlined in the document.

Councillors De Kruiff/Wicks

That the protocol for the Inter Council Emergency Management Resource Sharing be adopted and the MAV be advised of Council's commitment to the principals outlined in the document.

CARRIED 2008-5

9. Investment Attraction Director's Report

9.1 Sale of Land – 14 Kendall Street

At its meeting of 15 October 2007 Council resolved (resolution no. 2007-132) to give notice of its intention to sell land known as 14 Kendall Street, Wodonga. The land is a designated recreation reserve and is also the subject of a restrictive power easement, refer appendix B. It is surplus to Council's requirements and it is intended to sell the land to the adjoining owner in the Kendall Industrial estate, subject to rezoning to Industrial.

As required by section 189 of the Local Government Act, Council advertised its intention to sell the land and in accordance with section 223 of the Act, invited public submissions on the proposed sale.

One submission has been received and in accordance with the Act must be considered by Council prior to any decision on whether to proceed with the sale.

The submission states that the sale should not proceed for the following reasons:

- The land is too close to a watercourse
- The proposed rezone is contrary to Council and State waterway guidelines
- It is within a flood way, and subject to inundation on a regular basis
- If the land were to be sold, it should be at public auction, to maintain Council's policy of transparency in transactions, and obtain the best price for Wodonga
- Council should abide by the outcome of this committee, unlike it has with other particular panel hearing recommendations. Who will select the committee members and what are their fields of expertise needs to be clear to establish an impartial committee.

While all of the above points must be considered by Council, comments 1-3 and 5 refer to issues that would normally be addressed as a part of the Planning Scheme Amendment proposed for this parcel of land. They are not impacted by a change in ownership. Council is presently seeking the approval of the Minister to proceed with the Planning Scheme Amendment, which also provides for a period of public exhibition at which time the above comments can be addressed.

In terms of Item 4 requesting sale by public auction, Council has followed the required procedure in relation to the Local Government Act. Section 189(2)b) which states “before selling or exchanging the land Council must obtain from a person who holds the qualifications or experience specified under section 13DA(1A) of the Valuation of Land Act 1960, a valuation of the land which is made not more than 6 months prior to the sale or exchange”.

The valuation was obtained and there is no requirement for a Public Auction.

This parcel of land is small in area, odd in shape and is encumbered by a wide power easement and sewer easement, making it of little or no value to anyone except the adjoining owner. The adjoining owner has agreed to pay the valuation price.

RECOMMENDATION

1) That, subject to rezoning, the land known as 14 Kendall Street Wodonga, being land described in Certificate of Title Vol.10104 Fol. 788 (LP110190), be sold and the Chief Executive Officer be authorised to execute a Contract of Sale of the land on the terms and conditions agreed between Council and the purchaser without further resolution of Council.

2) That the person making the submission under Section 223 of the Local Government Act be informed of Council’s decision and advised in terms of the report of the reasons for that decision.

Councillors Speedie/Wicks

- 1) That, subject to rezoning, the land known as 14 Kendall Street, Wodonga, being land described in Certificate of Title Vol. 10104 Fol. 788 (LP110190), be sold and the Chief Executive Officer be authorised to execute a Contract of Sale of the land on the terms and conditions agreed between Council and the purchaser without further resolution of Council.
- 2) That the person making the submission under Section 223 of the Local Government Act be informed of Council’s decision and advised in terms of the report of the reasons for that decision.

CARRIED 2008-6

9.2 Sale of Land – 15 South Street Wodonga

Contracts are under preparation for the sale of Council land described as PT CA 20 Section K, Parish of Wodonga, County of Bogong and known as 15 South Street Wodonga as shown on the plan attached at appendix C.

The land is required for a proposed commercial redevelopment associated with the Business 1 Zoning.

Under Section 189 of the Local Government Act 1989 before Council sells or exchanges land it must :

- Ensure that public notice of its intention to do so is given at least 4 weeks prior to selling or exchanging the land, and
- Obtain from a proper registered valuer, a valuation of the land that is not made more than 6 months prior to the sale or exchange

Under section 223, a person has a right to make a submission on the proposed sale, and such submissions are required to be received within 14 days of Public Notice being given.

Any person who has made a written submission and requested that he or she be heard in support of the written submission is entitled to appear in person or by a person acting on his or her behalf before a meeting of Council or a Committee.

RECOMMENDATION

- 1) In accordance with Sections 189 and 223 of the Local Government Act, public notice be given of the intention to sell land known as 15 South Street Wodonga being land described as PT CA 20 Section K, Parish of Wodonga, County of Bogong and shown on the plan attached at appendix C.
- 2) The public notice specify that written submissions must be received within 14 days of publication of the notice.
- 3) Any submissions received within 14 days of the notice pursuant to S223 of the Local Government Act 1989 be considered by Council; and
- 4) If no submissions are received within 14 days of the notice, Council resolve to sell the land and the Chief Executive Officer be authorised to execute a Contract of Sale of the land on the terms and conditions agreed between Council and the purchaser, without further resolution of Council.

Councillors De Kruiff/Wicks

- 1) In accordance with Sections 189 and 223 of the Local Government Act, public notice be given of the intention to sell land known as 15 South Street Wodonga being land described as PT CA 20 Section K, Parish of Wodonga, County of Bogong and shown on the plan at appendix C
- 2) The public notice specify that written submissions must be received within 14 days of publication of the notice.
- 3) Any submissions received within 14 days of the notice pursuant to S223 of the Local Government Act 1989 be considered by Council; and
- 4) If no submissions are received within 14 days of the notice, Council resolve to sell the land and the Chief Executive Officer be authorised to execute a Contract of Sale of the land on the terms and conditions agreed between Council and the purchaser, without further resolution of Council.

CARRIED 2008-7

10.Sustainable Development Director's Report

10.1 Building Report – December 2007

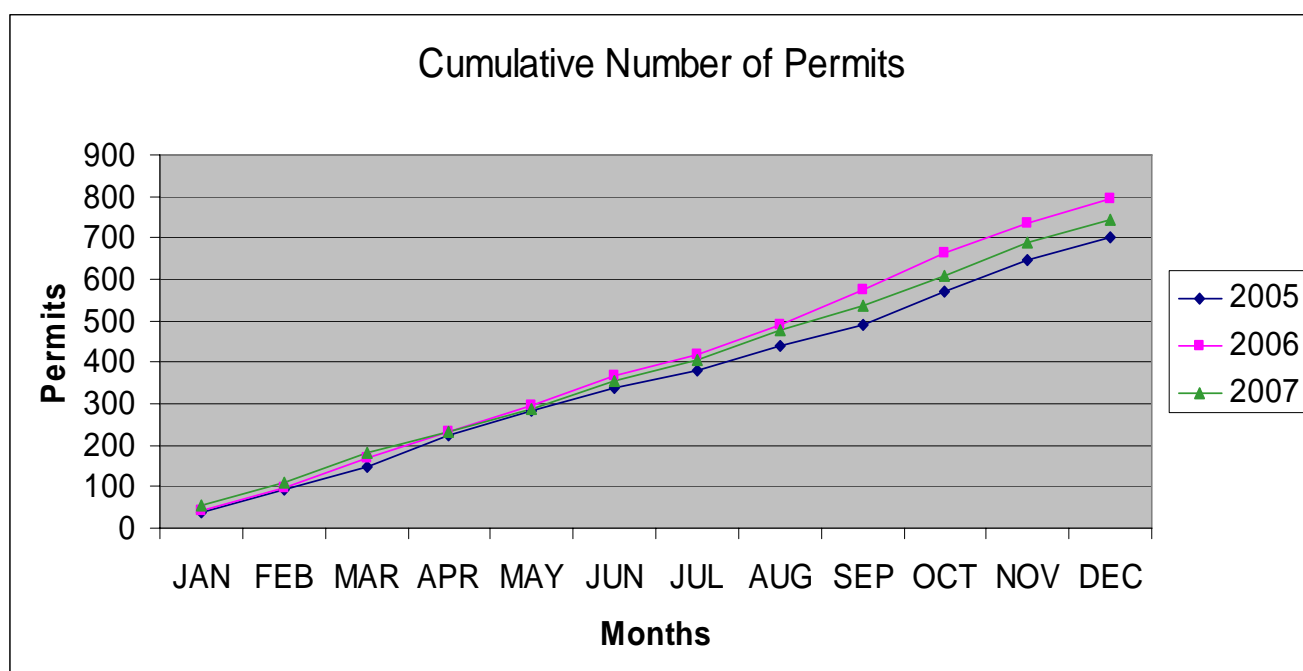
The value of Building Permits issued in Wodonga from 1st DECEMBER 2007 to the 31st DECEMBER 2007 is \$ 8,026,504.95

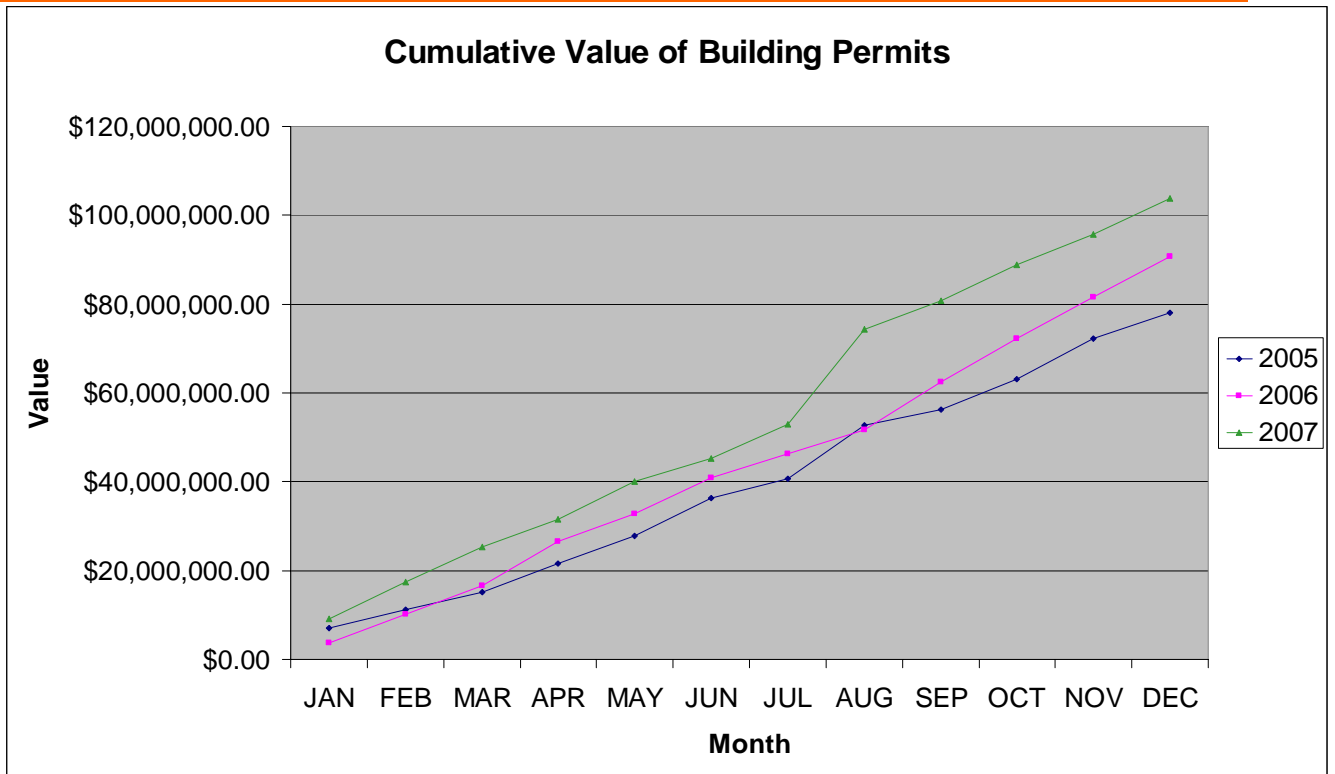
Details of the building approvals in excess of \$100,000.00 are as follows

Permit No	Value	Construction	Address
2007/444/COA	\$180,000	SHOP FITOUT	4/55-71 ELGIN BLVD WODONGA
2007/393/COM	\$585,000	CAFÉ & BOOKSHOP	LATROBE UNIVERSITY 133 MCKOY ST WEST WODONGA
2007/380/DWELL	\$180,000	DWELLING	2/41 SANCTUARY BLVD WODONGA
2007/434/DWELL	\$193,500	DWELLING	LOT 7 HILLANDALE CRT BONEGILLA
2007/445/DWELL/1	\$295,000	DWELLING STAGE 1 - SHED	LOT 6 HILLANDALE CRT BONEGILLA
2007/448/DWELL	\$257,965	DWELLING	388 BEECHWORTH RD WODONGA
2007/433/IND/1	\$450,000	EXTENSION TO FACTORY STAGE 1	4 TURNER CRT WODONGA
2007/256/PBSDWL	\$1,450,000	DWELLING & GUEST HOUSE	389 BOYES RD LENEVA
2007/279/PBSDWL	\$299,000	DWELLING	31 CLARENDON AVE WODONGA
2007/305/PBSDWL	\$225,533	DWELLING	38 STREETS RD LENEVA
2007/307/PBSDWL	\$233,000	DWELLING	51 CASTLE CREEK RD WODONGA
2007/312/PBSDWL	\$324,100	DWELLING	56 GOLFLINKS AVE WEST WODONGA
2007/315/PBSDWL	\$268,166	DWELLING	108 BREWER DVE WEST WODONGA
2007/325/PBSDWL	\$176,151	DWELLING	8 CORIANDER ST BARANDUDA
2007/331/PBSDWL	\$310,000	DWELLING	9 MCLEISH CRT WEST WODONGA
2007/334/PBSDWL	\$145,477	DWELLING	20 CARAWAY ST BARANDUDA
2007/336/PBSDWL	\$149,385	DWELLING	22 CARAWAY ST BARANDUDA
2007/276/PBSIND	\$1,200,000	4 WAREHOUSE SHOW ROOMS	11 STEAD ST WEST WODONGA
2007/321/PBSIND	\$100,000	WAREHOUSE EXTENSIONS & ALTERATIONS	5 FOOTMARK CRT WEST WODONGA
2007/231/PBSUTS/1/2	\$320,000	2 DWELLING UNITS	UNIT 1 & 2, 1 BOYD CRT BARANDUDA

Building Activity in the City of Wodonga December 2007 (Nov 07)

- Total number of building permits issued in Wodonga 57 (76)
- Total Number of dwellings approved in Wodonga (Dwellings & Units) 15/2 (15/5)
- Total Number of permits relating to commercial & Industrial Works in Wodonga 8 (7)
- Percentage of work approved by Council 64.91% (56. 58%)
- Number of permits approved **outside** Wodonga - Victoria 0 (0)
- Number of permits approved **outside** Wodonga - NSW 1 (9)





RECOMMENDATION

For information only.

10.2 Statutory Planning Report – December 2007

The Manager Statutory Planning has approved 16 permits including permit amendments by delegation from 1st December 2007 to 31st December 2007. Significant applications considered in the last month include:-

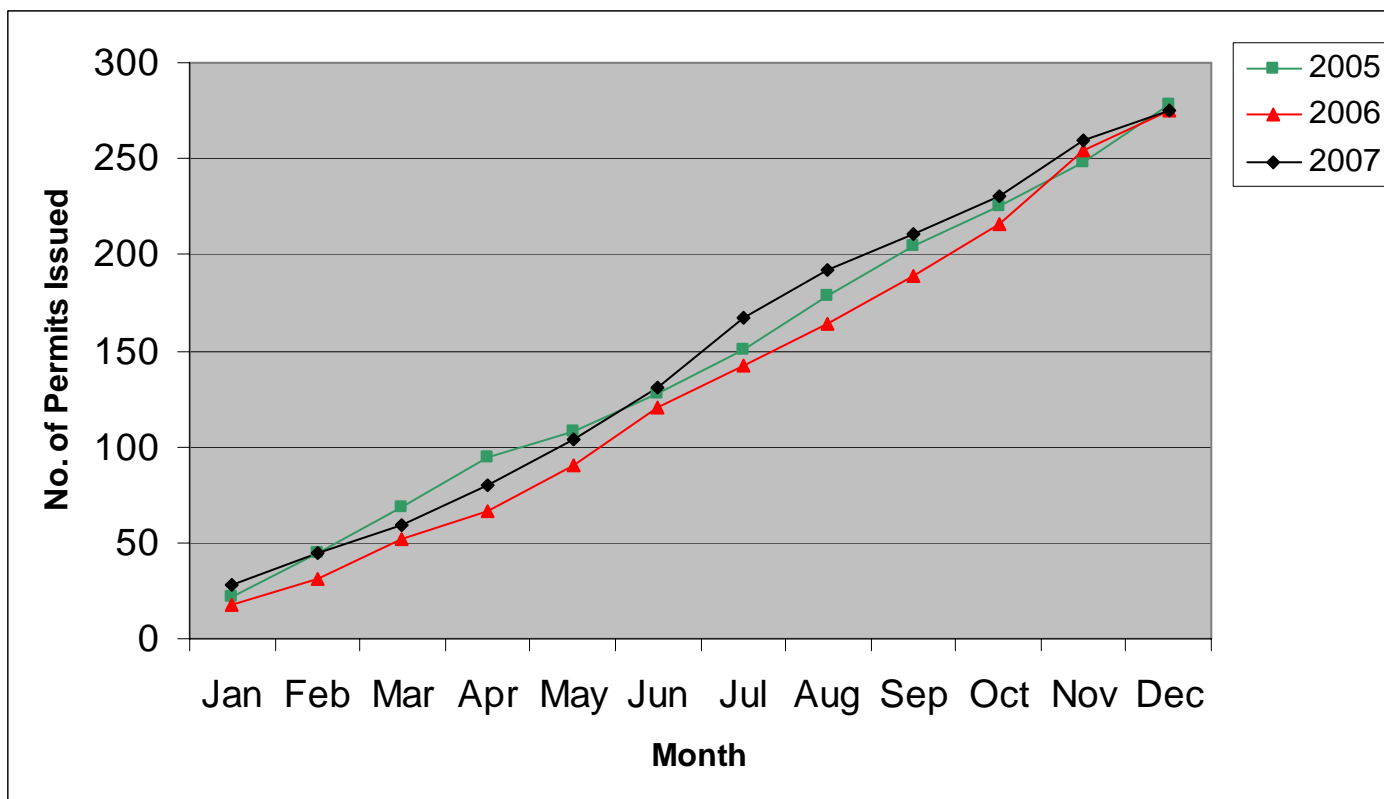
Permits approved in December 2007

Permit No	Use/Development	Applicant	Site Address
2007/185	Construct and use a Medical Centre	Mr L Belci	36 Vermont Street
2007/200	Development of Asphalt Batching Plant and associated buildings and works, and deletion of Clause (e) of Covenant AB213793S from the title for Lot 4 PS527132U	EDM Group	26 Moloney Drive
2007/242	Development and use of land for the purposes of a Display Home and advertising signage	GJ Lewis Homes (Wodonga) Pty Ltd	9 Bremer Avenue

Permits refused in December 2007

None

A comparison of monthly permits/amendments issued for previous years follows:-



RECOMMENDATION

For information only.

11. Documents to be Signed and Sealed

11.1 Minutes of the Ordinary Meeting of Council held on Monday 17 December 2007

RECOMMENDATION

That the Minutes of the Ordinary Meeting of Council held on Monday 17 December 2007 be signed and sealed.

Councillors Wicks/De Kruiff

That the Minutes of the Ordinary Meeting of Council held on Monday 17 December 2007 be signed and sealed

CARRIED 2008-8

11.2 Section 173 Agreement – 1 Ian Court, Wodonga (306830)

On 4 January 2007, planning permit 2006/202 was issued for the construction of a second dwelling and subdivision at 1 Ian Court Wodonga. The planning permit was subsequently amended on 8 January 2008 and is now referred to as 2006/202/A.

Condition 10 of the planning permit required that the land owner enter into an Agreement pursuant to Section 173 of the Planning & Environment Act 1987 to require fencing of the new lot adjoining public recreation reserve to be designed to afford a minimum 50% transparency for half the length of the property boundary between public and private land such that the residents of any future dwelling on the site will maintain clear observation and surveillance of the adjoining public open space. This requirement is supportive of principles espoused in *Safer Design Guidelines for Victoria*.

Such an Agreement has now been signed by the owner and requires execution by Council.

RECOMMENDATION

That the Section 173 Agreement relating to land known as 1 Ian Court Wodonga, in accordance with the requirements of condition 10 on planning permit 2006/202/A, be signed and sealed.

Councillors Wicks/Hanuska

That the Section 173 Agreement relating to land known as 1 Ian Court Wodonga, in accordance with the requirements of condition 10 on planning permit 2006/202/A, be signed and sealed.

CARRIED 2008-9

12.Competitive Tendering Report

Key Competitive Tendering activities for the month of December 2007

Tenders advertised / quotations issued

071080 – Stanley Street Drainage Extension-Smythe Street to Boronia Place

Tenders / Quotations Closed

071072 – Wodonga Traffic Study & Traffic Projections

071073 – Construction of Roche Dr & Albertson Road Extension-LOGIC Industrial Subdivision

071076 – Construction of Gateway Lakes Change Facility

Tenders / Quotations Under Evaluation

071016 – Provision of Wodonga Heritage Study

071060 – Demolition of Mildren House, Barnawartha

071061 – Construction of Smythe Street Carpark

071062 – Hovell Street Drain Extension between Huon Street & Railway Line

071069 – North East Greenhouse Alliance Biodiesel Trial

071072 – Wodonga Traffic Study & Traffic Projections

071075 – Provision of Road Condition Data

071076 – Construction of Gateway Lakes Change Facility

071078 – Construction of Pedestrian Crossing Cnr Lawrence & Railway Street

071079 - Alterations & Improvements to Bus Bays in Woodland, Brockley & Wilson Streets

071080 – Stanley Street Drainage Extension-Smythe Street to Boronia Place

Contracts Awarded (by Delegate)

Council

071073 – Construction of Roche Dr & Albertson Road Extension-LOGIC Industrial Subdivision

CEO

071054 – Spray Seal & Resealing Program 2007-2008

071065 – Provision of Small Street Sweeper Services

071066 – Supply & Installation of LED Signage

071067 – Design, supply & Installation of Signage

Manager Customer & Competitive Services

Nil

Tenders / Quotations Cancelled or Not Awarded

Nil

Variations / Extensions

040877 – Provision of Cleaning Services

RECOMMENDATION

For information only.

Councillors Speedie/De Kruiff

That standing orders be suspended for the purpose of question time, the time being 6.39pm.

CARRIED 2008-10

13. Question Time

1. One question was received from Wendy Cooksey regarding
 - ◇ The Production cost of Council’s residents newsletter, *CityLife*.A written response was read out and a copy forwarded to Wendy Cooksey.

Councillors Hanuska/Speedie

That standing orders be resumed, the time being 6.41 pm.

CARRIED 2008-11

Meeting Closed at 6.41 pm.

Chairperson

Date

APPENDIX A

FINANCE REPORT – DECEMBER 2007



**LIVE
WORK
INVEST**

1. Income Statement

INCOME STATEMENT

All Divisions except Ostek

December - 2007

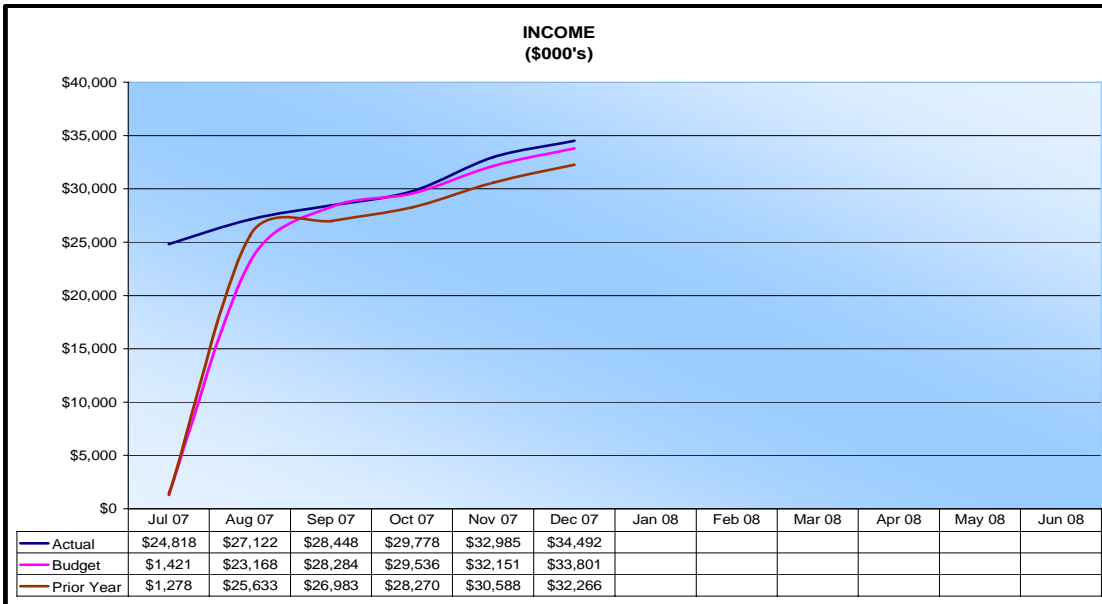
Division excludes Ostek Operating Business Units	-----YTD-----			-----Full Year Budget-----	
	Actual	Budget	Variance	Forecast	Adopted
Income					
100 - Rates & Garbage Charges	23,315,442	23,106,388	209,054	23,690,363	23,690,363
105 - User Charges 1.	3,981,637	3,573,955	407,682	6,948,080	6,825,080
110 - Interest Income 2.	228,365	110,507	117,858	430,859	430,859
115 - Grants	3,551,971	3,359,186	192,785	6,579,130	6,693,411
120 - Internal Income	2,988,260	3,145,991	(157,731)	6,270,773	6,270,773
125 - Other Income 3.	426,489	504,998	(78,509)	978,000	951,000
Total Income	34,492,165	33,801,025	691,139	44,897,205	44,861,486
Expenditure					
200 - Employee Costs	8,867,546	9,012,864	(145,318)	18,339,476	18,457,640
300 - Internal Expenditure	1,994,275	2,103,999	(109,723)	4,219,926	4,266,428
310 - Materials & Contracts 4.	6,609,904	7,385,166	(775,262)	14,074,096	13,418,130
315 - Interest Expense 5.	770,198	981,673	(211,475)	1,693,438	1,693,438
320 - Depreciation	0	7,500	(7,500)	4,866,134	4,866,134
325 - Other Expense 6.	760,999	849,464	(88,465)	1,640,405	1,603,405
Total Expenditure	19,002,922	20,340,666	(1,337,743)	44,833,475	44,305,175
Net Profit / (Deficit)	15,489,243	13,460,360	2,028,883	63,730	556,311

General Variances

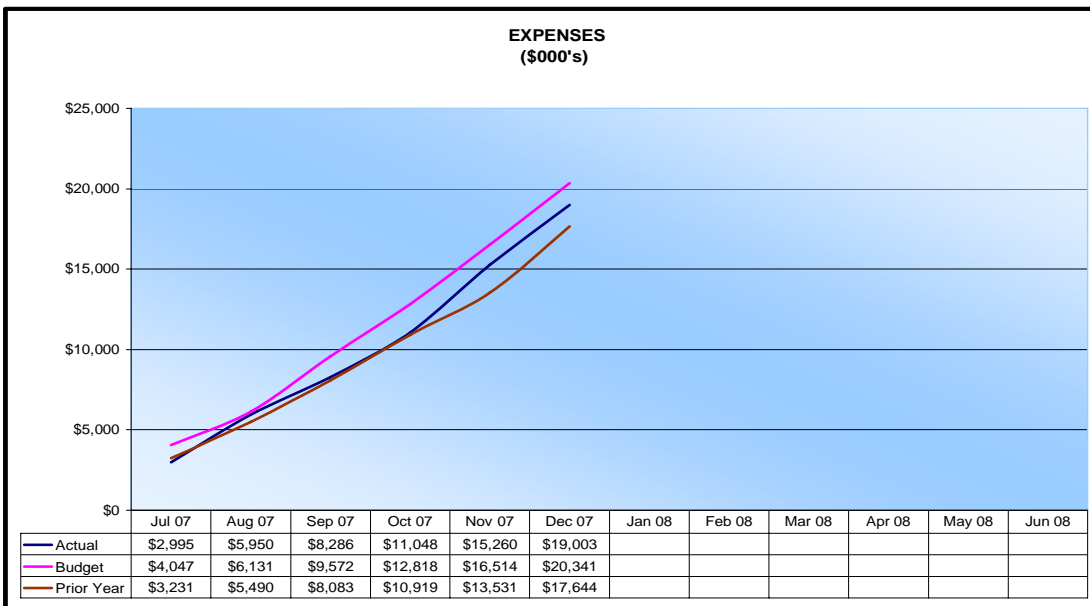
Factors such as higher interest income and saleyard fees, and timing issues relating to loan repayments and Council expense contributions leading to lower expenditure, have resulted in Council's net profit being \$2m higher than budget.

Specific Variances

1. Saleyards fees and charges are in excess of \$300k of the original budget due to the dry conditions.
2. Interest income is greater than budget because the loan taken out earlier in the year is on investment.
3. Ostek return to Council budgeted for December yet to be processed.
4. Under budget items include Waste Management \$147k due to outstanding invoices yet to be processed, Finance & Rates \$72k due to valuer invoices yet to be received and Business Development/Promotion \$120k due to the timing of the various marketing initiatives. This discrepancy will narrow in coming months as further marketing and business support projects are undertaken.
5. Due to Council paying out a loan and taking out a new loan, this has changed the timing of the interest instalments.
6. Contributions to Albury-Wodonga Parklands not yet paid, awaiting documentation.



* Income is broadly tracking both Budget and Prior Year. Factors including higher Interest Income and Saleyards Fees have resulted in Income being \$690k more than Budget.



* Expenses are broadly tracking both Budget and Prior Year. Factors including timing of payments for ongoing contracts relating to Waste Management and Property Valuations, and Interest payments due to loan restructuring, have resulted in Expenses being \$1,338k less than Budget.

2. Capital Works

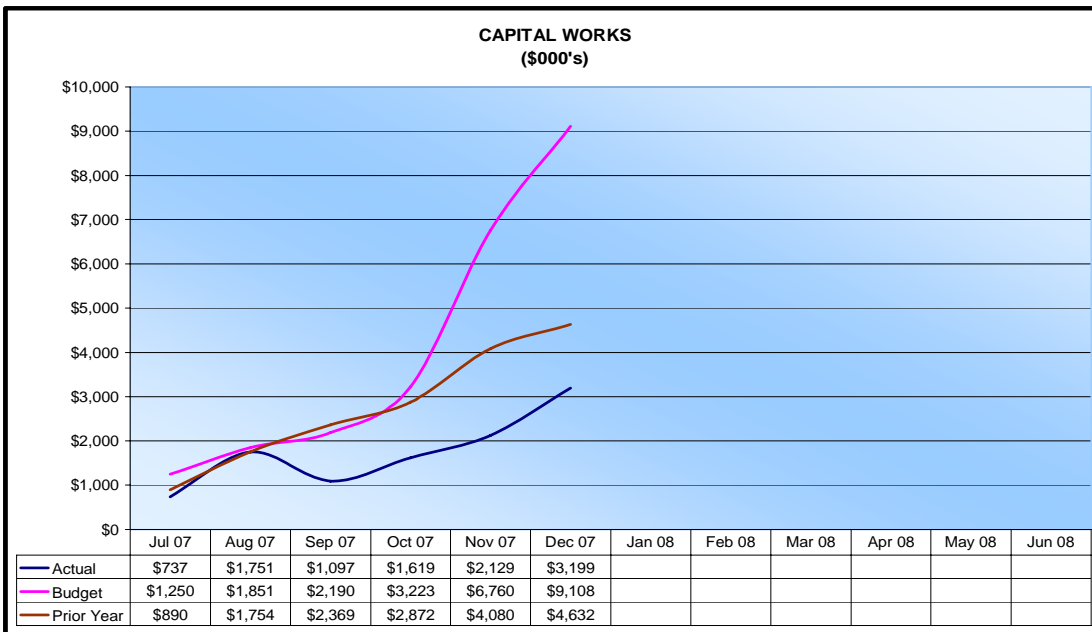
Budgeted Statement of Capital Works

For the Period Ending
December - 2007

	-----YTD-----			-----Full Year Budget-----	
	Actual	Budget	Variance	Forecast	Adopted
CAPITAL PURCHASES					
Information Services Capital	92,162	199,300	(107,138)	408,600	273,600
Miscellaneous Capital	9,641	0	9,641	446,650	446,650
LOGIC	14,644	0	14,644	1,250,000	1,250,000
Baranduda Industrial Site	12,144	0	12,144	0	0
	128,590	199,300	(70,710)	2,105,250	1,970,250
CAPITAL UPGRADES					
Bridges Capital	54,471	40,002	14,469	95,000	95,000
Carparking Capital 1.	(128,605)	166,752	(295,357)	806,752	715,000
Cbd Capital	193,611	160,103	33,508	639,462	2,150,000
Cycle Paths Capital 2.	16,238	146,550	(130,312)	111,550	130,000
Design Capital	16,539	43,250	(26,711)	86,500	86,500
Drainage Capital 3.	166,166	281,260	(115,094)	281,260	295,000
Saleyards Capital 4.	32,483	239,074	(206,591)	438,574	399,000
Gateway Capital 5.	172,373	86,074	86,299	196,074	255,000
Information Services Capital	100,648	37,183	63,465	487,183	517,183
Kerb & Channel Capital	39,299	0	39,299	0	0
Landscaping Capital	186,506	249,195	(62,689)	456,695	448,000
Miscellaneous Capital 6.	49,778	534,786	(485,008)	768,488	768,488
Playgrounds Capital 7.	52,827	210,199	(157,372)	305,196	315,001
Recreation Reserves Capital 8.	188,057	(356,865)	544,922	4,176,167	4,838,032
Roads Capital 9.	118,856	738,958	(620,102)	2,286,958	1,877,960
Road Funding Capital	103,461	0	103,461	0	0
WSLC Capital	20,122	118,300	(98,178)	340,800	340,800
Street Lighting Capital	12,349	67,500	(55,151)	185,000	185,000
Subdv & Works At Other Cost Capital	111,389	0	111,389	0	0
Traffic Management Capital	106,822	170,000	(63,178)	290,000	290,000
Community Facilities Capital 10.	21,031	2,127,500	(2,106,469)	1,730,000	1,730,000
LOGIC 11.	264,846	1,294,996	(1,030,150)	5,690,000	5,690,000
Roads to Recovery	198,654	192,272	6,382	(58,550)	(250,822)
Racecourse Precint/Exhibition Centre	16,452	15,000	1,452	50,000	50,000
	2,114,373	6,562,089	(4,447,715)	19,363,109	20,925,142
MAINTENANCE - REFURBISHMENTS					
Building Capital 12.	33,450	618,902	(585,452)	979,900	985,000
Bridges Capital	0	(3,713)	3,713	43,787	47,500
Cycle Paths Capital	1,273	1,273	(0)	1,273	0
Drainage Capital	(28,648)	16,371	(45,019)	202,371	206,000
Saleyards Capital	10,469	21,128	(10,659)	42,255	42,255
Footpath Capital	113,572	195,000	(81,428)	445,000	445,000
Information Services Capital	0	22,500	(22,500)	25,000	5,000
Kerb & Channel Capital	0	37,500	(37,500)	75,000	75,000
Landscaping Capital	10,335	80,000	(69,666)	130,000	100,000
Miscellaneous Capital 13.	441,837	952,560	(510,723)	1,002,560	1,002,560
Plant Capital	364,383	362,496	1,887	725,000	725,000
Roads Capital	9,610	0	9,610	949,568	949,568
WSLC Capital	0	42,500	(42,500)	85,000	85,000
	956,280	2,346,517	(1,390,237)	4,706,714	4,667,883
TOTAL CAPITAL	2,242,964	6,761,389	(4,518,425)	21,468,359	22,895,392
TOTAL MAINTENANCE	956,280	2,346,517	(1,390,237)	4,706,714	4,667,883
GRAND TOTAL	3,199,244	9,107,906	(5,908,662)	26,175,073	27,563,275

Specific Variances

1. Developer contributions of \$255k have been raised for Hume St Carpark. Also waiting on Telstra to sign licence.
2. KVH to MVH cyclepath has not commenced. Seeking State funding \$133k.
3. Huon drainage works are behind budget \$40k and Racecourse Water re-use is ahead of budget \$45k. Golf Course drainage deferred as negotiations with SS&A Club are ongoing \$140k.
4. Capital works are usually carried out at the Saleyards in the last 4 months of the year, when cattle numbers are lower.
5. Pontoon \$50k and Toilet \$30k yet to commence. Gateway Lakes, Entrance Feature and Landscaping over budget \$165k.
6. Melrose Drv Duplication \$292k and Landfill works \$146 behind budget. Sale of 126 Melb. Rd ahead of schedule.
7. Cambourne Park playground has commenced. Les Stone playground works to commence in January.
8. Silva Drive Pavillion upgrade is currently under design. La Trobe Soccer and St Monica's Oval irrigation have commenced, however, no contract payments have been made. The Tennis Centre fencing has not commenced.
9. Tender for Murray Valley Hwy/Alpine Views RAB road has been let and works are due to commence. Whyte's Rd works have commenced.
10. The upgrade of the Civic Centre has not commenced.
11. The rail and road infrastructure at Logic has not commenced.
12. Work on chiller replacement at City Offices yet to commence.
13. The property acquisitions full year budget has been allocated to July, however, not all property acquisitions have been settled.



* Capital Spend is broadly tracking the pattern of the Prior Year. Compared to Budget, however, there is a large discrepancy, primarily due to work not having commenced as yet on major projects such as the Civic Centre Upgrade and the Road and Rail Upgrades at Logic. This has resulted in Capital Spend being \$5,909k less than Budget. If these projects are commenced, this discrepancy should stabilise and, depending on how they progress, should narrow.

APPENDIX B

Kendall Street Plan



**LIVE
WORK
INVEST**

LP110190

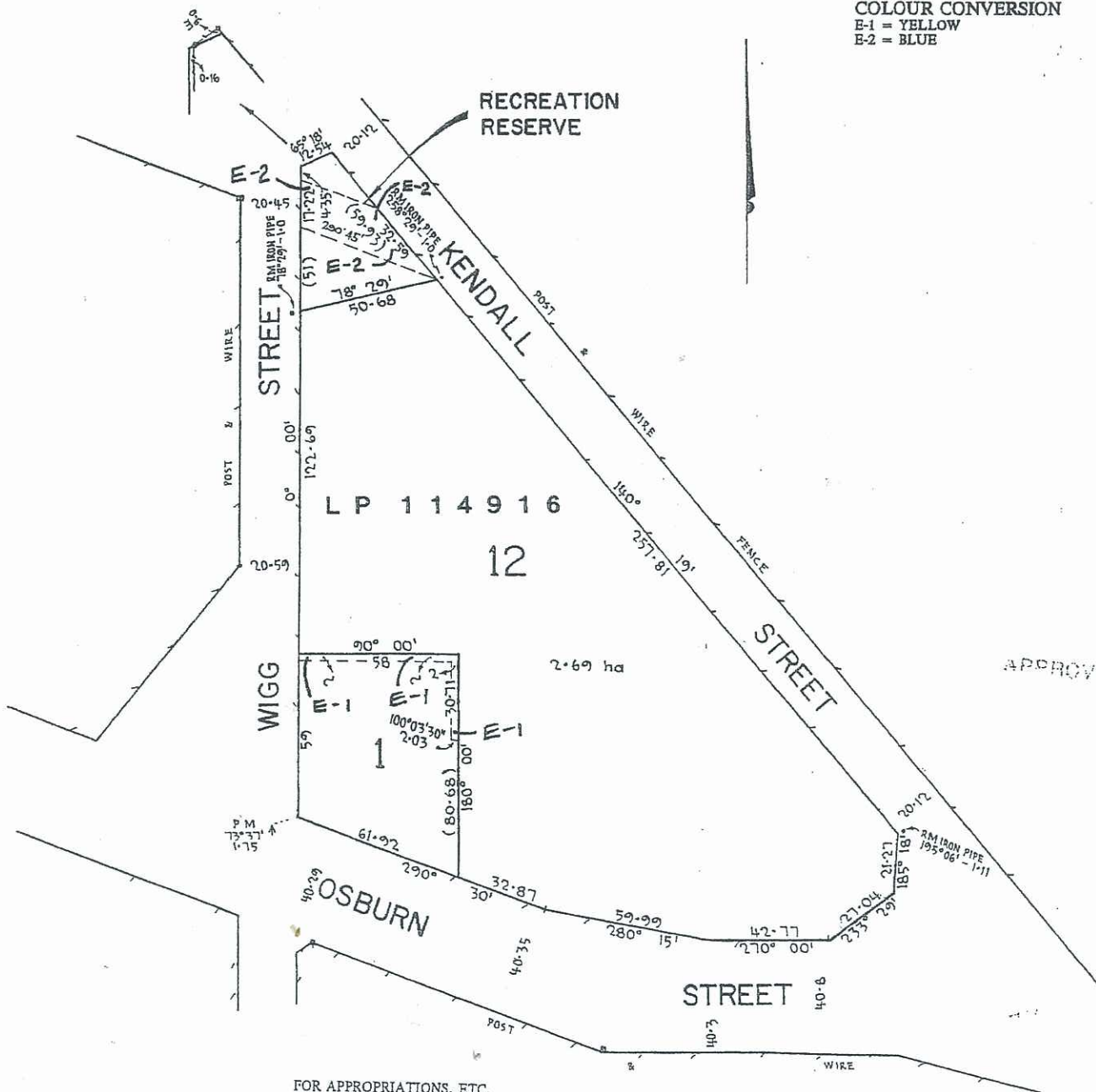
EDITION 1

APPROVED 7/11/73

PLAN OF SUBDIVISION OF: PARTS OF CROWN ALLOTMENTS L & 2 SECTION A7 TOWNSHIP OF WODONGA PARISH: WODONGA COUNTY: BOGONG SCALE 1:1250 LENGTHS ARE IN METRES	APPROPRIATIONS	ENCUMBRANCES & OTHER NOTATIONS
	DRAINAGE - YELLOW	THE LAND COLOURED BLUE IS ENCUMBERED VIDE C-E C452471

COLOUR CONVERSION

E-1 = YELLOW
E-2 = BLUE



APPROVED

FOR APPROPRIATIONS, ETC,
SEE BACK HEREOF

APPENDIX C

SALE OF LAND - 15 SOUTH STREET



**LIVE
WORK
INVEST**

SALE OF LAND - 15 SOUTH STREET

