

Economic Partnerships Project

Monthly Report

March 2014

BACKGROUND

This report provides a review of the projects being conducted within the Shire by the Business Services and Tourism department and the Planning and Development Services department.

Economic growth remains a top priority within the Business Services and Tourism department and the Planning and Development Services departments, with both teams focused on supporting business and development within the Shire, through making the most of the strengths and comparative advantages of the Northern Grampians area, together with engagement with businesses and communities across the municipality.

This Partnership supports a number of projects being carried out across the Northern Grampians Shire, and this report will highlight current projects which involve planning for the townships of Stawell, St Arnaud, Halls Gap and Great Western.

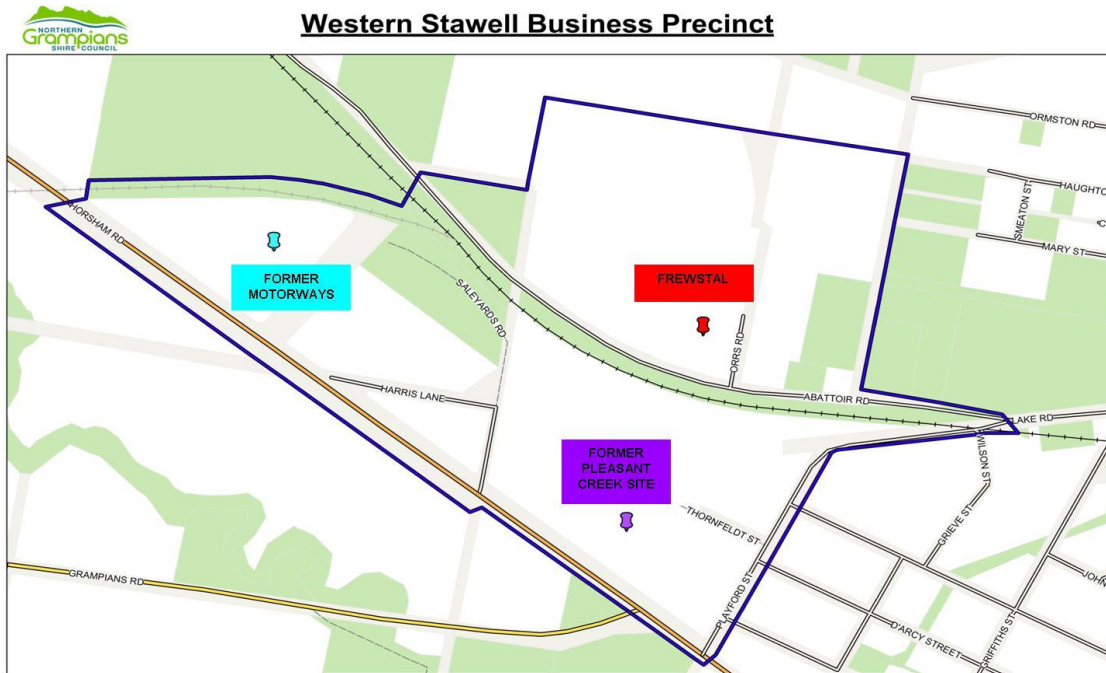
WESTERN STAWELL BUSINESS PRECINCT

This project involves the development of a Master Plan for a triangle of industrial and business zoned land located on the western edge of Stawell, fronting onto the Western Highway, and approximating 100Ha in size. The area includes, but is not limited to, three prime industrial sites and consists of private and crown land, which is serviced by Council and VicRoads road infrastructure and VLine rail. The land is generally in disrepair which detracts investors from considering opportunities in the area.

This project will provide a well-planned approach and include consultation with all stakeholders. The project aims to:

- Bring together key stakeholders to develop partner roles and responsibilities
- Identify and assess community, business, commercial and industry need for the precinct and growth opportunities
- Conduct commercial feasibility testing
- Develop a concept to deliver the above
- Map out next steps and timelines in the development process (including approvals and consistency with planning scheme)
- Prepare design guidelines and other technical supporting information
- Prepare Development Plan for improved infrastructure and transport logistics
- Develop costing's to deliver the Development Plan
- Prepare a Development Contributions Plan
- Conduct financial and business planning for the proposed precinct

- Prepare a Development Strategy (including industry investment and marketing strategies)
- Develop governance and management models
- Prepare planning application (if required).



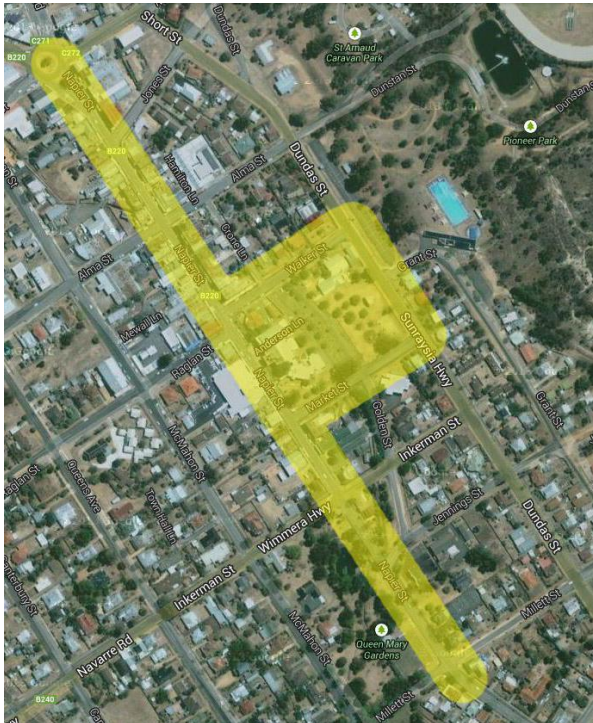
Map shows the area defined in the Western Stawell Business Precinct project.

ST ARNAUD CIVIC PRECINCT PLAN

St Arnaud is set apart from other towns in the region due to the strong heritage values in its buildings, gardens, shop fronts and verandas, as well as the stories that have been carefully preserved by the local community. A plan for better presentation, restoration and utilisation of these assets is needed, along with increased accessibility and access for community groups to these assets. The Civic Precinct Plan is much more than a list of street works; it works towards a vision for St Arnaud, articulating a plan for investment and project delivery in line with community needs and expectations. It includes actions that will support St Arnaud to communicate its values and history more widely, involve a wide range of the community, and act as an invitation to visitors to experience the town. Identification of strategic investment opportunities, including private and government investment will assist in harnessing the community spirit for the longer-term project of re-imagining a future for St Arnaud based on its creative and cultural heritage. To date, the following components of the plan have been completed:

- A thorough audit has been undertaken of the St Arnaud Town Hall building and other buildings in the civic present area

- One on one meetings have been held between members of the St Arnaud community and the consultants undertaking the project
- A community consultation forum was held on 22nd January where the initial plan was presented to the community
- Further feedback and consultation followed this forum
- The launch of the completed St Arnaud Civic Precinct Plan will take place on Tuesday 8th April where the vision and recommendations will be presented to the community.



Map showing the St Arnaud Civic Precinct area.

HALLS GAP RESORT TOWN

Tourism brings around \$70 million per year to the Northern Grampians Shire, with \$52 million generated in Halls Gap. Identified by Tourism Victoria as a priority 'nature based tourism destination, the busy tourist village welcomes more than half a million visitors from around the world each year. Council is helping the tourism sector build on its strengths to create a successful and sustainable business environment and has established a Project Control Group (PCG) to investigate the planning and development of Halls Gap as a Tourist Resort Town.

Among the issues that Council has sought the PCG to investigate are:

- A strategy to strengthen and improve commercial retail offerings

- A strategy to encourage public and private investment to improve product which enhances the visitor experience.
- Opportunities which are identified through projects and research facilitated by Grampians Tourism including the Grampians Destination Management Plan, Peaks Trail and the proposed Digital Strategy
- Opportunities to develop public infrastructure, building on recent and current projects such as the Halls Gap Community Hub
- To provide input into the review of services, and policies contained in the Northern Grampians Planning Scheme

GREAT WESTERN FUTURE PLAN

This project will deliver a comprehensive plan for the provision of a strategic approach to the future of Great Western, post connection of sewerage in 2013, and the planned bypass of Great Western to be undertaken within the next five to ten years. The plan is intended to provide a positive focus for the community that will guide new development, encourage investment and identify opportunities for the housing market. It will also review sporting and recreation facilities in conjunction with the Northern Grampians Shire Council Recreation Open Space Strategy 2013, and conduct an audit on current tourism product while making recommendations on opportunities to increase visitation and yield in the tourism sector. The following actions have been completed to date:

- One on one meetings have been held between members of the Great Western community and the consultants undertaking the project
- A community conversation meeting was held on 11th March where the initial plan was presented to the community
- Further feedback and consultation followed the community meeting
- The launch of the completed St Arnaud Civic Precinct Plan will take place on Tuesday 1st April where the final draft of the Future Plan will be presented to the community.



Map shows township of Great Western and proposed bypass

PLANNING AND BUILDING PERMITS

Following is a summary of both Planning and Building Permit activity in the Northern Grampians Shire for the period 1 February to 28 February 2014 inclusive.

PLANNING PERMITS

Planning Permits Issued	No.	Value
Permits issued YTD in 2014	12	\$ 5,852,830
Permits issued YTD in 2013	23	\$ 2,754,670
Permits issued in February 2014	9	\$ 5,584,830
Permits issued in February 2013	13	\$ 1,499,085
Permits under consideration	23	\$ 9,347,500

A specific breakdown of the Planning Permit values issued and those under consideration by areas in February 2014 is now provided as follows:

STAWELL

	February	YTD	Under Consideration
Business	\$180,600	\$ 180,600	\$ 7,000,000
Residential		\$ 18,000	\$ 880,000
Other			
Total	\$ 180,600	\$ 198,600	\$ 7,880,000

ST ARNAUD

	February	YTD	Under Consideration
Business	\$ 8,500	\$ 8,500	
Residential			
Other	\$ 8,000	\$ 8,000	
Total	\$ 16,500	\$ 16,500	\$ 0

HALLS GAP

	February	YTD	Under Consideration
Business			
Residential		\$ 250,000	\$ 802,000
Other			\$ 250,000
Total	\$ 0	\$ 250,000	\$ 1,052,000

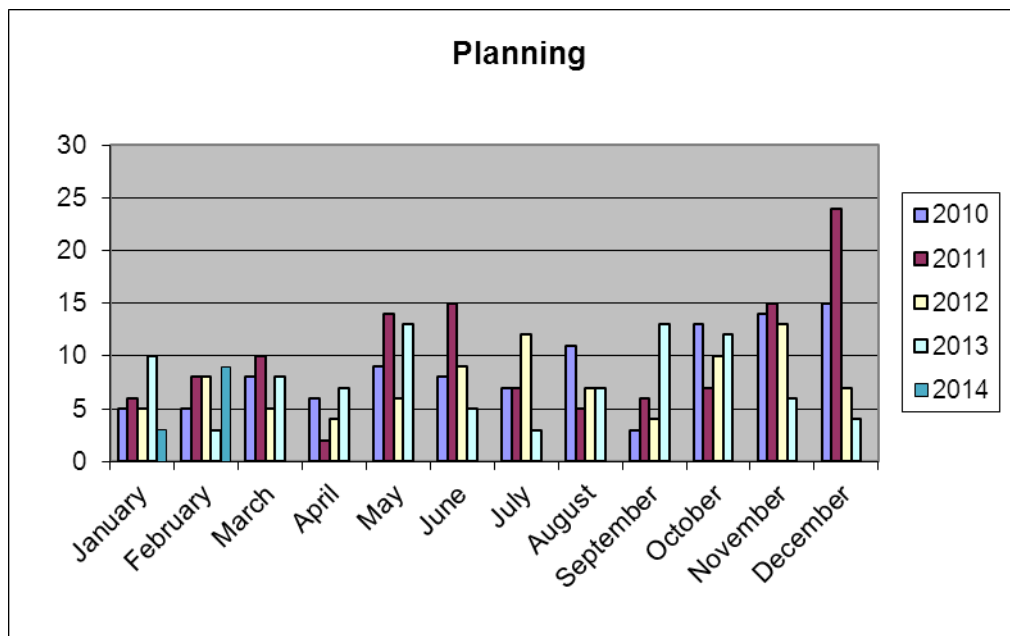
OTHER AREAS

	February	YTD	Under Consideration
Business	\$ 5,380,000	\$ 5,380,000	\$ 5,000
Residential	\$ 7,730	\$ 7,730	\$ 410,000
Other			\$ 500
Total	\$ 5,387,730	\$ 5,387,730	\$ 415,500

SUBDIVISION

	No. of Applications	No. of Lots
Residential	4	12
Industrial	1	2

**Figure No. 1 Historical Comparison of Planning Permits Issued (No's)
January – December 2010 – 2014**



Significant Planning Permit Applications Received

5.2013.80	25-35 Horsham Road, Stawell	Zackary Pty Ltd C/- Kevmack Planning	\$5,000,000	Development associated with materials recycling (pyrolysis tyre recycling plant) and associated works
5.2014.11.1	46 Abattoir Road, Stawell	Frewstal Pty Ltd	\$2,000,000	Development being Buildings and Works (being new processing room, 2 x store rooms, truck wash, kill floor waste pit, extension to existing loading bay and offal room) associated with an existing Abattoir.
5.2012.37.2 Amendment	66 Cemetery Road, St	Pickthall Transport Pty Ltd C/- Grampians i-	\$0	Use and Development of a Rural Industry

	Arnaud	Design		(service and repair of plant or equipment used in association with agriculture) and associated works.
5.2005.61.2 Amendment	O'Regan Street, Stawell (Plantation Drive)	Eventide Homes (Stawell) Inc	\$0	Use and Development of Retirement Village and associated works.

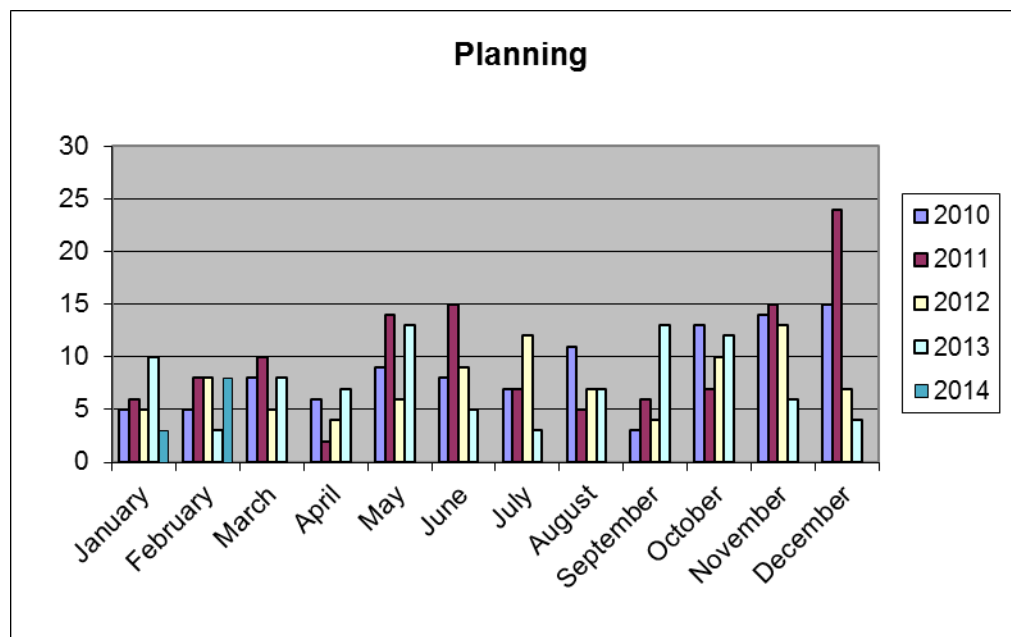
Significant Planning Permits Issued:

5.2013.90	36 Cemetery Road, Great Western	Southcorp Wines Pty Ltd C/- Grampians i-Design Pty Ltd	\$380,000	Development being buildings and works (addition and alterations to existing building) and associated works
5.2008.71.2	64 Hard Hills Road, Slaty Creek	BPL Nominees Pty Ltd C/- Scolexia Pty Ltd	\$5,000,000	Use and development of Intensive Animal Husbandry (laying, brooding and rearing of Turkeys), Caretakers residence, native.
5.2013.86.1	46 Abattoir Road, Stawell	Frewstal Pty Ltd C/- K.J.M Project Planning & Management	\$180,600	Development being Earthworks (construction of a 9.4ML Anaerobic Lagoon, de-commission Aerobic Lagoon, Convert Anaerobic Lagoon to Aerobic Lagoon) and associated works.

BUILDING PERMITS

Building Permits Issued	Council Building Surveyor	Private Building Surveyor	Total	Value
Permits issued YTD in 2014	10	9	19	\$ 1,446,745
Permits issued YTD in 2013	17	9	26	\$ 4,096,115
Permits issued in February 2014	1	7	8	\$ 1,099,885
Permits issued in February 2013	12	5	17	\$ 3,772,386

Figure No. 2 Historical Comparison of Building Permits Issued (No's) January – December 2010 – 2014



Significant Building Permits Issued:

6.2014.27	31-33 Wills Street, St Arnaud	BPL Nominees Pty Ltd	\$87,000	Installation of Hydrant & Hose reels
6.2014.29	64 Hard Hills Road, Slaty Creek	BPL Nominees Pty Ltd	\$191,500	Installation of Hydrant & Hose reels