



Minutes

Council Meeting held at 12.30 PM on Monday 2 August 2021, online via Microsoft Teams.

Present

Cr Murray Emerson (Mayor)
Cr Lauren Demspey
Cr Tony Driscoll
Cr Kevin Erwin
Cr Trevor Gready
Cr Rob Haswell
Cr Eddy Ostarcevic PhD

Ms Liana Thompson, Chief Executive Officer
Mr Vaughan Williams, Director Corporate Services
Mr Trenton Fithall, Director Infrastructure

Affirmation

We recognise the traditional owners of the land.
We are inspired by the early pioneers and by those who gave their lives for our country.
We now ask God's blessing on our deliberations
and on our commitment to build a better lifestyle and environment.

Confirmed at the meeting of Council on Monday 6 September 2021.

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1. Apologies

Nil

2. Confirmation of Minutes

Council Meeting held on Monday, 5 July 2021

RESOLUTION

That the minutes as listed, copies of which have been circulated, be confirmed and adopted.

Moved: Cr Rob Haswell

Seconded: Cr Kevin Erwin

Carried

3. Matters Arising from the Minutes

Nil

4. Presentations/Awards

Nil

5. Presentation of Petitions and Joint Letters

Nil

6. Disclosure of a Conflict of Interest at a Council Meeting

A Councillor who has a conflict of interest in a matter being considered at a Council meeting at which he or she-

(i) is present must disclose that conflict of interest by explaining the nature of the conflict of interest to those present at the Council meeting immediately before the matter is considered; or

(ii) intends to be present must disclose that conflict of interest by providing to the Chief Executive Officer before the Council meeting commences a written notice-

- advising of the conflict of interest;**
- explaining the nature of the conflict of interest; and**
- detailing, if the nature of the conflict of interest involves a Councillor's relationship with or a gift from another person, the-**
 - name of the other person**
 - nature of the relationship with that other person or the date on receipt, value and type of gift received from the other person; and**
 - nature of that other person's interest in the matter;**

and then immediately before the matter is considered at the meeting announcing to those present that he or she has a conflict of interest and that a written notice has been given to the Chief Executive Officer.

The Councillor must, in either event, exclude themselves from the decision-making process, including any discussion or vote on the matter and any action in relation to the matter and leave the Council meeting immediately after giving the explanation or making the announcement (as the case may be) and not return to the meeting until after the matter has been disposed of.

Members of Staff

A member of Council staff must disclose any conflict of interest in a matter in respect of which they are preparing or contributing to the preparation of a report for a Council meeting. They must immediately upon becoming aware of the conflict of interest, provide a written notice to the Chief Executive Officer disclosing the conflict of interest and explaining its nature.

Nil

**Northern Grampians Shire Council
20210802 Council Meeting**

7. Informal Meetings of Councillors

[Liana Thompson, Chief Executive Officer]

Council's Governance Rules require that if there is a meeting of Councillors that-

- is scheduled or planned for the purpose of discussing the business of Council or briefing Councillors;
- is attended by at least one member of Council staff; and
- is not a Council meeting, delegated committee meeting or community asset committee meeting

the Chief Executive Officer must ensure that a summary of the matters discussed at the meeting are:

- tabled at the next convenient Council meeting; and
- recorded in the minutes of that Council meeting.

The records for the period since the last Council Meeting are listed below.

↑ Date	Meeting Description	♣ Matters Considered At The Informal Meeting:	Conflict Of Interest Disclosures						
19/07/2021	Sustainable Infrastructure Briefing	8.1 Planning Application Request 8.2 Stawell Sports and Aquatic Centre Feasibility and Master Plan 8.3 Review of Budget Engagement	<table border="1"> <thead> <tr> <th colspan="3">Councillor/Officer Item Number Left Meeting?</th> </tr> </thead> <tbody> <tr> <td>Nil</td> <td>Nil</td> <td>Nil</td> </tr> </tbody> </table>	Councillor/Officer Item Number Left Meeting?			Nil	Nil	Nil
Councillor/Officer Item Number Left Meeting?									
Nil	Nil	Nil							
15/07/2021	Advisory Committee Stawell Recreation Advisory Group Meeting	3.1 North Park Netball Courts 3.2 North Park Skate Park 3.3 North Park Masterplan 3.4 User Fees 2020/21 3.5 North Park Soccer Lighting Project 3.6 Stawell Parks Precinct Plan - Outcomes and Actions 3.7 North Park - New Multipurpose Clubrooms 3.8 Old Football Clubrooms	<table border="1"> <thead> <tr> <th colspan="3">Councillor/Officer Item Number Left Meeting?</th> </tr> </thead> <tbody> <tr> <td>Nil</td> <td>Nil</td> <td>Nil</td> </tr> </tbody> </table>	Councillor/Officer Item Number Left Meeting?			Nil	Nil	Nil
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Nil	Nil	Nil							
12/07/2021	Economic Growth Briefing	8.1 Kindergarten Infrastructure and Service Plan 8.2 Kindergarten Central Registration System 8.3 Great Western Future Committee MOU and Action Plan 2021-22	<table border="1"> <thead> <tr> <th colspan="3">Councillor/Officer Item Number Left Meeting?</th> </tr> </thead> <tbody> <tr> <td>Nil</td> <td>Nil</td> <td>Nil</td> </tr> </tbody> </table>	Councillor/Officer Item Number Left Meeting?			Nil	Nil	Nil
Councillor/Officer Item Number Left Meeting?									
Nil	Nil	Nil							
05/07/2021	Lifestyles and Community Briefing	7.1 10am Meet and Greet with Beverley McArthur MP 7.2 Great Western Future Committee MOU and Action Plan 2021-22 7.3 Stawell Landfill Community Reference Group 7.4 North Park Master Plan 7.5 Sloane Street Update 7.6 Community Satisfaction Survey 2021 7.7 Delegations Update 8.1 Council Agenda Review	<table border="1"> <thead> <tr> <th colspan="3">Councillor/Officer Item Number Left Meeting?</th> </tr> </thead> <tbody> <tr> <td>Kevin Erwin</td> <td>7.4</td> <td>Yes</td> </tr> </tbody> </table>	Councillor/Officer Item Number Left Meeting?			Kevin Erwin	7.4	Yes
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Kevin Erwin	7.4	Yes							
28/06/2021	Organisational Effectiveness Briefing	7.1 Arts and Culture Action Plan 2021-22 7.2 Heavy Plant Renewal Program 8.1 Council Agenda Review	<table border="1"> <thead> <tr> <th colspan="3">Councillor/Officer Item Number Left Meeting?</th> </tr> </thead> <tbody> <tr> <td>Nil</td> <td>Nil</td> <td>Nil</td> </tr> </tbody> </table>	Councillor/Officer Item Number Left Meeting?			Nil	Nil	Nil
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Nil	Nil	Nil							
23/06/2021	Advisory Committee Queen Mary Botanic Gardens Advisory Committee	8.1 Update Information Board with History and Photos of QMG 8.2 Ideas For and Getting Natural Playground Installed 8.3 Working Bee for Wood Raffle	<table border="1"> <thead> <tr> <th colspan="3">Councillor/Officer Item Number Left Meeting?</th> </tr> </thead> <tbody> <tr> <td>Nil</td> <td>Nil</td> <td>Nil</td> </tr> </tbody> </table>	Councillor/Officer Item Number Left Meeting?			Nil	Nil	Nil
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Nil	Nil	Nil							

RESOLUTION

That the report on Informal Meetings of Councillors be approved.

Moved: Cr Eddy Ostarcevic

Seconded: Cr Lauren Dempsey

Carried

8. Items Brought Forward

Nil

9. Consideration of Reports of Officers
9.1. Enhance Lifestyle and Community
Nil

9.2. Boost Economic Growth

9.2.1. Grampians Tourism - Memorandum of Understanding

Author/Position: Justine Kingan, Project Manager Economic Development and Investment

Purpose

To decide on the adoption of the proposed new Memorandum of Understanding (MoU) between Grampians Tourism (GT) and its local government partners.

Summary

In March 2019, the Minister for Tourism, Sport and Major Events, Mr Martin Pakula MP announced the Regional Tourism Review, which resulted in the four year Visitor Economy Recovery and Reform Plan, in April 2021. The Regional Tourism Review highlighted five key themes, including Enhancing Regional Tourism Boards.

In preparation for the transition to the new Visitor Economy Partnerships, at the 20 May Grampians Tourism Board general meeting, the local government CEOs proposed a plan to transform the structure of the board and a new MoU between GT and its local government partners. The plan included changes to its membership, funding commitment and MoU, and five key goals.

Recommendation

That Council adopts the Memorandum of Understanding between Grampians Tourism, Northern Grampians Shire Council, Ararat Rural City Council, Horsham Rural City Council and Southern Grampians Shire Council.

RESOLUTION

That Council adopts the Memorandum of Understanding between Grampians Tourism, Northern Grampians Shire Council, Ararat Rural City Council, Horsham Rural City Council and Southern Grampians Shire Council.

Moved: Cr Kevin Erwin
Seconded: Cr Tony Driscoll

Carried

Background/Rationale

In March 2019, the Minister for Tourism, Sport and Major Events, Mr Martin Pakula MP announced the Regional Tourism Review to identify opportunities to better support tourism in the regions, enhance private investment and create more regional jobs. In April 2021, the minister released a four year Visitor Economy Recovery and Reform Plan, informed by the Regional Tourism Review. The Visitor Economy Recovery and Reform Plan highlighted five key themes, including enhancing Regional Tourism Boards via a reformed process.

Regional Tourism Boards were first established in 2008, with 11 now operating across Victoria. They set regional strategic directions and work with industry, local councils and the Victorian Government to drive tourism in their region. Boards are the key point of contact between local industry, councils and government on tourism marketing, destination planning, industry development and tourism product priorities. Regional Tourism Boards also play a key role in the immediate response to crises, connecting local industry and travellers with government, as well as in recovery planning.

The Visitor Economy Recovery and Reform Plan 2021 recommended that enhancing Regional Tourism Boards include reforming them to enhance their capacity and capabilities and clarify their remit. The government is progressing reform activities to enable all regions to be included in the board network. Additionally, it will support industry development activities, including crisis management support, digital capability and workforce skills planning. The Visitor Economy Recovery and Reform Plan includes more detail on these activities and further initiatives to implement the Regional Tourism Review.

In preparation for the Regional Tourism Board reform process, at the 20 May Grampians Tourism Inc. Board general meeting, the local government CEOs proposed a plan to transform the structure of the board, introduce a new MoU between Grampians Tourism (GT) and its local government partners, and agree to new financial contributions.

The board decided that from 1 July 2021, members of the association will be comprised of the CEO from each local government area (LGA) and up to three persons appointed based on their skills and experience. In addition, the board approved the LGA financial contribution to Grampians Tourism for the 2021-22 period with each LGA committing a \$35,000 contribution toward resourcing and a \$15,000 contribution toward marketing activity, relevant to regional tourism development and marketing.

GT local government partners are asked to decide on the revised MoU proposed by the local government CEOs. The revised MoU acknowledges that GT has relationships with several stakeholders and funding bodies, which are the purview of the GT Board and GT Chief Executive Officer. The MoU relates particularly to the relationship between GT and the member's councils.

The purpose of this agreement is to:

- establish the relationship between GT and the members councils.
- define particular goals for GT that meet the strategic intent of the member councils in the visitor economy.
- commit to a minimum annual financial contribution from partner councils to support GT in the achievement of local government partner goals.

The proposed new MoU is a straightforward document that is very clear in its intent and includes key goals and LGA expectations from GT for 2021-22, including:

1. Brand Development
2. Destination Marketing
3. Digital Collateral Development
4. Strategic Product Identification and Support

The MoU would take effect on the date it is signed by both parties and would expire on 30 June 2024.

Legislation, Council Plan, Strategy and Policy Implications

Local Government Act 2020

Northern Grampians Economic Development Strategy and Action Plan 2021-31

Victorian Economy Recovery and Reform Plan (Victorian State Government, April 2021)

Regional Tourism Review (Victorian State Government, April 2021)

Options

Option 1

That Council adopts the Memorandum of Understanding between Grampians Tourism, Northern Grampians Shire Council, Ararat Rural City Council, Horsham Rural City Council and Southern Grampians Shire Council.

[recommended]

Option 2

That Council does not adopt the Memorandum of Understanding between Grampians Tourism, Northern Grampians Shire Council, Ararat Rural City Council, Horsham Rural City Council and Southern Grampians Shire Council. **[not recommended]**

Implications

Any identified sustainability issues (economic, social, environmental or climate change) or heritage/cultural, amenity, human rights/privacy, risk management, budgetary and asset management implications have been addressed in this report.

Procurement

Nil

Community Engagement

Community Engagement was not undertaken in this instance.

Innovation and Continuous Improvement

The local government CEOs proposed plan has been put forward to enhance Grampians Tourism's capacity, capabilities and clarify their remit.

Collaboration

The proposed changes are the result of a collaboration between Northern Grampians Shire Council, Ararat Rural City Council, Horsham Rural City Council and Southern Grampians Shire Council CEOs, in light of relevant State Government Legislation, Council Plan, Strategy and Policy Implications.

Officer's Declaration of Interest

All officers providing advice to Council must disclose any interests, including the type of interest.

Justine Kingan, Project Manager Economic Development and Investment

In providing this advice as the author, I have no disclosable interests in this report.

Attachments

1. GT MOU 9072021 **[9.2.1.1 - 3 pages]**
2. Visitor Economy Recovery Reform Plan **[9.2.1.2 - 28 pages]**

Memorandum of Understanding

THIS MEMORANDUM OF UNDERSTANDING is executed on the ___ day of _____ 2021.

BETWEEN

GRAMPIANS TOURISM INC. (ABN 98 871 224 218) of 277 Grampians Road, Halls Gap Victoria 3381 a Regional Tourism Board constituted under the Incorporated Associations Reform Act 2012 ("GT").

and

ARARAT RURAL CITY COUNCIL (ABN 92 492 188 087) of 59 Vincent St, Ararat Victoria 3377 ("ARCC")

and

HORSHAM RURAL CITY COUNCIL (ABN 37 019 724 765) of 19 Roberts Avenue, Horsham Victoria 3402 ("HRCC")

and

NORTHERN GRAMPIANS SHIRE COUNCIL (ABN 42 592 845 947) of 56-69 Main St, Stawell Victoria 3380 ("NGSC")

and

SOUTHERN GRAMPIANS SHIRE COUNCIL (ABN 55 135 536 448) of 111 Brown Street, Hamilton Victoria 3300 ("SGSC")

BACKGROUND

GT is a regional tourism board, established with the ongoing support of the Victorian State Government, to develop the visitor economy in the Grampians Region.

The member Councils are key stakeholders in GT and share a commitment to the development and growth of the Grampians as a key tourism destination.

PURPOSE OF THE AGREEMENT

The member Councils acknowledge that GT will have relationships with a number of stakeholders and funding bodies, which are the purview of the GT Board and GT Chief Executive Officer. This MOU relates particularly to the relationship between GT and member Councils.

The purpose of this agreement is to:

- establish the relationship between GT and the members Councils
- define particular goals for GT that meet the strategic intent of member Councils in the visitor economy
- commit to a minimum annual financial contribution from partner Councils to support GT in achievement of local government partner goals

TERM

This MOU takes effect on the date it is signed by both parties and will expire on 30 June 2024.

STRATEGIC GOALS

GT and the member Councils agree to the following four key strategic goals for GT during the term of this Agreement.

1. Brand development

Grampians Tourism will develop a strong, attractive, and unique Grampians brand. This brand will extend the "idea" of the Grampians to clearly include each of the partner local government areas.

2. Destination marketing

Grampians Tourism will market the Grampians as a key tourism destination to domestic and international markets. This will include a strong focus on developing markets in Melbourne and Victorian regional cities during the COVID recovery period

3. Digital Collateral

Grampians Tourism will develop high end digital collateral that supports brand development and destination marketing efforts, while enhancing the visitor experience for tourists when in region.

4. Strategic Product Identification and Support

Grampians Tourism will work with member local governments to identify strategic tourism products and opportunities and provide expertise and advice on their further development across the region.

FINANCIAL CONTRIBUTION

The minimum annual financial contribution of each member Council will be \$50,000 and consist of two parts:

- the first being to support the administration and operations of GT (\$35,000)
- the second being a contribution to destination marketing (\$15,000)

This amount shall be paid annually on the 1 August each year and reviewed at the annual review meeting between the partner Councils.

BOARD MEMBERSHIP

The Chief Executive Officer of each member Council shall be a member of the GT Board.

ANNUAL REVIEW AND REPORTING

An annual review of GT's performance against the goals established in this Agreement will be undertaken by the CEO of GT, the Chair of the GT Board, and the CEOs of the member Councils. This review will be undertaken by 30 September each year.

The CEO and Chair of GT(or his/her delegate) will be available on reasonable notice to brief member Councils.

DISPUTE RESOLUTION

Any dispute arising in relation to this Agreement will be referred to a joint meeting between the Chairperson of GT and the Chief Executive Officers of each member Council. If resolution is not achieved the matter will be referred to an appropriate dispute resolution process.

TERMINATION OF THE AGREEMENT

The Agreement may be terminated at any time by any member by providing 30 days' notice in writing.

GENERAL PROVISIONS

The parties acknowledge that this MOU does not prevent any party from undertaking further and other activities within the broad areas under discussion either on their own or in conjunction with third parties.

This MOU is governed by the laws of the State of Victoria, Australia.

Visitor Economy Recovery and Reform Plan



Minister for Tourism, Sport and Major Events foreword

Victoria is home to some of Australia's best tourism offerings.

Our capital, Melbourne, is a vibrant metropolis, renowned for its culture.

Our diverse regions, from the sea to the snow, provide experiences and escapes that welcome millions of visitors annually.

In the year ending December 2019, tourism contributed \$32.5 billion to the state's bottom line.

It employed 263,300 people, delivering 6.5 per cent of gross state product.

However, 2020 dramatically changed the landscape, with bushfires and the ongoing impacts of the global pandemic resulting in a \$19.5 billion decrease in visitor expenditure last year.

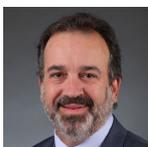
The Victorian Government recognises the critical need to support the tourism and travel sector as a significantly impacted industry and the Visitor Economy Recovery and Reform Plan confirms that commitment.

It will serve as a whole-of-state visitor economy strategy, with a goal of reaching \$35 billion in annual visitor spend and generating 300,000 additional jobs by June 2024.

Informed by the findings of the Regional Tourism Review, the Visitor Economy Recovery and Reform Plan will strengthen the state's enviable tourism offering by developing new experiences, products and infrastructure and attract more international, interstate and intrastate visitors by making the most of our marketing expenditure. It will enhance regional tourism boards and ensure statewide collaboration and planning.

Our investment of \$633 million across four years will develop and improve the visitor experience and, as the tourism market grows more competitive, encourage public and private investment to not only grow the visitor base, but inspire them to stay longer and spend more. It's a holistic look at how Melbourne and Victoria can achieve ambitious targets as we continue to work with industry, the community and other key stakeholders.

We are proud of what our state has to offer, and we are delighted to present the future of tourism in Melbourne and regional Victoria.



The Hon Martin Pakula MP
*Minister for Tourism, Sport
and Major Events*

Minister for Regional Development foreword

Regional tourism plays a vital role in creating jobs, supporting thriving regions and strengthening communities.

As the Special Adviser for the Regional Tourism Review, and now the Minister for Regional Development, it was a privilege to travel to all corners of regional Victoria to find new ways to grow tourism and support regional Victoria.

Through an extensive consultation process with industry and government stakeholders, the Regional Tourism Review delivered a wealth of advice that has informed this Visitor Economy Recovery and Reform Plan.

Although our consultation took place before the bushfires and the global pandemic, the findings are the foundation for ensuring our critical tourism and visitor economy sectors come back stronger and more enviable than ever.

We heard from enthusiastic and committed visitor economy stakeholders across our diverse regions, including local business owners and government, Regional Tourism Boards and their partners, Traditional Owners, community groups and residents from Gippsland to the Grampians, from the Murray to the Mallee.

The findings of the Regional Tourism Review and the Visitor Economy Recovery and Reform Plan will ensure that regional Victoria is offered the best support and opportunities to increase visitation, boost local business and build a resilient sector that enables the long-term growth of our visitor economy.



The Hon Mary-Anne Thomas MP
Minister for Regional Development
Special Adviser, Regional Tourism Review

About the
Visitor Economy Recovery
and Reform Plan and the Regional
Tourism Review





The Visitor Economy Recovery and Reform Plan (the plan) considers the unique, combined effects of the 2019–20 bushfires and the 2020 COVID-19 pandemic on the Victorian visitor economy.

It examines the uncertainties of the economic outlook and the likely effects on the industry as we recover from the pandemic.

The plan provides a framework for industry and the Victorian Government to work together to restore and grow this vital sector.

It is informed by detailed analysis and extensive consultation about the impacts of the bushfires and the pandemic – and the pathways for recovery.

The plan also concludes the Regional Tourism Review (the review), which was commissioned by the Victorian Government in March 2019 to ensure our regions get the support and opportunities they need to grow in the tourism market.

Consultation with stakeholders during the review identified five key themes that present opportunities for regional tourism:

1. Strengthening our tourism offering
2. Making the most of our marketing spending
3. Supporting industry
4. Enhancing Regional Tourism Boards
5. Better coordinating efforts.

Given the events of 2020, we did further work to confirm these themes remain valid, and to consider new implications for our state.

We held nine stakeholder consultation workshops in May to July 2020 with participants from local councils, regional tourism organisations and representatives from the tourism industry. We also met with industry representatives from the Victoria Tourism Industry Council and Regional Tourism Boards, and across government.

This plan is the result of that work. It provides a statewide response to the challenges.

It addresses the clear message from consultation and analysis: Victoria needs a long-term reform strategy to support growth and resilience.

The plan outlines this strategy.

It also recognises that it takes its place as one of several Victorian Government initiatives underway to support economic survival and recovery.

Victoria's visitor economy

The economic impact of the COVID-19 pandemic on the visitor economy is severe and the recovery trajectory remains uncertain.

Sector baseline

Victoria is considered a leader nationally in the visitor economy. The industry contributes significantly to Victoria's economy, with \$32.5 billion in visitor expenditure in 2019.

Impact of coronavirus (COVID-19)

▼ 60%

Fall in visitor expenditure between 2019 and 2020

▼ 58%

Decline in visitor nights between 2019 and 2020

▼ \$19.5bn

Impact of COVID-19 on visitor expenditure for 2020 (of which \$5.4 billion is in regional Victoria)

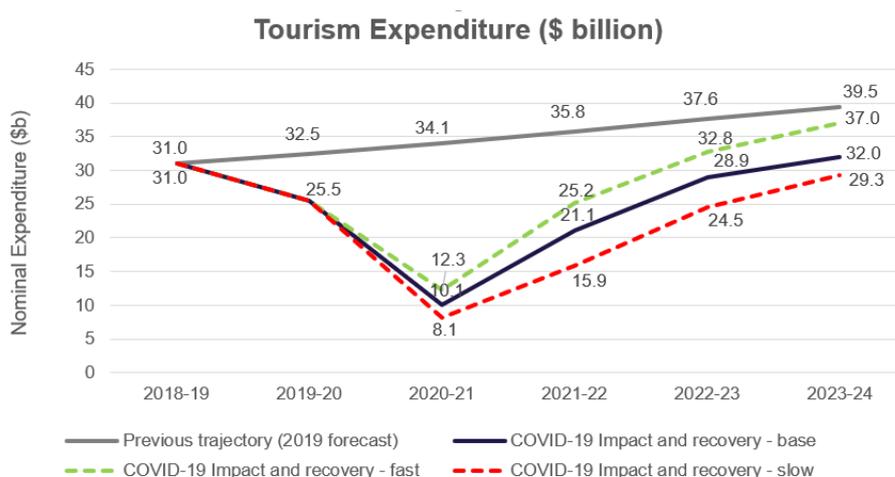
Recovery trajectory

The events of 2020 will likely be felt for years to come, with continued low levels of international travel and continued necessary public health safeguards. The sector's recovery trajectory remains uncertain.

Broader economic conditions may also dampen demand for travel.

Tourism is discretionary spending, and it will take time to recover until households feel more confident in the economy.

Depending on a range of factors, domestic markets may not return to normal until 2022, while international markets may take until 2024 to return to 2019 levels – but these estimates are speculative.





Challenges to the recovery of Victoria's tourism industry

Our recovery

As we recover from the events of 2020, tourism is expected to face continuing hardship in the short to medium term.

The COVID-19 pandemic halted international travel completely and put domestic tourism into hibernation.

This will have significant economic impacts for both metropolitan Melbourne and regional Victoria.

Melbourne is more dependent than the regions on the international market and major events calendar. This means its visitor economy will be more affected, and for longer.

This also has statewide implications, because Melbourne is the main driver of Victoria's visitor economy.

Regional Victoria will likely recover more quickly because of its appeal to the domestic market. However, several regions with a high dependence on tourism will continue to be affected if key products, services and events are not available.

Regional Victoria's recovery is also more vulnerable to underlying organisational and structural challenges, particularly on the supply side.

While these challenges are currently impacting the sector and there is some uncertainty moving forward, we have a plan to address them.



Challenges facing tourism in Victoria

Growing competition

There is increased competition from other Australian destinations for visitor spend in the immediate term, and this will be followed by international competitors in the future.

Australian destinations have invested significantly over several years to develop new tourism offerings, and have developed distinctive brands that resonate with visitors.

Victoria's response requires immediate efforts to build a strong pipeline of demand-driving infrastructure to increase the supply of high-quality tourism products.

Marketing activity will need to be uplifted and reimaged to cut through a crowded marketing landscape.

Victoria will also face a highly competitive market for major events, regional events and business events. This is because other jurisdictions will also seek to propel their events industries out of the hibernation they also experienced during 2020.

Leveraging and supporting Melbourne

Melbourne plays an important role in the visitor economy. It is a key interstate and international brand for Victoria, and a stepping-stone for visitors to regional Victoria.

There is an opportunity to refresh the city experience, and particularly to adapt to a COVIDSafe world.

Melbourne's branding incorporates diverse and authentic experiences throughout the city, which will need to adhere to COVIDSafe principles.

Supporting major and business events is also a priority to drive recovery.

These events are a major part of the Victorian brand, and attract many interstate and international travellers.

The Regional Tourism Review

In 2019, the Victorian Government commissioned the Regional Tourism Review to identify opportunities to grow regional tourism.

The review received 533 formal submissions in response to a discussion paper published in July 2019, and it heard from 662 participants at regional consultations.

The review consulted broadly, including with local businesses, industry leaders, local government, Regional Tourism Boards, Regional Partnerships, Traditional Owners and First Peoples communities, community groups and residents.

The plan delivers on the review's key findings.

The findings are organised into five themes.

Strengthening our tourism offering

Victoria's tourism offering is strong, but we can strengthen the experience for visitors.

This includes bolstering our unique, artisanal and authentic local offerings, as well as local 'hidden gems', history and heritage, and First Peoples' led experiences.

Victoria can further leverage its strengths in natural attractions, arts and culture, epicurean experiences, and sport and events.

Separate work has identified design, fashion and retail as strengths for Melbourne.

Regional Victoria has many competitive strengths with significant growth potential. These include a nature-based strategy to extend tourism beyond existing icons, and a plan to develop First Peoples' led tourism experiences.

However, we need a more refined understanding of how visitors access information so we can better match their needs. This could include face-to-face or better digital offerings for pre-visit planning.

Regional Victoria also needs further investment in accommodation to increase the level of high-end and boutique accommodation.

Making the most of our marketing spending

Our marketing activities need to be better resourced and better coordinated.

All marketing activities undertaken by Visit Victoria, Regional Tourism Boards, local tourism organisations and councils should be done collaboratively. We need to focus on the bigger picture, and make sure marketing funds are not spread across smaller campaigns that have less impact.

Visit Victoria should play a key role in setting the strategic marketing plan for Victoria, while Regional Tourism Boards should provide a means for industry, councils and communities to have a voice in statewide branding activities.

Supporting industry

The 2020 bushfires and the COVID-19 pandemic have highlighted the importance of crisis management and planning. They have also shown us the need to ensure businesses are resilient so they can bounce back from disasters and other shocks.

Two key issues for small businesses are:

- *labour and skills challenges*, including attraction and retention, industry seasonality, housing affordability, and the perception of tourism as a career
- *digital capability*, such as connecting to sales channels, promoting businesses and regions, and understanding markets.

Businesses and investors also want direction and support from government to ensure important tourism projects can be delivered through the planning and approvals system.

Providing this support will help unlock significant new opportunities.

There is also potential to improve community engagement, supporting industry to both maintain and gain social licence for tourism projects.

Enhancing Regional Tourism Boards

There is broad support for Regional Tourism Boards from stakeholders and across government, with some working well and others showing some strengths and potential for improvement.

People described the following key ingredients for success for Regional Tourism Boards:

- clear roles and responsibilities across boards, local councils and Visit Victoria to reduce duplication and support long-term success
- a collaborative, cross-regional approach led by boards, working with councils, industry and local tourism organisations to feed through to state government
- skills-based boards with senior local council and industry participation
- transparent priority setting, including strategy and advocacy that reflects the local community
- capability training programs to strengthen and rebuild industry
- increased capacity and capability supported by scale and resources to deal with complex issues.



Overall, board remit, capacity and resources are vital for meeting regional tourism objectives.

Boards need to be given authority by councils and government to deliver clear outcomes for their region – and to have skilled staff and the means to deliver those outcomes.

Boards should also be able to reform their operations and coverage to ensure they are performing optimally.

Any changes to boards will recognise they are a partnership between government and industry, and we need to bring all our partners along with us.

Better coordinating effort

Tourism relies on many people across government, industry and the community, however, there is a sense we are not working together.

Stakeholders overwhelmingly called for a clearer strategic direction for tourism in the form of a more detailed statewide plan. This strategic planning should be collaborative, include all levels of government, and engage the community, industry and visitors to drive priorities.

There are also opportunities to improve relationships and collaboration. Clarity of roles and responsibilities at all levels is critical to avoid duplication and conflicting outcomes.

Regional Tourism Review recommendations

In response to consultation, the Regional Tourism Review recommended reforms that will unlock the long-term potential of regional Victoria.

These recommendations, and government's work to implement them, are outlined below.

Build a new pipeline of tourism products that align with an agreed, long-term approach to regional tourism development. The pipeline will be informed by new regional master planning that focuses on competitive strengths and outlines the Victorian Government's vision for regional tourism.

The government has developed a statewide Visitor Economy Recovery and Reform Plan that will guide private and government investment, and clarify roles and responsibilities across state and local government, industry and other relevant stakeholders. Subsequent plans will be developed for product strengths, such as nature-based tourism and First Peoples' led experiences.

Support new private investment in significant projects in regional Victoria. These projects will be supported to understand and navigate their way through the planning and approvals framework and take advantage of opportunities for streamlined approvals.

The government has established a new team in the Department of Jobs, Precincts and Regions to support the delivery of high-priority tourism projects. Work is also underway across government to deliver streamlined planning pathways for priority projects.

New government investment in infrastructure and projects to activate tourism opportunities, including opportunities for the private sector to leverage these investments.

The government recently announced flagship projects, and the Regional Tourism Investment Fund will support enabling infrastructure and projects to activate key tourism opportunities.

Deliver better regional marketing through more effective and coordinated marketing activities, and a co-designed and reinvigorated public brand for Victoria.

Visit Victoria is developing a statewide brand framework to drive marketing activities and lift visitation within Victoria, from interstate, and internationally once borders open.

Improve enabling supports for regional tourism. Regional Tourism Boards will be reformed to enhance their capacity and capabilities and clarify their remit. Businesses will be supported to strengthen their resilience and ability to grow.

The government is progressing reform activities to enable all regions to be included in the board network. Additionally, it will support vital industry development activities, including crisis management support, digital capability, and workforce skills planning.

The Visitor Economy Recovery and Reform Plan in the next section includes more detail on these activities and further initiatives to implement the Regional Tourism Review.

Visitor Economy Recovery and Reform Plan



Visitor Economy Recovery and Reform Plan

This plan will be delivered by government and industry working together to ensure the tourism and events sector recovers strongly, drawing on industry and government consultation and analysis in the wake of the 2020 bushfires, the global pandemic and from the Regional Tourism Review.

Vision

Victoria's visitor economy and tourism industry quickly recovers from the combined impacts of bushfires and the COVID-19 pandemic by growing and rebuilding its domestic visitor economy market share and preparing for growth and resilience when international borders reopen.

Objectives

The plan aims to ensure Victoria maintains and grows its visitor economy market share through and beyond recovery, quickly increasing economic activity. It will do this with new projects, a speedy recovery of the domestic market, and by building a resilient industry that supports long-term growth.

The plan focuses on supply and demand pillars and core enablers of the visitor economy.

Key themes



Action areas



Products and infrastructure to strengthen our tourism offering

Invest in and develop experiences that attract more visitors, who spend more during their stay.

Strategic statewide planning

While continuing to support traditional products, we will focus on key experience pillars that are sustainable competitive strengths for Victoria, and which provide significant opportunities for growth.

These are:

- nature
- epicurean
- arts and culture
- First Peoples' led experiences
- design, fashion and retail
- sport and events.

We will deliver a statewide destination master plan underpinned by priority sector plans, with \$4.8 million to support strategic planning. We will also partner with regions to deliver regional and local destination planning.

The first sector priorities to be developed will be the Nature-Based Tourism Plan and the First Peoples' Tourism Plan.

We will also explore better facilitating tourism opportunities, including on public land.

This strategic statewide approach will leverage key growth opportunities and efficiently allocate efforts to improve the state's tourism offering, while regional and local plans will capture community priorities..

Outcomes:



A new strategic direction and a coordinated approach to investment in tourism products and experiences



Strong offering of visitor products and experiences supported by tourism infrastructure



Product and infrastructure development that aligns with recovery priorities



Products and infrastructure to strengthen our tourism offering

Infrastructure and investment

We are building a strong pipeline of demand-driving infrastructure, providing investment and planning facilitation.

We are also strengthening public infrastructure to encourage private investment and enable timely commencement of construction for new tourism products, including:

- investing \$46 million in smaller-scale shovel ready tourism products
- investing \$149 million to deliver flagship projects across Victoria that can create a halo effect and spur private investment and new products in surrounding areas
- establishing a \$100 million Regional Tourism Investment Fund with support available for enabling infrastructure, priority private-led projects and nature-based products on public land
- establishing a \$10 million Enabling Tourism Fund to explore new and innovative investment, and provide investment facilitation to unlock private investment.

To support these investments, we will facilitate priority tourism projects, including using the planning process to facilitate timely and consistent decision-making for nominated tourism projects.

These funds are in addition to the \$100 million Melbourne City Recovery Fund partnership between the Victorian Government and the City of Melbourne, to support the CBD as it recovers.

Delivering a strong pipeline of demand-driving tourism infrastructure will generate construction jobs in the immediate term. In the longer term, it will help stimulate the economy and provide high-quality tourism products for industry, investors and visitors.

Flagship projects

The Victorian Government has provided \$149 million for key regional tourism infrastructure projects to support jobs and local communities:

Wilson's Prom Revitalisation

- Strengthen Victoria's iconic Wilson's Prom as a protective habitat for endangered native animals and enhance visitor facilities and infrastructure.

Maximising Investment in Grampians Peaks Trail

- Invest in the trail heads in the four LGA's of Ararat, Southern Grampians, Horsham Rural City and Northern Grampians Shire. The project will also include an upgrade of facilities at the iconic Mackenzie Falls.

Falls to Hotham Crossing – Stage 1

- Create an iconic facilitated walk across the high plains between Falls Creek and Mount Hotham ski resorts.

Murray River Adventure Trail

- First stage investment in a long-distance cycling, walking and aquatic trail along and on the Murray.

Brambuk Cultural Centre Revitalisation

- Refresh Brambuk facilities and develop new visitor experiences that complement regional First Peoples' led attractions.

Maximising Mallee Art Silo

- Improved visitor experiences, visitor servicing and enabling infrastructure needed to capitalise on silo art visitation to the region.

National Centre for Photography, Ballarat

- Deliver a Centre that will be Australia's leading photographic destination with innovative year-round programming and international peer networking and collaboration.

Prosecco Road

- Deliver early infrastructure works such as outdoor art along 'Prosecco Road' (Wangaratta to Whitfield Road), township directional and interpretive signage and a visitor experience at Dal Zotto Wines.

Gippsland Tourism Recovery Package

- Create a vibrant destination of choice for visitors, including providing more options for visitors to get close to nature and relax in luxury surrounds.

Great Ocean Road

- Funding for a coastal trail from Fairhaven to Skenes Creek, including five swing bridges, upgrading visitor facilities and increasing camping spots on the Surf Coast.

Regional Tourism Investment Fund – stimulus projects

The Victorian Government has funded 30 new infrastructure projects to help the sector recover, drive visitation and create jobs from the \$46 million stimulus round of the fund.

Daylesford and Macedon Ranges

- Hammon Park Trail Head & Bike Park, Creswick
- 1001 Steps All Accessibility & Sculpture Trail – Stage 2 Master Plan, Bacchus Marsh

Geelong and the Bellarine

- Bellarine Railway Rehabilitation Project, Drysdale

Gippsland

- Gurneys "The Arches" Experience, Foster
- Haunted Hills MTB Stage 2, Latrobe Valley
- Gabo Island Light House Accommodation Upgrade
- Thomson River Camping and Canoe Experience, Walhalla

Goldfields

- Goldfields Track Transformation - Stage 1 (Signage & Interpretation) - Ballarat to Bendigo
- Little Lon Distillery at the Goods Shed, Ballarat
- Welcome to Dja Dja Wurrung Country, Castlemaine
- Central Goldfields Art Gallery Upgrade - Stage 2 & 3, Maryborough
- Great Stupa Event & Tourism Infrastructure, Bendigo

Grampians and Wimmera Mallee

- Peshurst Volcanoes Discovery Centre
- Murtoa Stick Shed Visitor Experience Upgrade

Great Ocean Road

- Blow Hole Viewing Platform, Loch Ard

Greater Melbourne

- Royal Botanic Gardens Cranbourne, Eco-Tourism

Victoria's High Country

- All Saints Estate, Cellar Door & Restaurant
- Mt. Buller Mountain Biking Trails
- Blue Gums to Eildon Rail Trail, Alexandra
- Great Victorian Rail Trail - Art Installations & Signage

Mornington Peninsula

- Point Nepean Camping Development

Murray and Goulburn Valley

- Port of Echuca Discovery Centre Refurbishment
- Bonegilla Migrant Experience & Rail Trail, Lake Hume/Wodonga
- Swan Hill Pioneer Settlement Sound and Lightshow
- Visitor facility at the new Victorian Fisheries Authority Acadia Native fish hatchery, Shepparton

Phillip Island

- Rusty Water Brewing Experience, Phillip Island Brewing

Yarra Valley and the Dandenong Ranges

- Yarra Trail Northern Loop
- Warburton Redwoods Experience Uplift
- Dandenong Ranges Botanic Garden Rebuild of the 2013 Chelsea Best in Show Garden
- "Big Jeezley" Raptor Rehabilitation Facility, Healesville Sanctuary

Industry strengthening

Rebuild and strengthen the industry and workforce to support high-quality visitor experiences and build resilience. Funding of \$8 million is being provided to support businesses to improve their digital and business capabilities and to support skills and planning.

Building digital and business capabilities

We will deliver local capability building programs to upskill businesses to adapt to COVIDSafe principles, address industry-specific challenges and build industry resilience.

We will establish tourism-specific digital capability building and business capability development programs.

These programs will advise and mentor in the use of digital platforms, digital marketing, business sustainability, crisis management and experience/product development.

New Visitor Economy Partnerships and partners in greater Melbourne will be supported to deliver tailored, localised versions of capability development programs.

Skills and workforce planning

We will collaborate with industry in a strategic and coordinated way to undertake a Workforce Planning and Skills Audit, to identify critical gaps and potential opportunities in the workforce as we recover from the pandemic.

Based on the recommendations of the Workforce and Skills Audit, funding will be available for Visitor Economy Partnerships to develop and implement tailored local workforce plans.

Visitor services

Funding of \$3 million will support partnerships with industry to implement improved approaches and technology for visitor services that meet contemporary visitor needs.

Outcomes:



Businesses have the capabilities to adapt to new market conditions, engage more effectively with consumers and develop innovative tourism products.



Tailored workforce plans informed by detailed understanding of tourism workforce and skills needs are in place across the state.



Visitor Economy Partnerships have the capacity and strategic focus to support businesses to recover.

Destination marketing

Rebuild demand through effective collaborative marketing so Victoria becomes the top choice for visitors.

Marketing

As domestic and international travel returns, there will be unprecedented competition for travellers' interest and increased marketing spending by Victoria's competitors.

Through the Click for Vic campaign, we have encouraged Victorians to purchase produce, wines, bespoke brews and spirits, and craft products from local Victorian businesses as a way of stimulating business for the tourism industry.

Funding of \$58 million will support Visit Victoria's marketing activities through the plan. Activities will be driven by a long-term post-coronavirus strategy to cut through a crowded marketing landscape and flexibly adapt to changing domestic and international travel conditions.

- As Melbourne reopens, an integrated intrastate recovery campaign – Stay close, go further – is being rolled out, including strategic partnerships with accommodation and travel organisations.
- A new interstate and New Zealand marketing campaign is underway to position the state as creative, cultural and progressive, and focus on new experiences for people who have been to Melbourne before.
- Major international markets will be targeted ahead of travel restrictions being lifted, based on consumer confidence and the aviation outlook, positioning Melbourne as the gateway to Australia.

Travel vouchers

Intrastate marketing is being supported by a \$44 million campaign to drive immediate demand through travel vouchers. 200,000 vouchers (160,000 in regional Victoria and 40,000 in Melbourne) are being made available to Victorians to support travel across the state.

Industry partnerships

We will partner with Regional Tourism Boards, new Visitor Economy Partnerships, local government and industry to deliver marketing activity.

Brand framework

We will develop a new consumer-facing brand framework for Victoria, in collaboration with key stakeholders.

Outcomes:

-  Melbourne and Victoria remain top-of-mind for future travel, supporting recovery of intrastate and interstate visitation as restrictions are lifted.
-  Leverage Victoria's brand as a safe and trusted destination to promote Victoria on the global stage.
-  Victoria has a strategic and coordinated approach to destination marketing that responds to market conditions.
-  A cohesive and collaborative new brand for Victoria.



Events

Revive Victoria’s calendar of world-class events and strengthen our position as an events destination.

Events attraction

Events are a core part of Victoria’s destination brand, and they drive visitation.

Visit Victoria, the Melbourne Convention Bureau, and Business Events Victoria are actively planning for a strong forward calendar of events to help underpin recovery of the visitor economy.

Victoria’s major events calendar will be strengthened by an investment of an additional \$152 million over four years. This funding will allow Victoria to pursue new and innovative events that are being developed, and target events that have become more footloose, in a COVIDSafe world.

In addition, renewed investment in the Regional Events Fund of \$20 million will support regional events across the state over four years, developing major iconic regional events and building the capability and capacity of regional communities to deliver strong and sustainable events.

Future funding will focus on Victoria’s competitive strengths in nature-based, sport, design and fashion, creative, and culinary events and festivals.

A more flexible Business Events Program will make funds available to attract domestic events, until international conferences return.

Event business development activities will be staged based on COVIDSafe requirements and reopening of intrastate, interstate and international markets, with a preliminary focus on regional and domestic events and alternative event delivery methods.

Outcomes:



Visit Victoria and the Melbourne Convention Bureau have the flexibility to target events that will best support recovery of the visitor economy.



Focus on national events supports intrastate and interstate visitation while international borders are closed.



Strong forward pipeline strengthens Victoria’s brand as an events destination and rebuilds longer-term demand.

Strategic collaboration and planning

Collaborate and coordinate across community and industry, and local, state and Commonwealth governments

Transition Regional Tourism Boards to Visitor Economy Partnerships

During the next three years, the Victorian Government will support the transition of the existing network of Regional Tourism Boards into a new network of Visitor Economy Partnerships.

Visitor Economy Partnerships will play a more significant role by 2023.

This transition will involve the formation of transition committees with representatives from Regional Tourism Boards, councils, government and industry. This reform is supported by \$15.4 million to commence the transition so these organisations have greater scale, capability and coverage.

Under the new model, Visitor Economy Partnerships will:

- have a clear sense of purpose and defined responsibilities
- encourage local and industry leadership, with senior local council, industry and skills-based board membership
- include all regions, with boundaries co-designed and agreed in collaboration with local councils
- leverage benefits of scale
- have local ownership and flexibility with the broad geographic coverage to deliver region-wide initiatives.

Enhance leadership and coordination to drive recovery outcomes

The government is improving leadership and coordination through the Greater Melbourne Tourism Recovery Forum. This forum engages industry to re-activate tourism in Greater Melbourne.

A Visitor Economy Recovery and Reform Ministerial Advisory Council will also be established, bringing together industry leaders to provide guidance on whole-of-government management and implementation of this plan. It will be supported by the Department of Jobs, Precincts and Regions, and will report through the Minister to government on progress and any additional reforms needed to realise the plan's objectives.

We will work with industry to coordinate research and data insights with improved sharing to inform and measure progress in implementing this plan at state and regional levels.

Outcomes:



Visitor Economy Partnerships have the capacity and strategic focus to support businesses to recover.



Visitor Economy Partnerships provide strong leadership and links between community, councils, government and industry.



Local stakeholders effectively coordinate and collaborate with Visit Victoria and government.

Outcomes 2020-24





A strategic whole-of-state approach to visitor economy recovery and reform

The Victorian Government is working to attract more tourists to the state, supporting regional jobs and delivering a significant recovery from the combined effects of bushfires and the COVID-19 pandemic in 2020.

With a commitment of \$633 million over four years, the Victorian Government will invest in infrastructure, marketing and major events, destination planning, industry development, and the transition of Regional Tourism Boards to a Visitor Economy Partnership model.

The Victorian Government will collaborate with Visit Victoria, the Victoria Tourism Industry Council, Regional Tourism Boards, new Visitor Economy Partnerships, Local Government Authorities, the Greater Melbourne Tourism Recovery Forum, industry, and local communities to deliver strategic actions outlined in the Visitor Economy Recovery and Reform Plan. The plan will provide cohesive and compelling statewide tourism offerings for visitors and strengthen the visitor economy.

Outcomes

\$35 billion

Annual visitor expenditure by June 2024

\$12.4 billion

Annual regional visitor expenditure by June 2024

300,000

Jobs supported by the visitor economy in June 2024.

2020-21

2020–21 will focus on immediate recovery efforts that support quick wins. We will support businesses with domestic marketing and events campaigns, deliver support programs for business and commence smaller- scale infrastructure projects that provide immediate stimulus.

We will:

- Start delivering Regional Tourism Investment Fund stimulus projects and flagship projects
- Deliver an Enabling Tourism Fund
- develop an expanded major events calendar
- deliver tourism digital capabilities and tourism business skills and resilience programs
- commence tourism workforce audit to understand needs
- deliver a Regional Travel Voucher Scheme and Melbourne Travel Voucher Scheme
- activate intrastate and interstate marketing
- reopen the Regional Events Fund
- focus short-term on domestic business events
- commence transition planning for Regional Tourism Boards to Visitor Economy Partnerships
- establish the Visitor Economy Recovery and Reform Ministerial Advisory Council
- establish a Greater Melbourne Tourism Recovery Forum.



Outcomes (continued)

2021-22

Through 2021-22, domestic markets will continue returning to normal and it's likely some international markets will start to open. Smaller infrastructure projects will be completed. Some flagship projects will commence, and other priority projects will be identified and facilitated, consistent with the statewide plan.

We will:

- start delivering flagship projects
- start delivering the Regional Tourism Investment Fund
- release a statewide destination master plan
- release a Nature-Based Tourism Plan
- release a First Peoples' Tourism Plan
- start developing regional and local action plans
- improve visitor engagement services
- when feasible, activate international marketing on a case-by-case basis
- develop a consumer-facing brand framework
- finalise establishment of Visitor Economy Partnerships.

Outcomes

2022-23

Domestic markets will have returned to pre-2020 levels by 2022–23, with international markets progressively recovering. Visitor Economy Partnerships will begin operating across regional Victoria. More recovery projects will be completed, and further infrastructure projects will commence. We will continue to deliver reforms and initiatives as recovery continues.

2023-24

All markets will have returned to pre-2020 levels and will continue to grow.

Unique tourism offerings will be developed and marketed by each region, led by Visitor Economy Partnerships. New private investment will continue to support the development of new and enhanced experiences.

9.3. Providing Sustainable Infrastructure
Nil

9.4. Improve Organisational Effectiveness

9.4.1. Proposed Road Naming - Ezard Lane

Author/Position: Kerrie Gibson, Acting Manager Governance & Civic Support

Purpose

To consider undertaking the process to name an unnamed road between Gordon Street and Kimberley Street, St Arnaud as Ezard Lane.

Summary

Council has received a request from community members in St Arnaud to name an unnamed road as Ezard Lane to commemorate Mr William "Bill" Ezard.

Recommendation

That Council gives public notice of its intention to name the unnamed road between Gordon Street and Kimberley Street, St Arnaud as Ezard Lane.

RESOLUTION

That Council gives public notice of its intention to name the unnamed road between Gordon Street and Kimberley Street, St Arnaud as Ezard Lane.

Moved: Cr Tony Driscoll

Seconded: Cr Eddy Ostarcevic

Carried

Background/Rationale

Council is the road naming authority for local roads in accordance with Schedule 10 of the *Local Government Act 1989*, which empowers Council to name roads. Any road naming must be in accordance with Geographic Place Names legislation.

Members of the St Arnaud community have asked that Council considers that the unnamed road between Gordon Street and Kimberley Street, St Arnaud be named Ezard Lane. Mr Ezard was a well-respected and admired member of the St Arnaud community. He was known for his devotion to the town he loved, working as a maintenance employee for the Town of St Arnaud and then following amalgamation, Northern Grampians Shire Council from 1986 through to 2016 (30 years).

Mr Ezard lived nearby to the unnamed road for numerous years, which is commonly referred to as Ezard Lane. It has been requested that this name be made official to recognise his contributions to the town of St Arnaud.



Legislation, Council Plan, Strategy and Policy Implications

Council Plan – Improve Organisational Effectiveness.
Naming rules for places in Victoria

Options

Option 1

Council has the option of agreeing to give public notice of the proposal to name the road Ezard Lane.
[recommended]

Option 2

To take no further action. **[not recommended]**

Implications

The subject matter has not raised any sustainability issues (economic, social, environmental or climate change) or heritage/cultural, amenity, human rights/privacy, risk management, budgetary and asset management implications.

Finance - The naming of roads incurs administration, advertising and signage costs.

Risk Management - The naming of roads is a means to minimise risk and ensure the prompt delivery of emergency services.

Asset Management - Level of service will not change as a result of the road being formally named. Signage as a no through road is proposed.

Procurement

Not applicable

Community Engagement

Community consultation is an important part of the road naming process, and the giving of public notice will allow interested persons an opportunity to comment prior to the road being formally named.

Comment was sought from the St Arnaud Historical Society as part of council's process in naming roads in the shire. They have provided their approval in naming the road after Mr William Ezard who was a well-known and respected resident of St Arnaud.

Innovation and Continuous Improvement

Nil

Collaboration

Nil

Officer's Declaration of Interest

All officers providing advice to Council must disclose any interests, including the type of interest.

Kerrie Gibson, Acting Manager Governance & Civic Support

In providing this advice as the author, I have no disclosable interests in this report.

Attachments

1. Request - Road Naming Ezard Lane [9.4.1.1 - 6 pages]
2. St Arnaud District Historical Society - Ezard Lane [9.4.1.2 - 1 page]

**To the Mayor and Councillors
Northern Grampians Shire Council**

It is respectively proposed the unnamed lane at the rear of and parallel with Gorden Street St. Arnaud be named 'Ezard Lane'.

Attached citations supporting this proposal:

Jennifer Bibby

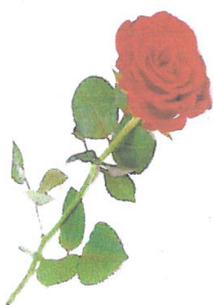
Colin Forster

Jim Anderson

Northern Grampians Shire recognition of 25 years service.

Past St. Arnaud Town Clerk reference.

Details of lane location and proposal contained in attached citation by Jennifer Bibby.



Kell Funerals

136 Napier St.,
St. Arnaud. Victoria. 3478. Australia.
Ph: (03) 5495 1043
Fax: (03) 5495 2357
E-mail: info@kellfunerals.com
Web: www.kellfunerals.com.au

Servicing St. Arnaud, Donald & Districts for over 150 Year

A.B.N.: 59 906876 2
A.C.N.: 101 194 870
V.I.F.D. Member

To whom it may concern

I would like to make a proposal about the laneway situated at the rear of Gordon Street that enters from Queens St down to Buller St. in St Arnaud.

It is an unnamed laneway but is frequented by a number of houses that back onto it.

As we recently lost a member of our community who was well respected and loved by many (and who's home also backs onto the laneway), being William 'Bill' Ezard who also worked in the St Arnaud Depot of the NGS for over 25 yrs.

To recognise his contributions through the Shire as a long standing employee and as a well respected local who went above and beyond for the town he loved I am making the proposal to name the Lane way 'EZARD LANE'.

Bill has lived off this Laneway for numerous years and most recognise the lane by this name already.

It would be a fitting memorial for a well respected and admired member of our community.

Regards
Jennifer Bibby
Director of Kell Funerals

21st May 21.

To whom it may concern

May 2021

I Colin Foster having been employed by the Shire of Kara Kara and Northern Grampians Shire for over 30 years am writing in regards to the naming of the lane behind Bill & Noela Ezard's property. Both Judy and myself have had a long time friendship with Bill, Noela and family. When Bill worked for the town of St. Arnaud and then started with the Northern Grampian Shire he became a very valuable work colleague.

Bill's knowledge of the towns - water mains, sewerage, footpaths and infrastructure was a great asset.

As a fitting and well deserved gesture it would be appropriate to name the lane behind Bill & Noela's property "EZARD LANE"

RIP Bill.

Kind Regards Colin Foster.
Colin Foster.

ANDERSON FARMING

PO Box 129 , St.Arnaud Vic 3478

andfarm@bordernet.com.au

Mobile 0408 506231

Farm office 03 54 956279 Home 03 54 951202

Proposed naming unnamed lane Ezard Lane

It is with pleasure that I provide this citation regarding the late William (Bill) Ezard and the suggested naming of the unnamed lane close to his home.

I have known Bill Ezard since he was a small boy living on my family's farm, north of St Arnaud where his father was employed as the manager.

On completion of his apprenticeship as a builder, Bill worked at the Donald Meat Works then as a member of the outside staff St Arnaud Town Council and with Northern Grampians on amalgamation. With both council jobs he turned his hand to everything: concreting, building, laying and locating long forgotten pipes and repairing whatever.

Bill was an employee who regarded his work with pride and as a trust of the municipality and residents. People such as Bill have done much to make St Arnaud the beautiful and well-constructed municipality it is today. It is regretful that people such as Bill who build the physical foundations of our communities are so often forgotten and overlooked.

Bill may not have designed the Sydney Opera House or the Snowy Mountains Scheme however as the world-famous American singer Paul Robeson said to the men working on the Opera House: "You can tell your grandchildren that you built this place."

Bill regularly took on after hours work to provide his family with a better life. He was devoted to his five sons, frequently taking them fishing, rabbiting, and camping. He and his wife Nola brought up their sons to become fine and outstanding Australian men.

In many ways Bill's life was summed up at his funeral by the playing of Jimmy Barnes' 'He's a working-class man.' Bill was just that: an ordinary every day Australian; good, decent, and hard working for his family and employers.

Bill was the type of person who both built and laid the foundations of communities and nations. They are also the ones overlooked when civic recognition and awards are given. Hopefully, this will not be the case with Bill Ezard.



James R Anderson

22nd May 2021

Former St Arnaud Town Councillor and Mayor

Former Northern Grampians Shire Councillor



To William Ezard

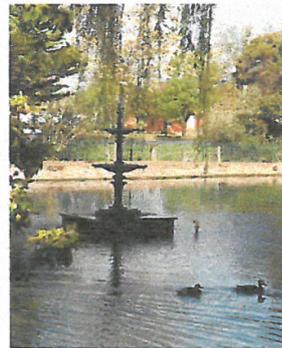
We, the Mayor and Councillors of the Northern Grampians Shire, are delighted to convey to you our sincere congratulations on the achievement of your 25 years of service.

You commenced employment on 19 June, 1986 with the Town of St Arnaud and from this time you have devoted time and energy to the service of your community and contributed greatly to its development, welfare and pride.

You have shown that you are an asset to the Works Department and your strength is in your dedication to the job where you engender respect from your colleagues and peers.

Your dedication and versatility to your role is admired and respected by your colleagues while your knowledge of St Arnaud and surrounding towns is an impressive asset.

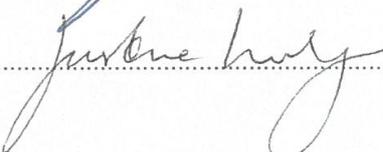
We wish to acknowledge your wonderful contribution and wish you well for a long and prosperous future. We know that without the support of your family your ability to contribute the time and energy devoted to your job would not be possible, and to them we add our sincere thanks



THE COMMON SEAL of the }
Northern Grampians Shire Council }
was hereunto affixed this 28th day of }
June, 2011 in the presence of: }




..... Mayor


..... Chief Executive Officer



Town of St. Arnaud

**GOLD TOWN
WITH A
"GOLDEN" FUTURE**



Town Hall Complex, Napier Street.

Correspondence to:
Town Clerk,
P.O. Box 129,
St. Arnaud. Vic. 3478.

Telephone: (054) 95 1500
Fax: (054) 95 1026

File Reference: DRB/PAW: S-23

TO WHOM IT MAY CONCERN

I write to advise that I have known William James Ezard of 6 Gordon Street, St. Arnaud for more than eight years, as both a friend and a valuable outdoor employee of this Council. I have always found him to be conscientious, and totally responsible with respect to his obligations to his family, Council as his employer, and the community in general.

He is a hard working, and well respected member of the St. Arnaud community.

Yours faithfully,

A handwritten signature in cursive script, appearing to read "David R. Broad".

DAVID R. BROAD
Chief Executive

4 August, 1994

St. Arnaud & District Historical Society Inc.

No. A0002888C ABN 49 149 395 814

12 Napier Street, St. Arnaud,
P.O. Box 75, St. Arnaud 3478

GIVING OUR PAST A FUTURE

24th June, 2021.

Dear Kerrie,

Naming of Unnamed Lane

Thank you for your letter requesting any comments we may have re naming of a laneway in honour of Bill Ezard. First accept my apology for the delay in responding to this correspondence. It is hard for me to reconnect to the world around me after 'on' 'off' lockdowns and haven't been able to get into the museum to pick up any correspondence because of the ongoing upgrade on the footpath, which really has been marvellous to see such work going on in St. Arnaud. Thankyou to the Council.

So! Members have stated they agree with the concept of a laneway being given the name 'Ezard' . He was a well-known and respected resident of St. Arnaud and thank you for giving this gentleman such an honourable gesture.

Yours faithfully,

Margaret H. Fyffe.

Hon. Sec.

9.4.2. Intention to Lease Hall of Fame

Author/Position: Kylie Allen, Risk & Lease Management Officer

Purpose

The purpose of this report is for Council to commence the process to enter into a formal lease with the Stawell Athletic Club Inc. A0010120Z for use of the Hall of Fame, Central Park, Stawell, commencing 1 July 2021 for a five year term with options of three further five year terms and one further one year term.

Summary

The Stawell Athletic Club Inc. (SAC) has had occupation of the Hall of Fame for many years and previously shared occupancy with the council Visitor Information Centre (VIC). As the VIC has since relocated, SAC now have exclusive use of the premises, therefore, entering into a lease arrangement is appropriate and will ensure the security of tenure for the club.

Recommendation

That Council:

- 1. gives notice of its intention to enter into a s17D Crown Land lease with the Stawell Athletic Club Inc. for the use of the Hall of Fame, Central Park, Stawell, and**
- 2. in respect of the above notice, seeks submissions from any person pursuant to section 223 of the *Local Government Act 1989*.**

RESOLUTION

That Council:

- 1. gives notice of its intention to enter into a s17D Crown Land lease with the Stawell Athletic Club Inc. for the use of the Hall of Fame, Central Park, Stawell, and**
- 2. in respect of the above notice, seeks submissions from any person pursuant to section 223 of the *Local Government Act 1989*.**

Moved: Cr Kevin Erwin

Seconded: Cr Lauren Dempsey

Carried

Background/Rationale

Council is the appointed committee of management for the Stawell Hall of Fame located at Central Park Recreation Reserve (Crown allotment 19A (part) and 24 (part) Section 24, Parish of Stawell, gazetted reserve number RS02088, reservation for public recreation) and has the power to enter into a lease for the reserve pursuant to section 17D of the *Crown Land (Reserves) Act 1978* subject to the approval in writing of the Minister.

The Stawell Athletic Club Inc. (SAC) has had occupation of the Hall of Fame for many years and previously shared occupancy with the council Visitor Information Centre (VIC). As the VIC has since relocated, SAC now have exclusive use of the premises, therefore, entering into a lease arrangement is appropriate and will ensure the security of tenure for the club.

Council as a result of negotiations with the SAC has drafted a lease with the following terms:

Rent: \$455.00 pa plus GST (subject to annual CPI increases)

Term: Five years plus three further terms of five years and one further term of one year.

SAC, as sole tenant, will be responsible for cleaning, payment of utilities, telephone and internet, waste and Fire Service Levy charges.

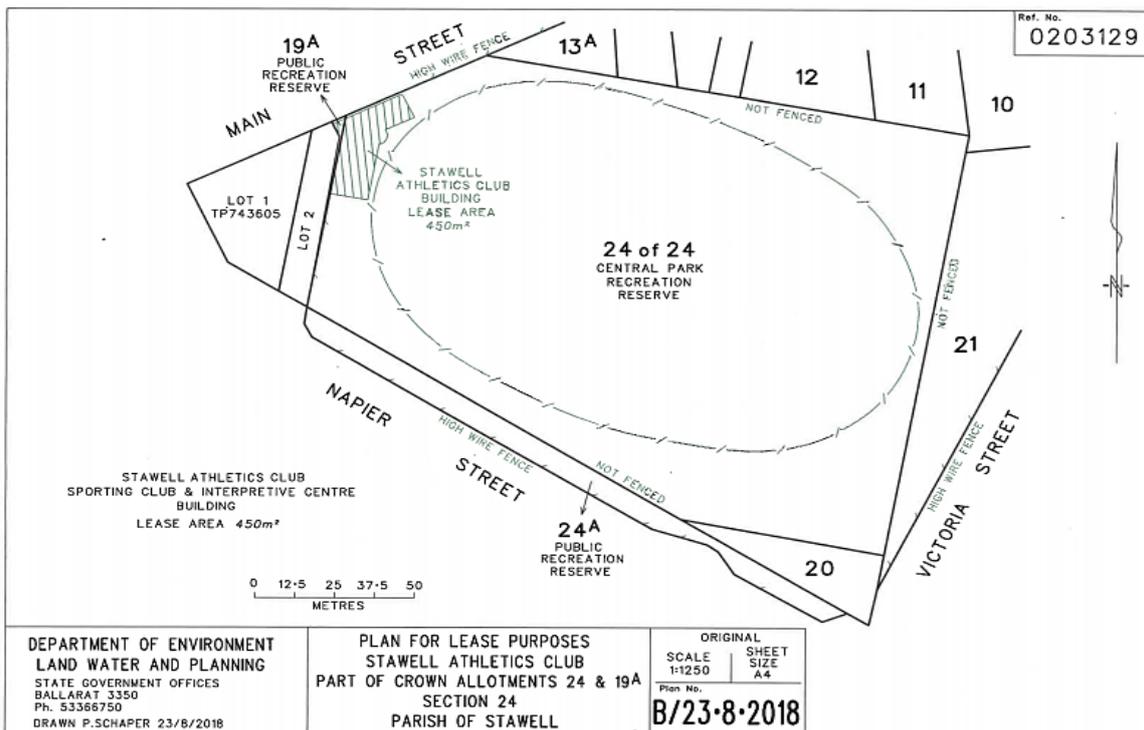
Council received approval in principle to enter into a s17D Crown Land lease with the SAC for 'Sporting Club use including associated functions and Interpretive Centre' from the Department of Environment, Land, Water and Planning (DELWP) on 28 August 2018.

As a lease provides exclusive use of the premises, an obligation requiring the club to allow and encourage the use of the premises by other clubs and associations, under a hire arrangement, will be included.

The implementation of a lease with the SAC for the Hall of Fame will reduce council exposure to liability and risk by use of the standard DELWP template containing essential terms. The lease arrangement will also provide a clear understanding of asset management and budgetary requirements to both parties.

Plan for Lease Purposes

That part of the Land shown hatched and the improvements erected on that part of the Land, situated at 8 Main Street Stawell, known as Stawell Hall of Fame.



Legislation, Council Plan, Strategy and Policy Implications

Local Government Act 1989 s223

Local Government Act 2020 s115

Crown Land (Reserves) Act 1978 s17D

Options

Option 1

Agree to give public notice of Council's intention to enter into a lease with the Stawell Athletic Club Inc. for use of the Hall of Fame, and seek submissions on the proposal. **[recommended]**

Option 2

Not to enter into a lease with Stawell Athletic Club Inc. for use of the Hall of Fame. **[not recommended]**

Implications

Any identified sustainability issues (economic, social, environmental or climate change) or heritage/cultural, amenity, human rights/privacy, risk management, budgetary and asset management implications have been addressed in this report.

Procurement

Not applicable

Community Engagement

Section 115 of the *Local Government Act 2020* states: *if a Council proposes to lease land that is subject to subsection (3) and that was not included as a proposal in the budget, the Council must undertake a community engagement process in accordance with the Council's community engagement policy in respect of the proposal before entering into the lease.*

In line with the council Community Engagement Policy, community engagement will be undertaken in a manner modelled on section 223 of the *Local Government Act 1989* and give public notice in local newspapers and the council website. Council is required to consider any submissions received prior to making a formal decision to enter into a lease with the SAC for the Hall of Fame.

Innovation and Continuous Improvement

Not applicable

Collaboration

Not applicable

Officer's Declaration of Interest

All officers providing advice to Council must disclose any interests, including the type of interest.

Kylie Allen, Risk & Lease Management Officer

In providing this advice as the author, I have no disclosable interests in this report.

Attachments

Nil

10. Notices of Motion or Rescission

Nil

11. Reports from Councillors/Committees

Queen Mary Botanic Gardens Advisory Group Meeting Minutes – 23 June 2021.
Stawell Recreation Advisory Group Meeting Minutes – 15 July 2021.

Councillors provided brief reports on their activities on behalf of Council since the last Council meeting.

Cr Driscoll reported that the Queen Mary Gardens Advisory Group are working with SCAN to put up a history of the gardens on an information board that is positioned in the gardens. They are looking at progressing a nature playground on the old bowling green and it was reported that the Friends of the Gardens fundraiser day had raised over \$3,000 which would go towards the Queen Mary Gardens.

Cr Dempsey reported that the Stawell Recreation Advisory Group had met and discussed the potential for future lighting at the soccer oval and athletics club. Cr Dempsey included that it had been mentioned that the new multipurpose facility is operating well from a user perspective and as a community facility it can be booked through council for anyone to use. Cr Emerson reported that at the meeting they had discussed the demolition or lease of the old North Park clubrooms and also the new netball court development. Cr Emerson noted that the Stawell Recreation Advisory Group had made fantastic headway in the past few years on developments at Central Park and North Park.

Cr Emerson reported that Council had held a very informed meeting with Stawell Regional Health on their decision to join the conglomerate with Ballarat, Horsham, Stawell and Edenhope. Councillors discussed their concerns such as jobs, services and what is best for the Northern Grampians Shire. Cr Emerson said that councillors had come away reasonably satisfied and would be keeping a close eye on the situation and represent the community wherever they can.

Cr Ostarcevic reported that he had received correspondence from a company that utilises supercapacitors as batteries instead of the traditional lithium-ion batteries. The technology that they use is cutting edge and needs to be discussed further with respect to opening up opportunities within Stawell for the use and possible manufacture.

RESOLUTION

That the reports be received.

Moved: Cr Kevin Erwin
Seconded: Cr Rob Haswell

Carried

**MINUTES OF THE MEETING OF THE QUEEN MARY BOTANIC
GARDENS ADVISORY COMMITTEE HELD ON WEDNESDAY 3RD**

JUNE

PRESENT:

Cr Tony Driscoll
Jason Abbott (Parks & Gardens)(Secretary)
Joanne Hamilton (Chairperson)(Friends of the QMG)
Rosalind Small (Friends of QMG)
Janelle Patching(Community)
Lynne Box (Friends of QMG)
Deirdre Freeman (Friends of the QMG)
Len Reid (Historical Society)
Dorothy Baldwin (CWA)
Margaret Mc Cahon (CWA)
Brenda Proctor (Friends of the QMG)

1. **OPEN MEETING:** The Chair declared the meeting open.
2. **APOLOGIES:** D. Patton,B. Ried,L. Parry
3. **DISCLOSURES OF INTEREST & DECLARATIONS OF CONFLICT OF INTEREST:**

Nil
4. **CONFIRMATION OF THE MINUTES:**

'That the minutes of the Meeting held on Wednesday 3rd of March be adopted.'

Moved: J Abbott
Seconded: J. Patching **Carried**
- 5.0 **MATTERS ARISING FROM MINUTES:**
 - 5.1 Walsh plan for QMG distributed to new members.
 - 5.2 Plan for sign design reviewed by members.
 - 5.3 Kings ave parking has been marked out for parking bays.
6. **CORRESPONDENCE**
 - 6.1 Nil

7. REPORTS

- 7.2** Lyn thanked everyone for Gala day help, 3056.00 dollars raised.
FOG have a wood raffle 5th to the 10th of July.
Seniors day 5th of October, Friends will be catering.
Duck crossing signs installed in Kings Ave.

8. GENERAL BUSINESS:

- 8.1** Scan to put history of the gardens and photos in the information board at the QMG.
- 8.2** Look into ideas for and getting a natural playground installed on the bowling green corner.
- 8.3** Working bee for wood raffle. Meet at Glue pot rd 10am 26th of July.

9. NEXT MEETING: 5.30 18th August.

10. CLOSE:

.....

Northern Grampians Shire Council

Stawell Recreation Advisory Group Meeting - Minutes

The meeting held at **6.00pm** on 15 July **2021** in the **Bennett Room at Western Highway Office Stawell.**

Chair: Cr Emerson

Present: Cr Murray Emerson, Cr Lauren Dempsey, Reg Smith, Kay Dalton, Ian O'Donnell, Nathan Baker, John Griffiths, Rob Lembo, Zander McDougall (NGSC) Tony Dark (NGSC)

Apologies: Lynne Jenkinson, Scotney Hayter

1. Minutes of the previous meeting: 24 February 2021

Motion moved that they were true and correct Reg Smith and seconded Kaye Dalton

2. Business arising from the previous meeting:

3. General Business

Item	TOPIC	Discussion	Action/ Outcome
1.1	North Park Netball Courts	<p>Discussed the project which is an outcome of the 2011 North Park Masterplan. The project has been successful in achieving funding from Sport and Recreation Victoria (SRV).</p> <p>Grant outcome successful and a media opportunity was organised for the Stawell Times news where several members were present. SRV will require a participation plan which will involve all groups that utilise the courts and it involves a plan around what we said in the application about participation and how the courts will be activated to deliver what we said.</p>	Action:

		<p>Tender process is nearly complete with applications closing on 13/7 where we had over 25 look at the proposal and 5 submissions received and were all within the budget and parameters of the process. Council will make a decision on 2/8/21 to award or not award the contract.</p> <p>Timeline if approved by council, will be for a start on 9/8 and completion by February 2022 for Contract works and NGSC works will be undertaken to be completed by April. Swifts have been consulted in relation to the start date and for their last home game on the 14 August the netballers will play at Central Park and football at North Park. The club will not be hosting a final this year due to the tight timeline to get the courts finished during the warmer months and allowing the acrylic surface to be installed. Given the scope of the project and the need to ensure it is started early with council preparing the area with activities such as demolition and excavation of contaminated soil etc it is priority to start as early as possible. As like many projects there are usually unforeseen delays and if the acrylic is not installed by Feb/March 2022 then there is a threat that there could be no netball at North Park during 2022 which is not acceptable therefore the earliest possible start is required to prevent such issues that are avoidable.</p> <p>Discussed the parking situation and the number of parks around the netball courts which was calculated at about 120. Included in the design is access for emergency vehicles and pedestrian footpaths and that the new design ensure a safer connectivity for all users.</p> <p>There will be site access changes and interruptions which will mean users will need to review how they use the facilities. The clubrooms will be accessible to everyone during the netball court construction and there will be signs advising this.</p> <p>Media and Communications - Community, clubs, users, schools will be notified of the project and its impacts.</p>	
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		<p>Discussed the importance that all advisory group members, whilst are advocates for their individual clubs, are also responsible to represent other users when approached about projects and impacts etc.</p> <p>Discussed existing access issues and it was pointed out that the advisory group was membership of most users and it is important to utilise that environment to communicate, create partnerships and an understanding of working together to manage expectations and activities at the reserves.</p>	
1.2	North Park Skate Park	<p>Concept designs tabled and the project is a part of Council's 10-year capital program proposed to be delivered in 2022/23 through the Local Road and Community Infrastructure Fund program which is to be confirmed. Murray advised that there has been \$4.2M spent on the new clubrooms plus additional \$3M on other projects plus we need more money for SSAC so the funding will be required to be signed off by council.</p> <p>The concept designs are a part of the process to plan (design, consultation and funding) well prior to the final designs and project delivery.</p> <p>Next step is detailed design so it is ready for tender/construction.</p>	Action:
1.3	North Park Masterplan	<p>Previous Masterplan was 2011 and a new plan will be created and discussion points were:</p> <ul style="list-style-type: none"> • Council briefed about the current stages of the project on 5/7 • Consultant engaged – Otium Planning Group who has extensive experience in recreation planning. • Key purposes – 10 Year plan, recreation opportunities, safety and connectivity, inclusive spaces, community engagement, fit for purpose infrastructure, costs and agreements/tenancy will be a part of the process. • Timeline – Now until December 	Action:

		Discussed current access issues for clubs when gates are closed and that the masterplan process will be a good opportunity to feed this type of information into.	
1.4	User Fees 2020/21	<p>With 2019/20 fees already waived Council considered user fees and charges for the 2020/21 year due to be invoiced to clubs in June were assessed under the Covid and Hardship policy.</p> <ul style="list-style-type: none"> • Outcome is that Council approved waiver of the 2020/21 fees. • Future fee structure to be reviewed through the North Park Masterplan process 	Action:
1.5	North Park Soccer Lighting Project	<ul style="list-style-type: none"> • The design of lighting project was tabled at the February meeting for discussion to support the World Game Application to provide lighting for the soccer pitch and athletics track. The project is a part of Council's 10 year capital program to enable the Stawell Pioneers Soccer Club to be able to train under satisfactory lights. The project was fully supported by the group and we discussed the grant application which was unsuccessful. Zander has organised a meeting with SRV on Monday to discuss the next steps of the application. Rob advised that the club had been successful in gained funding from the Federal Government (Dan Tehan) to go towards the project. • Rob advised that the pitch is in need of attention and for training they are using the main oval to train under lights which is working for now. <p>Cr Emerson provided feedback that it can sometimes take a while to get funding as it doesn't happen overnight so clubs need to be patient.</p>	Action:
1.6	Stawell Parks Precinct Plan - Outcomes and Actions	<p>Project update relating to the precinct as follows:</p> <ul style="list-style-type: none"> ● Central Park Fencing – Completed. ● Portable grandstands – Completed by Easter 2021. ● Waites Robson – Project deferred until future date due to other projects delivered as a part of Council's funded project delivery. ● Concept design tabled and discussed for female friendly change rooms and some outcomes to be delivered as a part of Council's 10 Year Capital Program. Stage 1 to be delivered in 2022/23 through the Local Road and Community Infrastructure Fund program. ● Next steps – Detailed design and Heritage Victoria and Permit approvals 	Action:

		<ul style="list-style-type: none"> ● Second netball court at Central Park – Concepts presented and also discussed the Athletic Club storage which will be impacted. Tony met with the Athletic Club earlier in the year and the club is receptive to talk about what options are available. ● Heritage Victoria and permits required for any works and Tony is liaising with Heritage Victoria directly. ● Further design will be required to ensure all aspects are covered. ● The road and connectivity between Central Park and Cato was considered as part of the Stawell Parks Planning. The item of possible road closure was brought up and Cr Emerson said that they had walked the site with the Roads Minister and it was not seen as a preferred option or even a possibility to close or change the road conditions for a future project. 	
1.7	<p>North Park - New Multipurpose Clubrooms</p>	<p>Project update:</p> <ul style="list-style-type: none"> • Official opening was completed in May which went well. • Terracing works will be completed after the football season. <p>Discussion about use: IO: Facility working well for club - social functions have been a huge success. Working through problems as they arise. Carpet cleaning done a week after event but should have booked in next day. Original water leak fixed and water creep is not an issue in the amenities. Reg: drainage problem near ramp RL: Working well - liaising with Swifts. Can club get fob for season access and Tony will look into this.</p> <p>There has been some events such as Under 13 jumper presentation, Swifts Cabaret which is normally held at the Town Hall and this went well. Cr Dempsey held a work session at the venue and there were some issues in relation to technology and cups/cutlery that needed to be sorted</p> <p>Cr Emerson suggested that there is volunteer strain in managing facilities like North Park and central Park and we should consider incorporating cleaning fees into user fees.</p> <p>Cr Dempsey advised that council had sought suggestions for a name for the facility and the outcome is North Park Community Sports Centre will be recommended by Council.</p>	<p>Action:</p>
1.8	<p>Old Football Clubrooms</p>	<p>Cr Emerson opened the discussion and said that this has been discussed several times but Council needed some more direction from the group and asked that everyone be respectful of each others views during the discussion.</p>	<p>Action:</p>

	<p>Cr Emerson invited Reg to say a few words about the proposal they have for the clubrooms. Reg read the letter that the brigade had sent to Council and some key points mentioned include:</p> <ul style="list-style-type: none">• CFA were involved in the original building construction and would like to take a lease on building and make renovations to make it fit for purpose train all year around, state brigade and junior development, maintain at no cost to council, demo would be \$30,000, only would get 15 car spaces. Toilets need to be close by for juniors and adults to use them as the new ones are too far away.• A hand marked up design was presented that showed changes to the amenities, kitchen changes and access remodeled.• The facility would be used for training, catering and social gatherings as well as an important part of future state events. <p>JG: Clubrooms aren't up to standard, toilets etc and the reason for the new ones was because the old facilities are not usable.</p> <p>IO: Club was involved in the construction of the old building and when SRV informed Swifts that it would not provide funding for the old facilities as they were too old and not worth renovating and they were under the impression that it would be demolished. Cr Emerson agreed that was the initial conversation. Would give more parking, clean the site up etc.</p> <p>Cr Dempsey asked Reg if they would use the clubrooms for storage and training and the new ones are accessible for use by all clubs and organisations.</p> <p>TD: Asked about the use and as a part of the masterplan project whether there was an opportunity to look at a new purpose built facility closer or in better proximity of the track would be considered rather than remodeling an old building.</p> <p>NB: Hard to comment as not sure of fire brigade operations.</p> <p>Cr Emerson advised that the toilets behind the rooms would be demolished and that the conversation about the clubrooms had changed from initial discussions about use. Cr Emerson explained that a training facility is more favorable than a duplication of the new facility built where \$4.2M has been spent.</p> <p>Cr Emerson and Cr Dempsey agreed that they would take the feedback to Council for consideration at the next opportunity.</p>	
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Other business:

- Community garden and Dog off leash area is in construction stage and will be completed over the coming months. Plumbing and some excavation has been completed and fencing is to be done.

4. Close time: 7.55pm

12. Urgent Business

Cr Dempsey asked that the matter of Sloane Street Development - Statutory Process For Sale be considered as Urgent Business.

RESOLUTION

That the item as listed be considered as Urgent Business.

Moved: Cr Lauren Dempsey

Seconded: Cr Kevin Erwin

Carried

12.1. Sloane Street Development - Statutory Process For Sale

Author/Position: Charles Holdenby, Manager Government Relations, Engagement & Advocacy

Purpose

To resolve to sell land to Passive Place Pty Ltd.

Summary

To seek a resolution from Council to sell Crown Allotments 1 and 2, Section B Parish of Stawell, Sloane Street, Stawell 3380 ('the land') for the Sloane Street Residential Development ('the development') to be undertaken by the developer, Passive Place Pty Ltd ACN 617 279 222 (and/or nominee).

Recommendation

That Council, acting under the *Local Government Act 1989* ('the 1989 Act') through the general savings provision under section 328 of the *Local Government Act 2020*.

- **Acknowledges that Council's resolution numbers 2, 3 and 4 of 7 December 2020 in relation to the proposed sale of the land, are redundant in view of Council's reliance upon its public notice of intention to sell the land published on 14 August 2019.**
- **Notes that no submissions were received by Council pursuant to section 223 of the 1989 Act in response to the public notice of the proposal.**
- **Resolves that the land be sold to Passive Place, for nominal consideration on the basis that Passive Place will enter into an agreement pursuant to section 173 of the *Planning and Environment Act 1987* with Council ('the section 173 agreement') to be recorded on the title to the land restricting the manner in which Passive Place can use and develop the land, including that:**
 - **any development constructed must be an innovative and environmentally sustainable housing development offering a diverse housing mix and which satisfies agreed minimum requirements; and**
 - **if use and development of the land are not consistent with the agreed restrictions, subject to agreed terms, Council can require Passive Place to retransfer to Council, at the cost of the developer and for nominal consideration, the title to the whole or such part of the land which is not used or developed in accordance with those restrictions.**

RESOLUTION

That Council, acting under the *Local Government Act 1989* ('the 1989 Act') through the general savings provision under section 328 of the *Local Government Act 2020*.

- **Acknowledges that Council's resolution numbers 2, 3 and 4 of 7 December 2020 in relation to the proposed sale of the land, are redundant in view of Council's reliance upon its public notice of intention to sell the land published on 14 August 2019.**
- **Notes that no submissions were received by Council pursuant to section 223 of the 1989 Act in response to the public notice of the proposal.**
- **Resolves that the land be sold to Passive Place, for nominal consideration on the basis that Passive Place will enter into an agreement pursuant to section 173 of the *Planning and Environment Act 1987* with Council ('the section 173 agreement') to be recorded on the title to the land restricting the manner in which Passive Place can use and develop the land, including that:**
 - **any development constructed must be an innovative and environmentally sustainable housing development offering a diverse housing mix and which satisfies agreed minimum requirements; and**
 - **if use and development of the land are not consistent with the agreed restrictions, subject to agreed terms, Council can require Passive Place to retransfer to Council, at the cost of the developer and for nominal consideration, the title to the whole or such part of the land which is not used or developed in accordance with those restrictions.**

Moved: Cr Lauren Dempsey
Seconded: Cr Kevin Erwin

Carried

Background

- On **14 August 2019** Council advised their intention to sell the land by Public Notice.
- On **30 August 2019** Council sought Expressions of Interest (EOIs) from the market.
- On **11 October 2019** Passive Place submitted a response to the EOI, as did other respondents.
- On **3 February 2020** Council considered all EOI responses and resolved to engage Passive Place as the preferred developer and entered into negotiations.
- On **4 February 2020** Council awarded Passive Place preferred developer status.
- On **7 December 2020** Council agreed to move forward on Council's proposal at Sloane Street, Stawell which provided the Chief Executive Officer some opportunities to continue with negotiations for housing at the Sloane Street site.
- On **15 December 2020** Preston Rowe Paterson value the land at \$435,000 (excl. GST) (Attachment A)
- In 2020/21 Council and the Victorian State Government funded enabling infrastructure adjacent to the site.
- On **30 June 2021** a second valuation is undertaken on the land by Preston Rowe Paterson, valuing it now at \$915,000 (excl. GST) (Attachment B).

Rationale

Northern Grampians Shire requires both volume and diversity of housing to meet community needs and to address market failure in housing development. Council and Passive Place have negotiated a proposed section 173 agreement to achieve delivery of a flexible housing model that addresses our community's unique housing and accommodation needs and delivers on those needs. This will be the first development of its kind in regional Victoria.

Legislation, Council Plan, Strategy and Policy Implications

Legislation

If Council decides to sell the land, Council will be doing so pursuant to the powers conferred upon it by sections 189 and 223 of the 1989 Act, which was the relevant legislation at the time of commencement of the statutory process, and continues to be the relevant legislation through the savings provision section 328 in the *Local Government Act 2020*.

Before selling the land, these statutory provisions require that Council must:

- give public notice of its intention to sell at least four weeks prior to selling;
- ensure any submissions received are considered in accordance with section 223 of the 1989 Act; and
- obtain a current valuation of the land from a qualified and experienced valuer in accordance with the requirements of the 1989 Act, which is not more than six months old at the time of sale.

Each of these statutory requirements have been complied with.

Council Plan

This initiative is central to the Shire Vision Pillar 1 – Building more housing, having the goal to Boost economic growth with the outcome being Building more housing with the strategy of Ensure Land Use Policy Enables Housing Investment and the action of Handover the Sloane Street Residential Housing Development.

Options

Alternatively, Council could re-advertise notice to sell and sell for market value to more than recoup its contributions to the project thus far. However, this option would require additional investment of time and resource from Council, and likely would not provide the diversity of housing mix able to be provided by the development as proposed by Passive Place.

Implications

Council has invested significant resources to ensure the land is developed through a staged process and delivers energy efficient homes that meet our community's needs. A valuation was undertaken in December 2020, prior to the building of enabling infrastructure to the land in late January/early February 2021. At this point the land was valued at \$435,000.00. A second valuation was undertaken on 30 June 2021 and the land value has improved and is now valued at \$915,000 (excl. GST).

Procurement

Not applicable

Community Engagement

Community engagement is central to the development of the land by Passive Place; however, it is not required at this point in the process beyond that sought and completed as part of the statutory process under section 223 of the 1989 Act.

Innovation and Continuous Improvement

The development will be the first of its kind in regional Victoria.

Collaboration

Not applicable

Officer's Declaration of Interest

All officers providing advice to Council must disclose any interests, including the type of interest.

Charles Holdenby, Manager Government Relations, Engagement & Advocacy
In providing this advice as the author, I have no disclosable interests in this report.

Attachments

1. Attachment A [12.1.1 - 39 pages]
2. Attachment B [12.1.2 - 39 pages]

Residential



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Pty Ltd**

ABN 58 937 654 644

10 Darlot Street

Horsham VIC 3402

Phone: 03 5382 6541

Fax: 03 5381 0460

Email: horsham@prp.com.au

[www: prp.com.au](http://www.prp.com.au)

Directors

Ben Sawyer Certified Practising Valuer AAPI Reg
63163

M 0429 826 541

E ben.sawyer@prp.com.au

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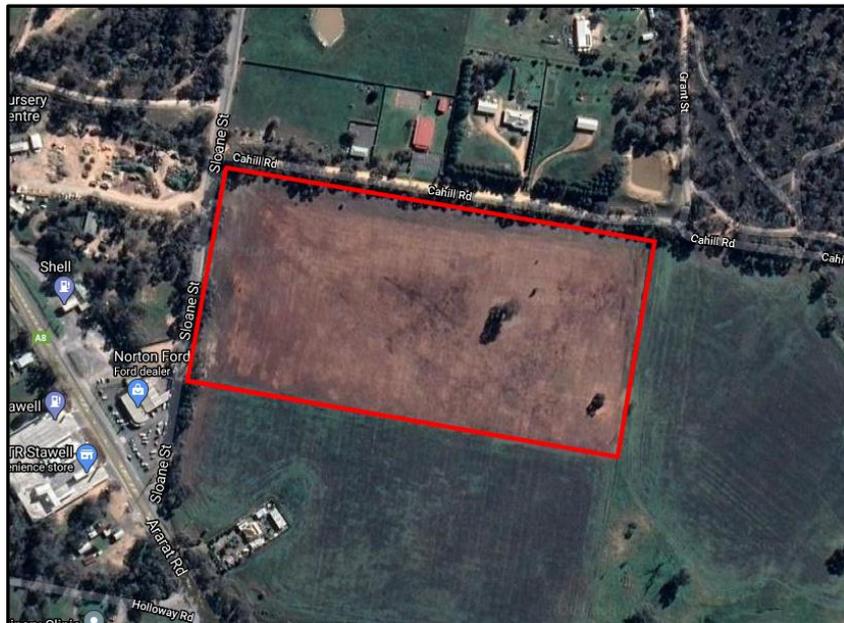
1 Executive Summary

This executive summary must be read in context of and in conjunction with the full valuation report of which this executive summary forms part. All comments, terms and conditions contained in the full valuation report relate directly to this Executive Summary.

All investigations have been conducted independently and without influence from a third party in any way.

The Valuer/firm (in addition to the principal valuer) has no Potential Conflict of Interest or Pecuniary Interest (real or perceived) relating to the subject property.

This valuation has been carried out in accordance with the Royal Institution of Chartered Surveyors (RICS) Red Book valuation professional standards and/or the Australian Property Institute (API) 'Professional Practice' guidance notes.



Property Address: Crown Allotments 1 and 2 Section B, Sloane Street, Stawell VIC 3380

Instructing Party / Client: Jenny Cray
Northern Grampians Shire Council
59-69 Main Street
Stawell VIC 3380

Instructions: To determine the Market Value 'As Is' on the basis of Vacant Possession

Purpose of Valuation: Consultancy Purposes and for no other purpose

Date of Inspection: 15/12/2020

Date of Valuation:	15/12/2020								
Property Type:	Vacant development site								
Brief Description:	<p>The subject property comprises a vacant 80,940 sqm development site situated approximately 1.8 kilometres south of the Stawell post office in a mixed use area on the south-eastern corner of Cahill Road and Sloane Street.</p> <p>The majority of the site (approximately 66,940 sqm) is zoned General Residential Zone, whilst the balance of 14,000 sqm toward the eastern boundary is zoned Rural Living Zone.</p> <p>The site is predominantly cleared and rises up slightly to the north. Bitumen sealed road access to the site is provided Sloane Street, and the property also has gravel road frontage to Cahill Road. Our onsite inspection indicates that electricity is available in the north-eastern corner of the allotment and within close proximity to the north-western corner of the allotment. Discussions with Grampians Wimmera Mallee Water indicates that water is available on the northern side of Cahill Road, directly to the north of the north-eastern corner of the subject allotment, however there is no sewerage available in the immediate area.</p>								
Land Areas:	<table border="1"> <thead> <tr> <th>PARCEL</th> <th>SIZE</th> </tr> </thead> <tbody> <tr> <td>Crown Allotment 1 Section B Parish of Stawell</td> <td>40,470 sqm</td> </tr> <tr> <td>Crown Allotment 2 Section B Parish of Stawell</td> <td>40,470 sqm</td> </tr> <tr> <td>Total</td> <td>80,940 sqm</td> </tr> </tbody> </table>	PARCEL	SIZE	Crown Allotment 1 Section B Parish of Stawell	40,470 sqm	Crown Allotment 2 Section B Parish of Stawell	40,470 sqm	Total	80,940 sqm
PARCEL	SIZE								
Crown Allotment 1 Section B Parish of Stawell	40,470 sqm								
Crown Allotment 2 Section B Parish of Stawell	40,470 sqm								
Total	80,940 sqm								
Registered Proprietor:	Northern Grampians Shire Council as Sole Proprietor								
Zoning:	General Residential Zone (GRZ) and Rural Living Zone (RLZ) – Northern Grampians Shire Council Planning Scheme								
Assessed Interest:	100% of the freehold interest subject to critical assumptions and terms and conditions as noted in the report								
Basis of Valuation:	Market Value 'As Is' on the basis of Vacant Possession								
Valuation Approach:	Direct Comparison Approach								
Market Value 'As Is':	\$435,000 (Four Hundred and Thirty-Five Thousand Dollars) exclusive of GST and subject to Vacant Possession								
Critical Assumptions:	<ul style="list-style-type: none"> Information provided by the Northern Grampians Shire Council and Grampians Wimmera Mallee Water at the time of inspection is correct and not misleading towards forming an understanding of the property for the purposes of this valuation; The property is unaffected by any road resumption proposals; The above land areas have been taken from the Title Plan, which is replicated in Appendix B. Should a formal survey reveal otherwise, we reserve the right to reconsider our valuation herein; 								

- The subject site as inspected is within Title boundaries and there are no encroachment issues;
- The property is free from any contamination issues;
- **Significant Valuation Uncertainty**

The real estate market is being impacted by the uncertainty that the COVID-19 (Coronavirus disease) outbreak has caused. As at the date of valuation, we consider that there is a significant market uncertainty.

This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the Valuer could not reasonably have been aware of as at the date of valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in value.

There is not yet enough comparable market evidence available to determine what, if any, impact the current COVID-19 pandemic may have on the value or marketability of the subject property, particularly in the short and medium terms. We are continuing to monitor the market, although this remains an underlying risk. The Client should satisfy itself in this regard.

Given the valuation uncertainty noted, we recommend that the user of this report keeps the valuation of this property under frequent review.

Valuer:



Signature of Valuer: on behalf of
**Preston Rowe Paterson Horsham & Wimmera
Pty Ltd**
Tyler Neville
Certified Practising Valuer AAPI Reg. 105391



Signature of Check Valuer/Director:
Ben Sawyer, Director
Certified Practising Valuer AAPI Reg. 63163
Diploma of Agronomy

Reliance on this report should only be taken upon sighting the original document that has been signed by the Inspecting Valuer who has undertaken the valuation. The Counter Signatory or Director has read this report and verifies that the report is genuine and is endorsed by Preston Rowe Paterson Horsham & Wimmera Pty Ltd. The Counter Signatory or Director has not inspected the property or the comparable sales and/or rental evidence amongst other things. The opinion of value expressed herein has been solely arrived at by the Valuer who undertook the inspection and prepared the valuation report.

2 Client/Instructing Party

PRP File Reference: 11361
 Instructing Party / Client: Jenny Cray
 Northern Grampians Shire Council
 59-69 Main Street
 Stawell VIC 3380

3 Instructions

Date of Instruction: 11/12/2020
 Property Address: Crown Allotments 1 and 2 Section B, Sloane Street, Stawell VIC 3380
 Interest to be Valued: 100% of the freehold interest subject to critical assumptions and terms and conditions as noted in the report
 Basis of this Valuation: Market Value 'As Is' on the basis of Vacant Possession
 Purpose of Valuation: Consultancy Purposes and for no other purpose
 Special Instructions: We refer to our letter of instruction annexed hereto as Appendix A.

4 Date of Valuation

Date of Valuation: 15/12/2020
 Date of Inspection: 15/12/2020

5 Risk Profile

Market	Low	Low-Medium	Medium	Medium-High	High
Marketability:	There have been three sales of comparable englobo development sites in Stawell in the past two years or thereabouts, however these sales were all of much smaller allotments. Given the large size of the subject holding, it is considered that the marketability is quite limited;				
Market Activity:	There have not been any sales of englobo development sites in Stawell since July 2018. As such, we have also considered three sales from this sector in Horsham. There have not been any sales of residential development sites of any relevance to the subject in Ararat;				
Recent Market Direction:	The sales of englobo development sites from 2018 indicated that the market was stable. Whilst there have not been any more recent sales in Stawell in this sector, values of developed residential allotments are strengthening, and therefore, it is considered that the market for development sites would also be strengthening;				
Market Volatility:	It is considered that the volatility in the market at present is low. The Coronavirus pandemic does not appear to be having any negative effects on the market in Stawell generally, however the threat still hovers over society in general at present;				

Stock Levels: Low – there are no other residential development sites available to the market in the Stawell township;

Selling Periods: Whilst there has been a signboard advertising the subject property for sale for some time now, there has not been any active marketing of the site (i.e. agent appointment, internet advertising, etc.). It is considered that if the allotment was actively marketed with a satisfactory marketing budget and a realistic asking price, it would sell in under 12 months;

Likely Buyer Profile: Developer;

Last Known Sale: We have been unable to ascertain any recent transactions involving the subject property.

Asset



Highest and Best Use: Englobo development site.

SWOT Analysis**Strengths:**

- Majority of the site is zoned General Residential Zone;
- Dual road frontages;
- Electricity and water are available;
- The magnitude of the site and dual road frontages allows for a wide range of potential development designs;
- Very limited stock availability of developed residential sites in Stawell at present;
- Appears to be an increased demand for developed residential sites in Stawell over the past two to three years.

Weaknesses:

- Located in a bushfire prone area;
- Frontage to Cahill Road is gravel road only;
- No sewerage available in the immediate area;
- Given the magnitude of the site, substantial development costs are likely to deter a large portion of the potential market;
- Mixed use area, with the Western Highway, a car dealership, nursery and service station located within close proximity.

Opportunities:

- Sale of the site for private development;
- Northern Grampians Shire Council could develop the site themselves and sell off the developed single dwelling sites to the market.

Threats:

- Potential impact of Coronavirus pandemic on the property market, generally;
- Substantial development costs;
- Changes to the market for developed single dwelling residential sites in Stawell;
- A limited market available given the magnitude of the property;
- Bushfire.

6 Brief Description

The subject property comprises a vacant 80,940 sqm development site situated approximately 1.8 kilometres south of the Stawell post office in a mixed use area on the south-eastern corner of Cahill Road and Sloane Street.

The majority of the site (approximately 66,940 sqm) is zoned General Residential Zone, whilst the balance of 14,000 sqm toward the eastern boundary is zoned Rural Living Zone.

The site is predominantly cleared and rises up slightly to the north. Bitumen sealed road access to the site is provided Sloane Street, and the property also has gravel road frontage to Cahill Road. Our onsite inspection indicates that electricity is available in the north-eastern corner of the allotment and within close proximity to the north-western corner of the allotment. Discussions with Grampians Wimmera Mallee Water indicates that water is available on the northern side of Cahill Road, directly to the north of the north-eastern corner of the subject allotment, however there is no sewerage available in the immediate area.

7 Photographs



General view from Sloane Street



Access from Sloane Street



Electricity located in the north-eastern corner



General land



General land



General land

8 Location

Physical Location:

The subject property is situated 1.8 kilometres south of the Stawell post office in a mixed use area on the south-eastern corner of Cahill Road and Sloane Street.

Stawell is a rural town of 6,032 people (2016 Census) located on the Western Highway some 130 kilometres north-west of Ballarat and 65 kilometres south-east of Horsham and services the surrounding localities.

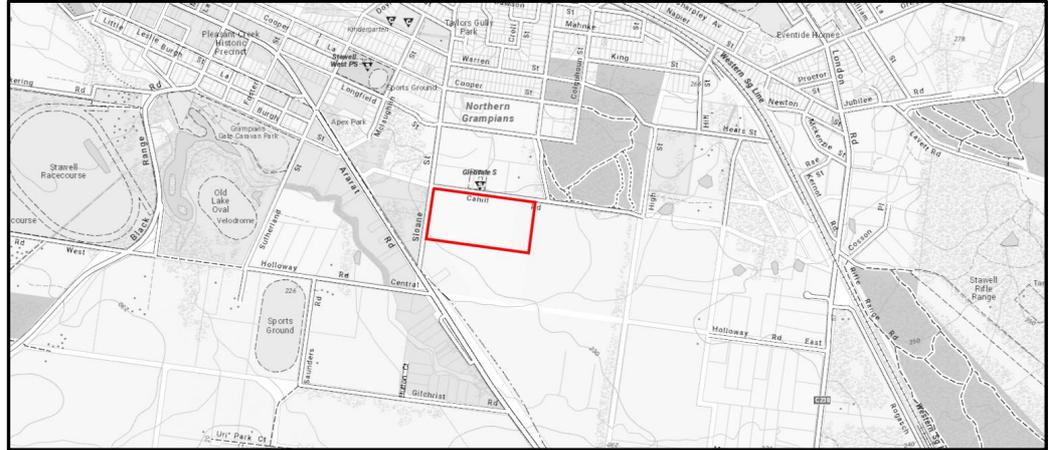
Surrounding Development:

The surrounding development is mixed, consisting of rural-lifestyle type properties located opposite to the north and mixed commercial use properties including a car dealership, nursery and service station located opposite to the west. We also note that the Western Highway is located within close proximity to the south.

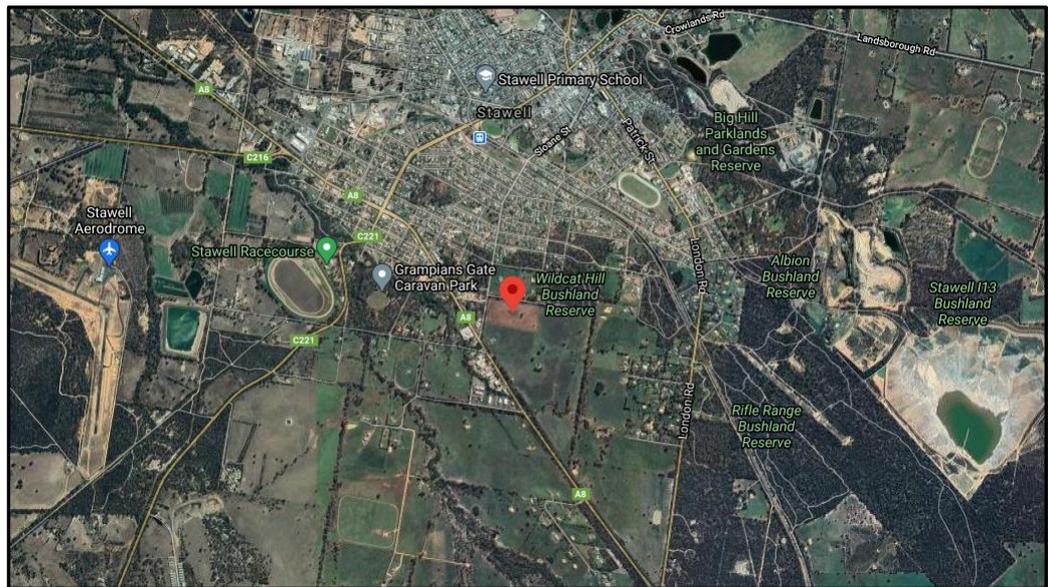
Proximity to Amenities:

AMENITY	DISTANCE	DESCRIPTION
Primary School	1.9 kilometres	Stawell Primary School
Secondary School	2.3 kilometres	Stawell Secondary College
Hospital	1.5 kilometres	Stawell Regional Health
Recreation Facilities	1.7 kilometres	Central Park
Local Shops	2.5 kilometres	Woolworths
Public Transport	450 metres	Sloane Street Bus Stop
Arterial Roads	150 metres	Ararat Road (Western Highway)

Location Maps:



Source: mapshare.vic.gov.au



Source: google.com.au



Source: street-directory.com.au

Services:

Bitumen sealed road access to the site is provided Sloane Street, and the property also has gravel road frontage to Cahill Road. Our onsite inspection indicates that electricity is available in the north-eastern corner of the allotment and within close proximity to the north-western corner of the allotment. Discussions with Grampians Wimmera Mallee Water indicates that water is available on the northern side of Cahill Road, directly to the north of the north-eastern corner of the subject allotment, however there is no sewerage available in the immediate area.

9 Title Details

Title details are summarised as follows:-

DESCRIPTION	CROWN	PLAN	PARISH	VOLUME	FOLIO
Freehold	Crown Allotments 1 and 2 Section B	TP300316M	Stawell	09571	453

Registered Proprietor: Northern Grampians Shire Council as Sole Proprietor under Instrument Number AJ891887B registered 04/09/2012.

Encumbrances: There are no encumbrances noted on Title.
See TP300316M which is replicated in Appendix B for further details and boundaries.

For details of any other encumbrances see the plan or imaged folio set out in Appendix B.

It is considered that the encumbrances noted on the Title do not have a negative impact on the market value or saleability of the property within its current context.

Title Search: We undertook our own Title Search as at 24/12/2020.

Title and Encumbrances

We have relied on a copy of Certificate of Title dated 24/12/2020, which was searched by Us. Should any notations have been placed on Title since the date of search which affect the Valuation or Valuation Services We reserve the right to reconsider our valuation findings herein.

This valuation has been prepared on the understanding that no notifications, encumbrances, easements, rights of way or encroachments exist by or on the subject property other than those set out in the title details or detailed herein.

10 Land Description and Access

A more precise understanding of the land's dimensions and areas can be obtained from the copy of Title Plan, which is replicated in Appendix B.

The land is briefly described as follows:-

Parcel	Frontage	Depth	Rear	Area	Shape
Crown Allotment 1 Section B Parish of Stawell	201.17 m	201.17 m	201.17 m	40,470 sqm	Square
Crown Allotment 1 Section B Parish of Stawell	201.17 m	201.17 m	201.17 m	40,470 sqm	Square
Total				80,940 sqm	

Shape and Topography:

The subject property consists of two adjoining square shaped allotments that rise up toward the north.

Road and Access:

Access to the property is provided by Sloane Street, being a bitumen sealed road that runs along the western boundary in a north – south direction. The allotment also has frontage to Cahill Road, being a gravel road that runs along the northern boundary in an east – west direction.

Site Comments:

We note no unusual or high risk site attributes.

Site Contamination:

Our physical inspection did not reveal any obvious signs of site contamination.

To the best of the Valuer's knowledge, inquiry and site inspection, there is no visual or recorded evidence of past or present site-specific or nearby contamination that on current general information would have any adverse effect on the marketability or value of the property.

Whilst we acknowledge that there is a service station within close proximity to the west of the subject, the bowlers are located approximately 125 metres from the subject property, and therefore, it is our opinion the likelihood of site contamination is remote.

The Valuer stresses that he is not an expert in contamination matters.

Should the authorised user of the valuation experience concern about the possibility or extent of contamination, it may be prudent to commission an environment audit from an appropriately qualified person, referring the valuation back to the Valuer for review if contamination is revealed. In the interim, our valuation has been made on the basis of no site contamination.

We are unaware of any other environmental issues that may affect the property and have valued it accordingly.

Site Identification:

The property has been identified with reference to a copy of the Title Plan, which was searched by Us, an internet sourced plan and our physical inspection.

Site Description - Environmental Risks

You acknowledge that We have endeavoured to comment on all areas of Environmental concern based on Our superficial inspection of the property. An actual environmental audit may reveal matters that affect Our valuation herein that were not readily discernible at the time of inspection. In such an event, We reserve the right to reconsider our Valuation figure herein;

You acknowledge and recognise that We are not expert in identifying environmental hazards and compliance requirements affecting properties. We have, however, endeavoured to superficially identify all matters of environmental concern and the effect they might have on the value of the property. However, We will not be held liable nor responsible for any failure to identify all such matters of environmental concern and the impact, which any environmental related issue has on the property and its value including loss arising from site contamination; or the non-compliance with any environmental laws; or costs associated with the clean-up of a property in which an environmental hazard has been recognised, including action by the relevant Environmental Protection Authority to recover clean-up costs pursuant to the relevant Environmental Protection Act.

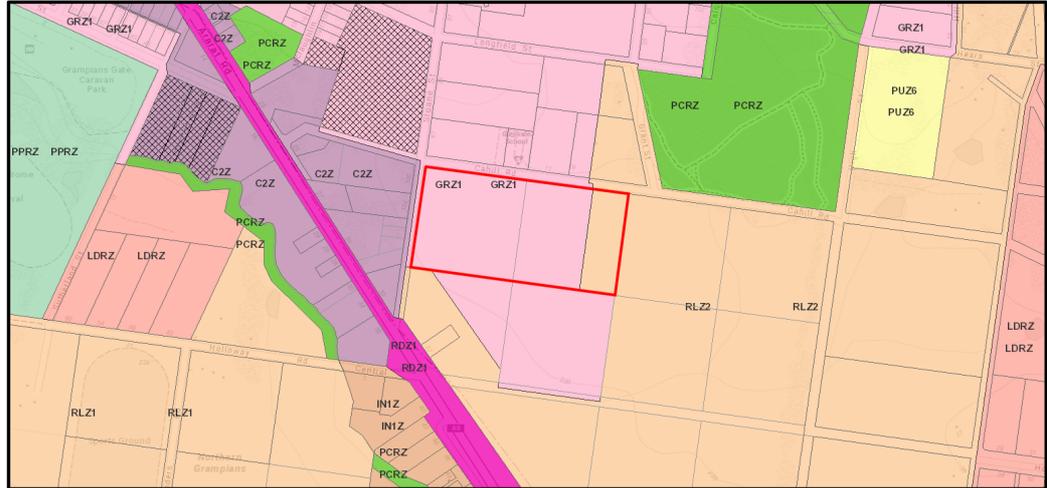
11 Planning

Planning details, which we have obtained from Land Victoria, are summarised as follows:-

Local Government Area:	Northern Grampians Shire Council
Zoning:	General Residential Zone (GRZ) and Rural Living Zone (RLZ) confirmed by online reference to local planning scheme
Zoning Purpose:	<p><u>General Residential Zone (GRZ)</u></p> <ul style="list-style-type: none"> To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. To encourage development that respects the neighbourhood character of the area. To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport. To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations. <p><u>Rural Living Zone (RLZ)</u></p> <ul style="list-style-type: none"> To implement the Municipal Planning Strategy and the Planning Policy Framework. To provide for residential use in a rural environment. To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses. To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area. To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
Planning Scheme:	Northern Grampians Shire Council Planning Scheme
Planning Overlays:	Bushfire Management Overlay (BMO)
Overlay Purpose:	<ul style="list-style-type: none"> To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire. To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented. To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.
Overlay Discussion:	We have reviewed the above Bushfire Management Overlay and do not believe it has a detrimental impact on the marketability or the market value of this property in its current context.
Permissible Land Uses:	Those which comply with the zoning
Land Use Conformity:	Conforms with the zoning
Development Constraints:	None known or apparent
Development Consents:	None known or apparent

Heritage Notations: Not listed on any Heritage Registers known to the Valuer

Zoning Map:



Source: mapshare.vic.gov.au

Planning

You acknowledge that information has been obtained from the Department of Environment, Land Water and Planning website and this valuation is issued on the understanding that such information is correct. The Planning information should be checked by the Client by the obtaining of the relevant certificate from the Planning Consent Authority. We will not assume any liability or negligence for our reliance on information obtained from the website.

12 Improvements

The subject property is devoid of any structural improvements.

13 Sales History, Sales Evidence and Estimated Selling Period

Sale History – The Subject Property:

We have been unable to ascertain any recent transactions involving the subject property.

General Residential Zone Sales Evidence:

Sales evidence of General Residential Zone engloba sites from within the Stawell township that we have considered is summarised as follows:-

Crown Allotment 2 Section 280, 85 Sloane Street, Stawell VIC 3380							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Sale Price:</td> <td>\$125,000</td> </tr> <tr> <td>Sale Date:</td> <td>27/07/2018</td> </tr> <tr> <td>Land Area / Rate:</td> <td>15,049 sqm / \$8.31 per sqm</td> </tr> </table>	Sale Price:	\$125,000	Sale Date:	27/07/2018	Land Area / Rate:	15,049 sqm / \$8.31 per sqm
Sale Price:	\$125,000						
Sale Date:	27/07/2018						
Land Area / Rate:	15,049 sqm / \$8.31 per sqm						
<p>Description: Comprises a vacant General Residential Zone allotment of 15,049 sqm. Single bitumen sealed road frontage. Electricity and water available within close proximity. No sewerage available. Located opposite timbered land and within close proximity to mixed commercial use properties.</p>							
<p>Comparison to Subject Property: Smaller allotment. Comparable location approximately 100 metres to the north of the subject. Comparable serviceability. Higher rate per sqm due to the smaller size of the site.</p>							

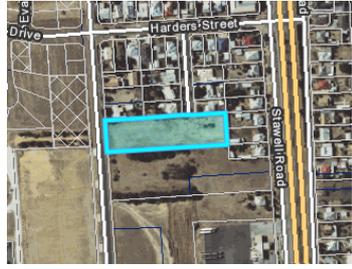
Lot S3 P5339546N, Gray Street, Stawell VIC 3380							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Sale Price:</td> <td>\$212,500</td> </tr> <tr> <td>Sale Date:</td> <td>09/07/2018</td> </tr> <tr> <td>Land Area / Rate:</td> <td>9,235 sqm / \$23.01 per sqm</td> </tr> </table>	Sale Price:	\$212,500	Sale Date:	09/07/2018	Land Area / Rate:	9,235 sqm / \$23.01 per sqm
Sale Price:	\$212,500						
Sale Date:	09/07/2018						
Land Area / Rate:	9,235 sqm / \$23.01 per sqm						
<p>Description: Comprises a vacant General Residential Zone allotment of 9,235 sqm. Bitumen sealed road frontage as well as with a gravel laneway frontage. Electricity, water and sewerage available. Located in an established, central location. Timber coverage may make development difficult.</p>							
<p>Comparison to Subject Property: Smaller allotment. Superior, more central location. Superior serviceability. Some timber coverage, which may make development difficult. Higher rate per sqm due to the smaller size and superior location/serviceability of the site.</p>							

Crown Allotment 1 Section 280, 83 Sloane Street, Stawell VIC 3380	
	Sale Price: \$115,000
	Sale Date: 22/03/2018
	Land Area / Rate: 15,075 sqm / \$7.63 per sqm
<p>Description: Comprises a vacant General Residential Zone allotment of 15,075 sqm. Bitumen sealed road frontage as well as a very basic gravel track frontage. Electricity and water available within close proximity. No sewerage available. Located opposite timbered land and within close proximity to mixed commercial use properties.</p>	
<p>Comparison to Subject Property: Smaller allotment. Comparable location approximately 175 metres to the north of the subject. Comparable serviceability. Higher rate per sqm due to the smaller size of the site.</p>	

Sales evidence of General Residential Zone englobo sites from within Horsham that we have considered is summarised as follows:-

61 Kalkee Road, Horsham VIC 3400	
	Sale Price: \$380,000
	Sale Date: 24/11/2020
	Land Area / Rate: 10,700 sqm / \$35.51 per sqm
<p>Description: Comprises a vacant General Residential Zone allotment of 10,700 sqm. Dual sealed road frontages. Electricity, water and sewerage are available. Located adjacent to the Horsham Cemetery. Non-settled sale. Due to settle 22/01/2021.</p>	
<p>Comparison to Subject Property: Smaller allotment. Located within the larger regional centre of Horsham. Superior serviceability. Higher rate per sqm due to the smaller size and superior location of the site.</p>	

84-86 River Road, Horsham VIC 3400

	Sale Price:	\$258,000
	Sale Date:	04/05/2019
	Land Area / Rate:	6,073 sqm / \$42.48 per sqm

Description: Comprises a vacant General Residential Zone allotment of 6,073 sqm. Sealed road frontage to River Road as well as a basic sealed road frontage to Gordon Street. Electricity, water and sewerage are available. Mixed surrounding development.

Comparison to Subject Property: Smaller allotment. Located within the larger regional centre of Horsham. Superior serviceability. Higher rate per sqm due to the smaller size and superior location of the site.

99 Robinson Street, Horsham VIC 3400

	Sale Price:	\$472,500
	Sale Date:	12/11/2015
	Land Area / Rate:	22,200 sqm / \$21.28 per sqm

Description: Comprises a vacant General Residential Zone allotment of 22,200 sqm. Three road frontages, two being sealed and one being gravel. Electricity, water and sewerage are available. Sought-after location opposite St Brigid's College and Coughlin Park Sporting Precinct and within close proximity to the Wimmera River and Wimmera Base Hospital.

Comparison to Subject Property: Smaller allotment. Superior location in a sought-after location within the larger regional centre of Horsham. Superior serviceability. Higher rate per sqm due to the smaller size and superior location of the site.

Rural Living Zone Sales Evidence:

Sales evidence of Rural Living Zone sites from within the Stawell township that we have considered is summarised as follows:-

107-113 London Road, Stawell VIC 3380	
	Sale Price: \$127,000
	Sale Date: 23/09/2020
	Land Area / Rate: 95,000 sqm / \$1.34 per sqm
<p>Description: Comprises a vacant, heavily timbered Rural Living Zone allotment of 95,000 sqm. Dual bitumen sealed road access. Poor fencing. Sought-after rural-lifestyle location on the edge of the Stawell township.</p>	
<p>Comparison to Subject Property: Larger allotment. Superior location. High timber density. Lower rate per sqm due to the larger size and high timber density.</p>	

Crown Allotment 206 Parish of Illawarra, Old Glenorchy Road, Deep Lead VIC 3385	
	Sale Price: \$39,000
	Sale Date: 21/09/2020
	Land Area / Rate: 7,200 sqm / \$5.42 per sqm
<p>Description: Comprises a vacant Rural Living Zone allotment of 7,200 sqm. Bitumen sealed road access. Scattered timber coverage. Located between the Western Highway and the rail line.</p>	
<p>Comparison to Subject Property: Smaller allotment. Inferior location. Lower rate per sqm due to the inferior location of the allotment.</p>	

3688 Western Highway, Deep Lead VIC 3385

	Sale Price:	\$92,500
	Sale Date:	18/08/2020
	Land Area / Rate:	52,000 sqm / \$1.78 per sqm
Description: Comprises a vacant, predominantly cleared Rural Living Zone allotment of 52,000 sqm. Electricity available. Sealed road access. Fronts the Western Highway.		
Comparison to Subject Property: Smaller allotment. Inferior location. Lower rate per sqm due to the inferior location.		

Sales Discussion:

There have been three sales over the past three years of vacant General Residential Zone englobo land in Stawell, with these sales indicating levels of value ranging from \$7.63 per sqm through to \$23.01 per sqm.

The two most comparable sales are considered to be Crown Allotment 2 Section 280, 85 Sloane Street, Stawell (\$8.31 per sqm) and Crown Allotment 1 Section 280, 83 Sloane Street, Stawell (\$7.63 per sqm). These sales are both located within close proximity to the north of the subject property and consist of much smaller allotments. Given the smaller size of these allotments, it is considered that they attracted higher rates per sqm than the subject General Residential Zone component would attract.

The other sale in this sector, being Lot S3 PS339546N, Gray Street, Stawell (\$23.01 per sqm) consisted of a smaller allotment in a superior, more central location than the subject property. Given these factors, it is considered that this allotment attracted a higher rate per sqm than the subject General Residential Zone component would attract.

We have also given consideration to three sales of vacant General Residential Zone englobo sites in the larger, nearby city of Horsham. These three sales all consisted of smaller allotments than the subject General Residential Zone area and indicated levels of value ranging from \$21.28 per sqm through to \$42 per sqm. Given the smaller size and superior location in the regional centre of Horsham, it is considered that these sales attracted higher rates per sqm than the subject General Residential Zone component would attract.

On balance, a rate of \$5.00 per sqm has been deemed appropriate for the General Residential Zone component of the subject property.

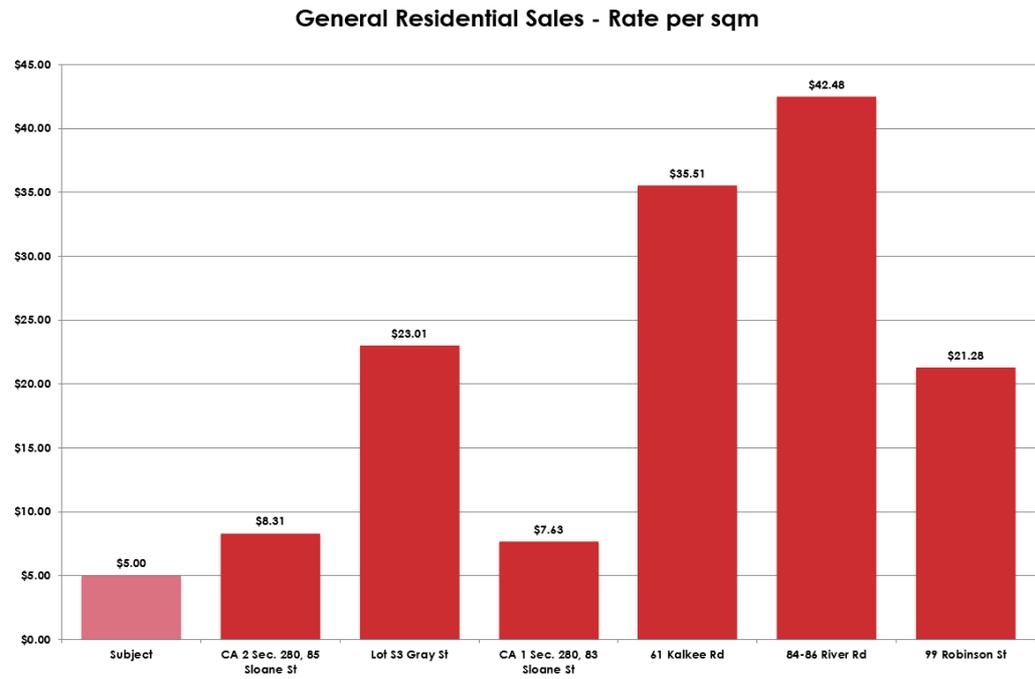
The three most recent sales of vacant Rural Living Zone allotments in Stawell indicated levels of value ranging from \$1.34 per sqm through to \$5.42 per sqm.

It is considered that the subject area of Rural Living Zone land would attract a higher rate per sqm than the sale of 107-113 London Road, Stawell (\$1.34 per sqm) did due to the smaller size of the subject component.

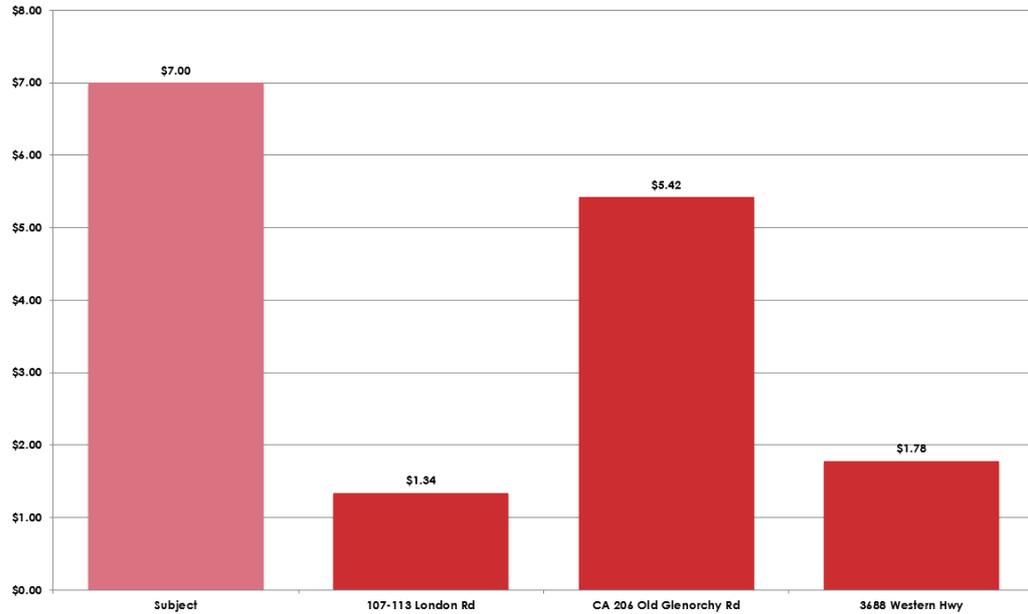
It is considered that the subject area of Rural Living Zone land would attract a higher rate per sqm than the sales of Crown Allotment 206 Parish of Illawarra, Old Glenorchy Road, Deep Lead (\$5.42 per sqm) and 3688 Western Highway, Deep Lead (\$1.78 per sqm) did due to the superior location of the subject despite the smaller size of these allotments.

On balance, a rate of \$7.00 per sqm has been deemed appropriate for the subject Rural Living Zone component.

Following is a graphical interpretation of our sales evidence:-



Rural Living Zone Sales - Rate per sqm



Sales Evidence

The sales evidence which We have utilised has been obtained from reliable sources including RP Data (licensed resellers of State Government sales data). We have also, where possible, had discussions with Estate Agents to undertake a process of verification of the data. Should it be revealed that any of the sales information stated herein, upon which We have relied, is incorrect or misleading, We reserve the right to reconsider our opinion of Market Value as determined herein.

Where sales data has been obtained from the RP Data (licensed resellers of State Government sales data), We have considered it to be the most current sales data available. However, sales which have occurred during the course of the last three months or sales which have been the subject of deferred settlement terms may not necessarily appear immediately on the State government records. Accordingly, with this type of transaction, We rely on separate enquiries to attempt to obtain all available sales data.

It is noted that We have relied on sales data information services as being a true and correct reflection of the terms of any sale considered at arm's length. We have not sighted copies of transfer notices, nor have we sighted copies of contract documents between the vendor and purchaser which may reveal matters that affect the sale price and necessitate adjustment to apply to the subject property. In the event that contract documents reveal matters that necessitate adjustment of the sales evidence We reserve the right to reconsider our valuation herein.

Where there is a paucity of directly comparable sales evidence in a locality, it is necessary for us to either consider other comparable localities and/or to consider sales evidence which is dated in the immediate area to gain an understanding of the historical sales value base for the area.

In analysing the sales evidence referred to herein, it is noted that we have attempted to ascertain whether or not the sale price evidence is inclusive or exclusive of the Goods and Services Tax (GST). It is emphasised that the State government sales records do not currently differentiate between or record whether or not the sale price is inclusive or exclusive of GST. Where we have not been able to verify whether or not GST is included in the sale price, we have assumed that the State

Government sales record sale prices exclusive of GST. Should this not be the case for any particular sale used as evidence, we reserve the right to reconsider our valuation.

In relation to the sales evidence, Contracts of Sale, Special Conditions within Contracts and Side Agreements have not been sighted. We reserve the right to reconsider the Valuation should these documents indicate any matters that materially affect our valuation.

14 Recommended Documents to Sight

General Documents:

A **General** document reports on an effect that is common to the area/location and does not have an adverse impact on marketability and value specific to the subject property.

We recommend the following General Documents should be sighted by the Client: Certificate of Title. Title Plan.

Critical Documents:

A **Critical** document reports on an effect that is specific to the subject property and is considered to have a potential negative impact on marketability and value.

We recommend the following Critical Documents should be sighted by the Client: Nil.

15 Valuation Approach and Methodology

Introduction:

To consider our valuation of the subject property we have adopted the Direct Comparison approach, which involves comparing the subject property to comparable sales transactions.

Direct Comparison Approach (Elemental Basis):

We have adopted the Direct Comparison approach as the only method of assessment, as there are no improvements to the property other than basic fencing. To consider our valuation of the subject property using this approach, we have had regard to the individual characteristics, namely the two different zonings, of the subject property relative to our analysis of the available market evidence.

Calculations:

COMPONENT			
General Residential Zone component	66,940 sqm @	\$5.00/sqm	\$334,700
Rural Living Zone component	14,000 sqm @	\$7.00/sqm	\$98,000
		Total	\$432,700
For practical valuation purposes adopt			\$435,000

Insurance Replacement Cost:

Whilst there are no structural improvements on the subject holding, as we are not experts in all aspects of insurance we recommend that the owner and the client liaise with an insurance expert in order to ascertain an insurance cover which may be pertinent to the subject holding.

16 General and Market Commentaries

Local Property Climate for This Class of Property:

There have been three sales of comparable englobo development sites in Stawell in the past two years or thereabouts, however these sales were all of much smaller allotments. Given the lack of more recent sales from within the township of Stawell, we have also considered three sales from this sector in the larger regional centre of Horsham. There have not been any sales of residential development sites of any relevance to the subject in the Ararat. The sales of englobo development sites in Stawell from 2018 indicated that the market was stable. Whilst there have not been any more recent sales in Stawell in this sector, values of developed residential allotments are strengthening, and therefore it is considered that the market for development sites would also be strengthening. Having said this, given the magnitude of the subject property, the likely substantial development costs have the potential to deter a significant portion of the market.

Potential Marketability and Market Timing:

Whilst there has been a signboard advertising the subject property for sale for some time now, there has not been any active marketing of the site (i.e. agent appointment, internet advertising, etc.). It is considered that if the allotment was actively marketed with a satisfactory marketing budget and a realistic asking price, it would sell in under 12 months.

We caution that the marketability and overall valuation of the subject property provided herein may be detrimentally impacted by the current Coronavirus pandemic, which clearly has the potential to cause a downturn in market confidence and general economic conditions, reduce demand from potential buyers and restrict the availability of bank credit. The full impact of this worldwide health issue is as yet unknown. The Coronavirus situation is developing rapidly and has already caused significant down turns in worldwide stock markets and resulted in an economic recession in Australia.

We highlight the fact that sales analysed in this valuation assessment are mostly settled and are therefore predominantly historic sales which have taken place before this Coronavirus issue arose. However, to ensure we remain in touch with local market trends, we are in regular contact with local estate agents and market participants to determine what effect the Coronavirus pandemic is having on the level of buyer enquiry and sale negotiations in this property segment. Whilst the changing market is not yet reflected in the market evidence analysed, these issues are carefully considered in our overall assessment of the subject property both in terms of value and marketability.

17 Valuation Definitions

MARKET VALUE is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.¹

¹ As defined by the International Valuation Standards 2020

18 Goods and Services Tax Approach

Valuations of residential property are undertaken on the basis that GST is not applicable. This valuation is prepared on the assumption that the subject property does not constitute a 'new residential premises' as defined under ATO Ruling GSTR 2003/3. Further it is assumed that the subject property will transact as a residential property between parties not registered (and not required to be registered) for GST. The market valuation herein reflects a market transaction to which GST is not applicable.

19 Terms and Conditions

Explanation

1. The following terms and conditions are the standard terms and conditions that apply to all Valuations or the Valuation Services or consultancy services and Services provided by Preston Rowe Paterson Horsham & Wimmera Pty Ltd.
2. These terms and conditions form part of the appointment of Preston Rowe Paterson Horsham & Wimmera Pty Ltd by the Client to provide the Services.
3. Preston Rowe Paterson Horsham & Wimmera Pty Ltd and its valuers are members of a Limited Liability Scheme in the meaning of the Professional Standards Act 1994.
4. The Valuation and all Valuation Services are provided by Preston Rowe Paterson Horsham & Wimmera Pty Ltd subject to these Terms and Conditions;

Definitions

5. The following definitions apply to these Terms and Conditions and the provision of our Valuations, Valuation Services and Services:-

'Client' shall mean Northern Grampians Shire Council.

'Confidential information' means information that:

- (a) Is by its nature confidential;
- (b) Is designated by Us as confidential;
- (c) You know or ought to know is confidential; and
- (d) Includes, without limitation:

(i) Information comprised in or relating to any of Our intellectual property in the Services or any reports or certificates provided as part of the Services; and

(ii) The Quotation which We have provided to You.

'Date Of Valuation' means, in relation to any Valuation, Valuation Services, Services or consultancy services or advice, the date of preparation of our report or the specific date as at which our opinions are stated to apply (the Relevant Date).

'Director' means a Director noted on the Australian Securities and Investment Companies (ASIC's) records for Preston Rowe Paterson Horsham & Wimmera Pty Ltd

'Fee' means the amount agreed to be paid for the Services by You as set out in the

Quotation.

'Limited Liability Scheme' means a scheme pursuant to the Professional Standards Legislation in the State of Victoria

'Parties' means You and/or Us as the context dictates.

'Quotation' means the written quote provided by Us in relation to the Services.

'Relevant Date' means the specific date that our opinion is stated to apply where we are instructed to value at a specific date other than the date of inspection.

'Services' means the Valuation, Valuation Services, asset management, property management, facilities management or consultancy services or advice provided by Us pursuant to these Terms and Conditions and the Quotation.

'Valuation' shall include a Valuation, Valuation services, or feasibility study, made or given in relation to any real or personal property, freehold or leasehold property, asset, liability or item or items of plant and machinery, proposed development, infrastructure, carbon, water or native title property right, business, fixtures, fittings or other property;

'Valuation Services', shall include any oral or written advice, opinion, recommendation or statement communicated to the Client by Us consequent upon or incidental to the request for a Valuation;

'Valuer' means the individual valuer that has undertaken the valuation or valuation services;

'We', 'Us', 'Our (s)' means Preston Rowe Paterson Horsham & Wimmera Pty Ltd, our employees, contractors, servants and agents;

'You', 'Your' means the Client engaging Us to perform the Valuation, Services or Valuation Services;

Quotation

6. Prior to commencing work We will provide you with a Quotation that sets out whom the report is for; the purpose for which the report is being prepared and the fee to be charged. You agree that:
 - (a) you will not use any advice we provide for any purpose other than as stated in the Quotation;
 - (b) you will not pursue any claim against Us for any loss you suffer because you have used Our advice for any other purpose;
 - (c) you will keep this report confidential, unless otherwise agreed by Us in writing; and
 - (d) you will indemnify Us in relation to any loss suffered by a third party that relies on Our advice without first receiving our written consent to do so.

Your Obligations

7. You agree that:
 - (a) You will not use any advice We provide for any purpose other than as stated in the Quotation;
 - (b) You will not pursue any claim against Us for any loss You suffer because You have used

Our advice for any other purpose;

(c) You will keep this report confidential, unless otherwise agreed by Us in writing; and

(d) You will indemnify Us in relation to any loss suffered by a third party that relies on our advice without first receiving Our written consent to do so.

8. You warrant that the instructions and subsequent information supplied by You contain a full and frank disclosure of all information that is relevant to Our provision of the Valuation, Valuation Services or Services. You also accept all risk and any loss that might occur should you withhold any relevant information from Us.
9. You warrant that all third party expert or specialist reports provided to Us by You for the purpose of Us providing the Valuation, Valuation Services or Services are provided with the authority of the authors of those reports.
10. You authorise and license Us to incorporate Your intellectual property within Our report(s).
11. The Valuation and all Valuation Services are provided by Us solely for the use of the Client. You will not release any part of Our valuation or consultancy report or its substance to any third party without the written consent of one of Our Directors. Such consent will be provided at Our absolute discretion and on such conditions as We may require including that a copy of these Terms and Conditions must be provided to such third party. This clause shall not apply to persons noted as recipients in Your prior instruction to Us or in the Quotation provided. You are obligated to provide any such recipient with a copy of these Terms and Conditions.
12. If You release any part of the valuation or consultancy advice or its substance with Our written consent, You agree: a) to inform the other person of the terms of our consent; and b) to compensate Us if You do not do so. We have no responsibility to any other person even if that person suffers damage as a result of any other person receiving this Valuation, Valuation Services, Services or consultancy advice.
13. You agree that We do not and will not assume any responsibility to any person other than the Client for any reason whatsoever including, without limiting the generality of the foregoing, for breach of contract, negligence (including negligent mis-statement) or wilful act or default of itself or others by reason of or arising out of the provision of the Valuation, Valuation Services or Services and notwithstanding that any damages have been suffered or incurred by that person as a result of the provision of this Valuation or those Valuation Services to the Client or the use of either of them (or any part of either of them) by the Client for any purpose whatsoever;
14. You must pay our Fees within 14 days of the date of a correctly rendered invoice, unless otherwise dealt with in the Quotation. Fees that remain unpaid for a period of 30 days or more will attract an administration charge of 2% of the total of the invoice calculated per month or part thereof.
15. You agree that We reserve the right to reconsider or amend the Valuation, Valuation Services, Services or consultancy advice, or the Fee set out in Our Quotation to You, if we identify information or facts that were not provided to Us at the time of quoting that reveal that the task is much greater than we initially anticipated from the information you provided. In such circumstances, once We have identified additional issues that necessitate additional work, we will advise you of the additional fees for additional time required to complete the task.
16. You agree that neither the whole nor any part of Our Valuation or the substance of any of Our Valuation Services or Services may be communicated to any third party (whether by way of inclusion in a document, circular, statement, prospectus, Product Disclosure

Statement (PDS), public offer document or otherwise) without first obtaining the written consent of one of Our Directors. Neither the whole nor any part of Our valuation report or Valuation Services report or any reference to it may be included in any published document, circular or statement, prospectus, Product Disclosure Statement (PDS), public offer document, nor published in any way, without written approval by one of Our Directors as to the form and context in which our Valuation or Valuation Services may appear. Notwithstanding the foregoing, the Client agrees that in the event that it does communicate to a third party the whole or any part of this Valuation or the Valuation Services it shall also communicate to that third party these Terms and Conditions. Furthermore You agree to indemnify Us in the event of any failure so to do;

17. You agree that every right, immunity, exemption and limitation or liability in these terms and conditions shall continue to have its full force and effect in all circumstances notwithstanding any breach of contract or the Terms and Conditions hereof by Us or any person entitled to the benefit of these Terms and Conditions;
18. You agree that if any provision or any part of a provision hereof is unenforceable for any reason whatsoever, such unenforceability shall not affect any other part of such provision or any other provision of these Terms and Conditions;
19. You will only use the valuation or valuation services for the specific purpose stated by us. You agree that you will not use the valuation or valuation services for any other purpose, unless you have our expert's written consent to do so.

Intellectual Property

20. All Our intellectual property contained within any advice We provide, remains Our property. We only grant you licence to use Our intellectual property to carry out the purpose for which the advice was provided.

Length of Time Our Valuation or Valuation Services can be relied upon

21. Our Valuation and or Valuation Services are current at the Date of Valuation only. The value assessed in Our Valuation or Valuation Services Report may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, We do not assume responsibility or accept any liability where the valuation is relied upon after the expiration of ninety (90) days from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation. Notwithstanding the above You accept that our Valuation and or Valuation Services are current as at the Date of Valuation only and no representation or warranty is made as to the future value of the property.

Assignment of Valuation or Valuation Services

22. You acknowledge that We reserve the right, at Our absolute discretion, to determine whether or not to assign Our valuation to any third party. Without limiting the extent of Our discretion, We may decline a request for assignment where:
 - a) the proposed assignee is not a major recognised lending institution (such as a bank or other lender regulated by the Banking Act 1959);
 - b) the assignment is sought in excess of 3 months after the date of valuation;
 - c) we consider that there has been a change in conditions which may have a material impact on the value of the property;

- d) the proposed assignee seeks to use the valuation for an inappropriate purpose; or
 - e) Our Fee has not been paid in full.
23. Where We decline to provide an assignment We may be prepared to provide an updated valuation on terms to be agreed at that time.
24. In the event that You request us to assign Our valuation and We agree to do so, You authorise Us to provide to the assignee a copy of these Terms and Conditions, the original Quotation and any other document, including instructions provided by You, relevant to the scope of Our Valuation or Valuation Services.

Property or Valuation Circumstance Specific Qualifications, Assumptions and Conditions Precedent within our reports

25. We are providing You with our professional opinion as valuers. Our opinion is usually provided by way of a valuation report. That report will set out a number of important qualifications, assumptions and conditions precedent which We may need to make, in addition to these Terms and Conditions, relative to the circumstances of the particular property or properties (real or personal property) under consideration.
26. You agree to read these qualifications, assumptions and conditions precedent carefully, and understand that if the assumptions that we have made or relied on are circumstances that do not prevail or eventuate, or are found later to be inaccurate, Our opinion as to value may be materially different. You agree to solely bear the risk in relation to any loss you might suffer, should this occur.
27. The qualifications, assumptions, and conditions precedent that We make will usually depend on the circumstances of the property being valued and are made in relation to matters that We do not have expertise to verify or We cannot verify information provided to Us within the time required to complete the valuation. These will be set out in detail in the Valuation, Valuation Service report or Services report that We provide to You.
28. These qualifications, assumptions and conditions precedent typically will relate to:-
- (a) Land contamination and environmental risk; (b) Planning Information; (c) Planning and Development Controls and Consents; (d) Title including Notifications on Title such as Easements, Caveats, Restrictions and other dealings; (e) Building Areas; (f) Building Structural Integrity; (g) Building Compliance with the Building Code of Australia; (h) Pest Infestation; (i) Leases, Licences and Tenancies; (j) Strata Title Certificates; (k) Plant and Equipment within Buildings; (l) The veracity of and sources of Sales and Letting Information and Transaction Data; (m) The nature of forecasting, future value assessment and discounted cash flow analysis; (n) The basis of Value where access to the property is restricted; and (o) Whether or not the property has been completed where a development.
29. You agree that we will include property specific qualifications, assumptions and conditions precedent within Our reports as circumstances require. Furthermore You agree that it is Your responsibility to carefully read and consider these qualifications, assumptions and conditions precedent and discuss them with Us if they cause You any concern.

Pecuniary Interest

30. You acknowledge that We do not have any pecuniary interests in the subject property, the property owner, the Responsible Entity or the manager/ promoter of the scheme or the Product Disclosure Statement;

Undertaking and Statement by the Valuer

31. You acknowledge that We confirm that the valuer who has undertaken this Valuation or Valuation Services is registered and qualified to carry out the valuation of properties. Furthermore We confirm that the valuer has had 5 years continuous experience in valuation, including more than 2 years' experience in Australia and including experience in valuing properties in the locality where the subject property is situated or in valuing properties of a similar nature.

Executive Summary

32. Our executive summary in Our Valuation or Valuation Services Report must be read in context of and in conjunction with the full valuation report of which this executive summary forms part. All comments, terms and conditions contained in the full valuation report and Quotation relate directly to this Executive Summary.

Coronavirus

33. Our valuation has been prepared at a time when the COVID-19 (Coronavirus disease) is having a profound and unprecedented impact on global economies, stock markets and capital markets.

The World Health Organisation has now declared COVID-19 a pandemic.

Because of the lag in real estate market transactions, there has not yet been a body of sales or leasing transaction evidence that reflects the prospect of worsening economic and/or real estate market conditions.

Early signs are that certain industries are being affected more so than others at this time. Governments around the world, who have all but exhausted the prospect on monetary policy stimulus given the already low interest rate environment, are rapidly developing fiscal stimulus strategies to avert a prolonged recessionary environment and underpin economic activity.

In preparing our valuation, we have considered sales and leasing transaction evidence that occurred recently and possibly prior to the onset of the current circumstances. We have also, where possible, considered transactions that have occurred since the circumstances of the Coronavirus were known to real estate market participants (buyers and sellers, lessors and lessees).

We have also considered the supply and demand characteristics for the subject property asset class at the date of valuation. To do this, we have had extensive discussions with real estate agents and market participants to consider the rental and capital markets for the subject property in the current environment.

Where necessary, we have attempted to reflect the circumstances, as they may affect the subject property in our valuation herein. Should our basis of assessment of the impact of the current circumstances for the subject property prove to be incorrect, we reserve the right to reconsider our findings herein.

20 Market Value

We are of the opinion that the **Market Value 'As Is'** of **Crown Allotments 1 and 2 Section B, Sloane Street, Stawell VIC 3380 on a Vacant Possession basis** is in the sum of **\$435,000 (Four Hundred and Thirty-Five Thousand Dollars)** as at the date of valuation herein and subject to:-

1. The assumption that the valuation figure herein is **Exclusive of Goods and Services Tax**;
2. The comments contained herein; and
3. The terms and conditions contained herein.

21 Valuer Signatories

Reliance on this report should only be taken upon sighting the original document that has been signed by the Inspecting Valuer who has undertaken the valuation. The Counter Signatory or Director has read this report and verifies that the report is genuine and is endorsed by Preston Rowe Paterson Horsham & Wimmera Pty Ltd. The Counter Signatory or Director has not inspected the property or the comparable sales and/or rental evidence amongst other things. The opinion of value expressed herein has been solely arrived at by the Valuer who undertook the inspection and prepared the valuation report.

Valuer who has undertaken this valuation:

Tyler Neville
Certified Practising Valuer AAPI Reg. 105391



Proof Read By:

Ben Sawyer, Director
Certified Practising Valuer AAPI Reg. 63163



Appendix A Letter of Instruction

Neville Nicholson

From: Jenny Cray <jenny.cray@ngshire.vic.gov.au>
Sent: Friday, 11 December 2020 3:54 PM
To: Ben Sawyer
Subject: Pre-sale valuation - Sloane Street Stawell
Attachments: Sloane Street Title.pdf

Hi Ben,

As discussed, I have been asked to obtain a valuation for Assess 2230772, being CA 1 & CA 2 Sec B Psh Stawell for sale purposes.

VRC Property previously provided a valuation but they now need an updated one. I have asked but have been advised that I am unable to provide you with a copy of the original valuation although I can provide you with some of the general information.

Map of the property below & I have attached a copy of the title



Title Particulars: Volume 9571 Folio 453 Crown Allotments 1 & 2 Section B Parish of Stawell (TP300316M)
 Registered Proprietor: The Certificate of Title notes the registered proprietor as Sole Proprietor to be: • Northern Grampians Shire Council

Land Area: 80,940 square metres We have estimated the land area of each zone using the area measuring tool on www.land.vic.gov.au as follows: General Residential Zone – Schedule 1: 66,940 square metres Rural Living Zone – Schedule 2: 14,000 square metres Identification of the land sufficient for valuation purposes was possible, however due to the overall shape of the parcel, distance of boundaries and topography, actual dimensions could not be verified and this valuation relies on the land area on the Title Plan TP300316M.

If you need any further information please let me know.

Thanks
 Jenny

Jenny Cray
RATES OFFICER

Email: jenny.cray@ngshire.vic.gov.au (Preferred contact)
PO Box 580, Stawell, VIC, 3380
Phone: 03 5358 8723
www.ngshire.vic.gov.au



Appendix B Certificate of Title and Title Plan


Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, LANDATA REGD TM System, Victorian Land Registry Services Pty. Ltd. ABN 66 627 666 266 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958** Page 1 of 1

VOLUME 09571 FOLIO 453 Security no : 124087320276K
Produced 24/12/2020 09:54 AM

LAND DESCRIPTION

Crown Allotment 1 Section B and Crown Allotment 2 Section B Parish of Stawell.
PARENT TITLE Volume 08872 Folio 614
Created by instrument L218059D 22/08/1984

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
NORTHERN GRAMPIANS SHIRE COUNCIL of "TOWN HALL" MAIN STREET STAWELL VIC 3380
AJ891887B 04/09/2012

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP300316M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

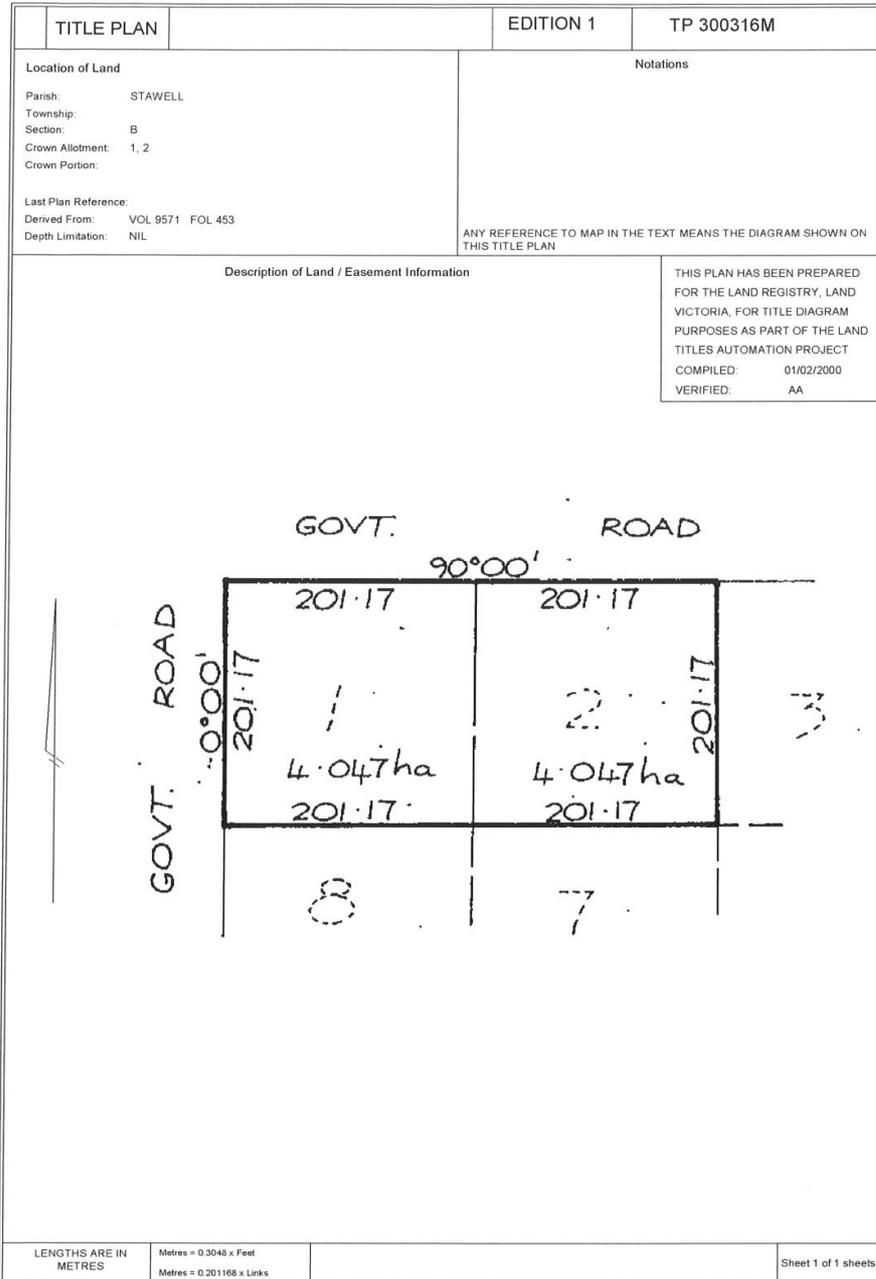
NIL

eCT Control 14799R NORTHERN GRAMPIANS SHIRE COUNCIL
Effective from 04/09/2012

DOCUMENT END

Title 9571/453 Page 1 of 1

Delivered by LANDATA®, timestamp 24/12/2020 09:56 Page 1 of 1



Appendix C Land Victoria Report

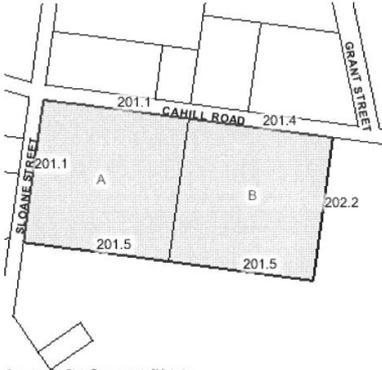


Property Report from www.land.vic.gov.au on 21 December 2020 12:48 PM

Address: SLOANE STREET STAWELL 3380
Lot and Plan Number: This property has 2 parcels. See table below.
Standard Parcel Identifier (SPI): See table below.
Local Government (Council): NORTHERN GRAMPIANS Council Property Number: 2230772
Directory Reference: VicRoads 550 E10

This property is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply.
 Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Site Dimensions
 All dimensions and areas are approximate. They may not agree with the values shown on a title or plan.



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Area: 81254 sq. m
(8.1 ha)
Perimeter: 1209 m

For this property:
 — Site boundaries
 — Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

For more accurate dimensions get copy of plan at **Title and Property Certificates**

Parcel Details
 Letter in first column identifies parcel in diagram above

Lot/Plan or Crown Description	SPI
PARISH OF STAWELL	
A Allot. 1 Sec. B	1-B/PP3499
B Allot. 2 Sec. B	2-B/PP3499

State Electorates
Legislative Council: WESTERN VICTORIA
Legislative Assembly: RIPON

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SLOANE-STREET-STAWELL-DETAILED-PROPERTY-REPORT
Page 1 of 2



Utilities

Rural Water Corporation: Grampians Wimmera Mallee Water
Urban Water Corporation: Grampian Wimmera Mallee Water
Melbourne Water: outside drainage boundary
Power Distributor: POWERCOR (Information about choosing an electricity retailer)

Planning Zone Summary

Planning Zones: GENERAL RESIDENTIAL ZONE (GRZ)
 GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)
 RURAL LIVING ZONE (RLZ)
 RURAL LIVING ZONE - SCHEDULE 2 (RLZ2)

Planning Overlay: BUSHFIRE MANAGEMENT OVERLAY (BMO)

Planning scheme data last updated on 17 December 2020.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#)

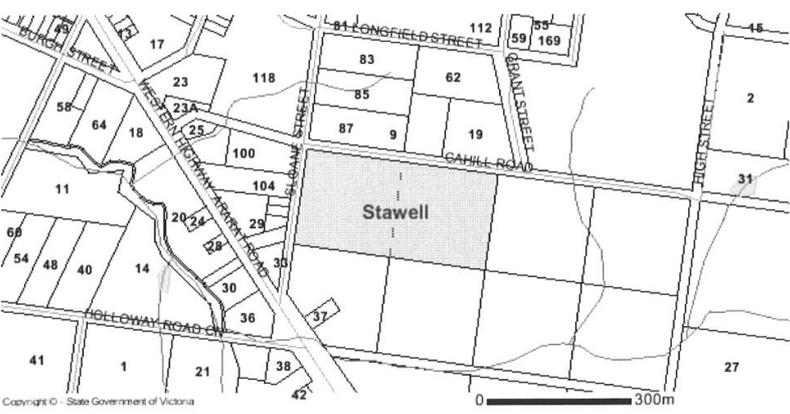
The Planning Property Report includes separate maps of zones and overlays

For details of surrounding properties, use this service to get the Reports for properties of interest

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

For other information about planning in Victoria visit www.planning.vic.gov.au

Area Map



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+++++ Railway - - - - - Tram ——— River, stream ■ Lake, waterbody

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SLOANE-STREET-STAWELL-DETAILED-PROPERTY-REPORT Page 2 of 2

Residential



PRP[®] Preston
Rowe
Paterson



Preston Rowe Paterson is one of Australia's most experienced and well-regarded property services companies with expertise across the full spectrum of property classes.

Specialising in valuation, advisory and property management, we provide value added and risk adverse solutions to a wide range of property decision makers including; owners, investors and tenants.

Above all else we believe that our people are our most important asset. Our team prides itself on its integrity, honesty and transparency.

Our services include:

- Real Estate investment valuation
- Real Estate development valuation
- Property consultancy and advisory
- Transaction advisory
- Property and asset management
- Listed fund, property trust advisors
- Super fund and syndicate advisors
- Plant and machinery valuation
- General insurance valuation
- Property market research

Preston Rowe Paterson is a growing and sustainable national business that harnesses the energy of local ownership that ensures expert local knowledge in all the areas we operate in.



**Preston Rowe Paterson Horsham & Wimmera
Pty Ltd**

ABN 58 937 654 644

10 Darlot Street

Horsham VIC 3402

Phone: 03 5382 6541

Fax: 03 5381 0460

Email: horsham@prp.com.au

[www: prp.com.au](http://www.prp.com.au)

Directors

Ben Sawyer Certified Practising Valuer AAPI Reg
63163

M 0429 826 541

E ben.sawyer@prp.com.au

Liability limited by a scheme approved under Professional Standards Legislation

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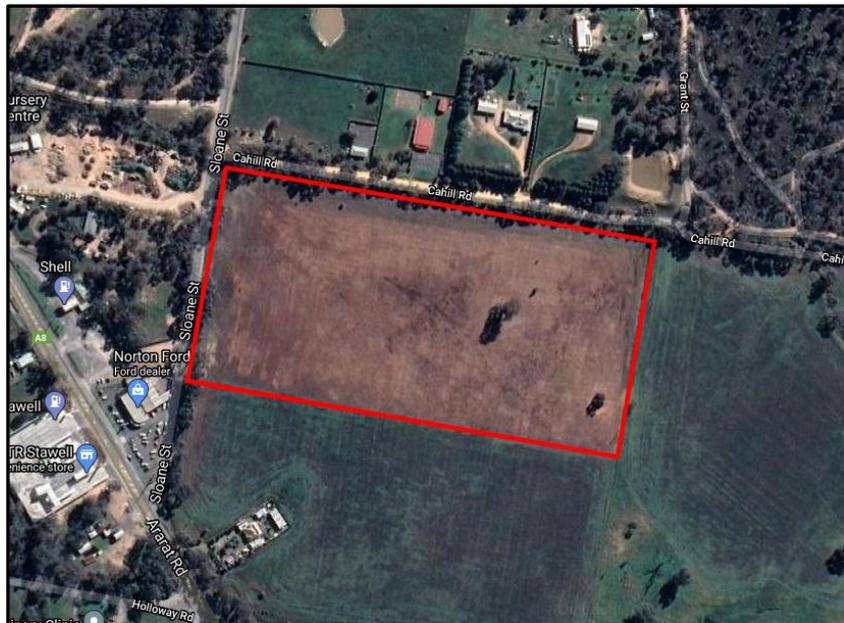
1 Executive Summary

This executive summary must be read in context of and in conjunction with the full valuation report of which this executive summary forms part. All comments, terms and conditions contained in the full valuation report relate directly to this Executive Summary.

All investigations have been conducted independently and without influence from a third party in any way.

The Valuer/firm (in addition to the principal valuer) has no Potential Conflict of Interest or Pecuniary Interest (real or perceived) relating to the subject property.

This valuation has been carried out in accordance with the Royal Institution of Chartered Surveyors (RICS) Red Book valuation professional standards and/or the Australian Property Institute (API) 'Professional Practice' guidance notes.



Property Address: Crown Allotments 1 and 2 Section B, Sloane Street, Stawell VIC 3380

Instructing Party / Client: Kylie Allen
Northern Grampians Shire Council
59-69 Main Street
Stawell VIC 3380

Instructions: To determine the Market Value 'As If Complete' on the basis that the works currently being undertaken are completed and on the basis of Vacant Possession

Purpose of Valuation: Consultancy Purposes and for no other purpose

Date of Inspection:	17/06/2021
Date of Valuation:	17/06/2021
Property Type:	Vacant development site
Brief Description:	<p>The subject property comprises a vacant 80,940 sqm development site situated approximately 1.8 kilometres south from the Stawell post office in a mixed use area on the south-eastern corner of Cahill Road and Sloane Street.</p> <p>The majority of the site (approximately 66,940 sqm) is zoned General Residential Zone, whilst the balance of 14,000 sqm toward the eastern boundary is zoned Rural Living Zone.</p> <p>The site is predominantly cleared and rises up slightly to the north. Bitumen sealed road access to the site is provided by Sloane Street, and the property also has gravel road frontage to Cahill Road.</p> <p>As per instructions from Kylie Allen dated 11/06/2021, there has recently been a \$1,000,000 investment in the subject site, of which \$500,000 has been contributed by the Northern Grampians Shire Council and \$500,000 has been contributed by the State Government. This investment has delivered utilities and essential infrastructure to the site including water and sewerage infrastructure, drainage, kerbing, footpaths, street lighting and a pedestrian crossing. We confirm that we have valued the subject property on the basis that the works currently being undertaken are completed. Should the completion of these works not transpire, then we reserve the right to reassess our opinion of value.</p>

Land Areas:									
	<table border="1"> <thead> <tr> <th>PARCEL</th> <th>SIZE</th> </tr> </thead> <tbody> <tr> <td>Crown Allotment 1 Section B Parish of Stawell</td> <td>40,470 sqm</td> </tr> <tr> <td>Crown Allotment 2 Section B Parish of Stawell</td> <td>40,470 sqm</td> </tr> <tr> <td>Total</td> <td>80,940 sqm</td> </tr> </tbody> </table>	PARCEL	SIZE	Crown Allotment 1 Section B Parish of Stawell	40,470 sqm	Crown Allotment 2 Section B Parish of Stawell	40,470 sqm	Total	80,940 sqm
PARCEL	SIZE								
Crown Allotment 1 Section B Parish of Stawell	40,470 sqm								
Crown Allotment 2 Section B Parish of Stawell	40,470 sqm								
Total	80,940 sqm								

Registered Proprietor:	Northern Grampians Shire Council as Sole Proprietor
Zoning:	General Residential Zone (GRZ) and Rural Living Zone (RLZ) – Northern Grampians Shire Council Planning Scheme
Assessed Interest:	100% of the freehold interest subject to critical assumptions and terms and conditions as noted in the report
Basis of Valuation:	Market Value 'As If Complete' on the basis that the works currently being undertaken are completed and on the basis of Vacant Possession
Valuation Approach:	Direct Comparison Approach
Market Value:	\$915,000 (Nine Hundred and Fifteen Thousand Dollars) exclusive of GST 'As If Complete' on the basis that the works currently being undertaken are completed and on the basis of Vacant Possession

Critical Assumptions:

- We assume that information provided by the Northern Grampians Shire Council at the time of inspection is correct and not misleading towards forming an understanding of the property for the purposes of this valuation;
- We assume that all civil works being completed at the time of inspection will be completed. Should the completion of these works not transpire then we reserve the right to re-assess our opinion of value;
- We assume that the property is unaffected by any road resumption proposals;
- The above land areas have been taken from the Title Plan, which is replicated in Appendix B. Should a formal survey reveal otherwise, we reserve the right to reconsider our valuation herein;
- We assume that the subject site as inspected is within Title boundaries and there are no encroachment issues;
- We assume that the property is free from any contamination issues.

Valuer:



Signature of Valuer: on behalf of
**Preston Rowe Paterson Horsham & Wimmera
Pty Ltd**
Tyler Neville
Certified Practising Valuer AAPI Reg. 105391



Signature of Check Valuer/Director:
Ben Sawyer, Director
Certified Practising Valuer AAPI Reg. 63163
Diploma of Agronomy

Reliance on this report should only be taken upon sighting the original document that has been signed by the Inspecting Valuer who has undertaken the valuation. The Counter Signatory or Director has read this report and verifies that the report is genuine and is endorsed by Preston Rowe Paterson Horsham & Wimmera Pty Ltd. The Counter Signatory or Director has not inspected the property or the comparable sales and/or rental evidence amongst other things. The opinion of value expressed herein has been solely arrived at by the Valuer who undertook the inspection and prepared the valuation report.

2 Client/Instructing Party

PRP File Reference: 973110
 Instructing Party / Client: Kylie Allen
 Northern Grampians Shire Council
 59-69 Main Street
 Stawell VIC 3380

3 Instructions

Date of Instruction: 11/06/2021
 Property Address: Crown Allotments 1 and 2 Section B, Sloane Street, Stawell VIC 3380
 Interest to be Valued: 100% of the freehold interest subject to critical assumptions and terms and conditions as noted in the report
 Basis of this Valuation: Market Value 'As If Complete' on the basis that the works currently being undertaken are completed and on the basis of Vacant Possession
 Purpose of Valuation: Consultancy Purposes and for no other purpose
 Special Instructions: We refer to our letter of instruction annexed hereto as Appendix A.

4 Date of Valuation

Date of Valuation: 17/06/2021
 Date of Inspection: 17/06/2021

5 Risk Profile

Market

Low	Low-Medium	Medium	Medium-High	High
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Marketability: There have only been three sales of comparable englobo development sites in Stawell in the past three years or thereabouts. These sales were all of much smaller allotments in comparison to the subject. Given the improved infrastructure and services to the site and the currently buoyant residential property market in Stawell, it is considered that the marketability is currently above average.

Market Activity: There have not been any sales of englobo development sites in Stawell since July 2018. As such, we have also considered three sales from this sector in Horsham. To the best of our knowledge, there have not been any sales of residential development sites of any relevance to the subject in Ararat.

Recent Market Direction:	The sales of englobo development sites from 2018 indicate that the market was stable. Whilst there have not been any more recent sales in Stawell in this sector, values of developed residential allotments are strengthening, and therefore, it is considered that the market for development sites would also be strengthening.
Market Volatility:	It is considered that the volatility in the market at present is low. The Coronavirus pandemic does not appear to be having any negative effects on the market in Stawell generally, however the threat still hovers over society in general at present.
Stock Levels:	Low – there are no other residential development sites of the magnitude of the subject currently available to the market in the Stawell township.
Selling Periods:	Whilst there had previously been a signboard advertising the subject property for sale for some, there had not been any active marketing of the site (i.e. agent appointment, internet advertising, etc.). Given the improved infrastructure and services to the site and the currently buoyant residential property market in Stawell, is considered that if the allotment were actively marketed with a satisfactory marketing budget and a realistic asking price, it would sell in under 12 months.
Likely Buyer Profile:	Developer
Last Known Sale:	We have been unable to ascertain any recent transactions involving the subject property.

Asset	<table border="1" style="display: inline-table; border-collapse: collapse;"> <tr> <td style="padding: 2px 10px;">Low</td> <td style="padding: 2px 10px; background-color: #90EE90;">Low-Medium</td> <td style="padding: 2px 10px;">Medium</td> <td style="padding: 2px 10px;">Medium-High</td> <td style="padding: 2px 10px;">High</td> </tr> </table>	Low	Low-Medium	Medium	Medium-High	High
Low	Low-Medium	Medium	Medium-High	High		
Highest and Best Use:	Englobo development site.					

SWOT Analysis

Strengths:	<ul style="list-style-type: none"> • Majority of the site is zoned General Residential Zone; • Dual road frontages; • Recent \$1,000,000 investment in the property to improve infrastructure including water and sewerage infrastructure, drainage, kerbing, footpaths, street lighting and a pedestrian crossing; • The magnitude of the site and dual road frontages allows for a wide range of potential development designs; • Very limited stock availability of developed residential sites in Stawell at present; • Increased demand for developed residential sites in Stawell over the past 12 months.
-------------------	--

Weaknesses:

- Located in a bushfire prone area;
 - Frontage to Cahill Road is gravel road only;
 - Given the magnitude of the site, substantial development costs are likely to deter a large portion of the potential market, however this has been somewhat absorbed by the Northern Grampians Shire Council and the State Government;
 - Mixed use area, with the Western Highway, a car dealership, nursery and service station located within close proximity.
-

Opportunities:

- Sale of the site for private development;
 - Northern Grampians Shire Council could develop the site themselves and sell off the developed single dwelling sites to the market.
-

Threats:

- Potential impact of Coronavirus pandemic on the property market, generally;
 - Substantial development costs;
 - Changes to the market for developed single dwelling residential sites in Stawell;
 - A limited market available given the magnitude of the property;
 - Bushfire.
-

6 Brief Description

The subject property comprises a vacant 80,940 sqm development site situated approximately 1.8 kilometres south from the Stawell post office in a mixed use area on the south-eastern corner of Cahill Road and Sloane Street.

The majority of the site (approximately 66,940 sqm) is zoned General Residential Zone, whilst the balance of 14,000 sqm toward the eastern boundary is zoned Rural Living Zone.

The site is predominantly cleared and rises up slightly to the north. Bitumen sealed road access to the site is provided by Sloane Street, and the property also has gravel road frontage to Cahill Road.

As per instructions from Kylie Allen dated 11/06/2021, there has recently been a \$1,000,000 investment in the subject site, of which \$500,000 has been contributed by the Northern Grampians Shire Council and \$500,000 has been contributed by the State Government. This investment has delivered utilities and essential infrastructure to the site including water and sewerage infrastructure, drainage, kerbing, footpaths, street lighting and a pedestrian crossing. We confirm that we have valued the subject property on the basis that the works currently being undertaken are completed. Should the completion of these works not transpire, then we reserve the right to reassess our opinion of value.

7 Photographs



General land



General land



General land



General land



Sealed road frontage to Sloane Street



Gravel road frontage to Cahill Road



Electricity availability



New fencing and footpath



Old fencing

8 Location

Physical Location:

The subject property is situated 1.8 kilometres south from the Stawell post office in a mixed use area on the south-eastern corner of Cahill Road and Sloane Street.

Stawell is a rural town of 6,032 people (2016 Census) located on the Western Highway some 130 kilometres north-west from Ballarat and 65 kilometres south-east from Horsham and services the surrounding localities.

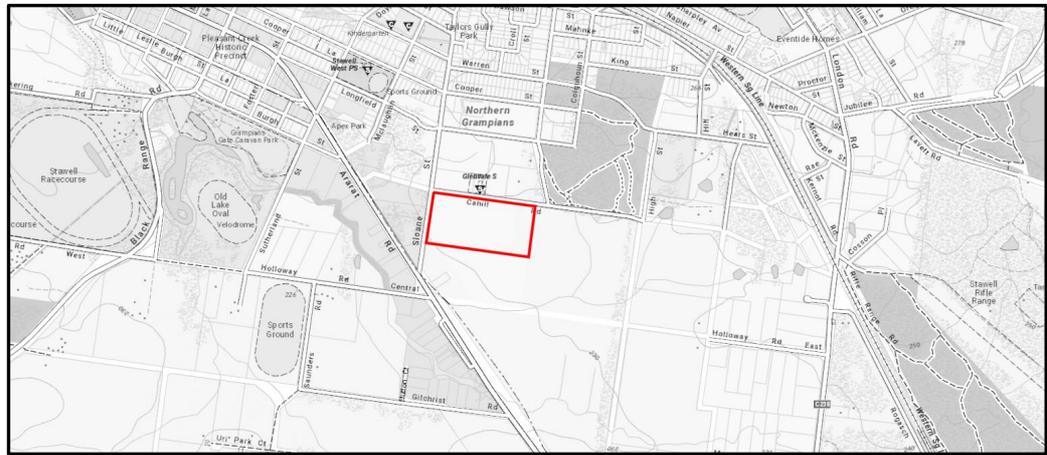
Surrounding Development:

The surrounding development is mixed, consisting of rural-lifestyle type properties located opposite to the north and mixed commercial use properties including a car dealership, nursery and service station located opposite to the west. We also note that the Western Highway is located within close proximity to the south.

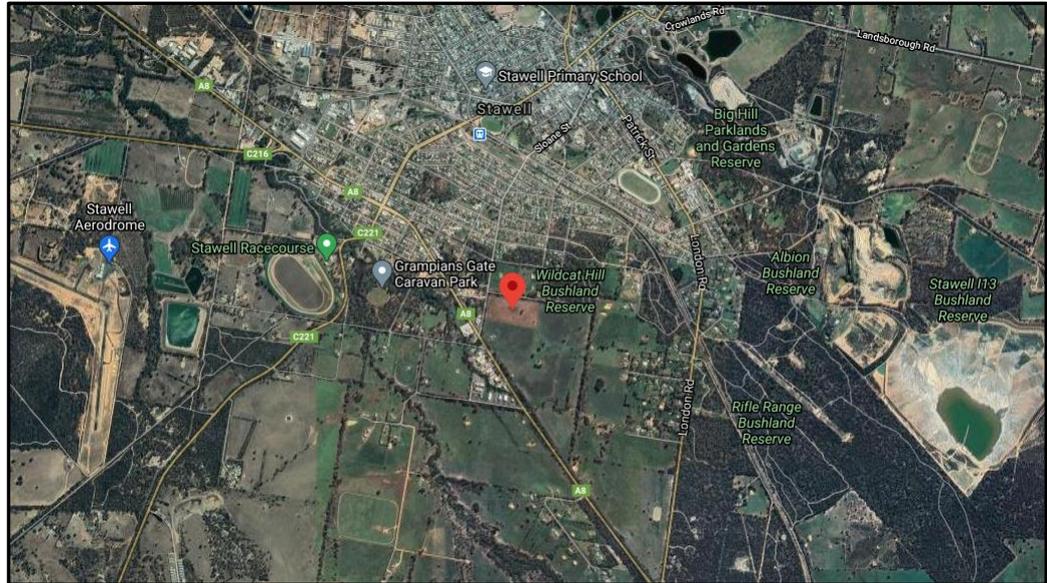
Proximity to Amenities:

AMENITY	DISTANCE	DESCRIPTION
Primary School	1.9 kilometres	Stawell Primary School
Secondary School	2.3 kilometres	Stawell Secondary College
Hospital	1.5 kilometres	Stawell Regional Health
Recreation Facilities	1.7 kilometres	Central Park
Local Shops	2.5 kilometres	Woolworths
Public Transport	450 metres	Sloane Street Bus Stop
Arterial Roads	150 metres	Ararat Road (Western Highway)

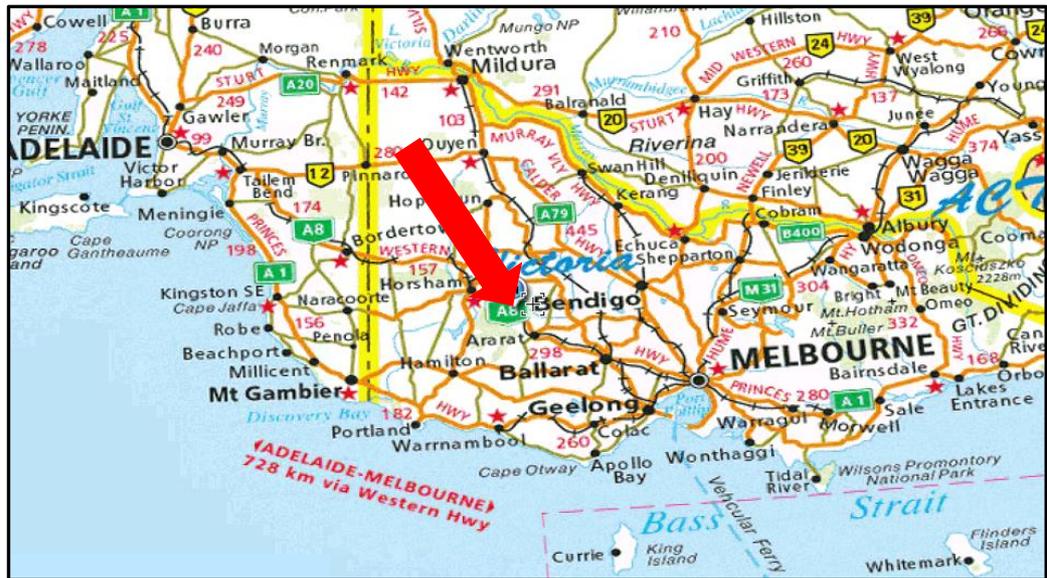
Location Maps:



Source: mapshare.vic.gov.au



Source: google.com.au



Source: street-directory.com.au

Services:

Bitumen sealed road access to the site is provided Sloane Street, and the property also has gravel road frontage to Cahill Road. As per instructions from Kylie Allen dated 11/06/2021, there has recently been a \$1,000,000 investment in the subject site, of which \$500,000 has been contributed by the Northern Grampians Shire Council and \$500,000 has been contributed by the State Government. This investment has delivered utilities and essential infrastructure to the site including water and sewerage infrastructure, drainage, kerbing, footpaths, street lighting and a pedestrian

crossing. We confirm that we have valued the subject property on the basis that the works currently being undertaken are completed. Should the completion of these works not transpire, then we reserve the right to reassess our opinion of value.

9 Title Details

Title details are summarised as follows:-

DESCRIPTION	CROWN	PLAN	PARISH	VOLUME	FOLIO
Freehold	Crown Allotments 1 and 2 Section B	TP300316M	Stawell	09571	453

Registered Proprietor: Northern Grampians Shire Council as Sole Proprietor under Instrument Number AJ891887B registered 04/09/2012.

Encumbrances: There are no encumbrances noted on Title.
See TP300316M which is replicated in Appendix B for further details and boundaries.

For details of any other encumbrances see the plan or imaged folio set out in Appendix B.

It is considered that the encumbrances noted on the Title do not have a negative impact on the market value or saleability of the property within its current context.

Title Search: We undertook our own Title Search as at 24/12/2020.

Title and Encumbrances

We have relied on a copy of Certificate of Title dated 24/12/2020, which was searched by Us. Should any notations have been placed on Title since the date of search which affect the Valuation or Valuation Services We reserve the right to reconsider our valuation findings herein.

This valuation has been prepared on the understanding that no notifications, encumbrances, easements, rights of way or encroachments exist by or on the subject property other than those set out in the title details or detailed herein.

10 Land Description and Access

A more precise understanding of the land's dimensions and areas can be obtained from the copy of Title Plan, which is replicated in Appendix B.

The land is briefly described as follows:-

Parcel	Frontage	Depth	Rear	Area	Shape
Crown Allotment 1 Section B Parish of Stawell	201.17 m	201.17 m	201.17 m	40,470 sqm	Square
Crown Allotment 1 Section B Parish of Stawell	201.17 m	201.17 m	201.17 m	40,470 sqm	Square
Total				80,940 sqm	

Shape and Topography:

The subject property consists of two adjoining square-shaped allotments that rise up toward the north.

Road and Access:

Access to the property is provided by Sloane Street, being a bitumen sealed road that runs along the western boundary of the allotment in a north – south direction. The property also has frontage to Cahill Road, being a gravel road that runs along the northern boundary of the allotment in an east – west direction.

Site Comments:

We note no unusual or high risk site attributes.

Site Contamination:

Our physical inspection did not reveal any obvious signs of site contamination.

To the best of the Valuer's knowledge, inquiry and site inspection, there is no visual or recorded evidence of past or present site-specific or nearby contamination that on current general information would have any adverse effect on the marketability or value of the property.

Whilst we acknowledge that there is a service station within close proximity to the west of the subject, the bowsers are located approximately 125 metres from the subject property, and therefore, it is our opinion the likelihood of site contamination is remote.

The Valuer stresses that he is not an expert in contamination matters.

Should the authorised user of the valuation experience concern about the possibility or extent of contamination, it may be prudent to commission an environment audit from an appropriately qualified person, referring the valuation back to the Valuer for review if contamination is revealed. In the interim, our valuation has been made on the basis of no site contamination.

We are unaware of any other environmental issues that may affect the property and have valued it accordingly.

Site Identification:

The property has been identified with reference to a copy of the Title Plan, which was searched by Us, an internet sourced plan and our physical inspection.

Site Description - Environmental Risks

You acknowledge that We have endeavoured to comment on all areas of Environmental concern based on Our superficial inspection of the property. An actual environmental audit may reveal matters that affect Our valuation herein that were not readily discernible at the time of inspection. In such an event, We reserve the right to reconsider our Valuation figure herein;

You acknowledge and recognise that We are not expert in identifying environmental hazards and compliance requirements affecting properties. We have, however, endeavoured to superficially identify all matters of environmental concern and the effect they might have on the value of the property. However, We will not be held liable nor responsible for any failure to identify all such matters of environmental concern and the impact, which any environmental related issue has on the property and its value including loss arising from site contamination; or the non-compliance with any environmental laws; or costs associated with the clean-up of a property in which an environmental hazard has been recognised, including action by the relevant Environmental Protection Authority to recover clean-up costs pursuant to the relevant Environmental Protection Act.

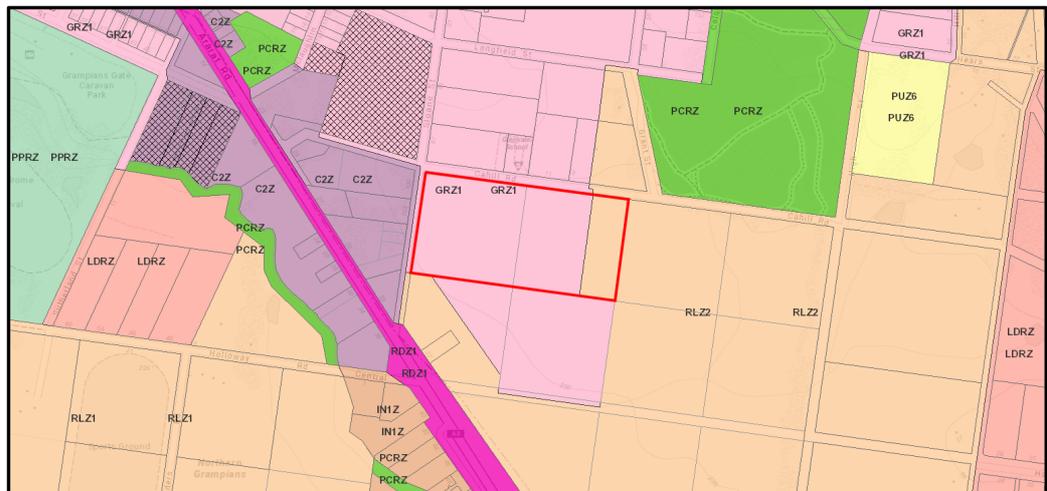
11 Planning

Planning details, which we have obtained from Land Victoria, are summarised as follows:-

Local Government Area:	Northern Grampians Shire Council
Zoning:	General Residential Zone (GRZ) and Rural Living Zone (RLZ) confirmed by online reference to local planning scheme
Zoning Purpose:	<p><u>General Residential Zone (GRZ)</u></p> <ul style="list-style-type: none"> To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. To encourage development that respects the neighbourhood character of the area. To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport. To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations. <p><u>Rural Living Zone (RLZ)</u></p> <ul style="list-style-type: none"> To implement the Municipal Planning Strategy and the Planning Policy Framework. To provide for residential use in a rural environment. To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses. To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area. To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
Planning Scheme:	Northern Grampians Shire Council Planning Scheme
Planning Overlays:	Bushfire Management Overlay (BMO)

- Overlay Purpose:**
- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
 - To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
 - To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
 - To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.
- Overlay Discussion:** We have reviewed the above Bushfire Management Overlay and do not believe it has a detrimental impact on the marketability or the market value of this property in its current context.
- Permissible Land Uses:** Those which comply with the zoning
- Land Use Conformity:** Conforms with the zoning
- Development Constraints:** None known or apparent
- Development Consents:** None known or apparent
- Heritage Notations:** Not listed on any Heritage Registers known to the Valuer

Zoning Map:



Source: mapshare.vic.gov.au

Planning

You acknowledge that information has been obtained from the Department of Environment, Land Water and Planning website and this valuation is issued on the understanding that such information is correct. The Planning information should be checked by the Client by the obtaining of the relevant certificate from the Planning Consent Authority. We will not assume any liability or negligence for our reliance on information obtained from the website.

12 Improvements

The subject property is devoid of any structural improvements.

13 Sales History, Sales Evidence and Estimated Selling Period

Sale History – The Subject Property:

We have been unable to ascertain any recent transactions involving the subject property.

General Residential Zone Sales Evidence:

Sales evidence of General Residential Zone engloba sites from within the Stawell township that we have considered is summarised as follows:-

Crown Allotment 2 Section 280, 85 Sloane Street, Stawell VIC 3380		
	Sale Price:	\$125,000
	Sale Date:	27/07/2018
	Land Area / Rate:	15,049 sqm / \$8.31 per sqm
<p>Description: Comprises a vacant General Residential Zone allotment of 15,049 sqm. Single bitumen sealed road frontage. Electricity and water available within close proximity. No sewerage available. Located opposite timbered land and within close proximity to mixed commercial use properties.</p>		
<p>Comparison to Subject Property: Smaller allotment. Comparable location approximately 100 metres to the north of the subject. Inferior serviceability. Lower rate per sqm due to the inferior serviceability of the site and the dated nature of the sale, despite the smaller size.</p>		

Lot S3 PS339546N, Gray Street, Stawell VIC 3380		
	Sale Price:	\$212,500
	Sale Date:	09/07/2018
	Land Area / Rate:	9,235 sqm / \$23.01 per sqm
<p>Description: Comprises a vacant General Residential Zone allotment of 9,235 sqm. Bitumen sealed road frontage as well as with a gravel laneway frontage. Electricity, water and sewerage available. Located in an established, central location. Timber coverage may make development difficult.</p>		
<p>Comparison to Subject Property: Smaller allotment. Superior, more central location. Comparable serviceability. Some timber coverage, which may make development difficult. Higher rate per sqm due to the smaller size and superior, more central location of the site, despite the dated nature of the sale.</p>		

Crown Allotment 1 Section 280, 83 Sloane Street, Stawell VIC 3380		
	Sale Price:	\$115,000
	Sale Date:	22/03/2018
	Land Area / Rate:	15,075 sqm / \$7.63 per sqm
<p>Description: Comprises a vacant General Residential Zone allotment of 15,075 sqm. Bitumen sealed road frontage as well as a very basic gravel track frontage. Electricity and water available within close proximity. No sewerage available. Located opposite timbered land and within close proximity to mixed commercial use properties.</p>		
<p>Comparison to Subject Property: Smaller allotment. Comparable location approximately 175 metres to the north of the subject. Inferior serviceability. Lower rate per sqm due to the inferior serviceability of the site and the dated nature of the sale, despite the smaller size.</p>		

Sales evidence of General Residential Zone englobo sites from within Horsham that we have considered is summarised as follows:-

61 Kalkee Road, Horsham VIC 3400		
	Sale Price:	\$380,000
	Sale Date:	24/11/2020
	Land Area / Rate:	10,700 sqm / \$35.51 per sqm
<p>Description: Comprises a vacant General Residential Zone allotment of 10,700 sqm. Dual sealed road frontages. Electricity, water and sewerage are available. Located adjacent to the Horsham Cemetery.</p>		
<p>Comparison to Subject Property: Smaller allotment. Located within the larger regional centre of Horsham. Comparable serviceability. Higher rate per sqm due to the smaller size and superior location of the site.</p>		

84-86 River Road, Horsham VIC 3400		
	Sale Price:	\$258,000
	Sale Date:	04/05/2019
	Land Area / Rate:	6,073 sqm / \$42.48 per sqm
<p>Description: Comprises a vacant General Residential Zone allotment of 6,073 sqm. Sealed road frontage to River Road as well as a basic sealed road frontage to Gordon Street. Electricity, water and sewerage are available. Mixed surrounding development.</p>		
<p>Comparison to Subject Property: Smaller allotment. Located within the larger regional centre of Horsham. Comparable serviceability. Higher rate per sqm due to the smaller size and superior location of the site.</p>		

99 Robinson Street, Horsham VIC 3400



Sale Price:	\$472,500
Sale Date:	12/11/2015
Land Area / Rate:	22,200 sqm / \$21.28 per sqm

Description: Comprises a vacant General Residential Zone allotment of 22,200 sqm. Three road frontages, two being sealed and one being gravel. Electricity, water and sewerage are available. Sought-after location opposite St Brigid's College and Coughlin Park Sporting Precinct and within close proximity to the Wimmera River and Wimmera Base Hospital.

Comparison to Subject Property: Smaller allotment. Superior location in a sought-after location within the larger regional centre of Horsham. Comparable serviceability. Higher rate per sqm due to the smaller size and superior location of the site, despite the smaller size.

Rural Living Zone Sales Evidence:

Sales evidence of Rural Living Zone sites from within the Stawell township that we have considered is summarised as follows:-

69 Crowlands Road, Stawell VIC 3380



Sale Price:	\$115,000
Sale Date:	15/01/2020
Land Area / Rate:	12,100 sqm / \$9.50 per sqm

Description: Comprises a vacant, predominantly cleared Rural Living Zone allotment of 1.21 ha. Sealed road access. Sought-after rural-lifestyle location on the edge of the Stawell township.

Comparison to Subject Property: Smaller allotment. Superior location. Inferior serviceability. Higher rate per sqm due to the smaller size and superior location of the allotment.

107-113 London Road, Stawell VIC 3380		
	Sale Price:	\$127,000
	Sale Date:	23/09/2020
	Land Area / Rate:	95,000 sqm / \$1.34 per sqm
<p>Description: Comprises a vacant, heavily timbered Rural Living Zone allotment of 95,000 sqm. Dual bitumen sealed road access. Poor fencing. Sought-after rural-lifestyle location on the edge of the Stawell township.</p> <p>Comparison to Subject Property: Larger allotment. Superior location. High timber density. Lower rate per sqm due to the larger size and high timber density of the allotment.</p>		

Crown Allotment 206 Parish of Illawarra, Old Glenorchy Road, Deep Lead VIC 3385		
	Sale Price:	\$39,000
	Sale Date:	21/09/2020
	Land Area / Rate:	7,200 sqm / \$5.42 per sqm
<p>Description: Comprises a vacant Rural Living Zone allotment of 7,200 sqm. Bitumen sealed road access. Scattered timber coverage. Located between the Western Highway and the rail line.</p> <p>Comparison to Subject Property: Smaller allotment. Inferior location. Lower rate per sqm due to the inferior location of the allotment.</p>		

Sales Discussion:

There have only been three sales over the past three years of vacant General Residential Zone englobo land in Stawell, with these sales indicating levels of value ranging from \$7.63 per sqm through to \$23.01 per sqm.

The two most comparable sales are considered to be Crown Allotment 2 Section 280, 85 Sloane Street, Stawell (\$8.31 per sqm) and Crown Allotment 1 Section 280, 83 Sloane Street, Stawell (\$7.63 per sqm). These sales are both located within close proximity to the north of the subject property and consist of much smaller allotments with inferior serviceability given the current improvements being made to the subject. Despite the smaller size of these allotments, it is considered that they attracted lower rates per sqm than the subject General Residential Zone component would.

The other sale in this sector, being Lot S3 PS339546N, Gray Street, Stawell (\$23.01 per sqm) consisted of a smaller allotment in a superior, more central location than the subject property. Given these factors, it is considered that this allotment attracted a higher rate per sqm than the subject General Residential Zone component would attract.

We have also given consideration to three sales of vacant General Residential Zone englobo sites in the nearby larger city of Horsham. These three sales all consisted of smaller allotments than the subject General Residential Zone area and indicated levels of value ranging from \$21.28 per sqm through to \$42 per sqm. Given the smaller size and superior location of these allotments in the regional centre of Horsham, it is considered that these sales attracted higher rates per sqm than the subject General Residential Zone component would attract.

On balance, a rate of \$12.00 per sqm has been deemed appropriate for the General Residential Zone component of the subject property.

The three most recent sales of vacant Rural Living Zone allotments in Stawell indicate levels of value ranging from \$1.34 per sqm through to \$9.50 per sqm.

It is considered that the subject area of Rural Living Zone land would attract a lower rate per sqm than the sale of 69 Crowlands Road, Stawell (\$9.50 per sqm) did due to the smaller size and superior location of this sale.

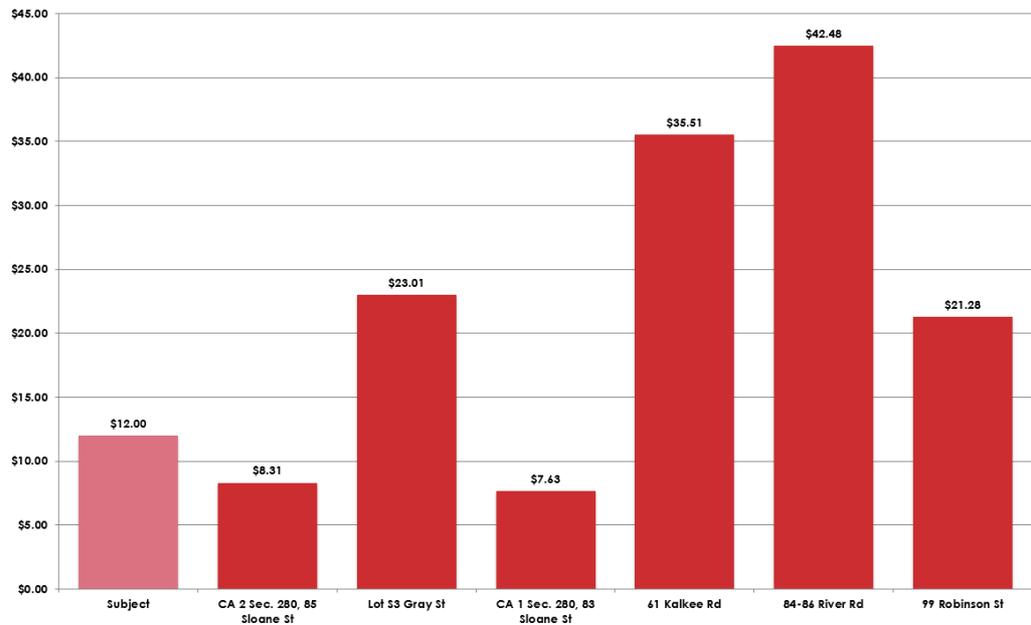
It is considered that the subject area of Rural Living Zone land would attract a higher rate per sqm than the sale of 107-113 London Road, Stawell (\$1.34 per sqm) did due to the smaller size of the subject component.

It is considered that the subject area of Rural Living Zone land would attract a higher rate per sqm than the sale of Crown Allotment 206 Parish of Illawarra, Old Glenorchy Road, Deep Lead (\$5.42 per sqm) did due to the superior location of the subject, despite the smaller size of the sale allotment.

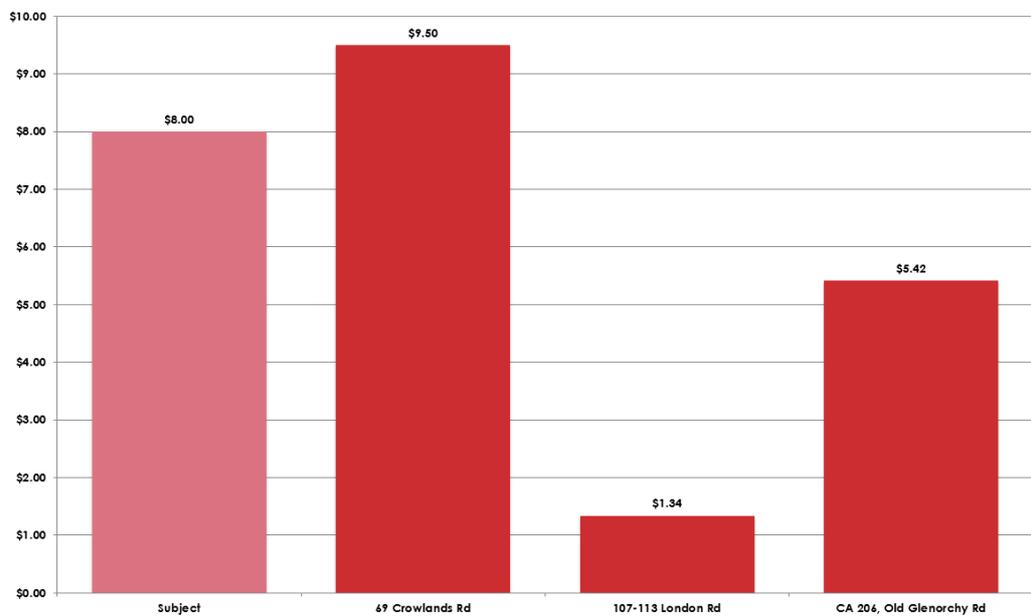
On balance, a rate of \$8.00 per sqm has been deemed appropriate for the subject Rural Living Zone component.

Following is a graphical interpretation of our sales evidence:-

General Residential Zone Sales - Rate per sqm



Rural Living Zone Sales - Rate per sqm



Sales Evidence

The sales evidence which We have utilised has been obtained from reliable sources including RP Data (licensed resellers of State Government sales data). We have also, where possible, had discussions with Estate Agents to undertake a process of verification of the data. Should it be revealed that any of the sales information stated herein, upon which We have relied, is incorrect or misleading, We reserve the right to reconsider our opinion of Market Value as determined herein.

Where sales data has been obtained from the RP Data (licensed resellers of State Government sales data), We have considered it to be the most current sales data available. However, sales which have occurred during the course of the last three months or sales which have been the subject of deferred settlement terms may not necessarily appear immediately on the State government records. Accordingly, with this type of transaction, We rely on separate enquiries to attempt to obtain all available sales data.

It is noted that We have relied on sales data information services as being a true and correct reflection of the terms of any sale considered at arm's length. We have not sighted copies of transfer notices, nor have we sighted copies of contract documents between the vendor and purchaser which may reveal matters that affect the sale price and necessitate adjustment to apply to the subject property. In the event that contract documents reveal matters that necessitate adjustment of the sales evidence We reserve the right to reconsider our valuation herein.

Where there is a paucity of directly comparable sales evidence in a locality, it is necessary for us to either consider other comparable localities and/or to consider sales evidence which is dated in the immediate area to gain an understanding of the historical sales value base for the area.

In analysing the sales evidence referred to herein, it is noted that we have attempted to ascertain whether or not the sale price evidence is inclusive or exclusive of the Goods and Services Tax (GST). It is emphasised that the State government sales records do not currently differentiate between or record whether or not the sale price is inclusive or exclusive of GST. Where we have not been able to verify whether or not GST is included in the sale price, we have assumed that the State Government sales record sale prices exclusive of GST. Should this not be the case for any particular sale used as evidence, we reserve the right to reconsider our valuation.

In relation to the sales evidence, Contracts of Sale, Special Conditions within Contracts and Side Agreements have not been sighted. We reserve the right to reconsider the Valuation should these documents indicate any matters that materially affect our valuation.

14 Recommended Documents to Sight

General Documents:

A **General** document reports on an effect that is common to the area/location and does not have an adverse impact on marketability and value specific to the subject property.

We recommend the following General Documents should be sighted by the Client: Certificate of Title. Title Plan.

Critical Documents:

A **Critical** document reports on an effect that is specific to the subject property and is considered to have a potential negative impact on marketability and value.

We recommend the following Critical Documents should be sighted by the Client: Nil.

15 Valuation Approach and Methodology

Introduction:

To consider our valuation of the subject property we have adopted the Direct Comparison approach, which involves comparing the subject property to comparable sales transactions.

Direct Comparison Approach (Elemental Basis):

We have adopted the Direct Comparison approach as the only method of assessment, as there are no improvements to the property other than basic fencing. To consider our valuation of the subject property using this approach, we have had regard to the individual characteristics, namely the two different zonings, of the subject property relative to our analysis of the available market evidence.

Calculations:

COMPONENT			
General Residential Zone component	66,940 sqm @	\$12.00/sqm	\$803,280
Rural Living Zone component	14,000 sqm @	\$8.00/sqm	\$112,000
		Total	\$915,280
For practical valuation purposes adopt			\$915,000

Insurance Replacement Cost:

Whilst there are no structural improvements on the subject holding, as we are not experts in all aspects of insurance we recommend that the owner and the client liaise with an insurance expert in order to ascertain an insurance cover which may be pertinent to the subject holding.

16 General and Market Commentaries

Local Property Climate for This Class of Property:

There have been three sales of comparable englobo development sites in Stawell in the past three years or thereabouts, however these sales were all of much smaller allotments. Given the lack of more recent sales from within the township of Stawell, we have also considered three sales from this sector in the larger regional centre of Horsham. There have not been any sales of residential development sites of any relevance to the subject in Ararat.

The sales of englobo development sites in Stawell from 2018 indicate that the market was stable. Whilst there have not been any more recent sales in Stawell in this sector, values of developed residential allotments are strengthening, and therefore it is considered that the market for development sites would also be strengthening. Having said this, given the magnitude of the subject property, the likely substantial development costs have the potential to deter a significant portion of the market.

Potential Marketability and Market Timing:

Whilst there has been a signboard advertising the subject property for sale for some time, there has not been any active marketing of the site (i.e. agent appointment, internet advertising, etc.). It is considered that if the allotment were actively marketed with a satisfactory marketing budget and a realistic asking price, it would sell in under 12 months.

We caution that the marketability and overall valuation of the subject property provided herein may be detrimentally impacted by the current Coronavirus pandemic, which clearly has the potential to cause a downturn in market confidence and general economic conditions, reduce demand from potential buyers and restrict the availability of bank credit. The full impact of this worldwide health issue is as yet unknown. The Coronavirus situation is developing rapidly and has already caused significant down turns in worldwide stock markets and resulted in an economic recession in Australia.

We highlight the fact that sales analysed in this valuation assessment are mostly settled and are therefore predominantly historic sales which have taken place before this Coronavirus issue arose. However, to ensure we remain in touch with local market trends, we are in regular contact with local estate agents and market participants to determine what effect the Coronavirus pandemic is having on the level of buyer enquiry and sale negotiations in this property segment. Whilst the changing market is not yet reflected in the market evidence analysed, these issues are carefully considered in our overall assessment of the subject property both in terms of value and marketability.

17 Valuation Definitions

MARKET VALUE is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.¹

18 Goods and Services Tax Approach

Valuations of residential property are undertaken on the basis that GST is not applicable. This valuation is prepared on the assumption that the subject property does not constitute a 'new residential premises' as defined under ATO Ruling GSTR 2003/3. Further it is assumed that the subject property will transact as a residential property between parties not registered (and not required to be registered) for GST. The market valuation herein reflects a market transaction to which GST is not applicable.

19 Terms and Conditions

Explanation

1. The following terms and conditions are the standard terms and conditions that apply to all Valuations or the Valuation Services or consultancy services and Services provided by Preston Rowe Paterson Horsham & Wimmera Pty Ltd.
2. These terms and conditions form part of the appointment of Preston Rowe Paterson Horsham & Wimmera Pty Ltd by the Client to provide the Services.
3. Preston Rowe Paterson Horsham & Wimmera Pty Ltd and its valuers are members of a Limited Liability Scheme in the meaning of the Professional Standards Act 1994.

¹ As defined by the International Valuation Standards 2020

4. The Valuation and all Valuation Services are provided by Preston Rowe Paterson Horsham & Wimmera Pty Ltd subject to these Terms and Conditions;

Definitions

5. The following definitions apply to these Terms and Conditions and the provision of our Valuations, Valuation Services and Services:-

'Client' shall mean Northern Grampians Shire Council.

'Confidential information' means information that:

(a) Is by its nature confidential;

(b) Is designated by Us as confidential;

(c) You know or ought to know is confidential; and

(d) Includes, without limitation:

(i) Information comprised in or relating to any of Our intellectual property in the Services or any reports or certificates provided as part of the Services; and

(ii) The Quotation which We have provided to You.

'Date Of Valuation' means, in relation to any Valuation, Valuation Services, Services or consultancy services or advice, the date of preparation of our report or the specific date as at which our opinions are stated to apply (the Relevant Date).

'Director' means a Director noted on the Australian Securities and Investment Companies (ASIC's) records for Preston Rowe Paterson Horsham & Wimmera Pty Ltd

'Fee' means the amount agreed to be paid for the Services by You as set out in the Quotation.

'Limited Liability Scheme' means a scheme pursuant to the Professional Standards Legislation in the State of Victoria

'Parties' means You and/or Us as the context dictates.

'Quotation' means the written quote provided by Us in relation to the Services.

'Relevant Date' means the specific date that our opinion is stated to apply where we are instructed to value at a specific date other than the date of inspection.

'Services' means the Valuation, Valuation Services, asset management, property management, facilities management or consultancy services or advice provided by Us pursuant to these Terms and Conditions and the Quotation.

'Valuation' shall include a Valuation, Valuation services, or feasibility study, made or given in relation to any real or personal property, freehold or leasehold property, asset, liability or item or items of plant and machinery, proposed development, infrastructure, carbon, water or native title property right, business, fixtures, fittings or other property;

'Valuation Services', shall include any oral or written advice, opinion, recommendation or statement communicated to the Client by Us consequent upon or incidental to the request for a Valuation;

'Valuer' means the individual valuer that has undertaken the valuation or valuation services;

'We', 'Us', 'Our (s)' means Preston Rowe Paterson Horsham & Wimmera Pty Ltd, our employees, contractors, servants and agents;

'You', 'Your' means the Client engaging Us to perform the Valuation, Services or Valuation Services;

Quotation

6. Prior to commencing work We will provide you with a Quotation that sets out whom the report is for; the purpose for which the report is being prepared and the fee to be charged. You agree that:
 - (a) you will not use any advice we provide for any purpose other than as stated in the Quotation;
 - (b) you will not pursue any claim against Us for any loss you suffer because you have used Our advice for any other purpose;
 - (c) you will keep this report confidential, unless otherwise agreed by Us in writing; and
 - (d) you will indemnify Us in relation to any loss suffered by a third party that relies on Our advice without first receiving our written consent to do so.

Your Obligations

7. You agree that:
 - (a) You will not use any advice We provide for any purpose other than as stated in the Quotation;
 - (b) You will not pursue any claim against Us for any loss You suffer because You have used Our advice for any other purpose;
 - (c) You will keep this report confidential, unless otherwise agreed by Us in writing; and
 - (d) You will indemnify Us in relation to any loss suffered by a third party that relies on our advice without first receiving Our written consent to do so.
8. You warrant that the instructions and subsequent information supplied by You contain a full and frank disclosure of all information that is relevant to Our provision of the Valuation, Valuation Services or Services. You also accept all risk and any loss that might occur should you withhold any relevant information from Us.
9. You warrant that all third party expert or specialist reports provided to Us by You for the purpose of Us providing the Valuation, Valuation Services or Services are provided with the authority of the authors of those reports.
10. You authorise and license Us to incorporate Your intellectual property within Our report(s).
11. The Valuation and all Valuation Services are provided by Us solely for the use of the Client. You will not release any part of Our valuation or consultancy report or its substance to any third party without the written consent of one of Our Directors. Such consent will be provided at Our absolute discretion and on such conditions as We may require including that a copy of these Terms and Conditions must be provided to such third party. This clause shall not apply to persons noted as recipients in Your prior instruction to Us or in the Quotation provided. You are obligated to provide any such recipient with a copy of these Terms and

Conditions.

12. If You release any part of the valuation or consultancy advice or its substance with Our written consent, You agree: a) to inform the other person of the terms of our consent; and b) to compensate Us if You do not do so. We have no responsibility to any other person even if that person suffers damage as a result of any other person receiving this Valuation, Valuation Services, Services or consultancy advice.
13. You are agree that We do not and will not assume any responsibility to any person other than the Client for any reason whatsoever including, without limiting the generality of the foregoing, for breach of contract, negligence (including negligent mis-statement) or wilful act or default of itself or others by reason of or arising out of the provision of the Valuation, Valuation Services or Services and notwithstanding that any damages have been suffered or incurred by that person as a result of the provision of this Valuation or those Valuation Services to the Client or the use of either of them (or any part of either of them) by the Client for any purpose whatsoever;
14. You must pay our Fees within 14 days of the date of a correctly rendered invoice, unless otherwise dealt with in the Quotation. Fees that remain unpaid for a period of 30 days or more will attract an administration charge of 2% of the total of the invoice calculated per month or part thereof.
15. You agree that We reserve the right to reconsider or amend the Valuation, Valuation Services, Services or consultancy advice, or the Fee set out in Our Quotation to You, if we identify information or facts that were not provided to Us at the time of quoting that reveal that the task is much greater than we initially anticipated from the information you provided. In such circumstances, once We have identified additional issues that necessitate additional work, we will advise you of the additional fees for additional time required to complete the task.
16. You agree that neither the whole nor any part of Our Valuation or the substance of any of Our Valuation Services or Services may be communicated to any third party (whether by way of inclusion in a document, circular, statement, prospectus, Product Disclosure Statement (PDS), public offer document or otherwise) without first obtaining the written consent of one of Our Directors. Neither the whole nor any part of Our valuation report or Valuation Services report or any reference to it may be included in any published document, circular or statement, prospectus, Product Disclosure Statement (PDS), public offer document, nor published in any way, without written approval by one of Our Directors as to the form and context in which our Valuation or Valuation Services may appear. Notwithstanding the foregoing, the Client agrees that in the event that it does communicate to a third party the whole or any part of this Valuation or the Valuation Services it shall also communicate to that third party these Terms and Conditions. Furthermore You agree to indemnify Us in the event of any failure so to do;
17. You agree that every right, immunity, exemption and limitation or liability in these terms and conditions shall continue to have its full force and effect in all circumstances notwithstanding any breach of contract or the Terms and Conditions hereof by Us or any person entitled to the benefit of these Terms and Conditions;
18. You agree that if any provision or any part of a provision hereof is unenforceable for any reason whatsoever, such unenforceability shall not affect any other part of such provision or any other provision of these Terms and Conditions;
19. You will only use the valuation or valuation services for the specific purpose stated by us. You agree that you will not use the valuation or valuation services for any other purpose, unless you have our expert's written consent to do so.

Intellectual Property

20. All Our intellectual property contained within any advice We provide, remains Our property. We only grant you licence to use Our intellectual property to carry out the purpose for which the advice was provided.

Length of Time Our Valuation or Valuation Services can be relied upon

21. Our Valuation and or Valuation Services are current at the Date of Valuation only. The value assessed in Our Valuation or Valuation Services Report may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, We do not assume responsibility or accept any liability where the valuation is relied upon after the expiration of ninety (90) days from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation. Notwithstanding the above You accept that our Valuation and or Valuation Services are current as at the Date of Valuation only and no representation or warranty is made as to the future value of the property.

Assignment of Valuation or Valuation Services

22. You acknowledge that We reserve the right, at Our absolute discretion, to determine whether or not to assign Our valuation to any third party. Without limiting the extent of Our discretion, We may decline a request for assignment where:
 - a) the proposed assignee is not a major recognised lending institution (such as a bank or other lender regulated by the Banking Act 1959);
 - b) the assignment is sought in excess of 3 months after the date of valuation;
 - c) we consider that there has been a change in conditions which may have a material impact on the value of the property;
 - d) the proposed assignee seeks to use the valuation for an inappropriate purpose; or
 - e) Our Fee has not been paid in full.
23. Where We decline to provide an assignment We may be prepared to provide an updated valuation on terms to be agreed at that time.
24. In the event that You request us to assign Our valuation and We agree to do so, You authorise Us to provide to the assignee a copy of these Terms and Conditions, the original Quotation and any other document, including instructions provided by You, relevant to the scope of Our Valuation or Valuation Services.

Property or Valuation Circumstance Specific Qualifications, Assumptions and Conditions Precedent within our reports

25. We are providing You with our professional opinion as valuers. Our opinion is usually provided by way of a valuation report. That report will set out a number of important qualifications, assumptions and conditions precedent which We may need to make, in addition to these Terms and Conditions, relative to the circumstances of the particular property or properties (real or personal property) under consideration.
26. You agree to read these qualifications, assumptions and conditions precedent carefully, and understand that if the assumptions that we have made or relied on are circumstances that do not prevail or eventuate, or are found later to be inaccurate, Our opinion as to value

may be materially different. You agree to solely bear the risk in relation to any loss you might suffer, should this occur.

27. The qualifications, assumptions, and conditions precedent that We make will usually depend on the circumstances of the property being valued and are made in relation to matters that We do not have expertise to verify or We cannot verify information provided to Us within the time required to complete the valuation. These will be set out in detail in the Valuation, Valuation Service report or Services report that We provide to You.
28. These qualifications, assumptions and conditions precedent typically will relate to:-
 - (a) Land contamination and environmental risk; (b) Planning Information; (c) Planning and Development Controls and Consents; (d) Title including Notifications on Title such as Easements, Caveats, Restrictions and other dealings; (e) Building Areas; (f) Building Structural Integrity; (g) Building Compliance with the Building Code of Australia; (h) Pest Infestation; (i) Leases, Licences and Tenancies; (j) Strata Title Certificates; (k) Plant and Equipment within Buildings; (l) The veracity of and sources of Sales and Letting Information and Transaction Data; (m) The nature of forecasting, future value assessment and discounted cash flow analysis; (n) The basis of Value where access to the property is restricted; and (o) Whether or not the property has been completed where a development.
29. You agree that we will include property specific qualifications, assumptions and conditions precedent within Our reports as circumstances require. Furthermore You agree that it is Your responsibility to carefully read and consider these qualifications, assumptions and conditions precedent and discuss them with Us if they cause You any concern.

Pecuniary Interest

30. You acknowledge that We do not have any pecuniary interests in the subject property, the property owner, the Responsible Entity or the manager/ promoter of the scheme or the Product Disclosure Statement;

Undertaking and Statement by the Valuer

31. You acknowledge that We confirm that the valuer who has undertaken this Valuation or Valuation Services is registered and qualified to carry out the valuation of properties. Furthermore We confirm that the valuer has had 5 years continuous experience in valuation, including more than 2 years' experience in Australia and including experience in valuing properties in the locality where the subject property is situated or in valuing properties of a similar nature.

Executive Summary

32. Our executive summary in Our Valuation or Valuation Services Report must be read in context of and in conjunction with the full valuation report of which this executive summary forms part. All comments, terms and conditions contained in the full valuation report and Quotation relate directly to this Executive Summary.

Coronavirus

33. Our valuation has been prepared at a time when the COVID-19 (Coronavirus disease) is having a profound and unprecedented impact on global economies, stock markets and capital markets.

The World Health Organisation has now declared COVID-19 a pandemic.

Because of the lag in real estate market transactions, there has not yet been a body of sales or leasing transaction evidence that reflects the prospect of worsening economic and/or real estate market conditions.

Early signs are that certain industries are being affected more so than others at this time. Governments around the world, who have all but exhausted the prospect on monetary policy stimulus given the already low interest rate environment, are rapidly developing fiscal stimulus strategies to avert a prolonged recessionary environment and underpin economic activity.

In preparing our valuation, we have considered sales and leasing transaction evidence that occurred recently and possibly prior to the onset of the current circumstances. We have also, where possible, considered transactions that have occurred since the circumstances of the Coronavirus were known to real estate market participants (buyers and sellers, lessors and lessees).

We have also considered the supply and demand characteristics for the subject property asset class at the date of valuation. To do this, we have had extensive discussions with real estate agents and market participants to consider the rental and capital markets for the subject property in the current environment.

Where necessary, we have attempted to reflect the circumstances, as they may affect the subject property in our valuation herein. Should our basis of assessment of the impact of the current circumstances for the subject property prove to be incorrect, we reserve the right to reconsider our findings herein.

20 Market Value

We are of the opinion that the **Market Value 'As If Complete'** of **Crown Allotments 1 and 2 Section B, Sloane Street, Stawell VIC 3380 on the basis that the works currently being undertaken are completed and on the basis of Vacant Possession** is in the sum of **\$915,000 (Nine Hundred and Fifteen Thousand Dollars)** as at the date of valuation herein and subject to:-

1. The assumption that the valuation figure herein is **Exclusive of Goods and Services Tax**;
2. The comments contained herein; and
3. The terms and conditions contained herein.

21 Valuer Signatories

Reliance on this report should only be taken upon sighting the original document that has been signed by the Inspecting Valuer who has undertaken the valuation. The Counter Signatory or Director has read this report and verifies that the report is genuine and is endorsed by Preston Rowe Paterson Horsham & Wimmera Pty Ltd. The Counter Signatory or Director has not inspected the property or the comparable sales and/or rental evidence amongst other things. The opinion of value expressed herein has been solely arrived at by the Valuer who undertook the inspection and prepared the valuation report.

Valuer who has undertaken this valuation:

Tyler Neville
Certified Practising Valuer AAPI Reg. 105391



Proof Read By:

Ben Sawyer, Director
Certified Practising Valuer AAPI Reg. 63163



Appendix A Letter of Instruction

Neville Nicholson

From: Kylie Allen <kylie.allen@ngshire.vic.gov.au>
Sent: Friday, 11 June 2021 10:04 AM
To: Neville Nicholson
Subject: CA 1 & 2 Sec B Sloane Street Stawell Valuation
Attachments: CA 1 & 2 Sec. B, Sloane Street, Stawell (12.2020) (1).pdf

Hi Neville,

You provided Council with a land valuation report for CA 1 & 2 Sec B Sloane Street Stawell on 7 January 2021 (attached). I have been instructed to request an update to this valuation to meet Council's legislative requirement of having a current valuation (within 6 months) for sale purposes.

Please note that considerable infrastructure works has been undertaken at the site since the previous inspection in December last year.

For valuation information:

Northern Grampians Shire Council has had a major coup for the Sloane Street housing development with a successful grant application of \$500,000 from the State Government's Regional Infrastructure Fund to extend town infrastructure and utilities to service the development.

This grant will complement a \$500,000 matched funding contribution from council to reduce the overall cost of the development.

The funding will allow council to deliver utilities and essential infrastructure to the development site on the corner of Sloane Street and Cahill Road to leverage private investment to construct a diverse mix of new housing to attract future residents to live and work in Stawell.

The project this funding will enable involves the installation of utilities and essential infrastructure including water and sewer infrastructure, footpaths, street lighting, drainage, road and kerb works and a pedestrian crossing at the intersection of Cahill Road and Cooper Street.

Regards,
Kylie

Kylie Allen
RISK & LEASE MANAGEMENT OFFICER
(Mon, Tue, Thu, Fri)

Email: kylie.allen@ngshire.vic.gov.au (Preferred contact)
PO Box 580, Stawell, VIC, 3380
Phone: 03 5358 0500
www.ngshire.vic.gov.au

Appendix B Certificate of Title and Title Plan



VICTORIA
State Government

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Page 1 of 1

**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

VOLUME 09571 FOLIO 453

Security no : 124087320276K
Produced 24/12/2020 09:54 AM

LAND DESCRIPTION

Crown Allotment 1 Section B and Crown Allotment 2 Section B Parish of Stawell.
PARENT TITLE Volume 08872 Folio 614
Created by instrument L218059D 22/08/1984

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
NORTHERN GRAMPIANS SHIRE COUNCIL of "TOWN HALL" MAIN STREET STAWELL VIC 3380
AJ891887B 04/09/2012

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP300316M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL

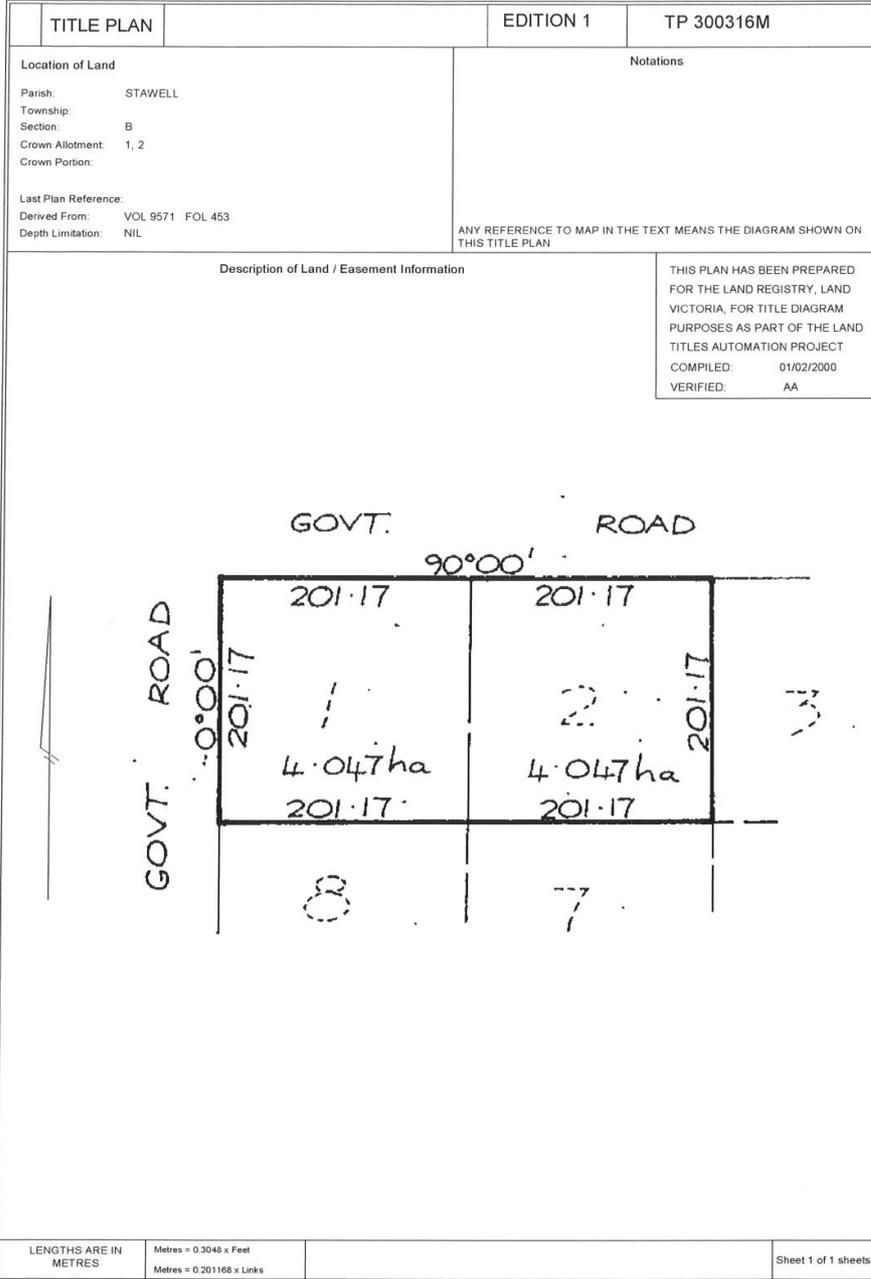
eCT Control 14799R NORTHERN GRAMPIANS SHIRE COUNCIL
Effective from 04/09/2012

DOCUMENT END

Title 9571/453

Page 1 of 1

Delivered by LANDATA®, timestamp 24/12/2020 09:56 Page 1 of 1



Appendix C Land Victoria Report



Property Report

from www.land.vic.gov.au on 21 December 2020 12:48 PM

Address: SLOANE STREET STAWELL 3380

Lot and Plan Number: This property has 2 parcels. See table below.

Standard Parcel Identifier (SPI): See table below.

Local Government (Council): NORTHERN GRAMPIANS Council **Property Number:** 2230772

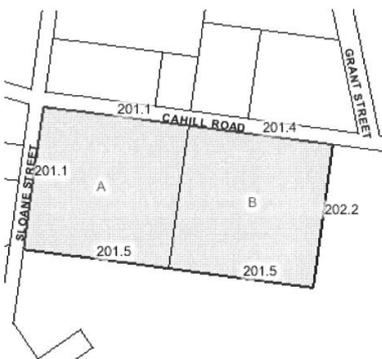
Directory Reference: VicRoads 550 E10

This property is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Site Dimensions

All dimensions and areas are approximate. They may not agree with the values shown on a title or plan.



Area: 81254 sq. m
(8.1 ha)

Perimeter: 1209 m

For this property:

- Site boundaries
- Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

For more accurate dimensions get copy of plan at **Title and Property Certificates**

Copyright © - State Government of Victoria

Parcel Details

Letter in first column identifies parcel in diagram above

Lot/Plan or Crown Description	SPI
PARISH OF STAWELL	
A Allot. 1 Sec. B	1-B/PP3499
B Allot. 2 Sec. B	2-B/PP3499

State Electorates

Legislative Council: WESTERN VICTORIA
Legislative Assembly: RIPON

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Utilities

Rural Water Corporation: Grampians Wimmera Mallee Water
Urban Water Corporation: Grampian Wimmera Mallee Water
Melbourne Water: outside drainage boundary
Power Distributor: POWERCOR (Information about choosing an electricity retailer)

Planning Zone Summary

Planning Zones: GENERAL RESIDENTIAL ZONE (GRZ)
 GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)
 RURAL LIVING ZONE (RLZ)
 RURAL LIVING ZONE - SCHEDULE 2 (RLZ2)

Planning Overlay: BUSHFIRE MANAGEMENT OVERLAY (BMO)

Planning scheme data last updated on 17 December 2020.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#)

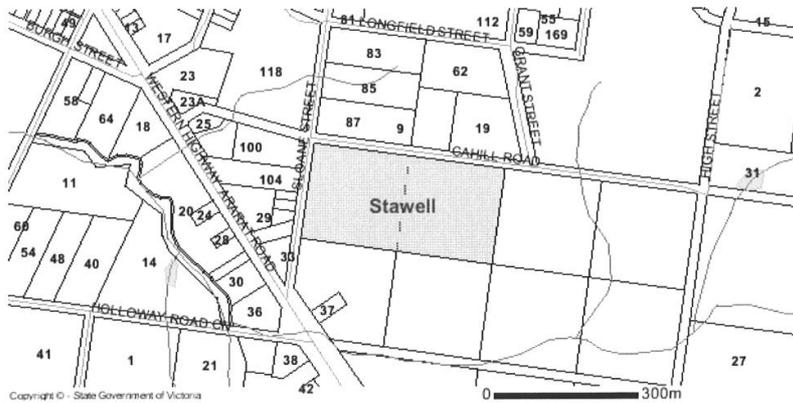
The Planning Property Report includes separate maps of zones and overlays

For details of surrounding properties, use this service to get the Reports for properties of interest

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

For other information about planning in Victoria visit www.planning.vic.gov.au

Area Map



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+++++ Railway - - - - - Tram ——— River, stream ■ Lake, waterbody

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13. Public Question Time

Nil

14. Closure of Meeting Pursuant to Section 66(2)(a) of the Local Government Act 2020

A Council or delegated committee may resolve that the meeting be closed to members of the public if it considers it necessary because a circumstance specified below apply:

The circumstances are-

- (a) the meeting is to consider confidential information; or
- (b) security reasons; or
- (c) it is necessary to do so to enable the meeting to proceed in an orderly manner.

If the circumstances specified in subsection (b) or (c) apply, the meeting can only be closed to the public if the Council has made arrangements to enable the proceedings of the meeting to be viewed by members of the public as the meeting is being held.

14.1. C2 2020/21 - North Park Netball Court Development

14.2. Planning Application Request

14.3. C1 2021/22 - Provision of Visitor Information Services and Halls Gap HUB Management

RESOLUTION

That items 14.1, 14.2, and 14.3 be considered in Closed Council as it deals with confidential information as detailed in section 3(1) of the *Local Government Act 2020*.

Moved: Cr Rob Haswell

Seconded: Cr Eddy Ostarcevic

Carried

RESOLUTION

That the meeting be closed to consider the item listed pursuant to section 66 of the *Local Government Act 2020*.

Moved: Cr Rob Haswell

Seconded: Cr Eddy Ostarcevic

Carried

OPEN COUNCIL

The Chief Executive Officer reported on the item discussed in Closed Council.

14.1 Council awarded Contract No. C2 2020/21 – North Park Netball Court Development to Eltham Excavations Pty Ltd trading as Field Form.

14.2 Council approved an application to waive planning fees.

14.3 Council awarded Contract No. C1 2021/22 - Provision of Visitor Information Servicing and Halls Gap HUB Precinct Management to Grampians Tourism Board Incorporated.

15. Close

There being no further business the Mayor declared the meeting closed at 1.09pm.

Confirmed

A handwritten signature in black ink, appearing to be 'Murray Emerson', with a long horizontal flourish extending to the right.

CR MURRAY EMERSON
MAYOR

Date: 6 September 2021