

Ref. Petition Submission

5/4/2019

The Mayor
South Gippsland Shire
Private Bag 4
Leongatha 3953

Dear Mayor

Re: Submission of Petition – Growth for Reduced Rates

Following the presentation to Council on March 20 of the concept of a new direction in development for the Shire I decided to pursue the issue with the broader community – hence the petition.

The names on this petition were collected via a couple of hours on several days over the last week of March and the leg work being done by myself alone. I had limited time to invest in this but considered it an important concept and one that the Shire should really engage with.

The petition contains the names of 67 petitioners who have supported the concept of “Growth for Reduced Rates”. I think this small time commitment demonstrates that there is support for this idea. The petitioners live at various points within the Shire but are generally in the northern part of the Shire.

Since undertaking the presentation to Council on March 20, further work on an extension of this Growth concept has been undertaken. We would like to raise the issue of considering how the community can leverage of the Grants Applications and funding inputs into the Shire. Council has supported the concept of an Equestrian Facility at Stony Creek and has some work underway to further develop that Concept. Council may not be aware of it but the City of Casey have identified and planned for some areas for particular industries. One such industry is Dog Breeding – they have within their Planning Scheme allocated 2 areas for dogs and allowed subdivisions to a 2 hectare size. They have created an area near Pearcedale and a further area at Devon Meadows .

If Council were to extend this concept to the Stony Creek and Meeniyan areas and adopt zoning to suit the creation of small lot sizes to accommodate horse owners then they could create a “horse friendly” enclave. At present there are

a number of farms basically between Meeniyan and Stony Creek which could be rezoned to create this enclave. There is an area of around 200 hectares which could be incorporated into an enclave and create possibly 50 to 80 small lots.

Not only would this enhance the growth prospects it would also support an equestrian facility at Stony Creek. Extra horses into the area may also lead to the return of a “training facility” to the Stony Creek racecourse. This all leads to greater economic activity in the Shire.

The Economic Development and Planning Departments may be able to build on other activities in the Shire to create other areas. These could be areas which do not really take areas of productive farm land out of the farming resource and hence could be considered as not threatening the Farm Zone. The area around Fish Creek could possibly be developed with a food interest to work with the current cheese farm, winery and cidery in the area – all of which work with the tourists. There is also discussion of the Walking Trail out of Fish Creek which would work with this concept.

In reflecting on the “Dormitory” town concept it would require the Council to work hard on the advocacy for better public transport links to Cranbourne and Pakenham. Perhaps the VLine buses should have bikes carriers fitted forward and aft as they operate overseas. Buses in Seattle can carry 2 bikes mounted in front of the windscreen. This system would allow residents in Nyora/Loch and Korumburra to ride to the Bus and then to ride to a work destination if they are not further commuting from Cranbourne or Pakenham.

Council will need to start planning for extra Civic facilities at Nyora if growth is to be boosted in that town. A child care/maternal health facility may be required along with some other open space reserves and an improved Public Hall. Improvements in the civil works around this town should also be considered such as a more extensive footpath system and an extra crossing of the rail line say at Henley St.

This “Growth for Reduced Rates” concept can be further explored by the Council and the community. Identifying the demand in particular sectors and the constraints on servicing that demand should be an early area for Shire research. We urge the Council to adopt suitable motions to create the environment for this Shire to make a jump in development activity and to adopt a mindset which will facilitate such energetic growth.

Attachment 2.1.1
Agenda - 29 May 2019
As explained in the March 20 presentation, this Council needs to enable a growth spurt so that we maintain our relevance to other areas of governance and in our comparison with our neighbours, especially Baw Baw and Bass Coast Shires. It should also be remembered that the State Government has committed a large amount of funds to Latrobe City.

This community can offer an outlet for some of the growth for Melbourne. At present the Shire is riding on the back of work done some 60 years past. That is how long we have had Venus Bay, Sandy Point and Walkerville. What substantial developments have we encouraged in more recent times. Steady as she goes will not do. The Shire needs to be more pro-active. Do not let personal quarrels deter the developments – adopt a broader mindset.

If I can get 67 petitioners with a couple of hours of leg work it should be possible for this Shire to move and capitalise on this “Growth for Reduced Rates”

Yours faithfully

Lindsay Love

CC.

Cr Ray Argento

Cr Aaron Brown

Cr Rosemary Cousin

Cr Don Hill

Cr Andrew McEwen

Cr Jeremy Rich

Cr Alyson Skinner

Attachments

1. Petition
2. Stony Creek Exhibition and Equestrian Centre

Petition – Growth for Reduced Rates

Prayer:

We the undersigned seek council to undertake the following:-

To educate themselves on the issues including opportunities and constraints and any administration blockages (difficulties?) to adopting a quantum step in the growth of the shire in order to achieve a greater number of ratepayers in an accelerated time-frame. Council to conduct meetings and forums as needed to acquire a full understanding of the Shire Growth change and formulate suitable time lines and to pass resolutions and give clear and un-ambiguous directions to the administration to affect the desired change in the growth trajectory of the Shire”.

Lead Petitioner: Lindsay Love – Secretary – South Gippsland Action Group
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SIGNATURES

[illegible]

STONY CREEK EXHIBITION & EQUESTRIAN CENTRE PROPOSAL

. This proposal has been kicked around for 10+ years.

.We are looking at re-energising the Equestrian Centre project as the catalyst for population growth in the Stony Creek – Meeniyan area & thereby adding another string to the GfRR bow.

.Numerous feasibility etc. studies have been undertaken. Detailed plans for the construction have been drawn up.

. In May 2018 council parked the project, by determining other possible alternative sites had to be investigated. This was at the instigation of Cr. Brunt – she wanted it at either Nyora or Korumburra. A review is under-way & is to be finalised in June 2019. To my knowledge no other site has emerged & no alternative volunteer group has put their hand up.

. Maybe SGAG should be making our own submission.

.Council clearly wants a multi-purpose undercover facility. (Ref. Mayor's Message, 2017 by Ray Argento) & this is the preferred option for the 'SCEE centre proposal Working party' as well (Cattle interests). How the project morphed into a multi-use Exhibition Centre requires clarification – according to Janine Bullock it came from the working party, rather than from Council. Debra Collins, (another activist & Corner Inlet Citizen of the Year, 2017) indicated it was pressure from Council.

.LL has had a quick look at what might be achieved & there is a sewerage plant at Stony Creek servicing Meeniyan (& most probably the Racecourse – but not the Stony Creek hamlet.

.Our broad brush concept is to develop a horse industry focused residential precinct based on the presence of the Racecourse & the proposed Equestrian Centre & supported by nearby Meeniyan (2-3kms). Stony Creek hamlet is a cluster of approx. 40 houses, with little supporting infrastructure or facilities. Maybe, to develop a 'New Stony Creek' township is the way to go.

Consultation with the existing SC community is necessary to get a feel for what they might want.

.Personally, I would drop the concept of the Equestrian Centre being a multi-use undercover facility. It needs to be a Horse Event dedicated complex of the highest standard, to not only cater to locals, but also to be a suitable venue for State & National competitions. Believe me such a complex would be fully utilized & is incompatible with the likes of Farmers Markets etc. We already have within our shire, riders & judges of International standard. This would entail taking the Equestrian Centre proposal back to its roots: Ref.'SGSC Cluster Review for social community infrastructure, 2015' – "....The Stony Creek Reserve Committee is proposing an equestrian centre comparable to the Werribee Centre.....". The sort of 'cluster community' we have in mind has worked extremely well in the U.S.A.

.Perhaps, an additional covered complex nearby would work for the multi-function aspect, in the sense there could be some shared facilities, like parking. Bear in mind, parking for horse-rigs will need to be quite extensive. They are not cars! I am familiar with the currently proposed site & don't believe it is large enough for the new complex. It might be best left to be used as it is now – Trainer parking on race-days & the home of Meeniyan/Stony Creek Pony Club. The addition of a minimalist roofed structure of suitable dimensions would be a valuable addition as an Exercise Yard on race days & be an additional arena for Pony Club use. This area then makes an ideal location for a Farmers Market – especially so, because it would be visible from the Hwy & have power, water & toilets.

.An oil company might be interested in opening a Service Station in the area – especially with the extra traffic that will be attracted. It may be a deciding factor that vehicles will be stopping in the vicinity for other reasons.

.The current site has straight-forward access to Melbourne & is at an intersection that's the shortest route to La Trobe Valley (via Dollar/Dumbalk).

.Advocating for the development of this Stony Creek/Meeniyan precinct only confirms SGAG & the GfRR concept/strategy plan is not Leongatha/Korumburra centric.

