

### Questions Submitted in Writing - Council Meeting - 24 November 2021

# James Judd, Colac

1. What is the correct meaning of a once in 100 year weather event as used by the Colac Otway Shire Council? Is it a once in 100 years or one chance in 100 of happening each year? If per year does this mean the claim is valid if we had three events of the same kind in one year if they last no more than one day each, as over 300 days in every year, and we have had multiple claimed once in 100 year floods in recent years. Plus Colac has been isolated by road multiple times in the past twenty-seven years.

# Response from General Manager, Environment and Infrastructure

A one in a hundred year storm is a commonly used term to describe a rainfall event that has a 1% chance of being exceeded in a 1 year period. It is possible to have multiple events of this magnitude in a single year although it is unlikely. The probability of flooding occurring is more complicated. This is related to whether drainage systems are designed and maintained to current standards. Then there is the issue of river flooding and this is not related to drainage systems.

2. If the Colac Otway Shire Council is going to set itself up as an exclusive body then only consider those with modern communications systems worth communicating with it needs to wake up as there are antidiscrimination laws that can be used against any who ignore some in the community. Also, using the electronic communications in this Shire denies the fact these have a bad habit of not being available often due to outages that can last for days.

# Response from Manager Governance and Communications

Council uses various methods of communication to share information in an effort to reach the Colac Otway community.

We will continue to assess our mix of communications to find the right balance for all.

3. If the Colac Otway Shire has excessive public toilets in this Shire what planning for provision of extra facilities to cater for the increased population as proposed in the Colac 2050 Growth Plan since we have a lack of toilets available in Colac now to cater with the current population and visitors to this area? With no facilities in large sections of urban Colac except at private properties or privately owned businesses when these are only available in operating hours. Plus they could never handle a large demand at the one time.

#### Response from General Manager, Environment and Infrastructure

The public toilet strategy has identified that there are sufficient public toilet facilities to service Colac. Council owns and manages six facilities throughout central Colac and these are mostly well distributed and accessible from key destinations. There are some areas of oversupply and many of the facilities require improvements or upgrades to provide the level of service expected. Memorial Square toilet is proposed to be upgraded and increased in size to cater to visitor numbers. The proposed toilets have been designed to handle peaks in visitation with minimal queuing times.

4. Could the Bluewater complex in Colac continue to operate if we lost all external supplies of electricity to the complex or could it only operate as very limited facilities usable?

#### Response from General Manager, Development and Community Services

Bluewater Leisure Centre does not have a back-up electricity supply. If the external electricity supply was compromised, the centre could potentially continue to operate during daylight hours however this might be



compromised due to a reliance on electricity to run water treatment systems, management and access software etc.

5. Since the Colac Otway Shire Council officers have indicated a reduction in Council's spending is reduced if Council is not to run out of available funds within a few years, how will the Colac Otway Shire Council find all the needed funds to upgrade the region's drainage schemes to introduce the Colac 2050 Growth Plan?

Since in the Victorian State budget for 2021-22 an item "the super tax on re-zoned land" introduced, when this tax falls due as soon as Council's re-zone land or must be paid with interest from date of re-zoning this could impact on Council's ability to obtain funds from any lands re-zoned in the Colac 2050 Growth Plan area.

Plus, how is Council going to find the funds to provide usable open space and sports fields when extra will be needed under the Growth Plan?

#### Response from General Manager, Development and Community Services

Council receives public open space contributions (cash and/or land or combination of) by developers through the land development process. Any future usable open space or public reserve provided by developers needs to be developed in accordance with the Colac Otway Shire Public Open Space Strategy's Standards for Open Space Development guidelines at the expense of the developer.

It is likely that Council will be reliant on development contributions as well as sourcing external State and/or /Federal grants to develop active and passive recreation facilities.

#### Jason Schram, Colac

1. Why are questions in writing and the answers not given to Councillors prior to the meeting so that our representatives, the Councillors, can fact check answers or ask questions of officers in relation to the answers given and to at least make sure that the answers given remotely relate to the questions asked?

#### Response from Manager Governance and Communications

Councillors are provided with the responses to questions in writing in advance of meetings.

#### Relating to Item 10.5 Sale of Bruce St consideration of submissions.

2. In point 2 of the recommendation it states, "Council Acknowledges and notes the verbal comments made in support of written submissions at the Submissions Committee meeting held on 1 September 2021".

Nowhere in this agenda report does it make mention of the verbal submissions or any of the issues or points raised in it. Why have the verbal parts of the submissions not been addressed and omitted from this report?

#### Response from General Manager, Development and Community Services

In the report to Council, a response to the relevant issues identified in both written and verbal submissions has been provided. Council have heard submissions which will inform their decision making.

#### 3 How can council sell the land prior to the environmental cut off wall being built?

#### Response from General Manager, Development and Community Services

Council is not obliged to construct the 'cut-off wall' or other protective measures prior to selling the land. However, these protective measures are required to be implemented before residential development of the land.



# If the cut off wall is to be built by Council would it not then have to get a new valuation of the site after this wall is constructed?

# Response from General Manager, Development and Community Services

The valuation of the land has considered the impact of the 'cut off wall' being constructed.

5. If council is to retain ownership of the section of Cut off wall land and have it subdivided off from the residential land to be sold would it make the advertised sale of land the wrong size and also the valuation incorrect as the actual land would be smaller?

# Response from General Manager, Development and Community Services

This was clearly communicated in the Expression of Interest documentation with prospective purchasers having knowledge of this. The size of the land and valuation of the property are both accurate.

6. If the sale of the land is not finalised until the cut off wall is built how will council pay for it, what will it cost to build and if it takes longer than 6 months to complete would council then need a new valuation on the land? As per the local government act states that a valuation must be current within six months.

# Response from General Manager, Development and Community Services

Council is yet to determine if it will construct the 'cut off wall' itself. The cost of the construction is yet to be determined. If Council did determine to construct the 'cut off wall' itself, the intention is to pay for the construction through proceeds of the sale of the land. Council would still need to determine though how it cash flowed the project. Council would only proceed with construction of the wall if it was to be accompanied by a sale of the site that recovers the cost. A valuation is required to be obtained within six months of sale of land.

7. The sale of land by councils is usually done to generate other income other than rates. If council breaks even or makes no money from this sale wouldn't this parcel of land be more value as public open space or recreation?

And how would you know the answer to this without presenting costs to the public or preferred outcomes or doing any form of community consultation to gauge the expectations of the community in relation to the future of this site?

#### Response from General Manager, Development and Community Services

The sale of Council owned land is typically done to dispose of assets that aren't required to provide a service to its community. The land is zoned General Residential and appropriate for residential development. Having available residential land available will provide a range of benefits to Council and our community.

Council continues to work through the costs and potential revenue from the proposed sale of the land. The report in today's Council meeting agenda is to establish whether Council intends to sell the land. The method of sale and financial outcome sought from this sale would be confirmed by Council through later resolutions once other processes are finalised.

8. In submission 2 point three the officer response was "Legal advice was obtained which indicated that the s223 process did not need to be completed before releasing the Expression of Interest document". Did the legal advice state that Council could end the EOI process before completing the S223 process? Clearly a breach of your own community engagement policy and the local government act.

#### Response from General Manager, Development and Community Services

The Expression of Interest process and the S223 process in the Local Government Act 1989 are two different matters. The legal advice confirmed that Council could undertake the two processes at the same time without contravening requirements of the either the legislation or Council policies. The S223 process relating to Council's



Notice of Intention to sell the land needs to be finalised before any decision on the Expressions of Interest process. This is a threshold decision for Council. Should it determine not to sell the land, the Expression of Interest process would be discontinued. There is no obligation on Council to accept any of the Expressions of Interest received.

9. In the officer recommendation Point 3. States that Council Resolves to sell the land known as 36-52 Bruce Street, Colac. How can council resolve to sell the land at Bruce Street prior to hearing and debating the Officer recommendation in relation to a preferred buying relating to the recent EOI process?

Would this not be a pre determined outcome before hearing the EOI process and the preferred buyer? Considering a buyer may not have even been found.

# Response from General Manager, Development and Community Services

The recommendation is that Council resolves to sell the land known as 36-52 Bruce Street, which would close out the process for Council to agree to dispose of the land. This process is quite separate to the Expression of Interest process, which is about considering who to sell the land to. The decision on whether to sell the land must occur first.

# 10. Is it still an option for council to develop the residential land itself?

# Response from General Manager, Development and Community Services

Yes this is an option available to Council.

### Luke Hume, Apollo Bay

#### Regarding PP258 2016-3 Agendaitem 10.1

1. Is the Council aware that the original requested trading hours of 9am to 5pm was considered by the neighbours to be friendly and in-keeping with the tranquillity that we share living in this Rural Conservation Zone?

Is the Council also aware that extended hours before and beyond 9-5 pm for a licensed restaurant unrelated to conservation and detrimental to the Rural Conservation Zone would not have received neighbours approval?

# Response from General Manager, Development and Community Services

The concerns of objectors about the potential impact of the application on their amenity will be considered by Councillors at tonight's meeting. Councillors have received copies of all submissions to the application, and have heard verbal presentations from objectors at the Planning Committee on 10 November 2021.

2. Does the Council think that allowing by a licensed restaurant, soliciting walk in custom that is not 'ancillary' to the primary activity, that this would set a precedent that would lead to the demise of the Rural conservation zone and negatively affect the lives of it's residents.

#### Response from General Manager, Development and Community Services

The application must be considered on its planning merits, and does not in itself represent a precedent for other applications in the Rural Conservation Zone. Council will consider all of the issues raised by residents when making a decision on the application.



# If this permit is approved, and the actual noise and light pollution is found to be unacceptable, what is planned to be done to resolve this?

# Response from General Manager, Development and Community Services

If approved, the amended permit would contain a number of conditions that seek to address potential amenity impacts. Council Planning Compliance staff would investigate any concerns of residents and seek to address these where possible to the extent that is reasonable within these conditions.

# 4. This change of use and operating hours is being introduced to combat the effects of no international visitors due to Covid 19 Once international travel is restored, do the owners plan to revert back to the original use and operating hours?

#### Response from General Manager, Development and Community Services

The applicant has sought the amendment to the permit without any limit on the time frame for an approval. Council must assess the proposal on the basis that it is a permanent change to the permit.

5. I see that Wildlife Wonders has just been named in National Geographic's top 25 places on earth to visit in 2022. This is a remarkable achievement, and, having supported this project from the start, I am happy for the team. I must reiterate that my only concern with Wildlife Wonders is the changes new planning permit will bring, and not what the existing business operations are.

This announcement will ensure the park gets a boost in daytime visitors, something it truly needs to remain open. Referring to the attached groundswell of support on social media - it is apparent that plenty of people intend to visit the park.

The permit application has been made to address the effects to business that the pandemic has had, by allowing increased opening hours and opening up another revenue stream with the restaurant.

Given this announcement, and the fact that international travel is set to return shortly, is this planning application now redundant, and if not, why not?

#### Response from General Manager, Development and Community Services

Council is required to consider any application submitted on its merits and only applicants can decide if they no longer wish to pursue a proposal. A decision must be taken on the current application on its planning merits, notwithstanding the change to international travel.

#### Nasser Kotb, Forrest

I submitted a question to September and October 2021 Council meetings focusing on verifying Council claim of "Carbon neutral operations". Unfortunately, whoever responded elected to compete with politicians in avoiding straight clear evidence-based answers. Kindly answer the following questions with facts, figures and actual data.

#### 1. When was the last "carbon emission" audit conducted by Council?

#### Response from General Manager, Environment and Infrastructure

Council undertakes a corporate carbon emissions inventory each year, after the close of the financial year. The most recent results were made publicly available last week when council published its Annual Report 2020-21, the data can be found on page 18 of the report.



The mention of information related to Carbon emissions in the Council's annual reports does not include any actual data and merely a political narrative. Would the Council change this approach and present facts and figures about emissions showing each department/operation contribution?

# Response from General Manager, Environment and Infrastructure

2.

The Annual report in fact includes actual data presented in for operational categories: Buildings (largely electricity and water consumption); Gas; Street & Public Lighting and Fleet (vehicles and plant & equipment). Council's total carbon emissions for 2020-2021 equate to 1,775 tonnes. Please see page 20 of the Annual Report.

	Buildings	Gas	Street/ Public Lighting	Fleet	Total
2010-11	1,999	311	1,181	2,114	5,605
2011-12	1,916	290	1,202	1,727	5,135
2012-13	1,879	323	1,182	1,698	5,082
2013-14	1,484	186	1,014	1,523	4,207
2014-15	1,356	3	872	1,530	3.761
2015-16	1,846	282	436	1,269	3,833
2016-17	1,881	478	412	1,560	4.331
2017-18	1,887	488	406	1,329	4,110
2018-19	1.747	470	406	1,263	3,886
2019-20	1,389	466	417	1.333	3.605
2020-21	0* (1,199)	451	0* (379)	1,324	1.775 (3.353

\*Electricity consumption is emissions-free due to the purchase of 100% Greenpower from 1 July 2020. Numbers in brackets show avoided emissions.

# 3. What was the outcome ? Please provide actual figures or the actual consultant's report (the referral last month to the annual report was a farce)?

# Response from General Manager, Environment and Infrastructure

The carbon emissions inventory verification/audit is currently in its final stages and should be completed by late December/early January, and once finalised the required offsets will be purchased to formalise Council's Carbon neutral status for 2020-2021.

# 4. When would the current audit be completed and results made public?

# Response from General Manager, Environment and Infrastructure

The carbon emissions inventory verification/audit is currently in its final stages and should be completed by late December/early January, and once finalised the required offsets will be purchased to formalise Council's Carbon neutral status for 2020-2021.



Are the actual "independent consultant" reports available to the public? Response from General Manager, Environment and Infrastructure

The report will be made available to the public

# Sol and Ruth Simon, Apollo Bay

5.

# Regarding Re: PP258 2016-3 Agendaitem 10.1

1. If the original Permit had requested for a large licensed restaurant, and for it to trade ten hours a day every day, and not be ancillary to any other attraction, would the Council or Planning Dept. have approved that?

# Response from General Manager, Development and Community Services

It is unknown what decision may have been made on the original application if it contained the current proposal. Council can only consider each application that is put before it on its merits.

2. If the answer would have been NO, then why would they now?

# Response from General Manager, Development and Community Services

As noted to the last question, Council can only consider each application on its merits.

# Alan Nicholls, Apollo Bay

#### Re PP258 2016-3 Agenda item 10.1

1. The Planning report written in June 2021 refers to economic climate affected by COVID being central to the change of use application, and for the alternative income stream of a licensed restaurant. Where in the Colac Otway Planning Scheme does it state to support changes in land use due to COVID impacts?

# Response from General Manager, Development and Community Services

Whilst the loss of trade from international visitors arising from COVID has been identified as a reason for seeking changes to the permit, Council can only consider the planning merits of the application against the relevant provisions of the planning scheme and planning legislation.

2. Is the Council aware that local residents and neighbours 'agreed' as part of the original planning permit to operating hours of 9am -5pm, and now an extension is sought from 6am-9am. Does Council understand why locals and neighbours feel that they have been totally betrayed and that trust has been abused?

#### Response from General Manager, Development and Community Services

The concerns of objectors concerning the proposal are well understood. Council will consider these concerns when it considers this item at tonight's meeting.

3. Does the Council have any insight into why the original application states operating hours of 9am until 5pm, with dawn and dusk walks unmentioned?

# Response from General Manager, Development and Community Services

It is common for businesses to evolve over time in the way that they choose to operate. The applicant has sought approval for this change, and Council is obliged to consider its appropriateness on its merits, including the concerns of objectors.



Is Council aware that the original plan shows the café situated on the southern elevation of building and therefore any noise emanating from the terrace of the café would have been partially buffered by the building. The café terrace was also situated inside of the line of the predator proof fencing so suggesting it's activities were for the benefit of paying guests. Now we are faced with a restaurant on the Northern elevation of the building, in visual and audible range my house and front garden and that the restaurant is to solicit trade unrelated to conservation or nature walking experiences. Does Council fully understand the level of dismay and disappointment within the group of neighbours and some local residents that we feel betrayed and let down by the Applicant and the planning process system?

### Response from General Manager, Development and Community Services

The amendment application seeks planning permission for those changes, including the proposed licenced restaurant being open to the public. Any applicant can apply to amend a proposal after a permit has been issued, and Council is required to assess any such changes on their planning merits.

5. The Planning Report submitted by Applicant states the need for an alternative income stream. As there are at least 9 vacant shops and blocks in the township and the desire is now to have a restaurant, wouldn't the Applicant be better advised to make use of one of those sites within the commercial zone and not further disturb the wild life and residents of the Rural Conservation Zone?

#### Response from General Manager, Development and Community Services

Council must assess and determine the submitted application on its planning merits.

#### Brett Morrison, Apollo Bay

1. In Councils view, does this application to increase numbers significantly, 'intensifies' the use of the site? If yes, why has there been no Traffic Impact Assessment commissioned to understand the 'additional' traffic impacts along this part of the Great Ocean Road. This includes safety issues with an increase in traffic targeted at dawn and dusk.

#### Response from General Manager, Development and Community Services

Traffic implications have been considered as part of the assessment of the proposal, which was referred to both the Department of Transport and Council's Infrastructure Department. Given that neither objected, or requested the submission of a Transport Impact Assessment, it is considered that the proposed changes could be accommodated using existing access and parking arrangements.

2. In the amended proposal the applicant stated that noise levels 'are not projected' to impact beyond the immediate area. With our home only 200 metres away (and our garden closer) from the proposed restaurant, we live in the immediate area. What physical testing has the applicant conducted and what results have been provided to council on which they can make an informed decision? Is it appropriate to approve a proposal based on a 'best guess' that is clearly not aligned to the intended Interactive Wildlife Experience?

#### Response from General Manager, Development and Community Services

Officers have assessed the concerns raised about noise and do not believe (subject to conditions on the permit) that noise impacts from patrons of the site would result in unreasonable amenity impacts. It was not considered necessary for an acoustic report to be provided by the applicant to address this issue. Council will consider the issue when it makes a decision on the application.



# 3. What is the correlation between an interpretation wildlife centre and an alcohol licence from 6am to 9pm?

# Response from General Manager, Development and Community Services

The applicant proposed to offer a glass of champagne to patrons of proposed early morning walks in conjunction with a breakfast at the conclusion of the walk. It also proposes to serve liquor to patrons of the restaurant proposed as part of the business.

4. With several million dollars of Federal and State government funding granted, based on the original concept of an interactive nature experience, does Council feel it appropriate to now approve this application to amend the use of the land to a restaurant that is not linked to the wildlife experience? Ie: anyone can walk in and make use of the restaurant without purchasing a ticket to the wildlife tour. Does the Council believe the Federal and State governments would have approved millions in public money to support another restaurant in Apollo Bay?

#### Response from General Manager, Development and Community Services

Council will consider all objections to the application when it considers this item at tonight's meeting. The State and Federal Government's views on this matter are unknown, and not relevant to Council's responsibility for considering the planning merits of the proposal.

# Trevor and Jane Cowan-Clark, Apollo Bay

1. Does the council think that the extended traffic noise, fumes and lighting pollution along with the added customer and entertainment noise and added disturbance created by a large restaurant, will add to the danger of wildlife on the fast road leading to and from Wildlife Wonders and the negative impact on the wildlife living in the natural habitat where the restaurant will be situated as well as surrounding properties.

#### Response from General Manager, Development and Community Services

Officers do not consider that this is an issue that would warrant refusal of the amendment application. Council will consider the objectors concerns when it makes its decision.

2. Could the council please advise what are the benefits to conservation in this rural conservation zone that a large restaurant along with its extended visiting hours and the hours outside that delivery services and staff coming and going to work would bring to the areas wildlife other than the disruption.

#### Response from General Manager, Development and Community Services

The applicant has indicated in their application that the amendments being sought are to ensure the financial sustainability of the business. As indicated in answer to previous questions, Council can only consider the proposal on its appropriateness from a planning perspective.



# Nick Douropolakis, Apollo Bay

# Regarding PP258 2016-3 Agenda item 10.1

1. There are seven empty shops in the Commercial 1 Zone within the township of Apollo Bay and a huge site post fire to be developed.

Why is the restaurant not being delivered within the township where pedestrian traffic is maximised? Is it not the case that the Commercial 1 Zone is the right zone to support licensed restaurants and not the Rural Conservation Zone?

# Response from General Manager, Development and Community Services

Whilst the Commercial 1Zone provides for restaurants amongst other commercial land uses, the use of land in a Rural Conservation Zone for a restaurant is permitted, subject to a planning permit. It is a permit required use that must be considered on a case by case basis dependent on the circumstances applicable to the site, the proposal and the relevant planning controls.

# David Hume, Apollo Bay

1. Does Council consider that a fully licenced restaurant operating dawn till dusk in conjunction with a nature walk experience is a conflict of land uses?

# Response from General Manager, Development and Community Services

Officers have recommended support for the application. Council will consider objectors' concerns when it makes a decision on the application.

2. Is Council aware that the existing café is operating independently and not ancillary to the nature walk experience as the permit stipulates?

#### Response from General Manager, Development and Community Services

Council has not been aware of any breach of the issued planning permit and has not received any complaints that would have led to the matter being investigated.

#### 3. What is the correlation between an interpretive wild life centre and an alcohol licence?

#### Response from General Manager, Development and Community Services

Licences to serve alcohol are granted to a range of land uses, as evidenced elsewhere in the Shire and balance of Victoria. Council is obliged to consider the appropriateness of this use under the current amendment application.

#### Susan Nicholls, Apollo Bay

#### Re PP258 2016-3 Agenda item 10.1

 The original planning application showed a café terrace on the south elevation of the new building. Any noise from the terrace would have been buffered by the building itself and would help to minimise the impact of noise and light on the neighbours.

Could council please be aware that that detail did not materialise and the café is now positioned on the north elevation, significantly closer to neighbouring properties and in direct visual and audible line. Question to Council is, how was that allowed to happen?



# Response from General Manager, Development and Community Services

Secondary consent was issued for a building of a simpler design than originally proposed, with the café shown to be located within that building. The current application is the first that shows an external element to the café on the northern side of the building and that will be considered today as part of the amendment application.

2. The original planning application showed a café operating inside the line of the predator proof fence therefore to service Nature Walk customers. Could Council please be aware that that detail did not materialise and the café is now soliciting 'walk in 'custom not ancillary to the primary business of Interpretive Nature Walks. Question to Council is how was that allowed to happen?

# Response from General Manager, Development and Community Services

Council was not aware of any breach of the planning permit and has not received any complaints that would have led to the matter being investigated. The amendment application seeks a permit for a restaurant that would be open to the public.

# Michelle Hayat, Apollo Bay

1. As Wildlife Wonders has not been trading previously during the intense holiday period of Christmas through January, does the Council think that it would be appropriate and prudent for all to witness how trading within the existing "permitted use" actually develops before any amendment is considered?

# Response from General Manager, Development and Community Services

As with any application submitted, Council is required to consider the acceptability of the proposal on its merits. Council cannot delay decisions on planning applications in the manner suggested and the applicant would have the option of taking the matter to VCAT on the basis of Council's failure to determine the matter if it did so.

# Jeff Cooke, Colac

1. Are Councillors confident that there is sufficient staffing (in number and expertise) in the Environment and Sustainability Department to complete the Climate Change Action Plan by June 2022?

The General Manager of Environment and Infrastructure responded in the affirmative

# 2. Given Council's legislated responsibility to ensure engagement with the community, what process will Council use to engage community members, particularly those with specific knowledge and expertise, in writing the Climate Change Action Plan?

# Response from General Manager, Environment and Infrastructure

Council has recently undertaken extensive community consultation in preparation of the Community Vision 2050 and the Council Plan 2021-2025 which showed strong support from the community for environmental protection, environmental sustainability and climate change action that is within the remit of Council as well as supporting our community to take action. The Climate Action Team also recently presented to and briefed Council about their detailed report titled 'A call for action for a Biodiversity and Climate Action Plan for the Colac Otway Shire' which will also help inform the development of the Colac Otway Shire Climate Change Action Plan. Once a draft plan is prepared by council officers early next year Council will seek feedback on the draft plan via public consultation from the community, relevant public and government organisations and agencies and other stakeholders in accordance with Council's Community Engagement Policy.



3. Is Council aware that the Climate and Biodiversity Action Committee or Taskforce, as suggested by the Climate Action Team, is based on the community led Climate Emergency Response Plan of the Borough of Queenscliffe which has recently won the Climate Council's Cities Power Partnership Climate Award and is easily adaptable to Colac Otway Shire?

### Response from General Manager, Environment and Infrastructure

Thank you for bringing the Borough of Queenscliffe's approach to developing their Climate Emergency Response Plan to council's attention. With the wealth of resources and examples available to council from other local governments, government agencies, scientists and the information provided to council by community groups such as the Climate Action Team Council feels confident that the Climate Change Action Plan can be developed by Council staff without the need for a similar taskforce or committee.

