

AGENDA

Greater Shepparton City Council

COUNCIL MEETING

3:00PM, Tuesday 21 June 2022

Riverlinks Studio1

COUNCILLORS

Cr Shane Sali (Mayor)

Cr Anthony Brophy (Deputy Mayor)

Cr Seema Abdullah

Cr Geoffrey Dobson

Cr Greg James

Cr Kim O'Keeffe

Cr Sam Spinks

Cr Fern Summer

VISION

GREATER SHEPPARTON, GREATER FUTURE

A thriving economy in the foodbowl of Victoria with excellent lifestyles, innovative agriculture a diverse community and abundant opportunities

Values

Values reflect what we feel is important. Organisations may have core values that reflect what is important in the organisation. These values may be guiding principles of behaviour for all members in the organisation.

Respect first, always

We are attentive, listen to others and consider all points of view in our decision making.

Take ownership

We take pride in honouring our promises and exceeding expectations, and are transparent with and accountable for our actions.

Courageously lead

We lead with integrity, and stand up and stand by what is in the best interests of the Greater Shepparton community.

Working together

We work collaboratively to create higher quality outcomes that are more efficient, thoughtful, effective and responsive. We cannot accomplish all that we need to do without working together.

Continually innovate

We are open to new ideas and creatively seek solutions that encourage us to do our best for our community.

Start the celebration

As ambassadors for our people and place, we proudly celebrate the strengths and achievements of Council and the Greater Shepparton community.

**A G E N D A
FOR THE
COUNCIL MEETING
HELD ON
TUESDAY 21 JUNE 2022 AT 3:00PM**

**CHAIR
CR SHANE SALI
MAYOR**

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Risk Level Matrix Legend

Note: A number of reports in this agenda include a section on “risk management implications”. The following table shows the legend to the codes used in the reports.

Likelihood	Consequences				
	Negligible (1)	Minor (2)	Moderate (3)	Major (4)	Extreme (5)
Almost Certain (5) Would be expected to occur in most circumstances (daily/weekly)	LOW	MEDIUM	HIGH	EXTREME	EXTREME
Likely (4) Could probably occur in most circumstances (i.e. Monthly)	LOW	MEDIUM	MEDIUM	HIGH	EXTREME
Possible (3) Reasonable probability that it could occur (i.e. over 12 months)	LOW	LOW	MEDIUM	HIGH	HIGH
Unlikely (2) It is not expected to occur (i.e. 2-5 years)	LOW	LOW	LOW	MEDIUM	HIGH
Rare (1) May occur only in exceptional circumstances (i.e. within 10 years)	LOW	LOW	LOW	MEDIUM	HIGH

Extreme Intolerable – Immediate action is required to mitigate this risk to an acceptable level. Event/Project/Activity is not to proceed without authorisation

High Intolerable – Attention is needed to treat risk.

Medium Variable – May be willing to accept the risk in conjunction with monitoring and controls

Low Tolerable – Managed by routine procedures

1 Welcome to Country

To be presented by Cr James on behalf of the Yorta Yorta Elders Council and the 16 family groups.

2 Acknowledgement

We, Greater Shepparton City Council, acknowledge the Yorta Yorta Peoples of the land which now comprises Greater Shepparton, we pay our respect to their tribal elders, we celebrate their continuing culture and we acknowledge the memory of their ancestors.

3 Privacy Notice

This public meeting is being streamed live via our Facebook page and made available for public access on our website along with the official Minutes of this meeting.

All care is taken to maintain your privacy; however, as a visitor in the public gallery, it is assumed that your consent is given in the event that your image is broadcast to the public. It is also assumed that your consent is given to the use and disclosure of any information that you share at the meeting (including personal or sensitive information) to any person who accesses those recordings or Minutes.

4 Governance Principles

Council considers that the recommendations contained in this Agenda gives effect to the overarching governance principles stated in Section 9(2) of the *Local Government Act 2020*. These principles are as follows:

1. Council decisions are to be made and actions taken in accordance with the relevant law;
2. priority is to be given to achieving the best outcomes for the municipal community, including future generations;
3. the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted;
4. the municipal community is to be engaged in strategic planning and strategic decision making;
5. innovation and continuous improvement is to be pursued;
6. collaboration with other Councils and Governments and statutory bodies is to be sought;
7. the ongoing financial viability of the Council is to be ensured;
8. regional, state and national plans and policies are to be taken into account in strategic planning and decision making;
9. the transparency of Council decisions, actions and information is to be ensured.

5 Apologies

Nil received.

6 Declarations of Conflict of Interest

In accordance with section 130 (1)(a) of the Local Government Act 2020 Councillors are required to disclose any “conflict of interest” in respect of a matter to be considered at a Council Meeting.

Disclosure must occur immediately before the matter is considered or discussed.

7 Confirmation of Minutes of Previous Meetings

RECOMMENDATION

That the Minutes of the 17 May 2022 Council Meeting and 9 June 2022 Additional Council Meeting as circulated, be confirmed.

8 Public Question Time

Nil Received.

9 Deputations and Petitions

9.1 **Objection to the Sale of 45 Parkside Drive Shepparton Petition**

Summary

A petition containing 66 signatures has been received by Council opposing the sale of 45 Parkside Drive, Shepparton for the development of approximately 45 dwellings.

RECOMMENDATION

That the Council receive and note the petition titled 'Objection to the Sale of 45 Parkside Drive Shepparton Petition' in accordance with Governance Rule 80.

10 Community Directorate

10.1 Seniors Festival Grants 2022

Authors Access & Inclusion Officer & Grants Coordinator
 Approved by Manager Community, Development Director Community
 Purpose For Noting

Disclosures of Conflict of Interest in Relation to this Report

Under section 130 of the *Local Government Act 2020* officers, delegates and persons engaged under a contract providing advice to Council must disclose any conflicts of interest.

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration

RECOMMENDATION

That the Council note the successful applicants awarded funding under delegated authority for the 2022 Seniors Festival Grant as follows:

Organisation	Grant Amount Awarded (GST Free)
The Lions Club of Toolamba Incorporated	\$500
The Lions Club of Toolamba Incorporated	\$500
Total	\$1,000

Executive Summary

Each year Council provides a single round of Seniors Festival Grants as part of the Victorian Seniors Festival held in October every year. The grants are designed to assist local community groups to run events that contribute economically, socially, and culturally to our community and improve the livability of Greater Shepparton more broadly.

The Victorian Seniors Festival is now in its 40th year and is a wonderful opportunity to celebrate the contribution made by our seniors to our community. This Festival is held annually in October and is supported by the Victorian Department of Health and Human Services in partnership with local governments.

Council offered a small grant round to community groups and organisations to assist in providing local seniors events and activities throughout the month of October that encourages participation of our older community. The remaining grant funds will be used to provide additional programs and events at a subsidised rate.

Council's Seniors Festival Grant opened on 10 January 2022 and closed on 28 February 2022. The Grant Assessment Panel received a total of two applications for this round and the results of the assessments are contained in the report detail below. Both applications

have been deemed successful under the Program Guidelines and awarded funding under delegated authority in accordance with the Grant Distribution Policy.

Report Detail

The Victorian Seniors Festival originally commenced in 1982 and was known as Senior Citizens Week. In 2002, the week was rebranded to Victorian Seniors Festival. Each year Council provides a single round of Seniors Festival Grants as part of the Victorian Seniors Festival held in October every year. The theme for this year's festival has yet to be finalised. Council Officers will work in collaboration with community organisations, services and clubs to develop a program that will give the senior members of our community the opportunity to participate in a range of activities, attend concerts and outings to enhance their social interaction, connection and current relationships.

The festival is targeted at all people aged 60 years and over, which in Greater Shepparton is 23.4 per cent of the population (per census data 2016). Over 1000 events occur state-wide and many are planned locally with varying levels of support from local government.

Greater Shepparton City Council offers a small grant to community groups to assist in providing events and activities throughout the month of October that encourage the participation of older people in our community. The last time we were able to run the Seniors Festival in a traditional face-to-face mode in 2018 nine projects were delivered throughout the municipality with a total approved budget of \$1,800. These projects included entertainment, education/information sessions and social gatherings.

Greater Shepparton City Council received two applications for this year's 2022 Seniors Festival Grant round. Both applications were considered by the internal grants assessment panel against the eligibility requirements detailed in the Greater Shepparton Seniors Festival Grant Guidelines. The panel recommended that the recipient receive the full amount of funding requested for the two applications.

Organisation	Project overview	Grant Amount Awarded (GST Free)
The Lions Club of Toolamba Incorporated	Toolamba Lions Club are planning a Festive Afternoon Tea Hamper. The Hampers will be delivered in a Covid19-safe manner. It is anticipated the Lions members delivering the hampers will be able to have a chat with the seniors to provide some friendly interaction reducing the feelings of isolation which are affecting so many people in the current climate.	\$500
The Lions Club of Toolamba Incorporated	Toolamba Lions Club are planning a pleasant afternoon out for seniors from Toolamba and nearby towns. This will be a social outing for the participants, connecting them with other local seniors and also with the volunteers working on the day. It will be held in the Toolamba Community Hall.	\$500
Total		\$1,000

The remaining grant funding will be utilised to provide additional programs and events throughout the month of October, and in most cases offers a subsidised rate for participants.

Council Plan/Key Strategic Activity

COMMUNITY LEADERSHIP

We will prioritise leadership in the community to celebrate our cultures, people and places that makes Greater Shepparton a unique, vibrant, diverse and liveable region.

1.1 Council to take an active leadership role for access and inclusion in our community.

1.2 Council to work with stakeholders to support leadership within our multicultural communities.

1.8 Good governance and sustainable financial management.

SOCIAL RESPONSIBILITY and WELLBEING

We will support the mental and physical health and wellbeing of all in our community, ensuring universal access to information, services, housing, healthcare and learning opportunities.

2.4 Leave no one behind.

Risk Management

Insignificant to low risks have been identified and will be addressed at the operational level. All grantees will be required to consult fully with Council representatives prior to, and during, their projects to identify any potential adverse consequences, and to devise a strategy to minimise any risks.

Risk	Likelihood	Consequence	Rating	Mitigation Action
Event cancelled/postponed due to Covid19	Possible	Minor	Low	Funds to be either returned to Council or the event to be held on a mutually agreed alternative.
Negative feedback form applicants who were not successful or did not receive the funds requested	Possible	Minor	Low	Ensure all Program Guidelines are equitable and assessments are consistent. If requested, provide unsuccessful applicants with constructive feedback

Policy Considerations

Applications under the Seniors Festival Grant Program have been awarded funding under delegated authority in accordance with Council's Grant Distribution Policy adopted on 16 March 2021.

Financial Implications

Greater Shepparton City Council has a budget allocation of up to \$3105 (for the 2022 Seniors Festival Grants) fully funded through the Department of Families Fairness and Housing. Toolamba Lions Club will be receiving a one-off Grant of \$1000 to assist them to run the two events as outlined in this report during the Seniors Festival 2022. The remaining budget of \$2105 will be expended on other Seniors Festival Activities with input from the Positive Ageing Advisory Committee.

Legal/Statutory Implications

The Seniors Festival grants are consistent with the Local Government Act 2020 and the Victorian Charter of Human Rights and Responsibilities Act (2006).

Environmental/Sustainability Impacts

There are no environmental/sustainability impacts arising from this project.

Social Implications

Projects recommended for approval came from community organizations that have been a part of the Greater Shepparton community for up to 100 years. Each project provides opportunities for the community to engage in activities that will improve community connections and enhance the social capacity of individuals and families.

The program targets older people from varying backgrounds and abilities, including those who reside in our smaller rural communities. Both applications came from small towns in Greater Shepparton. The planning and implementation of a majority of these projects is made possible through a significant voluntary contribution from community members. All projects are community driven initiatives that will be implemented by groups in the community.

Economic Impacts

A number of the planned activities will support economic stimulus throughout the municipality through the purchasing of materials and supplies.

Consultation

Council officers have promoted this grant program online through social media, Council's website, the local print media and radio advertising. Council officers have also hosted two information sessions online for potential applications to seek advice and support in relation to the grant application.

Level of public participation	Promises to the public/stakeholders	Examples of techniques to use
Inform	Deliver information about the application process to relevant groups/clubs.	Mailing list compiled with past and prospective participants targeted. Advertising in the local Seniors paper and GSCC website.
Consult	Speak with relevant groups and clubs about this year's event.	Speak with relevant groups and clubs about this year's event.
Involve	Provide assistance to groups and clubs.	Consult on a one-on-one basis.

Collaborate	Successful groups and clubs will be responsible for the implementation of their projects.	Successful applicants will drive their own community initiatives.
Empower	Whilst the decision-making process regarding successful grant applications is made by the Council, Community groups will be responsible for the delivery of the projects.	Community groups will drive the delivery of their projects.

Strategic Links

Greater Shepparton 2030 Strategy

2.3.2 Community Life

2.4.4 The Need to Grow

Council Plan 2021-2024

1.1 Council to take an active leadership role for access and inclusion in our community.

1.2 Council to work with stakeholders to support leadership within our multicultural communities.

1.8 Good governance and sustainable financial management.

Conclusion

Applications for funding through the 2022 Seniors Festival Grant Program have been reviewed by an internal assessment panel, with both applications being deemed eligible for funding. These two projects meet eligibility requirements and aim to build or strengthen senior person's participation and contribution in the Greater Shepparton community. Both applications have been awarded funding under delegated authority in accordance with the Grant Distribution Policy.

Attachments

Nil

10.2 Australian Early Development Census (AEDC) 2021 results

Author Best Start Coordinator
 Approved by Director Community
 Purpose For Noting

Disclosures of Conflict of Interest in Relation to this Report

Under section 130 of the *Local Government Act 2020* officers, delegates and persons engaged under a contract providing advice to Council must disclose any conflicts of interests.

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

RECOMMENDATION

That the Council note the results of the Australian Early Development Census 2021 for Greater Shepparton.

Executive Summary

The Australian Early Development Census (AEDC) is a national data collection undertaken every 3 years to measure the development of children through the completion of a survey in their first (Foundation) year of primary school. The results provide us with a measure or picture of how well communities and families have supported children's development in the years prior to school. It includes assessment in five developmental domains:

- Physical health and wellbeing
- Emotional maturity
- Social competence
- Language and cognitive skills
- Communication and general knowledge.

Foundation teachers are responsible for completing a questionnaire (approx. 100 questions) for each Foundation child undertaking their first formal year of primary education (those repeating Foundation and those children with special needs are not included). The data collection period occurs between May and July. Children are considered either 'on track', 'developmentally at risk' or 'developmentally vulnerable'.

The first national rollout was conducted in 2009 and the most recent 2021 data is now available. Historically Greater Shepparton has seen an increase in the level of vulnerability between the years of 2008 and 2018 which has been very concerning for our community.

The 2021 Greater Shepparton AEDC Community Profile shows we have significantly improved in all 5 domains and reduced the level of vulnerability experienced by children. This is a positive result and one which should be celebrated. It means we have less children who are experiencing vulnerability and more children who are developing well in the years prior to school. However, it must be noted that the level of vulnerability of children

in the Greater Shepparton region remains higher than the Victorian average and other Victorian regional areas, meaning we still have work to do.

Report Detail

The 2021 Greater Shepparton AEDC Community Profile is now available and the results for our community are positive.

We have seen a significant improvement in all 5 domains for children who are 'developmentally vulnerable' compared to the last AEDC collection in 2018. We have also seen an increase in the percentage of children considered 'on track' in 4 out of 5 domains. This means we have more children who are starting school prepared and ready to learn

While positive, it must be noted that the level of vulnerability of children in the Greater Shepparton region remains higher than the Victorian average and sustained action to address this will be required.

Summary of data for Greater Shepparton is as follows:

Percentage of children 'Developmentally Vulnerable'

	Physical Health and Wellbeing	Social Competence	Emotional Maturity	Language and Cognitive Skills	Communication and General Knowledge
2018	16.5%	15.4%	14.5%	13.5%	15.0%
2021	11.9%	11.5%	11.1%	11.5%	9.5%

Percentage of children 'On Track'

	Physical Health and Wellbeing	Social Competence	Emotional Maturity	Language and Cognitive Skills	Communication and General Knowledge
2018	70.7%	70.1%	72.3%	75.7%	68.5%
2021	75.6%	74.1%	73.9%	72.9%	75.7%

The AEDC Community Profile also includes information on 14 'micro' communities within the municipality such as Mooroopna, Tatura, Shepparton central, Shepparton north west and Kialla. This data helps us to identify the communities where we need to focus activity and effort. It is pleasing to note that majority of these micro communities have seen a significant reduction in the level of vulnerability from 2018 to 2021.

Best Start and Council's Early Years department uses the AEDC Community Profile extensively to assist with planning and identifying areas of priority. We also are committed to sharing the results with community by running a number of workshops and forums to present, explore and discuss the data. Other organisations and agencies working in the early years such as Communities for Children and the Lighthouse also refer to the AEDC data for strategic planning and direction.

Council Plan/Key Strategic Activity

COMMUNITY LEADERSHIP

We will prioritise leadership in the community to celebrate our cultures, people and places that makes Greater Shepparton a unique, vibrant, diverse and liveable region.

- 1.1 Council to take an active leadership role for access and inclusion in our community.
- 1.9 Provide a high-profile collaborative advocacy role.

SOCIAL RESPONSIBILITY and WELLBEING

We will support the mental and physical health and wellbeing of all in our community, ensuring universal access to information, services, housing, healthcare and learning opportunities.

2.8 Support for families and children at all stages of their learning and development.

Risk Management

Medium risk for the item identified.

Risks	Likelihood	Consequence	Rating	Mitigation Action
No action from the AEDC 2021 results	Unlikely	Major	Medium	Extensive sharing of the AEDC data through presentations, forums, meetings, newsletters; generating discussion with key stakeholders about responding to the data and building in actions / activities to action plans and strategic plans.

Policy Considerations

The AEDC Greater Shepparton Community profile is referenced in the Greater Shepparton Best Start Early Years Plan 2020-25. The Best Start guidelines and framework also reference the AEDC with all sites expected to include data for their local community as part of their reporting. On a state and National level, the AEDC data feeds into high level policy discussions in relation to investment in early childhood and the development and wellbeing of children in Australia.

Financial Implications

No financial implications of the AEDC

Legal/Statutory Implications

No legal or statutory implications for the AEDC.

Environmental/Sustainability Impacts

Early childhood is a prime opportunity to teach children about the importance of the environment and sustainable practices. This is already happening within our early childhood settings such as childcare, playgroups and kindergarten. By establishing good practices early in a child's life and an understanding of the importance of preserving the land and environment, we anticipate we will have adults who are much more aware of the need for sustainable practices.

Social Implications

High quality early childhood education and care services have long been recognised as delivering strong individual benefits for children and families, and far-reaching social and

economic benefits. These impacts are especially profound for children from disadvantaged backgrounds.

Research has demonstrated that every dollar spent in the early years is returned many times over to society in the form of increased engagement with education and employment, reduced interventions to address disadvantage, and reduced contact with the criminal justice system.

Additionally, one of the 5 domains of the AEDC is Social Competence. The research and evidence is very clear that children need to have opportunities to socialise in order to develop other important skills such as language skills and emotional skills.

As mentioned above, the AEDC is about how well a community and families have supported a child's development prior to school. The community needs to understand that we all play an important part in a child's development through being a family friendly community, offering services that meet the needs of families and celebrating diversity and culture.

Economic Impacts

The AEDC and the results for our community are another reminder of the need to continue to invest and advocate heavily in early childhood development as lifelong learning starts at birth. Whether this be through the provision of early years services such as maternal and child health, childcare, playgroups or kindergarten; advocating for facilities such as a Parent Child Unit for Greater Shepparton or ensuring that children and families are considered in all planning and development works or policy; investment in early childhood is an absolute necessity.

Given the impact of COVID over the past 2 years and the ongoing effects we could see in future years with mental health, social, emotional issues and educational outcomes, it is imperative that early childhood investment is at the forefront of our thinking.

Consultation

The AEDC is completed by Foundation teachers. As the local Community Profile has been released, Council will begin a roadshow of forums, workshops and information sessions to share the data, discuss what it means for our community and explore the reasons why we have seen an improvement.

Level of public participation	Promises to the public/stakeholders	Examples of techniques to use
Inform	Inform community, service providers and key stakeholders about AEDC results.	Meetings, forums, newsletters and information sessions.
Consult	Consult with community, service providers and key stakeholders about the AEDC results and discuss / explore reasons for the improvement.	Meetings, forums and information sessions.
Involve	Involve community, service providers and key stakeholders in decision making for any actions, activities, and focus work to be conducted to continue to improve outcomes for children.	Through existing workgroups, network meetings, forums.

Collaborate	Collaborate with other programs or initiatives such as Communities for Children, Lighthouse, Connected Beginnings.	Through annual action plans and strategic plans.
Empower	Continue to lobby for greater investment in early childhood for our local community.	Through Alliances and Partnerships such as Best Start, Communities for Children and Lighthouse, and through Council as a leader in early childhood services for our municipality.

Officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

Strategic Links

a) Greater Shepparton 2030 Strategy

- Nil

b) Other strategic links

- Greater Shepparton Best Start Early Years Plan 2020-2025

Conclusion

As a community we should be very pleased with the recent release of the 2021 AEDC results for Greater Shepparton. We have seen significant reduction in the percentage of children considered developmentally vulnerable in all 5 domains.

The AEDC data provides us with a real time snapshot of how our children are faring and developing in the years prior to school, and allows us to reflect as a community what else we need to be doing to ensure children have the opportunity to thrive and reach their maximum potential.

The next steps after the release of this AEDC data will be to share it widely with community, service providers and key stakeholders and start to explore and discuss why we have seen such an improvement, and start to identify actions and priority work over the coming years to ensure we continue to see improvement in the number of children ‘on track’ prior to starting school.

Attachments

Nil

11 Corporate Services Directorate

11.1 May 2022 Monthly Financial Report

Author	Acting Team Leader – Financial Reporting
Approved by	Director Corporate Services
Purpose	For Noting

Disclosures of Conflict of Interest in Relation to this Report

Under section 130 of the *Local Government Act 2020* officers, delegates and persons engaged under a contract providing advice to Council must disclose any conflicts of interests.

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

RECOMMENDATION

That the Council receive and note the May 2022 Monthly Financial Report.

Executive Summary

The report presents the Council's actual financial performance compared to the budget for the eleven months ended 31 May 2022.

Report Detail

The 2021/2022 Budget was adopted at the Ordinary Council Meeting held 15 June 2021.

The 2021/2022 Budget provided for an operating surplus of \$18.17 million with revenue of \$161.98 million and expenditure of \$143.80 million. The 2021/2022 Budget also provided for capital works of \$71.58 million.

On 21 September 2021, Council adopted the 2021/2022 Q1 Adopted Forecast with an accounting surplus of \$21.43 million which is \$3.26 million more than the 2021/2022 Adopted Budget mainly due to additional capital grants. The capital works program of \$72.65 million is forecast to be expended during the 2021/2022 financial year which is an increase of \$1.07 million from the 2021/2022 Adopted Budget mainly due to re-budgeted items from 2020/2021.

The 2021/2022 Q2 Adopted Forecast was adopted at the Ordinary Council Meeting held 15 February 2022. The 2021/2022 Q2 Adopted Forecast provided an accounting surplus of \$13.52 million which is \$7.92 million less than 2021/2022 Q1 Adopted Forecast. The capital works program of \$70.61 million is forecast to be expended during the 2021/2022 financial year which is a decrease of \$974,000 from the 2021/2022 Adopted Budget.

The 2021/2022 Q3 Adopted Forecast was adopted at the Ordinary Council Meeting held 19 April 2022. The 2021/2022 Q3 Adopted Forecast provided an accounting surplus of \$21.32 million which is \$7.80 million more than 2021/2022 Q2 Adopted Forecast. The capital works program of \$63.44 million is forecast to be expended during the 2021/2022 financial year

which is a decrease of \$8.14 million from the 2021/2022 Adopted Budget, mainly due to the re-budget of items into 2022/2023.

Council actual financial performance compared to the budget is presented to Council on a monthly basis.

The May 2022 Monthly Financial Report incorporates the following sections which are presented for Council's consideration:

- Operating Performance
- Capital Works Performance
- Income Statement
- Balance Sheet
- Cash Flow Statement
- Capital Works Statement

Council Plan/Key Strategic Activity

COMMUNITY LEADERSHIP

We will prioritise leadership in the community to celebrate our cultures, people and places that makes Greater Shepparton a unique, vibrant, diverse and liveable region.

1.8 Good governance and sustainable financial management.

Risk Management

There are no risks identified in providing this financial report.

Policy Considerations

There are no conflicts with existing Council policies.

Financial Implications

There are no financial implications arising from this proposal.

Legal/Statutory Implications

Section 101 of the *Local Government Act 2020* provides that Council maintains a budgeting and reporting framework that is consistent with the principles of sound financial management. In addition, Section 97 requires that at least every 3 months a statement comparing the budgeted revenue and expenditure for the financial year with the actual revenue and expenditure to date is presented to Council at a Council meeting which is open to the public. This report satisfies that requirement.

Environmental/Sustainability Impacts

There are no environmental or sustainability impacts associated with this report.

Social Implications

There are no social implications associated with this report.

Economic Impacts

There are no economic implications associated with this report.

Consultation

Officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

Strategic Links

No strategic links applicable.

Conclusion

The report presents Council's actual financial performance compared to the budget for the eleven months ended 31 May 2022.

Attachments

1. May 2022 - GSCC Council Report - Monthly Financial Statements [11.1.1 - 11 pages]

11.2 2022/2023 Greater Shepparton City Council Budget

Author Acting Manager Finance and Rates
 Approved by Director Corporate Services
 Purpose For Decision by Council

Disclosures of Conflict of Interest in Relation to this Report

Under Section 130 of the *Local Government Act 2020* officers, delegates and persons engaged under a contract providing advice to Council must disclose any conflicts of interests.

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

RECOMMENDATION

That the Council, having publicly advertised the preparation of the 2022/2023 Budget and after consideration of the public submissions received, adopt the 2022/2023 Budget as presented including;

a) declaring the following rates and charges for the 2022/2023 financial year:

1. Amount intended to be raised

An amount of \$87,365,518 excluding GST (or such other amount as is lawfully raised as a consequence of this resolution) be declared as the amount which the Council intends to raise by general rates, the municipal charge, annual service charges and the cultural and recreational rate later described in this resolution which amounts are calculated as follows: General Rates \$69,547,909 Municipal Charges \$6,249,360, Waste Service Charges \$11,524,093 Cultural and Recreational Rate \$44,156

2. General Rates

2.1 A general rate be declared in respect of the 2022/2023 rating year, being the period 1 July 2022 to 30 June 2023.

2.2 Declare that the general rate be raised by the application of differential rates for rateable land having the respective characteristics specified in Appendix B of the budget document.

2.3 Each differential rate will be determined by multiplying the Capital Improved Value of each rateable land by the relevant rate in the dollar as indicated as follows:

General \$0.00379426
 Farm \$0.00341483
 Commercial/Industrial \$0.00777823
 Derelict Property \$0.01365934

3. Cultural and recreational rates

3.1 In accordance with the Cultural and Recreational Lands Act 1963, the amount in lieu of rates payable in respect of each eligible rateable land be determined by multiplying the Capital Improved Value by \$0.00276981 where the rateable land has

the following characteristics:

Rateable outdoor recreational lands developed primarily for regional use as evidenced by paid administrative support and/or commercial business dealings in the operation or management of the same.

Such rateable land as described below:

71 Gowrie Street TATURA 160-200 Ross Street TATURA
7580 Goulburn Valley Highway KIALLA
2 Fairway Drive MOOROOPNA
15 Golf Drive SHEPPARTON
55 Rudd Road SHEPPARTON
7582 Goulburn Valley Highway KIALLA

4. Municipal charge

Declare a municipal charge for 2022/2023 of \$195.00 for each rateable land (or part) in respect of which a municipal charge may be levied.

5. Waste service charge

5.1 Declare an annual waste service charge for 2022/2023 for the dual service of kerbside collection and disposal of refuse along with kerbside collection of recyclables. The service charge is applied as per the Greater Shepparton City Council Kerbside Landfill Waste, Recycling and Organics Collection Policy and will be as per follows:

5.1.1 Collection and disposal of contents of 80 litre refuse bin and either a 120 litre or 240 litre recyclable bin \$202.00** per service.

5.1.2 Collection and disposal of contents of 120 litre refuse bin and either a 120 litre or 240 litre recyclable bin \$274.00** per service.

5.1.3 Collection and disposal of contents of 240 litre refuse bin and either a 120 litre or 240 litre recyclable bin \$466.00** per service.

5.2 Declare an annual waste service charge for 2022/2023 for the kerbside collection of recyclables only.

The service will be charged as collection and disposal of contents of either a 120 litre or 240 litre recyclable only bin \$107.00** per service for eligible properties where requested and as per the Kerbside Landfill Waste, Recycling and Organics Collection Policy.

5.3 Declare an annual waste service charge for 2022/2023 for the kerbside collection of green organic waste.

The service will be charged as collection and disposal of contents of either a 120 litre or 240 litre green organics bin \$87.00** per service as determined by the Kerbside Landfill Waste, Recycling and Organics Collection Policy.

**Note: These charges do not include GST which applies to all service charges that are levied against non-residential and other non-compulsory kerbside collections.

6. Setting of interest rate on unpaid rates and charges

The Council will charge interest for rates and charges which have not been paid by the due dates, as specified under Section 167 of the Local Government Act 1989.

7. Payment of rates and charges

Declare that a person can pay a rate or charge (other than a special rate or charge) by:

7.1 Four (4) instalments which are due and payable on the dates fixed by the Minister by notice published in the Government Gazette; or

7.2 Ten (10) instalments which are due and payable in the ten-month period that commences September and ends in June.

8. Consequential

That the Chief Executive Officer be authorised to levy and recover the general rates, municipal charge and service charges in accordance with the Local Government Act 1989.

b) changes to the draft budget as disclosed in Appendix C of the 2022/2023 Budget document including amendments as a result of internal reviews and amendments as a result of public submissions such as budget allocation for landscaping at the former Katandra West Hall site, an allocation of budget for the designs of the Toolamba Tennis Courts and Murchison-Toolamba Community Hub, increased contributions to Shepparton Foodshare and Shepparton Search and Rescue and a budget allocation for play equipment at the Tatura Recreation Reserve.

c) authorise the Chief Executive Officer to give notice of the adoption of the Budget

Executive Summary

The report presents the 2022/2023 Budget for Adoption. The 2022/2023 Draft Budget was approved for public submission by Council at the April Ordinary Council meeting held on 19 April 2022. Public notice was given on 22 April 2022 and submissions invited. The submission period ended on 26 May 2022 and thirty-seven submissions were received. Eight of the written submitters elected to be heard by Council on Tuesday 31 May 2022.

The 2022/2023 Budget proposes a 1.75 per cent increase in rates revenue and 8.19 per cent increase in kerbside collection charges which will generate \$87.4 million, excluding supplementary valuations. The proposed rating structure for 2022/2023 has been informed by the Revenue and Rating Plan 2021-2025.

Report Detail

The 2022/2023 Budget has been prepared in accordance with the requirements of the Local Government Act 2020.

Greater Shepparton City Council (Council) utilises the Local Government Model Budget published by Local Government Victoria to assist councils in preparing annual budgets in accordance with Australian Accounting Standards.

The 2022/2023 Budget reflects year two of the Financial Plan and takes into account the activities and initiatives which contribute to achieving the strategic objectives specified in the Council Plan.

The 2022/2023 Budget has been developed under the key financial principles which aim to

- a) budget for an underlying operating surplus annually,
- b) fund the capital renewal of existing assets as a priority and

c) consider the use of borrowings as a legitimate and responsible financial management tool.

2030 Zero Carbon Emission Target

In March 2020, Greater Shepparton City Council declared a Climate Emergency and adopted a 2030 Zero Carbon Emission target. The health of the climate is critical to the Greater Shepparton area.

By declaring a climate emergency and commencing the considered planning required to manage the emergency, Council will be in a prime position to demonstrate strong leadership, maximise opportunities and guide the community forwards in an orderly and just transition to ensure a prosperous and vibrant future under a changing climate. Failing to do so will see Greater Shepparton's liveability, ability to attract investment and maintain a level of environmental, social and economic prosperity diminish and, as a competitive regional city, be at risk of being left behind.

The 2022/2023 Budget supports the declaration by allocating resources to assist with mitigating actions against climate change. Section 2 of the 2022/2023 Budget contains information from each Council program on initiatives relating to the 2030 Zero Emissions Target.

Operational Efficiencies

The 2022/2023 Budget has followed the key financial principles as adopted as part of the Greater Shepparton City Council 2021-2031 Council Plan. A number of underlying factors in regional municipalities that increase the services and infrastructure councils are required to deliver (and the costs of doing so) at the same time decrease Council's capacity to raise funds to pay for them. Despite this, the focus remains on identifying and obtaining operational efficiencies in respect to its annual budget process.

The introduction of the State Government's rate capping system has required Council to identify and realise operational efficiencies to ensure its long-term financial sustainability. The Council Plan communicated an ongoing commitment to service planning which allows Council to focus on the provision of services to the community in the most efficient and appropriate manner. A monitoring and reporting program on the progress of service plans is part of this process.

2021/2022 Forecast/Actual

The 2022/2023 Budget provides comparisons with the 2021/2022 financial year forecast. The Q3 Forecast Review has been used for the 2022/2023 Budget document.

2022/2023 Budget – Rates and Charges Revenue

The 2022/2023 Budget proposes a 1.75 per cent increase in total rates revenue and a 8.19 per cent increase in kerbside collection charges, both excluding supplementary valuations, which will generate \$87.4million.

Section 4.1.2(l) of the 2022/2023 Budget document confirms Council's compliance with the State Government's Fair Go Rates System (Rate Cap).

A further \$0.86 million in supplementary rates and \$0.15 million in penalty interest is budgeted for 2022/2023 taking the total rates and charges figure to \$88.4 million. Note these items, along with the kerbside collection charges, do not form part of the rate cap.

2022/2023 Rating Differentials

The proposed rating structure for the 2022/2023 year has been informed by the Revenue and Rating Plan 2021-2025.

In June 2021, Council adopted the Revenue and Rating Plan 2021-2025 (the Plan) which determines the most appropriate and affordable revenue and rating approach across the municipality.

The Plan determine only the share of revenue contributed by each property, not the total amount of rates collected by Council.

The Plan includes four rating differentials as outlined below. The 12-month timeframe referred to in the Derelict Property has now passed and the 2022/2023 Budget will see assessment's rated using this differential.

Rating Differential Category Rating Differential %

General 100%

Farm 90%

Commercial/Industrial 205%

Derelict Property 360%

Rates and Charges - 2022 Centralised Annual Valuations

Since 2019, the Valuer-General Victoria (VGV) is the sole valuation authority to conduct annual valuations for rating purposes.

The 2022/2023 Budget includes preliminary valuation data for 2022/2023 with valuations as at 1 January 2022. All rating information contained within the budget, including rates in the dollars, are based on these updated valuations. However, the preliminary valuations are yet to be certified by the Victorian Valuer-General and are therefore subject to change. Movements in individual property valuations (Capital Improved Value or CIV) will have an impact on individual rate notices.

Section 4.1.2(f) of the 2022/2023 Budget provides an indication of the valuation movements for each rating differential group, however, individual property valuation movements will not be advised until the 2022/2023 annual rates notice for each property are distributed.

2022/2023 Budget – Key Points

The 2022/2023 provides for an Accounting Surplus of \$30.79 million. Refer to Section 4.1 of the 2022/2023 Budget document.

The 2022/2023 Budget Schedule of Fees and Charges is included as Appendix A. It is budgeted that the proposed fees and charges will raise \$22.25 million during the 2022/2023 financial year.

The 2022/2023 Budget provides for a \$62.60 million capital works program. Incorporated in the capital works program is \$21.60 million for renewal works and \$31.67 million for upgrade works. Refer to Section 4.5 of the 2022/2023 Budget document for further information.

Funding sources for the capital works program include \$21.20 million from Council operations, cash reserves and investments, and \$41.39 million from external grants and cash contributions.

Any grants or contributions received by Council prior to 30 June 2022 will be considered as Council Cash for the purposes of the 2022/2023 Budget as Council was in possession of the funds at the commencement of the budget year.

2022/2023 Budget Financial Performance Indicators

Section 5 of the 2022/2023 Budget document highlights Council's current and projected performance across a range of key financial indicators. These indicators provide a useful analysis of Council's financial position and performance and should be used in the context of the organisation's objectives.

Other Internal and External Budget Influences

In preparing the 2022/2023 Budget, a number internal and external influences have been taken into consideration, as they impact significantly on the services delivered by Council in the budget period.

For example, in addition to the net cost to Council of COVID-19 (approximately \$7.5 million over three financial years) the zero per cent rate rise in 2021/2022 saw Council lose approximately \$13 million in rates revenue over the next 10 years (due to the effects of compounding). Any rate rise lower than the 1.75% rate cap will further add to this lost revenue placing further pressure on Council's ability to achieve an underlying operating surplus both now and into the future.

Ongoing challenges with User Fees, whether COVID related closures and ongoing capacity restrictions or decisions to provide subsidised or complimentary services (such as any time periods of 'complimentary' parking) place additional pressure on Council achieving an underlying operating surplus.

The State government's additional increase in the Landfill Waste Levy on 1 July 2022 (Regional-Municipal increasing \$10.00 per tonne or 19% and Regional-Industrial increasing \$17.60 per tonne of 19%) will see significant increases passed on to commercial customers at the Cosgrove Landfill. Council has also seen a rise in the cost of processing of co-mingled recyclable products which has resulted in an increase to the waste service charges.

Other budgetary pressures extending into future years include increases to Council insurance premiums, current averaging increases of approximately \$20,000 or 20% per annum, rising inflation with CPI at 3.5% above the rate cap of 1.75%, increases to employee costs through the Enterprise Bargaining agreement and planned increase to the Superannuation Guarantee through to 2025/2026, and the introduction for a fourth bin or service for recycling of glass.

Public Submissions

The 2022/2023 Draft Budget was authorised for exhibition by Council on 19 April 2022. Public notice was given on 22 April 2022 and submissions invited until 26 May 2022.

Thirty-seven submissions were received. Eight of the written submitters elected to be heard by Council on 31 May 2022.

The submissions ranged in content however generally contained the following themes:

- Toolamba Tennis Courts (6 submissions)
- Boulevard/Golf Estates amenities (5 submissions)
- Roads (4 submissions)
- Princess Park Community Pavilion (3 submissions)
- CCTV, Murchison Recreation Reserve & Shepparton Skate Park (2 submissions each)

All submissions, including those received during the community engagement conducted in November 2021 were provided to Council for consideration.

Amendments to Draft Budget including Public Submissions and Capital Re-budgets

Since the authorisation for exhibition of the 2022/2023 Draft Budget at the 19 April 2022 Council Meeting, and in consideration of new information made available since that date including public submissions received by Council, the following amendments to the 2022/2023 Budget have been made:

	\$ Change (fav)/unfav
Updating the rate cap applied to 1.75%, update of valuation data from Stage 3 to Stage 4 and finalising the 2021/2022 supplementary valuations have resulted in minor changes to the rates in the dollar and a change to the total amount raised in general rates and municipal charge.	(\$0.78 million)
Changes resulting from public submissions:	
a) Murchison Recreation Reserve (design)	\$80,000
b) Shepparton Search & Rescue	\$71,500
c) Katandra West Hall Landscaping	\$70,000
d) Tatura Community Plan (playground)	\$50,000
e) Toolamba Tennis courts (design)	\$40,000
f) Shepparton Foodshare	\$20,000
Re-budgeted (moved) capital works from 2021/2022 to 2022/2023 (greater than \$100,000):	
a) Vibert Reserve	\$2.4 million
b) Stadium/Munarra Wetland Drainage Upgrade	\$1.3 million
c) Cosgrove 2 Cell 4 Capping	\$0.74 million
d) Shepparton Sports & Events Centre Design	\$0.51 million
e) SAM Precinct Works	\$0.42 million
f) North Growth Corridor – Landscaping	\$0.35 million
g) Riverlinks Theatre/Council Chambers	\$0.14 million
New Capital Works items included due to new information: Strategic Cycling Corridor	\$5.75 million

Note: All amendments are disclosed in Appendix C of the 2022/2023 budget document.

Council Plan / Key Strategic Activity

COMMUNITY LEADERSHIP

We will prioritise leadership in the community to celebrate our cultures, people and places that makes Greater Shepparton a unique, vibrant, diverse and liveable region.

1.4 Communities have resources and abilities to self-advocate.

ENVIRONMENT and CLIMATE EMERGENCY

We will prioritise our environment and take urgent action to reduce emissions and waste in order to protect public health and create a region that mitigates and adapts to climate change.

5.2 Council will focus on emission reductions committing to a Zero Emissions 2030 Target.

Risk Management

Risks	Likelihood	Consequence	Rating	Mitigation Action
Failure to comply with the Local Government Act 2020	Unlikely	Moderate	Low	Community consultation conducted in-line with Council policy
Failure to comply with the Local Government Act 1989	Unlikely	Moderate	Low	Rates and Charges are declared in both the Draft and Adopted budget document
Operating surplus not achieved	Possible	Moderate	Medium	Monthly financial performance and Quarterly Forecast Reviews reported to Council
Capital works budget not delivered within the financial year	Possible	Moderate	Medium	Performance reporting, greater focus on 10 year capital works planning

Policy Considerations

There are no conflicts with Council policy. All relevant policy has been considered.

Financial Implications

	2021/2022 Forecast/Actual \$'000's	2021/2022 Forecast/Actual \$'000's	Variance \$'000s	Comments
Revenue	157,403	180,126	22,722	Mainly due to additional capital grants from fully funded capital projects
Expense	136,016	149,332	13,316	Mainly due to increase in employee costs resulting from staff vacancies in 2021/22
Net Total	21,387	30,794	9,406	

Legal / Statutory Implications

Section 94 of the Local Government Act 2020 covers the requirements surrounding the annual budget.

Environmental / Sustainability Impacts

The 2022/2023 Budget includes budget allocations to items relating to Council's 2030 Zero Emissions Target action plan.

Section 2 of the 2022/2023 Budget contains information from each Council program on initiatives relating to the 2030 Zero Emissions Target.

Social Implications

There are no social implications associated with this report.

Economic Impacts

The 2022/2023 Budget includes a capital works program of \$62.60 million that will encourage economic activity within the municipality.

Consultation

Community engagement was undertaken in November and December 2021 to gain an understanding of the Community's priorities for the upcoming 2022/2023 Budget in accordance with Council Policy.

Engagement was undertaken via the Shaping Greater Shepp webpage, social media advertising and flyers circulated to community groups. The Shaping Greater Shepp webpage included information on the budget process, links to documents that influence the budget, a survey and the opportunity to meet with the Manager Finance and Rates.

Ninety-two contributions were received as a result, eighty-nine contributions via a survey on the Shaping Greater Shepp webpage and 3 via Council's email. Three groups requested a meeting with the Manager Finance and Rates.

The 2022/2023 Draft Budget was authorised for exhibition by Council on 19 April 2022. Public notice was given on 22 April 2022 and submissions invited until 26 May 2022.

Thirty-seven submissions were received. Eight of the written submitters elected to be heard by Council on 31 May 2022.

Officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

Strategic Links

a) Greater Shepparton 2030 Strategy

- Nil

Conclusion

The 2022/2023 Budget is presented for Council for adoption.

Attachments

1. 2022 2023 Adopted Budget Document [11.2.1 - 127 pages]

11.3 Contracts Awarded under Delegation - May 2022

Author Team Leader – Contracts and Procurement
 Approved by Director Corporate Services
 Purpose For Noting

Disclosures of Conflict of Interest in Relation to this Report

Under section 130 of the *Local Government Act 2020* officers, delegates and persons engaged under a contract providing advice to Council must disclose any conflicts of interests.

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

RECOMMENDATION

That the Council:

1. note the contracts awarded under delegation pursuant to a formal tender process or renewed for the reporting period; and
2. note the requests for tender advertised but not yet awarded.

Report

To inform the Council of the status of request for tenders that have been awarded or renewed under delegation during the period 1 May 2022 to 31 May 2022, and those that have been publicly advertised but are yet to be awarded as at 3 June 2022. The report does not include all purchasing activities, only procurement which requires a detailed quotation or a formal tender process.

Contracts Awarded or Renewed under Delegated Authority by the Chief Executive Officer, Director or Manager

Contract No.	Project Name	Details	Value inclusive of GST	Awarded to
2267	Software Renewal of Infor/Pathway Services	Lump Sum Contract for Software Renewal of Infor/Pathway Services	\$582,022.27	Infor Global Solutions Pty Ltd

Contracts Awarded or Renewed under Delegated Authority by the Chief Executive Officer, Director or Manager

Contract No.	Project Name	Details	Value inclusive of GST	Awarded to
2225	Water Main Relocation – Welsford Street Upgrade – Stage 4	Lump Sum Contract for Water Main Relocation – Welsford Street Upgrade – Stage 4	\$261,729.60	NL Drainage & Concrete Construction Pty Ltd
2268	Construction of kerb, channel and drainage – Maher Street, Tatura	Lump Sum Contract for the Construction of kerb, channel and drainage – Maher Street, Tatura	\$80,124.00	Tactile Australia Pty Ltd

Requests for Tenders advertised but not yet awarded

Contract No.	Contract Name	Contract detail, including terms and provisions for extensions	Status
2172	Provision of Cleaning Services for SAM Building	Schedule of Rates Contract for the Provision of Cleaning Services for SAM Building	Tender currently under evaluation
2245	Construction of Murchison Rail Trail Bridge Stage 1 Upgrade	Lump Sum Contract for the Construction of the Murchison Rail Trail Bridge Stage 1 Upgrade	Tender currently under evaluation
2246	Provision of Concrete Services and Associated Works – Panel of Suppliers	Schedule of Rates Contract for the Provision of Concrete Services and Associated Works – Panel of Suppliers	Tender currently under evaluation
2263	Provision of Heritage Advisory Services 2022-2024	Schedule of Rates Contract for the Provision of Heritage Advisory Services 2022-2024	Tender scheduled to close on 17 June 2022
2251	SAM Precinct Works – Nature Playground & BBQ Shelter	Lump Sum Contract for SAM Precinct Works – Nature Playground & BBQ Shelter	Tender scheduled to close on 15 June 2022
2252	Installation of Tree Bud Lighting in Shepparton and Tatura	Lump Sum Contract for the Installation of Tree Bud Lighting in Shepparton and Tatura	Tender scheduled to close on 8 June 2022
2253	Nixon Street Shepparton Reconstruction	Lump Sum Contract for the Reconstruction of Nixon Street, Shepparton	Tender scheduled to close on 8 June 2022

Through the *Instrument of Delegation to the Chief Executive Officer* the Council has delegated authority to the Chief Executive Officer to award a contract up to the value of \$500,000.

The Council through the *Exercise of Delegations* Policy has delegated authority to the Directors to approve a contract up to the value of \$150,000 for goods and services and \$200,000 for works.

In accordance with Section 11 of the Procurement Policy, Contract 2267 was renewed under delegated authority as the supplier is an information technology reseller and copyright holder of the software. As such, it is exempt from public tendering requirements.

Legal/Statutory Implications

Previously, Section 186 of the *Local Government Act 1989* (the Act) established the requirements for tendering and entering into contracts.

Now, in accordance with Section 108 of the *Local Government Act 2020*, Council has adopted its new Procurement Policy establishing the value at which Council must invite a tender or seek an expression of interest.

Conclusion

It is important that decisions and actions taken under delegation be properly documented and transparent in nature. The report details the publicly advertised contracts awarded or renewed under delegated authority of the Council during the period 1 May 2022 to 31 May 2022.

Attachments

Nil

11.4 Instrument of Delegation to the Chief Executive Officer - S5

Author Senior Governance Officer
 Approved by Director Corporate Services
 Purpose For Decision by Council

Disclosures of Conflict of Interest in Relation to this Report

Under section 130 of the *Local Government Act 2020* officers, delegates and persons engaged under a contract providing advice to Council must disclose any conflicts of interests.

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

RECOMMENDATION

That the Council, in the exercise of the power conferred by S11(1)(b) of the *Local Government Act 2020* (the Act) resolves that:

- 1. there be delegated to the person holding the position, acting in or performing the duties of Chief Executive Officer the powers, duties and functions set out in the attached *Instrument of Delegation to the Chief Executive Officer*, subject to the conditions and limitations specified in that Instrument;**
- 2. the instrument comes into force immediately the common seal of Council is affixed to the instrument;**
- 3. on the coming into force of the instrument, all previous delegations to the Chief Executive Officer are revoked; and**
- 4. the duties and functions set out in the instrument must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt.**

Executive Summary

Delegations are a critical governance tool of the Council. Most Council decisions are not made at Council meetings and the effective functioning of the Council would not be possible if they were. Instead, most decision-making power is allocated by formal delegations.

The most important delegation issued by the Council is to the Chief Executive Officer (CEO). This delegation allows the CEO to then sub-delegate powers, duties and functions to Council officers, to allow them to make the day-to-day decisions necessary to provide responsive and high-quality services to the community.

Report Detail

The previous Instrument of Delegation from the Council to the CEO was authorised by resolution at the Council Meeting on 19 October 2021.

This review has been undertaken in accordance with the template provided by Maddocks Lawyers, as part of Councils subscription to their Delegations and Authorisation service.

Council Plan/Key Strategic Activity

COMMUNITY LEADERSHIP

We will prioritise leadership in the community to celebrate our cultures, people and places that makes Greater Shepparton a unique, vibrant, diverse and liveable region.

1.3 Council services will be realistic and delivered in an efficient and effective manner with the aim of continuously looking for delivery that matches our ever-changing environment.

1.6 Council provides customer service that meets the needs of the community.

1.8 Good governance and sustainable financial management.

Risk Management

The review and adoption of the CEO's delegation ensures that it remains current, valid, and legal and that there is no temptation to operate outside a delegation which has become dated and unworkable over time.

Subscribing to the Maddocks service reduces the risk that legislative changes which have implications for the Council's delegations are not properly identified and implemented.

Policy Considerations

The Council adopted Exercise of Delegations policy provides guidance to delegates on how they should exercise their delegations. This instrument of delegation is implemented in accordance with the Exercise of Delegations policy.

Financial Implications

There are no direct financial implications arising from the *Instrument of Delegation to the Chief Executive Officer*.

Legal/Statutory Implications

There are no direct legal or statutory implications arising from the *Instrument of Delegation to the Chief Executive Officer*.

Environmental/Sustainability Impacts

There are no environmental or sustainable impacts associated with this report.

Social Implications

There are no social implications associated with this report.

Economic Impacts

There are no economic impacts associated with this report.

Consultation

Officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

Strategic Links

Greater Shepparton 2030 Strategy

There are no direct links to Greater Shepparton 2030 Strategy.

Conclusion

It is recommended that the updated Instrument of Delegation to the Chief Executive Officer be approved, as regular reviews are undertaken in accordance with best practice guidelines and meet the current legislative requirements.

Attachments

1. S 5 - Instrument of Delegation - Council to CEO - June 2022 Update [11.4.1 - 4 pages]

11.5 Instrument of Delegation to Members of Council Staff - S6

Author Senior Governance Officer
 Approved by Director Corporate Services
 Purpose For Decision by Council

Disclosures of Conflict of Interest in Relation to this Report

Under section 130 of the *Local Government Act 2020* officers, delegates and persons engaged under a contract providing advice to Council must disclose any conflicts of interests.

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

RECOMMENDATION

That the Council, in the exercise of the powers conferred by the legislation referred to in the attached instrument of delegation, resolves that:

- 1. there be delegated to the members of Council staff holding, acting in or performing the duties of the offices or positions referred to in the attached *Instrument of Delegation to Members of Council Staff*, the powers, duties and functions set out in that instrument, subject to the conditions and limitations specified in that Instrument;**
- 2. the instrument comes into force immediately the common seal of Council is affixed to the instrument;**
- 3. on the coming into force of the instrument all previous delegations to members of Council staff (other than the Chief Executive Officer) are revoked and**
- 4. the duties and functions set out in the instrument must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt.**

Executive Summary

As the Council is not a “natural” person, it can act in only two ways, which is by resolution or through others acting on its behalf. For others to act on the Council’s behalf, the relevant Council powers must be delegated by the Council.

The Council has delegated the majority of its delegable powers to the Chief Executive Officer (CEO), who is permitted under the act to further sub-delegate these powers to other members of Councils staff. The powers conferred on the Council under some legislative instruments cannot be delegated through the CEO, and must be delegated by resolution of Council directly to Council officers.

The purpose of this report is to delegate certain powers and functions of Council which cannot be sub-delegated by the CEO to Members of Council staff, in accordance with Section 11 of the *Local Government Act 2020* (the Act).

The Instrument of Delegation to Members of Staff was last adopted by Council on 19 October 2021.

This review has been prompted by the biannual updates provided by Maddocks Lawyers which council subscribes to. This ensures Council continues to operate in accordance with current legislative requirements.

Report Detail

The Council is not in a position to exercise all the powers conferred upon it by resolution and requires others to act on its behalf. This is made possible under Section 11 of the Local Government Act 2020 which provides that a Council may, by Instrument of Delegation, delegate to a member of its staff any power, duty or function of a Council under the *Local Government Act 2020* or any other Act, other than certain specified powers.

The Council has delegated the majority of its delegable powers to the CEO. The CEO through a subsequent instrument of sub-delegation, then has the ability to delegate these powers to Council staff.

However, the powers conferred on the Council under some legislative instruments cannot be delegated through the CEO, and must be delegated by resolution directly to Council officers. The Acts and Regulations referred to in the attached *Instrument of Delegation - Members of Council Staff* are among those which require direct delegation.

Council Plan/Key Strategic Activity

COMMUNITY LEADERSHIP

We will prioritise leadership in the community to celebrate our cultures, people and places that makes Greater Shepparton a unique, vibrant, diverse and liveable region.

1.3 Council services will be realistic and delivered in an efficient and effective manner with the aim of continuously looking for delivery that matches our ever changing environment.

1.8 Good governance and sustainable financial management.

Risk Management

The review of Instruments of Delegation ensures that they remain valid, legal and that generally routine decisions are able to be made without the need for a Council meeting.

The Council subscribes to the Delegations and Authorisations Service provided by Maddocks Lawyers. Subscribing to the Maddocks service ensures that legislative changes which have implications for the Council's delegations and authorisations are identified and implemented accordingly.

Policy Considerations

All Instruments of delegation must be exercised in accordance with the Council's Exercise of Delegations policy.

Financial Implications

There are no direct financial implications arising from the *Instrument of Delegation to Members of Council Staff*. Financial delegations have been made by the CEO and are consistent with the Council's Exercise of Delegations Policy.

Legal/Statutory Implications

The *Instrument of Delegation to Members of Council Staff* ensures that decisions made by Council officers are legally compliant and enforceable.

Environmental/Sustainability Impacts

There are no environmental/sustainability impacts on the coming into force of the *Instrument of Delegation to Members of Council Staff*.

Social Implications

There are no social implications with the coming into force of the *Instrument of Delegation to Members of Council Staff*.

Economic Impacts

There are no economic impacts with the coming into force of the *Instrument of Delegation to Members of Council Staff*.

Consultation

The review of the Instrument of Delegation was completed through Councils delegations software. Consultation was conducted with the relevant staff on any proposed changes to the Instrument.

Officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

Strategic Links

Greater Shepparton 2030 Strategy

There are no direct links to the Greater Shepparton 2030 Strategy

Conclusion

It is important that all of Council's Instruments of Delegation remain up to date with the latest versions of legislation and that the document reflects the current organisation structure. The amended Instrument of Delegation reflects such changes and it is therefore recommended that the updated document comes into force and the previous Instrument is revoked.

Attachments

1. S 6 - Instrument of Delegation - Council to Council Members - June 2022 Update [11.5.1 - 141 pages]

12 Sustainable Development Directorate

12.1 Proposed lease of Council land for the realisation of the Munarra Centre for Regional Excellence

Author Senior Strategic Planner
 Approved by Director Sustainable Development
 Purpose For Decision by Council

Disclosures of Conflict of Interest in Relation to this Report

Under section 130 of the *Local Government Act 2020* officers, delegates and persons engaged under a contract providing advice to Council must disclose any conflicts of interests.

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

RECOMMENDATION

That the Council, having undertaken a community engagement process in accordance with section 115 of the *Local Government Act 2020*:

- 1. receive and note the contents of the submissions received and Council officers' responses as outlined in the *Proposed Lease of land to Munarra Limited Conversation Report March 2022*;**
- 2. endorse the leasing of Council-owned land at 120-174 Numurkah Road and 80 Packham Street, Shepparton to Munarra Limited for a term of 50 years at a peppercorn rental (of \$1.00 per annum plus GST) to realise the Munarra Centre for Regional Excellence; and**
- 3. authorise the Chief Executive Officer to negotiate and enter into an Agreement for Lease and Lease with Munarra Limited to realise the Munarra Centre for Regional Excellence.**

Executive Summary

The Munarra Centre for Regional Excellence (MCRE) is proposed to be an indigenous-led sporting and education precinct in Shepparton. Working with a number of project partner organisations, including the Rumbalara Football and Netball Club (RFNC); the University of Melbourne; Kaiela Institute Ltd; Greater Shepparton City Council (Council); the State of Victoria acting by and through the Victorian School Building Authority (VSBA); and the Department of Premier and Cabinet (DPC), the project aims to create future opportunities for the Aboriginal community of the Goulburn Valley.

The MCRE will be a state-of-the-art nationally-significant centre designed as a hub of connection and transformation for indigenous and non-indigenous people across Australia. It is intended that the MCRE complex will be run by Munarra Limited, a not-for-profit entity

comprising members from RFNC, the University of Melbourne, Victorian Government, Kaiela Institute and Council.

The RFNC first promoted the concept of a Regional Centre of Excellence in 2008 and again in 2009. Council adopted the Shepparton Sports Precinct Master Plan in 2009, which provided space to the west of the existing Shepparton Sports Stadium for the possible development of University of Melbourne's Academy of Sports, Health and Education (ASHE).

In August 2016, Council agreed to support, in-principle, a proposal to provide land on the Sports Precinct site to realise the MCRE project.

At the Council Meeting (CM) held in December 2021, Council resolved to:

1. *undertake a community engagement process in relation to the Council's intention to enter into the Agreement for Lease in relation to the Munarra Centre for Regional Excellence Project and the Lease of the Land to Munarra Limited as per the Local Government Act 2020 and Council's Community Engagement Policy; and*
2. *receive a further report, after the community engagement process has been completed, in order to consider the proposal to enter into the Agreement for Lease in relation to the Munarra Centre for Regional Excellence Project.*

In accordance with section 115 of the *Local Government Act 2020*, Council commenced community consultation to give effect to its intention to enter into a lease agreement with Munarra Limited for the purpose of providing the delivery of the MCRE.

Munarra Limited is the corporate entity established to provide overarching governance, strategic direction and management of the ongoing operations for the MCRE.

Community consultation commenced on 28 January 2022 and closed on 28 February 2022. A summary of the consultation undertaken, the issues raised in submissions and Council officers' response is included in Attachment 1: *Proposed Lease of land to Munarra Limited Conversation Report March 2022*.

Council is now required to consider the outcome of the consultation process relating to Council's intention to lease part of the Council-owned land to Munarra Limited at 120-174 Numurkah Road and 80 Packham Street, Shepparton for the purposes of realising the MCRE. This Council report recommends that Council proceed with the leasing of the land.

Report Detail

In 2008, the RFNC first promoted the concept of the development of a regional centre of excellence. In 2009, Council adopted the Shepparton Sports Precinct Master Plan, which provided space for future development of the ASHE (see Figure 1 below).

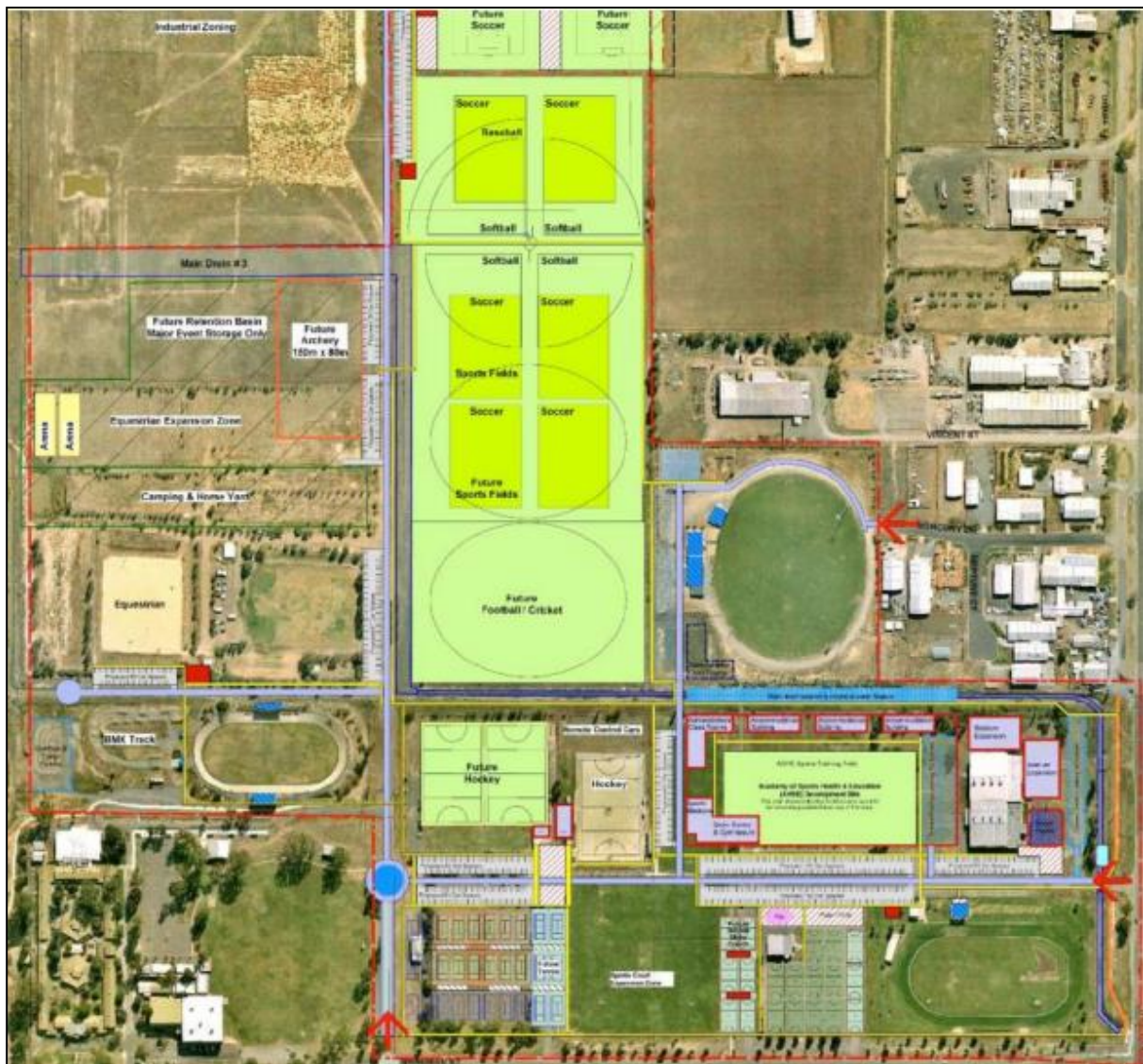


Figure 1: Extract from the *Shepparton Sports Precinct Master Plan 2009*.

In July 2009, a master plan for the MCRE was launched (see Figures 2 and 3 below).



Figure 2: Munarra Centre for Regional Excellence Master Plan 2009.



Figure 3: Munarra Centre for Regional Excellence Conceptual Campus Layout 2009.

In August 2016, Council agreed to support, in-principle, a proposal to provide land on the Sports Precinct site to realise the MCRE project.

The Munarra Centre Project Heads of Agreement (HoA) was signed by the project partners (including Council) in 2018. The project partners included the State of Victoria acting by and through the DPC; State of Victoria acting by and through the VSBA; Kaiela Institute Ltd; the RFNC; and the University of Melbourne (UoM). The HoA set-out the terms upon which the project partners would seek to develop and deliver the MCRE in Shepparton. The MCRE is intended to be a national, state-of-the art centre designed as a hub of connection and transformation for indigenous and non-indigenous people across Australia.

The HoA also recorded the intention to incorporate an entity to be known as Munarra Incorporated, as a not-for-profit entity to operate the MCRE. The intended entity has since been incorporated and is now known as Munarra Limited, and was founded by members of the local indigenous community.

The project partners subsequently agreed on a proposal to realise the MCRE project, which requires Council, the State of Victoria acting by and through the DPC and Munarra Limited entering into an Agreement for Lease (AfL). The AfL would:

- set-out the obligations of the parties with respect to the AfL and the completion of the MCRE project;
- detail the parties' agreement to make contributions to the MCRE project, as set-out in the AfL or a separate funding agreement sitting alongside the AfL;
- outline all project construction works needed to realise the MCRE including the Munarra works and the broader precinct civil works;
- describe any preconditions being met and reaching substantial completion for these project construction works; and
- once the conditions in the AfL have been met, require Council to grant a lease of land to Munarra Limited on the terms set-out in the Land Lease Agreement (Lease), which would be attached to the AfL.

At the CM held in December 2021, Council resolved to:

1. *undertake a community engagement process in relation to the Council's intention to enter into the Agreement for Lease in relation to the Munarra Centre for Regional Excellence Project and the Lease of the Land to Munarra Limited as per the Local Government Act 2020 and Council's Community Engagement Policy; and*
2. *receive a further report, after the community engagement process has been completed, in order to consider the proposal to enter into the Agreement for Lease in relation to the Munarra Centre for Regional Excellence Project.*

In accordance with section 115 of the *Local Government Act 2020*, Council commenced community consultation to give effect to its intention to enter into a lease agreement with Munarra Limited for the purpose of providing the delivery of the MCRE.

Council was required to publish a public notice of the proposal, and invite submissions from key stakeholders and members of the public. Council used multiple methods to engage with key stakeholders and the broader Greater Shepparton community during the community consultation phase, including:

- a letter to adjoining landowners and occupiers of land;
- a letter to sporting clubs and other organisations, other relevant stakeholders, and referral agencies and authorities;
- a media release, which attracted media attention from the Shepparton News and the Shepparton Advisor;
- a public notice in the Shepparton News on Friday, 28 January 2022; and

- an online submission portal on the 'Shaping Greater Shepp' website.

Community consultation commenced on 28 January 2022 and closed on 28 February 2022. Council received 13 submissions including five submissions that supported the proposal and seven submissions which objected to the proposal to lease the land. One submission neither objected to nor supported the proposal. One submission was received from Goulburn Valley Water, which did not object to the proposal.

Common themes that emerged from the submissions were, that the:

1. proposal would take away existing parking for the Shepparton Sports Precinct;
2. proposal impacts upon the future expansion of the Shepparton Sports Stadium;
3. location is inappropriate for the development; and
4. proposed site is suitable and is identified as an appropriate location in the *Greater Shepparton Sports City Master Plan 2011*.

A summary of the consultation undertaken, the issues raised in submissions and Council officers' response to all submissions is included in Attachment 1: *Proposed Lease of land to Munarra Limited Conversation Report March 2022*.

Council is now required to consider the outcome of the consultation process relating to Council's intention to lease part of the Council-owned land to Munarra Limited at 120-174 Numurkah Road and 80 Packham Street, Shepparton for the purposes of realising the MCRE.

Following the consideration of all submissions and the proposal to lease part of the land, this Council report recommends that Council proceed with the leasing of the land.

Council Plan/Key Strategic Activity

COMMUNITY LEADERSHIP

We will prioritise leadership in the community to celebrate our cultures, people and places that makes Greater Shepparton a unique, vibrant, diverse and liveable region.

- 1.1 Council to take an active leadership role for access and inclusion in our community.
- 1.4 Communities have resources and abilities to self-advocate.
- 1.9 Provide a high-profile collaborative advocacy role.

SOCIAL RESPONSIBILITY and WELLBEING

We will support the mental and physical health and wellbeing of all in our community, ensuring universal access to information, services, housing, healthcare and learning opportunities.

- 2.5 Recognise First Nations history and advance reconciliation.
- 2.9 Community members are supported to achieve and sustain physical, emotional and creative wellbeing.

VIBRANT and DIVERSE ECONOMY

We will drive the visitor economy by growing visitor experiences and major events that provide employment and other opportunities to the community. Our economic development will focus on establishing a strong, adaptive, sustainable and thriving region supported by agriculture and a diverse range of industries.

- 3.2 Council to prioritise the redevelopment of the Shepparton Sports and Events Centre.
- 3.5 Encourage and facilitate investment and expansion.
- 3.6 Attract people to live, work, study and remain in our region.
- 3.8 Maximise utilisation and investment return on Council assets.
- 3.10 Efficient land use planning to encourage and support future development.

INFRASTRUCTURE and TECHNOLOGY

We will focus on the planning of our region's requirements to enable delivery of technology and infrastructure to meet the current and future needs of the community.

4.10 Progress housing and business development opportunities.

4.11 Develop and improve Community and recreation facilities.

Risk Management

This project has been discussed for a number of years and will need continued support financially from all levels of government to be sustainable.

Risks	Likelihood	Consequence	Rating	Mitigation Action
Delay of the project due to budget limitations	Possible	Minor	Low	Work closely with all partners to keep the project timely
Project suitability for the Shepparton Sports Precinct	Possible	Moderate	Medium	Ensure the lease is managed as per the AfL document in relation to this issue
Financial sustainability	Possible	Major	High	Through the project partners, ensure the long-term financial sustainability of this project is worked through.

Policy Considerations

There are no conflicts with existing Council Policies. This project supports the objectives of the Council Plan.

The *Shepparton Sports Precinct Master Plan 2009* incorporated the provision of space for the development of ASHE / MCRE. This document was adopted by Council on 3 February 2009. Council officers submit that it has been a longstanding Council policy that the development of the MCRE be located on this site.

Financial Implications

The costs of the preparation and negotiation of the AfL and lease costs have been met by Council.

Legal/Statutory Implications

There are a number of statutory and legal processes to be considered, particularly the requirements of the *Local Government Act 2020*. Council must complete the community engagement process in relation to the proposal to enter into a lease with Munarra Limited.

Environmental/Sustainability Impacts

The land identified for the project in the Sports Precinct Master Plan is primarily located in Land Subject to Inundation Overlay with small sections to the east and north in Urban Floodway Zones. Appropriate consideration and planning for flood management both relating to the MCRE as well as the broader Sports Precinct will be considered in the project development. The requirements to be met are set-out in the *Munarra Centre for Regional Excellence and Shepparton Sports and Events Centre Incorporated Document, September 2014*.

Social Implications

The project has the potential to deliver significant social benefits to the community of Greater Shepparton. The MCRE will provide a place where indigenous and non-indigenous communities will engage through education, sporting and cultural services. The centre is expected to deliver the following benefits:

- indigenous and regional prosperity;
- increased regional participation and visitation; and
- improved social cohesion and pride in indigenous history and culture.

Economic Impacts

The project has the potential to deliver significant economic benefits to the region and in particular to the local Aboriginal people.

Research indicates that there is a positive economic benefit to supporting our vulnerable youth community. The *Australian Institute for Health and Welfare 2011* states that *'tackling health and wellbeing issues when they occur in adolescence is socially and economically more effective than dealing with enduring problems in adulthood'*. Providing safe and secure housing on site for the students as well as educational and health facilities are the foundations required for people to fully participate in the economic environment.

Consultation

Council was required to publish public notice of the proposal and invite submissions from key stakeholders and members of the public. Council used multiple methods to engage with key stakeholders and the broader Greater Shepparton community during the additional community consultation phase, including:

- a letter to adjoining landowners and occupiers;
- a letter to sporting clubs and other organisations, other relevant stakeholders, and referral agencies and authorities;
- a media release, which attracted media attention from the Shepparton News and the Shepparton Advisor;
- public notice in the Shepparton News on Friday, 28 January 2022; and
- an online submission portal on the 'Shaping Greater Shepp' website.

Community consultation commenced on 28 January 2022 and closed on 28 February 2022. Council received 13 submissions including five submissions that supported the proposal and seven submissions which objected to the proposal to lease the land. One submission neither objected to nor supported the proposal. One submission was received from Goulburn Valley Water, which did not object to the proposal.

Common themes that emerged from the submissions were, that the:

1. proposal would take away existing parking for the Shepparton Sports Precinct;
2. proposal impacts upon the future expansion of the Shepparton Sports Stadium;
3. location is inappropriate for the development; and
4. proposed site is suitable and is identified as an appropriate location in the *Greater Shepparton Sports City Master Plan 2011*.

A summary of the consultation undertaken, the issues raised in submissions and Council officers' response is included in Attachment 1: *Proposed Lease of land to Munarra Limited Conversation Report March 2022*.

Council officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

Strategic Links

- *Greater Shepparton 2030 Strategy 2006;*
- *Shepparton and Mooroopna 2050: Regional City Growth Plan 2021; and*
- *Greater Shepparton City Council Reconciliation Action Plan (Reflect) July 2019- June 2020.*

Conclusion

At the CM held in December 2021, Council resolved to:

1. *undertake a community engagement process in relation to the Council's intention to enter into the Agreement for Lease in relation to the Munarra Centre for Regional Excellence Project and the Lease of the Land to Munarra Limited as per the Local Government Act 2020 and Council's Community Engagement Policy; and*
2. *receive a further report, after the community engagement process has been completed, in order to consider the proposal to enter into the Agreement for Lease in relation to the Munarra Centre for Regional Excellence Project.*

In accordance with section 115 of the Act, Council commenced community consultation to give effect of its intention to enter into a lease agreement with Munarra Limited for the purpose of providing the delivery of the MCRE.

Council is now required to consider the outcome of the consultation process relating to Council's intention to lease part of the Council-owned land to Munarra Limited at 120-174 Numurkah Road and 80 Packham Street, Shepparton for the purposes of realising the MCRE.

Following the consideration of all submissions and the proposal to lease part of the land, this Council report recommends that Council proceed with the leasing of the land.

Attachments

1. Proposed Lease of land to Munarra Limited Conversation Report March 2022 [12.1.1 - 10 pages]

12.2 Adoption of Amendment C228gshe to the Greater Shepparton Planning Scheme - application of the Public Acquisition Overlay to realise Shared Paths

Author Graduate Strategic Planner (Amendments)
 Approved by Director Sustainable Development
 Purpose For Decision by Council

Disclosures of Conflict of Interest in Relation to this Report

Under section 130 of the *Local Government Act 2020* officers, delegates and persons engaged under a contract providing advice to Council must disclose any conflicts of interests.

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

RECOMMENDATION

That the Council:

1. **adopt Amendment C228gshe with post-exhibition changes to the Greater Shepparton Planning Scheme in accordance with Section 29 of the *Planning and Environment Act 1987*; and**
2. **submit Amendment C228gshe to the Greater Shepparton Planning Scheme to the Minister for Planning for approval in accordance with Section 31 of the *Planning and Environment Act 1987*.**

Executive Summary

Proposed Amendment C228gshe seeks to apply the Public Acquisition Overlay to part of the land at 7265 Midland Highway, Mooroopna to realise regional walking and cycling links through the Shepparton Regional Park.

The Amendment was exhibited from 3 March 2022 to 4 April 2022 in accordance with the *Planning and Environment Act 1987* (the Act). Council received five submissions to the Amendment, which did not object to or request any changes to the Amendment.

Council is now required to make a decision on Amendment C228gshe.

Report Detail

Amendment C228gshe seeks to apply the Public Acquisition Overlay to part of the land at 7265 Midland Highway, Mooroopna. The overlay is required to acquire part of the land to enable the future construction of a recreational path connection between Shepparton and Mooroopna envisaged in the *Riverconnect Paths Master Plan 2015*. This master plan identifies five shared path routes within the Shepparton Regional Park, of which Route 3 (The Flats) has been completed and Route 5 (Botanic Gardens) is under construction. The next step is to design and construct Route 2 between Gemmill Swamp and Kidstown, where private land must be acquired to realise the route.

Specifically, the proposed Amendment implements the following changes:

- applies PAO31 to part of 7265 Midland Highway, Mooroopna, and inserts Planning Scheme Map Nos. 16PAO and 21PAO; and
- amends the Schedule to Clause 45.01 Public Acquisition Overlay to introduce PAO31, designate Council as the acquiring authority and specify acquisition is for infrastructure purposes.

Background

The provision and development of walking and cycling infrastructure within Greater Shepparton is supported by numerous Council policy documents, which identify walking and cycling as legitimate modes of transport and recreational pursuits. The *Greater Shepparton 2030 Strategy 2006* and the *Greater Shepparton City Council Plan 2017-2021* include multiple objectives and strategies to develop walking and cycling across the municipality.

In order to realise some of the cycling aspirations contained in these policy documents, Council will need to acquire privately-owned land to assist in the realisation of a connected shared and recreational path network that will improve community wellbeing and tourism opportunities.

At the Council Meeting held on 16 March 2021, Council resolved to prepare and exhibit a planning scheme amendment to partially acquire the following properties to realise the construction of shared path infrastructure and open space:

- 560 Archer Road, Kialla;
- 90 Seven Creeks Drive, Kialla; and
- 7265 Midland Highway, Mooroopna.

To give effect to the resolution, Council officers prepared Amendment C228gshe to the Greater Shepparton Planning Scheme.

Council officers subsequently negotiated and reached an agreement with the landowners at 90 Seven Creeks Drive, Kialla to purchase part of the land to realise public open space and floodplain. This avoided the need for the application of a Public Acquisition Overlay. At the Ordinary Council Meeting held on 15 February 2022, Council resolved to purchase the land. As a result, this land was not included in the authorisation request sent to the Department of Environment, land, Water and Planning in early 2022.

Exhibition and Submissions

Amendment C228gshe was exhibited from 3 March to 4 April 2022 in accordance with the Act, with the Public Acquisition Overlay proposed to apply to part of 560 Archer Road, Kialla and part of 7265 Midland Highway, Mooroopna. Council received five submissions to the Amendment, all of which were from referral authorities and agencies. All submissions supported the Amendment and none of the submissions objected to or requested changes.

Council officers have considered all of the submissions received. As none of the submissions objected to or requested changes to the Amendment, Council is not required to refer submissions to an independent Planning Panel for consideration.

Post-exhibition Change

Council officers are proposing one post-exhibition change to remove 560 Archer Road, Kialla from the Amendment. Since the preparation of the Amendment, the landowners have advanced planning permit application 2021-443 for the subdivision and residential

development of the majority land. The planning permit application provides for the vesting of the land to Council. As a result, the application of the Public Acquisition Overlay is no longer required for this land and the proposal should be removed from the Amendment. All of the Amendment documentation has been updated to reflect this.

Under Section 29 of the Act, Council must now consider all submissions and determine on the Amendment. If Council resolves to adopt the Amendment, the Amendment must be submitted to the Minister for Planning for approval.

Council Plan/Key Strategic Activity

INFRASTRUCTURE and TECHNOLOGY

We will focus on the planning of our region's requirements to enable delivery of technology and infrastructure to meet the current and future needs of the community.

4.9 Reliable, efficient, affordable and accessible transport.

Risk Management

A risk associated with the proposed Amendment is not meeting the timelines required by Ministerial Direction No. 15 "The Planning Scheme Amendment Process". This Ministerial Direction requires each stage of the planning scheme amendment process to be undertaken within set timeframes.

In accordance with Ministerial Direction No. 15, under Section 29 of the Act, Council must make a decision to either adopt or abandon the proposed Amendment within 60 business days of the closing date for submissions.

It is recommended that Council resolve to adopt the proposed Amendment.

Policy Considerations

The acquisition process will assist in implementing shared and recreational path projects that have been identified in several Council policy and planning documents, including the *Greater Shepparton Cycling Strategy 2013-2017* and the *Riverconnect Paths Master Plan 2015*.

The future compulsory acquisition process will be performed in accordance with the requirements of the *Local Government Act 2020* and the *Land Acquisition and Compensation Act 1986*.

Financial Implications

The *Planning and Environment (Fees) Regulations 2016* sets the statutory fees for the preparation, exhibition and adoption of planning scheme amendments. Council is the proponent of this Amendment and is responsible for all costs associated with the amendment process. A Planning Scheme Amendment includes fees of \$488.50 for the Minister for Planning to consider a request to approve an Amendment.

Should the Planning Scheme Amendment be approved by the Minister for Planning and be gazetted, taking effect in the Greater Shepparton Planning Scheme, the cost of purchasing the land under the acquisition process will also need to be met by Council. However, this component is a future process.

Legal/Statutory Implications

The procedures associated with this Amendment comply with the legislative requirements of the *Planning and Environment Act 1987*. Any future process for the acquisition of the land will be undertaken in accordance with the *Local Government Act 2020* and the *Land Acquisition and Compensation Act 1986*.

Environmental/Sustainability Impacts

Acquiring the land to construct shared paths will improve environmental and sustainability outcomes by assisting in facilitating cycling as an active mode of transport, and increasing the community's awareness and appreciation for the local environment.

Social Implications

Acquiring the land to construct shared paths will improve social outcomes by encouraging the uptake of cycling for recreational purposes, leading to improved health outcomes.

Economic Impacts

Acquiring the land to construct shared paths through the Shepparton Regional Park may improve Greater Shepparton's reputation as a cycling destination for tourists, facilitating increased expenditure from visitors and tourists.

Consultation

The proposed Amendment was exhibited from 3 March 2022 to 4 April 2022 in accordance with the *Planning and Environment Act 1987*. This included the following:

- Notice in the Shepparton News;
- Notice in the Victoria Government Gazette;
- Letters to relevant referral authorities;
- Letters to impacted landowners;
- Letters to prescribed ministers;
- Documentation on display at the Council offices at 90 Welsford Street, Shepparton;
- Documentation available on the Department of Environment, Land, Water and Planning website; and
- Documentation available on the Greater Shepparton City Council website.

While preparing and exhibiting the Amendment, Council officers communicated with landowners about the Amendment and the need to acquire land.

Council officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

Strategic Links

a) *Greater Shepparton 2030 Strategy*

Objectives

- To develop Walking/Bicycle and Public Transport networks that provides transport and accessibility options to segments of the community who have not or prefer not to use a motor car.

b) Other strategic links

- *Greater Shepparton Cycling Strategy 2013-2017*
- *Riverconnect Paths Master Plan 2015*

Conclusion

Proposed Amendment C228gshe seeks to apply the Public Acquisition Overlay to part of 7265 Midland Highway, Mooroopna to realise regional walking and cycling links through the Shepparton Regional Park.

The Amendment was exhibited from 3 March 2022 to 4 April 2022 in accordance with the Act. Council received five submissions to the Amendment, which did not object to or request any changes.

Council is now required to make a decision on Amendment C228gshe. Council officers recommend that Council adopt Amendment C228gshe with post-exhibition changes and submit the Amendment to the Minister for Planning for approval.

Attachments

1. Amendment C228gshe Explanatory Report post-exhibition changes [12.2.1 - 5 pages]

12.3 Greater Shepparton Heritage Advisory Committee Annual Report 2021

Author	Senior Strategic Planner
Approved by	Director Sustainable Development
Purpose	For Noting

Disclosures of Conflict of Interest in Relation to this Report

Under section 130 of the *Local Government Act 2020* officers, delegates and persons engaged under a contract providing advice to Council must disclose any conflicts of interests.

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

RECOMMENDATION

That the Council receive and note the attached Greater Shepparton Heritage Advisory Committee Annual Report 2021 for the year ended 31 December 2021.

Executive Summary

Council authorised the formation of the Greater Shepparton Heritage Advisory Committee (the Committee) on 17 January 2012. The primary purpose of the Committee is to act as an advocate for all cultural heritage matters within the municipality.

The Committee has prepared an annual report to inform Council of its activities for the year ending 31 December 2021. At the Committee's monthly meeting held on 6 June 2022, the Committee agreed to present the *Greater Shepparton Heritage Advisory Committee Annual Report 2021* (the 2021 Annual Report) to Council, and for Council to receive and note the Report.

Report Detail

Council authorised the formation of the Committee at the Ordinary Council Meeting held on the 17 January 2012. As part of the resolution, Council adopted Terms of Reference (TOR) to guide the future operation of the Committee.

The Committee's membership consists of up to two Councillors, one voting member from each of the ten member organisations, up to six community representatives unaffiliated with any of these organisations, up to two members of Council's Strategic Planning Team and Council's Heritage Advisor.

The Committee has prepared its ninth annual report to inform Council of its activities. At the Committee's monthly meeting held on 6 June 2022, the Committee agreed to present the 2021 Annual Report to Council, and for Council to receive and note the Report.

A number of Committee meetings in 2021 were unable to be undertaken in person (or limited to only a handful of members) owing to social gathering restrictions resulting in virtual meetings. The Committee has had success in undertaking these meetings with

members in the Council Board Room and others participating online. The Committee believes that this will become the standard meeting format in future.

A number of recurring and new items in the Committee's scheduled work program were able to be undertaken or progressed in-lieu of social gathering restrictions. The Annual Report updates Council on each of these initiatives, including the Greater Shepparton Heritage Plaques Pilot Program, the Greater Shepparton Heritage Interpretive Signage Program and the 2021 Heritage Lecture, amongst others.

The Annual Report outlines the Committee's activities for the year ending 31 December 2021 (see Attachment 1: *Greater Shepparton Heritage Advisory Committee Annual Report 2021*). It tracks the Committee's membership, activities and achievements, advocacy and advice.

Council Plan/Key Strategic Activity

COMMUNITY LEADERSHIP

We will prioritise leadership in the community to celebrate our cultures, people and places that makes Greater Shepparton a unique, vibrant, diverse and liveable region.

1.8 Good governance and sustainable financial management.

INFRASTRUCTURE and TECHNOLOGY

We will focus on the planning of our region's requirements to enable delivery of technology and infrastructure to meet the current and future needs of the community.

4.6 Engage with historical societies and museums to develop a plan that ensures their sustainability.

Risk Management

There are minimal risks associated with the consideration of the 2021 Annual Report.

Policy Considerations

The consideration of the 2021 Annual Report does not conflict with existing Council policies.

Financial Implications

There are no costs associated with the consideration of the 2021 Annual Report.

The Committee has an annual budget allocation of approximately \$2,000 to support its operation. A total of \$2,000 was included in the 2021/2022 Budget to meet the operating costs of the Committee in the 2021/2022 financial year

Legal/Statutory Implications

There are no legal or statutory implications associated with the consideration of the 2021 Annual Report.

The preparation of the 2021 Annual Report accords with the *Victorian Charter of Human Rights and Responsibilities Act 2006* and *Local Government Act 1989*. No human rights were negatively impacted upon through the preparation of the 2021 Annual Report.

The consideration of the 2021 Annual Report is unlikely to impact upon the rights of all individuals and groups with regard to freedom of expression, the right to be heard, or entitlement to participate in public life and property rights.

Environmental/Sustainability Impacts

There are no environmental or sustainability impacts associated with the consideration of the 2021 Annual Report.

Social Implications

There are no direct social impacts associated with the consideration of the 2021 Annual Report.

The operation of the Committee has positive social impacts. The Committee is seen as a critical way of raising awareness and promoting community participation of cultural heritage issues within the municipality. The Committee will continue to raise awareness within the community of cultural heritage conservation.

Economic Impacts

There are no economic impacts associated with the consideration of the 2021 Annual Report.

Consultation

Council officers believe that appropriate consultation has occurred during both the formation and operation of the Committee, and the key activities it has been involved in since its formation by Council.

Officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

Strategic Links

a) Greater Shepparton 2030 Strategy

- The consideration of the 2021 Annual Report is consistent with the objectives, strategies and actions outlined in the Environment Section of the *Greater Shepparton 2030 Strategy 2006*.

b) Other strategic links

- The consideration of the 2021 Annual Report will continue to implement a key recommendation of the *Greater Shepparton Heritage Study Stage II April 2020*.

Conclusion

It is recommended that Council receive and note the 2021 Annual Report.

The Committee provides a critical way of raising awareness of cultural heritage issues, as well as promoting community participation in cultural heritage issues within the municipality.

By continuing to support the Committee, Council is continuing to embrace a cost-effective opportunity of raising awareness and promoting community participation of cultural heritage issues within the municipality.

Attachments

1. Greater Shepparton Heritage Advisory Committee Annual Report 2021 [12.3.1 - 19 pages]

12.4 Comprehensive Report on the Shepparton CBD Complimentary Parking Initiative

Author	Senior Strategic Planner
Approved by	Director Sustainable Development
Purpose	For Decision by Council

Disclosures of Conflict of Interest in Relation to this Report

Under section 130 of the *Local Government Act 2020* officers, delegates and persons engaged under a contract providing advice to Council must disclose any conflicts of interests.

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

RECOMMENDATION

That the Council:

1. receive and note the attached *Shepparton CBD Complimentary Car Parking Comparative Impact Analysis 11 March 2022* prepared by Geografia Pty Ltd;
2. receive and note the attached complimentary parking survey conducted by the Shepparton Chamber of Commerce and Industry;
3. continue with the existing paid and timed parking regime in the Shepparton CBD; and
4. reconfirm Council's support for the *Shepparton CBD Car Parking Strategy 2020* including the one month complimentary on-street parking arrangement in the Shepparton CBD in December each year.

Executive Summary

The efficient management of car parking is essential to the functionality, liveability and sustainability of the Shepparton Central Business District (CBD). Council has a car parking policy that has balanced the competing needs for appropriate strategic planning to reflect the primacy of the Shepparton CBD, the need to continue to stimulate economic activity by ensuring the appropriate turnover of car parking spaces within the CBD, the extensive community feedback received on car parking in the CBD and the financial considerations of Council.

Council has trialed a number of complimentary parking initiatives within the CBD over the years, with the aim of increasing economic activity and improving the visitor experience. This has often resulted in Council resolving to initiate complimentary parking in the CBD during the December and January holiday periods. Most recently, at the Council Meeting held on the 19 October 2021, Council resolved to provide complimentary parking in the CBD between 1 November 2021 and 28 February 2022.

At the conclusion of this most recent complimentary parking initiative, Council resolved at the Council Meeting held on 15 February 2022 to prepare a comprehensive report that

assesses the merits of the initiative and analyses the financial cost to Council. This report was to be presented to Council no later than the Council Meeting to be held in May 2022.

Council officers prepared an interim report which was received and noted by Councillors at the Ordinary Council Meeting held on 17 May 2022. The interim report provided an update on the preparation of this comprehensive car parking report. To prepare this report to assess the merits and economic impact of the complimentary parking initiative, Council officers commissioned multiple background studies including a parking inventory and occupancy survey, and an economic transaction analysis for Shepparton. Council officers have also collated Council's financial data to measure the impact the initiative had on Council's finances to, provide an indication of what any further complimentary parking initiative may cost Council.

The outcomes of this comprehensive report demonstrate that the introduction of complimentary on street parking will have significant financial impacts on Council while providing little economic benefit to the majority of traders or improving visitor experience in the CBD. The existing provision of complimentary off-street car parking is estimated to cost Council \$250,000 per year in lost income. The provision of complimentary on-street car parking is estimated to cost Council an additional \$1,376,000 in lost income. Surpluses from the car parking regime are utilised by Council to fund CBD improvement projects and the school crossing program, which will need to be accounted for through other Council expenditure.

Further, the Council has adopted the Revenue and Rating Plan 2021-25 which stipulates that Council, where it can easily identify the user, will apply user fees and charges for that service. Parking fees are one of those examples.

Council officers recommend that Council continue to support the existing paid and timed car parking regime in the CBD to ensure the efficient turnover of vehicles in the Shepparton CBD, to balance the financial interests of Council, and to ensure consistency with the user-pays principles in Council's adopted *Revenue and Rating Plan 2021-2025*.

Report Detail

The efficient management of car parking is essential to the functionality, liveability and sustainability of the Shepparton CBD. One strategy that Council uses to manage car parking is the provision of a paid and time restricted parking enforcement regime in the CBD. This regime is designed to stimulate activity in the CBD by prioritise the needs of customers and businesses, and provide an element of choice in deciding where to park vehicles. This includes providing paid and timed parking in prime high demands areas of the CBD to ensure there is sufficient turnover of vehicles for customers and visitors, and allocating complimentary or all-day parking in off-street car parks or in lower demand areas to cater for staff members or long-stay visitors. The implementation of a paid parking regime also provides a steady stream of income for Council that is used to pay for other Council-operated programs and services.

The parking regime is reinforced by the *Shepparton CBD Car Parking Strategy 2020* (the Parking Strategy) that seeks to guide the long-term management of car parking in the Shepparton CBD through the use of best practice car parking management principles and tools. The Parking Strategy was received and noted by Council at the Council Meeting held on 21 April 2020.

The Parking Strategy recognises that parking is a finite resource that requires the specific allocation of valuable land to accommodate vehicles within our activity centres. The management of parking is a complex task that requires an integrated and holistic response to achieve economic prosperity and liveability objectives, and allocate spaces based on the

different needs of users within an activity centre. A parking regime should provide the best access to parking spaces for higher priority users though a kerbside user group hierarchy (see Figure 1).



Figure 1: Example of a kerbside user group hierarchy from the Parking Strategy.

As demand for parking increases, more sophisticated tools are required to manage parking to balance the needs of all users with finite resource and to achieve the goals of the parking regime. This includes the use of parking restrictions, the allocation of spaces, the pricing of spaces to stimulate economic activity, encourage parking turnover and to allocate parking for the highest priority users (see Figure 2).



*e.g. people with disabilities, loading/taxi zones

Figure 2: Car parking management tools.

Paid parking has been a contentious issue for Councillors and the community for a significant period of time, which has led to uncertainty in Council pursuing new parking initiatives that can improve the parking experience in the CBD. It has been debated by elected representatives over many terms of Council, with a large portion of the community and businesses providing significant feedback indicating that paid parking is a significant deterrent to shopping in the CBD precinct, which directly impacts upon the ability to grow their business.

Council has trialled and implemented a number of complimentary parking initiatives within the CBD over the past several years with the aim of increasing economic activity and improving the visitor experience in the CBD, while balancing the financial needs for Council. This began when Council resolved at the Ordinary Council Meeting held on 15 October 2019 to initiate a trial for complimentary timed parking in the CBD between 2 December 2019 and 31 January 2020 as part of the holiday period.

At the Council Meeting held on 21 April 2020, Council resolved to provide permanent complimentary timed off-street parking within the CBD at seven Council-owned off-street car parks. This resolution aimed to provide the community with an ongoing complimentary parking solution in close proximity to high demand areas, that would result in economic and social benefits for the Shepparton CBD while minimising the financial impact to Council and, ultimately, ratepayers.

The seven off-street car parks included:

1. Maude / Nixon Streets;
2. Edward Street;
3. Fryers Street;
4. Stewart Street;
5. High / Rowe Streets;
6. Welsford Street/Wyndham Mall Car Park; and

7. Welsford Street.

At the Council Meeting held on 18 August 2020, Council resolved to consider the Fraser Street/West Walk Car Park as an off-street car park, and to be included in the complimentary timed off-street car parking initiative. Council has received complaints about overstaying in these car parks and has had to ramp up enforcement in these areas. The location of Council's complimentary off-street car parks is shown on Figure 3.



Figure 3: Shepparton CBD off-street car parking map.

In late 2020, Council once again provided complimentary parking in the CBD between 1 December 2020 and 31 January 2021, under delegation from Council's Executive Leadership Team owing to the commencement of the 2020 Council election period.

On 30 September 2021, the Parking Reference Group requested that Council consider an extension to the complimentary timed parking arrangement in the eight Council-owned car parks over the festive period in recognition of the ongoing impacts of COVID-19 and to provide a much-needed boost to trade within the CBD. The Parking Reference Group recommended that the extended initiative commence on 1 November 2021 and conclude on 28 February 2022.

Given the severe economic impacts of the rolling COVID-19 lockdowns, particularly on the retail and hospitality sectors, Council resolved at the Ordinary Council Meeting held on the 19 October 2021 to provide complimentary timed parking in the CBD between 1 November 2021 and 28 February 2022. This was intended to support an increase in visitation and shopping, and, ultimately, assist in the economic recovery of the CBD following the end of formal COVID-19 lockdowns and the general reopening of Victoria's economy.

At the Council Meeting held on 15 February 2022, Council resolved to:

1. *at the conclusion of the complimentary timed parking in the Shepparton Central Business District (1 November 2021 to 28 February 2022) for Council owned on street car-parking spaces with only time limits applying (noting off street Council car parks are already complimentary) that a comprehensive report be completed on the merits of the initiative, with analysis on the financial cost to Council;*
2. *that this report based on the period of the aforementioned initiative is presented to Council no later than the May Scheduled Council Meeting for consideration for the 2022-23 Council Budget thus to allow for possible inclusion of options of future complimentary parking in the 2022-23 financial year; and*
3. *note that a media release be developed to explain to the public the finishing of this current initiative and the consideration of future complimentary car parking in the Shepparton CBD upon the aforementioned report being presented.*

Council officers have prepared this comprehensive report to analyse the merits of the complimentary parking initiative and the financial cost it had to Council. The report has utilised multiple data inputs to make an informed determination of the complimentary parking initiative that is suitable for consideration at a future ordinary council meeting. This includes a parking inventory and occupancy survey, and an economic transaction analysis.

Economic Transaction Analysis

To measure the economic impact of complimentary parking initiatives, Council officers commissioned an economic transaction analysis for Shepparton. This economic analysis was undertaken by Geografia Pty Ltd, which utilised a specialty tool called Spendmapp to measure electronic bank transaction data in the Shepparton area, see attachment. The data can be used to analyse the impacts of economic intervention and policy decisions.

Council officers commissioned Spendmapp data for the 2018, 2019, 2020 and 2021 holiday periods, and an overall trends analysis for 2019, 2020 and 2021. This is aimed to measure the economic impact that various changes to the parking regime in the CBD has had over the past four years. Council officers also commissioned a comparison with economic data to four other regional areas, which are listed in Table 1.

City	Population (2020 SA2 est.)	Parking Regime
Shepparton	52,529	Paid
Benalla	10,492	Complimentary
Bendigo	102,499	Paid
Horsham	16,736	Paid
Traralgon	28,436	Complimentary

Table 1: Comparable regional areas with complimentary and paid parking.

Results

The results show that on a local government area (LGA) basis, all cities and towns in the study had relatively similar spending trajectories between January 2019 and March 2022, and all areas had spending increases in the lead-up to the holiday period. Spending in Greater Shepparton increased an average of 1.6% per month between January 2019 and March 2022. This was in the middle of the spending increase range, with Bendigo and Horsham averaging a 1.9% increase per month, Latrobe (Traralgon) at 1.5% and Benalla at 1.4% per month, see Figures 4 and 5.

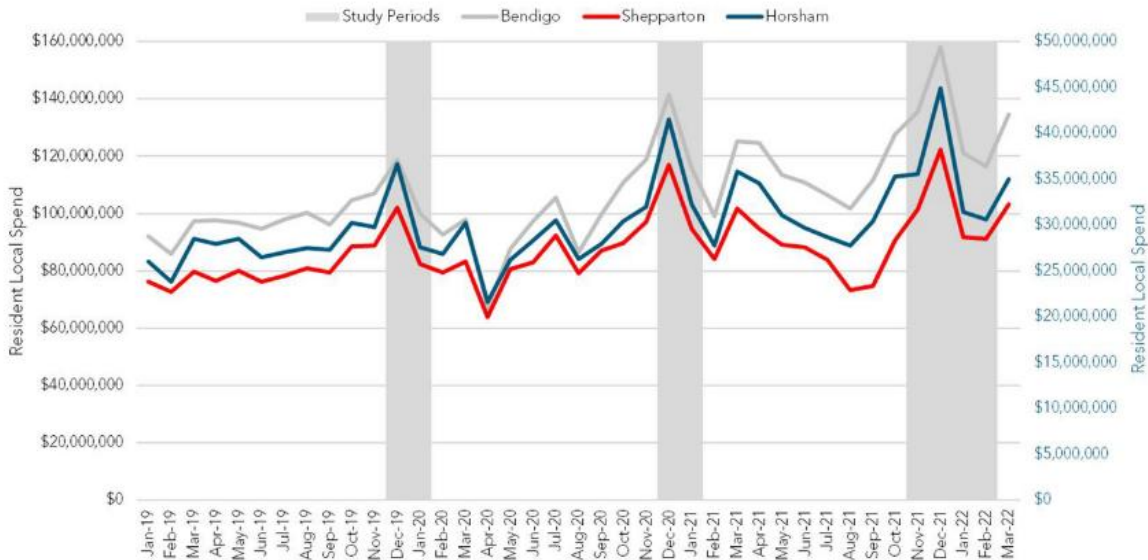


Figure 4: Comparative Total Local Spend (paid car parking).

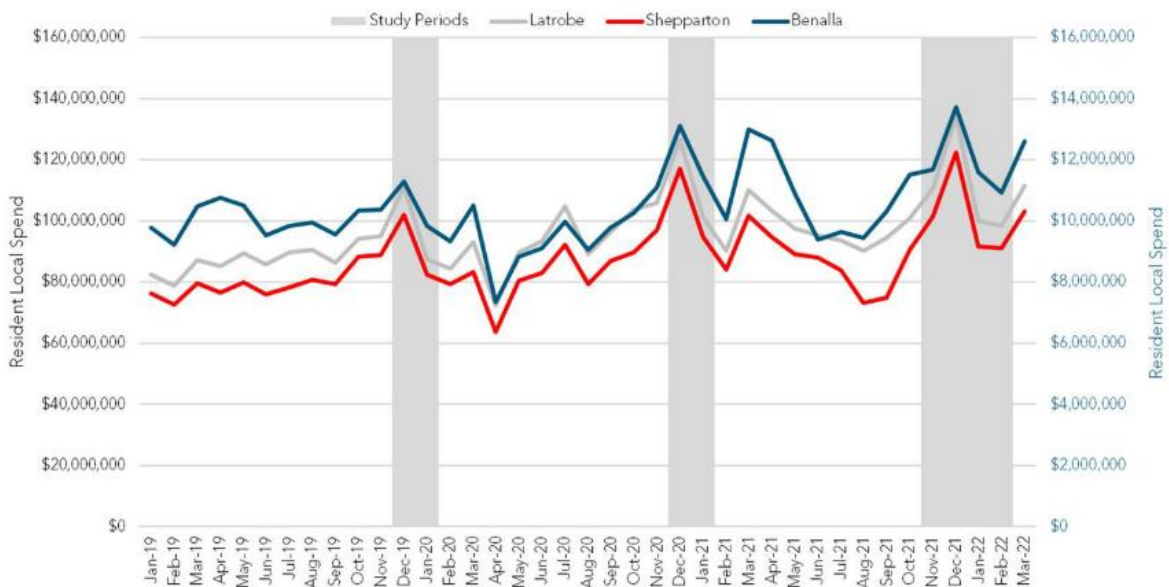


Figure 5: Comparative Total Local Spend (complimentary car parking).

The report then utilised financial modelling to identify any impact of complimentary parking by comparing the actual expenditure during the complimentary parking periods with a predicted expenditure trajectory for the same periods assuming paid parking had continued (the confidence interval). The modelling utilised Bendigo and Horsham (which have paid parking) as a control group for comparison, with Benalla and Traralgon (which have

complimentary parking) used as benchmarks to determine whether a switch from paid to complimentary parking in Shepparton had any discernible economic impact.

It should be noted that the modelling utilised economic transaction data for Shepparton Suburb (SSC), as shown in Figure 6. While the Shepparton CBD is the main commercial retail precinct in Shepparton, the modelling captured data from other areas including the Shepparton Marketplace. Due to data thresholds designed to protect merchant privacy, data must be aggregated to suburb level. While data at smaller geographical areas is possible (e.g. down to a single retail strip), this requires manual auditing to ensure the data thresholds are met, but it would require significant time and cost to calculate. For the purposes of this comprehensive report, undertaking such detailed modelling would be cost prohibitive and, given the findings of the standard report, futile.

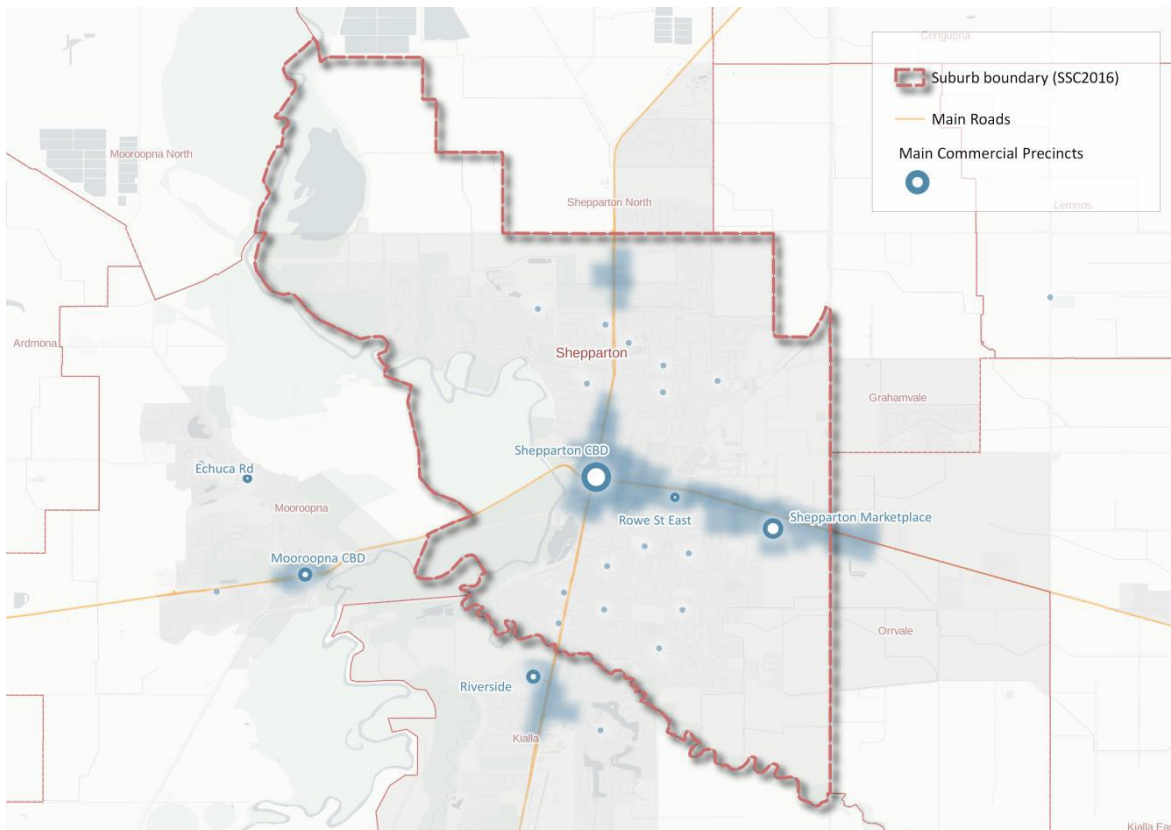


Figure 6: Shepparton (SSC) study area.

In terms of the December 2019 to January 2020 complimentary parking period, the results of the total local spend show that while there was a positive increase in spending in the week immediately preceding Christmas, the report notes that this was likely due to a random fluctuation in spending rather than a result of complimentary parking as the increase in spending is not sustained, see Figure 7.

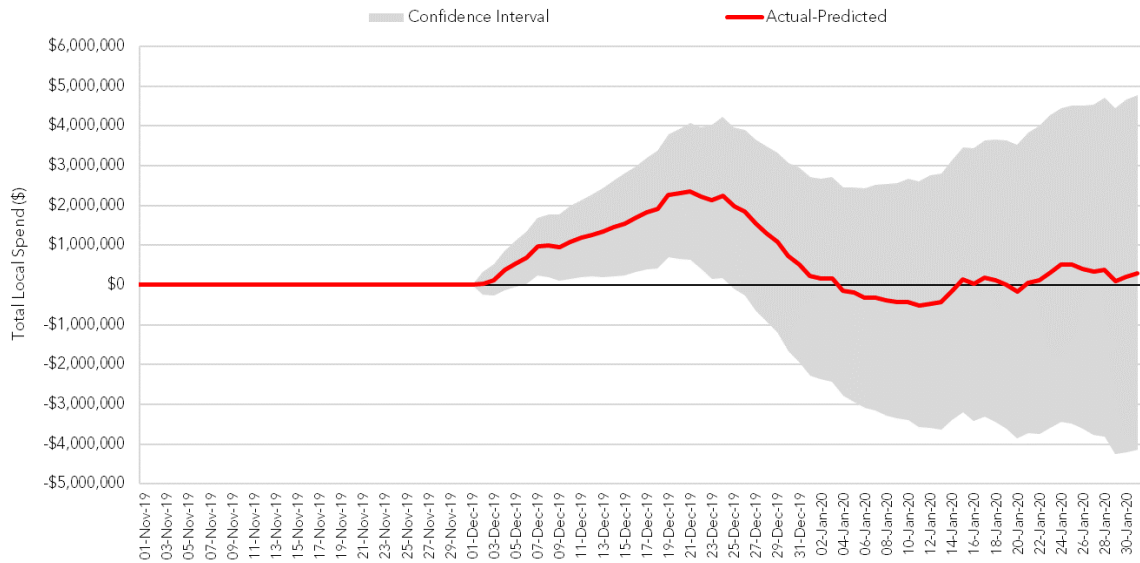


Figure 7: Shepparton total local spend December 2019 to January 2020.

For the December 2020 to January 2021 complimentary parking period, the change in spending was not significant and is likely due to random fluctuations, rather than a result of complimentary parking, see Figure 8.

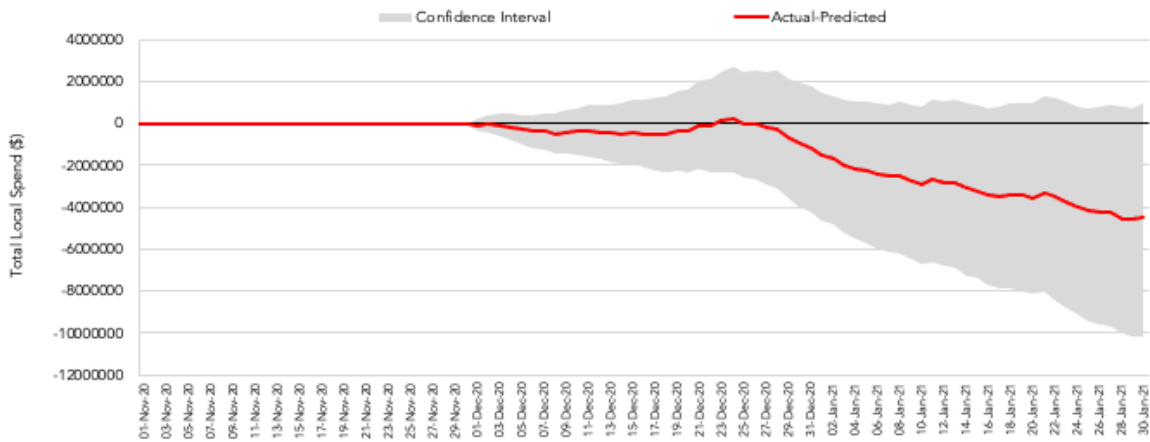


Figure 8: Shepparton total local spend December 2020 to January 2021.

For the November 2021 to February 2022 complimentary parking period, there was a positive increase in spending that continued for the entire car parking period, but is not statistically significant and is likely due to natural variability rather than as a result of complimentary parking, see Figure 9.

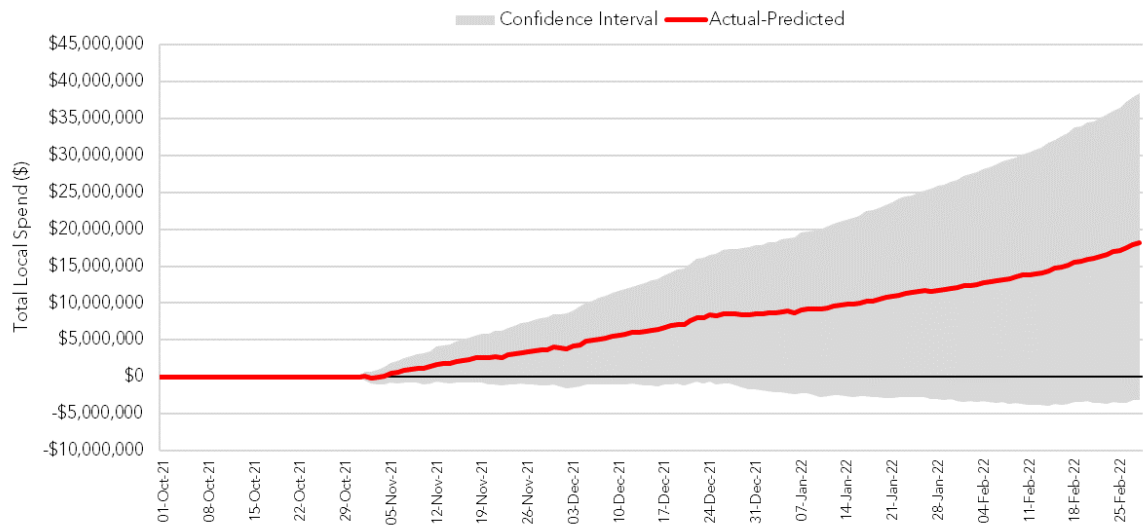


Figure 9: Shepparton total local spend November 2021 to February 2022.

However, when analysing the local spend for particular types of merchants present within the retail area examined, it is noted that five particular types of merchants enjoyed a positive impact on expenditure for one or all of the complimentary parking periods, specifically for:

- Department stores and clothing;
- Specialised and luxury goods;
- Specialised food retailing;
- Grocery stores and supermarkets; and
- Travel.

Department stores and clothing had a statistically significant impact on spending when the November 2021 to February 2022 complimentary parking period began, resulting in a cumulative impact of \$3.5 million, see Figure 10. Grocery stores and supermarkets had a statistically significant impact on spending during the December 2019 to January 2020 complimentary parking period, which resulted in a cumulative impact of \$352,000, see Figure 10.

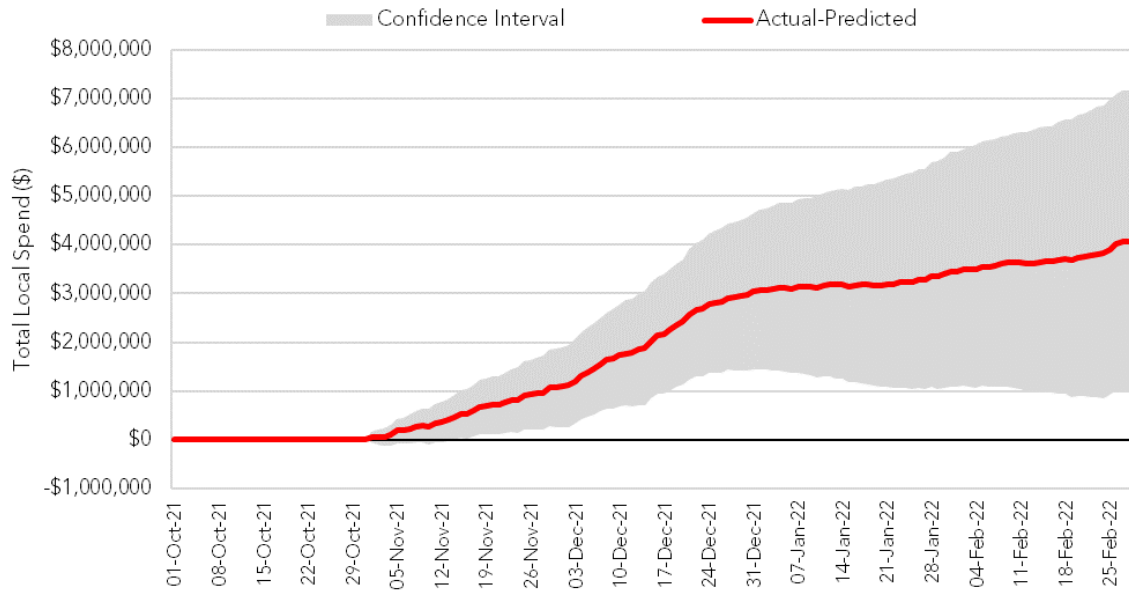


Figure 10: Department stores and clothing total local spend; November 2021 to February 2022.

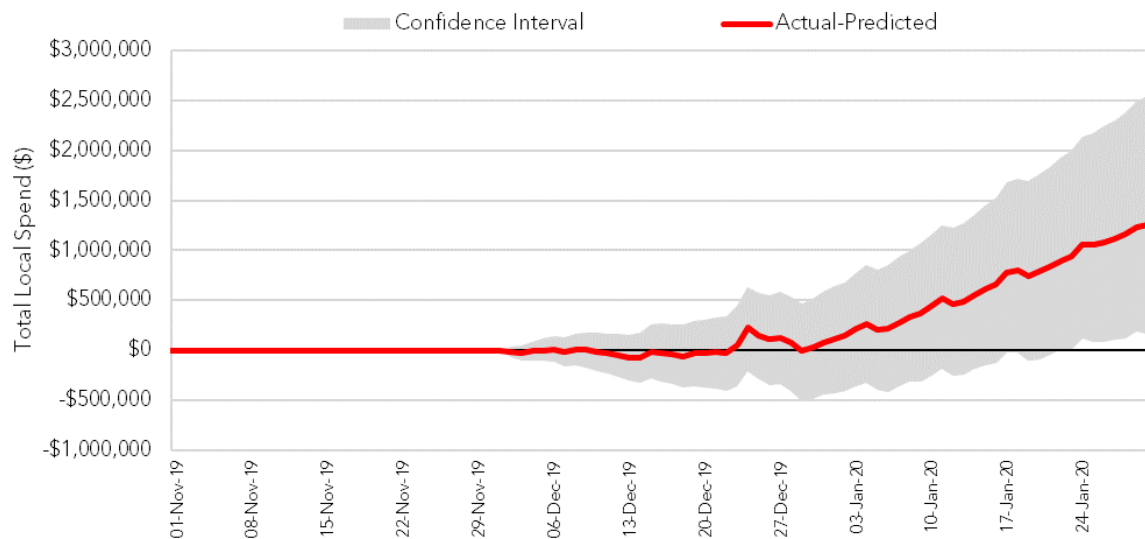


Figure 11: Grocery stores & supermarkets total local spend; December 2019 to January 2020.

Specialised and luxury goods had a statistically significant impact during all three complimentary parking periods, resulting in a cumulative spend of \$8.3 million, see Figure 12. Specialised food retailing had a statistically significant impact during the November 2021 to February 2022 complimentary parking period, resulted in a cumulative impact of \$1.6 million, see Figure 13. Travel had a statistically significant impact during the December 2020 to January 2021 complimentary parking period, with a cumulative impact of \$800,000, see Figure 14.

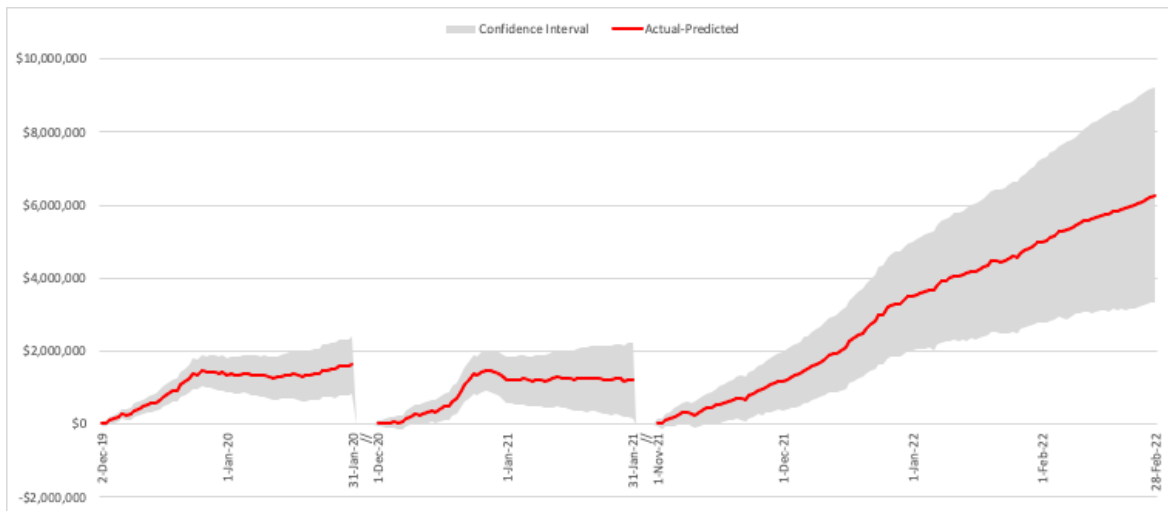


Figure 12: Specialised and luxury goods total local spend; all complimentary parking periods.

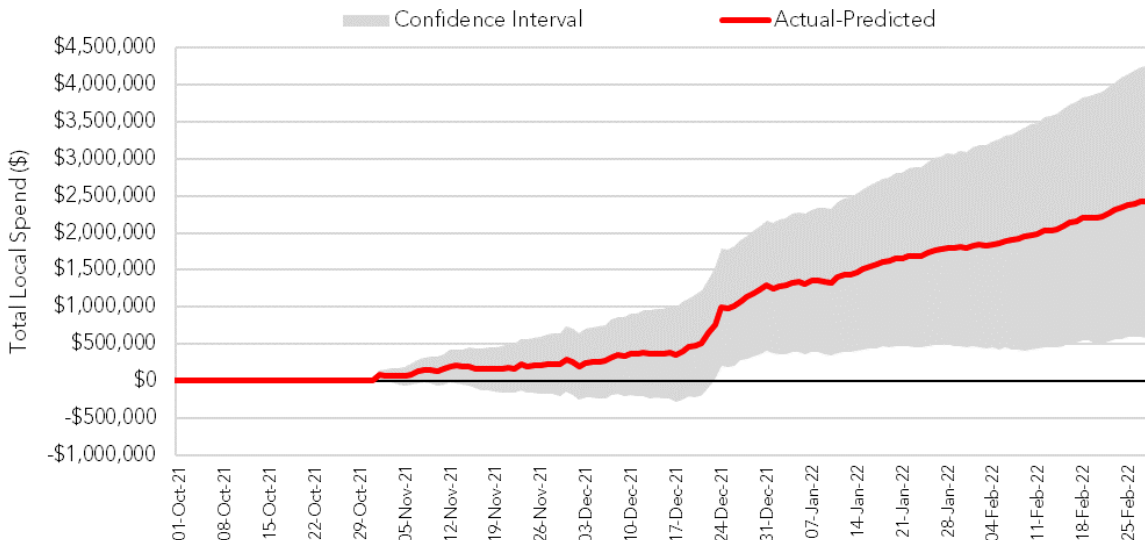


Figure 13: Specialised food retailing total local spend; November 2021 to February 2022.

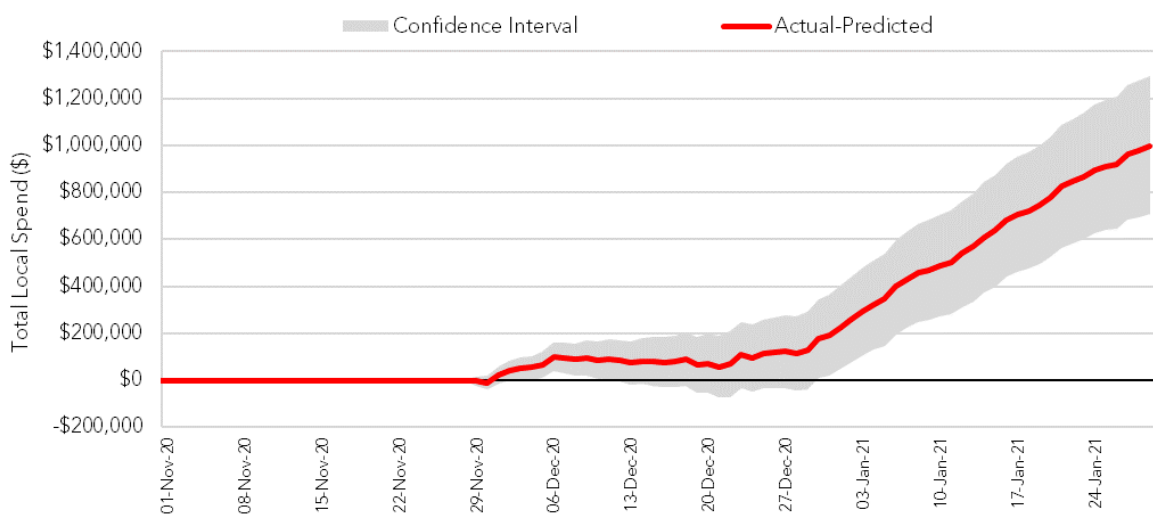


Figure 14: Travel total local spend; December 2020 to January 2021.

Overall, these types of businesses had a total positive cumulative impact of \$14.6 million across the three complimentary parking periods, which may be attributed to the introduction of complimentary parking.

The results demonstrate that particular types of businesses benefitted from the introduction of complimentary parking in the CBD. However, these businesses only represent a small fraction of the Shepparton economy, with the remaining businesses not seeing any significant impact as a result of the introduction of complimentary parking. Overall, the spending trajectories in Shepparton were similar to the comparable regional cities and towns that had both paid and complementary parking regimes, regardless of whether or not complimentary parking had been introduced in the CBD.

The report also notes that any foregoing of parking revenue from the complimentary car parking initiative will incur an opportunity cost to Council that could have instead been used to implement more comprehensive local economic development initiatives that could support all merchant types, including those that did not benefit from complimentary car parking.

Parking Inventory and Occupancy Survey

To understand how parking within the Shepparton CBD is being utilised on a daily basis, Council officers commissioned a parking inventory and occupancy survey. Undertaken by Real Time Traffic Pty Ltd, the survey provides Council with up-to-date information on the type of parking spaces and associated restrictions in the CBD, and how they are being utilised on a daily basis.

The car parking inventory and occupancy survey was undertaken on 7 April 2022 between 9am and 5pm on an hourly basis, and included monitoring of all on-street car parking spaces, and all Council-owned off-street car parks within the CBD.

Results

With regard to on-street car parking, utilisation throughout the day was highest in areas peripheral to the CBD, where all-day parking restrictions are in place. This includes areas bounded by Knight Street to the north, Harold Street to the east, Fryers Street to the south and Maude Street to the west. On-street parking utilisation was also high in areas adjacent to major businesses or institutions in the CBD. This includes Marungi and Nixon Streets adjacent to Council offices; sections of Wyndham and Maude Streets close to the Maude Street Mall; Stewart and North Streets adjacent to GOTAFE and La Trobe University; sections of Vaughan and Ashenden Streets close to Coles and Kmart; and Welsford Street adjacent to the Shepparton Law Courts and surrounding businesses. These car parks had high utilisation which were close to or at capacity for some portion during the day.

Other areas of the CBD also had high on-street utilisation but with sufficient spare spaces available, which could be reflected in the higher turnover of vehicles in these areas. This included sections of Fryers Street, High Street and Corio Street. Other on-street car parks in the CBD had either low or medium utilisation throughout the day with a number of spaces vacant. The results for on-street car parking spaces in the core of the CBD can be found on Table 2.

Street Name	Between	Total Spaces	Peak Occupancy	Percentage
<u>Nixon</u>	Welsford - Corio	132	81	61%
<u>Edward</u>	Maude - Corio	33	15	45%
<u>Fryers</u>	Welsford - Corio	139	112	81%
<u>Stewart</u>	Maude - Corio	3	4	133%
<u>High</u>	Welsford - Corio	60	43	72%
<u>Rowe</u>	Maude - Corio	20	6	30%
<u>Vaughan</u>	Welsford - Corio	124	104	84%
<u>Corio</u>	Vaughan - Nixon	205	82	40%
<u>Maude</u>	Vaughan - Nixon	120	99	83%
<u>Wyndham</u>	Vaughan - Nixon	96	68	71%
<u>Welsford</u>	Vaughan - Nixon	110	77	70%

Table 2: Occupancy Survey results for on-street spaces

Off-street car parks that had no parking restrictions were highly utilised throughout the day, with the Nixon/Marungi Streets, Hoskin Street, Ashenden Street and Vaughan Street (both concrete and gravel) close to or at capacity for more than two hours during the day. These spaces are likely utilised by staff of adjoining businesses.

Timed off-street car parks that were close to prominent activity areas and businesses including the Maude Street Mall and the Fryers Street area attracted high usage throughout the day, particularly during the late-morning, and early afternoon trading and lunch periods. These car parks included the Maude Street, Nixon Street and Edward Street; Edward and Fryers Streets; Fryers Street; Stewart Street; Welsford Street / Wyndham Mall; and the Fraser Street and West Walk Car Parks.

Several off-street car parks had sufficient spare capacity with the High and Rowe Streets, and the Welsford Street (opposite Council offices) car parks only reaching half-capacity throughout the day. The results for off-street car parks in the core of the CBD can be found on Table 3:

Car Park	Total Spaces	Peak Occupancy	Percentage
<u>Maude Street, Nixon Street & Edward Street</u>	68	53	78%
<u>Edward Street and Fryers Street</u>	39	25	64%

<u>Fryers Street</u>	34	26	76%
<u>Stewart Street</u>	28	26	93%
<u>High Street and Rowe Street</u>	127	66	52%
<u>Welsford Street Wyndham Mall</u>	26	23	88%
<u>Fraser Street and West Walk</u>	29	24	83%
<u>Welsford Street opposite Council offices</u>	86	44	51%

Table 3: Occupancy results for off-street car parks

The results demonstrate that the parking regime is operating as intended at creating turnover in high-demand areas utilised by customers, and allocating all-day parking spaces on the periphery of the CBD in lower demand areas for staff members and long-stay visitors that are being well-utilised. It is noted that while parking in some high demand areas is close to or at capacity other areas are underutilised and that there are sufficient spaces to meet parking demand in the CBD as a whole, which is reflective of the results of earlier parking occupancy surveys conducted to inform the Parking Strategy.

Chamber of Commerce Survey

During the November to February complimentary parking period, the Shepparton Chamber of Commerce and Industry undertook a survey of traders and customers in the CBD regarding the complimentary parking period, see attachment. Overall, a total of 32 businesses and 355 customers completed the survey.

The results of the survey were positive about the complimentary parking with shoppers being largely satisfied about their experience in parking in the CBD, and businesses reporting a positive increase in sales and an increase in visitors. The survey concluded that both customers and business would like to see complimentary parking continue indefinitely.

While Council officers note the community feedback for the complimentary parking period, the results of the survey have not been considered in formulating the recommendations of this report. Council officers believe that the methodology and structure of the survey skewed respondents to favour a permanent complimentary parking regime. It is noted that the survey did not provide for any discussion on the existing paid parking regime.

Financial Data

The Council has adopted the Revenue and Rating Plan 2021-25 which stipulates that Council, where it can easily identify the user, will apply user fees and charges for that service. Parking fees are one of those examples.

The removal of paid on-street paid parking will have major financial implications for Council through the loss of revenue from parking fines and the direct financial cost to Council of administering the parking regime. For example, Council officers estimate that the introduction of complimentary car parking in the CBD for the 2022/2023 financial year will cost Council between \$579,000 and \$838,000 in lost income from on-street parking revenue. Income from infringements is also likely to be significantly reduced as the majority of fines issued by parking officers are for failure to pay and only matters of parking non-compliance such as overstay can be enforced. It is estimated that this will result in an

additional \$538,000 in lost income from failure to pay infringements in the 2022/2023 financial year.

Using the higher of the range of lost parking fee income, which includes pre-COVID-19/Maude Street Mall Works, the estimated 2022/2023 impact of providing complimentary parking for the whole financial year on Council revenue from lost parking fees and infringements is \$1,376,000.

It is also estimated that Council has lost \$521,705 in income from the complimentary parking initiatives in the 2019/2020, 2020/2021 and 2021/2022 holiday periods. In addition, the information above must also be considered in light of the introduction of complimentary off-street car parking in the CBD from July 2020, which costs Council \$250,000 per year in lost revenue; however, this loss of income has been accounted for in Council's budget.

Income and expenses generated from the parking regime are recorded in Council's Non-Discretionary Income (NDI) register, and any surplus generated is allocated toward relevant initiatives and capital works within the CBD. In recent years this has included the school crossing program, CBD holiday activities and live music, the accessible parking and pedestrian facilities program, streetscaping and the CBD place manager operations. Should on-street complimentary parking be introduced, the income allocated to the above-mentioned initiatives would be lost and the NDI balance will be depleted over time.

Sporadic complimentary parking initiatives risk undermining the purpose of Council's CBD parking regime to provide sufficient turnover of vehicles for customers in high-demand areas. Council officers have noted an increase in overstays during complimentary parking periods and Council has received complaints from some traders of overstays in certain areas. It is more difficult to enforce a complimentary parking regime as it takes longer to establish and enforce an infringement for overstay.

As there is no proof to establish the starting time for when a parking spot has been occupied, parking officers can only utilise a manual mark-up method (chalking tyres) to enforce for overstay. This method is highly inefficient, time consuming, and prone to sabotage as drivers can rub, or obstruct the marks on their vehicle. As a result, this enforcement method only captures 1 – 2% of all overstays; leading to an increase in non-compliance for overstay, and a further decrease in lost revenue from infringements.

For a complimentary parking regime to encourage turnover, a heavy enforcement program will be required with additional staff resources and potentially new technology. At a minimum, this will require an additional full-time parking officer and a vehicle. While this will result in improved compliance and turnover for customers, a heavy enforcement program will require Council to effectively subsidise the parking regime from general revenue, which will need to be accounted for through either an increase in rates or a reduction in service provision in another area.

Any changes to the parking regime to introduce complimentary parking will incur additional costs to change all parking signage to reflect the updated parking arrangements. Council will also need to renegotiate the contract with the parking enforcement provider as the loss of income associated with parking infringements would not cover the cost of providing the contract. This will also add ongoing cost to Council.

It should be noted that in addition to the cost of lost income, there is still ongoing expenditure associated with administering Council's parking regime regardless of paid or complimentary parking. This includes administration and maintenance staff, administration of the parking enforcement contract, ongoing maintenance (including signage and tree trimming to ensure signs are visible), costs in relation to the enforcement of over stay and

safety matters, and costs associated with the cycle function of outstanding infringements with fines Victoria. The cost of parking maintenance alone is estimated to be \$112,814 per year which includes staff, vehicles and parking metre maintenance.

Warrnambool Case Study

Greater Shepparton City Council is not the only regional council in Victoria that considered the impacts and costs of providing complimentary car parking in the CBD. In early 2020, Warrnambool City Council experimented with complimentary parking to provide support to Warrnambool CBD retailers and businesses in response to the impacts of the COVID-19 pandemic. Warrnambool City Council initially resolved on 23 March 2020 to provide complimentary parking in the Warrnambool CBD until 14 April 2020. At a Special Council Meeting held on 8 April 2020, Warrnambool City Council resolved to extend the complimentary parking period until 30 June 2020.

Warrnambool utilises a paid parking regime in the CBD to ensure turnover in retail precincts and that customers are provided with parking opportunities near their desired destination. Any revenue gained from this parking regime is designed to fund the operation of local laws and renewal of infrastructure in the CBD.

Council officers from Warrnambool City Council noted that during the complimentary car parking period Council had received numerous complaints from traders about overstays in areas of high demand. Council officers note that enforcement in a complimentary parking regime is much more resource intensive and time consuming compared to a paid parking environment as it takes longer to establish the infringement, and is more difficult to enforce. Council officers note that a strong enforcement regime to maintain turnover is difficult to maintain unless funds were diverted from other areas of Council.

As a result of the issues mentioned above, at the Ordinary Council Meeting held on 6 July 2020, Warrnambool City Council resolved to reintroduce paid parking in the Warrnambool CBD from 20 July 2020, with some exemptions for some off-street car parks prior to 11am.

Shepparton CBD Car Parking Strategy 2020

The *Shepparton CBD Car Parking Strategy 2020* suggested a number of initiatives to improve the management of car parking within the CBD, which can improve the allocation and perception of parking availability. This can include the introduction of an 'all-in-one' parking phone-app that allows users to identify available spaces in a particular area and pay for parking. This can be developed in conjunction with parking sensors that monitor parking space occupancy in real time. This also has the benefit of improving parking enforcement to increase turnover of vehicles and informing any further changes to the parking regime in the Shepparton CBD with objective and relevant data.

Council has obtained an estimated quote for the installation of 1,500 underground sensors to be installed in Council-owned CBD car parks. If Council chooses to lease these sensors, it would cost \$412,500 per annum. If Council buys the sensors outright it would cost \$795,000, plus \$135,000 for support, per annum. Should Council decide to introduce parking sensors as part of the implementation of the Parking Strategy, it will need to be accounted for in a future budgetary process.

There are also options to improve the parking experience utilising the existing PayStay app, which can include giving shoppers in the CBD discounted or complimentary car parking by redeeming receipts after having shopped in the CBD. Other initiatives include the introduction of credit card payment facilities on ticket meter machines, a review of variable pricing structures for parking in particular areas, and the introduction of new and dynamic wayfinding signage. The Parking Strategy also recommended specific changes to time zones in certain areas.

However, due to the uncertainty regarding the implementation of complimentary car parking, Council officers have not scoped or implemented many of the actions from the Parking Strategy. There is a significant risk that any major changes to the CBD car parking regime, including the introduction of complimentary car parking, may undermine the findings and recommendations of the Parking Strategy, and may require a new Parking Strategy to be prepared at significant cost and time to Council.

The results of the comprehensive car parking report indicate that the existing parking regime in the Shepparton CBD is operating as intended; by allocating paid and timed parking in areas of high demand to create sufficient turnover for businesses and customers, and allocating complimentary or all-day parking in off-street car parks or in lower demand areas to cater for staff members or long-stay visitors. The evidence presented in this report indicates that the complimentary parking trials over the past three years did not result in a significant uptake in economic activity in the CBD and were undertaken at a significant cost to Council though loss of revenue.

Based on the outcomes of this comprehensive report, Council officers do not recommend altering the existing parking regime to introduce complimentary car parking in the CBD for anything longer than one month per year or on a permanent basis, as it will result in negligible economic benefits at significant cost to Council through loss of revenue, and ongoing expenditure for parking enforcement and maintenance. This may result in a reduction in Council-provided services or an increase in rates to cover any revenue shortfall.

It should be noted that the existing parking regime in the CBD continues to provide complimentary parking options in Council-owned off-street car parks, many of which are situated in high-demand areas in the CBD. The provision of complimentary off-street parking is already accounted for in Council's expenditure and will not result in any additional loss of income for Council. The Parking Strategy supports one month of complimentary car parking in the CBD over the holiday period, which is largely consistent with the complimentary car parking initiatives in the CBD over the past three financial years.

The provision of the paid parking regime in the CBD is also consistent with Council's adopted *Revenue and Rating Plan 2021-2025*, which states that Council will charge fees for the use of community infrastructure when Council can easily identify the user.

It is recommended that Council continue to support the existing paid and timed car parking regime in the CBD to ensure the efficient turnover of vehicles in the Shepparton CBD and balance the financial interests of Council.

Council Plan/Key Strategic Activity

INFRASTRUCTURE and TECHNOLOGY

We will focus on the planning of our region's requirements to enable delivery of technology and infrastructure to meet the current and future needs of the community.
4.9 Reliable, efficient, affordable and accessible transport.

Risk Management

There are no specific risks associated with the recommendations for this report.

There is a risk that if Council was to adopt complimentary parking in the CBD for anything more than a one month period per year, it will strain Council's financial resources and could create unexpected issues regarding parking management that will need to be rectified at considerable expense. There is also a risk that the Parking Strategy will be considered

obsolete and not fit-for-purpose, resulting in Council needing to undertake a new CBD parking strategy at considerable cost.

Policy Considerations

Complimentary parking for a one-month period is consistent with the *Shepparton CBD Car Parking Strategy*. The recent complimentary parking initiative was an extension of this recommendation to recognise the impacts of COVID-19. However, any fundamental long-term change to the car parking regime may undermine the findings and recommendations of the *Shepparton CBD Car Parking Strategy*, and undermine the role and function of the CBD car parking regime.

Financial Implications

Council has spent \$32,019 (excl GST) to prepare this report, which included the parking inventory and occupancy survey undertaken by Real Time Traffic Pty Ltd, and the economic transaction analysis undertaken by Geografia Pty Ltd.

The Council has adopted the Revenue and Rating Plan 2021-25 which stipulates that Council, where it can easily identify the user, will apply user fees and charges for that service. Parking fees are one of those examples.

If Council were to adopt complimentary parking for the CBD, it would have major financial implications for Council, which is expected to cost between \$579,000 and \$838,000 per year in lost revenue from parking fees, and \$538,000 in lost revenue from infringements. This will result in a total loss of income to Council of \$1,376,000.

Any loss of income from parking will have an impact on Council's Non-Discretionary Income (NDI) register, which is used to fund the school crossing program, and CBD related promotional initiatives and infrastructure works. This loss would need to be accounted for, which may require either a reduction in services elsewhere within Council or an increase in rates to cover the shortfall.

There will also be additional financial implications for increasing parking enforcement to maintain parking turnover in the Shepparton CBD, changing parking signage in the CBD, and renegotiating the parking enforcement contract.

Legal/Statutory Implications

There are no legal or statutory implications associated with this report. It should be noted that any resolution to further extend complimentary parking may trigger costs in renegotiating Council's contract with the parking enforcement provider.

Environmental/Sustainability Impacts

There are no environmental or sustainability impacts associated with this report.

Social Implications

There are no social implications associated with this report.

Economic Impacts

The supporting background reports prepared for this Council Report have indicated that the introduction of complimentary parking in the CBD has not resulted in any significant economic impact. While some traders may benefit from the introduction of complimentary parking, it will be undertaken at significant cost to Council. This would jeopardise existing local economic development initiatives that benefit all types of traders in the CBD, including those who did not benefit from complimentary parking.

Consultation

The development of the *Shepparton CBD Car Parking Strategy 2020* was informed through one-on-one meetings and workshops with representatives from key stakeholder organisations were conducted. This includes the Shepparton Chamber of Commerce and Industry, Department of Transport, La Trobe University, and the Shepparton Show Me Committee.

As this report is an audit on Council's complimentary parking initiative and is presented for the Councillors' information, no specific consultation has occurred for the preparation of this report.

Strategic Links

a) Greater Shepparton 2030 Strategy 2006

Topic: Economic Development

Theme: Retail/Commercial Centres

Objective 2: To develop the Shepparton CBD as a regional centre for commerce and entertainment.

Objective 4: To have a hierarchy of viable commercial/retail centres by retaining local and visitor spending within the municipality.

Topic: Infrastructure

Theme: Traffic and Transport Systems:

Objective 6: To ensure the safety and efficient functioning of the roads for a variety of users.

b) Other strategic links

Shepparton CBD Strategy 2008

Greater Shepparton Commercial Activity Centres Strategy 2015

Shepparton CBD Car Parking Strategy April 2020

Conclusion

Following the Council resolution at the Ordinary Council Meeting held on the 15 February 2022, this report provides a comprehensive analysis on the merits of the complimentary parking initiative undertaken from 1 November 2021 to 28 February 2022 and analyses the financial cost to Council.

The economic analysis demonstrated that while some categories of businesses benefitted from the introduction of complimentary parking in the CBD, the overall change in spending in Shepparton was not statistically significant, and followed similar trajectories to comparable regional cities that had both paid and complimentary parking regimes.

The purpose of the CBD paid parking regime is to stimulate activity in the CBD by providing paid and timed parking in prime high-demand areas to ensure there is sufficient turnover of vehicles for customers, and allocating complimentary, timed or all-day parking in off-street car parks or in lower demand areas to cater for staff members and long-stay visitors. The results of the CBD car parking inventory and occupancy survey demonstrate that the parking regime is functioning as intended.

Any change to introduce complimentary parking in the CBD for more than the recommended one-month period will have major financial implications for Council through the loss of revenue from parking fines and the direct financial cost to Council for changing the administration of the parking regime. Any loss of revenue will need to be accounted for by other means, which may include cuts to other Council services and initiatives.

It is recommended that Council continue to support the existing paid and timed car parking regime in the CBD to ensure the efficient turnover of vehicles in the CBD and to balance the

financial interests of Council. It is also recommended that Council re-iterate its support for the adopted Parking Strategy, which will allow Council officers to focus on the implementation of parking and other economic initiatives that will support all traders in the CBD.

Attachments

1. Shepparton CBD Complimentary Car Parking Comparative Impact Analysis 11 March 2022 [**12.4.1** - 15 pages]
2. Shepparton Chamber of Commerce - Complimentary On-Street Timed Parking - Traders' Survey March 2022 [**12.4.2** - 5 pages]
3. Shepparton Chamber of Commerce - Complimentary On-Street Timed Parking - Shoppers' Survey March 2022 [**12.4.3** - 6 pages]

12.5 Climate Emergency Action Plan

Author	Climate Change Officer
Approved by	Director Sustainable Development
Purpose	For Decision by Council

Disclosures of Conflict of Interest in Relation to this Report

Under section 130 of the *Local Government Act 2020* officers, delegates and persons engaged under a contract providing advice to Council must disclose any conflicts of interests.

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

RECOMMENDATION

That the Council

1. **acknowledge the feedback from public consultation and subsequent amendments to the draft plan as attached; and**
2. **adopt the Our Climate Safe Future - Climate Emergency Action Plan as attached.**

Executive Summary

At the March 2020 OCM, Greater Shepparton City Council declared a Climate Emergency and resolved to develop a Climate Emergency Action Plan, with the purpose of laying out a roadmap for action including Council's role and resourcing required to support the community to mitigate and adapt to the current and projected impacts of climate change.

Our Climate Safe Future is underpinned by a strong partnership approach between the community and council, and supported by science-based evidence. This Action Plan builds on the work that Council and the Greater Shepparton community are already doing to reduce emissions, to prepare the region for a changing climate and to maximise opportunities for a prosperous future under a decarbonised economy.

Following public consultation, 6 new actions were added to the Action Plan, along with other minor changes. Seventy-eight actions falling under four strategic priorities are listed in the implementation plan, each identifying primary benefit, co-benefits, timeframes for implementation, scale of impact and resource intensity.

The following report will be accompanied by a presentation explaining Our Climate Safe Future in detail.

Report Detail

Background

Following the March 2020 Climate Emergency Declaration and setting of 2030 Zero Emissions target, Council responded by initiating the development of a Climate Emergency Action Plan and 2030 Zero Emission Plan.

Our Climate Safe Future - Greater Shepparton's Climate Emergency Action Plan (CEAP) has used a partnership approach with the community to identify Council's climate mitigation and adaptation actions to support the community to make the most of the opportunities of climate change such as advocating to greater policy certainty and investment as we transition to a decarbonised economy while increasing resilience to an unstable climate.

The following steps have been undertaken for development of the CEAP:

1. Development of a Climate Emergency Communication and Engagement Strategy;
2. Appointment of climate specialists Ironbark Sustainability to develop the CEAP;
3. Appointment of a Project Steering Group (community members);
4. Development of an Internal Working Group (council officers from various departments);
5. Development of a series of discussion papers to inform consultation with focus groups;
6. Identified targeted Focus Groups to inform the development of the draft CEAP;
7. Conducted targeted consultation with all focus groups to develop the CEAP and actions;
8. Development, review and design of Draft CEAP and its actions;
9. Public consultation; and
10. Consideration of feedback and review of the plan and its actions for development of the final plan along with the Conversation Report

Development of the draft CEAP

The draft CEAP was developed using a science-based approach, utilising evidence on Goulburn Region Climate Predictions, the snapshot (<https://snapshotclimate.com.au/>), of our region along with known and predicted risks of crossing the safe climate threshold of 1.5°C.

This Action Plan will help Council and the community to guide response to climate change and ensure a climate safe for our municipality. Actions within this Plan have built on the work that Council and the community are already undertaking to reduce community carbon emissions within our region. The plan also ties with other local and regional strategies such as the GMID Resilience Strategy, Hume Regional Adaptation Strategy and Goulburn Broken CMA Regional Catchment Strategy.

To ensure local relevance and support, council conducted targeted community consultation to develop the draft CEAP. This includes a series of workshops with the community and industry focus group, with the purpose of identifying a broad range of informed and concise list of impacts, issues, limitations, expectations and opportunities to develop realistic and effective actions for Council's role in supporting the community on climate action.

A steering group (community) and an Internal working group (council officers) were appointed, who met at least once a month to guide the development of the CEAP and its actions including identifying stakeholders, consultation strategies and detailed review of the CEAP.

Further stakeholder meetings were held with representatives of Yorta Yorta Nations Aboriginal Corporation and the youth of Greater Shepparton to ensure the involvement of broader community.

Public Consultation

Council endorsed the Draft Climate Emergency Action Plan for public exhibition at the Ordinary Council Meeting on 15 February 2022. Consultation took place from 17th February to 25th March 2022 for a period of five and half weeks.

The Sustainability and Environment team have undertaken comprehensive consultation with the local community to maximise the accessibility of the consultation. Officer attended meetings (including with power point presentations), including:

- 7 small town community meetings,
- 12 community group sessions (including committees)
- 2 Agency presentations
- 7 feedback box locations (postcards)
- 5 pop up stalls in community events.

Many organisations, groups and clubs were contacted/invited for presentations and to submit a response.

For further information on community consultation, refer to the consultation section of this report.

Consultation outcomes

125 formal submissions were received. Of these, 458 separate comments have been considered, and several informal comments at the community meetings and presentations.

It is important to note that this consultation coincided with 2 other major Council community consultation activities that took a significant amount of community focus:

- Waste consultation – 4000 responses
- Nixon and Maude Street Affordable Housing – 750 responses

Feedback type	Number of responses
Online long survey	42
Online short survey	8
Postcards	69
Email response	6

Below is a list of main themes that emerged through public feedback. Many of these key themes are related to actions already included as part of the CEAP.

- More promotion and infrastructure to support public and active transport.
- Council support for community groups.
- Council to be leaders, practice what they preach, form collaborations and partnerships.
- Promote local produce, buying local.
- Community Education and access to information on sustainability, climate change, waste, and behaviour change.
- Use science wherever possible to back up actions.
- Promote available state and federal government rebates and funding opportunities for residents.
- Solar for the community – on residential roofs, or through community owned renewables.
- Planting more trees and enhancing natural environment (shade, habitat, aesthetics).
- Measurement and reporting on the 2030 net zero target.
- Support in the agricultural sector.
- A small number of comments were not supportive of the CEAP.

The below graphs are from long survey respondents, collected through Shaping Greater Shepp.

Figure 1. More than 88.1% of respondents are already taking actions on climate change, which shows that these actions can be greatly benefited by Our Climate Safe Future.

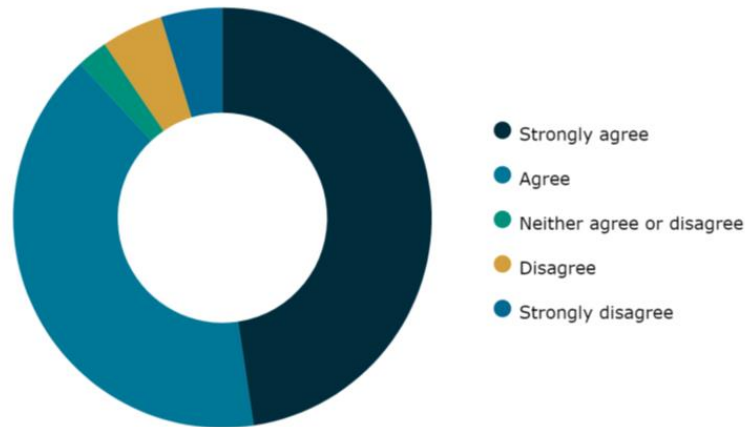


Figure 2. 83% of respondents reported they would be willing to take more actions if they had further opportunity. Some of these comments have highlighted the importance of the CEAP and actions such as reducing emissions, driving a circular economy, introducing sustainable transport and tree planting.

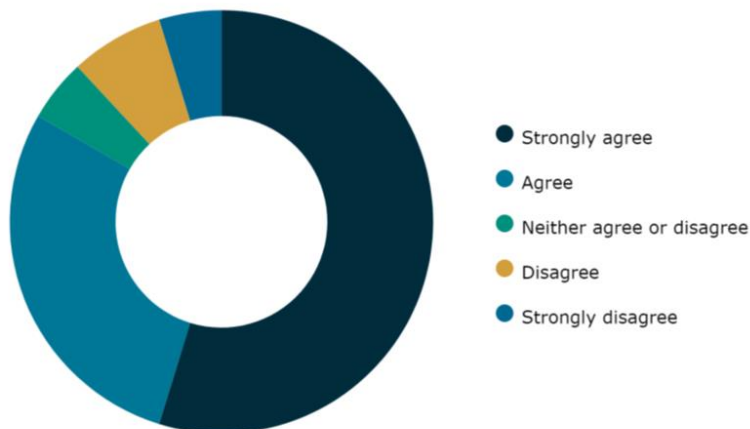


Figure 3. The below chart shows the level of concern for “How Concerned are you for the Youth and future generations of greater Shepparton?” from respondents:

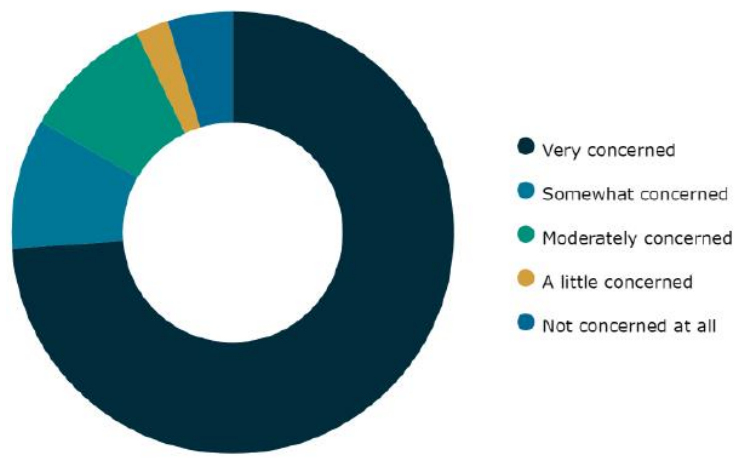
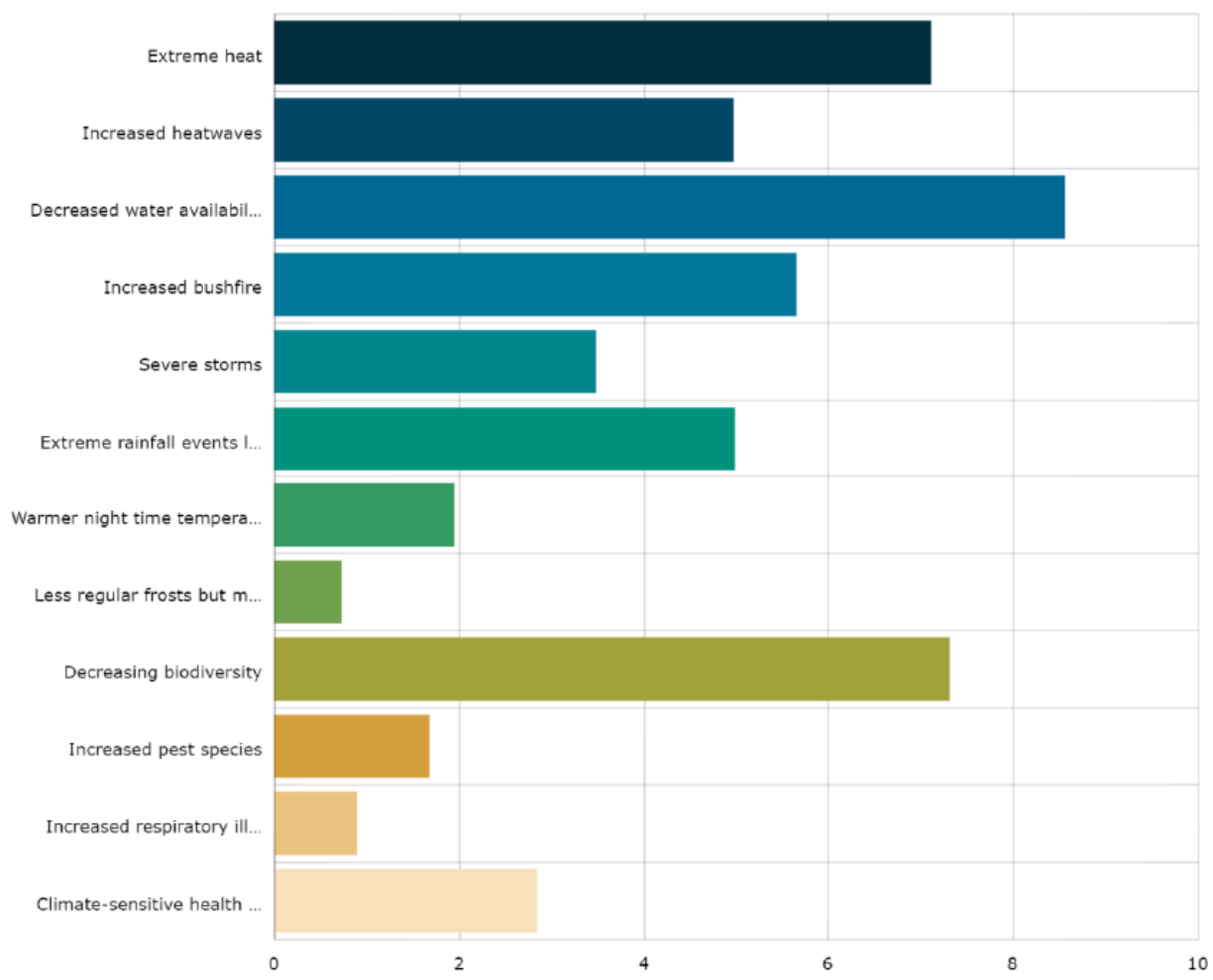


Figure 4. Respondents top 5 climate change impact concerns



Following public consultation, the CEAP Community steering group members and internal working group members (including responsible teams/officers) were briefed on the outcomes.

As a result of the public and above consultation, a number of amendments and additions to the CEAP including 6 new actions were incorporated into the final plan.

A comprehensive Conversation Report (attached) has been developed to showcase all comments, from every format, including the changes made to final plan.

The CEAP will be reviewed in 2025 and will consider further updates based on the success of programs, Federal and State Government policy, funding opportunities, technology accessibility and other collaborative opportunities.

Council Plan/Key Strategic Activity

COMMUNITY LEADERSHIP

We will prioritise leadership in the community to celebrate our cultures, people and places that makes Greater Shepparton a unique, vibrant, diverse and liveable region.

1.7 Youth leadership is fostered, encouraged and embraced.

VIBRANT and DIVERSE ECONOMY

We will drive the visitor economy by growing visitor experiences and major events that provide employment and other opportunities to the community. Our economic development will focus on establishing a strong, adaptive, sustainable and thriving region supported by agriculture and a diverse range of industries.

3.10 Efficient land use planning to encourage and support future development.

3.11 Enhancing water security in our region.

INFRASTRUCTURE and TECHNOLOGY

We will focus on the planning of our region's requirements to enable delivery of technology and infrastructure to meet the current and future needs of the community.

4.7 Create a smart city.

ENVIRONMENT and CLIMATE EMERGENCY

We will prioritise our environment and take urgent action to reduce emissions and waste in order to protect public health and create a region that mitigates and adapts to climate change.

5.3 Council commits to supporting the establishment of a circular economy within Greater Shepparton.

5.4 Council commits to improving biodiversity and the natural environment within Greater Shepparton.

5.5 Council commits to working with our community to deliver climate safe future.

5.6 Reduce carbon emissions in our community.

5.7 Conserve and improve biodiversity and our natural environment, and protect and improve river health.

5.8 Support a circular economy and reduce waste to landfill.

5.9 Drive climate change mitigation and adaptation.

Risk Management

The risks of not taking immediate planning and action to address the threats, and take advantage of the opportunities of climate change far outweigh any risk of adopting the CEAP.

Risks	Likelihood	Consequence	Rating	Mitigation Action
Council loss of reputation through failure to implement CEAP	Likely	Major	High	Council adopt, implement and resource CEAP
Community not adapting to climate change	Likely	Major	High	Council adopt, implement and resource the CEAP
Greater Shepparton community emissions continue to increase	Almost Certain	Moderate	High	Council adopt, implement and resource the CEAP
Broader community not engaged in climate change issues and action	Possible	Major	High	Ensure effective resourcing and programs for awareness through adoption of the CEAP
Industry/agriculture not engaged in climate change issues and action	Possible	Major	High	Ensure effective resourcing and programs for awareness through adoption of the CEAP
Legal risks to Council if not reducing community climate change risk through failure to implement CEAP	Likely	Major	High	Council adopt, implement and resource the CEAP
Financial risks to Council through failure to implement CEAP	Likely	Major	High	Council adopt, implement and resource the CEAP

Policy Considerations

Sustainable Decision-Making Policy

1. Principles:

- a. Governance (Ethics), Social Equity and Justice (including community engagement)
Council is committed to ensuring our decision-making processes are open, transparent, inclusive and supportive of our communities.
- b. Natural Environment (Conservation and Enhancement)
Where possible, Council will enhance and conserve the natural environment in which we live.
- c. Efficient use of resources
Council is committed to adopting and facilitating the efficient use of resources and encouraging sustainable consumption and production. Council should be leaders in reducing energy usage and develop solutions that support the development of, and access to, affordable renewable energy.
- d. Urban Planning and Building Design

Council is committed to a strategic role for urban planning and design in addressing climate change, environmental, social, economic, health and cultural issues for the benefit of all.

e. Community Health and Wellbeing

Council is committed to protecting and promoting the health and wellbeing of our community.

f. Vibrant Local Economy (including sustainable Council operations)

Council is committed to creating and ensuring a vibrant and sustainable local economy that gives access to employment without compromising the sustainability of our environment.

g. Think Global Act Local (including partnerships)

Council is committed to recognising that our actions contribute to peace, justice, equity, sustainable development and protection of the planet at a local Level.

h. Address the Climate Emergency

Council is committed to ensuring resilient economy, infrastructure, environment and community into the future through planning and implementing actions and projects aimed at mitigating and adapting to climate change, including by achieving the 2030 Zero Carbon Emissions target and facilitating the Climate Emergency Action Plan.

Community Engagement Strategy

Social, economic and environmental problems can be complex. Local government working with the community can gain new sources of information, build a sense of joint purpose and increase the possibility of finding sustainable solutions.

Council Plan 2021-2025

Theme 5: Environment and Climate Emergency

4. Drive climate change mitigation and adaptation

Environmental Sustainability Strategy 2014-2030

1: Protecting and enhancing our natural assets (land and biodiversity)

2.3 Partner with, support and empower our community to increase the biodiversity values of private and public land.

2: Healthy, productive and sustainable water resources

2.3 Ensure that Council is prepared for flood events.

2.4 Utilise Council's planning and regulation powers to achieve healthy, productive, and sustainable water resources

2.5 Partner with, support and empower our community to achieve healthy, productive and sustainable water resources.

3. Using our resources wisely - climate change and energy efficiency

3.3 Encourage and attract innovative renewable and alternative energy industries/ businesses development within our municipality

3.4 Increase the energy efficiency of existing and new residential and commercial buildings across the municipality

3.5 Support our businesses, industries and residents to live more efficiently and sustainably.

3.6 Partner with Government agencies and regional stakeholders to support the establishment of sustainable agricultural practices.

3.7 Maximise partnership opportunities to reduce Council and community greenhouse gas emissions and respond to the opportunities and challenges of climate change

4: Using our resources wisely - Waste and resource efficiency

4.2 Provide (as far as practicable) best practice waste management services to the Greater Shepparton community

5: Sustainable development, planning and transport

- 5.1 Pursue best practice in sustainable development, planning, and transport.
- 5.3 Reduce the municipality's dependence on personal, fossil fuel powered transportation.
- 5.4 Embed Environmentally Sensitive Design (ESD) principles into all development, planning and transport activities within the City of Greater Shepparton.

Financial Implications

The Climate Emergency Action Plan will require financial support to implement, as most of the actions being dependent upon projects (plans and strategies) already in place, behavioural change activities and collaboration actions with other agencies/organisations. There are a number of actions which will be funded through external funding sources and collaboration with other organisations/ agencies.

The table below shows the draft 2022-2023 operational budget for CEAP actions.

	Approved Budget Estimate for this proposal ¹ \$	This Proposal GST Exclusive \$	Variance to Approved Budget Estimate \$	This Proposal GST Inclusive ² \$
Revenue	0	0	0	0
Expense	101,500	101,500	0	111,650
Net Total	101,500	101,500	0	111,650

¹ Budgets are GST exclusive

² For Contract Award reports the GST inclusive expense shall match the amount reported in the recommendation

Legal/Statutory Implications

Climate Change Act 2017:

- Councils are responsible for development and implementation of Municipal Public Health and Wellbeing Plans, which must consider impacts of climate change
- Subsection 17(2) states: In considering climate change, the relevant decision-maker must have regard to:
 - a. the potential impacts of climate change relevant to the decision or action; and
 - b. the potential contribution to the State's greenhouse gas emissions of the decision or action; and
 - c. any guidelines issued by the Minister under section 18.
- Subsection 17(3) specifies: In having regard to the potential impacts of climate change, relevant considerations are:
 - a. potential biophysical impacts; and
 - b. potential long and short term economic, environmental, health and other social impacts; and
 - c. potential beneficial and detrimental impacts; and
 - d. potential direct and indirect impacts; and
 - e. potential cumulative impacts.

Local Government Act 2020:

- 9(2)(c) Councils are required to promote the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks.
- 9(2)(b) Councils are required to give priority to achieving the best outcomes for the municipal community, including future generations.
- 9(2)(h) regional, state, and national plans and policies are to be taken into account during Council's strategic planning.
- 9(2)(i) Council must ensure its decisions, actions, and information are transparent.

Environmental/Sustainability Impacts

The implementation of the Climate Emergency Action Plan will ensure Council and Greater Shepparton community is taking actions to achieve Net Zero Emissions by 2030 (aspirational target), in line with IPCC guideline and to prepare the region for a changing climate.

Social Implications

The implementation of the Climate Emergency Action Plan will guide our community for actions that they can take to reduce emissions and transition to a more sustainable and climate safe future.

Economic Impacts

There will be an economic impact through the implementation of the Climate Emergency Action Plan. The plan led the way to reduce emissions and prepare for a climate safe future, and gives the local economy confidence that they will be supported if they transition to low emission products and services. Primarily, these actions are related to behaviour change activities that we already can see in the greater Shepparton community. Council will also collaborate with other agencies and organisations to ensure a climate safe future by transitioning to sustainable products and services. Local industries and agricultural sectors are already investigating opportunities and innovative solutions to move to a low emission economy and council has committed to facilitate and share its learnings to support businesses and community to have a better understanding of the benefits of these actions.

Consultation

Council endorsed the Draft Climate Emergency Action Plan for public exhibition at the Council Meeting on 15 February 2022. Consultation took place from 17th February to 25th March 2022.

Below table provides a summary of the submission types received throughout this phase of the Plan's development. A range of activities were scheduled to ensure that all stakeholders were provided with an opportunity to provide their input, as outlined in Table 1. Draft Plan Consultation Activities

Table 1. Draft Plan Consultation Activities

Activity	Purpose	Timing	Notes
<i>Shaping Greater Shepparton Webpage</i>	Provide project information including background, Climate Change related information, and the Draft Plan.	17 February-25 March	Council recognises that Climate Change is a complex and emerging topic for the wider community of Greater Shepparton, with many impacts and opportunities across many Council services.
<i>Long survey (online and hard-copy)</i>	To facilitate comments from the community	17 February-25 March	Roughly takes 15-20 minutes to complete. Comments were also received via email and post.
<i>Short survey (online)</i>	To facilitate comments from the community	17 February-25 March	Two open-ended questions.
<i>Postcards</i>	For residents to be aware of the opportunities to provide input into the finalisation of the CEAP and to facilitate comments from the community	17 February-25 March	Distributed in several smalltown locations with drop-box onsite

<i>Postcards - School students</i>	To enable school students to provide their feedback on the CEAP	17 February-25 March	Distributed in schools for collection by Council staff
<i>Community Presentation Sessions</i>	To provide information and enable discussion of issues between residents and Council officers, and to enable community members to provide in-person feedback on the draft CEAP	17 February-25 March	Supplemental to formal submissions, each presenter took notes on community feedback.
<i>Public Forum</i>	To facilitate community members to get together, have a face-to-face discussion and provide feedback.	9 March	Council facilitated an event for community to participate and provide and further discuss their feedback to the CEAP.
<i>Individual/Group Submissions</i>	To enable community individuals and groups to provide their feedback on CEAP	17 February-25 March	Targeted email invitations were sent out to individuals, sports clubs and community groups. Community provided few descriptive feedback.
<i>Organisation/Agency Submissions</i>	To enable organisations/agencies to provide specific technical feedback on the CEAP	17 February-25 March	Targeted email invitations were sent out to business groups and referral agencies. Significant input through related agencies and organisations.

Additional Promotion of the Community Consultation

Council used multiple methods to engage with key stakeholders and the broader Greater Shepparton community during the community consultation phase, including:

- 143 emails sent to various community groups, organisations, businesses, sporting clubs, inviting to provide feedback or request a presentation/attendance at a meeting
- The Shaping Greater Shepp webpage for the Climate Emergency Action Plan was updated with further information for the additional community consultation phase, including:
 - uploading of all relevant background reports and documentation
 - a Frequently Asked Questions sections answering the common recurring questions received regarding the Climate Emergency Action Plan
 - Information about how to make a submission or how to contact Council officers.
 - a registration box for Public Forum was created to help council to keep numbers in-line with COVID-Safe settings.
- Information on Council's website;
- Pop up stalls in Community Events such as Converge and Illuminate Festivals, Twilight stroll;
- Advertisements in the Shepparton News, Adviser;
- Radio Advertising on HIT FM and Triple M
- One FM Special Breakfast Radio Interview with local climate related leaders; and
- Social media promotion with a link back to Council's website;
- Media Release to media outlets for editorials

It is important to note that this consultation coincided with 2 other major items that took a significant amount of community focus:

- Waste consultation – 4000 responses
- Nixon and Maude Street Affordable Housing – 750 responses

Strategic Links

a) Greater Shepparton 2030 Strategy

- The Municipality will be smarter and more prosperous
- The Municipality will be More Aware of Climatic Change
- Environmentally Friendly Buildings
- The Municipality is Greener
- Working towards Zero Waste
- The Municipality will be More Energy Efficient

b) Other strategic links

- Environment and Climate Emergency
- Youth leadership is fostered, encouraged and embraced
- Provide a high-profile collaborative advocacy role
- Efficient land use planning to encourage and support future development
- Enhancing water security in our region
- Reduce carbon emissions in our community
- Conserve and improve biodiversity and our natural environment, and protect and improve river health
- Support a circular economy and reduce waste to landfill
- Drive climate change mitigation and adaptation

c) 2030 Zero Carbon Emissions Plan

d) Climate Adaptation Plan

e) Circular Economy Strategy

f) Environmental Sustainability Strategy 2014-2030

g) Greater Shepparton Public Health and Wellbeing Strategic Plan 2018 –2028

- Increase resilient energy practices to adapt to the impact of climate change

Conclusion

Greater Shepparton City Council has committed to acting urgently in a manner that supports a safe climate for our community – now and into the future. Adoption and implementation of the Climate Emergency Action Plan will provide a roadmap to address Council's Climate Emergency Declaration, and ensure the municipality is poised to take advantage of a decarbonised economy for a prosperous future.

Attachments

1. Final Greater Shepparton City Council Climate Emergency Action Plan 2022-2030 – Our Climate Safe Future (72 pages)
2. Conversation Report – Climate Emergency Action Plan

12.6 Strategic Cycling Corridors - Shepparton Railway Station to the Greater Shepparton Secondary College and Victoria Park Lake

Author Graduate Strategic Planner (Amendments)
 Approved by Director Sustainable Development
 Purpose For Noting

Disclosures of Conflict of Interest in Relation to this Report

Under section 130 of the *Local Government Act 2020* officers, delegates and persons engaged under a contract providing advice to Council must disclose any conflicts of interests.

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

RECOMMENDATION

That the Council receive and note the *Conversation Report – Strategic Cycling Corridors, June 2022* summarising the consultation process associated with the realisation of Strategic Cycling Corridors linking the Shepparton Railway Station to the Victoria Park Lake and the Greater Shepparton Secondary College.

Executive Summary

Greater Shepparton City Council has prepared draft concept designs for a cycling route from the Shepparton Railway Station to the Victoria Park Lake and the Greater Shepparton Secondary College (GSSC). This route forms part of the Victorian Government's Strategic Cycling Corridors (SCC) for Greater Shepparton. The SCC network supports the needs of commuter trips and other important trips, such as to railway stations, shops or schools. In regional areas, the SCC network links up important destinations, including employment and activity centres, and other destinations of regional significance.

Council conducted community consultation on the draft SCC designs with local residents and businesses between 1 April and 2 May 2022, which received a total of 12 submissions. A conversation report was prepared to summarise the submissions received and Council officers' responses to the themes raised. Council will use feedback from submissions to prepare the final designs for the SCCs in mid-2022, which will inform Council's advocacy for construction funding to the Victorian Government.

Report Detail

The *Shepparton CBD Strategy 2008* recognises the development potential of the Shepparton Railway Station Precinct, including higher scale development on underutilised land adjoining the railway, and the upgrading of streets, pedestrian and cycle spaces linking the Shepparton Railway Station with the CBD. The Strategy identifies creating a pedestrian and cycle-friendly environment as a priority, with the need for better connectivity for cyclists from the CBD and riverine areas to the Shepparton Railway Station.

The *Shepparton Railway Precinct Master Plan 2017* aims to improve pedestrian and bicycle access to and from the Railway Station. Council prepared concept plans for shared path connections from the Railway Station to the CBD and Victoria Park Lake in 2018. Liesl Malan Landscape Architects Pty Ltd crafted street scaping designs to connect the Railway Station with the CBD via High Street, and with Victoria Park Lake and the new Shepparton Art Museum via Purcell Street, Baker Street and Hayes Street. Comfort and visual amenity were provided for with shade trees and garden plantings, street furniture, lighting, and wayfinding, as well as functional upgrades to drainage, crossings, kerbs and car parking.

Significant consultation occurred with all stakeholders in 2018 including land owners and occupiers of land along the routes. This consultation is summarised in the *Conversation Report Draft Shepparton Railway Station Pedestrian Overpass Concept Plan and Draft Shepparton Railway Station Shared Pathway Linkages Concept Plans March 2019*.

In 2020, the Victorian Government released updated guidelines for such routes within the *Victoria Cycling Strategy 2018-2028*, which envisions an increase in the number, frequency and diversity of Victorians cycling for transport by investing in a safer, lower-stress, better-connected network and making cycling a more inclusive experience. The Victorian Government seeks to achieve these goals by prioritising the Strategic Cycling Corridors (SCC), which identify key cycling routes to and near essential services, such as work and education, as well as local trips such as public transport stations, shops and schools. This strategy also sets out the strategic basis for Victorian Government funding commitments to develop the SCCs, to provide safer and lower-stress routes by including off-road shared pathways to reduce the risk of motor vehicle accidents with cyclists. The SCC can be on and off-road, on municipal and state roads, and are designed to provide safe, lower-stress cycling for transport experience.

One identified SCC route in Shepparton will provide safe and well-connected shared pathway routes from the Railway Station to Victoria Park Lake and the new Greater Shepparton Secondary College (GSSC). Council has updated the 2019 shared path designs linking the Shepparton Railway Station with Victoria Park Lake to align with the updated SCC guidelines, and to provide a connection to the recently constructed GSSC, and the Shepparton Art Museum. The draft concept designs can be seen on Attachment 1.

The draft designs provide for both on and off-road connections along Hayes Street, Baker Street, Purcell Street, St Georges Road, Thompson Street and Railway Parade. The designs will provide improved safety for both cyclists and pedestrians strengthening the connectivity within the eastern areas of Shepparton.

Consultation

In order to encourage input and refine the concept designs, Council undertook community consultation with residents and businesses along the SCC route. Consultation occurred between 1 April and 2 May 2022. The methods of engagement included:

- a letter to all landowners and occupiers of land along the SCC route;
- a media release, which attracted media attention from the Shepparton News;
- a consultation webpage on Council's Shaping Greater Shepparton website with an online submission form; and
- promotions on social media.

Submissions were invited via an online submission form, by email and by post. Residents were also invited to attend one-on-one sessions with a Council staff member to discuss the concept designs and leave their feedback. A total of 12 written submissions were received by Council during the public consultation process; all received from the Shaping Greater Shepparton online submission form.

Below is a list of the main themes that emerged from submissions:

- support for the Strategic Cycling Corridors;
- Wyndham Street/Hayes Street Intersection;
- Fryers Street/Railway Parade Intersection;
- Knight Street/Hawdon Street Intersection;
- landscaping;
- alternative alignments;
- other cycling links; and
- other matters.

The results of the community consultation and Council officers' response to the key themes raised are contained within the *Conversation Report – Strategic Cycling Corridors June 2022* (see Attachment 2).

What's next

Council will use feedback from submissions to further refine the concept designs for the SCCs. Final designs will be prepared in mid-2022 and will inform Council's advocacy for construction funding to the Victorian Government.

Council Plan/Key Strategic Activity

INFRASTRUCTURE and TECHNOLOGY

We will focus on the planning of our region's requirements to enable delivery of technology and infrastructure to meet the current and future needs of the community.

4.9 Reliable, efficient, affordable and accessible transport.

4.11 Develop and improve Community and recreation facilities.

Risk Management

There are no risks associated with the recommendations of this report.

Policy Considerations

The development of the Strategic Cycling Corridor between Victoria Park Lake and the Greater Shepparton Secondary College is consistent with the *Greater Shepparton Cycling Strategy 2013-2017* and the *Shepparton Railway Precinct Master Plan 2017*.

Financial Implications

There are no financial implications associated with the recommendations of this report. Should Council be successful in obtaining construction funding from the Victorian Government, Council may be responsible for the ongoing maintenance for the corridor which will result in additional maintenance expenditure.

Legal/Statutory Implications

There are no legal or statutory implications associated with the recommendations for this report.

Environmental/Sustainability Impacts

The development of the Strategic Cycling Corridor between Victoria Park Lake and the Greater Shepparton Secondary College will result in positive environmental and sustainability impacts for Shepparton. This will assist in facilitating cycling as an active mode of transport along routes that link key destinations and reducing car dependency.

Social Implications

The development of the Strategic Cycling Corridor between Victoria Park Lake and the Greater Shepparton Secondary College will improve social outcomes by encouraging the uptake of cycling for recreational and commuting purposes, leading to improved health outcomes.

Economic Impacts

The development of the Strategic Cycling Corridor between Victoria Park Lake and the Greater Shepparton Secondary College may improve Greater Shepparton's reputation as a tourist destination for day-trippers and cyclists utilising public transport by providing a safe and inviting walking and cycling path between the railway station and the Shepparton CBD, Victoria Park Lake, the Shepparton Art Museum, and the wider Yahna Gurtji shared path network. This will facilitate increased expenditure from visitors and tourists.

Consultation

Council undertook community consultation on the draft designs for a period of four weeks between 1 April and 2 May 2022. Methods of engagement included letterbox drops to local residents and businesses, a consultation webpage on Council's Shaping Greater Shepparton website with an online submission form, one-on-one appointments between Council officers and individual residents and businesses, and the circulation of a media release.

A total of 12 submissions and queries were received by Council during the public consultation process. The results of the community consultation and Council officers' response to the key themes raised are contained within the Conversation Report. Council officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

Strategic Links

a) Greater Shepparton 2030 Strategy

Objectives

- To develop Walking/Bicycle and Public Transport networks that provides transport and accessibility options to segments of the community who have not or prefer not to use a motor car.

b) Other strategic links

- *Greater Shepparton Cycling Strategy 2013-2017*
- *Shepparton Railway Precinct Master Plan 2017*
- *Shepparton CBD Strategy 2008*

Conclusion

The development of the Strategic Cycling Corridor from the Shepparton Railway Station to the Victoria Park Lake and the Greater Shepparton Secondary College will provide a safe and well-connected cycling corridor for cyclists and pedestrians, and strengthen connectivity with major education, shops, tourist and public transport destinations within the eastern areas of Shepparton.

Council has prepared draft concept designs for the Strategic Cycling Corridor and undertook community consultation between 1 April and 2 May 2022 to encourage input and refine the concept designs. Council received 12 submissions, which will be used to further refine the concept designs for the Strategic Cycling Corridor. Final designs will be prepared in mid-2022 and will inform Council's advocacy for construction funding to the Victorian Government.

Attachments

1. Draft Strategic Cycling Corridor Concept Plans [12.6.1 - 2 pages]
2. Strategic Cycling Corridors - Conversation Report Final [12.6.2 - 8 pages]

12.7 Proposed sale of land – 45 Parkside Drive, Shepparton – Affordable Housing Proposal

Author Team Leader Strategic Planning
 Approved by Director Sustainable Development
 Purpose For Decision by Council

Disclosures of Conflict of Interest in Relation to this Report

Under section 130 of the *Local Government Act 2020* officers, delegates and persons engaged under a contract providing advice to Council must disclose any conflicts of interests.

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

RECOMMENDATION

That the Council:

1. **note the conclusion of the community engagement process which was conducted under Section 114 of the *Local Government Act 2020*;**
2. **receive and note the attached *Conversation Report - Proposed sale of part of the land at 45 Parkside Drive, Shepparton June 2022* summarising all submissions received or heard in relation to the proposed sale of land at 45 Parkside Drive, Shepparton;**
3. **sell part of the land at 45 Parkside Drive, Shepparton to Women’s Housing Ltd to facilitate Affordable Housing;**
4. **authorise the Chief Executive Officer to do all things necessary to complete the transaction with Women’s Housing Ltd; and**
5. **undertake a feasibility assessment for the development of the remaining stages of Parkside Gardens Estate.**

Executive Summary

In June 2018, the *Planning and Environment Act 1987* (the P&E Act) was amended to include the objective “to facilitate the provision of Affordable Housing in Victoria.” The P&E Act defines “Affordable Housing” as “housing, including Social Housing that is appropriate for the housing needs of very low, low and moderate-income households”.

Following extensive consultation, Council resolved to adopt the *Greater Shepparton Affordable Housing Strategy: Houses for People 2020* in April 2020. Council also subsequently resolved to form the Greater Shepparton Affordable Housing Reference Group to provide expert advice on ways that Council can realise Affordable Housing outcomes.

In late 2019, Greater Shepparton was estimated to have the highest homeless rate in regional Victoria, with 5.56 homeless persons per 1,000 people, and 1,041 households on the waiting list for affordable housing. Rental affordability fell by 10% between 2008 and 2018, with 27% of low-income households experiencing housing stress. With these alarming statistics, it was estimated that 42% of all forecast dwelling supply needed to be delivered as Affordable Housing to meet demand in 2036.

On 21 December 2021, Council received a request from Women's Housing Ltd to buy land at 45 Parkside Drive, Shepparton to facilitate the construction of Affordable Housing. The land is currently undeveloped but identified for future residential development.

Women's Housing Limited is a registered Community Housing Association with a long history of supporting vulnerable women and children across Victoria through a range of innovative housing and support services. The proposal seeks to realise approximately 45 dwellings that would cater for those in need of Affordable Housing.

Council officers consider this to be an effective way of realising Affordable Housing outcomes and is supported by Council's Affordable Housing Strategy and Council Plan. The site's ideal location within Shepparton will ensure excellent amenity for future residents, enabling them to be securely and appropriately housed.

Utilising Council land for affordable housing projects is an important way in which Council can have real and tangible impact in addressing the urgent need for housing in Greater Shepparton. In not supporting this proposal, the Council will not achieve its adopted and stated objectives in supporting affordable housing. This will result in a policy failure, undermine the support for the sector and contribute to a worsening housing crisis.

Report Detail

In June 2018, the P&E Act was amended to include the objective "to facilitate the provision of Affordable Housing in Victoria". The P&E Act defines "Affordable Housing" as "housing, including Affordable Housing that is appropriate for the housing needs of very low, low and moderate-income households".

Following extensive consultation, Council resolved to adopt the *Greater Shepparton Affordable Housing Strategy: Houses for People 2020* (the Strategy) in April 2020. The Strategy demonstrated an undeniable need for Affordable Housing across Greater Shepparton. Beyond the municipality's identification as the Victorian regional city with the highest level of homelessness, at 5.6 homeless persons per 1,000, 1,041 households are on the waiting list for Affordable Housing support, 27% of low-income households are facing housing stress (2,716 households), and overall rental affordability decreased by 10% between 2008 and 2018.

Up to 2020, the Strategy found that despite some allocations under a number of Commonwealth and State-funded programs, Council advocacy and programs to support low-income households, and remarkable work by housing providers, the resources required to address housing issues in Greater Shepparton substantially exceeded those available.

The Strategy draws on the premise of "Housing First" that has been successfully implemented in Finland to reduce homelessness levels by a third over a seven-year period. Beyond advocacy for Commonwealth and State funding to undertake substantial construction of new stock, it outlines a variety of ways in which Council may facilitate and promote the provision of Affordable Housing through diverse agents, encouraging knowledge sharing, economical usage of existing resources, and collaboration between housing providers, government, developers, landowners, landlords and investors.

The Strategy aims to promote increased stock across the spectrum of affordable models, including crisis accommodation and Affordable Housing to address acute housing needs, 'alternative' options like cohousing, which may address the needs of identified 'at risk' cohorts, and broader diversity in size and configuration in the market-based supply to mitigate potential future shortfalls.

Council also subsequently resolved to form the Greater Shepparton Affordable Housing Reference Group to provide expert advice on ways that Council can realise Affordable Housing outcomes and on the implementation of the Strategy.

In late 2020, following the adoption of the Strategy, the Victorian Government announced \$5.3 billion in funding to realise Affordable Housing across Victoria as part of the Big Housing Build (BHB) initiative over four years with 25% of this fund allocated to regional Victoria. The first round of grant funding under the Big Housing Build, the Rapid Grants Round, provided grants to Community Housing Agencies (CHAs) for development and construction projects to realise new Affordable Housing; the Graham Street project was funded by this program. Under the Big Housing Build, 18 local government areas (LGAs) have been identified for a Minimum Investment Guarantee, with \$765 million committed across these local government areas. The Minimum Investment Guarantee for Greater Shepparton is \$45 million.

On 20 October 2021, Homes Victoria launched a new regional round of the Affordable Housing Growth Fund, which will provide grants to CHAs for developments and construction opportunities for new Affordable Housing in regional Victoria. This is a component of the Big Housing Build. Community housing is housing owned or managed by community housing providers. CHAs are highly regulated, not-for profit organisations that specialise in housing the diverse range of tenants who require both public and affordable homes. The Fund seeks to provide grants to CHAs for well progressed development and construction projects for new Affordable Housing projects located in nine LGAs in regional Victoria: Greater Shepparton is one of these.

On 21 December 2021, Council received a request from Women's Housing Ltd to buy part of Council-owned land at 45 Parkside Drive, Shepparton to facilitate an Affordable Housing development. This part of the land measures approximately 1.9 hectares in size and is identified for future residential development. It is primarily within the General Residential Zone and is a vacant lot that has been identified as suitable for residential development within the Parkside Gardens residential estate. The proposal would realise approximately 45 dwellings that would cater for those in need of Affordable Housing, see Figures One and Two below.

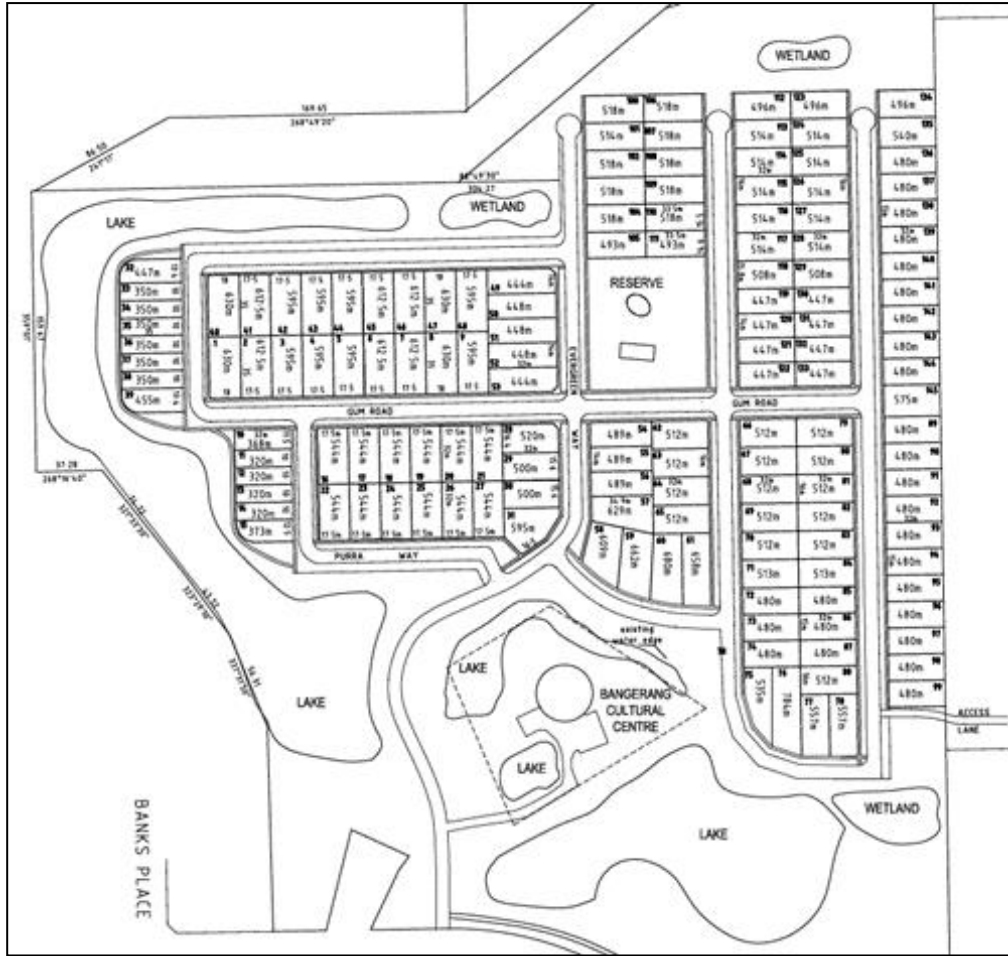


Figure One:
Extract from the
Parkside
Gardens
Developme
nt Plan.



Figure Two: Approximate area subject to the request outlined in blue.

Women’s Housing Limited is a Registered Housing Association with a long history of supporting vulnerable women and children throughout Victoria with a range of innovative housing and support services. Urbanxchange Pty Ltd, which is engaged to support Women’s Housing Limited, provided data sourced from the Victorian Housing Register (VHR) of Homes Victoria showing that there 500 applicants in the Shepparton district area are female and that they have requested one-, two- and three-bedroom properties. Of these 500 applicants, 193 identify as Aboriginal or Torres Strait Islander, 194 have additional needs around family violence and 122 requests for one-bedroom properties were from those aged over 55. CHAs have noted that the VHR was not a comprehensive list of those in need as it does not capture the full extent. Areas that are not captured well include women and children escaping family violence, as they are only registered once they have left the household. Women’s Housing Limited noted that it had undertaken qualitative research with partner organisations during the development of its strategy to place resources in the northeast of Victoria and noted a significant need for housing for women escaping family violence.

The part of the land that would be purchased by Women's Housing Limited was valued by Opteon (Goulburn North East Vic) Pty Ltd in January 2022 to be worth \$1,350,000. This figure includes all land included in all three zones: General Residential Zone (9.049 hectares), Public Park and Recreation Zone (1.07 hectares) and Urban Floodway Zone (0.72 hectares) Urban Floodway Zone. The residential zoned land is valued at \$180,000 per hectare or \$1,305,000 in total.

Council has also engaged Ethos Urban Pty Ltd to undertake an Affordable Housing Economic Benefit Assessment of the project. Primarily, the Ethos Urban Report seeks to quantify in financial terms the community benefits of the proposal to the Greater Shepparton community. The Ethos Urban Report found that, amongst other things, the development will result in significant short and long term economic and social benefits. Specifically, it quantified that the development would result in direct and indirect benefits of \$7.8million to the local economy and create 60 construction-related jobs (assuming a 12-month construction phase). Further, at a discount rate of 4%, the development will deliver a net benefit of \$1.8million, based on a construction cost estimate of \$9.7million and an annual operating cost of \$461,980. This represents a benefit cost ratio of 1.62; that is, a \$1.62 return is realised for every dollar invested. This Report was considered by Council at the February 2022 Ordinary Council Meeting.

Consultation

At the Ordinary Council Meeting held on 15 February 2022, Council resolved, amongst other things, to provide in-principle support for the preparation of any funding applications by Women's Housing Ltd to realise approximately 45 dwellings for Affordable Housing purposes on part of the land at 45 Parkside Drive, Shepparton and to commence a community engagement process in accordance with Section 114 of the *Local Government Act 2020* and the *Greater Shepparton City Council Community Engagement Policy 2021*.

Consultation commenced on 14 February 2022. Council received 61 submissions and seven verbal presentations.

Council undertook consultation with the community between 14 February to 28 March 2022. Methods of engagement included:

- a letter to adjoining landowners and occupiers;
- a letter to relevant stakeholders and referral agencies;
- a media release, which attracted media attention from the Shepparton News and the Shepparton Advisor;
- public notice in the Shepparton News on Tuesday, 22 February 2022; and
- an online submission portal on the 'Shaping Greater Shepp' website.

Submissions were invited via an online submission form, by email and by post and verbal briefings were delivered via in person or online.

A range of common themes were identified in submissions, these were, in no particular order:

1. The 'clustering' of houses within a close proximity is inappropriate; it is more appropriate for Affordable Housing to be 'spread out' amongst existing and future residential areas;
2. The location of the proposed development is inappropriate;
3. The proposal will result in the devaluation of surrounding residential properties;
4. The proposal will result in an increase in crime and anti-social behaviour in the area;
5. The safety of existing residents within Parkside Estate and/or the safety of people housed by the proposal will be jeopardised;
6. The proposal will detriment the Parkside Estate resident's mental health;

7. The proposal does not provide appropriate outdoor / green space for any future residents;
8. The proposal will negatively detriment any potential future redevelopment of the former Wanganui High School and/or any future private residential development of Parkside Estate;
9. No information on the future management of these properties and the tenants has been provided;
10. The proposal will increase traffic and access issues for Parkside Estate;
11. The proposal will increase the stresses on emergency services; specifically, police and ambulance services; and
12. Supported the development.

A conversation report was prepared to summarise the submissions received and heard, and Council officers' responses to the themes raised is included as Attachment One: *Conversation Report - Proposed sale of part of the land at 45 Parkside Drive, Shepparton June 2022.*

A submission received by Council on the proposal cited concerns with the findings and recommendations of the Economic Benefit Assessment for 45 Parkside Drive, Shepparton prepared by Ethos Urban Pty Ltd. To respond to this, Council officers requested that Ethos Urban Pty Ltd finalise the Economic Benefits Assessment prepared in support of the proposal and make any necessary changes to the Report to respond to submissions (see Attachment Two: *Economic Benefits Assessment for 45 Parkside Drive, Shepparton.*). Ethos Urban noted that no changes were proposed to the Report based on this submission.

A number of submissions received by Council cited concerns about the future management of these properties. Council officers sought advice from Women's Housing Ltd on the future management of their properties. Women's Housing Ltd have noted that they are a Registered Housing Provider, which is required to comply with performance standards and other requirements set out in the *Housing Act 1983 (Vic)*. The performance standards outline the requirement for the provision of a Tenancy Management Plan for community housing, which among things includes the screening for future tenants, allocation of housing, eligibility criteria, and assets and income criteria. The Tenancy Management Plan commits the safety of existing, adjacent residents and tenants housed by the proposal as a priority and outlines ways this can be achieved.

Council officers also engaged Affordable Development Outcomes Pty Ltd to prepare the *Greater Shepparton Affordable Housing projects: Review and Advice, June 2022* (the Summary Document). The Summary Document:

- Reviews and comments upon the objectives and framework for affordable housing delivery in the *Greater Shepparton Affordable Housing Strategy: Houses for People 2020*;
- Provides an update on affordable housing demand in Shepparton; and
- Provide an informed response to the key community concerns.

The Summary Document assessed the proposal and made the following comments, amongst others:

- The site is located within the General Residential Zone; social housing is one form of residential development;
- The provision of land and attraction of government funding reflects Council's strategy and committed actions;
- There are limited options for affordable housing providers to develop a reasonable number of dwellings in Shepparton, for affordable housing, thereby investing in establishing a presence in the region;

- As a percentage of all dwellings within Shepparton, the proposal will have a minimal impact;
- The proposal is expected to result in significant social and economic benefits which will also have positive benefits for the wider community;
- The land is proposed to be purchased, providing a financial return to Council as well as the activation and progression of the Parkside Estate development; and
- Women's Housing Ltd has extensive experience supporting the proposed cohort of residents and delivering award winning Social Housing.

A copy of the Summary Document is included as Attachment Three: *Greater Shepparton Affordable Housing Projects: Review and Advice, June 2022*.

Council officers recommend that Council resolve to sell part of the land at 45 Parkside Drive, Shepparton to Women's Housing Ltd to realise Affordable Housing.

Council Plan/Key Strategic Activity

COMMUNITY LEADERSHIP

We will prioritise leadership in the community to celebrate our cultures, people and places that makes Greater Shepparton a unique, vibrant, diverse and liveable region.

1.3 Council services will be realistic and delivered in an efficient and effective manner with the aim of continuously looking for delivery that matches our ever-changing environment.

1.8 Good governance and sustainable financial management.

SOCIAL RESPONSIBILITY and WELLBEING

We will support the mental and physical health and wellbeing of all in our community, ensuring universal access to information, services, housing, healthcare and learning opportunities.

2.4 Leave no one behind.

2.7 Address issues contributing to homelessness.

VIBRANT and DIVERSE ECONOMY

We will drive the visitor economy by growing visitor experiences and major events that provide employment and other opportunities to the community. Our economic development will focus on establishing a strong, adaptive, sustainable and thriving region supported by agriculture and a diverse range of industries.

3.10 Efficient land use planning to encourage and support future development.

INFRASTRUCTURE and TECHNOLOGY

We will focus on the planning of our region's requirements to enable delivery of technology and infrastructure to meet the current and future needs of the community. 4.10 Progress housing and business development opportunities.

Risk Management

The recommendation will not result in any extreme risk to Council. However, failure to sell part of the land will bring high risk to Council in addressing the growing Affordable Housing crisis, undermine the implementation of the actions in the *Greater Shepparton Affordable Housing Strategy: Houses for People 2020* and *Greater Shepparton City Council Council Plan 2021-2025*, and Victorian government funding. As a result, there are high reputational risks to Council.

Policy Considerations

The project strongly supports Council policies and follows the adopted objectives and goals of the *Greater Shepparton Affordable Housing Strategy 2020: Houses for People* to increase Affordable Housing.

Financial Implications

The various transactional documents contemplated by the arrangements under the MoU will safeguard the Council's interests. The proposed Section 173 agreement will ensure that the obligation to use the newly constructed dwellings for the purposes of Affordable Housing will continue in perpetuity.

To inform this proposal, Council officers engaged Ethos Urban Pty Ltd to undertake a Social Housing Economic Benefit Assessment of the project. The Report found that, amongst other things, the development will result in significant short and long term economic and social benefits. Specifically, it quantified that the development would result in direct and indirect benefits of \$7.8million to the local economy and create 60 construction-related jobs (assuming a 12-month construction phase). Further, at a discount rate of 4%, the development will deliver a net benefit of \$1.8million, based on a construction cost estimate of \$9.7million and an annual operating cost of \$461,980. This represents a benefit cost ratio of 1.62; that is, a \$1.62 return is realised for every dollar invested. A copy of this Report is included as Attachment Two: *Economic Benefits Assessment for 45 Parkside Drive, Shepparton*.

By partnering with Women's Housing Ltd, Council officers are also satisfied with Women's Housing Ltd's track record of community involvement, are well-positioned to deliver the project requirements and outcomes that are sought. The proposed Section 173 Agreement will ensure that the obligation to use the newly constructed dwellings for the purposes of Affordable Housing will continue in perpetuity.

Council's contribution of selling the land would help leverage the realisation of funding for the project.

Legal/Statutory Implications

The *Local Government Act 2020* requires Council, before selling or exchanging land, to publish notice of its intention to sell the land, undertake a community engagement process in accordance with its community engagement policy and obtain a recent valuation.

A community engagement process was undertaken from 14 February 2022 to 28 March 2022 in accordance with Section 114 of the *Local Government Act 2020* and the *Greater Shepparton City Council Community Engagement Policy 2021*.

Officers obtained a valuation by Opteon which valued the land in January 2022. A further updated valuation will be required prior to finalisation.

Environmental/Sustainability Impacts

There are no environmental or sustainability impacts associated with the recommendations of this report.

Social Implications

While there are no direct social implications arising from the recommendation, the proposal will accommodate for Greater Shepparton's most at-risk individuals and households through the relation of much-needed Affordable Housing, and be an efficient use of available Council land in close proximity to public transport and services at the north Shepparton neighbourhood hub.

Council has engaged with all stakeholders to ensure that residents, business owners and visitors are aware of the proposal and to understand all views before determining on the proposal.

Economic Impacts

The recommendation may result in positive economic impacts for the community. Council will be receiving market value for the sale of the site, which is estimated to be \$1,305,000.

Consultation

Council undertook community consultation for a period in excess of five weeks between 14 February 2022 to 28 March 2022.

Methods of engagement included letterbox drops to surrounding land owners and occupiers to the proposed site, a consultation webpage on Council's Shaping Greater Shepparton website with an online submission form, a public notice and a media release.

A total of 61 submissions and seven verbal presentations were received by Council during the consultation process. The results of the community consultation and Council officers' response to the key themes raised are contained within Attachment One: *Conversation Report - Proposed sale of part of the land at 45 Parkside Drive, Shepparton June 2022*.

Officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

Strategic Links

- *Greater Shepparton 2030 Strategy 2006;*
- *Shepparton CBD Strategy 2008;*
- *Commercial Activity Centres Strategy 2015;*
- *Greater Shepparton Affordable Housing Strategy: Houses for People 2020;* and
- *Shepparton & Mooroopna 2050: Regional City Growth Plan 2021.*

Conclusion

In June 2018, the *Planning and Environment Act 1987* was amended to include the objective "to facilitate the provision of Affordable Housing in Victoria", requiring Council, in its role as Planning Authority, to consider the need and opportunity to implement Affordable Housing outcomes.

On 21 December 2021, Council received a request from Women's Housing Ltd to purchase Council-owned land at 45 Parkside Drive, Shepparton to construct Affordable Housing. The land is currently zoned General Residential Zone and identified as part of the Parkside Gardens residential estate but is undeveloped. Women's Housing Limited is a Registered Housing Association. The proposal seeks to realise approximately 45 dwellings that would cater for vulnerable women and children in need of Affordable Housing. Council officers consider this to be an effective way of realising Affordable Housing outcomes.

The site's ideal location within Shepparton will ensure excellent amenity for future residents, enabling them to be securely and appropriately housed.

The use of Council land is an important way in which Council can support and achieve real action in addressing the affordable housing crisis.

Council will also be receiving significant short- and long-term economic benefits, with the initial sale of the land and the construction phase of the development.

A community engagement process was undertaken from 14 February 2022 to 28 March 2022 in accordance with Section 114 of the *Local Government Act 2020* and the *Greater Shepparton City Council Community Engagement Policy 2021*.

Council officers recommend that Council resolve to sell part of the land at 45 Parkside Drive, Shepparton to Women's Housing Ltd to realise Affordable Housing.

Not supporting this proposal will result in significant policy failure of the Council in achieving its adopted and publicly stated objectives in addressing housing need in Shepparton.

Attachments

1. Attachment One - Conversation Report - Proposed sale of part of the land at 45 Parkside Drive, Shepp [12.7.1 - 20 pages]
2. Attachment Two - Economic Benefits Assessment for 45 Parkside Drive, Shepparton [12.7.2 - 13 pages]
3. Attachment Three - Greater Shepparton Affordable Housing Projects Review and Advice, June 22 [12.7.3 - 13 pages]

12.8 Sale of Land – at 5 Edwards Street, 115-121 Maude Street and 92 Nixon Street, Shepparton – Affordable Housing Proposal

Author Graduate Strategic Planner
 Approved by Director Sustainable Development
 Purpose For Decision by Council

Disclosures of Conflict of Interest in Relation to this Report

Under section 130 of the Local Government Act 2020 officers, delegates and persons engaged under a contract providing advice to Council must disclose any conflicts of interests.

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

RECOMMENDATION

That the Council:

1. note the conclusion of the community engagement process which was conducted under Section 114 of the *Local Government Act 2020*;
2. receive and note the *Conversation Report - Proposed sale of the Maude Nixon and Edward Streets Car Park, Shepparton June 2022* summarising all submissions received or heard in relation to the proposed sale of land at 5 Edward Street, 115-121 Maude Street and 92 Nixon Street, Shepparton;
3. sell the land for one dollar (\$1) at 5 Edward Street, 115-121 Maude Street and 92 Nixon Street, Shepparton to Beyond Housing and Wintringham to realise Social Housing;
4. note that the ground floor carpark will be returned to Council ownership on completion of construction;
5. Authorises and directs the Chief Executive Officer to do all things necessary to complete the transactions with Beyond Housing and Wintringham;
6. note that any development on the land will be subject to a future planning application process at which time the matter of further community engagement will be addressed as part of that process;
7. include in the Memorandum of Understanding, the following built form parameters for any future building constructed on the land:
 - No apartment balconies facing onto the ACE internal courtyard
 - Any passageways have appropriate screening to prevent overlooking into the ACE courtyard
 - Adequate lighting and visibility of the carpark at street level to ensure perception of safety is acceptable

- Access to the ACE roller door and gate from the Council’s car park is maintained (except during construction)
 - The setback of the building on Maude Street be at least 5 metres
 - Generally,
 - not more than 70% (excepting roof top open space, communal areas and lift access etc) of the building fronting Nixon and Maude Street is to exceed 3 storeys;
 - any 4th storey apartments must be setback at least 10 metres from Nixon Street;
8. include in the Memorandum of Understanding a requirement for a Management Framework that outlines the standards, policies, and procedures to support tenants, management of the building and community. This will include, but not limited to:
- Tenant and housing services
 - Eligibility, allocation, and termination of assistance
 - Housing service standards
 - Tenant and resident engagement
 - Access to support for applicants and tenants with support needs
 - Complaints and appeals
 - Housing asset management such as property condition and maintenance
 - Community engagement including contributing to socially inclusive communities
 - Governance such as compliance with legal requirements and government policies;
9. Include in the Memorandum of Understanding a minimum 20% of the Beyond Housing apartments to support transitional housing for Shepparton Youth Foyer tenants, where eligible and in accordance with allocation policies and frameworks;
10. include in the Memorandum of Understanding, a requirement for local content and procurement; and
11. commence the process to formalise ACE access to the car park through an access agreement.

Executive Summary

In June 2018, the *Planning and Environment Act 1987* (P & E Act) was amended to include the objective “to facilitate the provision of Affordable Housing in Victoria”. The P & E Act defines “Affordable Housing” as “housing, including Social Housing that is appropriate for the housing needs of very low-, low- and moderate-income households”.

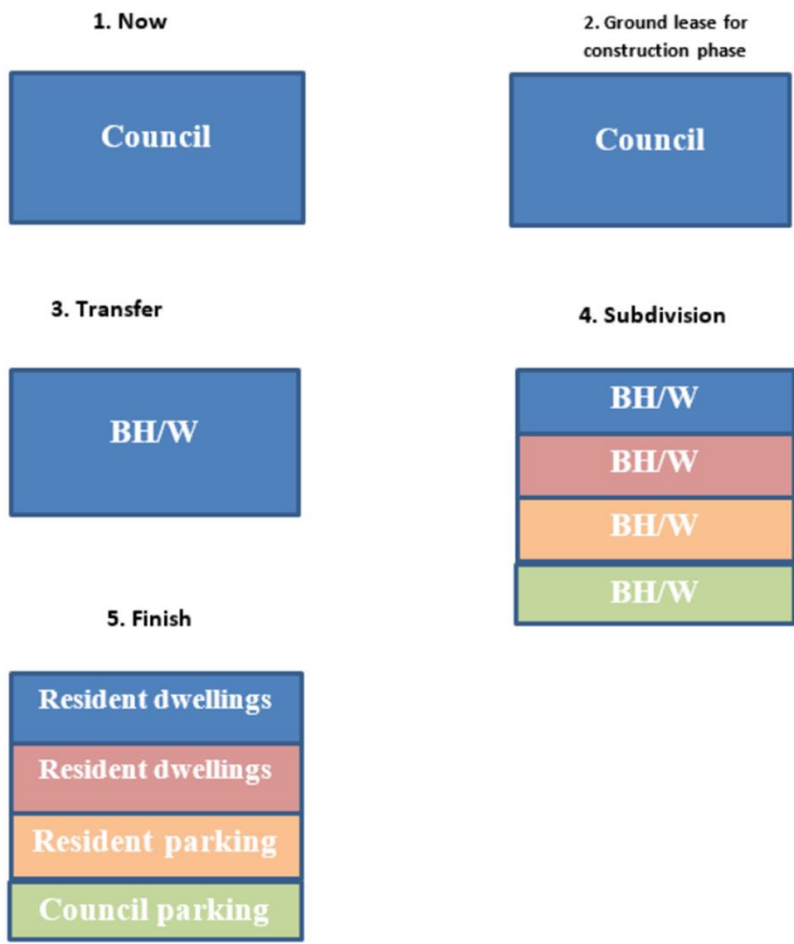
Following extensive consultation, Council resolved to adopt the *Greater Shepparton Affordable Housing Strategy: Houses for People 2020* in April 2020. Council also subsequently resolved to form the Greater Shepparton Affordable Housing Reference Group to provide expert advice on ways that Council can realise Affordable Housing outcomes.

In late 2019, Greater Shepparton was estimated to have the highest homeless rate in regional Victoria, with 5.56 homeless persons per 1,000 people, and 1,041 households on the waiting list for social housing. Rental affordability fell by 10% between 2008 and 2018,

with 27% of low-income households experiencing housing stress. With these alarming statistics, it was estimated that 42% of all forecast dwelling supply needed to be delivered as Affordable Housing to meet demand in 2036.

Council received a request from Rural Housing Network Ltd ABN 82 965 609 218 (Beyond Housing), and Wintringham Housing Ltd ABN 84 129 707 937 (Wintringham) to construct Social Housing on Council-owned land at 5 Edward Street, 115-121 Maude Street and 92 Nixon Street, Shepparton. The land is currently used as a car park and is known as the Maude, Nixon and Edward Streets Car Park. Both organisations are registered Community Housing Associations with long histories of supporting vulnerable members of the Greater Shepparton community and the wider Goulburn Valley through a range of innovative housing and support services. The proposal seeks to realise approximately 31 one- and two-bedroom units that would cater for those in need of Social Housing. In effect, Council's contribution to the proposal is the effective gifting of the Maude, Nixon and Edward Streets Car Park land to facilitate the project, with a subsequent transfer back to Council of the ground level like-for-like (to the extent practicable) public car park following the construction of the project.

The following diagram outlines the ownership arrangements at the various stages of the transaction:



In late 2021, Council's contribution was estimated to be valued at \$450,000.

Council officers consider this to be an effective way of realising Social Housing outcomes. The site's ideal location within the Shepparton CBD will ensure excellent amenity for future residents, enabling them to be securely and appropriately housed, and also thrive in the community with access to all of the services and support that they require.

At the Council Meeting held on 21 December 2021, Council resolved, amongst many things, to provide in-principle support for the preparation of any funding applications by Beyond Housing and/or Wintringham to construct a 30-unit Social Housing proposal on land at 5 Edward Street, 115-121 Maude Street and 92 Nixon Street, Shepparton and to commence a community engagement process in accordance with Section 114 of the *Local Government Act 2020* and the *Greater Shepparton City Council Community Engagement Policy 2021*.

Consultation commenced on 14 January 2022 and was subsequently extended to 28 February 2022. Council received c.733 submissions and 38 verbal presentations. A conversation report was prepared to summarise the submissions received and heard, and Council officers' responses to the themes raised.

Council officers commissioned additional background assessments to address the concerns raised in submissions. These assessments include:

- an update to the *Greater Shepparton Social Housing Economic Benefits Assessment* prepared by Ethos Urban Pty Ltd;
- a *Development Appraisal of the Proposed Development* prepared by Ethos Urban Pty Ltd;
- an *Assessment of Potential Alternate Affordable Housing Sites* by SEMZ Pty Ltd;
- an *Addendum to the Affordable Housing Strategy* by Affordable Development Outcomes Pty Ltd; and
- a *review of the Egress for ACE and Compliance Review* in relation to meeting the building regulations by Nicolas Building Surveyors.

These additional assessments specifically address concerns raised in submissions during the consultation process.

Local Government has a key role in supporting and partnering with housing organisations. Utilising Council land (in this case airspace) for affordable housing projects is the main way in which Council can have real and tangible impact in addressing the urgent need for housing in Greater Shepparton.

In considering this proposal, the Council must remind itself of the extent of the homelessness issue in Shepparton.

The rate of homelessness in Shepparton is 5.6 people per 1000, whereas the rate in Victoria is 4.2 people per 1000.

Further in June 2021 there were 1,673 households on the Social Housing Priority waiting list and a further 1,226 on the Register of Interest list. The majority of households required one- or two-bedroom dwellings.

Additionally, 500 applicants on the waiting list in the Shepparton district area were females requesting one, two- and three-bedroom properties. Of these 500 applicants, 193 identify as Aboriginal or Torres Strait Islander, 194 have additional needs around family violence and 122 requests for one-bedroom properties were from those aged over 55.

As demonstrated in the statistics, there is a significant mismatch between the type of housing being provided in Shepparton with the urgent need for 1- and 2-bedroom housing.

In relation to this proposal, the Council must weigh up if it wants to not deliver the benefits of this project for the most at need in our community (supported by its own adopted

policies) or deliver benefits to a group of individuals that campaigned against the proposal. Officers consider that those who are opposed to the development will not actually be disadvantaged by the proposal given its CBD location, and the issues can be resolved through further design consideration.

In not supporting this proposal, the Council will not achieve its adopted and stated objectives in supporting affordable housing. This will result in a policy failure, undermine the support for the sector and contribute to a worsening housing crisis.

Previous clustered developments from another era perpetuate the perceptions of social housing and reinforces stereotypes that have come through submissions. Recent research by Port Phillip Council found that post occupancy of its development over its car park that there were no issues raised by surrounding neighbours.

Council must consider what evidence is being put forward to substantiate the claims being made in submissions versus the facts and evidence being provided by the sector and the additional work commissioned by the Council.

In this context, Council needs to be brave, and demonstrate leadership on this issue, particularly given there are no sound reasons for rejecting this proposal.

This is a relatively small project in comparison to other regional projects.

As the further work has demonstrated, there are no objective, amenity, planning grounds or otherwise that would support not proceeding with the land sale.

This type of development is becoming best practice for local government.

The sale/effective gifting of this land creates a number of wins. Council retains its car park, but uses this underutilised asset to also address our significant dire need for housing and therefore achieves a significant public benefit. The Council land contribution also makes a significant difference for the economic feasibility of the project. Funding (if received) does not cover the total cost of the development.

As part of its assessment of the merits of the project Council engaged Ethos Urban to analyse the economic benefits associated with the project (discussed below). Noting that the proposal is for the land to be effectively gifted, officers have considered whether the quantified economic benefits as assessed by Ethos Urban exceed the land value. Because the economic benefits exceed the land value, officers recommend that the land be effectively gifted. The proposal by officers is that the Council resolve to sell the land for one dollar. The one-dollar figure comes from the legal need for the transaction to have consideration so as to be legally effective. Section 114 of the *Local Government Act 2020* refers only to sale of land as opposed to its gifting. So as to be consistent with the language used in section 114, officers have proposed that the Council formally resolve to sell the land in contrast to the resolution referring to the land being gifted.

Many of the issues raised relate to specific urban design issues, but this decision is not about the design, but about the concept of using airspace to address a need in the community.

This decision is just the end of the current engagement process. Design issues will be addressed through a future planning process and this is subject to further community consultation.

If the project is funded, it will also be subject to higher design standards than are normally applicable to apartment developments.

The CBD Strategy 2008, clearly encourages residential development in this area. If it is therefore an appropriate location for residential development, then this is an appropriate location for affordable housing.

Not supporting this proposal also brings reputational risks to Council and potential damage to any credibility Council has with the affordable housing sector and will be potentially detrimental to any future partnership and funding opportunities.

Council officers recommend that Council resolve to sell (for \$1) the land at 5 Edward Street, 115-121 Maude Street and 92 Nixon Street, Shepparton to Beyond Housing and Wintringham to realise Social Housing.

Report Detail

In June 2018, the *Planning and Environment Act 1987* (the P & E Act) was amended to include the objective “to facilitate the provision of Affordable Housing in Victoria”. The P & E Act defines “Affordable Housing” as “housing, including Social Housing that is appropriate for the housing needs of very low-, low- and moderate-income households”.

Following extensive consultation, Council resolved to adopt the *Greater Shepparton Affordable Housing Strategy: Houses for People 2020* in April 2020 (the Strategy). The Strategy demonstrated an undeniable need for Affordable Housing across Greater Shepparton. Beyond the municipality’s identification as the Victorian regional city with the highest level of homelessness, at 5.6 homeless persons per 1,000, 1,041 households are on the waiting list for social housing support, 27% of low-income households are facing housing stress (2716 households), and overall rental affordability decreased by 10% between 2008 and 2018.

Up to 2020, the Strategy found that despite some allocations under a number of Commonwealth and State-funded programs, Council advocacy and programs to support low-income households, and remarkable work by housing providers, the resources required to address housing issues in Greater Shepparton substantially exceeded those available.

The Strategy draws on the premise of “Housing First” that has been successfully implemented in Finland to reduce homelessness levels by a third over a seven-year period. Beyond advocacy for Australian and Victorian government funding to undertake substantial construction of new stock, it outlines a variety of ways in which Council may facilitate and promote the provision of Affordable Housing through diverse agents, encouraging knowledge sharing, economical usage of existing resources, and collaboration between housing providers, government, developers, landowners, landlords and investors.

The Strategy aims to promote increased stock across the spectrum of affordable models, including crisis accommodation and social housing to address acute housing needs, ‘alternative’ options like cohousing, which may address the needs of identified ‘at risk’ cohorts, and broader diversity in size and configuration in the market-based supply to mitigate potential future shortfalls.

Council also subsequently resolved to form the Greater Shepparton Affordable Housing Reference Group to provide expert advice on ways that Council can realise Affordable Housing outcomes and on the implementation of the Strategy.

In late 2020, following the adoption of the Strategy, the Victorian government announced \$5.3 billion in funding to realise Affordable Housing across Victoria as part of the Big

Housing Build (BHB) initiative over four years with 25% of this fund allocated to regional Victoria. The first round of grant funding under the Big Housing Build, the Rapid Grants Round, provided grants to Community Housing Agencies (CHAs) for development and construction projects to realise new Affordable Housing; the Graham Street project was funded by this program. Under the Big Housing Build, 18 local government areas (LGAs) have been identified for a Minimum Investment Guarantee, with \$765 million committed across these local government areas. The Minimum Investment Guarantee for Greater Shepparton is \$45 million.

On 20 October 2021, Homes Victoria launched a new regional round of the Social Housing Growth Fund, which will provide grants to CHAs for developments and construction opportunities for new Affordable Housing in regional Victoria. This is a component of the Big Housing Build. Community housing is housing owned or managed by community housing providers. CHAs are highly regulated not-for-profit organisations that specialise in housing the diverse range of tenants who require both public and affordable homes. The Growth Fund seeks to provide grants to CHAs for well progressed development and construction projects for new social housing projects located in nine LGAs in regional Victoria: Greater Shepparton is one of these.

In late 2021, Council received a request from Beyond Housing and Wintringham to construct Social Housing on Council-owned land at 5 Edward Street, 115-121 Maude Street and 92 Nixon Street, Shepparton. The land measures 2,500m², is currently used as a car park for approximately 60 vehicles, and is known as the Maude, Nixon and Edward Streets Car Park.

Both organisations are registered CHAs with long histories of supporting vulnerable members of the Greater Shepparton community and the wider Goulburn Valley through a range of innovative housing and support services.

The proposal seeks to realise approximately 31 one- and two-bedroom units that would cater for those in need of Social Housing. A conceptual design was prepared by James Seymour Architects Pty Ltd to examine whether the site could accommodate residential development whilst retaining a public car park on ground level. It envisaged a four-storey building comprising public car parking at ground level, resident parking on the second level and two levels of apartments.

At the Ordinary Council Meeting held on 21 December 2021, Council resolved, amongst many things, to provide in-principle support for the preparation of any funding applications by Beyond Housing and/or Wintringham to construct a 30-unit Social Housing proposal on land at 5 Edward Street, 115-121 Maude Street and 92 Nixon Street, Shepparton and to commence a community engagement process in accordance with Section 114 of the *Local Government Act 2020* and the *Greater Shepparton City Council Community Engagement Policy 2021*.

Consultation commenced on 14 January 2022 and was subsequently extended to 28 February 2022. The methods of engagement included:

- a letter to all landowners and occupiers of land within proximity of the Maude, Nixon and Edward Streets Car Park;
- a Public Notice in the Shepparton News inviting submissions via an online submission form, by email and by post;
- a media release, which attracted media attention from the Shepparton News; and
- a consultation webpage on Council's Shaping Greater Shepparton website with an online submission form.

Council received c.750 submissions and 38 verbal presentations to Council held on 7 and 8 March 2022. A conversation report was prepared to summarise the submissions received and heard, and Council officers' responses to the themes raised.

The common themes identified in submissions are outlined below:

- Impacts upon Shepparton ACE Secondary College
- Loss of car parking
- Inappropriate location in the Shepparton CBD
- Out of character with the surrounding area
- Amenity offered by the proposed design - open space, communal areas, etc.
- Other locations are considered more appropriate
- Impact on surrounding properties
- Impact on surrounding businesses
- Impact on the value of surrounding properties.
- Safety and security concerns following the development.
- Affordable housing is needed - almost unanimous
- Supports the project.
- How was the site identified and chosen?
- Will other Council car parks be redeveloped.
- Questions the integrity of the consultation process.
- Clustering of apartments versus pepper-potting
- Will encourage Shepparton to be a destination for homeless people from outside of Greater Shepparton and how future tenants are determined.
- Inappropriate to have multi-storey residential development in the CBD.
- Why surveys were being undertaken on the site during the consultation period.
- Impacts of any construction activity on the land on surrounding properties.
- Will it jeopardise the conversion of the car park in the future to EV charging.
- The land should be redeveloped as a multi-storey car park to meet the needs of the CBD.
- The need for good management and maintenance of the site in the future.
- The development does not comply with Council's existing policies.
- Pedestrian and traffic congestion as a result of the development.

As a result of reviewing these submissions, Council officers commissioned additional background assessments to address the concerns raised in submissions. These assessments include:

- an update to the *Greater Shepparton Social Housing Economic Benefits Assessment* prepared by Ethos Urban Pty Ltd;
- a *Development Appraisal of the Proposed Development* prepared by Ethos Urban Pty Ltd;
- an *Assessment of Potential Alternate Affordable Housing Sites* by SEMZ Pty Ltd;
- an *Addendum to the Affordable Housing Strategy* by Affordable Development Outcomes Pty Ltd; and
- a review of the ACE building permit in relation to meeting the building regulations by Nicolas Building Surveyors.

These additional assessments specifically address concerns raised in submissions during the consultation process. Council officers' responses to these themes are:

Social Impact

A number of submitters were critical of the consideration of social impacts of the proposal and that social impacts should also have been addressed and not just economic benefits.

As a result, the Council commissioned Ethos Urban Pty Ltd to undertake a Social Impact Assessment (SIA).

As noted in the report, *“the NSW Department of Planning and Environment’s Social Impact Assessment Guideline (July 2021) has been used to guide the methodology of this SIA.*

The NSW DPE SIA Guideline represents best practice guidance in Australia for the assessment of social impacts on major infrastructure and building projects across a comprehensive range of categories in order to meet the requirements of numerous consent authorities.”

The SIA concludes;

The overall long-term benefit of the proposed development is considered to be largely positive, and potential negative impacts can be mitigated through implementation of a robust Construction Management Plan and Traffic Management Plan and Communications and Engagement Plan to seek and incorporate important community feedback during development and construction phase and a comprehensive Social Housing Transition Plan for residents of social housing during operational phase to reduce disruption for residents and the broader community.

Planning and Urban Design Advice

Submitters against the proposal (in particular submissions made by ACE college) were critical of any future development being contrary to the broader strategic objectives of the area and would result in detrimental amenity impacts on the school.

As a result of formulating a response to these submissions and giving them due consideration and independent review, Ethos Urban was engaged to prepare a planning and urban design assessment of the proposed development.

The report concludes

The proposal will result in a residential development of 31 dwellings within the established Shepparton activity centre. The proposal will locate additional housing in a location that provides convenient access to job, retail services, public transport, and community infrastructure.

The location of the proposed development aligns with the purpose of the ACZ to facilitate medium density housing. Furthermore, the proposed development will provide a greater diversity of housing types within Shepparton to address current community needs. The proposal will provide a high-quality design response that will positively contribute to the urban design of Shepparton to create an attractive and walkable environment.

Further in relation to the CBD Strategy 2008, the report notes;

The Shepparton CBD Strategy 2008 aims to facilitate Maude Street as a main street of the Shepparton CBD by accommodating higher density office and residential development above ground level. The Shepparton CBD Strategy 2008 recognises that higher density residential development is an expected outcome which should be addressed in the planning controls for the Shepparton CBD.

The perception of overshadowing of the development on the ACE courtyard was specifically raised by a number of submitters. The Ethos Urban report reviewed overshadowing diagrams of a potential development of the site. The assessment indicated that:

Whilst the proposed development will result in overshadowing to the surrounding properties, the proposed overshadowing is considered to have a minimal impact on the amenity of these properties.

The proposed development will have a minimal contribution to the existing shadowing of the private open space of neighbouring properties. Furthermore, the shadowing of the private open space associated with Shepparton ACE Secondary College is not anticipated to have a significant impact on the use and amenity of the site.

Greater Shepparton Social Housing Economic Benefits Assessment

As part of its assessment of the merits of the project, Council engaged Ethos Urban to undertake an analysis of the economic benefits associated with the project and, in particular, the economic benefits associated with the provision of social housing.

Specifically, Council requested Ethos Urban to quantify in financial terms the community benefits of the proposed housing scheme to the Shepparton community.

Some submitters were particularly critical of the report citing deficiencies in the report and errors.

Ethos Urban were engaged to review the December 2021 report. The revised version includes some minor edits to the report and the addition of a bibliography. The assessment of financial outcomes remains based on the development concept provided in December 2021.

Egress review of ACE – Compliance Review

Many submissions received, and particularly from ACE, claimed that any future development on the site would lead to the school no longer being able to operate due to the evacuation/fire exit being blocked.

Council subsequently commissioned a review of the building permit by Nicolas Building Surveyors to substantiate the validity of these claims.

The independent assessment found a number of issues with the current permit for ACE college that required further clarification. The building permit and occupancy certificate were issued by a private building surveyor. Specifically, the building permit review notes that the use of a roller door and the gate as a fire exit/evacuation exit is not compliant with the NCC. This demonstrates that the claims being made in submissions are not factually correct and the site can continue to operate without the roller door access. ACE's private building surveyor has also confirmed that the two required fire access points are to Maude Street and that the roller door and gate did not form part of the access arrangements for the site. The roller door/gate should not be promoted as an evacuation point as it is not compliant.

Further, this access has not been formalised through any ongoing licence agreement. It is recommended that this occurs to permit ongoing use of the roller door and gate. Whilst not required for access to meet the building regulations, this will provide an additional source of access to and from the site. Given Council is retaining ownership of the car park, this ongoing access (except during construction) will continue to be provided.

Land Contributions

Land co-contributions are a critical element of the Wintringham social housing model in particular. For Homes Victoria to fund projects, they require a co-contribution. This can be in the form of land or cash. Some agencies provide cash through debt funding; however, Wintringham focus on supporting older singles who's only source of income is typically the aged pension, they do not collect sufficient rent to allow debt to be serviced, let alone

repaid. Hence the land co-contribution, in the manner proposed for the Maude / Nixon St proposal is critical. Without this co-contribution, the project could not proceed.

Similarly, land co-contributions are a critical element of the Beyond Housing housing model.

- Availability of land within the CBD is extremely limited and cost prohibitive in the absence of the co-contribution
- Housing for 1 and 2 bedrooms is the highest demand and required to support the needs of those whose preferences or needs are suited to smaller homes with essential services and supports easily accessible.
- Co-contribution is an essential element of the Victorian Government funding model.

Social Housing Site Options

A number of submissions suggested that alternative sites should be considered and were preferable to a development at Nixon/Maude Street. Some suggested actual alternative sites. While Council and other government stakeholders, particularly Homes Victoria, have already assessed the suitability/availability of multiple alternate sites, these assessments have not been formally documented.

As a result, the Council engaged SEMZ Property Advisory and Project Management to undertake/document a high-level, independent assessment and evaluation of each of the 16 sites identified (by Council and through the abovementioned consultation) as being potentially suitable for the purpose of accommodating the Applicants' proposal (including the Subject Site).

Evaluation Criteria, weighting and scoring guide were developed to help contextualise the results.

The SEMZ report concludes that the subject site appears to align best with both Council's and the Applicant's objectives and requirements (ie for a social housing development that is the same as or similar to that currently proposed), the key reasons for which are that the:

- subject site is Council-owned and therefore assumed to be available on a timely basis for development purposes
- rights to the airspace above the car park are currently of relatively low value to Council (thus even if they were to be acquired by the Applicant - not gifted - they would not impact the development's feasibility as much as many of the other sites would)
- site is in a prime location and is underdeveloped
- the zoning is complementary to the intended use (that is to say, according to Council, *the ACZ seeks to attract development and people to live and work in the CBD by providing a greater range of housing choices within close proximity of the Maude-Street Mall. This is expected to be achieved through higher-scale mixed-use developments, including residential, that will provide housing within the CBD, and increase activity and vibrancy of the CBD. The ACZ also encourages the redevelopment of vacant or underused land*)
- the site's constraints appear limited to (i) the need for the design to respect the surrounding sensitive uses (ii) the higher delivery cost of developing above a ground floor use that is to be retained
- while numerous other sites have similar features (particularly the other nearby car parks with ACZ zoning), these sites:
 - are considered too big or too small, based on the development currently proposed
 - that are too big are logically of higher financial value (and most likely strategic value) to Council – that is to say, using them for social housing may not be their highest and best use, or close to that)
- of the other sites deemed unsuitable:

- o most are evaluated that way simply on the basis of their current third-party ownership (private, authority or Crown) and the consequent requirement for significant time (>12 months) and cost to acquire them and make available
- o some are in sub-optimal or unsuitable locations (distant from amenities, transport, employment).

Greater Shepparton Affordable Housing Projects – Review and Advice June 2022

As noted above, Affordable Development Outcomes (ADO) prepared the *Greater Shepparton Affordable Housing Strategy: Houses for People 2020*, adopted by Council in April 2020. Given the nature of the submissions (some which sought to prosecute the argument that this proposal was contrary to the AHS, the Council engaged Affordable development outcomes to review and comment on Council's Affordable Housing Strategy ('the Strategy') objectives and framework for Affordable Housing delivery; provide an update on Affordable Housing demand in Shepparton; and provide an informed response to key community concerns.

The ADO report notes that recent data indicates that housing affordability has declined in Shepparton since the Strategy was developed, with a 40 per cent increase in the median housing price from 2010 to 2022 and a 7 per cent decline in affordability of two-bedroom new private rental dwellings in the same period.

Further there has been an 80 per cent increase in households on the Social Housing waiting list (Victorian Housing Register) between December 2018 and June 2022 for the Goulburn (Shepparton) region (from 1,041 households to 1,674 households). 904 households are priorities for housing assistance.

Other key demand statistics include:

1. In June 2021 there were 1,673 households on the Social Housing Priority waiting list and a further 1,226 on the Register of Interest list. The majority of households required one- or two-bedroom dwellings;
2. 500 applicants on the waiting list in the Shepparton district area were females requesting one, two- and three-bedroom properties. Of these 500 applicants, 193 identify as Aboriginal or Torres Strait Islander, 194 have additional needs around family violence and 122 requests for one-bedroom properties were from those aged over 55;
3. Increase in presentations to local homeless service providers with Beyond Housing assisting 1,488 households experiencing homelessness in 2020-21; an increase of 17% on the previous year. 66% clients were new to the service.

The conclusions of the report note that;

1. The provision of land and attraction of government funding is in line with Council's strategy and committed actions;
2. There are very limited opportunities to utilise Council land and deliver Social Housing dwellings in the CBD area in an efficient and cost-effective way;
3. The Agencies are delivering Social Housing in other developments across Shepparton which when combined will support a diversity of housing types and locational responses;
4. The units will be targeted to a range of households in need that will suit and accept apartment-style living – households are given an option to tenant and are not forced to move into the development;
5. The Beyond Housing and Wintringham owned apartments will be separately entranced and managed – effectively two smaller scale Social Housing developments on the site;
6. Part of the expected height is in response to the requirement to replace the public car park and an expected need to provide some resident car parking;

7. The proposal is subject to the Agencies submitting a design for planning approval. This will require further community consultation, review by Council and consideration by government. Any development of Social Housing over 3-storeys must also be reviewed by the Victorian Government architect. Key community concerns are expected to be able to be addressed through the design response and planning controls.

School Registration

Council officers have received further advice regarding public housing neighbouring schools from the Victorian Registration and Qualifications Authority (VQRA) regarding the impact of the proposal to Shepparton ACE Secondary College. The VRQA is Victoria's education and training regulator and is an independent statutory authority that works to assure the quality of education and training in Victoria. They have provided a response on the impacts to Shepparton ACE Secondary College

The VRQA indicated that Schools must meet the requirements under the minimum standards and other requirements for schools including care, safety and welfare requirements and the requirements of Ministerial Order No. 1359 Implementing the Child Safe Standards – Managing the risk of child abuse in schools and school boarding premises. To remain registered as a school, the ACE school must demonstrate that it has mitigated potential child safety risks. VRQA regard this as a matter between Shepparton ACE and the Council. The school must continue to meet the minimum standards including the child safe standards.

If the school is concerned about potential child safety risks, it will need to develop strategies to mitigate these risks.

Homes for Victoria have also provided advice that they recently sold 5000m² to the Department of Education and Training for the extension of a primary school in North Melbourne that is adjacent to social housing about to be constructed.

Homes for Victoria also note that high rise estates in Flemington and Carlton also have schools on them.

Tenant Management

Some submissions raised concerns about the management of tenants within the social housing development, particularly in an apartment style development. It should again be noted that the proposed development is likely to include two separate developments of 15 apartments (Wintringham) and 16 apartments (Beyond Housing) with separate access to each housing providers apartments. The Wintringham apartments are likely to be located on the Nixon/Maude Street corner and the Beyond Housing apartments located toward Edwards Street. There are numerous examples of new townhouse social housing developments in Shepparton either under construction or approved with a greater number of apartments in a cluster.

Registered Housing Associations are required to comply with performance standards and other requirements set out in the Housing Act 1983 (Vic). These standards are governed and audited annually by the Victorian Housing Registrar. These requirements provide regulatory and oversight environment that the State government (public housing) or private landlords are not required to comply with.

Management frameworks for social housing developments outline the standards, policies, and procedures to support tenants, management of the building and community. This management framework generally sets out the following operational matters;

- Tenant and housing services
 - Eligibility, allocation, and termination of assistance
 - Rents
 - Housing service standards
 - Tenant and resident engagement
 - Access to support for applicants and tenants with support needs
 - Complaints and appeals
 - Satisfaction with assistance provided
- Housing asset management
 - Property condition & maintenance
 - Asset development planning
- Community engagement including contributing to socially inclusive communities
- Governance
 - Planning
 - Decision making
 - Compliance with legal requirements and government policies
 - Appropriate structures, systems, and documentation
- Probity
 - Code of conduct
 - Employment and appointment

Where required, these policies and procedures are provided to tenants and the broader community and are made available online through registered agencies' websites.

As a result, and as recommended in the Social Impact Assessment, officers recommend that the MOU include provision for such a management framework. This will also address some of the issues raised by submissions.

Further, Wintringham for example develop all their housing using a cluster model. The clusters range from 8 units (smallest) through to 124 units (largest site). Most sites are in the 12 – 36 unit range. Wintringham have indicated that the cluster model is beneficial as it allows them to foster a community environment through the tenancy and support services they provide. Staff are regularly on-site and if required, site-wide meetings and engagement with all residents invited can be arranged. Having staff regularly visit also provides the opportunity for residents who may be more reserved to approach staff and discuss issues without having to pro-actively make an appointment. It also provides the opportunity to assess support needs of various residents in a discreet and non-direct way – again a beneficial approach for residents who are reserved and private.

Wintringham have advised that such a cluster model also fosters an environment where residents look-out for each other.

“It’s not uncommon for our residents to call our staff and say “I have not seen my neighbour for a few days, I am concerned, can you please check on them.”

The cluster allows Wintringham to understand all the residents within the development and this assists to resolve issues and disputes when they arise.

Finally, the model allows for the efficient delivery of services, meaning that staff spend more time on site rather than travelling between multiple single locations.

Similarly, Beyond Housing also notes that they are committed to the development of diverse models of housing within the community. This includes but not limited to:

- Individual family homes
- Small single unit complexes of 2 to 6 homes
- Larger single unit complexes of up to 20 units
- Multi-storey units of 40 such as the Education Youth Foyer

In determining the allocation of their properties, Beyond Housing advise that it has a collaborative team that engage between its Homelessness and its Housing Services to assess the needs of the individuals and families to provide them with a suitable home with the right levels of support and environment for them.

In its view, clusters provide advantages that include:

- Provision of easy maintenance and care environments for tenants without the means or needs to maintain gardens or larger homes
- Locations closer to amenities, such as allied health for tenants who may not drive or have access to other means of transport
- Creates a sense of community for tenants which is essential for those who may not have networks or family within the region
- Dedicated property management enabling greater opportunity to build connection and relationship with tenants. This also increases the ability to identify other support needs for tenants.

Whilst some community members raise perceived issues and concerns to their amenity as a result of the use of airspace rights above the car park for a residential development, these perceptions have found to be unsubstantiated. In many cases the concerns have been refuted by the additional technical independent assessments undertaken in response to submissions. Concerns can also be mitigated through a responsive design. Many of the built form concerns can also provide important inputs to the design as it evolves, and as previously outlined, will be subject to a future planning permit process and further consultation.

Council officers therefore recommend that Council resolve to sell (for \$1) the land at 5 Edward Street, 115-121 Maude Street and 92 Nixon Street, Shepparton to Beyond Housing and Wintringham to realise Social Housing.

Council Plan/Key Strategic Activity

LEADERSHIP AND GOVERNANCE

Provide strong civic leadership, advocacy and good governance in the operation of Greater Shepparton City Council.

1.1 Council demonstrates strong regional and local partnerships to improve health and wellbeing access and inequity.

1.3 Council demonstrates strong leadership and sound decision making in the best interests of the community.

1.7 Council advocates on issues, priorities and needs that matter to our community in partnership with key stakeholders.

SOCIAL

Develop resilient, inclusive, healthy communities that make Greater Shepparton a safe and harmonious place to live, work, learn, and play.

2.1 Greater Shepparton is a welcoming, inclusive and safe place for all.

2.2 Our community is supported to achieve and sustain physical, emotional and spiritual health and wellbeing.

2.10 Council demonstrates strong regional and local partnership efforts across health and wellbeing.

BUILT

Provide and support appealing relevant infrastructure that makes Greater Shepparton an attractive, liveable regional city.

4.1 Growth is well planned and managed for the future.

Risk Management

The recommendation will not result in any unacceptable risk to Council.

There is no doubt that Municipalities with a good track record of establishing community housing in spite of opposition by neighbours had often developed an effective partnership with registered Affordable Housing Associations (AHA's). Relationships of trust between AHAs and municipal councils were developed and a collaborative process was established to meet local housing needs.

However, failure to sell the land will bring extreme risk to Council in addressing the growing Affordable Housing crisis, undermine the implementation of the actions in the *Greater Shepparton Affordable Housing Strategy: Houses for People 2020* and *Greater Shepparton City Council Council Plan 2021-2025*, and Victorian government funding.

As a result, there is extreme reputational risks to Council and damage to any credibility Council has with the affordable housing sector.

Policy Considerations

There are no conflicts with Council policies. The project follows the objectives and goals of the *Greater Shepparton Affordable Housing Strategy 2020: Houses for People* to increase Affordable Housing. The project aligns with the objectives of the *Shepparton CBD Strategy 2008* and *Commercial Activity Centres Strategy 2015*, which both seek a more efficient use of land, higher densification of Shepparton's CBD, and to maintain the CBD as the most vibrant activity centre in Greater Shepparton.

Financial Implications

The various transactional documents contemplated by the arrangements under the Memorandum of Understanding (MoU) will safeguard Council's interests. In particular, any development proposal for the land must provide ground-level public car parking (subject to detailed designs) for public use and to be delivered by a sunset date to be agreed. In addition, the MoU will outline the provision of certain minimum percentages of social housing, thereby providing certainty to Council in regard to the community benefit.

By partnering with Beyond Housing and Wintringham, Council officers are also satisfied that these organisations, with their track record of community involvement, are well-positioned to deliver the project requirements and outcomes that are sought. The proposed Section 173 Agreement will ensure that the obligation to use the newly constructed dwellings for the purposes of social housing will continue in perpetuity.

The arrangements also contemplate entry into a ground lease, whereby the Council grants a lease of its land to the purchaser so that from that date the purchaser can commence development of the land in accordance with the development agreement. Title to the land under the contract of sale is proposed to pass to the purchaser when all of the car parking is completed and delivered to Council, amongst other things. The development agreement addresses matters that include design aspects, risk allocation, defects, timing, milestones and termination and step in rights.

Council's contribution of effectively gifting the land would help leverage the realisation of funding for the project.

Legal/Statutory Implications

The *Local Government Act 2020* requires Council, before selling or exchanging land, to publish notice of its intention to sell the land, undertake a community engagement process in accordance with its community engagement policy and obtain a recent valuation. The following flow chart sets out the process:



A community engagement process was undertaken from 14 January to 28 February 2022 in accordance with Section 114 of the *Local Government Act 2020* and the *Greater Shepparton City Council Community Engagement Policy 2021*.

A further valuation will also be required closer to finalising any land sale.

Environmental/Sustainability Impacts

There are no environmental or sustainability impacts associated with the recommendations of this report.

Social Implications

This proposal will accommodate Greater Shepparton's most at-risk individuals and households through the realisation of much-needed Social Housing, and be an efficient use of land within the centre of the Shepparton CBD.

The SIA undertaken for the development proposal concludes;

The overall long-term benefit of the proposed development is considered to be largely positive, and potential negative impacts can be mitigated through implementation of a robust Construction Management Plan and Traffic Management Plan and Communications and Engagement Plan to seek and incorporate important community feedback during development and construction phase and a comprehensive Social Housing Transition Plan for residents of social housing during operational phase to reduce disruption for residents and the broader community.

Council has engaged with all stakeholders to ensure that residents, business owners and visitors are aware of the proposal and to understand all views before determining on the proposal.

Economic Impacts

Overall, the benefits associated with both the provision and construction of the proposed social housing development will generate substantial benefits for the broader community and represents a positive investment proposition.

Consultation

Council undertook community consultation for a period in excess of six weeks between 14 January to 28 February 2022.

Methods of engagement included letterbox drops to surrounding land owners and occupiers to the proposed site, a consultation webpage on Council's Shaping Greater Shepparton website with an online submission form, a public notice and a media release.

A total of c.730 submissions and 38 verbal presentations were received by Council during the consultation process. The results of the community consultation and Council officers' response to the key themes raised are contained within the Conversation Report.

Council officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

Strategic Links

- Greater Shepparton 2030 Strategy 2006
- Shepparton CBD Strategy 2008
- Commercial Activity Centres Strategy 2015
- Greater Shepparton Affordable Housing Strategy: Houses for People 2020
- Shepparton and Mooroopna 2050: Regional City Growth Plan 2021

Conclusion

In June 2018, the *Planning and Environment Act 1987* was amended to include the objective "to facilitate the provision of Affordable Housing in Victoria"

In late 2021, Council received a request from Beyond Housing and Wintringham to construct Social Housing on Council-owned land at 5 Edward Street, 115-121 Maude Street and 92 Nixon Street, Shepparton. The land is currently used as a car park and is known as the Maude, Nixon and Edward Streets Car Park. Both organisations are registered Community Housing Associations. The proposal seeks to realise approximately 30 one- and two-bedroom units that would cater for those in need of Social Housing. Council's contribution is effectively gifting the land to facilitate the project (with a subsequent transfer back to the Council of ground level like-for-like (to the extent practicable) public car parking following construction of the project). The Council's contribution was estimated in late 2021 to be valued at \$450,000.

The use of Council land is an important way in which Council can support and achieve real action in addressing the affordable housing crisis.

Council officers consider this to be an effective way of realising Affordable Housing outcomes. The site's ideal location within the Shepparton CBD will ensure excellent amenity for future residents, enabling them to be securely and appropriately housed, and also thrive in the community with access to all of the services and support that they require.

A community engagement process was undertaken from 14 January to 28 February 2022 in accordance with Section 114 of the *Local Government Act 2020* and the *Greater Shepparton City Council Community Engagement Policy 2021*.

Local Government has a key role in supporting and partnering with housing organisations. Not supporting this proposal will result in significant policy failure of the Council in achieving its adopted and publicly stated objectives in addressing housing need in Shepparton. In this context, Council needs to be brave, and demonstrate leadership on this issue, particularly given there are no sound reasons for rejecting this proposal. Councillors need to act in the interests of the broader community and a broader social justice agenda about maintaining diversity and promoting social inclusion. This is more urgent now given increasing homelessness and housing stress.

Whilst ACE (who are the main abutting landowner) raise many understandable concerns (based primarily on highly conceptual plans), these are not concerns that cannot be mitigated through changes to internal school policies, or mitigated through design of the apartment building. ACE does not have a perceived "right" over the Council carpark as it is freehold land and it is open for Council to consider redevelopment of this space. The school is in the CBD (an area subject to change, development and redevelopment of sites) and exposed to many residents, workers, shoppers, tourists and the general public. Having more residents in close proximity does not change the risk profile for ensuring the school meets its obligations to the safety of its students. Further refinement of the design will address any risk of overlooking into the ACE site.

Further, design issues will be addressed through the future planning process and through further community engagement.

Council officers recommend that Council resolve to sell the land (for \$1) at 5 Edward Street, 115-121 Maude Street and 92 Nixon Street, Shepparton to Beyond Housing and Wintringham to realise Social Housing.

Attachments

1. Attachment 1 - Greater Shepparton Affordable Housing Projects ADO Advice 1 June 2022 [12.8.1 - 13 pages]
2. Attachment 2 - Shepparton ACE COLLEGE Egress Review [12.8.2 - 19 pages]
3. 220617 GSCC Social Housing Site Options Public Version Final) [12.8.3 - 26 pages]
4. Maude St Social Housing SIA Final 16 June 2022 [12.8.4 - 38 pages]
5. Maude Street Social Housing Prelim Concept - Ethos Urban Planning and Urban Design Advice [12.8.5 - 42 pages]
6. Attachment 3 - Greater Shepparton Social Housing Economic Benefits Assessment (1 June 2022) [12.8.6 - 14 pages]
7. 3220148 Shepparton Social Housing (Maude, Nixon & Edward Streets) - Response to Submissions (7 June [12.8.7 - 3 pages]
8. Conversation Report - Proposed sale of Maude, Nixon and Edward St Carpark [12.8.8 - 30 pages]

13 Infrastructure Directorate

13.1 Award of Contract No. 2174 - Panel of Suppliers - Onsite Crushing of Recycled Concrete/Bricks and Shredding of Green Waste

Author Team Leader – Strategic Waste
 Approved by Director Infrastructure
 Purpose For Decision by Council

Disclosures of Conflict of Interest in Relation to this Report

Under section 130 of the *Local Government Act 2020* officers, delegates and persons engaged under a contract providing advice to Council must disclose any conflicts of interests.

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

RECOMMENDATION

That the Council:

- 1. accept the tender submitted by Eco 1 Recycling Centre Pty Ltd, Triple J Plant Hire, Allstone Quarries and Local Mix Quarries;**
- 2. authorise the Chief Executive Officer to sign and seal the contract documents; and**
- 3. authorise the Chief Executive Officer to award the optional contract extension periods.**

Executive Summary

This contract is for the provision of on-site crushing of recycled concrete, bricks and shredding of green waste at the 3 Resource Recovery Centres (RRC's) in Shepparton, Ardmona and Murchison. Services are to be provided on an 'as required' basis.

The total value of the services over the term of the contract is estimated at \$2M. Council have received four (4) tenders in response to this tender. The evaluation panel has extensively reviewed all submissions received in accordance with the Request for Tender documents and Council's procurement policies and procedures. The tender process has been overseen by the Procurement department.

Based on the tender evaluation, Council Officers are recommending a panel of suppliers including Eco 1 Recycling Centre, Triple J Plant Hire, Allstone Quarries and Local Mix.

A panel of suppliers will suit the nature of services to be delivered through this contract which requires flexibility in availability of concrete crusher and green waste shredder.

Contract Details

This Contract is for the provision of a 'Panel of Suppliers' to undertake on-site crushing of recycled concrete, bricks and shredding of green waste on an 'as required' basis which will be controlled and monitored by the contract superintendent.

The services would be provided at the Resource Recovery Centres and possibly at the Cosgrove 3 Landfill site. Products produced are primarily Crushed Concrete nominal size 20mm, 40mm & 70mm plus small quantities of other products.

The Initial Contract Term is 3 years from appointment with the option of 2 plus 1-year extension.

Tenders

Tenders were received from:

Tenderers
Eco 1 Recycling Centre Pty Ltd
Triple J Plant Hire
Allstone Quarries
Local Mix Quarries

Tender Evaluation

Tenders were evaluated by:

Title	Branch
Manager - Waste	Waste Services
Team Leader – Strategic Waste	Waste Services
Team Leader – Waste Operations	Waste Services
Procurement and Probity Advisor	Contracts and Procurement

Evaluation Criteria

Tenders were evaluated on the following criteria:

Evaluation Criteria	Weighting
Benefit to local region	10%
Specific mobile crushing and grinding experience	15%
Environmental sustainability	10%
Quality and Environmental systems	5%
Occupational Health and Safety	0% (Pass/Fail)
Price	60%

Council Plan/Key Strategic Activity

COMMUNITY LEADERSHIP

We will prioritise leadership in the community to celebrate our cultures, people and places that makes Greater Shepparton a unique, vibrant, diverse and liveable region.

1.3 Council services will be realistic and delivered in an efficient and effective manner with the aim of continuously looking for delivery that matches our ever-changing environment.

1.6 Council provides customer service that meets the needs of the community.

1.8 Good governance and sustainable financial management.

VIBRANT and DIVERSE ECONOMY

We will drive the visitor economy by growing visitor experiences and major events that provide employment and other opportunities to the community. Our economic development will focus on establishing a strong, adaptive, sustainable and thriving region supported by agriculture and a diverse range of industries.

3.5 Encourage and facilitate investment and expansion.

3.8 Maximise utilisation and investment return on Council assets.

INFRASTRUCTURE and TECHNOLOGY

We will focus on the planning of our region's requirements to enable delivery of technology and infrastructure to meet the current and future needs of the community.

4.10 Progress housing and business development opportunities.

ENVIRONMENT and CLIMATE EMERGENCY

We will prioritise our environment and take urgent action to reduce emissions and waste in order to protect public health and create a region that mitigates and adapts to climate change.

5.4 Council commits to improving biodiversity and the natural environment within Greater Shepparton.

5.6 Reduce carbon emissions in our community.

5.8 Support a circular economy and reduce waste to landfill.

5.9 Drive climate change mitigation and adaptation.

Risk Management

Risks	Likelihood	Consequence	Rating	Mitigation Action
Delays in Contract Award leading to noncompliance with the provisions of the Local Government Act.	Unlikely	High	Moderate	Council to award the contract
Contractor failing financially	Unlikely	High	Moerate	It is a panel of suppliers, and financial capability checks will be completed prior to entering into contracts.

Policy Considerations

Key projected outcomes from the implementation of this contract include:

- Reductions in emissions through the use of a modern equipment.

- Recycling of existing waste product.
- Market testing has ensured that best value outcomes have been achieved.

Also, tender specifications were developed in accordance with Recycling Victoria Policy and EP Act 2017.

Financial Implications

It is expected that annually approximately \$400K will be spent through this contract to provide services of recycling concrete, bricks and green waste at the Resource Recovery Centres.

Council also re-sells recycled bricks and concrete which generates approximately \$280k of revenue in a year.

Legal/Statutory Implications

Tender works have been conducted according to section 4 of Council Procurement Policy.

Strategic Links

a) Greater Shepparton 2030 Strategy

- Objective: 4. To reduce greenhouse gas emissions by local action, in the interests of current and future generations action: 4.2, 4.3

b) Other strategic links

- The Waste and Resource Recovery Strategy 2013 - 2023

Conclusion

The evaluation panel has taken into account the evaluation criteria of the procurement plan approved by the ELT, and recommends to enter into contracts with the tenderers in a panel of supplier's arrangement.

This contract will help Council to continue to divert waste from landfill. Under this contract, Council will be able to recycle approximately 25,000 tonnes of waste in a year which otherwise would have been destined to go to landfill.

Attachments

Nil

13.2 Award of Contract - CN 2241 - Davies Road Intersection Upgrade

Author Project Manager
 Approved by Director of Infrastructure
 Purpose For Decision by Council

Disclosures of Conflict of Interest in Relation to this Report

Under section 130 of the *Local Government Act 2020* officers, delegates and persons engaged under a contract providing advice to Council must disclose any conflicts of interests.

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

RECOMMENDATION

That the Council:

1. **accept the tender submitted by Jarvis Delahey Contractors for Contract No. 2241 Davies Rd Intersection Upgrade for the total lump sum amount of \$745,563.70 (inc GST); and**
2. **note the Chief Executive Officer is authorised to execute such documents as are necessary to give effect to this resolution.**

Executive Summary

Contract No. 2241 is for the construction of Davies Road Intersection upgrading the intersection of Lancaster-Mooroopna Road/Davies Road and sealing 800 metres of Davies Road, Lancaster.

As part of the LaManna development Council entered into an agreement to cost share the upgrade of Davies Road to reduce the amount of dust generating problems for the farm. Council agreed to enter into a third cost share based on conceptual estimates.

Council has been successful in obtaining funding from the Department of Jobs, Precincts and Regions AgriLinks Upgrade Program to the value of \$558,358 ex GST. LaManna Corporation will be contributing \$104,000 ex GST towards the project.

Council advertised the tender for this contract Via TenderSearch and Shepparton News receiving three (3) submissions.

Following evaluation, Jarvis Delahey Contractors has achieved the highest moderated evaluation score and are subsequently the recommended tenderer to be awarded Contract No. 2241.

Contract Details

Contract No. 2241 is for the construction of Davies Road Intersection Upgrading. The upgrade will allow investment from La Manna Premier Group Pty Ltd to commence and enable the facility to operate at peak efficiency. The project will enhance productivity, increase local employment, provide supply chain benefits to agri-food businesses and increase the overall production of fresh produce.

The works to be performed under this contract includes, but not limited to:

- a. Drainage and endwall construction
- b. Earthworks for road formation
- c. Preparation of subgrade
- d. Subbase
- e. Base
- f. Wearing course
- g. Line marking & Installation of Signage

Tenders

Tenders were received from:

Tenderers
Jarvis Delahey Contractors
Mawson Construction
Apex Earthworks PTY LTD

Tender was advertised on 11th March 2022 and closed on Wednesday 6th April 2022.

Council advertised the tender for this contract Via TenderSearch and Shepparton News receiving three (3) submissions. All three submission are local contractors who have completed projects previously for Council.

Jarvis Delahey Contractors were evaluated as the highest moderated tenderer with the lowest lump sum price. Therefore, the evaluation panel recommends JDC as the preferred tenderer.

Tender Evaluation

Tenders were evaluated by:

Title	Branch
Project Manager	Projects
Project Manager	Projects
Manager Works	Works

Evaluation Criteria

Tenders were evaluated on the following criteria:

Evaluation Criteria	Weighting
Price	60%
Capacity to Complete	10%
Relevant past experience	10%
Environmental Sustainability	10%
Benefit to Local Region	10%
OH&S Systems	Pass/Fail

Council Plan/Key Strategic Activity

COMMUNITY LEADERSHIP

We will prioritise leadership in the community to celebrate our cultures, people and places that makes Greater Shepparton a unique, vibrant, diverse and liveable region.

1.3 Council services will be realistic and delivered in an efficient and effective manner with the aim of continuously looking for delivery that matches our ever changing environment.

Risk Management

This project is considered low risk.

Policy Considerations

There are no conflicts with Council Policy.

Financial Implications

The 21/22 financial year allocation is \$750,000 ex GST with the contract award of \$677,785.18 ex GST, allowing an unallocated amount of \$72,214.82.

	Approved Budget Estimate for this proposal ¹	This Proposal GST Exclusive	Variance to Approved Budget Estimate	This Proposal GST Inclusive ²
	\$	\$	\$	\$
Revenue	\$662,358.00	\$662,358.00	Nil	\$
Expense	\$87,642.00	\$15,427.18	Nil	\$
Net Total	\$750,000.00	\$677,785.18	\$72,214.82	\$745,563.70

Council has been successful in obtaining funding from the Department of Jobs, Precincts and Regions AgriLinks Upgrade Program to the value of \$558,358 ex GST. La Mana Corporation will be contributing \$104,000 ex GST towards the project.

¹ Budgets are GST exclusive

² For Contract Award reports the GST inclusive expense shall match the amount reported in the recommendation

Legal/Statutory Implications

Tender process has been carried out according to the requirements of Section 186 of the Local Government Act 1989.

Environmental/Sustainability Impacts

The upgrade of Davies Road is due to dust causing problems with the computerised system for controlling the conditions within the green house at LaManna. Eventually the site will contain five warehouses.

Social Implications

The upgrade will allow investment from LaManna Premier Group Pty Ltd to commence and enable the facility to operate at peak efficiency. The project will enhance productivity, increase local employment, provide supply chain benefits to agri-food businesses and increase the overall production of fresh produce.

Economic Impacts

Delivering the upgrade to Davies Road will allow for future development and employment at the LaManna Premier Group facility.

Consultation

Officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration

Strategic Links

a) Greater Shepparton 2030 Strategy

- Infrastructure – to provide sustainable infrastructure to support growth and development of the municipality.

Conclusion

Jarvis Delahay Contractors have submitted a conforming tender with the lowest price and received highest overall score against the evaluation criteria. Jarvis Delahay Contractors is a local contractor and has completed various projects for Council.

The panel is satisfied that Jarvis Delahay Contractors have the capacity and experience to complete the works under contract. The Panel recommends Council to accept the tender submitted by Jarvis Delahay Contractors for the lump sum of \$745,563.70 (inc GST).

Attachments

Nil

13.3 Award of Contract - CN 2229 - Facilities Maintenance Services Panel of Suppliers

Author Manager - Strategic Assets
 Approved by Director Infrastructure
 Purpose For Decision by Council

Disclosures of Conflict of Interest in Relation to this Report

Under section 130 of the *Local Government Act 2020* officers, delegates and persons engaged under a contract providing advice to Council must disclose any conflicts of interests.

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

RECOMMENDATION

That the Council:

1. accept tenders submitted by the following companies:

- Norvec
- Croxford Building Constructions Pty Ltd,
- D & S Kilpatrick Plumbing Pty Ltd,
- BLR Provincial Construction Pty Ltd,
- GV Plumbing Pty Ltd,
- Gutter Vac Shepparton,
- Dowsett Electrical Pty Ltd,
- Brett Collins Refrigeration,
- Insight Protection Solutions Pty Ltd,
- Admoor Plumbing,
- Watters Electrical,
- Bonnetts Staff Electrical Contractors Pty Ltd
- Mat Langley Electrical Pty Ltd,
- Reilly Electrical & Sunvalley Solar,
- Total Pest Control,
- Chris Martin Building and Maintenance,
- A&P Devine plumbing,
- Rentokil Pest Control,
- Appliance Tagging Services Pty Ltd,
- FWSR Group,
- KTR Electronics Pty Ltd,
- Programmed Property Services,
- J & K Gardner,
- Jonesys Bobcat Hire,
- Shepparton Plumbing Services Pty Ltd,
- Moretto Building, and
- Modus Projects Pty Ltd to be appointed to a Panel for provision of Facilities Maintenance Services.

2. **note that the contract term is for a period of three years, with two 1 Year extension options at Council's discretion. The estimated contract value over the 5 years is \$7,325,000 Ex GST; and**
3. **authorise the Chief Executive Officer to execute the contract documents and approve any 1-year contract extensions as deemed appropriate.**

Executive Summary

Greater Shepparton City Council has 750 buildings in its building stock with around 150 of these being habitable. Preventative and reactive maintenance on these buildings is provided by suitably qualified and experienced contractors and companies. Contractors are engaged on a programmed and ad hoc basis and are selected to carry out works based on the skill set that they possess and service they provide as a business.

This tender is aimed at engaging a panel of suppliers across various categories under which they will be engaged to provide programmed and ad hoc maintenance services. This contract replaces the current panel of trade suppliers 1868.

The contract term is for three years, with two 1-year extension options at Council's discretion.

Council advertised the Facilities Maintenance via Tendersearch, Shepparton News and The Age newspaper and received 27 submissions.

Following evaluation, the Tender Evaluation Panel recommends that all 27 tenders across the 9 categories (Mechanical Services (HVAC), Fire protection equipment, Plumbing, Carpentry/Handyman, Electrical and data, Gutter and roof cleaning, Pest Control, Security and Alarm Services, Registered Commercial Builders) be appointed to the panel, being Norvec, Croxford Building Constructions Pty Ltd, D & S Kilpatrick Plumbing Pty Ltd, BLR Provincial Construction Pty Ltd, GV Plumbing Pty Ltd, Gutter Vac Shepparton, Dowsett Electrical Pty Ltd, Brett Collins Refrigeration, Insight Protection Solutions Pty Ltd, Admoor Plumbing, Watters Electrical, Bonnetts Staff Electrical Contractors Pty Ltd, Mat Langley Electrical Pty Ltd, Reilly Electrical & Sunvalley Solar, Total Pest Control, Chris Martin Building and Maintenance, A&P Devine plumbing, Rentokil Pest Control, Appliance Tagging Services Pty Ltd, FWSR Group, KTR Electronics Pty Ltd, Programmed Property Services, J & K Gardner, Jonesys Bobcat Hire, Shepparton Plumbing Services Pty Ltd, Moretto Building, and Modus Projects Pty Ltd.

This will provide Council with sufficient resources and flexibility to deliver the required works over the contract term.

Contract Details

This contract is to establish a panel of suppliers across various categories under which they will be engaged to provide programmed and ad hoc maintenance services.

Panel contractors shall supply all materials, plant, equipment and labour and any other services, costs and fees necessary to complete the works.

The contract term is for three years, with two 1-year extension options at Council's discretion.

Tenders

Tenders were received from:

Tenderers
Norvec,
Croxford Building Constructions Pty Ltd
D & S Kilpatrick Plumbing Pty Ltd
BLR Provincial Construction Pty Ltd
GV Plumbing Pty Ltd
Gutter Vac Shepparton,
Dowsett Electrical Pty Ltd
Brett Collins Refrigeration
Insight Protection Solutions Pty Ltd
Admoor Plumbing
Watters Electrical
Bonnetts Staff Electrical Contractors Pty Ltd
Mat Langley Electrical Pty Ltd
Reilly Electrical & Sunvalley Solar
Total Pest Control
Chris Martin Building and Maintenance
A&P Devine plumbing
Rentokil Pest Control
Appliance Tagging Services Pty Ltd
FWSR Group
KTR Electronics Pty Ltd
Programmed Property Services
J & K Gardner
Jonesys Bobcat Hire
Shepparton Plumbing Services Pty Ltd
Moretto Building
Modus Projects Pty Ltd

Tender Evaluation

Tenders were evaluated by:

Title	Branch
Team Leader – Building Maintenance	Building Maintenance
Maintenance Planner	Building Maintenance
Manager – Strategic Assets	Strategic Assets

Evaluation Criteria

Tenders were evaluated on the following criteria:

Evaluation Criteria	Weighting
Price	40%
OH&S management and track record	10%

Experience and track record	30%
Environmental Sustainability	10%
Benefit to the Local Region	10%
Mandatory qualifications	Yes / No

All 27 tenders provided conforming tender submissions and demonstrated adequate experience/capability to complete necessary works.

Engagement under this panel of suppliers will be based on quotes requested from contractors on the panel in line with Council's procurement policy on a job by job basis. Council will engage a contractor based on an assessment of 1) the lowest rates for the specified scope of work; 2) contractor availability; and 3) contractor's available resources to allocate to complete job in required timeframe.

Council Plan/Key Strategic Activity

INFRASTRUCTURE and TECHNOLOGY

We will focus on the planning of our region's requirements to enable delivery of technology and infrastructure to meet the current and future needs of the community.

4.8 Plan, prioritise and communicate asset maintenance and new asset delivery.

Risk Management

Risks	Likelihood	Consequence	Rating	Mitigation Action
Accident of injury to public or contractor staff	Possible	Minor	Low	Low
Damage to assets owned by other Authorities	Unlikely	Moderate	Low	Conduct service location on jobs as required.

Policy Considerations

There are no conflicts with Council Policy.

Financial Implications

Council's annual budget for these works is predominately managed by Building Maintenance. The annual expenditure is expected to be \$1,465,000 across all trade services as per below table:

Trade/Service	Estimated Annual Expenditure
Mechanical Services (HVAC)	\$150,000
Fire Protection Equipment	\$250,000
Plumbing	\$200,000
Carpentry/Handyman	\$400,000
Electrical and Data	\$150,000
Gutter and Roof Cleaning	\$85,000
Pest Control	\$30,000
Security and Alarm Services	\$80,000
Registered Commercial Builders	\$120,000

	Approved Budget Estimate for this proposal ¹ \$	This Proposal GST Exclusive \$	Variance to Approved Budget Estimate \$	This Proposal GST Inclusive ² \$
Revenue				
Expense	\$1,465,000	\$1,465,000		\$1,611,500
Net Total	\$1,465,000	\$1,465,000		\$1,611,500

¹ Budgets are GST exclusive

² For Contract Award reports the GST inclusive expense shall match the amount reported in the recommendation

Legal/Statutory Implications

Tender process has been carried out according to the requirements of Section 186 of the Local Government Act 1989.

Environmental/Sustainability Impacts

Engagement of contractors on this panel will be in support Council's environmental objectives.

Social Implications

No social impacts have been identified as a result of this recommendation.

Economic Impacts

The tenderers are either locally based or have indicated that they are will be using local sub-contractors and purchasing materials locally where possible in delivery of this Contract.

Consultation

Officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

Strategic Links

a) Greater Shepparton 2030 Strategy

- Nil

Conclusion

The evaluation panel is satisfied that recommended tenderers have the required experience and capability to be appointed to a Panel to provide facilities maintenance services over the initial three-year contract term.

Attachments

Nil

13.4 Contract 1987 - Panel of Suppliers for Provision of Landfill Waste, Recyclables and Organics Transfer and Disposal Services

Author Team Leader – Strategic Waste
 Approved by Director Infrastructure
 Purpose For Decision by Council

Disclosures of Conflict of Interest in Relation to this Report

Under section 130 of the *Local Government Act 2020* officers, delegates and persons engaged under a contract providing advice to Council must disclose any conflicts of interests.

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

RECOMMENDATION

That the Council:

- 1. accept the tenders submitted by Immix Integrated Metal Management, Foott Waste Solutions, Cleanaway Industrial Solutions and Veolia Environmental Services;**
- 2. authorise the Chief Executive Officer to sign and seal the contract documents; and**
- 3. authorise the Chief Executive Officer to award the optional contract extension periods.**

Executive Summary

This tender is to establish a Panel of contractors to meet operational needs for the processing and handling of waste materials (i.e. waste disposal, steel recycling, e-waste processing, tyre disposal, etc.) at the three Resource Recovery Centres (RRC's) in Shepparton, Ardmona and Murchison.

The purpose of this contract is to establish a schedule of rates from a Panel of contractors for various waste items to be processed at the Resource Recovery Centers.

The total value of services over the term of contract is estimated at \$3.1M. The Initial Contract Term is 3 years from appointment with the option of 2 plus 1-year extension at Council's discretion.

Council advertised this tender via Tendersearch, Shepperton News and The Age newspaper and received four tender submissions.

The Waste team and the evaluation panel have consulted with the Procurement department regarding current market scenarios and have concluded that a panel of suppliers arrangement would suit best the current waste services provided at the RRCs.

Council also sought collaborative procurement opportunities with neighboring regional Councils, and didn't find common requirements among other Councils which have been expected to be achieved through this tender process.

The evaluation panel recommends that all four tenderers be appointed to the Panel, being Immix Integrated Metal Management, Foott Waste Solutions, Cleanaway Industrial Solutions and Veolia Environmental Services. This will provide Council with flexibility in regards to availability of contractors' service, best rate for individual waste processing item and ensuring compliances with new EPA regulations over the contract term.

Contract Details

This Contract is to establish a Panel of contractors to provide a range of waste processing services which includes transport, processing and handling of waste materials at the Shepparton, Ardmona and Murchison Resource Recovery Centres.

Panel contractors shall supply bins, transport and process / recycle wastes at the three Resource Recovery Centres.

The contract term is for three years, with the option of 2 plus 1-year extension at Council's discretion.

Tenders

Tenders were received from:

Council have received four (4) submissions in response to this tender.

Tenderers
Immix Integrated Metal Management
Foott Waste Solutions
Cleanaway Industrials Solutions Pty Ltd
Veolia Environmental Services

Tender Evaluation

Tenders were evaluated by:

Title	Branch
Manager – Finance and Rates	Finance
Team Leader – Strategic Waste	Waste Services
Team Leader – Waste Operations	Waste Services
Procurement and Probity Advisor	Procurement

Evaluation Criteria

Tenders were evaluated on the following criteria:

Evaluation Criteria	Weighting
Price	60%
WHS including sustainability measures	10%
Project delivery – schedule	10%
Relevant past experience and capability	10%
Benefit to Local Region	10%

All four tenders provided conforming tender submissions and provided options for various waste processing and recycling.

All tenderers demonstrated adequate experience/capability and acceptable methodologies for the services.

Being a schedule of rates contract, tenderers submitted a range of rates for the various items of waste processing. All tenderers' rates were assessed as being reasonable market rates.

Once the panel contracts are executed, for individual service, Council will engage a contractor based on an assessment of; 1) the lowest rates for the specific scope of work; 2) contractor availability; and 3) ability of contractor to comply with OH&S and EPA regulations. The Council officer responsible for engaging the contractor, must document the assessment outcome.

Council Plan / Key Strategic Activity

COMMUNITY LEADERSHIP

We will prioritise leadership in the community to celebrate our cultures, people and places that makes Greater Shepparton a unique, vibrant, diverse and liveable region.

1.8 Good governance and sustainable financial management.

VIBRANT and DIVERSE ECONOMY

We will drive the visitor economy by growing visitor experiences and major events that provide employment and other opportunities to the community. Our economic development will focus on establishing a strong, adaptive, sustainable and thriving region supported by agriculture and a diverse range of industries.

3.5 Encourage and facilitate investment and expansion.

INFRASTRUCTURE and TECHNOLOGY

We will focus on the planning of our region's requirements to enable delivery of technology and infrastructure to meet the current and future needs of the community.

4.7 Create a smart city.

ENVIRONMENT and CLIMATE EMERGENCY

We will prioritise our environment and take urgent action to reduce emissions and waste in order to protect public health and create a region that mitigates and adapts to climate change.

5.3 Council commits to supporting the establishment of a circular economy within Greater Shepparton.

5.8 Support a circular economy and reduce waste to landfill.

5.9 Drive climate change mitigation and adaptation.

Risk Management

Risks	Likelihood	Consequence	Rating	Mitigation Action
Delays in Contract Award leading to noncompliance with the provisions of the Local Government Act.	Unlikely	High	Moderate	Council to award the contract
Contractor failing financially	Unlikely	High	Moderate	It is a panel of suppliers, and financial capability checks will be completed prior to entering into contracts.

Key projected outcomes from the implementation of this contract include:

- Reductions in emissions through the use of a modern equipment.
- Recycling of existing waste product.
- Market testing has ensured that best value outcomes have been achieved.

Also, tender specifications were developed in accordance with Recycling Victoria Policy and EP Act 2017.

There are no conflicts with Council Policy.

Financial Implications

This contract will be managed under Council's waste operation budget.

It is expected that annually approximately \$620K will be spent through this contract to provide services of waste transport and disposal including steel recycling, e-waste processing and tyre disposal.

Under this contract, Council will be able to ensure that more wastes are diverted from landfill. Hence, it will save landfill airspace which be economically and financially beneficial for Council.

Legal / Statutory Implications

Tender works have been conducted according to section 4 of Council Procurement Policy.

Tender process has been carried out according to the requirements of Section 186 of the Local Government Act 1989.

Strategic Links

a) Greater Shepparton 2030 Strategy

- Objective: 4. To reduce greenhouse gas emissions by local action, in the interests of current and future generations action: 4.2, 4.3

b) Other strategic links

- The Waste and Resource Recovery Strategy 2013 - 2023

Conclusion

The evaluation panel is satisfied that Immix Integrated Metal Management, Foott Waste Solutions, Cleanaway Industrial Solutions and Veolia Environmental Services have the required experience and capability to be appointed to Panel to provide required waste processing services at the RRCs over the initial 3 years contract term.

This contract will help Council to continue to divert waste from landfill. Under this contract, Council will be able to process / recycle approximately 10,000 tonnes of waste in a year which otherwise would have been destined to go to landfill.

Also, contract conditions and arrangements will ensure that services at the Resource Recovery Centres remain compliant according to EPA Permit and Registration requirements.

Attachments

Nil

13.5 Sport 2050 Strategic Plan Adoption

Author	Team Leader Sports Development & Strategic Planning
Approved by	Director Infrastructure
Purpose	For Decision by Council

Disclosures of Conflict of Interest in Relation to this Report

Under section 130 of the *Local Government Act 2020* officers, delegates and persons engaged under a contract providing advice to Council must disclose any conflicts of interests.

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

RECOMMENDATION

That the Council:

- 1. note the Sport 2050 Strategic Plan Review and Update;**
- 2. note the consultation undertaken between May and June 2021, and consultation findings outlined within the Sport 2050 Strategic Plan; and**
- 3. adopt the final Sport 2050 Strategic Plan as attached.**

Executive Summary

The Sport 2050 Strategic Plan (the Strategy) provides a consolidated document that notes the consultation findings together with the overall research findings, strategic review and recommendations to guide the future planning of sport facilities to 2050.

Key drivers necessitating the review and update included providing strategic guidance for future development of Recreation Reserves and sport facilities, address ageing infrastructure, consideration of major sporting developments, impacts and opportunities from the development of different reserves undertaken over time along with various other changes to sporting trends and opportunities.

The Strategy will address and guide a future vision and development opportunities for sports facilities in Greater Shepparton which considers the aspirations of clubs, groups and State Sporting Associations, the current and future needs of sport facilities, current and future trends in formal and informal sport and provide a holistic needs-based approach to sports infrastructure planning.

Consultation has been undertaken which included a community survey undertaken during May – June 2021, along with two in person workshops for sports clubs and organisations held on 24 May 2021 at Kialla Park Community Centre and Mooroopna Recreation Reserve.

Following consultation and a detailed review, the final Sport 2050 Strategic Plan is now presented to Council for adoption.

Report Detail

In April 2021 Council officers appointed CT Management Group Pty Ltd to commence the review and update of the *Greater Shepparton City Council Sport 2050 Strategic Plan* to provide an updated strategic framework for the future planning of sports facilities and infrastructure in Greater Shepparton to 2050.

The need for a review and update of the previous iteration of the *Greater Shepparton Sport 2050 Strategic Plan 2011* has been driven by the following needs:

- Provide strategic guidance for the future development of recreation reserves and sport facilities in Greater Shepparton at a holistic level, taking into account the development of the Munarra Centre for Regional Excellence, Shepparton Sports & Events Centre redevelopment and the Shepparton Education Plan including soon to be vacant school facilities
- Address ageing infrastructure and the need to maximise use of facilities across the municipality including multi use, female friendly and all abilities accessibility
- Address impacts and opportunities from the development of different reserves undertaken over time
- To provide strategic guidance to Clubs, State Sporting Associations and other relevant Sporting Agencies

An extensive literature review has occurred to, where possible, provide alignment between the Strategy and relevant Council and non-Council documents alike. Consideration and review of the previous iteration of Sport 2050 has also occurred including the previously established principles.

Pre-draft consultation was carried out with an online community survey during May – June 2021, along with two in person sports club workshops held 24 May 2021. 133 submissions were received from the online community survey, the level of response and engagement from the various groups, and the subsequent attendance at the in-person consultation meetings was a powerful representation of the value that sport and recreation contributes towards the Greater Shepparton region.

A consultation overview and findings section are included in the Strategy and provide a summary of the findings from the pre-draft consultation activities and has led to key points of consideration in the development of the Strategy.

Based on the review and pre-draft consultation findings, the Strategy provides key strategic directions and recommendations to guide the future planning for sport facility provision in Greater Shepparton.

It should be noted that the recommendations included in the Strategy do differ to the approach taken in the previous iteration of the Sport 2050 Plan 2011. This position has been taken given the following reasons:

- The difficulty associated with providing cost estimates for capital works projects and the short period in which they remain relevant.
- Due to the rapidly changing nature of sport and the prevailing development requirements and expectations, it was deemed appropriate to not include specific capital works recommendations in such a long-term strategy.
- Due to the need for further research and consideration of options to occur for many noted items within this strategy to ensure that Council is able to make an informed decision and allocate resources appropriately.

- The need to better understand the facility utilisation levels across all of the Greater Shepparton region to first identify opportunities for facility consolidation, multi-use and potential rationalisation prior to committing expenditure towards new or upgraded facilities.

37 recommendations are included in the Strategy and focus on being more strategic in nature and not capital works orientated to allow the Council to thoroughly investigate the project options, costs feasibility and need with particular attention upon utilisation levels.

The recommendations are generally aligned with the below themes:

- Gap analysis/assessment of facilities regarding their ability to support women's sport/enhance female participation, accessibility, officials and referees, amenities buildings in general
- Cultural considerations – Aboriginal/Indigenous naming of facilities/sport planning and CALD groups engagement
- Crown Reserves – DELWP partnership to improve the quality of existing sport facilities, and work with DELWP on land funding options
- Sport facilities supply discussion paper – followed by formulation of options to balance utilisation levels between facilities, and identify opportunities for further activation
- Identify facility upgrades to enhance capacity
- Shepparton Sports City Precinct Master Plan Review and Update – consider further based upon utilisation levels analysis
- Development of a Sports Stadium Strategy
- DELWP Land and Committees Health Check
- Department of Education and Training – Secondary School sport facilities, continue to maintain a close working relationship, respond to the impacts of the opening of Greater Shepparton Secondary College. Specifically, continued use of sports facilities located at the Secondary College closed school sites.

The Strategy provides a consolidated document that notes the consultation findings together with the overall research findings, strategic review and recommendations to guide the future planning of sport facilities to 2050.

Council Plan/Key Strategic Activity

LEADERSHIP AND GOVERNANCE

Provide strong civic leadership, advocacy and good governance in the operation of Greater Shepparton City Council.

1.1 Council demonstrates strong regional and local partnerships to improve health and wellbeing access and inequity.

1.8 Consultation that is transparent, robust and accessible, and clear, consistent and timely communication provided to inform, educate and engage with the community.

SOCIAL

Develop resilient, inclusive, healthy communities that make Greater Shepparton a safe and harmonious place to live, work, learn, and play.

2.1 Greater Shepparton is a welcoming, inclusive and safe place for all.

2.2 Our community is supported to achieve and sustain physical, emotional and spiritual health and wellbeing.

2.8 Our Aboriginal culture and people are valued and celebrated, with collaborative actions undertaken to enable peaceful, healthy and productive lives in a safe environment.

2.9 Public places, open space and community facilities are safe and accessible for all and presented to a high quality.

BUILT

Provide and support appealing relevant infrastructure that makes Greater Shepparton an attractive, liveable regional city.

4.1 Growth is well planned and managed for the future.

4.4 Quality infrastructure is provided and maintained to acceptable standards.

4.5 Assets are well managed and their renewal is being planned through long term renewal strategies.

ENVIRONMENT COMMUNITY LEADERSHIP

We will prioritise leadership in the community to celebrate our cultures, people and places that makes Greater Shepparton a unique, vibrant, diverse and liveable region.

1.1 Council to take an active leadership role for access and inclusion in our community.

1.3 Council services will be realistic and delivered in an efficient and effective manner with the aim of continuously looking for delivery that matches our ever-changing environment.

SOCIAL RESPONSIBILITY and WELLBEING

We will support the mental and physical health and wellbeing of all in our community, ensuring universal access to information, services, housing, healthcare and learning opportunities.

2.1 Council will promote the use of the Universal Design Principles across the region to ensure fair and reasonable access for all members of our community.

2.6 Welcome and embrace multicultural communities and their cultures.

2.9 Community members are supported to achieve and sustain physical, emotional and creative wellbeing.

VIBRANT and DIVERSE ECONOMY

We will drive the visitor economy by growing visitor experiences and major events that provide employment and other opportunities to the community. Our economic development will focus on establishing a strong, adaptive, sustainable and thriving region supported by agriculture and a diverse range of industries.

3.1 Council will promote the use of the Universal Design Principles across the regions to make Greater Shepparton an accessible tourism hub.

3.5 Encourage and facilitate investment and expansion.

3.8 Maximise utilisation and investment return on Council assets.

3.10 Efficient land use planning to encourage and support future development.

INFRASTRUCTURE and TECHNOLOGY

We will focus on the planning of our region's requirements to enable delivery of technology and infrastructure to meet the current and future needs of the community.

4.1 Council will implement the Universal Design Principles as a key tool in all our infrastructure and technology projects.

4.8 Plan, prioritise and communicate asset maintenance and new asset delivery.

4.11 Develop and improve Community and recreation facilities.

ENVIRONMENT and CLIMATE EMERGENCY

We will prioritise our environment and take urgent action to reduce emissions and waste in order to protect public health and create a region that mitigates and adapts to climate change.

5.2 Council will focus on emission reductions committing to a Zero Emissions 2030 Target.

5.5 Council commits to working with our community to deliver climate safe future.

5.5 Alternative energy sources with both environmental and economic gains are promoted and encouraged.

Risk Management

There are no identifiable risks associated with the proposed recommendation.

Policy Considerations

As a review of an existing document officers believe that all consultation associated with the draft Strategy was undertaken in accordance with Council's Community Engagement Procedure.

Financial Implications

The recommendation to adopt the Strategy does not have any financial or budgetary implications for Council. Officers will endeavour to carry out the recommendations internally utilising existing budgets each financial year.

Legal/Statutory Implications

The recommendation will not result in any legal or statutory implications.

Environmental/Sustainability Impacts

The recommendation to adopt the Strategy will not result in any adverse environmental or sustainability impacts.

Social Implications

It is not expected that the recommendation to adopt the Strategy will have adverse social impacts or implications.

Economic Impacts

The recommendation to adopt the Strategy will not have any adverse economic impacts.

Consultation

Consultation has been undertaken which included a community survey carried out in May – June 2021 and two in person workshops for sports clubs held on 24 May 2021 at Kialla Park Community Centre and Mooropna Recreation Reserve.

The workshops enabled conversations with participating clubs to explore their thoughts in relation to current and future sport facility provision in the region in more depth.

Internal consultation has occurred with key stakeholders across the organisation including Planning, Active Living, Events & Tourism, Community Development and Parks, Sport & Recreation departments.

Other key external stakeholders have also been consulted during the preparation of this the Strategy including Department of Education – North Eastern office, ValleySport and other key agencies.

A consultation overview and summary form part of the Strategy and outline the consultation findings from the above-mentioned methods.

Council officers believe that appropriate consultation has occurred in previous stages and that the Strategy is ready for final adoption, particularly given it is a review of an existing document.

Strategic Links

a) Greater Shepparton 2030 Strategy

Direction 2: Community Life – Enhance social connectedness, physical and mental health and wellbeing, education and participatory opportunities in order to improve liveability with a greater range of public open spaces, and recreation and community services.

Vision 4.3.5 Different New Residential Development – A priority on an active community with walking and cycle networks linked to major attractions as a major consideration

b) Other strategic links

Greater Shepparton Municipal Health and Wellbeing Plan – Priority 14 – Physical Activity

Conclusion

It is recommended that the Council adopt the final *Sport 2050 Strategic Plan* and note the consultation summary and findings.

Council officers believe that the appropriate consultation has occurred and the Strategy is ready for final adoption.

Attachments

1. Council Sport 2050 Strategic Plan - Final [13.5.1 - 132 pages]

13.6 Terms of Reference For Shepparton Aerodrome Advisory Committee

Author Manager Works
Approved by Director Infrastructure
Purpose For Decision by Council

Disclosures of Conflict of Interest in Relation to this Report

Under section 130 of the *Local Government Act 2020* officers, delegates and persons engaged under a contract providing advice to Council must disclose any conflicts of interests.

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

RECOMMENDATION

That the Council adopt the reviewed Shepparton Aerodrome Advisory Committee Terms of Reference as attached.

Executive Summary

The purpose of the Greater Shepparton Aerodrome Advisory Committee is to provide advice to Council in relation to the on-going functioning and performance of the Shepparton Aerodrome.

This committee is appointed in an advisory capacity who makes recommendations for consideration by members of the Council and Council officers, based in its Terms of Reference.

The Shepparton Aerodrome Advisory Committee Terms of Reference were previously adopted by the Council at the July 2016 Ordinary Council Meeting.

As specified in the Terms of Reference document, these are to be reviewed biannually following the appointment of each new committee.

With the appointment of the new committee the terms of reference have now been revised to incorporate some minor changes.

Report Detail

The purpose of the Greater Shepparton Aerodrome Advisory Committee is to provide advice to Council in relation to the on-going functioning and performance of the Shepparton Aerodrome.

This committee is appointed in an advisory capacity who makes recommendations for consideration by members of the Council and Council officers, based in its Terms of Reference.

As specified in the document the Terms of Reference are to be reviewed biannually following the appointment of each new committee.

As a result of the review the following two suggested changes were presented and approved by the committee members at a meeting on 16 December 2021:

- change in meeting frequency to quarterly
- Agenda items to be called for 3 weeks prior to meeting

The following administrative changes were made to the document following the meeting:

- updating the next review date
- the use of selection criteria in the event that applications numbers exceed positions
- removing reference to Team Leader and Permits Officer representation
- Update to the assemblies of Councillors section and removal of reference to the *Local Government Act 1989*

All of these amendments have been made to the document and are now presented to Council for formal adoption.

Council Plan/Key Strategic Activity

COMMUNITY LEADERSHIP

We will prioritise leadership in the community to celebrate our cultures, people and places that makes Greater Shepparton a unique, vibrant, diverse and liveable region.

1.3 Council services will be realistic and delivered in an efficient and effective manner with the aim of continuously looking for delivery that matches our ever-changing environment.

1.8 Good governance and sustainable financial management.

BUILT

Provide and support appealing relevant infrastructure that makes Greater Shepparton an attractive, liveable regional city.

4.1 Growth is well planned and managed for the future.

Risk Management

There have been no risks identified with the proposed changes to the Terms of Reference.

Policy Considerations

The proposal to adopt the Terms of Reference is consistent with Council's Advisory Committees Corporate Procedure 37.PRO7.

Financial Implications

There are no financial implications associated with this report.

Legal/Statutory Implications

There are no legal/statutory implications associated with this report.

Environmental/Sustainability Impacts

There are no environmental/sustainability impacts associated with this report.

Social Implications

There are no social implications associated with this report.

Economic Impacts

There are no economic impacts associated with this report.

Consultation

The Terms of Reference document was tabled at the December 2021 Advisory Committee meeting and the proposed changes to meeting frequency and call for agenda items three weeks prior to meetings were accepted by the Committee at the meeting.

Officers believe that no additional consultation is required and the matter is now ready for Council consideration.

Strategic Links

a) Greater Shepparton 2030 Strategy

- Nil

Conclusion

That Council adopt the reviewed Shepparton Aerodrome Advisory Committee Terms of Reference.

Attachments

1. Terms of Reference Greater Shepparton Aerodrome Advisory Committee [13.6.1 - 4 pages]

13.7 Adoption of Council Asset Plan

Author	Manager Strategic Assets
Approved by	Director Infrastructure
Purpose	For Decision by Council

Disclosures of Conflict of Interest in Relation to this Report

Under section 130 of the *Local Government Act 2020* officers, delegates and persons engaged under a contract providing advice to Council must disclose any conflicts of interests.

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

RECOMMENDATION

That the Council adopt the Asset Plan as attached.

Executive Summary

This report presents Greater Shepparton City Council's Asset Plan for adoption.

The Asset Plan represents one of the keystones in the way we manage our community's assets. It provides a strategic and financial view of we will manage the assets that we own and control over the next ten (10) years and beyond. It defines our high-level strategic asset management priorities and addresses all aspects of the lifecycle management of our assets.

It has been prepared to meet the requirements of Section 92 of the Local Government Act 2020, and must be adopted by 30 June 2022.

There is an estimated total of \$615 million of asset expenditure planned in the next ten years. Of this:

- Around 36% (\$224 million) is attributed to new assets being created (not accounting for gifted assets from new estate developments) to meet growth or additional future demand.
- Around 35% (\$216 million) relates to caring for our assets through ongoing maintenance and other activities to make sure they are safe and functional.
- Around 29% (\$176 million) is renewal expenditure for replacement of assets that are reaching the end of their lives.

Our spending on our assets represents a significant investment that is made on behalf of the community and is fundamental in enabling us to meet ever changing demands and to safeguard its future use of our infrastructure.

Report Detail

Council manages a portfolio of assets that have a combined value and replacement cost of \$1.7 billion. This includes in addition to our infrastructure assets all our property, plant and equipment, and infrastructure. These assets have been built up progressively over many years. These assets are predominantly used to provide services and amenity to our community. The standard to which they are maintained and the extent to which they are grown and improved are a key consideration in setting and delivering on our Community Vision and Council Plan. Without these assets we could not provide our diverse range of services to the quality that our community expects.

This Asset Plan sits at the top level of Council's comprehensive Asset Management system, overseeing the Policy, Strategy and Asset Management Plans for each asset group. It has been prepared to meet the requirements of Section 92 of the Local Government Act 2020.

The Asset Plan is a general overview document that summarises the key elements of the individual Asset Management Plans that developed for each of major asset class.

While we manage an extensive portfolio of assets, this Asset Plan covers Council's tangible, fixed, infrastructure assets made up of the following asset groups:

- Transport – Includes Roads Sealed and Unsealed, Kerb, Pathways, Bridges & Major Culverts, Traffic Management Devices, Carparks, Road Ancillary Assets and Road line-markings.
- Open Space - Includes Playing Courts and Fields, Play Ground Sites, Trees, Open Space Structures and Open Space Area.
- Building – Includes all Council Buildings and Shade sails
- Stormwater – Includes Stormwater Drains and Pits, Pumps, Penstocks, GPT's and litter traps and Drainage Basins.

The forecast total asset expenditure is summarised in table below, which shows the total planned expenditure related to asset renewal, asset growth (improvement & acquisition), and recurrent activities (ie operations and maintenance) over the next ten years.

Asset Class	Recurrent	Renewal	Growth	Total
Buildings	\$37,219,774	\$12,863,000	\$23,740,000	\$73,822,774
Transport	\$79,075,933	\$151,006,000	\$321,865,000	\$340,550,933
Open Space	\$89,532,893	\$11,085,000	\$61,930,000	\$162,547,893
Stormwater	\$9,805,957	\$707,000	\$97,046,000	\$38,349,957
Total	\$215,634,557	\$175,661,000	\$223,976,000	\$615,271,557

Council Plan/Key Strategic Activity

COMMUNITY LEADERSHIP

We will prioritise leadership in the community to celebrate our cultures, people and places that makes Greater Shepparton a unique, vibrant, diverse and liveable region.

1.8 Good governance and sustainable financial management.

INFRASTRUCTURE and TECHNOLOGY

We will focus on the planning of our region's requirements to enable delivery of technology and infrastructure to meet the current and future needs of the community.

4.8 Plan, prioritise and communicate asset maintenance and new asset delivery.

Risk Management

There are no major risks identified as a result of this Asset Plan.

Policy Considerations

There are no identified conflicts with existing Council Policies.

Financial Implications

There are no direct financial implications as a result of adopting the Asset Plan.

Legal/Statutory Implications

Legislation relevant to the Asset Plan are:

- Local Government Act 2020
- Local Government (Finance and Reporting) Regulations 2004 (Vic)

Environmental/Sustainability Impacts

There are no adverse environmental or sustainability impacts as a result of the implementation of this New Council Asset Plan. The Asset Plan has identified Climate Adaption as a key issue to be addressed over the next 10 years.

Social Implications

This Asset Plan sets out the Council's commitment to manage and care for its assets, as an integral part of its delivery of services to the community.

Economic Impacts

There are no adverse economic impacts associated with this report. The appropriate management of the significant portfolio of assets that Council is responsible for facilitates the economic prosperity of the municipality.

Consultation

This Asset Plan has been prepared by Strategic Assets, with input and consultation from various Council Departments. The Asset Plan will be placed on Council's website for the public to access. Future iterations of the Asset Plan will be developed with a deliberative engagement process in accordance with Council's Community Engagement Policy.

Officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

Strategic Links

a) Greater Shepparton 2030 Strategy

- Direction 5: Infrastructure - the provision and restructure of urban and rural infrastructure to enhance the performance of the municipality and facilitate growth.

b) Other strategic links

- Council Plan 2021-2025
- Greater Shepparton 2030 Strategy
- Asset Capitalisation Policy
- Asset Management Policy
- Asset Management Strategy
- Asset Management Plans
- Service Plans
- Road Management Plan
- Infrastructure Design Manual
- Accounting for Property, Plant & Infrastructure Policy

- Land Under Roads Policy

Conclusion

The Asset Plan represents one of the keystones in the way we manage our community's assets. It provides a strategic and financial view of how we will manage the assets that we own and control over the next ten (10) years and beyond. It defines our high-level strategic asset management priorities and addresses all aspects of the lifecycle management of our assets.

It has been prepared to meet the requirements of Section 92 of the Local Government Act 2020, and must be adopted by 30 June 2022.

This report recommends that the Council adopt the Asset Plan.

Attachments

1. Greater Shepparton City Council Asset Plan M22/23142 [13.7.1 - 19 pages]

13.8 Developments Abutting the Aerodrome & Planning Implications

Author Manager - Works
 Approved by Director Infrastructure
 Purpose For Decision by Council

Disclosures of Conflict of Interest in Relation to this Report

Under section 130 of the *Local Government Act 2020* officers, delegates and persons engaged under a contract providing advice to Council must disclose any conflicts of interests.

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interest regarding the matter under consideration.

RECOMMENDATION

That the Council in its capacity as the owner of the Shepparton Aerodrome and a determining referral authority under the Greater Shepparton Planning Scheme:

1. **Object to Permit 2011-6/K - Multi Lot Staged Residential Subdivision on the following grounds:**
 - If approved, the subdivision will be inconsistent with the recent Australian Noise Exposure Forecast (ANEF) to the extent that there will be no way of safeguarding community amenity from the impacts of aircraft noise;
 - The subdivision is inconsistent with State Planning Policy and the associated National Airports Safeguarding Framework (NASF);
 - Further encroachment on the aerodrome boundaries increases the risk to safety of not only aircraft operators but also the community; and
 - If approved, it will impact on the ability of aerodrome operations to comply with MOS Part 139 and hinder any potential future upgrades of the facility;

2. **Object to the Extension of Time Request for Permit 2011-398 – Multi Lot Staged Subdivision & Removal of one Grey Box Tree on the following grounds:**
 - If approved, the subdivision will be inconsistent with the recent Australian Noise Exposure Forecast (ANEF) to the extent that there will be no way of safeguarding community amenity from the impacts of aircraft noise;
 - The subdivision is inconsistent with State Planning Policy and the associated National Airports Safeguarding Framework (NASF);
 - Further encroachment on the aerodrome boundaries increases the risk to safety of not only aircraft operators but also the community; and
 - If approved, it will impact on the ability of aerodrome operations to comply under MOS Part 139 and hinder any potential future upgrades of the facility; and

3. **Note that application 2011-6/K is currently before VCAT.**

Executive Summary

The Shepparton Aerodrome is located south of the Shepparton Central Business District. The land surrounding the Aerodrome has been, and continues to be, developed for residential and commercial purposes. This has resulted in significant encroachment on the Aerodrome.

Two internal referral requests have been received. These requests are in relation to parcels of land that abut the east boundary of the Aerodrome. One request is an extension of time for an existing subdivision permit whilst the other is for a new subdivision. Under the provisions of the Greater Shepparton Planning Scheme (the Scheme) and in accordance with section 55 of the *Planning and Environment Act 1987* (the Act), a decision on the referrals is required in Council's capacity as the owner of the Shepparton Aerodrome and as a determining referral authority for applications within the Airport Environs Overlay (AEO) under the Scheme.

The AEO is a noise-based overlay which triggers the need for a permit for any development. Measures aim to ensure that development is not detrimental to the future of the Aerodrome and to protect the amenity of residents from adverse impacts due to noise.

Both of these applications pose further encroachment on the Aerodrome boundaries therefore increasing risk to safety and hindering any potential future upgrades of the Aerodrome. One of these matters has now been referred to VCAT and requires a formal response by 27 June 2022.

Council is required to respond to the internal referrals in its capacity as the owner and manager of Shepparton Aerodrome. It is therefore important that its response is provided by reference only to matters that are relevant to its operation of the Aerodrome. VCAT and requires a formal response by the 27 June 2022.

Report Detail

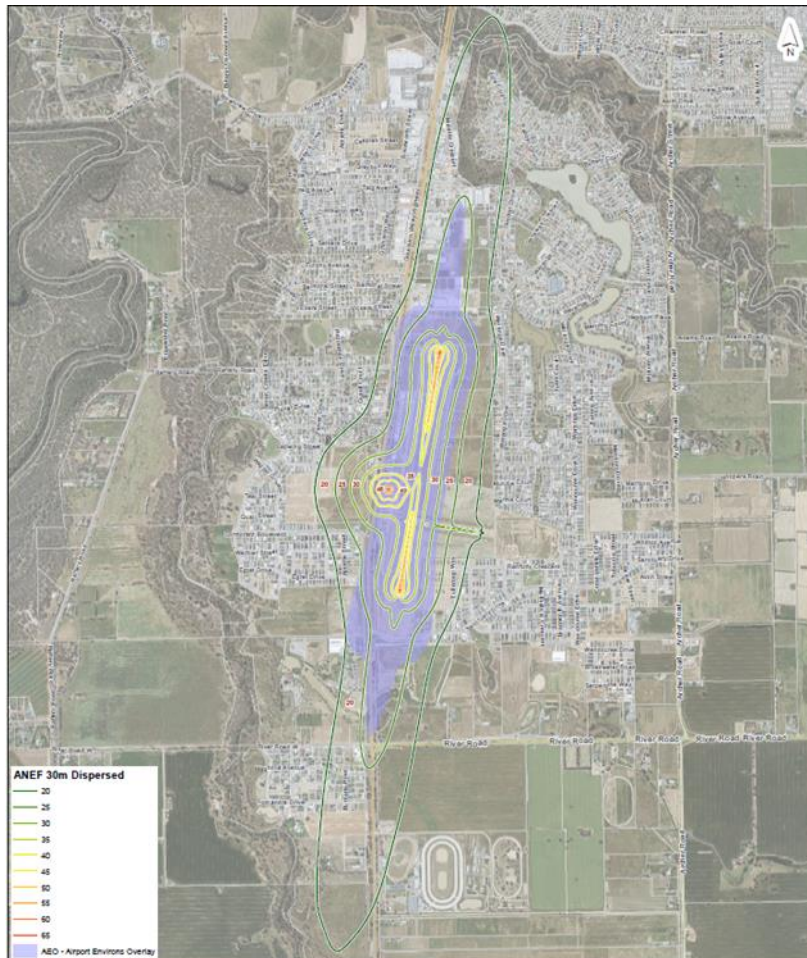
Two internal referral requests have been received. These requests are in relation to parcels of land that abut the east boundary of the Aerodrome. One request is an extension of time for an existing subdivision permit (Permit 2011-398) whilst the other is for a new subdivision (Permit 2011-6/K). Under the provisions of the Scheme and in accordance with section 55 of the Act, a decision on the referrals is required in Council's capacity as the owner of the Shepparton Aerodrome and as a determining referral authority for applications within the Airport Environs Overlay (AEO) under the Scheme.

The AEO is a noise-based overlay which triggers the need for a permit for any development. Measures aim to ensure that development is not detrimental to the future of the Aerodrome and to protect the amenity of residents from adverse impacts due to noise.

Investigations have been undertaken by means of an Australian Noise Exposure Forecast (ANEF) and Obstacle Limitation Surface (OLS) impact assessments for the areas surrounding the Aerodrome, accounting for current and likely future operations.

The recent ANEF was undertaken to map out the effects of aircraft noise to accommodate current use of, and potential future upgrades to, the Aerodrome as part of the master planning process. This assessment has seen the noise contour lines (zones) shift outward from the previous 20 ANEF and therefore will impact on future developments abutting the Aerodrome.

The map below illustrates the updated mapping for the recent ANEF vs the current AEO. The green lines indicate the new noise contours and the purple area is the existing AEO that reflects land affected by greater than the 20 ANEF and OLS.



In addition to the investigations discussed above, further development encroachment on the Aerodrome and its operations will significantly impact on Council's ability to provide a safe and compliant Aerodrome whilst also hindering any potential future upgrades to the facility.

Safeguarding the Aerodrome by limiting development on its boundaries is necessary for two primary reasons.

First, it reduces the risk and likelihood of there being significant damage to property or loss of life in the event of an aircraft incident. Over the years, there have been six aircraft crashes within the area covered by the AEO that resulted in seven fatalities. This does not include other non-fatal incidents like prop strikes and bird strikes. Fortunately, on all occasions the pilots were able to avoid the built-up area surrounding the Aerodrome therefore avoiding further tragedy.

Secondly, the noise impacts arising from any development of the subdivided blocks will be significant and inconsistent with the ANEF as most recently updated. Permitting development within the noise contours identified by the ANEF and OLS will detrimentally affect the amenity of those in the community using those developments.

With the significant change in the State Planning Policy and the associated National Airports Safeguarding Framework (NASF) it is imperative that Council protect the Aerodrome and prevent any land use or development that poses a risk to the safety or efficiency of its operations.

Council Aerodrome Officers have considered and assessed these applications and are of the opinion that they will impact on not only the current operations of the Aerodrome but also potential future development of the Aerodrome and expansion of its operations. Based on this it is recommended that Council, in its capacity as the owner of the Shepparton Aerodrome and as a determining referral authority object to both applications.

An application for review of failure to determine permit application 2011-6/K has been lodged with VCAT. Council, as the owner of the Shepparton Aerodrome and determining referral authority for applications within the AEO, has been ordered by VCAT to provide its position on the application by the 27 June 2022.

Council is now required to respond to the internal referrals in its capacity as the owner and manager of Shepparton Aerodrome. Its response should be determined having regard only to matters that are relevant to its operation of the Aerodrome.

Council Plan/Key Strategic Activity

COMMUNITY LEADERSHIP

We will prioritise leadership in the community to celebrate our cultures, people and places that makes Greater Shepparton a unique, vibrant, diverse and liveable region.

1.8 Good governance and sustainable financial management.

VIBRANT and DIVERSE ECONOMY

We will drive the visitor economy by growing visitor experiences and major events that provide employment and other opportunities to the community. Our economic development will focus on establishing a strong, adaptive, sustainable and thriving region supported by agriculture and a diverse range of industries.

3.5 Encourage and facilitate investment and expansion.

INFRASTRUCTURE and TECHNOLOGY

We will focus on the planning of our region's requirements to enable delivery of technology and infrastructure to meet the current and future needs of the community.

4.9 Reliable, efficient, affordable and accessible transport.

ENVIRONMENT and CLIMATE EMERGENCY

We will prioritise our environment and take urgent action to reduce emissions and waste in order to protect public health and create a region that mitigates and adapts to climate change.

5.6 Reduce carbon emissions in our community.

Risk Management

The risks identified are in relation to current and proposed residential developments that about the aerodrome.

Risks	Likelihood	Consequence	Rating	Mitigation Action
Noise Exposure	Almost Certain	Major	Extreme	Amend AEO Noise abatement materials

Development Encroachment - Limits aerodrome	Almost Certain	Major	Extreme	Safeguard the airport Limit development of non-aviation related business
Wildlife & Domestic Animal strikes	Possible	Extreme	High	Regular monitoring Removal of attractors Fencing requirements
OLS encroachment & implications – current and future	Possible	Major	High	Limit development around aerodrome

Policy Considerations

This report has been prepared in line with all Council policies.

Financial Implications

There are no financial implications associated with this report.

Legal/Statutory Implications

There are no legal/statutory implications associated with this report.

Environmental/Sustainability Impacts

An Australian Noise Exposure Forecast (ANEF) has recently been undertaken to map out the effects of aircraft noise to accommodate current and potential future upgrades as part of the master planning process. This assessment has seen the noise contour lines (zones) shift therefore will impact on future residential development abutting the Aerodrome.

Social Implications

There are no social implications associated with this report however the social effects are improved through further ensuring community safety and minimising the detrimental effects of aircraft noise in regards to planning development around the aerodrome.

Economic Impacts

There are no economic impacts associated with this report. However, this may change in the future if and when the existing site is upgraded or there is evident demand or aviation opportunities that warrant the relocation of the Aerodrome.

Consultation

Officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

Strategic Links

a) Greater Shepparton 2030 Strategy

- Nil.

b) Other strategic links

- Shepparton & Mooroopna 2050 Regional City Growth Plan

Conclusion

Safeguarding the current and future operations of the Aerodrome based on the recent Australian Noise Exposure Forecast (ANEF) and the recent changes to the State Planning Policy will impact on the developable land available abutting the Aerodrome and in particular the land pertaining the two developments currently being considered by Council.

It is imperative that Council protect the Aerodrome and prevent any land use or development that poses a risk to the safety or efficiency of its operations.

Attachments

1. Internal Referral Airport [**13.8.1** - 1 page]
2. Internal Referral Airport (1) [**13.8.2** - 2 pages]
3. DRAFT Letter response Aerodrome 2011 6 K 7720 GV Hwy Kialla Mu [**13.8.3** - 2 pages]
4. Draft Letter Response Aerodrome 2011 398 7890 7894 GV Hwy Mult [**13.8.4** - 2 pages]

14 Confidential Management Reports

14.1 Designation of Confidentiality of Information - Attachments

The following report attachments has been designated confidential by the Chief Executive Officer under Governance Rule 107 and in accordance with the definition of *Confidential Information* in the Local Government Act 2020 (the Act).

- Item 13.1: Award of Contract - CN 2174 – Panel of Suppliers – Onsite Crushing of Recycled Concrete/Bricks and Shredding of Green Waste – CN 2174 Post Moderation Summary Report.
- Item 3.2: Award of Contract – CN 2241 – Davies Road Intersection Upgrade – CN 2241 Davies Road Intersection Upgrade Post Moderation Report.
- Item 13.3: Award of Contract – CN 2229 – Facilities Maintenance Services Panel of Suppliers – CN 2229 Facilities Management Cost Moderation Summary Report.
- Item 13.4: Contract 1987 – Panel of Suppliers for Provision of Landfill Waste, Recyclables and Organics Transfer and Disposal Services –
 - Contract 1987 Provision of Landfill Recyclables Organics Transfer and Disposal Services – Procurement Plan.
 - CN 1987 Provision of Landfill Waste Recycling and organics Transfer and Disposal Services Post Moderation Summary Report.

This document contains information which is consistent with the definition of ‘private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking disadvantage.’



15 Documents for Signing and Sealing

Nil received.

16 Councillor Reports

16.1 Councillor Activities

16.1.1 Councillor Activities - May 2022

Author Senior Governance Officer and Assistant to Mayor
 Approved by Chief Executive Officer
 Purpose For Noting

Disclosures of Conflict of Interest in Relation to this Report

Under section 130 of the Local Government Act 2020 officers, delegates and persons engaged under a contract providing advice to Council must disclose any conflicts of interests.

No Council officers or contractors who have provided advice in relation to this report have declared a conflict of interests regarding the matter under construction.

RECOMMENDATION

That the Council receive and note the summary of the Councillor's Community Interactions and Informal Meetings of Councillors

Councillor's Community Interaction and Briefing Program

From 1 May 2022 to 31 May 2022, some or all of the Councillors have been involved in the following activities:

- Heritage Advisory Committee Meeting
- Opening | the Centre Your Community College – Shepparton Campus
- Positive Wellness Recovery Centre & Adapt Family Health Solutions
- Notre Dame College | Mother's Day Breakfast
- Rail Freight Alliance (RFA)
- MAV Rules Review Directions Paper | Round Table Workshop
- A Taste of African Cultures
- Congupna & Rumbalara Football Netball Clubs | The Unity Cup - Honouring the Role & Status of Women
- Shepparton Harness Racing Club & Pacing for Pink | Mother's Day Extravaganza
- Aboriginal Street Art Project - GV Water Mural
- Goulburn Valley Highway Shepparton Bypass Action Group Meeting
- Audit Risk Management Committee Meeting
- Community Leadership Workshop
- Opening | Okami Japanese Restaurant
- Shepparton Greyhound Racing Club | Shepparton Greyhound Awards
- Boulevard & Golf Estate Community Event - Canterbury Park
- Greater Shepparton Volunteer Recognition Awards
- International Day Against Homophobia, Biphobia, Intersexism and Transphobia (IDAHOBIT) 2022
- Greater Shepparton | Men's Shed Celebration Day

- Williamson Leadership Program - Cohort
- Affordable Housing Reference Group - Planning Session
- ABC | TakeOver Shepparton - Red Carpet Cinema Screening
- ANZAC Greek and Crete Ceremony
- Sir Murray Bouchier Meeting
- All Saints Anglican School | Blessing of the Site
- Tatura Community Planning Committee | Town Tour
- Launch 25th Anniversary | Shepparton Chamber of Commerce - 2022 White King Pentel Business Excellence Awards
- Shepparton Regional Reconciliation Group | Sorry Day - Flag Raising Ceremony
- Citizenship Ceremony
- Greater Shepparton | Public Health and Wellbeing Advisory Committee
- One Tree per Child - 100,000 Tree Planted Celebration | Jon Dee and Costa
- Development Hearing Panel
- Vesak Festival 2022
- Mooroopna Lions Club | 50th Anniversary Dinner
- Goulburn Valley Waste & Resource Recovery Group – Board Meeting
- Open Day | Shepparton Botanic Gardens (Botanic Gardens Australia & New Zealand)
- La Trobe University | 2022 Graduation and Prize Ceremony

In accordance with section 106 of Council's Governance Rules a summary of the matters discussed at the Informal Meetings of Councillors, are attached.

Attachments

1. Councillor Briefing Session 3 May 2022 [16.1.1.1 - 2 pages]
2. CEO and Councillors Catch Up 3 May 2022 [16.1.1.2 - 2 pages]
3. Councillor Briefing Session 10 May 2022 [16.1.1.3 - 1 page]
4. CEO and Councillors Catch Up 10 May 2022 [16.1.1.4 - 2 pages]
5. Councillor Briefing Session 17 May 2022 [16.1.1.5 - 1 page]
6. CEO and Councillors Catch Up 17 May 2022 [16.1.1.6 - 1 page]
7. Councillor Briefing Session 24 May 2022 [16.1.1.7 - 3 pages]
8. CEO and Councillors Catch Up 24 May 2022 [16.1.1.8 - 1 page]
9. Councillor Briefing Session 31 May 2022 [16.1.1.9 - 3 pages]
10. CEO and Councillors Catch Up 31 May 2022 [16.1.1.10 - 1 page]

16.2 Council Committee Reports

16.2.1 River Reflections - Connecting Basin Communities, Industries and Ideas

Author	Cr Dobson
Approved by	Chief Executive Officer
Purpose	For Noting

RECOMMENDATION

That the Council receive and note Cr Dobson's Report - River Reflections – Connecting Basin Communities, Industries and Ideas.

Report Details

REPORT: River Reflections-Connecting Basin Communities, Industries and Ideas

Murray Darling Basin Authority

Mildura Wednesday 1 June – Thursday 2 June 2022

The conference covered a wide range of topics pertaining to Basin communities and included a tour of the Murray/Darling rivers to highlight the lock system that controls river levels and Mildura urban water plant, highlighting the transformation of raw river water to potable urban water requirements.

The following summaries cover the most important topics.

The conference commenced with an energetic presentation by Simon Kuestenmacher, Director of The Demographic Group who highlighted how communities are changing in age and aspirations. The main points were that remote communities are declining, regional areas have population growth, baby boomers are not downsizing and regional cities close to capital cities will benefit the most.

The MDBA was encouraged to add community changing demographics into its future planning.

I encourage Greater Shepparton to have Simon present to council, our corporate partners, town planners, investors and developers.

Operational challenges were then highlighted with discussions on expected delivery volumes, with nil delivery risks expected over the next season or two,

Also highlighted was the ongoing questions on flood plain dams, and the challenges of completing projects prior to the Basin Reconciliation in 2024. Discussions on new dam constructions in the Upper Basin were also highlighted.

Sustainable Diversion Limits for each Basin valley and NSW's lack of attention to completing its plans were again mentioned.

The next presenter discussed modern trends in irrigation delivery in the Lower Murray and Lower Darling rivers. There are nearly 244 Thousand hectares under irrigation. Almonds [516% increase] now replace wine grapes and stone fruits in NSW as the main irrigation products and in Victoria, almonds have a 535% increase. In recent times olives showed an increase of 179%, all in the Lower Murray and Darling locations all below the Barmah Choke to the Coorong.

The Barmah Choke was again in the spotlight with current actions being highlighted. Amongst the suite of potential changes to the delivery of water beyond the choke was the diversion of Snowy Rivers waters via the Murrumbidgee River, to the north of the choke via the Mulwala Canal and in Victoria, via the Goulburn River and a channel system through the Goulburn and Murray Valleys.

If any, or all of these measures are undertaken, the 450 gls of additional diversions below the choke will need to be continually objected to.

One of the highlights was the continual reference to First Nations involvement in the Basin plans and procedures. Every speaker acknowledged First Nations Peoples and the presence of many First Nations participants in the audiences was very evident.

None was more evident than when the Basin Chair, Sir Angus Houston presented the key note address with his continual references to the experience and cultural knowledge in water and environmental management.

There must be a balance between community needs and the environment.

In 2026, the Plan will be reviewed; after 10 years of hindsight and experiences there will be adjustments, the Plan will be improved, the frameworks will be simplified, First Nations advice will be sought, best outcomes will be required and we must be brave and make change.

Climate change is with us now and new evidence must be included in those changes and most importantly, the experiences of Basin Communities must be listened to. The final major contributor was The Hon. Troy Grant, the Inspector General of Water Compliance.

Troy was forceful in the need to call out problem areas. In particular, the failure of the New South Wales Government to complete their water resource plans by the 2019 due date and the failure of that government to limit offtakes in the upper Basin. NSW is not on a level playing field in relation to the SDL's with its lack of legal and enforceable arrangements in relation to flood plain harvesting and mega dams.

Water Delivery Plans are paramount to set Sustainable Delivery Limits and his critical analysis of the tardiness of NSW will demand an immediate completion of those WDP's. He was very critical of the Upper Barwon/Darling offtakes, NSW has an obligation to justify floodplain harvesting and the public expect proper oversight of regulations.

The Federal Water Minister has “step in” powers and Mr. Grant will be discussing this issue with the Minister if NSW does not comply.

Perhaps the MDBA could introduce a better plan than NSW.

Overall, Councils attendance at the conference indicates to the Authority that we are a major player in future Basin plans. We were able to have conversations with the Chair, Directors, the CEO and community members of the MDBA.

To that end, I appreciate Council's support in my role.

Attachments

Nil

16.3 Notice of Motion, Amendment or Rescission

Nil received.

17 Urgent Business not Included on the Agenda

Nil received.

18 Close of Meeting