

AGENDA

Greater Shepparton City Council

COUNCIL MEETING

3:00PM, Tuesday 26 March 2024

In the Council Boardroom, Welsford Street

COUNCILLORS

Cr Shane Sali (Mayor)

Cr Sam Spinks (Deputy Mayor)

Cr Seema Abdullah

Cr Dinny Adem

Cr Anthony Brophy

Cr Geoffrey Dobson

Cr Greg James

Cr Ben Ladson

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 26 MARCH 2024 AT 3:00PM**

**CHAIR
CR SHANE SALI
MAYOR**

INDEX

- 1 WELCOME TO COUNTRY.....5**
- 2 ACKNOWLEDGEMENT5**
- 3 PRIVACY NOTICE.....5**
- 4 GOVERNANCE PRINCIPLES.....5**
- 5 APOLOGIES.....6**
- 6 DECLARATIONS OF CONFLICT OF INTEREST.....6**
- 7 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS.....6**
- 8 PUBLIC QUESTION TIME6**
- 9 DEPUTATIONS AND PETITIONS.....6**
- 10 COMMUNITY DIRECTORATE7**
 - 10.1 Community Planning Policy Update7
 - 10.2 Community Asset Committee Annual Report 21/22..... 11
- 11 CORPORATE SERVICES DIRECTORATE17**
 - 11.1 Contracts Awarded Under Delegation - February 2024 17
 - 11.2 February 2024 Monthly Financial Report20
 - 11.3 Reappointment of Independent Members to the Audit & Risk Management
Committee24
- 12 SUSTAINABLE DEVELOPMENT DIRECTORATE28**
 - 12.2 Proposed Sale of Land - 45 Parkside Drive, Shepparton - Goulburn Valley Health
and Victorian Health Building Authority Proposals28
- 13 CONFIDENTIAL MANAGEMENT REPORTS.....39**
- 14 DOCUMENTS FOR SIGNING AND SEALING39**
- 15 COUNCILLOR REPORTS.....40**
 - 15.1 Councillor Activities40
 - 15.1.1 Councillor Activities - February 2024.....40
- 16 NOTICE OF MOTION, AMENDMENT OR RESCISSION44**
- 17 URGENT BUSINESS NOT INCLUDED ON THE AGENDA44**
- 18 CLOSE OF MEETING44**

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.

Risk Matrix			Consequence				
			Negligible	Minor	Moderate	Major	Catastrophic
			1	2	3	4	5
Likelihood	Rare	1	LOW 1	LOW 2	LOW 3	LOW 4	MEDIUM 5
	Unlikely	2	LOW 2	LOW 4	MEDIUM 6	MEDIUM 8	HIGH 10
	Possible	3	LOW 3	MEDIUM 6	MEDIUM 9	HIGH 12	HIGH 15
	Likely	4	LOW 4	MEDIUM 8	HIGH 12	HIGH 16	EXTREME 20
	Almost Certain	5	MEDIUM 5	HIGH 10	HIGH 15	EXTREME 20	EXTREME 25

Low	1-4
Medium	5-9
High	10-16
Extreme	17-25

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

Cr James will now present a Welcome to Country 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 27 February 2024 Council Meeting and 19 March 2024 Additional Council Meeting as circulated, be confirmed.

8 Public Question Time

Nil Received.

9 Deputations and Petitions

Nil Received.

10 Community Directorate

10.1 Community Planning Policy Update

Author Coordinator - Community Development
Approved by Director Community
Purpose For Decision at a Council Meeting

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 Community Planning Policy, as attached.

Executive Summary

Policies are essential to ensure that legal, fair and consistent decisions are made across Council. They support Council in achieving its corporate objectives and provide crucial guidelines for Councillors, staff and other stakeholders.

The Community Planning Policy was developed to address how Council will support communities to develop, implement, and review Community Plans.

The Community Planning Policy was last updated and adopted by Council in 2021.

In the current review, the policy has been updated to reflect that Council 'notes' rather than 'adopts' Community Plans. The change reflects that Community Plans are owned and driven by community.

When making this change, a Gender Impact Assessment was also conducted and minor changes have now been made to the policy giving consideration to gender equity, intersectionality and removing barriers to participation.

Report Detail

Greater Shepparton City Council (Council) is committed to working in partnership with small town and neighbourhood communities to implement the Community Planning Program.

Community Planning is planning for the future of an area that is led by the community. The purpose of Community Planning is to give local people greater ownership over their small town or neighbourhood by empowering individuals and groups to take a proactive role in shaping the future of the areas in which they live.

The policy outlines how Council will provide flexible approaches which support communities to develop, implement and review Community Plans which are owned by the community.

This policy has been updated to reflect that in supporting Community Planning Groups, Council will note, rather than adopt or endorse, Community Plans at an Ordinary Council Meeting to acknowledge that the community plans are 'owned' and driven by the community rather than Council.

The review also gives consideration to Council's Gender Impact Assessment Operational Policy and the recommendations from this assessment have been included in the update.

These amendments are intended to remove / reduce any barriers to participation in community planning.

Officers will support Community Planning groups to consider gender equality, intersectionality and diversity when forming/administering a Community Planning Group, developing Community Plans, and when delivering relevant projects.

The next review of the Community Planning Policy is due February 2028.

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.

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.
- 2.4 Leave no one behind.
- 2.5 Recognise First Nations history and advance reconciliation.
- 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.

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.

- 4.11 Develop and improve Community and recreation facilities.

Risk Management

There have been no significant risks identified in the review of this Policy.

Policy Considerations

There are no policy considerations associated with this report.

Financial Implications

There are no financial implications associated with this report. Council supports the delivery of Community Planning priorities through capital and operational budget allocations.

Legal/Statutory Implications

There are no legal / statutory implications associated with this report.

Environmental/Sustainability Impacts

There are no environmental impacts associated with this report.

Social Implications

Community Planning is based on the principle that local people are strong sources of knowledge and wisdom about their surroundings and, when this is harnessed, achieves better decision-making results for all stakeholders. Each community identifies their own priorities and needs based on their own local identity, culture, history and assets. Council recognises, as a local government entity, it has a role to play in encouraging and facilitating activities that lead to community empowerment.

Economic Impacts

There are no economic impacts associated with this report.

Gender Impact Assessment

Officers reviewed the Gender Impact Assessment (GIA) which was undertaken during the development of this procedure / policy to ensure it remains compliant with Councils obligations outlined in the Gender Equality Act 2020.

A Gender Impact Assessment was conducted. The recommendations relating to strengthening provision for gender equality, intersectionality and diversity were incorporated into the policy.

Consultation

Feedback from Community Planning Groups and internal officers was sought during the update of this policy, and feedback has been incorporated.

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

Strategic Links

a) Greater Shepparton 2030 Strategy

There are no direct links to the Greater Shepparton 2030 Strategy.

b) Other strategic links

- Greater Shepparton City Council, Council Plan 2021 – 2025
 - Communities have resources and abilities to self-advocate
 - Leave no one behind – Small town and neighbourhood Community Plans are recognised and supported.
- Greater Shepparton City Council Community Engagement Policy 07.POL4
- Procedure: Community Planning 55.PRO1
- Greater Shepparton 2030 Strategy

Conclusion

Community Planning provides an opportunity for local communities to shape a vision of their community that reflects their own local identity, culture, history, and assets.

The Community Planning Policy was developed to address how Council will support communities to develop, implement, and review Community Plans.

The policy has been updated to reflect that Council 'notes' rather than 'adopts' Community Plans. The change reflects that Community Plans are owned and driven by community.

The incorporation of outcomes of a Gender Impact Assessment ensure that the operational policy has regard to gender equity, intersectionality, and removing barriers to participation.

Attachments

1. Community Planning Policy [10.1.1 - 7 pages]

10.2 Community Asset Committee Annual Report 21/22

Author Committees Liaison and Projects Officer
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 financial and performance statements of Council's 17 Community Asset Committees for the 2021/22 financial year, as attached.

Executive Summary

Under Section 65 of the *Local Government Act 2020* (the Act) Council can establish Community Asset Committees (CAC) and delegate certain powers, duties and functions of Council to those committees.

Greater Shepparton City Council currently has 17 CAC, that have been delegated to manage specific Council owned community facilities and recreation reserves.

In accordance with the Instrument of Delegation by the Chief Executive Officer (CEO) to each of the CACs, CACs are required to prepare financial and performance statements to the CEO annually.

This report seeks to meet the requirements of the Instrument of Delegation up to 30 June 2022 whilst also addressing other regulatory requirements of CAC. The material was presented to Council briefing in June 2023 and will now be submitted to an Ordinary Council Meeting to be formally noted.

Report Detail

Council currently has 17 Community Asset Committees (CAC), that have been delegated to manage a specific Council owned community facilities and recreation reserves.

The committees are:

- Arcadia Recreation Reserve and Community Centre
- Bunbartha Recreation Reserve
- Caniambo Hall
- Central Park Recreation Reserve
- Congupna Recreation Reserve and Community Centre
- Dhurringile Recreation Reserve and Community Centre
- Dookie Memorial Hall
- Dookie Recreation Reserve and Community Centre
- Harston Hall
- Karramomus Hall and Recreation Reserve
- Katandra West Community Facilities
- Kialla District Hall
- Lemnos Recreation Reserve
- Murchison Community Centre
- Tallygaroopna Memorial Hall
- Tallygaroopna Recreation Reserve and Community Centre
- Toolamba Recreation Reserve and Community Centre

The key roles and functions of Council and the CAC are outlined in the following documents:

- *Local Government Act 2020* (the Act)
- Council's Community Asset Committee Policy 07. POL5
- C7 Instrument of Delegation by CEO to Community Asset Committee
- Community Asset Committees Operations Manual.

This report seeks to ensure compliance of Council and CAC as of 30 June 2022.

CAC are supported by Council's Community Wellbeing department through a Committees Liaison Officer. This position is responsible for attending AGMs, being a liaison between Council and the CAC, supporting recruitment of CAC volunteer members, supporting the CAC to meet their delegated responsibilities, and providing training and general support. Training includes a focus on building the capacity of volunteers to complete annual reporting.

Membership

Each CAC comprises of a group of dedicated volunteers who contribute their time and expertise to operating some of Council's community facilities. These volunteers have been significantly impacted by the pandemic and flooding. The Community Wellbeing aims to ensure that the CAC are supported to meet their requirements and are assisted with promotion and recruitment to attract new members.

In accordance with Section 65 of the Act 'the CEO may appoint members to a committee and may at any time remove a member from a committee'. As of February 2024, the total membership of CAC in Greater Shepparton is 112.

Annual Reporting

In accordance with the Instrument of Delegation by the CEO to each of the CAC, CAC are required to prepare financial and performance statements to the CEO annually. As per Section 47 of the Act, the CEO must submit an annual report to the Council in relation to the activities and performance of a CAC in respect to their delegation.

Attachment 10.1.1 provides the financial and performance statements provided by each of the CAC to Council up to 30 June 2022. The material was presented to Council briefing in June 2023 and will now be submitted to an Ordinary Council Meeting to be formally noted.

The below table provides a summary of the Key Achievements of each of the CAC:

Community Asset Committee	Key Achievements
Arcadia Recreation Reserve and Community Centre	Christmas and Australia Day events, beautification of native garden beds, interest in future planning of area.
Bunbartha Recreation Reserve	New committee, established weekly social gatherings, bookings increasing involving training, social and election use, actively applying for applicable grants, floods impacted cricket club usage. Future goals: multipurpose courts, shade sail and fencing for playground, toilet to include disability access, lighting.
Caniambo Hall	Held Christmas BBQ for community. CWA a regular user. First community lunch hosted was a success. White ants active and damage to stage and floorboards to be repaired when ants not active.
Central Park Recreation Reserve	Grounds Committee partly funded plans for new change rooms. Football club received grants to install nets behind the goals. Tennis club have sourced funding for upgrades to courts and fences.
Congupna Recreation Reserve and Community Centre	Update of drainage around oval.
Dhurringile Recreation Reserve and Community Centre	Reinstate meal deals again, interest in holding fun and new events for the community.
Dookie Memorial Hall	Increased wedding, engagement, and birthday celebrations. Line dancing and live events. Garden beds finished. Split systems installed through grant funding. White ant damage to be repaired when ant activity subsides.
Dookie Recreation Reserve and Community Centre	Entrance gate project completed, new water tanks installed, new sprinkler system in oval, netball courts resurfaced, concreting between Centre and netball courts, water fountain installed, hallway and main room repainted.
Harston Hall	Committee gathered to farewell two resignations in the Committee. CWA regular users of the meeting room and Car Club meet regularly.

Community Asset Committee	Key Achievements
Karramomus Hall and Recreation Reserve	Chairs, tables, new flooring coverings in cloak room, block out blinds and curtains all funded by grants. Second hand kitchen installed, kitchen benches painted, and hot water system installed. Plumbing updated and extra power points installed. Crockery and kitchen equipment purchased. Seven events held. Planted memorial tree for 60 th Anniversary. White ant damage in Tennis Pavilion repaired.
Katandra West Community Facilities	Football, Netball and Cricket Club Thursday night tea is well supported. Repair works completed in facility. Cricket Clubs renovations to wicket.
Kialla District Hall	New committee formed. Gained new regular dance hirer. Measures to cease rising damp successful. New curtains in tennis clubrooms. Eves repainted. New vacuum cleaner purchased, and windows have been cleaned.
Lemnos Recreation Reserve	Pine Lodge Cricket Club has managed to field 5 teams over the summer. Tennis club has midweek ladies' team that play all year long and a Saturday team plays in summer. Rooms not suitable for functions but are used during these sporting events.
Murchison Community Centre	Curtain tracks in the main hall repaired. Successful in application for energy audit grant.
Tallygaroopna Memorial Hall	Installation of new remote control stage curtains, new stage carpet and fridge. Improvements for the centenary next year include the painting of hall.
Tallygaroopna Recreation Reserve and Community Centre	Community use through sporting events. Successful in grant application to replace chairs in the main pavilion.
Toolamba Recreation Reserve and Community Centre	Advocate for tennis court repairs/upgrade. Access for community during floods holding BBQ for community support. Looking at increasing community involvement.

The next CAC Annual Report for the 2022/23 financial year is due to be presented to Council by June 2024.

Officers believe that this report provides the information required to meet relevant Act, Policy, Instrument of Delegation requirements of the CAC and Council.

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.

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

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.

2.9 Community members are supported to achieve and sustain physical, emotional and creative wellbeing.

Risk Management

No medium – extreme risks have been identified in preparing this report.

Policy Considerations

In accordance with Section 47 of the Local Government Act 2020, Council has adopted Instruments of Delegation detailing the powers, functions and limitations of the Community Asset Committee.

As per the Instruments of Delegation by the CEO to each of the CAC, CAC are required to prepare financial and performance statements to the CEO annually. As per Section 47 of the Act, the CEO must submit an annual report to the Council in relation to the activities and performance of a CAC in respect to their delegation.

As per Greater Shepparton City Council, Community Asset Committee Policy 07.POL5 and section 65 of the Local Government Act 2020, the Chief Executive Officer may appoint members to a committee and may at any time remove a member of a committee.

Financial Implications

There are no financial implications associated with this report.

Legal/Statutory Implications

Council's Community Asset Committees are responsible for town halls, community centres and recreation reserves and have been established in accordance with Section 65 of the Local Government Act 2020 and have been issued with an Instrument of Delegation and Operational Manual outlining their responsibilities.

Environmental/Sustainability Impacts

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

Social Implications

Community Asset Committees help to build a sense of community by increasing stakeholder participation and giving community members a greater sense of pride and involvement in their local community. The committees, who are run by volunteers, are an important way of connecting people and creating social networks.

Economic Impacts

There are no current adverse 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

a) Greater Shepparton 2030 Strategy

There are no direct links to the Greater Shepparton 2030 Strategy.

Conclusion

Community Asset Committees (CAC) are required to meet the requirements of the relevant Act, Policy, Instrument of Delegation and Operations Manual; which includes submitting a performance and financial statement annually.

This report provides a summary of achievements and actions of each of the CAC and confirms the commitment of Council in supporting the volunteers who make up CAC to meet their obligations.

Attachments

1. Attachment - CAC Annual Reports and Financials [**10.2.1** - 40 pages]

11 Corporate Services Directorate

11.1 Contracts Awarded Under Delegation - February 2024

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 for the reporting period; and
2. note the requests for tender advertised but not yet awarded.

Report Detail

To inform the Council of the status of request for tenders that have been awarded under delegation during the period 1 February 2024 to 13 March 2024, and those that have been publicly advertised but are yet to be awarded as at 13 March 2024. The report does not include all purchasing activities, only procurement which requires a formal quotation or tender process.

Contracts Awarded under Delegated Authority

Contract No.	Contract Name	Details	Value inclusive of GST	Awarded to
2330	Major Culvert Renewal - Katandra Main Road, Tallygaroopna	Lump Sum Contract for the Major Culvert Renewal - Katandra Main Road, Tallygaroopna	\$421,932.61	O'Loughlin Excavations Pty Ltd
2284	Yanha Gurtji Shared Path - Stages 1 & 2 - Waters Reserve to The Boulevard, Shepparton	Lump Sum Contract for the construction the Yanha Gurtji Shared Path - Stages 1 & 2 - Waters Reserve to The Boulevard, Shepparton	\$194,013.60	Cleaves Earthmoving & Drainage Pty Ltd

Requests for Tenders advertised but not yet awarded

Contract No.	Contract Name	Contract detail, including terms and provisions for extensions	Status
2360	Building Staffing Services Agreement	Schedule of Rates Contract for the Building Staffing Services Agreement – 2 years with a further 3 single year options	Tender closed on 7 February 2024 and is currently under evaluation
2335	Major Culvert Renewals - Caniambo & Dookie	Lump Sum Contract for the Major Culvert Renewals - Bridge Road, Caniambo and Stewarton Road, Dookie	Tender closed on 28 February 2024 and is currently under evaluation
2302	Construction of Edgewater Estate Creek Reserve Landing - Sevens Creek Drive, Kialla	Lump Sum Contract for the Construction of Edgewater Estate Creek Reserve Landing - Sevens Creek Drive, Kialla	Tender scheduled to close on 3 April 2024
2354	Construction of Lauriston Estate St Lukes Shared Path, Shepparton North	Lump Sum Contract for the Construction of Lauriston Estate St Lukes Shared Path, Shepparton North	Tender scheduled to close on 27 March 2024
2361	Survey and Design for Sealed Road Capital Renewals (Package 1 & 2)	Lump Sum Contract for the Survey and Design for Sealed Road Capital Renewals (Package 1 & 2)	Tender scheduled to close on 27 March 2024
2356	Guard-Rail Installations at Sheep Pen Creek, Kialla East	Lump Sum Contract for Guard-Rail Installations at Sheep Pen Creek, Kialla East	Tender closed on 20 March 2024

- CN 2331 - Major Culvert Renewals – Merrigum. This tender is no longer proceeding to award as submissions exceeded the allocated budget. Council officers are now reviewing the scope and will look to re-tender with a refined scope as soon as possible.
- CN 2345 - Tatura Park Western Oval Lighting Upgrade. This tender is no longer proceeding to award as external funding to complete the project has been unsuccessful. The project was conditional on external funding approval. Council officers are now in the process of applying for alternative funding to deliver this project later in the year.
- CN 2317 - Animal Management After Hours Emergency Service. No conforming tender submissions were received. Council officers are now reviewing the specification and will re-tender for these services in the coming months.
- CN 2344 - Ardmona Resource Recovery Centre Upgrade. This tender is no longer proceeding to award as external funding to complete the project has been unsuccessful.

Through the S5 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 \$1,000,000.

The financial delegation to Directors to approve contracts up to a value of \$750,000 for goods and services and works are included in the S7 Instrument of Sub-Delegation by Chief Executive Officer.

Collaborative / Third Party Purchasing Arrangements

In accordance with Clause 5.2.11 of the Procurement Policy, Council has the option to utilise third party collaborative purchasing arrangements for various procurement activities.

These collaborative arrangements are established to be an effective and efficient way of sourcing goods and services. Benefits include pre-approved supplier lists, cost savings through economies of scale and dedicated contract administration.

There were no new collaborative arrangements opted into for the reporting period.

Legal/Statutory Implications

In accordance with Section 108 of the Local Government Act 2020, Council has adopted its 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 contracts awarded under delegated authority of the Council during the period 1 February 2024 to 13 March 2024.

Attachments

Nil

11.2 February 2024 Monthly Financial Report

Author	Team Leader - Financial Analysis
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 note the February 2024 Monthly Financial Report, as attached.

Executive Summary

This report presents the Council’s actual financial performance compared to the 2023/2024 Adopted Budget and the 2023/2024 Q2 Adopted Forecast Review, as at 29 February 2024.

Report Detail

Council’s actual financial performance compared to the budget is presented to Executive and Council monthly.

The February 2024 Monthly Financial Report incorporates the following sections which are presented for Council’s consideration:

- Dashboard
- Income Statement
- Balance Sheet
- Cash Flow Statement
- Statement of Capital Works
- Operating Statement

Operating Position

Council’s year-to-date (YTD) budget performance and projected full year underlying position are reflected in the income statement within the attachment.

The YTD actual underlying result is a surplus of \$17.3 million, due to annual rates being generated at the start of the year. As the financial year progresses and expenditure is incurred, Council is projecting a full year deficit of \$21.4 million.

This result is impacted by the Federal Financial Assistance Grants that relate to the current financial year but were received as income in 2022/2023. When the impact of this early receipt is removed, the projected full year deficit is \$5.1 million (refer to the “Operating Result” as shown within the attachment).

Since the Q2 Forecast Review, there has been a reduction to the projected full year deficit, mostly due to reductions in materials and services and employee costs expenditure. This has been partially offset by unfavourable reductions in projected user fee income.

Materials and services projected full year expenditure has reduced mostly due to funding relating to the October 2022 Floods that will be re-budgeted to next financial year (2024/2025). Employee Costs projected full year expenditure has reduced, mostly due to staff vacancies across the organisation.

User fees projected full year income has reduced primarily due to a decrease in income at Cosgrove Landfill, Early Childhood Education and Swimming Pool Regulation and Compliance. Further detailed explanations are provided in the notes to the income statement, within the attachment.

Capital Works

YTD capital works expenditure is \$25.6 million, which equates to 52% of the Q2 Forecast Review.

Council's projected full year capital expenditure has reduced to \$47.78 million, which is a \$3.2 million decrease compared to the Q2 Forecast Review.

Most of this reduction is due to:

- A \$1.1 million reduction in the current year works on the Margaret Street Pump Station Upgrade Project being re-budgeted to the 2024/2025 financial year, due to unanticipated electrical capacity upgrades to be completed by Powercor.
- A \$974,000 reduction in plant, machinery and equipment renewals re-budgeted to 2024/2025 for items that will not be received this financial year.
- A \$821,000 reduction against the October 2022 Floods Sealed Road Remediation program, as the program is now complete and final expenditure is confirmed.

Balance Sheet

Council has adopted the liquidity ratio (current assets as a percentage of current liabilities) as a further measure of financial sustainability.

The 2023/2024 Adopted Q2 Forecast Review liquidity was forecast to be 155% which is within the desired range. This ratio will be reforecast at the end of March, taking into account changes in the income statement and capital works expenditure.

The 2023/2024 Adopted Q2 Forecast Review and 2021-2031 Financial Plan continue to indicate future challenges in maintaining liquidity at the required level, and Council's continued focus on financial sustainability through the review of services, reduction in operating expenditure, increases in revenue and prioritisation of renewal ahead of new assets is required.

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

Risks	Likelihood	Consequence	Rating	Mitigation Action
Poor performance against budget	Possible	Moderate	Medium	Regular monitoring and reporting of performance against budget and forecast variances.
Deterioration of Council's financial position against the adopted Finance Plan, resulting in diminished ability to achieve and maintain financial sustainability, as measured by the adjusted underlying operating result, liquidity and renewal and upgrade of assets.	Possible	Moderate	Medium	Linkage of budget setting and performance to the adopted Financial Plan.

Policy Considerations

The monthly financial report has been prepared in accordance with accounting policies and the 2021-2031 Financial Plan.

Financial Implications

The financial implications associated with this report are detailed in the February 2024 – GSCC Monthly Financial Statement report.

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 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.

Environmental/Sustainability Impacts

No environmental or sustainability impacts have been identified in relation to this report.

Social Implications

No social impacts have been identified in relation to this report.

Economic Impacts

No economic impacts have been identified in relation to this report.

Gender Impact Assessment

Officers reviewed the Gender Impact Assessment (GIA) Operational Policy and understand the requirements in relation to conducting GIA's to ensure Council remains compliant with obligations outlined in the Gender Equality Act 2020.

The following determination was made by officers.

A Gender Impact Assessment was not conducted. This report does not meet the criteria to require an assessment.

Consultation

External consultation has not occurred regarding the contents of this report. Consultation, however, has and will take place on certain specific items within the budget as and when appropriate.

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

Strategic Links

a) Greater Shepparton 2030 Strategy

- There are no links to the Greater Shepparton 2030 Strategy.

b) Other strategic links

- 2021-2031 Financial Plan

Conclusion

The report presents the Council's actual financial performance compared to the 2023/2024 Adopted Budget and the 2023/2024 Adopted Q2 Forecast Review, as at 29 February 2024.

Attachments

1. February 2024 - GSCC Council Monthly Financial Statements [11.2.1 - 11 pages]

11.3 Reappointment of Independent Members to the Audit & Risk Management Committee

Author Team Leader Risk & Assurance
 Approved by Director Corporate Services
 Purpose For Decision at a Council Meeting

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 endorse the reappointment of:

- 1. Goran Mitrevski as Chair to the Audit and Risk Management Committee for a further 12 months, expiring 31 May 2025: and**
- 2. Stephen Coates as Independent Member to the Audit and Risk Management Committee for a further three years, expiring 30 April 2027.**

Executive Summary

Two member's positions on the Audit and Risk Management Committee (ARMC) are due to expire in April and May 2024 respectively.

Goran Mitrevski, commenced his position as Chair of the ARMC on 1 May 2022, which was subsequently extended for a further 12 months until 31 May 2024.

Goran provides great leadership in his role as Chair of the Audit and Risk Management Committee and possesses extensive industry experience. It is therefore recommended to reappoint Goran for a further 12 months, extending his position of Chair to 31 May 2025.

Stephen Coates commenced his position as Independent Member on 9 June 2021. In accordance with the Charter, Council can extend Stephen's membership for a further three-year period at its discretion.

Stephen has experience on a number of committees and continues to provide valuable feedback at each meeting. Further consideration was also given to the recent resignations of two Independent Members, and the value of retaining experienced Independent Members on the Committee further supports this recommendation.

Since commencing in their roles on the Audit and Risk Management Committee, both Goran and Stephen continue to actively participate and provide valuable feedback to Council.

It is therefore recommended that Council supports the reappointment of Goran as Chair of the ARMC, in addition to Stephen's membership, to provide ongoing continuity to the Committee and Council.

Report Detail

Greater Shepparton City Council's Audit and Risk Management Committee is comprised of four independent members and two Councillors.

The purpose of the ARMC is to assist Council in fulfilling its governance responsibilities and provide oversight in areas including financial and performance statements, internal and external auditing and reporting, risk management, internal control management and compliance.

Goran has been a valued member of Council's Audit and Risk Management Committee since 1 February 2019 and has extensive experience in:

- Risk management
- Internal and external audit
- Local government
- Fraud and corruption
- Compliance/law; and
- Boards / Audit Committees

Goran is a member of the Institute of Internal Auditors (IIA); and the Risk Management Institute of Australasia Ltd (RMIA); and has qualifications as a Certified Internal Auditor; Certification in Risk Management Assurance (CRMA); Fellow Members of Certified Practising Accountants (FCPA); and a Bachelor of Business.

Stephen has experience in:

- Risk management
- Internal and external audit
- Assurance
- Compliance / law
- Fraud and corruption
- Accounting / financial
- Boards/ Audit Committees; and
- Business Continuity

Stephen has memberships with The Institute of Internal Auditors International Standards Boards (IIASB); Fellow, Governance Institute of Australia; Australian Institute of Company Directors; Information Systems; Audit and Control Association; and Professional Fellow, Institute of Internal Auditors.

Both Goran and Stephen have the suitable qualifications and experience to carry out their duties as an Independent Member of Council's Audit and Risk Management Committee.

In accordance with the ARMC Charter, prior to any reappointment to the position of Chair or extension to an Independent Members term, an appraisal process must be conducted. Management has undertaken reviews with both Goran and Stephen, with the reviewing officers supportive of their reappointments to the ARMC.

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 have been no risks identified in relation to the reappointment of the Chair and Independent Member to the Audit and Risk Management Committee.

Policy Considerations

The Audit and Risk Management Committee Charter identifies that a member's term can be extended based on the performance of the Independent Member.

Appraisal processes have been conducted which supported the recommendations for reappointment.

Financial Implications

Allowances paid to Independent Members have been considered and approved as part of the 2023/24 budget process.

Council resolution confirmed each member will receive an increase to their remuneration on 1 July of each year in line with CPI or Rate Capping, whichever is the lesser.

Environmental/Sustainability Impacts

There are no environmental / sustainability impacts associated with the appointment of the Independent Member to the Audit and Risk Management Committee.

Social Implications

There are no social implications associated with the appointment of the Independent Member to the Audit and Risk Management Committee.

Economic Impacts

There are no economic impacts associated with the appointment of the Independent Member to the Audit and Risk Management Committee.

Consultation

Consultation occurred with the applicable Audit and Risk Management Committee members, Council Officers and the Mayor.

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

Strategic Links

a) Greater Shepparton 2030 Strategy

There are no links to the Greater Shepparton 2030 Strategy.

Conclusion

The Audit and Risk Management Committee Charter permits the reappointment of an Independent Member to perform the role of Chair, in addition to the reappointment of Independent Members for a second, three-year term, subject to satisfactory performance which has been met.



Attachments

Nil

12 Sustainable Development Directorate

12.2 Proposed Sale of Land - 45 Parkside Drive, Shepparton - Goulburn Valley Health and Victorian Health Building Authority Proposals

Author Team Leader - Strategic Planning
 Approved by Director Sustainable Development
 Purpose For Decision at a Council Meeting

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 land at 45 Parkside Drive, Department of Health and Goulburn Valley Health February 2023, summarising and providing officer responses to all submissions received or heard in relation to the proposed sale of the two parcels of land at 45 Parkside Drive, Shepparton to the Department of Health and Goulburn Valley Health respectively;**
3. **sell that part of the land at 45 Parkside Drive, Shepparton marked red (5985m² approximately) on the allotment plan (being part of the land in certificate of title volume 11116 folio 382) by private treaty to the Victorian Government (Department of Health) for the purposes of an Early Parenting Centre, and sell that part of the land at 45 Parkside Drive marked yellow (7761m² approximately) on the allotment plan to Goulburn Valley Health for the purposes of staff accommodation;**

4. **both sales are to be on the following terms and conditions:**
 - (a) the price for each sale shall be the market value of each parcel of land as determined by the Valuer General Victoria, having regard to the community benefit to be derived from each sale;
 - (b) settlement of each parcel will be conditional on registration of a plan of subdivision creating separate titles for each parcel;
 - (c) access prior to settlement for construction and social use may be granted to the purchasers under a lease, licence or other mechanism approved by the Chief Executive Officer; and
 - (d) each sale is to be conditional upon the purchaser completing appropriate due diligence in respect of each respective site.
5. **authorise the Chief Executive Officer to sign all documentation and do all things necessary to complete the transactions with the Victorian Government (Department of Health), and Goulburn Valley Health; and**
6. **inform all submitters of Council's decision in relation to this matter and the reasons for the decision in each case.**

Executive Summary

On 27 September 2023 Council received an expression of interest from the Department of Health to purchase part of the land at 45 Parkside Drive, Shepparton. The land is intended to be used for the development of family health related infrastructure on the site.

Specifically, the sale will enable the Department of Health to deliver on the Victorian Government's commitment to deliver health infrastructure in Shepparton for a new Early Parenting Centre, which will ensure parents are supported when it comes to sleeping, feeding and extra care for babies with additional needs.

On 2 November 2023, the Council received an expression of interest from Goulburn Valley Health (GV Health) to purchase part of the land at 45 Parkside Drive, Shepparton, for the purposes of staff accommodation.

45 Parkside Drive is a vacant Council-owned site that is part of the Parkside Gardens Estate, which was partly developed as a joint initiative between Council and Vic Urban (now Places Victoria) in the early 2000's. The site is appropriately zoned for residential development.

At the Council Meeting held on 21 November 2023, Council resolved, amongst other things, to undertake a community engagement process in relation to its intention to sell part of the land at 45 Parkside Drive, Shepparton to the Victorian Government (Department of Health) by private treaty in accordance with the requirements of Section 114 of the *Local Government Act 2020* (the Act).

The community engagement process took place over four weeks between Monday 27 November 2023 and 22 December 2023. Council received nine submissions and of those nine submissions, two made verbal submissions (at those submitters' request) to Council during the community engagement period.

Council officers have provided responses to the submissions in the attached Conversation Report for Council's consideration.

Council officers consider the two proposals to be effective ways to improve health outcomes and social-wellbeing for young babies and their families in Greater Shepparton and provide much-needed accommodation to attract and retain health services professionals in the region.

This Council report recommends that Council resolve to sell a 5985m² lot (approximately) of 45 Parkside Drive, Shepparton to the Department of Health to facilitate an Early Parenting Centre, and sell a 7,761m² lot (approximately) to GV Health to facilitate staff accommodation on the terms and conditions specified in the recommendation.

Report Detail

Department of Health

On 27 September 2023 Council received an expression of interest from the Department of Health to purchase the previously described approximately 5985m² lot, being part of 45 Parkside Drive, Shepparton for the purposes of family health infrastructure on the site. In summary, the sale will enable the Department of Health to deliver on the Victorian Government's commitment to deliver a new Early Parenting Centre in Shepparton, which will ensure parents are supported when it comes to sleeping, feeding and extra care for babies with additional needs.

This site is part of the land in certificate of title volume 11116 folio 382 being part of an existing 9.049-hectare lot currently known as lot B on registered plan of subdivision no. PS606362N. The proposed sale of this lot would be conditional upon registration of a plan of subdivision of lot B creating a separate title for the lot to be sold to the Department of Health.

Council officers consider the site to be a suitable location for the proposed facility for the reasons specified in the Conversation Report. If because of the Department of Health's due diligence of the site, which will be a condition of sale, the site is determined by the purchaser to be suitable, the proposed facility would be developed to suit the local environment and the surrounding development, providing health and wellbeing services for children and families. The facility would provide consistent, high-quality services tailored to local needs, and offer a range of other education, programs, and parenting advice.

Early Parenting Centres typically operate Monday- Fridays and are staffed by a multi-disciplinary nurse led care team.

The purchase will involve a 5985m² allotment, outlined in red in Figure one, north of the existing Bangerang Cultural Centre.

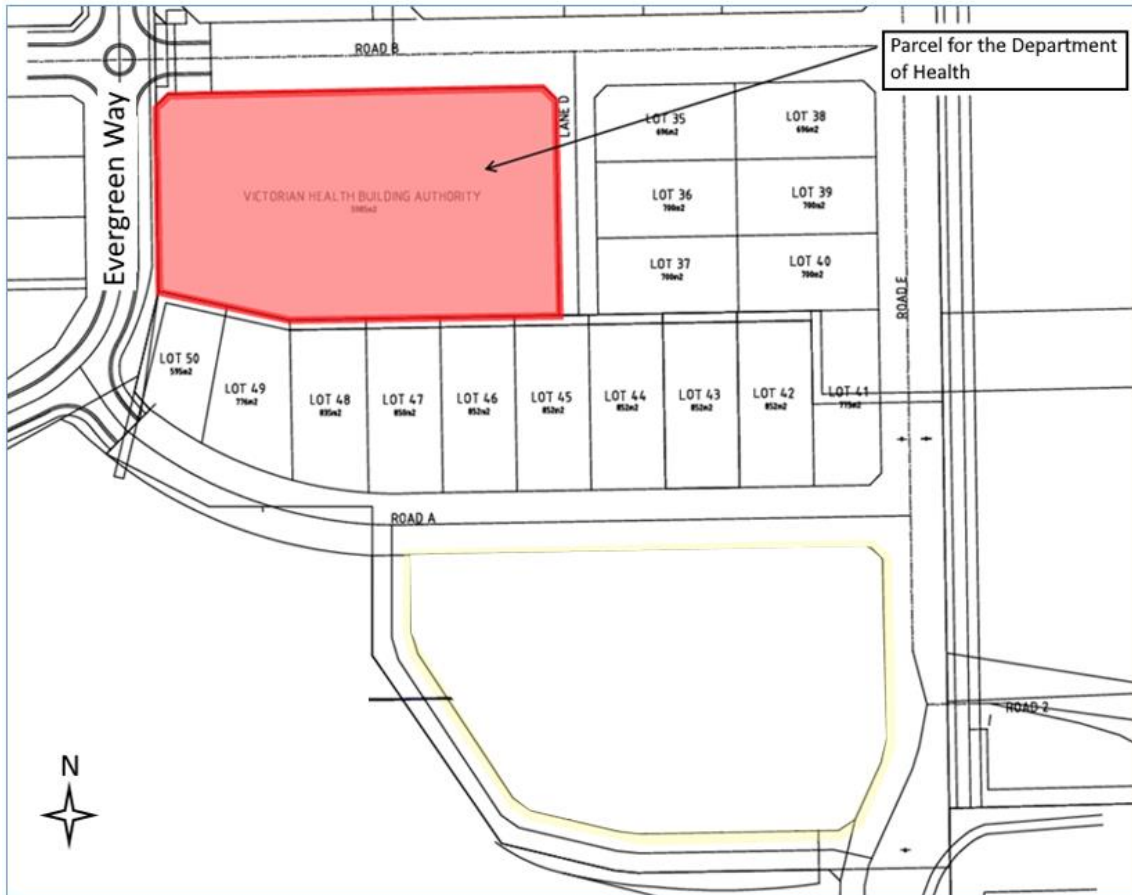


Figure one: Allotments subject of interest from the Department of Health in red

At the Council Meeting held on 21 November 2023, Council resolved, amongst other things, to undertake a community engagement process in relation to its intention to sell this land to the Victorian Government (Department of Health) by private treaty in accordance with the requirements of Section 114 of the *Local Government Act 2020* (the Act).

Council undertook community consultation between Monday 27 November 2023 and Friday 22 December 2023. Methods of engagement include:

- letters to adjoining landowners and occupiers of land;
- a public notice in the Shepparton News;
- letters to relevant stakeholders and referral agencies;
- a media release, which attracted media attention from the Shepparton News; and
- an online submission portal on the ‘Shaping Greater Shepp’ website.

Submissions were invited via an online submission form, by email and post. Submitters had the opportunity to verbally present their submission to Council, which took place on Tuesday 30 January 2024.

Of the nine submissions received eight submissions specifically related to the Department of Health’s request. Of those eight submissions, two submitters made verbal submissions (at their own request) to Council during the consultation process.

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

- The site is unsuitable for an Early Parenting Centre and that alternative sites should be considered;
- Parking at the centre;
- The site should be used for alternative uses;
- Comments about water and sewer servicing;
- No objections; and
- Supports the proposals.

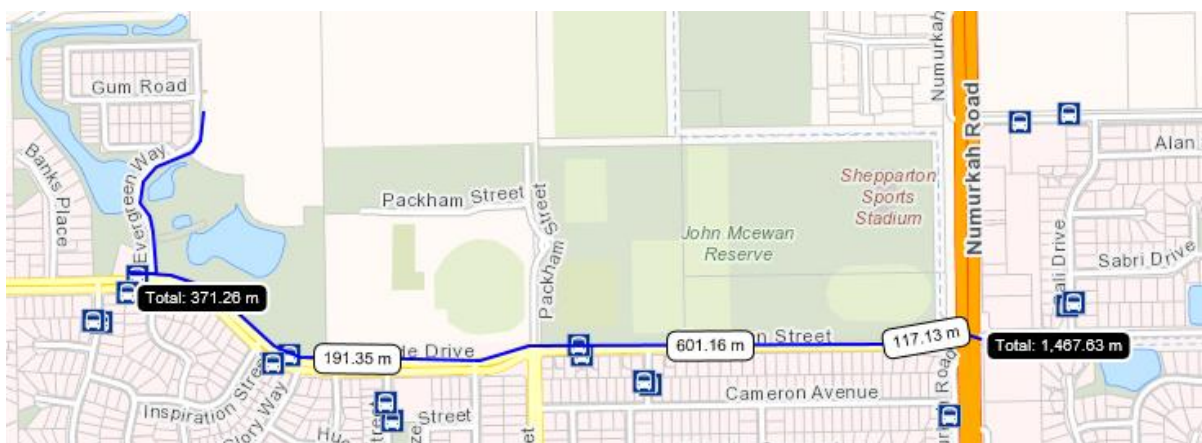
The themes raised in the verbal submissions were;

- The provision of this service/facility is supported;
- Lack of consultation by State Government agencies.
- There is significant history of support for the service over many years including site considerations and locational criteria;
- The proposed location is isolated from services, facilities, and shops;
- Alternative sites in the CBD should be considered; and
- The proposal is a cookie cutter design not designed based on the needs of the community.

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 land at 45 Parkside Drive, Department of Health, and Goulburn Valley Health February 2023

One of the main matters raised within submissions is proximity to services. As shown in the below map a bus stop is approximately 370 metres from the site. A Council operated community centre is about 650 metres via a walk through the park. Unfortunately, the corner shop which was near this bus stop is currently closed. The nearest food shop is APCO which is approximately 1,500 metres from the proposed centre.



Council is now required to consider the outcome of the consultation process relating to Council's intention to sell that part of the land at 45 Parkside Drive, Shepparton denoted yellow on the allotment plan by private treaty to the Victorian Government (Department of Health).

Council officers have summarised and commented on all submissions in the Conversation Report. Council officers are supportive of the site being developed for an Early Parenting Centre as it will facilitate improved health and social wellbeing for residents in Greater Shepparton.

The land is located in the General Residential Zone. An application to subdivision can be lodged for the creation of allotments to service community needs. This allotment is currently provided with Services which preliminary investigations have indicated are adequate size to service the development of the land. The proposal is consistent with purpose of zone.

The site being used for an Early Parenting Centre is compatible with the feasibility study for the remaining stages for the Parkside Gardens estate being undertaken by Council and will complement the current and future residential uses within the estate.

Like any land subdivision each lot is required to be connected to appropriate infrastructure before a title can issue. Council will need to allocate adequate budget for the provision of infrastructure to the allotment prior to a sale or lease agreement being entered into. As the site for the early childhood centre adjoins an existing road with services this will not require services to be extended long distances to service the allotment.

A feasibility study is being prepared for the balance of the site. This report will provide the Council with options and costings to facilitate further subdivision of the land, including the provision of some of the site for social/affordable housing.

Council officers recommend that Council resolve to sell a 5985m² lot (approximately) of 45 Parkside Drive, Shepparton as marked red on the allotment plan to the Department of Health by private treaty to facilitate an Early Parenting Centre, on the following terms and conditions:

- (1) the price being the market value of the land as determined by the Valuer General Victoria, having regard to the community benefit to be derived from this sale;
- (2) settlement will be conditional on registration of a plan of subdivision creating a separate title for this parcel of land;
- (3) access prior to settlement for construction and social use may be granted to the purchaser under a lease, licence or other mechanism approved by the Chief Executive Officer; and
- (4) the sale is to be conditional upon the purchaser completing appropriate due diligence in respect of the site and being satisfied as to the same.

Goulburn Valley Health

On 2 November 2023 Council received an expression of interest from GV Health to purchase part of 45 Parkside Drive, Shepparton for the purposes of providing staff accommodation on the site.

GV Health currently leases over sixty residential properties and thirty hotel rooms within the Shepparton area at any given time. This demand for residential accommodation is increasing and stands as the most limiting factor for GV Health to attract and retain professional talent to the region.

GV Health is planning to consolidate and procure bulk accommodation in Shepparton, to provide contemporary apartment living that will be attractive for clinical personnel. Only GV Health staff will be accommodated in these proposed dwellings.

The purchase will involve nine lot allotments totalling 7,761m² which is also outlined in yellow in Figure one. This lot is part of the same certificate of title as previously referred to with the Department of Health proposal.

The land is located in the General Residential Zone. An application to subdivision can be lodged for the creation of allotments to service community needs. This allotment is currently provided with Servies which preliminary investigations have indicated are adequate size to service the development of the land. The proposal is consistent with purpose of zone.

Like any land subdivision each lot is required to be connected to appropriate infrastructure before a title can issue. Council will need to allocate adequate budget for the provision of infrastructure to the allotment prior to a sale or lease agreement being entered into. The land is not adjoining an existing road or existing infrastructure. Road access and services will need to extend to the allotment.

As per earlier comments in regard to the EPC, outlined in this report a feasibility study is being undertaken by Council.

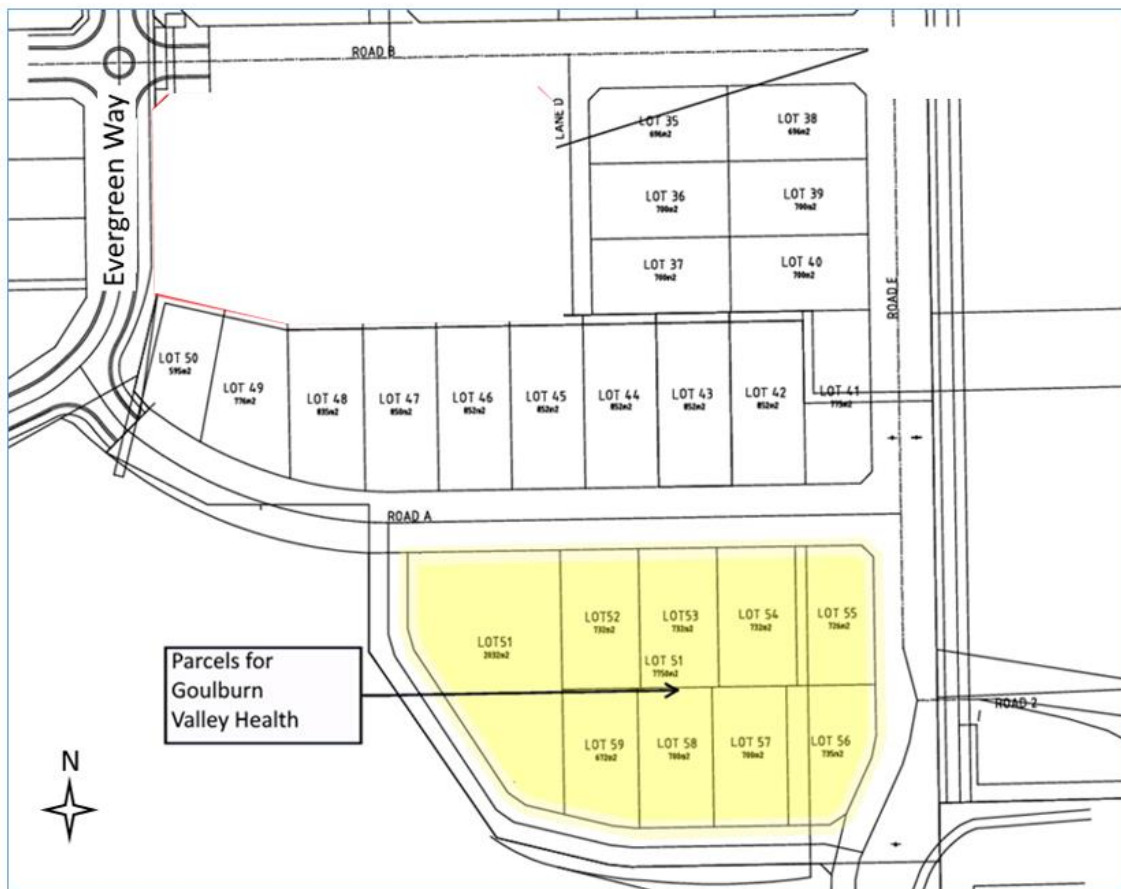


Figure two: Allotments subject of interest from the GV Health in yellow.

At the Council Meeting held on 21 November 2023, Council resolved, amongst other things, to undertake a community engagement process in relation to its intention to sell this land to GV Health by private treaty, in accordance with the requirements of Section 114 of the *Local Government Act 2020* (the Act).

Council undertook community consultation between Monday 27 November 2023 and Friday 22 December 2023. Methods of engagement include:

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

Submissions were invited via an online submission form, by email and post. Submitters had the opportunity to verbally present their submission to Council, which took place on Tuesday 30 January 2024.

Of the nine submissions received five submissions specifically related to GV Health's request. Of those five submissions, no submitters requested to present to Council during the consultation process.

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

- Impact on the lake's stability;
- The site should be used for alternative uses;
- Comments about water and sewer servicing;
- No objections; and
- Supports the proposals.

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 land at 45 Parkside Drive, Department of Health, and Goulburn Valley Health February 2023

Council is now required to consider the outcome of the consultation process relating to Council's intention to sell part of the land at 45 Parkside Drive, Shepparton, to Goulburn Valley Health.

The *Greater Shepparton Affordable Housing Strategy; Houses for People April 2020* notes that a lack of affordable and appropriate housing can make Greater Shepparton a less attractive place to live for prospective workers in key industries. More housing options will improve the productivity of Greater Shepparton by enabling staffing of expanding infrastructure such as the hospital, educational institutions, and sporting facilities. The Affordable Housing Strategy is supportive of progressive the development of Council-owned sites to provide additional housing options. Utilising the site for GV Health staff accommodation will assist in attracting and retaining much needed health services professionals in the region.

The identified site is located within the General Residential Zone and has a purpose of encouraging a diversity of housing types and housing growth, particularly in locations offering good access to services and transport. GV Health staff accommodation is consistent with the purpose of the zone as it will increase diversity of housing types.

Council officers recommend that Council resolve to sell a 7,761m² lot (approximately) to GV Health to provide staff accommodation on the following terms and conditions:

- (a) the price being the market value of the land as determined by the Valuer General Victoria, having regard to the community benefit to be derived from this sale;
- (b) settlement will be conditional on registration of a plan of subdivision creating a separate title for this parcel of land;
- (c) access prior to settlement for construction and social use may be granted to the purchaser under a lease, licence or other mechanism approved by the Chief Executive Officer; and
- (d) the sale is to be conditional upon the purchaser completing appropriate due diligence in respect of this site and being satisfied as to the same.

Council Plan/Key Strategic Activity

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.

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.

3.6 Attract people to live, work, study and remain in our region.

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

Risk Management

The recommendations of this report will not result in any unacceptable risk to Council.

Policy Considerations

There are no conflicts with Council policies. The facilitation of the Early Parenting Centre is consistent with the objectives of the 2021-2025 Council Plan, the Best Start Early Years Plan 2020 – 2025, and Council's ask-of-government advocacy documents to improve early years services in Greater Shepparton.

The use of the site for staff accommodation is consistent with the *Greater Shepparton Affordable Housing Strategy; Houses for People April 2020*.

Financial Implications

The *Local Government Act 2020* requires Council to obtain an up-to-date valuation of the site prior to the selling of land. Council obtained a valuation of the land in January 2024. The 5985m² lot for the Victorian Government has been valued at \$720,000, while the 7,761m² lot for Goulburn Valley Health has been valued at \$825,000.

Any costs to facilitate the proposal to sell the land will be budgeted for within the Building, Planning and Compliance Department's Strategic Planning Work Program.

Legal/Statutory Implications

Section 114(2) is subject to Section 116(1), which exempts from the requirements of compliance with section 114, any transfer of land to the Crown, a Minister, or any public body. The two sale proposals would be exempt or likely to be exempt pursuant to Section 116(1). Nevertheless, Council has chosen to voluntarily comply with Section 114(2) with respect to these two sale proposals.

Council undertook a community engagement process from the 27 November 2023 to the 22 December 2023 in accordance with Section 114 of the Local Government Act 2020, and the Greater Shepparton City Council Community Engagement Policy 2023.

Best practice for Councils in relation to proposals for the sale of land, is to pursue public processes of sale, such as a request for tenders or expressions of interest or a public option. This is the preferred method for testing market interest in the land to be sold and maximising the financial return to Council on any such sale.

In this case, private treaty negotiations are justified based on the community benefit to be derived from these sale proposals and the intended development and use of each parcel of land.

Environmental/Sustainability Impacts

The recommendations of this report will not result in any environmental/sustainability impacts.

Social Implications

The facilitation of the Early Parenting Centre by the Department of Health will provide targeted services for families that will improve health and wellbeing. The facilitation of staff accommodation by Goulburn Valley Health will result in improved health services at the Goulburn Valley Hospital and other GV Health facilities through increased recruitment and retention of health services professionals.

Economic Impacts

The facilitation of the Early Parenting Centre and staff accommodation will result in positive economic impacts in the municipality through improved community health and wellbeing and increased provision of health services.

Gender Impact Assessment

Officers reviewed the Gender Impact Assessment (GIA) Operational Policy and understand the requirements in relation to conducting GIA's to ensure Council remains compliant with obligations outlined in the Gender Equality Act 2020.

A Gender Impact Assessment will be most appropriate to be undertaken by the VHBA and GVH in relation to the infrastructure and services provided.

Consultation

Council undertook community consultation for the two requests in conjunction with each other over a period of four weeks from 27 November 2023 to 22 December 2023 in accordance with the requirements of Section 114 of the *Local Government Act 2020*.

Methods of engagement included letterbox drops to surrounding landowners 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 nine submissions, including two verbal presentations during the consultation period, were received. 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 land at 45 Parkside Drive, Department of Health and GV Health February 2023.

Officers believe that appropriate consultation has occurred, and the two requests are now ready for Council consideration.

Strategic Links

a) Greater Shepparton 2030 Strategy

- There are no links to the Greater Shepparton 2030 Strategy.

b) Other strategic links

- Greater Shepparton Best Start Early Years Plan 2020 – 2025.
- Greater Shepparton Affordable Housing Strategy, Houses for People April 2020.

Conclusion

On 27 September 2023, Council received a request from the Department of Health to purchase part of the land at 45 Parkside Drive, Shepparton, to facilitate an Early Parenting Centre.

On 2 November 2023 Council received an expression of interest from Goulburn Valley Health to purchase part of the land at 45 Parkside Drive, Shepparton, for the purposes of staff accommodation.

At the Council Meeting held on 21 November 2023, Council resolved, to undertake a community engagement process in relation to its intention to sell the land to the Department of Health, and Goulburn Valley Health, in accordance with the requirements of Section 114 of the *Local Government Act 2020* (the Act). The community engagement process took place for four weeks between Monday 27 November 2023 and the 22 December 2023.

After considering all submissions received or heard, having regard to the Council officer responses to the submissions and the other material contained in this report, Council officers recommend that Council resolve to sell the two parts of the land at 45 Parkside Drive, Shepparton (as previously described) by private treaty to the Department of Health, and GV Health respectively on the terms and conditions recommended.

Whilst Council officers acknowledge the concerns of the submitters regarding lack of consultation and the significant previous work undertaken by various community organisations, these are matters for the Department of Health to take into consideration in further planning of the EPC.

Council officers are supportive of part of the site being used for the Early Parenting Centre and staff accommodation as it will facilitate improved health and social wellbeing for residents in Greater Shepparton and is compatible with Parkside Garden's future vision as a residential area.

This report recommends that Council resolve to sell the two relevant parts of the land at 45 Parkside Drive, Shepparton by private treaty, to the Department of Health, and GV Health, respectively.

Attachments

1. Conversation Report Proposed Sale of Land 45 Parkside Drive She (1) [12.2.1 - 9 pages]

13 Confidential Management Reports

Nil Received.

14 Documents for Signing and Sealing

Nil Received.

15 Councillor Reports

15.1 Councillor Activities

15.1.1 Councillor Activities - February 2024

Author	Executive Assistant to the Mayor and Councillors
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 interests regarding the matter under construction.

RECOMMENDATION

That the Council receive and note the summary of the Councillors' Community Interactions and Informal Meetings of Councillors.

Mayor's Community Interaction and Briefing Program

From 1 February 2024 to 29 February 2024, the Mayor has been involved in the following activities:

GMID - Water Leadership Meeting
Mayor, Cr Shane Sali

Welcome Dinner | La Trobe University
Newly Appointed Vice Chancellor Professor Theo Farrell
Mayor Cr Shane Sali

Greater Shepparton Secondary College | Investiture Assembly & Leadership Presentation 2024
Mayor, Cr Shane Sali

Regional Cities Victoria - General Meeting
Mayor, Cr Shane Sali

The Consul-General of Japan, Junji Shimada, and Mrs Kaoru Shimada | Emperor of Japan Birthday Celebration - Melbourne
Mayor, Cr Shane Sali

Property Council of Australia - Victorian Division | Precincts and Cities Outlook - Geelong
Mayor, Cr Shane Sali

Inauguration of the Cup of Shepp and GV Exhibition in the Visitor Centre
Mayor, Cr Shane Sali

Moslem Mosque - Albanian Moslem Society | "Mosque Open Day 2024"
Mayor, Cr Shane Sali

Minister of Local Government - The Hon Melissa Horne | Visit to Greater Shepparton
Mayor, Cr Shane Sali

Grand Opening Celebration | Daimler Truck Australia Pacific
Mayor, Cr Shane Sali

Committee for Greater Shepparton | Captain's table Luncheon
Mayor, Cr Shane Sali

Mayor and Councillors' Community Interaction and Briefing Program

From 1 February 2024 to 29 February 2024, some or all of the Councillors have been involved in the following activities:

Public Health Advisory Committee Meeting
Deputy Mayor, Cr Sam Spinks

Launch | Shepparton Sailability - 4 New Hansa 303 Yachts
Mayor, Cr Shane Sali
Cr Greg James
Cr Anthony Brophy
Cr Geoff Dobson

Calder Woodburn Memorial Avenue Advisory Committee Meeting
Cr Anthony Brophy

Development Hearing Panel Meeting - February 2024
Cr Dinny Adem

GV Pride's Pride Ball - Under the Big Top
Deputy Mayor, Cr Sam Spinks
Cr Greg James
Cr Fern Summer
Cr Ben Ladson

English Through Music Showcase
Cr Anthony Brophy

Australia Institute Company of Directors Course
Cr Dinny Adem

Greater Shepparton LGBTIQA+ Advisory Committee & Greater Shepparton Women's Charter Meetings
Deputy Mayor, Cr Sam Spinks

Australian Botanic Gardens Shepparton - Advisory Committee Meeting
Cr Geoff Dobson

Affordable Housing Reference Group Meeting
Cr Seema Abdullah

Positive Ageing Advisory Committee
Cr Anthony Brophy

Recovering After a Disaster - Dr Rob Gordon | Tallygaroopna
Mayor Cr Shane Sali

Shepparton Region Reconciliation Group | Apology Day Breakfast
Mayor, Cr Shane Sali
Deputy Mayor, Cr Sam Spinks
Cr Anthony Brophy
Cr Geoff Dobson
Cr Greg James
Cr Ben Ladson
Cr Fern Summer

Councillors Training | Understanding Inclusivity for LGBTIQA+ People
Mayor, Cr Shane Sali
Deputy Mayor, Cr Sam Spinks
Cr Anthony Brophy
Cr Geoff Dobson
Cr Greg James
Cr Ben Ladson
Cr Fern Summer
Cr Dinny Adem

Best Start Early Years Alliance meeting
Cr Seema Abdullah

Launch | WomenCAN Pilot Project
Deputy Mayor, Cr Sam Spinks
Cr Seema Abdullah
Cr Anthony Brophy
Cr Geoff Dobson
Cr Dinny Adem

Ruth McGowan "Recalibrate" Councillor Training
Cr Seema Abdullah

Riverlinks 2024 Season Launch
Cr Anthony Brophy
Cr Fern Summer

Parking Reference Group Meeting
Cr Greg James

RiverConnect Committee Meeting
Deputy Mayor, Cr Sam Spinks

GV Libraries Board Meeting
Cr Greg James

Municipal Association of Victoria & Local Government Victoria | Local Government Reforms 2024

Cr Seema Abdullah

Official Grand Opening | GV Pride's Community Hub

Cr Greg James

Cr Dinny Adem

Crazy Ideas College – Shepparton Social Innovators Pitch Event

Deputy Mayor, Cr Sam Spinks

Cr Anthony Brophy

Shepparton Festival | VIP Event and Surprise Performance!

Mayor, Cr Shane Sali

Cr Anthony Brophy

Cr Ben Ladson

Ardmona "Show N Shine"

Deputy Mayor, Cr Sam Spinks

Cr Greg James

Cr Fern Summer

Showgrounds Advisory Committee Meeting

Cr Dinny Adem

Murray Darling Association (MDA) National Board Meetings with

Federal Minister for Water – The Hon Tanya Plibersek

Senator Perin Davey - Shadow Minister for Water

Canberra

Mayor, Cr Shane Sali

Cr Geoff Dobson

Meeting and Tours with Melbourne Market Authority (Melbourne Market – Epping)

Mayor, Cr Shane Sali

Cr Geoff Dobson

Cr Dinny Adem

Attachments

1. Informal Meetings of Council - Councillor Briefing - 6 February 2024 [**15.1.1.1** - 2 pages]
2. Informal Meetings of Council - Councillors and CEO Catch Up - 6 February 2024 [**15.1.1.2** - 2 pages]
3. Informal Meetings of Council - Councillor Briefing - 13 February 2024 [**15.1.1.3** - 2 pages]
4. Informal Meetings of Council - Councillor Briefing - 20 February 2024 [**15.1.1.4** - 3 pages]
5. Informal Meetings of Council - Councillor Briefing - 27 February 2024 [**15.1.1.5** - 1 page]

16 Notice of Motion, Amendment or Rescission

Nil Received.

17 Urgent Business not Included on the Agenda

Nil Received.

18 Close of Meeting