

FINANCIAL REPORT

DRAFT
FOR THE YEAR ENDED
30 June 2012

GREATER SHEPPARTON CITY COUNCIL

Financial Report

Table of Contents

FINANCIAL REPORT	Page
Financial Statements	
Comprehensive Income Statement	1
Balance Sheet	2
Statement of Changes in Equity	3
Cash Flow Statement	4
Notes to Financial Statements	
Introduction	5
Note 1 Significant accounting policies	5
Note 2 Events occurring after balance date	11
Note 3 Rates and charges	12
Note 4 Parking fees and fines	12
Note 5 User fees	12
Note 6 Grants	13
Note 7 Contributions	15
Note 8 Other revenue	15
Note 9 Employee benefits	15
Note 10 Materials and services	16
Note 11 Bad and doubtful debts	16
Note 12 Depreciation and amortisation	16
Note 13 Write off demolished assets	16
Note 14 Net gain(loss) on disposal of assets	17
Note 15 Investment in associates	17
Note 16 Cash and cash equivalents	18
Note 17 Trade and other receivables	18
Note 18 Intangible assets	18
Note 19 Write down of intangible assets	18
Note 20 Property, plant and equipment, infrastructure	19
Note 21 Trade and other payables	25
Note 22 Trust funds and deposits	25
Note 23 Provisions	25
Note 24 Income received in advance	26
Note 25 Interest-bearing loans and borrowings	26
Note 26 Reserves	26
Note 27 Reconciliation of cash flows from operating activities to surplus(deficit)	27
Note 28 Reconciliation of cash and cash equivalents	27
Note 29 Financing arrangements	27
Note 30 Restricted assets	27
Note 31 Superannuation	28
Note 32 Commitments	29
Note 33 Operating leases	30
Note 34 Contingent liabilities and contingent assets	30
Note 35 Financial instruments	31
Note 36 Auditors remuneration	34
Note 37 Related party transactions	35
Note 38 Revenue, expenses and assets by functions/activities	37
Note 39 Financial ratios (Performance indicators)	38
Note 40 Pending Accounting Standards	39
Certification of the Financial Report	41

Comprehensive Income Statement For the Year Ended 30 June 2012

	Note	2012 \$	2011 \$
Revenue			
Rates and charges	3	54,074,349	49,921,586
Parking fees and fines	4	1,856,257	1,850,435
User fees	5	15,954,086	14,568,972
Grants - Recurrent	6	24,496,738	20,642,511
Grants - Non-recurrent	6	6,808,391	5,559,512
Contributions - Cash	7a	2,019,373	2,177,143
Contributions - Non-monetary assets	7b	3,338,306	2,212,480
Other revenue	8	1,977,617	1,980,736
Net gain(loss) on disposal of assets	14	1,109,939	(11,993)
Share of net profits(losses) of associates and joint ventures accounted for by the equity method	15	127,362	157,400
Total revenue		<u>111,762,418</u>	<u>99,058,782</u>
Expenses			
Employee benefits	9	(41,568,377)	(34,231,623)
Materials and services	10	(39,562,875)	(36,650,111)
Bad and doubtful debts	11	(200,426)	(110,860)
Depreciation and amortisation	12	(17,523,090)	(18,912,777)
Write off demolished assets	13	(234,513)	-
Finance costs		(1,033,763)	(483,500)
Write down intangible assets	19	(213,388)	
Total expenses		<u>(100,336,432)</u>	<u>(90,388,871)</u>
Surplus (deficit) for the year		<u>11,425,986</u>	<u>8,669,911</u>
Other comprehensive income			
Net asset revaluation increment(decrement)		1,354,881	13,515,872
Total comprehensive result		<u>12,780,867</u>	<u>22,185,783</u>

The above statement of comprehensive income should be read with the accompanying notes.

Balance Sheet As at 30 June 2012

	Note	2012 \$	2011 \$
Assets			
Current assets			
Cash and cash equivalents	16	36,848,184	28,571,185
Trade and other receivables	17	4,124,877	5,563,684
Intangible assets	18	52,339	65,331
Accrued income		294,720	463,740
Prepayments		358,820	36,349
Inventories		78,968	74,396
Total current assets		41,757,908	34,774,685
Non-current assets			
Investment in associates accounted for using the equity method	15	1,231,281	1,093,015
Intangible assets	18	1,157,661	1,371,049
Property, plant and equipment, infrastructure	20	649,795,746	637,096,890
Total non-current assets		652,184,688	639,560,954
Total assets		693,942,596	674,335,639
Liabilities			
Current liabilities			
Trade and other payables	21	5,407,763	7,744,926
Trust funds and deposits	22	2,050,748	2,189,064
Provisions	23	7,900,108	7,290,255
Income received in advance	24	247,367	218,037
Interest-bearing loans and borrowings	25	389,095	83,528
Total current liabilities		15,995,081	17,525,810
Non-current liabilities			
Trade and other payables	21	6,038,077	268,418
Provisions	23	907,758	731,778
Interest-bearing loans and borrowings	25	15,224,794	12,824,518
Total non-current liabilities		22,170,629	13,824,714
Total liabilities		38,165,710	31,350,524
Net Assets		655,776,886	642,985,115
Equity			
Accumulated surplus		295,801,099	284,364,209
Reserves	26	359,975,787	358,620,906
Total Equity		655,776,886	642,985,115

The above balance sheet should be read with the accompanying notes.

Statement of Changes in Equity For the Year Ended 30 June 2012

	Note	Total 2012 \$	Accumulated Surplus 2012 \$	Asset Revaluation Reserve 2012 \$
2012				
Balance at beginning of the financial year		642,985,115	284,364,209	358,620,906
Surplus(deficit) for the year		11,425,986	11,425,986	-
Net asset revaluation increment(decrement)	26	1,354,881	-	1,354,881
Change in investment percentage in Associates	15	10,904	10,904	-
Balance at end of the financial year		655,776,886	295,801,099	359,975,787

	Note	Total 2011 \$	Accumulated Surplus 2011 \$	Asset Revaluation Reserve 2011 \$
2011				
Balance at beginning of the financial year		620,787,377	275,682,343	345,105,034
Surplus(deficit) for the year		8,669,911	8,669,911	-
Net asset revaluation increment(decrement)	26	13,515,872	-	13,515,872
Adjustment to last year accounts	15	11,955	11,955	-
Balance at end of the financial year		642,985,115	284,364,209	358,620,906

The above statement of changes in equity should be read with the accompanying notes.

Cash Flow Statement For the Year Ended 30 June 2012

	2012 Inflows/ (Outflows) \$	2011 Inflows/ (Outflows) \$
Note		
Cash flows from operating activities		
Rates and charges	54,504,899	49,065,994
Parking fees and fines	1,896,987	1,844,217
User charges and other fines (inclusive of GST)	19,027,877	16,748,207
Grants	31,302,040	26,195,362
Contributions	2,003,173	2,177,143
Interest	1,284,370	1,145,205
Rents	723,724	732,119
Net GST refund	3,439,476	4,550,605
Payments to suppliers (inclusive of GST)	(48,450,865)	(48,364,605)
Payments to employees	(35,150,725)	(33,330,314)
Finance costs	(866,363)	(483,500)
Net cash provided by (used in) operating activities	27 <u>29,714,593</u>	<u>20,280,433</u>
Cash flows from investing activities		
Payments for property, plant and equipment, infrastructure	(25,680,400)	(30,588,708)
Proceeds from sale of assets	1,536,963	482,561
Net cash provided by (used in) investing activities	<u>(24,143,437)</u>	<u>(30,106,147)</u>
Cash flows from financing activities		
Proceeds from Interest-bearing loans and borrowings	3,000,000	9,000,000
Repayment of Interest-bearing loans and borrowings	(294,157)	(81,954)
Net cash provided by (used in) financing activities	<u>2,705,843</u>	<u>8,918,046</u>
Net increase(decrease) in cash and cash equivalents	8,276,999	(907,668)
Cash and cash equivalents at the beginning of the financial year	28,571,185	29,478,853
Cash and cash equivalents at the end of the financial year	28 <u>36,848,184</u>	<u>28,571,185</u>

The above cash flow statement should be read with the accompanying notes.

Introduction

(a) The Greater Shepparton City Council was established by an Order of the Governor in Council on 17th November 1994 and is a body corporate. The Council's main office is located at 90 Welsford Street Shepparton.

(b) The purpose of the Council is:

- to provide for the peace, order and good government of its municipal district;
- to promote the social, economic and environmental viability and sustainability of the municipal district;
- to ensure that resources are used efficiently and effectively and services are provided in accordance with the Best Value Principles to best meet the needs of the local community;
- to improve the overall quality of life of people in the local community;
- to promote appropriate business and employment opportunities;
- to ensure that services and facilities provided by the Council are accessible and equitable;
- to ensure the equitable imposition of rates and charges; and
- to ensure transparency and accountability in Council decision making.

This financial report is a general purpose financial report that consists of a Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Cash Flow Statement, and notes accompanying these financial statements. The general purpose financial report complies with Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board, Urgent Issues Group Interpretations, the *Local Government Act 1989*, and the *Local Government (Finance and Reporting) Regulations 2004*.

Note 1

Significant accounting policies

(a) Basis of accounting

This financial report has been prepared on the accrual and going concern bases.

This financial report has been prepared under the historical cost convention, except where specifically stated in notes 1(f), and 1(i).

Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

All entities controlled by Council that have material assets or liabilities, such as Special Committees of Management, have been included in this financial report. All transactions between these entities and the Council have been eliminated in full.

(b) Change in accounting policies

No changes in accounting policy

Note 1

Significant accounting policies (cont.)

(c) Revenue recognition

Rates, grants and contributions

Rates, grants and contributions (including Developer Contributions) are recognised as revenues when the Council obtains control over the assets comprising these receipts.

Control over assets acquired from rates is obtained at the commencement of the rating year as it is an enforceable debt linked to the rateable property or, where earlier, upon receipt of the rates.

A provision for doubtful debts on rates has not been established as unpaid rates represents a charge against the rateable property that will be recovered when the property is next sold.

Control over granted assets is normally obtained upon their receipt (or acquittal) or upon earlier notification that a grant has been secured, and are valued at their fair value at the date of transfer.

Contributions are recognised as income when the Council obtains control of the contribution or the right to receive the contribution, it is probable that the economic benefits comprising the contribution will flow to the Council and the amount of the contribution can be measured reliably. Developer gifted assets are recognised at practical completion date.

Where grants or contributions recognised as revenues during the financial year were obtained on condition that they be expended in a particular manner or used over a particular period and those conditions were undischarged at balance date, the unused grant or contribution is disclosed in note 6. The note also discloses the amount of unused grant or contribution from prior years that was expended on Council's operations during the current year.

A liability is recognised in respect of revenue that is reciprocal in nature to the extent that the requisite service has not been provided at balance date.

User charges, fees and fines

User charges, fees and fines (including parking fees and fines) are recognised as revenue when the service has been provided, the payment is received, or when the penalty has been applied, whichever first occurs. Annual memberships are recognised when the service has been provided.

A provision for doubtful debts is recognised when collection in full is no longer probable.

Sale of property, plant and equipment, infrastructure

The profit or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer.

Interest and rents

Interest and rents are recognised as revenue on a proportional basis when the payment is due, the value of the payment is notified, or the payment is received, whichever first occurs.

Note 1

Significant accounting policies (cont.)

(d) Depreciation of non-current assets

Buildings, land improvements, plant and equipment, infrastructure, heritage assets, and other assets having limited useful lives are systematically depreciated over their useful lives to the Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where infrastructure assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and/or residual values and a separate depreciation rate is determined for each component.

Road earthworks are not depreciated.

Art collection and Regalia are not depreciated.

Straight line depreciation is charged based on the residual useful life as determined each year.

Major depreciation periods used are listed below and are consistent with the prior year unless otherwise stated:

	Current Period	Prior Period
Property		
Buildings and Land improvements		
Land improvements	10 to 80 years	
Buildings	60 to 100 years	
Heritage assets		
Heritage assets	40 to 150 years	
Plant and equipment		
Plant, machinery and equipment	5 to 15 years	
Furniture, equipment and computers	3 to 30 years	
Infrastructure		
Roads		
Road pavements and seals	10 to 60 years	10 to 50 years
Road substructure	40 to 60 years	
Road kerb, channel and minor culverts	10 to 60 years	10 to 50 years
Roundabouts	20 to 30 years	30 to 100 years
Bridges deck	50 to 100 years	
Footpaths	10 to 60 years	10 to 50 years
Bike paths	10 to 50 years	
Drainage	60 to 100 years	
Naturestrip trees	10 to 50 years	
Regulatory signs	3 to 20 years	
Street furniture	10 to 50 years	
Litter Bins		
Bus Shelters		
Outdoor Furnishings		

(e) Repairs and maintenance

Routine maintenance, repair costs, and minor renewal costs are expensed as incurred. Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

Note 1

Significant accounting policies (cont.)

(f) Recognition and measurement of assets

Acquisition

The purchase method of accounting is used for all acquisitions of assets, being the fair value of assets provided as consideration at the date of acquisition plus any incidental costs attributable to the acquisition. Fair value is the amount for which the asset could be exchanged between knowledgeable willing parties in an arm's length transaction.

From 1 July 2008 Council changed the recognition criteria for Developer gifted assets from the liability period date to the practical completion date (refer to note 7(b)).

Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

The following classes of assets have been recognised in note 20. In accordance with Council's policy, the threshold limits detailed below have been applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year:

	Threshold Limit \$
Property	
Buildings and land improvements	
Land	10,000
Land under roads	10,000
Land improvements	2,000
Buildings	10,000
Heritage assets	
Heritage assets	10,000
Plant and equipment	
Plant, machinery and equipment	2,000
Furniture, equipment and computers	500
Art collection and regalia	3,000
Infrastructure	
Roads	
Road pavements and seals	20,000
Road substructure	20,000
Road kerb, channel and minor culverts	5,000
Roundabouts	20,000
Bridges deck	20,000
Footpaths	2,000
Drainage	3,000
Naturestrip trees	3,000
Regulatory signs	3,000
Bike paths	2,000
Other	
Other assets	3,000
Intangible assets	
Intangible assets	1,000

Revaluation

Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, are measured at their fair value, being the amount for which the assets could be exchanged between knowledgeable willing parties in an arms length transaction. At balance date, the Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date the class of asset was revalued.

Note 1

Significant accounting policies (cont.)

(f) Recognition and measurement of assets (cont.)

Revaluation (cont)

In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis ranging from 3 to 5 years. The valuation is performed either by experienced council officers or independent experts.

The Council's policy includes the requirement to revalue infrastructure every three years. This was due, but unable to be done during the 2011/12 financial year due to reconstruction works. The revaluation is planned to be performed during the 2012/13 financial year. This, however, is not in contravention of the accounting standards which have a time frame of 3-5 years.

Where the assets are revalued, the revaluation increments are credited directly to the asset revaluation reserve except to the extent that an increment reverses a prior year decrement for that class of asset that had been recognised as an expense in which case the increment is recognised as revenue up to the amount of the expense. Revaluation decrements are recognised as an expense except where prior increments are included in the asset revaluation reserve for that class of asset in which case the decrement is taken to the reserve to the extent of the remaining increments. Within the same class of assets, revaluation increments and decrements within the year are offset.

Land under roads

Council has elected not to recognise land under roads as an asset that it controlled as at 30 June 2008 in accordance with AASB 1051 Land under Roads, and any acquisitions from 1 July 2008 are brought to account using the cost basis, if material.

(g) Cash and cash equivalents

For the purposes of the statement of cash flows, cash and cash equivalents include cash on hand, deposits at call, and other highly liquid investments that are readily convertible to cash at the Council's option and are subject to insignificant risk of changes in value, net of outstanding bank overdrafts.

(h) Investments

Investments, other than investments in associates, are measured at cost.

(i) Accounting for investment in associates

Council's investment in associates is accounted for by the equity method as the Council has the ability to influence rather than control the operations of the entities. The investment is initially recorded at the cost of acquisition and adjusted thereafter for post-acquisition changes in the Council's share of the net assets of the entities. The Council's share of the financial result of the entities is recognised in the Comprehensive Income Statement.

(j) Tender deposits

Amounts received as tender deposits and retention amounts controlled by Council are recognised as Trust funds until they are returned or forfeited (refer to note 22).

(k) Employee benefits

Wages and salaries

Liabilities for wages and salaries and rostered days off are recognised and are measured as the amount unpaid at balance date and include appropriate oncosts such as work cover charges.

Annual leave

Annual leave entitlements are accrued on a pro rata basis in respect of services provided by employees up to balance date and are measured at the amount expected to be paid, including appropriate oncosts, when the accrued obligation is settled.

Note 1

Significant accounting policies (cont.)

(k) Employee benefits (cont)

Long service leave

Long service leave entitlements are vested to Council employees after a period of seven years. They are assessed at balance date having regard to expected employee remuneration rates on settlement, employment related oncosts and other factors including accumulated years of employment, on settlement, and experience of employee departure per year of service. Long service leave expected to be paid within 12 months is measured at nominal value based on the amount expected to be paid when settled. Long service leave expected to be paid later than one year has been measured at the present value of the estimated future cash outflows to be made for these accrued entitlements. Commonwealth bond rates are used for discounting future cash flows.

Classification of employee benefits

An employee benefit liability is classified as a current liability if the Council does not have an unconditional right to defer settlement of the liability for at least 12 months after the end of the period. This would include all annual leave and unconditional long service leave entitlements.

Superannuation

A liability is recognised in respect of Council's present obligation to meet the unfunded obligations of defined benefit superannuation schemes to which its employees are members. The liability is defined as the Council's share of the scheme's unfunded position, being the difference between the present value of employees' accrued benefits and the net market value of the scheme's assets at balance date. The liability also includes applicable contributions tax of 17.65 %. A call was made on Council's unfunded superannuation liability; refer to Note 31.

The superannuation expense for the reporting year is the amount of the statutory contribution the Council makes to the superannuation plan which provides benefits to its employees together with any movements (favourable/unfavourable) in the position of any defined benefits schemes. Details of these arrangements are recorded in note 31.

(l) Leases

Operating leases

Lease payments for operating leases are recognised as an expense in the years in which they are incurred as this reflects the pattern of benefits derived by the Council.

(m) Allocation between current and non-current

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operational cycle, or if the Council does not have an unconditional right to defer settlement of a liability for at least 12 months after the reporting date.

(n) Agreements equally proportionately unperformed

The Council does not recognise assets and liabilities arising from agreements that are equally proportionately unperformed in the balance sheet. Such agreements are recognised on an 'as incurred' basis.

(o) Web site costs

Costs in relation to websites are charged as an expense in the period in which they are incurred.

Note 1

Significant accounting policies (cont.)

(p) Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Tax Office. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the balance sheet are shown inclusive of GST.

Cash flows are presented in the cash flow statement on a gross basis, except for the GST component of investing and financing activities, which are disclosed as operating cash flows.

(q) Impairment of assets

At each reporting date, the Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, is compared to the assets carrying value. Any excess of the assets carrying value over its recoverable amount is expensed to the income statement.

(r) Inventories

Inventories held for distribution are measured at cost adjusted when applicable for any loss of service potential. Other inventories are measured at the lower of cost and net realisable value.

Note 2

Events occurring after balance date

At the date of this report no issues have been identified which would significantly affect the financial position reported herein.

		2012 \$	2011 \$
Note 3	Rates and charges		
	Council uses Capital Improved Value (CIV) as the basis of valuation of all properties within the municipal district. The CIV of a property is the market value of the property which takes into account the land and all improvements fixed to the land.		
	The valuation base used to calculate general rates for 2011/2012 was \$8.432 million (2010/2011 \$8,283 million).		
	Residential	24,654,839	21,852,825
	Commercial	10,855,989	10,114,663
	Industrial	5,111,167	4,704,223
	Farm/Rural	5,919,215	6,266,222
	Supplementary rates and rate adjustments	208,145	145,326
	Garbage charge	6,927,317	6,451,060
	Interest on rates	397,677	387,267
		<u>54,074,349</u>	<u>49,921,586</u>
	The date of the last general revaluation of land for rating purposes within the municipal district was 1 January 2010, and the valuation first applied to the rating period commencing 1 July 2010.		
	The date of the next general revaluation of land for rating purposes within the municipal district is 1 January 2012, and the valuation will be applied in the rating year commencing 1 July 2012.		
	Supplementary rates and rate adjustments undertaken after the annual calculation incorporate a number of valuation objections.		
Note 4	Parking fees and fines		
	Infringements and costs	564,025	598,350
	PERIN court recoveries	35,927	47,169
	Fees - ticket machines	359,728	378,156
	Fees - parking meters	884,635	816,230
	Permits	11,942	10,530
		<u>1,856,257</u>	<u>1,850,435</u>
Note 5	User fees		
	Aged and Disability services	623,756	705,191
	Animal Control	591,137	581,202
	Aquatic Facilities	2,627,658	2,424,862
	Arts and Culture	817,731	691,584
	Children's Services	1,849,957	1,710,465
	Development Facilities	1,505,636	1,370,250
	Environmental Health	286,301	272,674
	Financial Services	899,663	726,900
	Miscellaneous	176,119	103,748
	Private Works	78,408	165,315
	Recreational Facilities	677,971	619,344
	Saleyards	1,216,929	1,160,629
	Tourism	526,122	490,820
	Waste Management	4,076,698	3,545,988
		<u>15,954,086</u>	<u>14,568,972</u>

Note 6

Grants

Grants were received in respect of the following :

Commonwealth Government

Council Organisation and Management

Corporate Services

2012
\$

2011
\$

Community Life

Aged & Disability Services

Children's Services

Other Community Programs

Public Open Space

Infrastructure

Roads to Recovery

Economic Development

Development Services

Tourism

Settlement and Housing

Development Facilities

Environmental Health

Commonwealth Government Total

State Government

Council Organisation and Management

Victorian Grants Commission Unallocated

Victorian Grants Commission Local Roads

Management (Directorate)

Financial Services

Governance

Infrastructure

Local Roads

Parking Management

Planning Investigation & Design

Plant

Depot

Economic Development

Development Services

Tourism

Settlement and Housing

Development Facilities

Environmental Health

-	520,000
-	520,000
897,634	804,068
18,920	1,817,236
-	651,531
33,180	-
3,083,928	3,272,835
1,600,487	1,452,960
1,600,487	1,452,960
192,877	136,443
-	2,500
192,877	138,943
-	142,043
4,107	-
4,107	142,043
4,881,399	5,526,781
9,640,639	7,360,462
3,459,015	2,690,217
8,545	-
260,000	9,218
37,500	-
13,405,699	10,059,897
2,003,300	1,149,542
67,768	75,042
9,666	70,200
7,800	106,490
-	34,621
2,138,784	1,435,895
271,000	733,802
-	250,000
271,000	983,802
2,012,000	10,000
82,636	86,731
2,094,636	96,731

		2012 \$	2011 \$
Note 6	Grants (cont)		
	<i>Community Life</i>		
	Arts & Culture	1,247,366	366,000
	Aged & Disability Services	2,824,748	2,944,084
	Aquatic Facilities	60,000	5,000
	Childrens Services	2,076,115	2,805,497
	Development Facilities	215,000	-
	Law Order & Safety	135,968	63,872
	Public Open Space	72,000	107,000
	Sports Facilities	280,357	137,565
	Other Community Programs	599,169	1,428,144
		<u>7,510,723</u>	<u>7,857,162</u>
	<i>Environment</i>		
	Drainage	-	190,500
	Environmental Management	586,768	2,800
	Waste Management	416,120	48,455
		<u>1,002,888</u>	<u>241,755</u>
	State Government Total	<u>26,423,730</u>	<u>20,675,242</u>
	Total	<u>31,305,129</u>	<u>26,202,023</u>
	Recurrent	24,496,738	20,642,511
	Non-recurrent	6,808,391	5,559,512
	Total	<u>31,305,129</u>	<u>26,202,023</u>

Conditions on Grants

Grants recognised as revenue during the year that were obtained on condition that they be expended in a specified manner that had not occurred at balance date were:

Shepparton Tertiary Education	-	33,500
Change Management for Kindergartens	-	36,000
Universal Access to Early Childhood Development	-	20,000
Strengthening Basins	12,711	-
Best Start	-	382,519
Active Service Management	-	39,500
Isobel Pearce Extension	-	143,071
Community Connections	126,038	78,605
Supported Parents Group	-	17,085
John Gray Shelter	-	80,000
Victorian Grants Commission	5,341,187	-
Merrigum Town Park	-	160,000
Stuart Reserve (Go Fish)	-	72,727
LEAD (Embracing Diversity)	24,414	55,903
TQUAL Funding	-	167,801
COAG Healthy Community Project	145,557	137,565
HACC minor capital grant - personal alarms	-	35,000
Vibert Reserve Development	-	312,564
Emergency Works Grants	-	31,500
Flood Resilience & Vulnerable Person Funding	110,000	-
Art Museum Program Funding	7,500	-
ICAA Funding	27,900	-
Indigenous Art Worker Residence Grant	6,446	-
Crouching Emu Grant	3,000	-
Waste Mitigation Works	250,000	-
Roads To Recovery	268,130	-
Culture Victoria Grant	4,773	-
LGIP Funding	1,990,000	-
Building Better Regional Cities	2,000,000	-
	<u>10,317,656</u>	<u>1,803,340</u>

		2012 \$	2011 \$
Note 6	Grants (cont)		
	Grants which were recognised as revenue in prior years and were expended during the current year in the manner specified by the grantor were:		
	Queens Gardens	-	442,480
	Early Start Kindergarten	-	32,800
	Strengthening Basins	-	20,000
	Victorian Grants Commission	2,557,500	2,416,917
	Health Youth Healthy Towns	-	97,850
	River Connect Program	-	20,000
	Minor grant for provision of transport to clients	-	35,000
	Transport Connections	-	159,624
	Shepparton Tertiary Education	33,500	-
	Change Management Kindergartens	31,000	-
	Best Start	112,490	-
	Active Service Management	39,500	-
	Supported Parents Group	17,085	-
	John Gray Shelter	80,000	-
	Merrigum Town Park	160,000	-
	TQUAL Funding	167,801	-
	HACC Minor Grants - Personal Alarms	35,000	-
	Soccer Development (redirected grant from Vibert Reserve)	312,564	-
	Emergency Works Grants	31,500	-
	Tatura Flood Mitigation	100,000	-
	SPPU	262,323	-
	Gallery Kaiela	8,276	-
		<u>3,948,539</u>	<u>3,224,671</u>
	Net increase(decrease) in restricted assets resulting from grant revenues for the year:	<u>6,369,117</u>	<u>(1,421,331)</u>
Note 7	Contributions		
	(a) Cash		
	Developer contributions - Cash	1,066,546	898,907
	Other contributions - Cash	952,827	1,278,236
		<u>2,019,373</u>	<u>2,177,143</u>
	(b) Non-monetary assets		
	Developer contributions - Non-monetary assets	3,338,306	2,212,480
		<u>3,338,306</u>	<u>2,212,480</u>
	Total	<u>5,357,679</u>	<u>4,389,623</u>
Note 8	Other revenue		
	Interest	1,257,286	1,257,590
	Rent	720,331	723,146
		<u>1,977,617</u>	<u>1,980,736</u>
Note 9	Employee benefits		
	Wages and salaries	32,126,172	29,715,929
	Superannuation (note 31) *	8,628,764	3,754,071
	Fringe benefits tax and work cover	813,441	761,623
		<u>41,568,377</u>	<u>34,231,623</u>
	* Additional call to meet obligations in relation Defined Benefit Plan - \$5,631,820 (incl Contribution Tax).		

		2012 \$	2011 \$
Note 10	Materials and services		
	Aged and Disability Services	3,320,146	3,232,747
	Childcare	1,790,246	1,553,708
	Local Laws	1,305,090	1,164,237
	Aquatic Facilities	1,200,604	966,744
	Arts and Culture	1,347,390	1,216,473
	Library	1,484,738	1,426,671
	Public Open Space Maintenance	4,089,861	3,862,228
	Local Roads	4,425,645	4,372,785
	Waste Management	6,994,464	6,095,867
	Saleyards	865,423	825,667
	Economic Development	3,222,423	3,159,531
	Administration	9,516,845	8,773,453
		<u>39,562,875</u>	<u>36,650,111</u>
Note 11	Bad and doubtful debts		
	Parking infringement debtors	120,696	100,221
	Other Debtors	79,730	10,639
		<u>200,426</u>	<u>110,860</u>
Note 12	Depreciation		
	Land Improvements	765,783	1,056,970
	Buildings	2,446,062	2,513,431
	Heritage Assets	26,867	22,056
	Plant, Machinery and Equipment	1,189,052	1,218,452
	Furniture, Equipment and Computers	1,483,241	1,542,819
	Roads	8,504,908	9,382,009
	Footpaths	716,815	627,999
	Kerb and Channel	605,790	620,868
	Drainage	1,092,074	1,287,668
	Roundabouts	15,665	14,873
	Bridges	121,692	141,923
	Regulatory Signs	251,978	237,454
	Naturestrip Trees	110,796	109,136
	Street Furniture	105,805	50,576
	Bike Paths	86,562	86,543
		<u>17,523,090</u>	<u>18,912,777</u>
Note 13	Write off demolished assets		
	Old Search & Rescue Building	218,400	-
	Undera Wayside Stop Toilets	16,113	-
		<u>234,513</u>	<u>-</u>

	2012	2011
	\$	\$
Note 14		
Net gain(loss) on disposal of assets		
<i>Plant and equipment</i>		
Proceeds from sale of assets	460,502	314,622
Written down value of assets sold	(389,897)	(323,406)
Net gain(loss) on sale of plant and equipment	70,605	(8,784)
<i>Intangibles</i>		
Proceeds from sale of assets	12,992	90,665
Written down value of assets sold	(12,992)	(90,665)
Net gain(loss) on sale of intangible assets	-	-
<i>Land and buildings</i>		
Proceeds from sale of assets	1,063,469	77,274
Written down value of assets sold	(24,135)	(71,774)
Selling expenses	-	(8,709)
Net gain(loss) on sale of land and buildings	1,039,334	(3,209)
<i>Summary</i>		
Proceeds from sale of assets	1,536,963	482,561
Written down value of assets sold	(427,024)	(485,845)
Selling expenses	-	(8,709)
Net gain(loss) on sale of assets	1,109,939	(11,993)
Note 15		
Investment in associates		
Goulburn Valley Regional Library Corporation		
<i>Background</i>		
Investment percentage 61.76% in 2011/2012 (61.15% in 2010/2011)		
<i>Council's share of accumulated surplus(deficit)</i>		
Council's share of accumulated surplus(deficit) at start of year	(786,267)	(955,622)
Reported surplus(deficit) for year	127,362	157,400
Adjustments to last year's accounts	-	11,955
Council's share of accumulated surplus(deficit) at end of year	(658,905)	(786,267)
<i>Movement in carrying value of specific investment</i>		
Carrying value of investment at start of year	1,093,015	923,660
Change in investment percentage	10,904	-
Share of surplus(deficit) for year	127,362	157,400
Adjustments to last year's accounts	-	11,955
Carrying value of investment at end of year	1,231,281	1,093,015

		2012 \$	2011 \$
Note 16	Cash and cash equivalents		
	Cash at bank and on hand	2,685,120	2,017,104
	Bank bills	34,163,064	26,554,081
		<u>36,848,184</u>	<u>28,571,185</u>
	Represented by:		
	Cash on hand	7,940	8,780
	Cash at bank	2,677,180	2,008,324
		<u>2,685,120</u>	<u>2,017,104</u>
	Discretionary investments	-	189,451
	Non-discretionary investments	32,863,064	21,074,634
	Long service leave reserve (note 30)	1,300,000	5,289,996
		<u>34,163,064</u>	<u>26,554,081</u>
	Total cash assets	<u>36,848,184</u>	<u>28,571,185</u>
	Non-discretionary investments are funds held predominantly for Capital works.		
Note 17	Trade and other receivables		
	Current		
	Rates debtors	2,296,245	2,726,795
	Parking infringement debtors	279,398	305,396
	Provision for doubtful debts - parking infringements	(115,803)	(101,070)
	Loans and advances to community organisations	-	8,000
	Other debtors	1,112,059	1,842,581
	Provision for doubtful debts - other debtors	(50,000)	(50,000)
	Net GST receivable	602,978	831,982
		<u>4,124,877</u>	<u>5,563,684</u>
	Total	<u>4,124,877</u>	<u>5,563,684</u>
Note 18	Intangible assets		
	Current		
	Right to receive revenue	52,339	65,331
		<u>52,339</u>	<u>65,331</u>
	Non-current		
	Right to receive revenue	1,157,661	1,371,049
	Total	<u>1,210,000</u>	<u>1,436,380</u>
	Note: Right represents the value held for Council's share of development and resale of Parkside Gardens. These are valued at lower of the last revaluation and recoverable amount. Annual impairment testing is undertaken to ensure that the carrying amount is not higher than the recoverable amount.		
Note 19	Write down of Intangible assets		
	Rights to Council's share of resale of Parkside Gardens	213,388	-
		<u>213,388</u>	<u>-</u>

(a) based on reviewing the current market value and remaining anticipated Lot sales

Note 20

Property, plant and equipment, infrastructure

Summary

	2012 \$	2011 \$
at cost	96,492,380	69,086,950
Less accumulated depreciation	23,299,830	20,773,625
	<u>73,192,550</u>	<u>48,313,325</u>
at independent valuation as at 30 June 2008	84,395	12,929,616
Less accumulated depreciation	-	-
	<u>84,395</u>	<u>12,929,616</u>
at independent valuation as at 30 September 2011	14,532,541	-
at Council valuation as at 30 June 2009	606,305,182	606,305,182
Less accumulated depreciation	266,263,273	255,814,689
	<u>340,041,909</u>	<u>350,490,493</u>
at Council valuation as at 30 June 2011	292,868,776	293,469,354
Less accumulated depreciation	70,924,425	68,105,898
	<u>221,944,351</u>	<u>225,363,456</u>
Total	<u>649,795,746</u>	<u>637,096,890</u>

Property

Land

at cost	4,392,079	-
at independent valuation as at 30 June 2011	94,559,398	94,559,398
	<u>98,951,477</u>	<u>94,559,398</u>

Land under roads

at cost	2,458,623	1,632,138
	<u>2,458,623</u>	<u>1,632,138</u>

Land improvements

at cost	2,798,501	-
Less accumulated depreciation	40,591	-
	<u>2,757,910</u>	<u>-</u>

at independent valuation as at 30 June 2011	25,610,120	25,610,120
Less accumulated depreciation	5,860,699	5,135,507

Total Land	<u>123,917,431</u>	<u>116,666,149</u>
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Buildings

at cost	4,814,274	-
Less accumulated depreciation	37,664	-
	<u>4,776,610</u>	<u>-</u>

at independent valuation as at 30 June 2011	168,764,136	169,364,714
Less Accumulated depreciation	63,840,657	61,774,189

Total Buildings	<u>109,700,089</u>	<u>107,590,525</u>
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Note 20

Property, plant and equipment, infrastructure

Heritage assets (cont)

at independent valuation as at 30 June 2011

Less accumulated depreciation

Total Heritage

Total Property

Valuation of land and buildings were undertaken by a qualified independent valuer, LG Valuation Services. The valuation of buildings is at fair value based on current replacement cost less accumulated depreciation at the date of valuation. The valuation of land is at fair value, being market value based.

Land under roads is valued at deemed cost. Deemed cost is based on council valuations at date acquired for acquisitions since 1 July 2008, adjusting for englobo (undeveloped and/or unserved) characteristics, access rights and private interests of other parties and entitlements of infrastructure assets and services.

Plant and Equipment

Plant, Machinery and Equipment

at cost

Less accumulated depreciation

Furniture, Equipment and Computers

at cost

Less accumulated depreciation

Art Collection and Regalia

at cost

at independent valuation as at 30 June 2008

at independent valuation as at 30 September 2011

Total Plant and Equipment

Valuation of Art Collection was undertaken by an independent valuer, Leonard Joel Australia. Valuation of Regalia was undertaken by an independent valuer, P. Blashki & Sons Pty. Ltd. The valuations have been made considering the prevailing market conditions of commercial worth.

Infrastructure

Roads

at cost

Less accumulated depreciation

at Council valuation as at 30 June 2009

Less accumulated depreciation

Bridges

at cost

Less accumulated depreciation

at Council valuation as at 30 June 2009

Less accumulated depreciation

	2012 \$	2011 \$
3,935,122	3,935,122	
1,223,069	1,196,202	
2,712,053	2,738,920	
2,712,053	2,738,920	
236,329,573	226,995,594	
12,555,852	12,267,259	
7,333,733	7,230,105	
5,222,119	5,037,154	
20,302,605	19,253,020	
14,323,023	13,142,201	
5,979,582	6,110,819	
120,806	367,559	
84,395	12,929,616	
14,532,541	-	
14,737,742	13,297,175	
25,939,443	24,445,148	
29,150,571	20,576,529	
1,191,227	293,188	
27,959,344	20,283,341	
421,058,497	421,058,497	
169,273,992	161,667,123	
251,784,505	259,391,374	
1,669,653	433,918	
18,458	3,786	
1,651,195	430,132	
10,452,747	10,452,747	
2,812,822	2,705,802	
7,639,925	7,746,945	

Note 20

Property, plant and equipment, infrastructure

Footpaths (cont)

	2012 \$	2011 \$
at cost	1,931,150	1,305,806
Less accumulated depreciation	61,196	11,357
	<u>1,869,954</u>	<u>1,294,449</u>

at Council valuation as at 30 June 2009

	39,696,299	39,696,299
Less accumulated depreciation	24,343,223	23,676,247
	<u>15,353,076</u>	<u>16,020,052</u>

Drainage

at cost	7,622,184	4,435,686
Less accumulated depreciation	119,184	58,937
	<u>7,503,000</u>	<u>4,376,749</u>

at Council valuation as at 30 June 2009

	89,427,409	89,427,409
Less accumulated depreciation	42,680,236	41,648,409
	<u>46,747,173</u>	<u>47,779,000</u>

Roundabouts

at cost	21,510	21,510
Less accumulated depreciation	1,345	269
	<u>20,165</u>	<u>21,241</u>

at Council valuation as at 30 June 2009

	438,120	438,120
Less accumulated depreciation	248,253	233,664
	<u>189,867</u>	<u>204,456</u>

Kerb and Channel

at cost	1,442,222	852,618
Less accumulated depreciation	46,586	5,179
	<u>1,395,636</u>	<u>847,439</u>

at Council valuation as at 30 June 2009

	33,862,910	33,862,910
Less accumulated depreciation	20,882,129	20,317,746
	<u>12,980,781</u>	<u>13,545,164</u>

Regulatory Signs

at cost	189,202	122,113
Less accumulated depreciation	27,202	6,685
	<u>162,000</u>	<u>115,428</u>

at Council valuation as at 30 June 2009

	1,620,225	1,620,225
Less accumulated depreciation	1,388,764	1,157,303
	<u>231,461</u>	<u>462,922</u>

Note 20

Property, plant and equipment, infrastructure

Naturestrip Trees (cont)

	2012 \$	2011 \$
at cost	161,349	78,340
Less accumulated depreciation	4,798	1,572
	<u>156,551</u>	<u>76,768</u>

at Council valuation as at 30 June 2009

	5,378,440	5,378,440
Less accumulated depreciation	2,581,651	2,474,082
	<u>2,796,789</u>	<u>2,904,358</u>

Street Furniture

at cost	1,095,137	718,121
Less accumulated depreciation	84,930	14,850
	<u>1,010,207</u>	<u>703,271</u>

at Council valuation as at 30 June 2009

	630,750	630,750
Less accumulated depreciation	363,025	327,300
	<u>267,725</u>	<u>303,450</u>

Bike Paths

at cost	224,345	218,994
Less accumulated depreciation	9,893	5,496
	<u>214,452</u>	<u>213,498</u>

at Council valuation as at 30 June 2009

	3,739,785	3,739,785
Less accumulated depreciation	1,689,178	1,607,013
	<u>2,050,607</u>	<u>2,132,772</u>

Total Infrastructure

<u>381,984,413</u>	<u>378,852,809</u>
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Valuation of infrastructure assets has been determined in accordance with industry accepted engineering and landscaping standards and principles as to fair value, useful life and remaining life with the valuation undertaken by Council's Development and Infrastructure Department. The valuation is at fair value based on replacement cost less accumulated depreciation as at the date of valuation.

Works in progress

Works in progress at cost	5,542,317	6,803,339
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Total Works in progress	<u>5,542,317</u>	<u>6,803,339</u>
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Total Property, Plant and Equipment, Infrastructure

<u>649,795,746</u>	<u>637,096,890</u>
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Note 20 Property, plant and equipment, infrastructure (cont.)

2012	Balance at beginning of financial year	Acquisition of assets	Revaluation increments (decrements) (note 26)	Depreciation (note 12)	Written down value of disposals	Contributed assets	Transfers to and transfers from W.I.P	Balance at end of financial year
	\$	\$	\$	\$	\$	\$	\$	\$
Property								
Land	94,559,398	3,862,930	-	-	-	-	529,149	98,951,477
Land under roads	1,632,138	-	-	-	-	826,485	-	2,458,623
Land improvements	20,473,866	1,921,891	-	(765,783)	-	-	876,609	22,506,583
Total Land	116,665,402	5,784,821	-	(765,783)	-	826,485	1,405,758	123,916,683
Buildings	107,591,272	3,494,714	-	(2,446,062)	(258,648)	-	1,319,561	109,700,837
Heritage assets	2,738,920	-	-	(26,867)	-	-	-	2,712,053
Total Buildings	110,330,192	3,494,714	-	(2,472,929)	(258,648)	-	1,319,561	112,412,890
Total Property	226,995,594	9,279,535	-	(3,238,712)	(258,648)	826,485	2,725,319	236,329,573
Plant and equipment								
Plant, machinery and equipment	5,037,154	1,769,802	-	(1,189,052)	(386,561)	-	(9,224)	5,222,119
Furniture, equipment and computers	6,110,819	1,346,116	-	(1,483,241)	(3,336)	-	9,224	5,979,582
Art collection and regalia	13,297,175	85,686	1,354,881	-	-	-	-	14,737,742
Total plant and equipment	24,445,148	3,201,604	1,354,881	(2,672,293)	(389,897)	-	-	25,939,443
Infrastructure								
Infrastructure	378,852,809	10,991,074	-	(11,612,085)	-	2,511,821	1,240,794	381,984,413
Total Infrastructure	378,852,809	10,991,074	-	(11,612,085)	-	2,511,821	1,240,794	381,984,413
Works in progress								
Works in progress	6,803,339	2,705,091	-	-	-	-	(3,966,113)	5,542,317
Total Works in progress	6,803,339	2,705,091	-	-	-	-	(3,966,113)	5,542,317
Total property, plant and equipment, infrastructure	637,096,890	26,177,304	1,354,881	(17,523,090)	(648,545)	3,338,306	-	649,795,746

Note 20 Property, plant and equipment, infrastructure (cont.)

2011	Balance at beginning of financial year	Acquisition of assets	Revaluation increments (decrements) (note 26)	Depreciation (note 12)	Written down value of disposals	Contributed assets	Transfers to and transfers from W.I.P	Balance at end of financial year
	\$	\$	\$	\$	\$	\$	\$	\$
Property								
Land	79,750,443	30,000	14,475,430			303,525		94,559,398
Land under roads	1,118,214					513,924		1,632,138
Land improvements	15,459,878	3,136,995	(396)	(1,056,970)			2,934,359	20,473,866
Total Land	96,328,535	3,166,995	14,475,034	(1,056,970)	-	817,449	2,934,359	116,665,402
Buildings	92,577,331	8,064,831	(1,370,487)	(2,513,431)			10,833,028	107,591,272
Heritage assets	2,349,651		411,325	(22,056)				2,738,920
Total Buildings	94,926,982	8,064,831	(959,162)	(2,535,487)	-	-	10,833,028	110,330,192
Total Property	191,255,517	11,231,826	13,515,872	(3,592,457)	-	817,449	13,767,387	226,995,594
Plant and equipment								
Plant, machinery and equipment	5,440,133	1,136,524		(1,218,452)	(321,051)			5,037,154
Furniture, equipment and computers	5,937,060	1,528,727		(1,542,819)	(2,355)		190,206	6,110,819
Art collection and regalia	13,144,798	152,377						13,297,175
Total Plant and equipment	24,521,991	2,817,628	-	(2,761,271)	(323,406)	-	190,206	24,445,148
Infrastructure								
Infrastructure	374,411,205	13,826,447		(12,559,049)		1,395,031	1,779,175	378,852,809
Total Infrastructure	374,411,205	13,826,447	-	(12,559,049)	-	1,395,031	1,779,175	378,852,809
Works in progress								
Works in progress	18,669,229	3,870,878					(15,736,768)	6,803,339
Total Works in progress	18,669,229	3,870,878	-	-	-	-	(15,736,768)	6,803,339
Total property, plant and equipment, infrastructure	608,857,942	31,746,779	13,515,872	(18,912,777)	(323,406)	2,212,480	-	637,096,890

	2012 \$	2011 \$
Note 21		
Trade and other payables		
Current		
Trade payables	727,005	2,108,670
Cosgrove landfill	101,816	94,991
Payroll deductions	242,851	-
Other payables	(87,710)	131,002
Accrued expenses	4,423,801	5,410,263
	<u>5,407,763</u>	<u>7,744,926</u>
Non-current		
Cosgrove landfill	166,602	268,418
Defined Benefits Superannuation - GVRLC	239,655	-
Defined Benefits Superannuation - GSCC	5,631,820	-
	<u>6,038,077</u>	<u>268,418</u>
Total	<u>11,445,840</u>	<u>8,013,344</u>

Note 22	Trust funds and deposits		
	Refundable building deposits	9,179	(2,258)
	Refundable contract deposits	361,929	487,576
	Refundable landscaping deposits	20,930	-
	Refundable civic facilities deposits	15,271	6,080
	Refundable road crossing deposits	82,487	86,487
	Refundable security deposits	1,455,032	1,511,112
	Other refundable deposits	105,920	100,067
		<u>2,050,748</u>	<u>2,189,064</u>

Note 23	Provisions	Annual leave	Long service leave	Total
	2012	\$	\$	\$
	Balance at beginning of the financial year	2,508,777	5,513,257	8,022,034
	Additional provisions	2,109,373	1,136,321	3,245,694
	Amounts used	(1,889,823)	(570,040)	(2,459,863)
	Balance at the end of the financial year	<u>2,728,327</u>	<u>6,079,538</u>	<u>8,807,865</u>
	2011			
	Balance at beginning of the financial year	2,185,272	4,998,800	7,184,072
	Additional provisions	2,137,746	870,617	3,008,363
	Amounts used	(1,814,241)	(356,160)	(2,170,401)
	Balance at the end of the financial year	<u>2,508,777</u>	<u>5,513,257</u>	<u>8,022,034</u>

	2012 \$	2011 \$
(a) Employee benefits		
Current		
Annual leave	2,728,328	2,508,777
Long service leave	5,171,780	4,781,478
	<u>7,900,108</u>	<u>7,290,255</u>
Non-current		
Long service leave	907,758	731,778
	<u>907,758</u>	<u>731,778</u>
Aggregate carrying amount of employee benefits:		
Current	7,900,108	7,290,255
Non-current	907,758	731,778
	<u>8,807,866</u>	<u>8,022,033</u>

The following assumptions were adopted in measuring the present value of employee benefits:

Weighted average increase in employee costs	4.00%	4.00%
Weighted average discount rates	2.74%	4.90%

Council expects to pay no more than \$1,393,997 from Current Long Service Leave provision and no more than \$2,098,860 from Annual Leave provision, with those more than 12 months being discounted to present value in accordance with AASB119.

		2012 \$	2011 \$
Note 24	Income received in advance		
	Other	24,500	-
	Lease payments	162,006	158,614
	Aquatic memberships	60,861	59,423
		<u>247,367</u>	<u>218,037</u>

Note 25	Interest bearing loans and borrowings		
	Current		
	Borrowings - secured	<u>389,095</u>	<u>83,528</u>
	Non-current		
	Borrowings - secured	<u>15,224,794</u>	<u>12,824,518</u>
	Total	<u>15,613,889</u>	<u>12,908,046</u>

The maturity profile for Council's borrowings is:

Not later than one year	389,095	83,528
Later than one year and not later than five years	1,882,254	997,619
Later than five years	13,342,540	11,826,899
	<u>15,613,889</u>	<u>12,908,046</u>

Note 26	Reserves			
		Balance at beginning of reporting period	Increment (decrement)	Balance at end of reporting period
	Asset revaluation reserve	\$	\$	\$
	2012			
	Property			
	Land	61,966,415	-	61,966,415
	Land improvements	100,911	-	100,911
	Buildings	18,018,126	-	18,018,126
	Other - incl Artwork & Regalia	10,475,242	1,354,881	11,830,123
		<u>90,560,694</u>	<u>1,354,881</u>	<u>91,915,575</u>
	Infrastructure			
	Infrastructure	268,060,212	-	268,060,212
		<u>268,060,212</u>	<u>-</u>	<u>268,060,212</u>
	Total Asset revaluation reserve	<u>358,620,906</u>	<u>1,354,881</u>	<u>359,975,787</u>
	2011			
	Property			
	Land	47,386,655	14,579,760	61,966,415
	Land improvements	101,307	(396)	100,911
	Buildings	19,081,618	(1,063,492)	18,018,126
	Other - incl Artwork & Regalia	10,475,242	-	10,475,242
		<u>77,044,822</u>	<u>13,515,872</u>	<u>90,560,694</u>
	Infrastructure			
	Infrastructure	268,060,212	-	268,060,212
		<u>268,060,212</u>	<u>-</u>	<u>268,060,212</u>
	Total Asset revaluation reserve	<u>345,105,034</u>	<u>13,515,872</u>	<u>358,620,906</u>

		2012 \$	2011 \$
Note 27	Reconciliation of cash flows from operating activities to surplus(deficit)		
	Surplus (deficit) for the year	11,425,986	8,669,911
	Depreciation/amortisation	17,523,090	18,912,777
	(Profit)/loss on disposal of assets	(1,109,939)	3,284
	Developer contributions - Non-monetary assets	(3,338,306)	(2,212,480)
	Investment in GV Regional Library Corporation	(127,362)	(157,400)
	<i>Change in assets and liabilities:</i>		
	(Increase)/decrease in trade and other receivables	1,294,469	(223,971)
	Increase/(decrease) in income received in advance	29,330	(34,559)
	Increase/(decrease) in Trust funds	(138,316)	(125,658)
	Increase/(decrease) in accrued income	169,020	(328,380)
	Increase/(decrease) in trade and other payables	3,079,930	(5,299,003)
	(Increase)/decrease in inventories	(4,572)	(3,146)
	Increase/(decrease) in provisions	785,833	897,328
	(Increase)/decrease in other assets	125,430	181,730
	Net cash provided by(used in) operating activities	<u>29,714,593</u>	<u>20,280,433</u>
Note 28	Reconciliation of cash and cash equivalents		
	Cash and cash equivalents (note 16)	<u>36,848,184</u>	<u>28,571,185</u>
		<u>36,848,184</u>	<u>28,571,185</u>
Note 29	Financing arrangements		
	Unused facilities	<u>470,000</u>	<u>470,000</u>
		<u>470,000</u>	<u>470,000</u>
Note 30	Restricted assets		
	Council has cash and cash equivalents (note 16) that are subject to restrictions. As at the reporting date, Council had restrictions relating to Grant Funding and to employee entitlements (Long Service Leave).		
	Current		
	Long service leave (note 16)	1,300,000	5,289,996
	Grants (note 6)	<u>10,317,656</u>	<u>1,803,340</u>
		<u>11,617,656</u>	<u>7,093,336</u>
	Non-current		
	Land and buildings on crown land	<u>52,233,676</u>	<u>53,164,365</u>
		<u>52,233,676</u>	<u>53,164,365</u>
	Restricted asset for long service leave is based on the Local Government (Long Service Leave) Regulations 2002 and does not necessarily equate to the long service leave liability disclosed in note 23 due to a different basis of calculation prescribed by the regulation.		

Note 31

Superannuation

Council makes employer superannuation contributions in respect of its employees to the Local Authorities Superannuation Fund (the Fund). Obligations for contributions are recognised as an expense in profit or loss when they are due. The Fund has two categories of membership, accumulation and defined benefit, each of which is funded differently.

Council makes employer superannuation contributions in respect of its employees to other funds as nominated by its employee. Obligations for contributions are recognised as an expense in profit or loss when they are due. All other funds are accumulation funds none are defined benefits.

The Fund's accumulation category, Vision Super Saver, receives both employer and employee contributions on a progressive basis. Employer contributions are normally based on a fixed percentage of employee earnings (9% required under Superannuation Guarantee Legislation). No further liability accrues to the employer as the superannuation benefits accruing to employees are represented by their share of the net assets of the Fund.

The Fund's Defined Benefit Plan is a multi-employer sponsored plan. As the Fund's assets and liabilities are pooled and are not allocated by employer, the Actuary is unable to reliably allocate benefit liabilities, assets and costs between employers. As provided under Paragraph 32 (b) of AASB 119, Council does not use defined benefit accounting for these contributions.

Council makes employer contributions to the defined benefit category of the Fund at rates determined by the Trustee on the advice of the Fund's Actuary. On the basis of the results of the most recent full actuarial investigation conducted by the Fund's Actuary as at 31 December 2011, Council makes the following contributions:-

- 9.25% of members' salaries (same as previous year);
- additional contributions to cover the excess of the benefits paid as a consequence of retrenchment above the funded resignation or retirement benefit (the funded resignation or retirement benefit is calculated as the VBI multiplied by the benefit), plus contributions tax (effective from 1 October 2012 - further details to be provided); and
- a top-up contribution towards the \$453 million (plus contributions tax) payable on 1 July 2013.

The Local Authorities Superannuation Fund latest 31 December 2011 actuarial investigation identified an unfunded liability of \$406 million excluding the contributions tax in the defined benefit fund of which we are a member.

A call to Employers for additional contributions was made for the financial year ending 30 June 2012 with commitment from Employers from 1 July 2013.

Council was made aware of the expected short fall through the year and was formally informed of their share of the short fall in July 2012 which amounted to \$5,631,819.96 including contribution tax. Council have not yet considered their options for repayment of the shortfall.

Council has accounted for this short fall in the Comprehensive Income Statement in Employee Benefit (See Note 9) and in the Balance Sheet under Non-Current Liabilities in Trade and Other Payables (See Note 21).

	2012	2011
Fund	\$	\$
Defined benefit plans		
Additional call to meet obligations in relation to Defined Benefit Plan	5,631,820	1,033,006
Employer contributions to Local Authorities Superannuation Fund (Vision Super)	305,472	299,190
	<u>5,937,292</u>	<u>1,332,196</u>
Accumulation funds		
Employer contributions to Local Authorities Superannuation Fund (Vision Super)	2,127,171	2,006,231
Employer contributions to Funds other than Vision Super	564,301	415,644
	<u>2,691,472</u>	<u>2,421,875</u>

Note 32

Commitments

The Council has entered into the following commitments

2012	Not later than 1 year \$	Later than 1 year and not later than 2 years \$	Later than 2 years and not later than 5 years \$	Later than 5 years \$	Total \$
Operating					
Waste Management	3,146,000	1,335,000	1,075,000	-	5,556,000
Community	52,573	19,768	60,555	-	132,896
Aged and Disability Services	2,262,000	-	-	-	2,262,000
Saleyards	231,000	-	-	-	231,000
Consultancies	137,000	257,000	-	-	394,000
Planning	1,500	-	-	-	1,500
Construction	193,750	-	-	-	193,750
Hard & green waste collection	960,000	989,000	-	-	1,949,000
Total	6,983,823	2,600,768	1,135,555	-	10,720,146
Capital					
Construction	335,000	-	-	-	335,000
Information Technology	125,453	-	-	-	125,453
Planning	7,800	-	-	-	7,800
Total	468,253	-	-	-	468,253
Total	7,452,076	2,600,768	1,135,555	-	11,188,399

2011	Not later than 1 year \$	Later than 1 year and not later than 2 years \$	Later than 2 years and not later than 5 years \$	Later than 5 years \$	Total \$
Operating					
Waste Management	3,875,405	3,985,570	2,632,227	-	10,493,202
Recreational Services	-	-	-	-	-
Community	111,279	19,099	57,297	-	187,675
Aged and Disability Services	2,411,311	2,507,763	671,065	-	5,590,139
Maintenance of Council Property	125,453	-	-	-	125,453
Saleyards	462,504	231,252	-	-	693,756
Consultancies	302,436	69,728	320,582	-	692,746
Administrative Services	-	-	-	-	-
Total	7,288,388	6,813,412	3,681,171	-	17,782,971
Capital					
Construction	750,916	-	-	-	750,916
Plant and equipment	-	-	-	-	-
Planning	764,749	-	-	-	764,749
Roads	-	-	-	-	-
Waste Management	2,519,000	-	-	-	2,519,000
Total	4,034,665	-	-	-	4,034,665
Total	11,323,053	6,813,412	3,681,171	-	21,817,636

Note 33

Operating leases

(a) Operating lease commitments

At the reporting date, the Council had the following obligations under non-cancellable operating leases for the lease of equipment and land and buildings for use within Council's activities (these obligations are not recognised as liabilities):

	2012 \$	2011 \$
Not later than one year	991,683	780,549
Later than one year and not later than five years	795,976	449,748
	<u>1,787,659</u>	<u>1,230,297</u>

(b) Operating lease receivables

At the reporting date, the Council had entered into commercial property leases. These properties held under operating leases have remaining non-cancellable lease terms of between 1 and 50 years. All leases include a CPI based revision of the rental charge.

Future minimum rentals receivable under non-cancellable operating leases are as follows:

Not later than one year	282,080	520,331
Later than one year and not later than five years	715,172	883,398
Later than five years	-	286,441
	<u>997,252</u>	<u>1,690,170</u>

Note 34

Contingent liabilities and contingent assets

(a) Contingent liabilities

(i) Contingent liabilities arising from public liabilities

As a local authority with ownership of numerous parks, reserves, roads and other land holdings, the Council carries a \$400 Million Public/Products Liability Insurance that has an excess payment of \$10,000 per claim on this policy. Any exposure to the Council from incidents allegedly arising out of negligent management of its assets has a maximum liability of the excess payment on any single claim. MAV Insurance – Liability Mutual Insurance (LMI) is the Council's primary insurer and under the terms and conditions of the 2011/2012 policy the Council has made the insurer aware of any pending or existing claims. Financial outcomes pertaining to claims are unpredictable and are an estimate only. Payments for Public Liability claims are limited to the excess amount or part thereof.

(ii) Contingent liabilities arising from professional indemnity

As a local authority with statutory regulatory responsibilities, including issuing permit approvals, the Council can be exposed to claims and demands for damages allegedly arising due to advice given by Council Officers. The Council carries \$300 Million Professional Indemnity Insurance with an excess payment of \$10,000 per claim on this policy. The maximum liability for the Council in any single claim is the extent of its excess payment. Civic Mutual Plus (CMP) is the Council's primary insurer and under the terms and conditions of the 2012/2013 policy the Council is not aware of any pending or existing claims.

(iii) Contingent liabilities arising from Cosgrove Landfill Financial Assurance

Council has a responsibility under the Environment and Protection Act 1970, for rehabilitation, site aftercare and remedial action at its landfill site at Cosgrove. While rehabilitation and site after care is funded through the annual budget, the EPA requires a financial assurance to meet the potential costs should the site require remedial works. The Council has previously lodged a Memorandum of Understanding (MOU) with the EPA making available to the EPA at call the sum of \$978,000 should remedial action be required.

(b) Contingent assets

As at the reporting date there were a number of subdivisions in progress throughout the municipality and on completion the Council will receive ownership of the infrastructure associated with those subdivisions. Valuations are determined at the time of handover.

Note 35

Financial instruments

(a) Accounting policy, terms and conditions

Recognised financial instruments	Note	Accounting Policy	Terms and Conditions
Financial assets			
Cash and cash equivalents	16	<p>Cash on hand and at bank and money market call account are valued at face value.</p> <p>Investments and bills are valued at cost.</p> <p>Investments are held to maximise interest returns of surplus cash.</p> <p>Interest is recognised as it accrues.</p>	<p>On call deposits returned a floating interest rate of 4.23% (4.40% in 2010/2011). The interest rate at balance date was 3.40% (4.65% in 2010/2011).</p> <p>Funds returned fixed interest rate of between 5.17% (5.15% in 2010/2011), and 5.80% (5.80% in 2010/2011) net of fees.</p>
Trade and other receivables	17	<p>Receivables are carried at nominal amounts due less any provision for doubtful debts. A provision for doubtful debts is recognised when collection in full is no longer probable.</p> <p>Collectibility of overdue accounts is assessed on an ongoing basis.</p>	<p>General debtors are unsecured. Credit terms are based on 30 days.</p>
Financial liabilities			
Trade and other payables	21	<p>Liabilities are recognised for amounts to be paid in the future for goods and services provided to Council as at balance date whether or not invoices have been received.</p>	<p>General Creditors are unsecured, not subject to interest charges and are normally settled within 30 days of invoice receipt.</p>
Interest-bearing loans and borrowings	25	<p>Loans are carried at their principal amounts, which represent the present value of future cash flows associated with servicing the debt. Interest is accrued over the period it becomes due and recognised as part of payables.</p>	<p>Borrowings are secured by way of mortgages over the general rates of the Council.</p> <p>The weighted average interest rate on borrowings is 8.01% during 2011/2012 (7.97% in 2010/2011).</p>
Trust funds and deposits	22	<p>Funds held on behalf of third parties for various refundable deposits and are carried at nominal value.</p>	<p>Refundable to third party when deposit conditions are met.</p>
Bank facility	29	<p>Facilities are recognised at the principal amount. Interest is charged as an expense as it accrues.</p>	<p>The facility is subject to annual review.</p>

Note 35

Financial instruments (cont.)

(b) Interest Rate Risk

The exposure to interest rate risk and the effective interest rates of financial assets and financial liabilities, both recognised and unrecognised, at balance date are as follows:

2012

	Floating interest rate	Fixed interest 1 year or less	Fixed interest Over 1 to 5 years	Fixed interest More than 5 years	Non Interest- bearing	Total
	\$	\$	\$	\$	\$	\$
Financial assets						
Cash and cash equivalents	2,677,180	34,163,064	-	-	7,940	36,848,184
Trade and other receivables	-	-	-	-	1,959,757	1,959,757
Total financial assets	2,677,180	34,163,064	-	-	1,967,697	38,807,941
Weighted average interest rate	4.88%					
Financial liabilities						
Trade and other payables	-	101,816	6,038,077	-	5,305,947	11,445,840
Trust funds and deposits	-	-	-	-	2,050,748	2,050,748
Interest-bearing loans and borrowings	-	389,095	1,882,254	13,342,540	-	15,613,889
Total financial liabilities	-	490,911	7,920,331	13,342,540	7,356,695	29,110,477
Weighted average interest rate	8.01%					
Net financial assets (liabilities)	2,677,180	33,672,153	(7,920,331)	(13,342,540)	(5,388,998)	9,697,464

2011

	Floating Interest rate	Fixed interest 1 year or less	Fixed interest Over 1 to 5 years	Fixed interest More than 5 years	Non Interest- bearing	Total
	\$	\$	\$	\$	\$	\$
Financial assets						
Cash and cash equivalents	2,008,324	26,554,081	-	-	8,780	28,571,185
Trade and other receivables	-	-	-	-	3,096,303	3,096,303
Total financial assets	2,008,324	26,554,081	-	-	3,105,083	31,667,488
Weighted average interest rate	5.64%					
Financial liabilities						
Trade and other payables	-	91,991	268,417	-	7,652,936	8,013,344
Trust funds and deposits	-	-	-	-	2,189,064	2,189,064
Interest-bearing loans and borrowings	-	83,528	997,619	11,826,899	-	12,908,046
Total financial liabilities	-	175,519	1,266,036	11,826,899	9,842,000	23,110,454
Weighted average interest rate	7.97%					
Net financial assets (liabilities)	2,008,324	26,378,562	(1,266,036)	(11,826,899)	(6,736,917)	8,557,034

Note 35

Financial instruments (cont.)

(c) Net Fair Values

The aggregate net fair values of financial assets and financial liabilities, both recognised and unrecognised, at balance date are as follows:

Financial instruments	Total carrying amount as per Balance Sheet		Aggregate net fair value	
	2012	2011	2012	2011
	\$	\$	\$	\$
<i>(1) Financial assets</i>				
Cash and cash equivalents	36,848,184	28,571,185	36,848,184	28,571,185
Trade and other receivables	1,959,757	3,096,303	1,959,757	3,096,303
Total financial assets	38,807,941	31,667,488	38,807,941	31,667,488
<i>(2) Financial liabilities</i>				
Trade and other payables	11,445,840	8,013,344	11,445,840	8,013,344
Trust funds and deposits	2,050,748	2,189,064	2,050,748	2,189,064
Interest-bearing loans and borrowings	15,613,889	12,908,046	15,613,889	12,908,046
Total Financial liabilities	29,110,477	23,110,454	29,110,477	23,110,454
Net Financial Assets	9,697,464	8,557,034	9,697,464	8,557,034

(d) Credit risk

The maximum exposure to credit risk at balance date in relation to each class of recognised financial asset is represented by the carrying amount of those assets as indicated in the Balance Sheet.

(e) Risks and mitigation

The risks associated with our main financial instruments and our policies for minimising these risks are detailed below.

Market risk

Market risk is the risk that the fair value or future cash flows of our financial instruments will fluctuate because of changes in market prices.

The Council's exposures to market risk are primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk. Components of market risk to which we are exposed are discussed below.

Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Interest rate risk arises from interest bearing financial assets and liabilities that we use. Non derivative interest bearing assets are predominantly short term liquid assets. Our long term borrowings are at fixed rates so we are not exposed to fair value interest rate risk.

Our loan borrowings are sourced from major Australian banks by a tender process. Finance leases are sourced from major Australian financial institutions. Overdrafts are arranged with major Australian banks. We manage interest rate risk on our net debt portfolio by:

- ensuring access to diverse sources of funding;
- reducing risks of refinancing by managing in accordance with target maturity profiles; and
- setting prudential limits on interest repayments as a percentage of rate revenue.

We manage the interest rate exposure on our debt portfolio by appropriate budgeting strategies and obtaining approval for borrowings from the Department of Planning and Community Development each year.

Investment of surplus funds is made with approved financial institutions under the provisions of the *Local Government Act 1989*. We manage interest rate risk by following a Council adopted investment policy that ensures:

- conformity with State and Federal regulations and standards,
- adequate safety,
- appropriate liquidity,
- diversification by credit rating, financial institution and investment product,
- monitoring of return on investment,
- benchmarking of returns and comparison with budget.

Maturity will be staggered to provide for interest rate variations and to minimise interest rate risk.

(e) Risks and mitigation (cont.)

Credit risk

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause the Council to make a financial loss. Council has exposure to credit risk on all financial assets (except rate receivables) included in the balance sheet. To help manage this risk:

- Council has a policy for establishing credit limits for the entities that Council deal with;
- Council may require collateral where appropriate; and
- Council only invests surplus funds with financial institutions which have a recognised credit rating specified in the adopted investment policy.

Trade and other receivables consist of a large number of customers, spread across the consumer, business and government sectors. Credit risk associated with the Council's financial assets is minimal because the main debtor is the Victorian Government. Apart from the Victorian Government we do not have any significant credit risk exposure to a single customer or groups of customers. Ongoing credit evaluation is performed on the financial condition of our customers and, where appropriate, an allowance for doubtful debts is raised. Trade and other receivables are referred to at note 17. Bad and doubtful debts are written off, per note 11.

Liquidity risk

Liquidity risk includes the risk that, as a result of our operational liquidity requirements:

- Council will not have sufficient funds to settle a transaction on the date;
- Council will be forced to sell financial assets at a value which is less than what they are worth; or
- Council may be unable to settle or recover a financial assets at all.

To help reduce these risks we:

- have an adopted cash management policy advising that a level of cash or equivalents must be maintained to cover transactions;
- have both readily accessible funds at call and other funding arrangements with the investment institutions in place to redeem invested funds before maturity only forfeiting the interest that would have been earned between the redemption date and maturity;
- have a portfolio structure that requires surplus funds to be invested at call until minimum is covered then to terms as required;
- monitor cashflow performance on a regular basis based on historical high and low flow periods.

The Council's exposure to liquidity risk is deemed insignificant based on prior period's data and current assessment of risk.

(f) Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, the Council believes the following movements are 'reasonably possible' over the next 12 months (Base rates are sourced from Reserve Bank of Australia):

- A parallel shift of +2% and -1% in market interest rates (AUD) from year-end rates of 5.17% (2010/11, 5.64%).

The table below discloses the impact on net operating result and equity for each category of financial instruments held by the Council at year-end, if the above movements were to occur.

Market risk exposure

	Interest rate risk				
	amount subject to interest	-1% 100 basis points		2% 200 basis points	
		Profit	Equity	Profit	Equity
2012	\$'000	\$'000	\$'000	\$'000	\$'000
Financial assets:					
Cash and cash equivalents	36,840,244	(368,402)	(368,402)	736,805	736,805
Financial liabilities:					
Interest-bearing loans and borrowings	15,613,889	156,139	156,139	(312,278)	(312,278)
2011	\$'000	\$'000	\$'000	\$'000	\$'000
Financial assets:					
Cash and cash equivalents	28,562,405	(285,624)	(285,624)	571,248	571,248
Financial liabilities:					
Interest-bearing loans and borrowings	12,908,046	129,080	129,080	(258,161)	(258,161)

Note 36

Auditors remuneration

	2012	2011
	\$	\$
Audit fee to conduct external audit - Victorian Auditor-General	62,304	58,740
Internal audit fees - Pitcher Partners Consulting	99,949	100,714
	162,253	159,454

Note 37

Related party transactions

(i) Responsible Persons

Names of persons holding the position of a Responsible Person at the Council at any time during the year are:

Councillors	Michael Polan (Mayor)
	Kevin Ryan
	Jenny Houlihan
	Chris Hazelman
	Milvan Muto
	Cherie Crawford
	Geoff Dobson

* Chief Executive Officer	Julie Salomon (Acting) until Monday 16th January, 2012
	Gavin Cator from Tuesday 17th January, 2012

(ii) Remuneration of Responsible Persons

The numbers of Responsible Officers, whose total remuneration from Council and any related entities fall within the following bands:

	2012 No.	2011 No.
\$10,000 - \$19,999		
\$20,000 - \$29,999	5	6
\$30,000 - \$39,999		
\$40,000 - \$49,999	1	
\$50,000 - \$59,999	1	
\$70,000 - \$79,999		1
\$120,000 - \$129,999	1	-
\$290,000 - \$299,999		1
	<u>8</u>	<u>8</u>
<i>* CEO's role was shared during the 2011/12 financial year by Julie Salomon (Acting) and Gavin Cator. Only Gavin Cator's details are reflected in the above table. Julie Salomon's remuneration is reflected in the Senior Officer's Remuneration table.</i>		
	\$	\$
Total remuneration for the reporting year for Responsible Persons included above amounted to:	<u>341,601</u>	<u>494,816</u>

(iii) No retirement benefits have been made by the Council to a Responsible Person during the reporting year. (2010/11, Nil).

(iv) No loans have been made, guaranteed or secured by the Council to a Responsible Person during the reporting year (2010/11, Nil).

(v) Other transactions

No transactions other than remuneration payments or the reimbursement of approved expenses were entered into by Council with Responsible Persons, or Related Parties of such Responsible Persons during the reporting year (2010/11, Nil).

Note 37

Related party transactions (cont.)

(vi) Senior Officers Remuneration

A Senior Officer other than a Responsible Person, is an officer of Council who has management responsibilities and reports directly to the Chief Executive Officer or whose total annual remuneration exceeds \$127,000.

Income Range:	2012 No.	2011 No.
\$120,000 - \$129,999	-	2
\$130,000 - \$139,999	4	4
\$140,000 - \$149,999	1	3
\$150,000 - \$159,999	2	2
\$160,000 - \$169,999	1	-
\$170,000 - \$179,999	-	-
\$180,000 - \$189,999	-	1
\$190,000 - \$199,999	1	1
\$200,000 - \$209,999	-	-
\$210,000 - \$219,999	2	2
\$220,000 - \$229,999	1	-
	<u>12</u>	<u>15</u>
	\$	\$
Total remuneration for the reporting year for Senior Officers included above amounted to :	<u>1,999,251</u>	<u>2,354,258</u>

(vii) Other transactions

Councillor Chris Hazelman is CEO of the Ethnic Council of Shepparton & District. The Ethnic Council provides ethnic training services on normal commercial terms to Council. The value of such transactions for the financial year were \$150 (\$390 in 2010/11).

Councillor Chris Hazelman held a beneficial interest with Harness Racing Victoria. There were no transactions for the 2011/12 financial year (\$0 in 2010/11).

Councillor Chris hazelman held office as a director with 'Chris Hazelman Consulting'. There were no transactions for the 2011/12 financial year (\$0 in 2010/11).

Councillor Jenny Houlihan held the position of Chairperson with Centrepoint Body Corporate. There were no transactions for the 2011/12 financial year (\$0 in 2010/11).

Councillor Jenny Houlihan held a beneficial interest in local business, 'The Living Room'. There were no transactions for the 2011/12 financial year (\$0 in 2010/11).

Councillor Kevin Ryan held office with Merrigum Enterprises and the Tatura Caravan Park. There were no transactions for either in the financial year (\$0 in 2010/11).

Councillor Geoff Dobson held office with the following bodies. 'Shepparton Access Foundation' - the value of transactions for the 2011/12 financial year were \$55,000 (\$0 in 2010/11); 'Kaiela Institute' - the value of transactions were \$31,312 (\$0 in 2010/11); and 'Terenway Pty Ltd' - the value of transactions were \$4,079 (\$34,224 in 2010/11).

Councillor Milvan Muto is secretary of the board of the Shepparton Hotel. Their were no transactions for the financial year (\$0 in 2010/11).

Note 38

Revenue, expenses and assets by functions/activities

2012	Community Life	Economic Development	Infrastructure	Environment	Settlement & Housing	Council Organisation and Management	Total
	\$	\$	\$	\$	\$	\$	\$
REVENUE							
Grants (note 6)	10,594,652	463,877	3,739,271	1,002,887	2,098,743	13,405,700	31,305,130
Other	7,777,927	4,321,678	7,729,420	11,243,262	5,108,892	54,055,893	90,237,072
TOTAL	18,372,579	4,785,555	11,468,691	12,246,149	7,207,635	67,461,593	121,542,202
EXPENSES	34,697,010	6,892,598	26,975,677	11,065,843	5,946,189	18,501,282	104,078,599
TOTAL	34,697,010	6,892,598	26,975,677	11,065,843	5,946,189	18,501,282	104,078,599
SURPLUS(DEFICIT) FOR THE YEAR	(16,324,431)	(2,107,043)	(15,506,986)	1,180,306	1,261,446	48,960,311	17,463,603
ASSETS ATTRIBUTED TO FUNCTIONS/ACTIVITIES*	167,001,506	32,961,119	362,810,122	72,769,764	15,167,029	42,993,401	693,702,941

2011	Community Life	Economic Development	Infrastructure	Environment	Settlement & Housing	Council Organisation and Management	Total
	\$	\$	\$	\$	\$	\$	\$
REVENUE							
Grants (note 6)	11,129,997	1,122,745	2,888,855	241,755	238,773	10,579,897	26,202,022
Other	7,143,008	3,400,721	8,225,797	10,228,964	3,599,467	49,992,985	82,590,942
TOTAL	18,273,005	4,523,466	11,114,652	10,470,719	3,838,240	60,572,882	108,792,964
EXPENSES	32,367,314	6,385,860	28,109,874	10,043,667	5,378,947	17,837,391	100,123,053
TOTAL	32,367,314	6,385,860	28,109,874	10,043,667	5,378,947	17,837,391	100,123,053
SURPLUS(DEFICIT) FOR THE YEAR	(14,094,309)	(1,862,394)	(16,995,222)	427,052	(1,540,707)	42,735,491	8,669,911
ASSETS ATTRIBUTED TO FUNCTIONS/ACTIVITIES*	163,515,712	26,805,094	360,636,234	71,575,397	15,263,187	36,540,015	674,335,639

*Assets have been attributed to functions/activities based on control and/or custodianship of specific assets.

The activities relating to the Council's operations as per function are as follows:-

Community Life

Aged & Disability Services
Aquatic Facilities
Arts & Culture
Children's Services
Law Order & Safety
Other Community Programs
Public Open Space
Sports Facilities
Stock & Domestic Water Supply

Economic Development

Development Services
Saleyards
Tourism

Infrastructure

Aerodrome
Depot
Local Roads
Parking Management
Planning Investigation & Design
Plant
Private Works Services Contracts
Private Works Services Minor Works
Public Buildings

Environment

Drainage
Environmental Management
Waste Management

Settlement & Housing

Development Facilities
Environmental Health

Council Organisation and Management

Corporate Services
Financial Services
Governance
Information Systems
Management (Directorate)
Rates

Note 39

Financial ratios (Performance indicators)

2012

2011

2010

(a) **Debt servicing ratio** (to identify the capacity of Council to service its outstanding debt)

$$\frac{\text{Debt servicing costs}}{\text{Total revenue}} = \frac{1,033,763}{111,762,418} = 0.92\% \quad \frac{483,500}{99,058,782} = 0.49\% \quad \frac{0}{94,257,643} = 0.00\%$$

Debt servicing costs refer to the payment of interest on loan borrowings, finance lease, and bank overdraft.

The ratio expresses the amount of interest paid as a percentage of Council's total revenue.

(b) **Debt commitment ratio** (to identify Council's debt redemption strategy)

$$\frac{\text{Debt servicing \& redemption costs}}{\text{Rate revenue}} = \frac{1,327,920}{54,074,349} = 2.46\% \quad \frac{565,454}{49,921,586} = 1.13\% \quad \frac{0}{45,814,785} = 0.00\%$$

The strategy involves the payment of loan principal and interest, finance lease principal and interest.

The ratio expresses the percentage of rate revenue utilised to pay interest and redeem debt principal.

(c) **Revenue ratio** (to identify Council's dependence on non-rate income)

$$\frac{\text{Rate revenue}}{\text{Total revenue}} = \frac{54,074,349}{111,762,418} = 48.38\% \quad \frac{49,921,586}{99,058,782} = 50.40\% \quad \frac{45,814,785}{94,257,643} = 48.61\%$$

The level of Council's reliance on rate revenue is determined by assessing rate revenue as a proportion of the total revenue of Council.

(d) **Debt exposure ratio** (to identify Council's exposure to debt)

$$\frac{\text{Total indebtedness}}{\text{Total realisable assets}} = \frac{34,814,962}{254,481,173} = 1:8.8 \quad \frac{23,871,464}{233,196,534} = 1:9.8 \quad \frac{18,735,120}{223,346,553} = 1:11.9$$

For the purposes of the calculation of financial ratios, realisable assets are those assets which can be sold and which are not subject to any restriction on realisation or use.

Any liability represented by a restricted asset (note 30) is excluded from total indebtedness.

The following assets are excluded from total assets when calculating Council's realisable assets:

Land and buildings on Crown land; restricted assets; heritage assets; total infrastructure assets; and Council's investment in associate.

This ratio enables assessment of Council's solvency and exposure to debt. Total indebtedness refers to the total liabilities of Council. Total liabilities are compared to total realisable assets which are all Council assets not subject to any restriction and are able to be realised. The ratio expresses the multiple of total liabilities for each dollar of realisable assets.

(e) **Working capital ratio** (to assess Council's ability to meet current commitments)

$$\frac{\text{Current assets}}{\text{Current liabilities}} = \frac{41,757,908}{15,995,081} = 2.6:1 \quad \frac{34,774,685}{17,525,810} = 2.0:1 \quad \frac{35,445,106}{20,926,204} = 1.7:1$$

The ratio expresses the level of current assets the Council has available to meet its current liabilities.

Note 40 Pending Accounting Standards

The following Australian Accounting Standards have been issued or amended and are applicable to the Council but are not yet effective. They have not been adopted in preparation of the financial statements at reporting date.

Standard / Interpretation	Summary	Applicable for annual reporting periods beginning or ending on	Impact on Local Government financial statements
AASB 9: Financial Instruments and AASB 2009-11: Amendments to Australian Accounting Standards arising from AASB 9 [AASB 1, 3, 4, 5, 7, 101, 102, 108, 112, 118, 121, 127, 128, 131, 132, 136, 139, 1023 & 1038 and Interpretations 10 & 12]	<p>These standards are applicable retrospectively and amend the classification and measurement of financial assets. Council has not yet determined the potential impact on the financial statements. Specific changes include:</p> <ul style="list-style-type: none"> * simplifying the classifications of financial assets into those carried at amortised cost and those carried at fair value; * removing the tainting rules associated with held-to-maturity assets; * simplifying the requirements for embedded derivatives; * removing the requirements to separate and fair value embedded derivatives for financial assets carried at amortised cost; * allowing an irrevocable election on initial recognition to present gains and losses on investments in equity instruments that are not held for trading in other comprehensive income. Dividends in respect of these investments that are a return on investment can be recognised in profit or loss and there is no impairment or recycling on disposal of the instrument; * reclassifying financial assets where there is a change in an entity's business model as they are initially classified based on: <ul style="list-style-type: none"> a. the objective of the entity's business model for managing the financial assets; and b. the characteristics of the contractual cash flows. 	Applicable for annual reporting periods commencing on or after 1 January 2013.	These changes are expected to provide some simplification in the accounting for and disclosure of financial instruments
AASB 2011-3 Amendments to Australian Accounting Standards - Orderly Adoption of Changes to the ABS GFS Manual and Related Amendments	These standards are aimed at limiting certain recognition and measurement options to align with GFS, and supplemented by additional disclosures.	Applicable for annual reporting periods commencing on or after 1 July 2011.	These amendments are not expected to impact Council
Key Characteristics of the Public Sector with Potential Implications for Financial Reporting	These standards detail with numerous non-urgent but necessary changes to accounting standards arising from the IASB's annual improvements project.	Applicable for annual reporting periods commencing on or after 1 January 2011.	These amendments are not expected to impact Council
Amendments to Australian Accounting Standards - Financial Instruments: Disclosures, Recognition and Measurement [AASB 7, 139]	These standards detail the proposed changes to be made to the recognition, disclosure and measurement of impairment of financial instruments.	Applicable for annual reporting periods commencing on or after 1 July 2011 but before 1 July 2012.	These amendments are not expected to impact Council
AASB 2010-9: Amendments to Australian Accounting Standards - Additional Exemptions for First-time Adopters [AASB 1]	These amendments specify requirements for entities using the full cost method in place of the retrospective application of Australian Accounting Standards for oil and gas assets, and exempt entities with existing leasing contracts from reassessing the classification of those contracts in accordance with Interpretation 4 when the application of their previous accounting policies would have given the same outcome.	Applicable for annual reporting periods commencing on or after 1 January 2011.	These amendments are not expected to impact Council
AASB 2010-10: Amendments to Australian Accounting Standards - Classification of Rights Issues [AASB 132]	These amendments clarify that rights, options or warrants to acquire a fixed number of an entity's own equity instrument for a fixed amount in any currency are equity instruments if the entity offers the rights, options or warrants pro-rata to all existing owners of the same class of its own non derivative equity instruments.	Applicable for annual reporting periods commencing on or after 1 February 2011.	These amendments are not expected to impact Council

Certification of the Financial Report

In my opinion the accompanying financial statements have been prepared in accordance with the *Local Government Act* 1989, the Local Government (Finance and Reporting) Regulations 2004, Australian Accounting Standards and other mandatory professional reporting requirements.

G Cator
PRINCIPAL ACCOUNTING OFFICER
and CHIEF EXECUTIVE OFFICER

Date :

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In our opinion the accompanying financial statements present fairly the financial transactions of Greater Shepparton City Council for the year ended 30 June 2012 and the financial position of the Council as at that date.

As at the date of signing, we are not aware of any circumstances which would render any particulars in the financial statements to be misleading or inaccurate.

We have been authorised by the Council on 18th September 2012 to certify the financial statements in their final form.

M Polan (Mayor)
COUNCILLOR

Date :

C Hazelman (Deputy Mayor)
COUNCILLOR

Date :

STANDARD INCOME STATEMENT
FOR THE YEAR ENDED 30 JUNE 2012

	Budget 2011/2012	Variances		Note	Actuals 2011/2012
	\$	\$	%		\$
Revenue					
Rates and Charges	53,480,000	175,160	0.3		53,655,160
Operating Grants and Contributions	18,525,000	6,854,526	37.0	1	25,379,526
Capital Grants and Contributions	5,860,000	5,420,074	92.5	2	11,280,074
Interest	1,477,000	177,963	12.0	3	1,654,963
User Charges	12,537,000	422,036	3.4		12,959,036
Statutory Fees	2,417,000 -	277,481	(11.5)	4	2,139,519
Proceeds from Sale of Assets	1,514,000 -	12,067	(0.8)		1,501,933
Other	1,100,000	402,965	36.6	5	1,502,965
Parking Fees and Fines	1,930,000 -	73,744	(3.8)		1,856,256
Rent	638,000	82,331	12.9	6	720,331
Total Revenue	99,478,000	13,171,763	13.2		112,649,763
Expenses					
Employee Benefits	35,839,000	5,880,031	16.4	7	41,719,031
Materials and Consumables	25,969,000	1,548,105	6.0		27,517,105
External Contracts	10,641,000 -	440,005	(4.1)		10,200,995
Utilities	2,424,000 -	88,013	(3.6)		2,335,987
Borrowing Costs	1,115,000 -	59,020	(5.3)		1,055,980
Depreciation and Amortisation	18,651,000 -	1,127,910	(6.0)		17,523,090
Written Down Value of Assets Sold	184,000	687,589	373.7	8	871,589
Total Expenses	94,823,000	6,400,777	6.8		101,223,777
Net surplus(deficit) from operations	4,655,000	6,770,986	145.5		11,425,986

STANDARD BALANCE SHEET
FOR THE YEAR ENDED 30 JUNE 2012

	Budget 2011/2012		Variances		Note	Actuals 2011/2012
	\$	\$	\$	%		\$
Current Assets						
Cash	\$ 3,234,000	-\$ 548,880		-16.97%	9	\$ 2,685,120
Receivables	\$ 5,402,000	-\$ 982,403		-18.19%	10	\$ 4,419,597
Investments	\$ 17,293,000	\$ 16,870,064		97.55%	11	\$ 34,163,064
Other	\$ 492,000	-\$ 1,873		-0.38%		\$ 490,127
Non current assets held for resale	\$ 72,000	-\$ 72,000		-100.00%	12	\$ -
Total assets	\$ 26,493,000	\$ 15,264,908		57.62%		\$ 41,757,908
Non Current Assets						
Receivables	\$ 8,000	-\$ 8,000		-100.00%	13	\$ -
Infrastructure etc	\$ 675,373,000	-\$ 25,577,254		-3.79%		\$ 649,795,746
Other	\$ 2,386,000	\$ 2,942		0.12%		\$ 2,388,942
Total Non Current Assets	\$ 677,767,000	-\$ 25,582,312		-3.77%		\$ 652,184,688
TOTAL ASSETS	\$ 704,260,000	-\$ 10,317,404		-1.46%		\$ 693,942,596
Current Liabilities						
Payables	\$ 11,371,000	-\$ 5,963,237		-52.44%	14	\$ 5,407,763
Interest Bearing Liabilities	\$ 384,000	\$ 5,095		1.33%		\$ 389,095
Trust Funds	\$ 2,386,000	-\$ 335,252		-14.05%	15	\$ 2,050,748
Employee Benefits	\$ 6,473,000	\$ 1,427,108		22.05%	16	\$ 7,900,108
Other	\$ 335,000	-\$ 87,633		-26.16%	17	\$ 247,367
Total Current Liabilities	\$ 20,949,000	-\$ 4,953,919		-23.65%		\$ 15,995,081
Non Current Liabilities						
Payables	\$ 363,000	\$ 5,675,077		1563.38%	18	\$ 6,038,077
Employee Benefits	\$ 711,000	\$ 196,758		27.67%	19	\$ 907,758
Interest Bearing Liabilities	\$ 15,231,000	-\$ 6,206		-0.04%		\$ 15,224,794
Total Non Current Liabilities	\$ 16,305,000	\$ 5,865,629		35.97%		\$ 22,170,629
TOTAL LIABILITIES	\$ 37,254,000	\$ 911,710		2.45%		\$ 38,165,710
NET ASSETS	\$ 667,006,000	-\$ 11,229,114		-1.68%		\$ 655,776,886
Represented By:						
Accumulated Surplus	\$ 289,901,000	\$ 5,900,099		2.04%		\$ 295,801,099
Reserves	\$ 377,105,000	-\$ 17,129,213		-4.54%		\$ 359,975,787
TOTAL EQUITY	\$ 667,006,000	-\$ 11,229,114		-1.68%		\$ 655,776,886

STANDARD CASH FLOW STATEMENT

FOR THE YEAR ENDED 30 JUNE 2012

	Budget 2011/2012 \$	Variances \$ %	Note	Actuals 2011/2012 \$
Receipts from customers	72,102,000	3,924,752 5.44%		76,026,752
Payments to suppliers	- 75,057,000	- 2,975,206 3.96%		- 78,032,206
Net cash inflow/(outflow) from customers/suppliers	- 2,955,000	949,546 -32.13%		- 2,005,454
Interest received	1,477,000	- 192,630 -13.04%	20	1,284,370
Government receipts	21,433,000	9,869,040 46.05%	21	31,302,040
Other	- 1,160,000	293,637 -25.31%	22	- 866,363
Net cash inflow/(outflow) from operating activities	18,795,000	10,919,593 58.10%		29,714,593
Cash inflows from investing activities				
Proceeds from sale of property, plants and equipment, infrastructure	1,514,000	22,963 1.52%		1,536,963
Payments for sale of property, plants and equipment, infrastructure	- 32,935,000	7,254,600 -22.03%	23	- 25,680,400
Net cash inflow/(outflow) from investing activities	- 31,421,000	7,277,563 -23.16%		- 24,143,437
Cash inflows from financing activities				
Proceeds from interest bearing borrowings	3,000,000	- 0.00%		3,000,000
Repayment of interest bearing borrowings	- 293,000	1,157 0.39%		- 294,157
Net cash inflow/(outflow) from financing activities	2,707,000	- 1,157 -0.04%		2,705,843
Net increase/(decrease) in cash and cash equivalents	- 9,919,000	18,195,999 -183.45%		8,276,999
Cash and cash equivalents at the beginning of the year	30,446,000	- 1,874,815 -6.16%		28,571,185
Cash and cash equivalents at the end of the year	20,527,000	16,321,184 79.51%		36,848,184

STANDARD CAPITAL WORKS STATEMENT

FOR THE YEAR ENDED 30 JUNE 2012

Capital Works Area	Budget		Variances		Note	Actuals
	2011/2012					2011/2012
	\$	\$	%			\$
Roads	11,802,000	- 3,099,209	-26.26%			8,702,791
Drainage	4,447,000	- 2,160,302	-48.58%			2,286,698
Open Space	5,381,000	- 2,066,388	-38.40%			3,314,612
Buildings	3,754,000	3,476,977	92.62%			7,230,977
Plant, equipment and other	2,919,000	100,965	3.46%			3,019,965
Waste Management	2,248,000	- 1,094,656	-48.69%			1,153,344
Other	2,384,000	- 1,915,083	-80.33%			468,917
Total capital works	32,935,000	- 6,757,696	-20.52%			\$ 26,177,304

Represented by:

Renewal	17,326,000	- 3,728,347	-21.52%			13,597,653
Upgrade/Expansion	4,600,000	4,809,477	104.55%			9,409,477
New	11,009,000	- 7,838,826	-71.20%			3,170,174
Total capital works	32,935,000	- 6,757,696	-20.52%			\$ 26,177,304

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Property, plant and equipment, infrastructure movement reconciliation worksheet	Budget		Variances		Note	Actuals
	2011/2012					2011/2012
	\$	\$	%			\$

The movement between the previous year and the current year in property, plant and equipment, infrastructure as shown in the Balance Sheet links to the net of the following items:

Total capital works	32,935,000	- 6,757,696	-20.52%	24		26,177,304
Asset revaluation movement	16,000,000	- 14,645,119	-91.53%	25		1,354,881
Depreciation and amortisation	- 18,651,000	1,127,910	-6.05%		-	17,523,090
WDV of assets sold	- 184,000	687,589	373.69%	26	-	871,589
Contributed Assets	3,000,000	338,305	11.28%	27		3,338,305
Net movement in property, plant and equipment, infrastructure	33,100,000	- 20,624,189	-62.31%			12,475,811

1. BASIS OF PREPARATION OF STANDARD STATEMENTS

Council is required to prepare and include audited Standard Statements within its Annual Report. Four Statements are required - a Standard Income Statement, Standard Balance Sheet, Standard Cash Flow Statement and a Standard Statement of Capital Works, together with explanatory notes.

These statements and supporting notes form a special purpose financial report prepared to meet the requirements of the *Local Government Act 1989* and *Local Government (Finance and Reporting) Regulations 2004*.

The Standard Statements have been prepared on accounting bases consistent with those used for the General Purpose Financial Statements and the Budget. The results reported in these statements are consistent with those reported in the General Purpose Financial Statements.

The Standard Statements are not a substitute for the General Purpose Financial Statements. They have not been prepared in accordance with all Australian Accounting Standards or other authoritative professional pronouncements.

The Standard Statements compare council's financial plan, expressed through its budget, with actual performance. The Local Government Act 1989 requires explanation of any material variances. The Council has adopted a materiality threshold of 10 per cent. Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material because of its nature.

The budget figures included in the Statements are those of the annual budget adopted by Council on 28 June 2011. The budget was based on assumptions that were relevant at the time of adoption. The council set guidelines and parameters for revenue and expense targets in this budget in order to meet council's business plan and financial performance targets for both short and long term. The budget did not reflect any changes to equity resulting from asset revaluations, as their impacts were not considered predictable.

Detailed information on the actual financial results is contained in the General Purpose Financial Statements. The detailed budget can be obtained by contacting the council through the website. The Standard Statements must be read with reference to these documents.

2. EXPLANATION OF MATERIAL VARIANCES

NOTE	ITEM	EXPLANATION
STANDARD INCOME STATEMENT - INCOME		
1	Operating Grants and Contributions	Funding and contributions received in advance or above budget expectations include Grant Commission Funding of \$5.34m
2	Capital Grants and Contributions	Capital grants are directly linked to the completion and subsequent acquittal of capital projects. Capital contributions can be either cash or non-cash (assets) and generally relate to commercial and residential developments. Projects explaining the variance include the Building Better Regional Cities grant \$2.00m, Local Government Investment Pool funding \$1.99m and Art Museum Upgrade funding of \$900k.
3	Interest	Treasury investments earned \$156k greater than expected mostly due to larger amounts invested.
4	Statutory Fees	Building and Planning fees/fines were \$83k lower than budgeted, whilst cat and dog registrations were \$138k behind budget.

- | | | |
|---|-------|--|
| 5 | Other | Share of profit on Library \$127k. Also includes \$402k resulting from maintenance and closure of aged, incomplete and unrequired purchase orders. |
| 6 | Rent | Business Centre rental income reported \$43k of unbudgeted income. Additional income was also received for General Leases \$38k. |

STANDARD INCOME STATEMENT - EXPENSE

- | | | |
|---|-----------------------------------|--|
| 7 | Employee Benefits | Inclusion of \$5,631,820 for Greater Shepparton City Council's portion of Vision Super's unfunded Defined Benefits superannuation, and \$239,655 as share of Library's liability for the same. |
| 8 | Written Down Value of Assets Sold | Disposal of assets was \$6k more than expected due to an unbudgeted property sale and the timing of vehicles being sold. |

STANDARD BALANCE SHEET - CURRENT ASSETS

- | | | |
|----|------------------------------------|--|
| 9 | Cash | Timing of creditor payments and debtor receipts. |
| 10 | Receivables | Increased focus on collections for both Trade and Rates Debtors. Includes payment by Administrator of \$700k for liquidated company. |
| 11 | Investments | Surplus funds invested due to receiving 2012/13 grants and funds in advance. Refer notes 1 and 2. |
| 12 | Non current assets held for resale | Budgeted land sale occurred in last financial year after budget had been adopted. |

STANDARD BALANCE SHEET - NON-CURRENT ASSETS

- | | | |
|----|-------------|-----------------------------|
| 13 | Receivables | Nil balance as at year end. |
|----|-------------|-----------------------------|

STANDARD BALANCE SHEET - CURRENT LIABILITIES

- | | | |
|----|-------------------|---|
| 14 | Payables | Timing. Large payment run made the last working day of the month and payments more streamlined due to better use of electronic purchase order system. |
| 15 | Trust funds | Holdings are down in line with incompleting capital works program. |
| 16 | Employee Benefits | Both Annual and Long Service Leave provisions have been impacted by the fall in current interest rates and its impact on future discount rates. |
| 17 | Other | Timing difference Tax and Deductions. |

STANDARD BALANCE SHEET - NON-CURRENT LIABILITIES

- | | | |
|----|-------------------|---|
| 18 | Payables | Includes \$5.63m Unfunded Superannuation liability. |
| 19 | Employee Benefits | Falling interest rates have affected the discount rate applied to provisions. |

CASH FLOW STATEMENT

- | | | |
|----|---------------------|---|
| 20 | Interest Received | Timing issue in interest received \$194k. |
| 21 | Government Receipts | As per Notes 1 & 2. |
| 22 | Other | Timing of interest payments. |

- 23 Payments PP&E Capital Works program incomplete by \$6.8m.

PROPERTY PLANT AND EQUIPMENT RECONCILIATION

- 24 Total Capital Works Capital works program for 2011/2012 was not completed. Mooroopna West Precinct Floodway \$1.35m, Tatura Flood Mitigation \$545k, Land purchases \$330k, GV Freight Hub Stage 1 \$320k, Raftery Road reconstruction \$284k, Shepparton Town Entries program \$165k, Isobel Pearce Extension and Senior Citizens upgrade \$153k.
- 25 Asset revaluation Some planned asset revaluations did not go ahead this year. The Art collection was revalued.
- 26 Written down value of assets sold More property was sold than anticipated.
- 27 Contributed Assets More contributed assets were received than anticipated.

Greater Shepparton City Council

Certification of the Standard Statements for the year ended 30 June 2012

In my opinion, the accompanying standard statements of Greater Shepparton City Council for the year ended 30 June 2012 have been prepared on accounting bases consistent with the financial statements and in accordance with the *Local Government Act 1989* and the *Local Government (Finance and Reporting) Regulations 2004*.

G Cator
PRINCIPAL ACCOUNTING OFFICER
and CHIEF EXECUTIVE OFFICER

Date:

In our opinion, the accompanying standard statements of Greater Shepparton City Council for the year ended 30 June 2012 have been prepared on accounting bases consistent with the financial statements and in accordance with the *Local Government Act 1989* and the *Local Government (Finance and Reporting) Regulations 2004*.

As at the date of signing, we are not aware of any circumstances which would render any particulars in the standard statements to be misleading or inaccurate.

On 18 September 2012 were authorised by the Council to certify the standard statements in its final form on behalf of the Council.

M Polan (Mayor)
COUNCILLOR

Date:

C Hazelman (Deputy Mayor)
COUNCILLOR

Date:

INTRODUCTION TO THE PERFORMANCE STATEMENT

Council is required under Section 127 of the *Local Government Act 1989* to separately identify in the budget, the Key Strategic Activities to be undertaken during the financial year, and performance targets and measures in relation to each of those Key Strategic Activities.

Under Section 132 of the Act, it is required that the Key Strategic Activities and performance targets and measures specified under Section 127 of the Act must be included in the Performance Statement in the Annual Report, and be subject to audit.

The following table details the Key Strategic Activities and performance targets and measures contained in the Council's 2011-2012 budget compared to actual results for the year.

Key Strategic Activity	Target Performance	Target Date	How Targets Reported	Target Met	Comments
Settlement and Housing					
Revitalise and promote the Shepparton CBD as the region's premier retail entertainment destination.	Continue to pursue the implementation of the CBD Strategy and focus on achieving short term actions as listed in the Council Plan.	Jun-12	Report to Council	Met	<p>Redevelopment plans for Vaughan/Maude Street precinct have been prepared.</p> <p>Extended retail trading hour promotion held in the CBD on Saturday's over the summer.</p> <p>The Showgrounds continue to be redeveloped in accordance with the masterplan.</p> <p><i>The following items have not been included in a Report to Council.</i></p> <p>A draft activity centre zone has been drafted to implement the design guidelines proposed in the CBD Strategy.</p> <p>Stage 1 of Queens Gardens masterplan has been implemented.</p>
Encourage innovative, appropriate, sustainable and affordable housing solutions.	Implement recommendations from the Housing Strategy, which is scheduled to be endorsed by Council in May 2011.	Jun-12	Report to Council	Not Met	<p>Housing Working Group established. Implementation plan has been developed. Some funding has been secured.</p> <p>Housing Strategy incorporated into Greater Shepparton Planning Scheme and preparation progressing with implementation and/or preparation/revision of five growth corridors.</p> <p>Investigation progressing into numerous residential proposals.</p> <p>An Annual Report is being prepared to present consolidated information regarding Housing Strategy.</p>
Community Life					
Embrace and strengthen cultural harmony and diversity.	Adopt a Safer City Strategy 2011-2014.	Jun-12	Council meeting minutes	Met	On 21 June 2011 Council adopted the Safer City Strategy for the CBD and Victoria Park Lake Precinct.
Provide a safe and family friendly community.	Commence implementation of the outcome of the Community Safety Plan through the Community Safety Committee.	Dec-11	Council meeting minutes	Met	Safer City Strategy is currently being implemented. The Greater Shepparton Safe Communities Advisory Committee meet quarterly to support implementation.

Environment					
Enhance the community's use and appreciation of the Goulburn and Broken Rivers.	Implement recommendations from the RiverConnect Strategy, which is scheduled to be endorsed by Council in May 2011.	Jun-12	Report to Council	Met	RiverConnect Strategic Plan was endorsed by Council in May 2011. Recommendations are currently being implemented and are overseen (and supported) by the Implementation Advisory Committee.
Promote and demonstrate environmental sustainability.	Adopt an Environment and Sustainability Strategy.	Dec-11	Council meeting minutes	Not Met	The Environmental and Sustainability Strategy is still in the development stage and is now due to go before Council in April 2013.
Economic Development					
Establish the Goulburn Valley Freight Logistics Centre to improve the efficiencies and competitiveness of regional business.	Complete detailed design for Stage 2.	Jun-12	Report to Council	Not Met	Completion of design consultant contract has experienced delays. Submission to council expected by December 2012.
Council Organisation and Management					
Responsible management of resources.	Achievement of the operation result within 10% of the budgeted result excluding extraordinary items and depreciation.	Jun-12	Financial Statements	Not Met	Receival of 2012/13 funding in advance totals \$9,330,000. Partially offset by Defined Benefits unfunded superannuation expense \$5,632,000, but still a significantly favourable excess to budget.
Working capital ratio.	Current assets to current liabilities 2.0:1.	Jun-12	Financial Statements	Met	Based on Currents Assets of \$41,757,908 and Current Liabilities of \$15,995,081, Council's result shows a 2.6 : 1 Working Capital Ratio.
Rates, fees and charges outstanding.	3% outstanding at 30 June 2012.	Jun-12	Financial Statements	Not Met	3.78% remained outstanding as at 30 June 2012. Result unfavourably impacted by debt collection processes being placed 'on hold' for a six week period after March flood event.
Infrastructure					
Undertake beautification works for the main streets and entrances to urban areas and townships.	A landscape Strategy for Numurkah Rd is in progress. Council has conducted public consultation and had discussions with Vic Roads. A member of the public has offered to head a corridor landscape interest group.	Jun-12	Report to Council	Not Met	<p>A report has not been made to Council.</p> <p>Works completed in 2011/12 include:</p> <ul style="list-style-type: none"> • Installation of Undera Town Entry Signs • Stage 1 Landscaping of Shepparton Southern town entry. • Design and Consultation for landscaping of Shepparton Northern and Eastern town entries. • Design and consultation for town entry signs at Toolamba and Murchison. • Update to Tatura town entry signs.

Greater Shepparton City Council

Certification of the Performance Statement for the year ended 30 June 2012

In our opinion, the accompanying Performance Statement of the Greater Shepparton City Council in respect of the 2011/2012 financial year is fairly presented in accordance with the *Local Government Act 1989*.

The statement outlines the performance targets and measures set out in relation to the achievement of Key Strategic Activities in respect of that year described in Council's budget, and describes the extent to which the Key Strategic Activities were met in that year having regard to those targets and measures.

At the time of signing, we are not aware of any circumstances which would render any particular in the statement to be misleading or inaccurate.

M Polan (Mayor)
COUNCILLOR

Date:

C Hazelman (Deputy Mayor)
COUNCILLOR

Date:

G Cator
CHIEF EXECUTIVE OFFICER

Date:

DRAFT PLANNING PERMIT

PERMIT NO: 2004-393/B

PLANNING SCHEME: GREATER SHEPPARTON PLANNING SCHEME

RESPONSIBLE AUTHORITY: GREATER SHEPPARTON CITY COUNCIL

ADDRESS OF THE LAND: 6315 Midland Highway TATURA VIC 3616

THE PERMIT ALLOWS: The land to be used for metal and plastic bumper bar recycling centre (materials recycling) with associated works in accordance with the endorsed Plans forming part of this Permit.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. **Temporary Use**
The use of land for materials recycling as authorised by this Planning Permit is for a temporary period and will expire on 11 October 2014. The Planning Permit may be extended with the written consent of the Responsible Authority, which will be based on satisfactory compliance with the Conditions of this Permit. If the permit expires the use must cease and all materials for recycling or disposal must be removed from the site within three months of the expiry of the permit.
 2. **Restriction of Use (Layout Not Altered)**
The extent of the materials recycling use on the land (with the exception of client parking) as shown on the endorsed plans is restricted to the area as shown on the endorsed plan, and must not be altered without the written consent of the Responsible Authority.
 3. **Amended Plans Required**
Before the use commences, plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plan submitted but modified to show:
 - a) The dimensions of the area of the land that the use is restricted to in accordance with the endorsed plan.
 - b) The dimensions of the car storage area.
 - c) The extent of area/s either where oil and other waste is to be stored, or where materials are stored which are likely to leak oils. These areas must be bunded in accordance with the requirements of the permit.
 - d) Full details of works to be carried out in conjunction with the use, including within the adjacent road reserves for vehicle turning and parking and signage.
 - e) The existing trees within the site are to be shown on the plan as being retained for screening
-

- f) Plans showing shed cloth fencing to 2.8 metres in height in compliance with conditions
- g) Plans that provide for ability for vehicles to enter and exit the site in a forward direction
- h) A dedicated area on the land for car parking
- i) No standing signs on the eastern side of Minchin Road adjacent to the land

4. **Works in accordance with Endorsed Plans**

Within two months of the endorsement of plans under this permit, all buildings and works as shown on the endorsed plans must be completed to the satisfaction of the responsible authority.

5. **Business Operator**

The use and development permitted by this permit is conditional upon the materials recycling being operated by Jamie Commisso ('Commo's Metals'). Any change to the operator of the materials recycling on the land must be to the satisfaction of the responsible authority.

6. **Hours of Operation**

The use permitted by this permit including delivery of material to or from the site must only operate between 7.00am to 7.00pm Monday to Friday and 9am to 5pm Saturdays. No operations are permitted on Sundays or public holidays including any materials processing, collection or delivery.

7. **Site maintenance**

Maintenance of all buildings, surrounds and parking areas within the site must be carried out by the Permit holder in such a manner to render the site to be neat, tidy and clean at all times to the satisfaction of the Responsible Authority.

8. **Goods and machinery storage**

Materials for recycling (other than car bodies) that are to be stored outside the shed must be either located within bins, or stockpiled in the designated areas on the endorsed plans to a height below the height of 3.5 metres above ground level.

All other goods, materials, plant or machinery equipment stored on the site must be stored out of view or in a manner so as to cause unsightliness when viewed from nearby lands or roadways to the satisfaction of the Responsible Authority.

9. **General Amenity**

The use and/or development of the land must not adversely affect the amenity of the area, by way of:

- a) processes carried on the land;
 - b) the transportation of materials, goods or commodities to or from the land;
-

- c) the appearance of any buildings, works or materials;
- d) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapor, steam, soot, ash, dust, waste water, waste products, grit, or oil;
- e) or by the presence of vermin.

to the satisfaction of the responsible authority.

10. Storage of Car Bodies

Car bodies must be stored in the specially designated area in accordance with the endorsed site plan and to the satisfaction of the Responsible Authority. Prior to car bodies being stored in this area, the container walls to be used to screen this area as shown on the plan must be installed, and then maintained thereafter to the satisfaction of the Responsible Authority. The height of the cars stockpiled must not exceed the height of 3.5 metres above ground level.

11. Works within the building only

All works associated with the dismantling materials for recycling must be carried on within the confines of the existing shed.

12. Storage of Wastes (Oil)

Any wastes including oils must be retained on site such that there is no contamination of surface waters to the satisfaction of the Responsible Authority. Any waste must be banded in accordance with EPA Publication 347 'Bunding Guidelines' to prevent stormwater infiltration or runoff.

13. Noise Control

Noise levels emanating from the premises must not exceed those required to be met under State Environment Protection Policy Noise from Industry in Regional Victoria (NIRV).

In the event of complaints of noise from a nearby property, within one month of a request by the responsible authority, an acoustic report must be submitted to the responsible authority giving details of noise measurements to achieve compliance with the NIRV or later replacement policies, and if necessary, to recommend additional measures (physical construction and/or operation modifications) required to ensure compliance. Such measures must then be implemented as soon as practical to the satisfaction of the responsible authority.

Security Alarms

Before the building is occupied, any security alarm installed on the premises must be fitted with a cut off device limiting any sounding of the alarm to a maximum duration of 10 minutes, with no repeat sounding until manually reset and or silently wired to a security firm or the Victoria Police.

14. Loading and Unloading

Loading and unloading of vehicles and delivery goods and merchandise and the like to and from the premises must be carried out within the land as it is shown on the endorsed plan and be conducted as to cause minimum

interference with other vehicular traffic. No queuing of vehicles is permitted within Minchin Road and no loading or unloading is permitted outside of the site boundaries.

15. Boundary Fencing

Prior to the use commencing and thereafter, shade cloth to reduce views into the site by at least 90% must be established along all sections of the boundary fence not covered with tin (including the gateways) to the satisfaction of the Responsible Authority, and then maintained thereafter. The shade cloth must be securely fixed to the fence from ground level up to the full height of the fence and not less than 2.8 metres.

The current tin boundary fencing must be painted in one muted colour to the satisfaction of the responsible authority and retained at all times.

16. Access Location

Access into the lot for the business is restricted to the Midland Highway gates only. Provision must be made on the land to enable all vehicles using the site to exit in a forward direction exiting via the Minchin Road gate only. Signs to the satisfaction of the responsible authority must be displayed to direct vehicles to the entry to the site and to ensure vehicles do not enter the site via the Minchin Road gate.

17. Advertising Signs - Amended Plans

Within sixty days of the use commencing, full details of signs to be approved on site to be submitted for written approval of the Responsible Authority unless a Planning Permit is not required by the Greater Shepparton Planning Scheme. Details must include dimensions, type and location of all signs to be placed on the site illumination wording and colour scheme

18. Sign maintenance

All signs must be constructed to the satisfaction of the Responsible Authority and maintained to the satisfaction of the Responsible Authority.

NOTATIONS

Road Opening/Crossing Permit Required

A road opening/crossing permit must be obtained from the Responsible Authority prior to carrying out of any vehicle crossing works.

Health Requirements

The premises must comply with all State Legislation, in particular the Health (Eating House and Food Premises) Regulations 1984.

Trading must not commence without the prior approval of the Chief Environmental Health Officer, and until registration with the Council under the Food Act 1984, has been completed.

DATE ISSUED: «Document_Issue_Date»

DELEGATED AUTHORITY

SIGNATURE FOR THE RESPONSIBLE AUTHORITY:



GREATER SHEPPARTON CULTURAL HERITAGE AWARDS GUIDELINES

Adopted by Resolution of Council on 18th September 2012

Greater Shepparton City Council is proud to present the Cultural Heritage Awards. The Awards will be guided by the recommendations of the Greater Shepparton Heritage Advisory Committee. If appropriate, the Awards ceremony may be affiliated with other organisations, such as The National Trust of Australia (Vic). The Awards will recognise outstanding contributions to cultural heritage conservation, research, education, promotion, interpretation, training and awareness-raising within the Municipality. The Awards aim to honour individuals and organisations whose work has promoted and conserved the Municipality's diverse cultural heritage. They also serve to promote the benefits of cultural heritage conservation by promoting examples of good conservation practice and guidance, as well as offering the owners or guardians of our cultural heritage recognition of their invaluable work.

Cultural heritage includes both tangible cultural heritage (such as buildings, monuments, landscapes, books, works of art and artefacts) and intangible cultural heritage (such as folklore, traditions, language and knowledge). Places of cultural heritage significance can include a '*site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views*' (Burra Charter, 1999: 2).¹

Cultural Heritage Award Categories

There are eleven Cultural Heritage Award categories, including:

1. **Creative Reuse of a Place** – This award recognises adaptive reuse of a place of cultural heritage significance. Adaptive reuse is a process that changes a derelict or

¹ *The Burra Charter defines the basic principles and procedures to be followed in the conservation of places of cultural heritage significance in Australia. The Charter was adopted by the Heritage Council of Victoria in July 2010.*

redundant place, such as a building or landscaped parkland, to a different use or function. The winner and finalists must demonstrate that the adaptive reuse has had a minimal impact on the place's cultural heritage significance and setting.

2. **Development within a Heritage Overlay Precinct** – This award recognises sympathetic design of new buildings or structures within heritage overlay precincts or within a cultural landscape. The winner and finalists must demonstrate outstanding fulfilment of local planning policy and guidelines, and the principles of the Burra Charter.
3. **Restoration of a Place** – This award recognises best practice restoration work that returns fabric back to a known earlier state or conserves its integrity. The winner and finalists must have demonstrated an outstanding application of the principles of the Burra Charter.
4. **Best Maintained Place** – This award recognises cultural heritage places that are maintained to very high standards by their owners or guardians.
5. **Specialist Heritage Trade Skill (Private) and Specialist Heritage Trade Skill (Public)** – These awards recognise craftspeople who work using specialist and traditional methods and craftsmanship to a very high standard. The winner and finalists must have demonstrated excellence in traditional trades.
6. **Sustainability and/or Greening of a Place** – This award recognises the contribution of conservation to sustainability. The winner and finalists have demonstrated outstanding understanding of environmental performance and preserved the cultural heritage significance of the place.
7. **Recognition of Outstanding Community Contribution to a Place** – This award recognises a passionate volunteer or group of volunteers who greatly deserve recognition for their contribution to cultural heritage within the Municipality.
8. **Best Archival or Publication** – This award recognises and acknowledges the author(s) or editor(s) of an outstanding publication related to interpretation, recording, research, promotion and awareness-raising of cultural heritage within the Municipality. Any nominated publication must have been published within five years prior to the closing date for the public nomination phase.
9. **Junior** – This award, for people aged 18 years or under, recognises the contribution of an individual or group whose project or efforts make a demonstrable contribution to the interpretation, understanding, preservation or conservation of cultural heritage. The age of entrants will be taken into account in making this award.
10. **Interpretive Signage** – This award recognises the interpretation of a place of cultural heritage significance in a text – written, electronic or other – which serves as a

communication tool for the understanding of the place and as a tangible reminder of its cultural heritage significance.

11. **Other** – This award recognises the potential for outstanding contributions to cultural heritage conservation, research, education, promotion, interpretation, training and awareness-raising within the Municipality not included in any of the categories outlined above.

Cultural Heritage Award Procedure

The Awards will open with the commencement of an extensive public nomination process lasting in excess of two months. The commencement of the public nomination process will be announced in a variety of media sources throughout the Municipality. Members of the public will be invited to nominate places, works, volunteers, publications, etc., for one or more of the award categories. Following the completion of the public nomination period, the nominations will be reviewed by the Council's Heritage Advisor to ensure compliance with local planning policies.

The Council's Heritage Advisor or delegated officer will prepare a short-list of nominations based upon the Assessment Criteria and Conditions outlined below. This short-list will be assessed by a judging panel comprising the Heritage Advisory Committee. The Judging Panel will use the assessment criteria and conditions outlined within these Guidelines to determine successful entries.

The Judging Panel will advise the Council of its recommendations for successful entries. An evaluation matrix of eligible nominations and judging panel recommendations will be presented to the Council for consideration. The six highest scoring nominations will then be honoured at a special Cultural Heritage Awards ceremony.

Cultural Heritage Award Assessment Criteria and Conditions

The following assessment criteria and conditions have been prepared to allow the Judging Panel to determine whether the nominations successfully demonstrate the conservation principles and procedures outlined in the Australia ICOMOS (International Council of Monuments and Sites) Burra Charter, 1999.

The Burra Charter defines the basic principles and procedures to be followed in the conservation of cultural heritage places. It does not prescribe the techniques to be used or the manner in which a place should be cared for. These principles and procedures can be applied to a monument, building, garden, shell midden, rock art site, road, mining or

archaeological site, etc., or to a whole region. The main conservation principles inherent within the Charter include:

1. The acknowledgement that there are places worth keeping because they enrich our lives by helping us to understand the past, by contributing to the richness of the present environment and because we expect them to be of value to future generations;
2. The cultural heritage significance of a place is embodied in its fabric, its setting and its contents; in any associated documents; and in people's memory and association with the place;
3. The cultural heritage significance of a place, and other issues affecting its future, are best understood by a methodical process of collecting and analysing information before making decisions; and
4. The acceptance that the keeping of accurate records about decisions and changes to a place helps in its care, management and interpretation.

The main aims of the Charter are to ensure that people involved in the conservation of places:

1. Understand the place and its cultural significance, including its meaning to people, before making decisions about its future;
2. Involve the communities associated with the place;
3. Care for the culturally significant fabric and other significant attributes, taking into account all aspects of significance;
4. Care for the place's setting;
5. Provide an appropriate use;
6. Provide security for the place;
7. Use available expertise;
8. Make records of the place and changes to it, and the reasons for decisions and actions; and
9. Interpret and present the place in a manner appropriate for its significance.

The Burra Charter advocates a cautious approach to changing a place. Only the work necessary to repair, secure and to make it function is recommended, so the history of the place can continue to be recognised.

In addition, the Judging Panel will use the assessment criteria and conditions, outlined below, to determine successful entries.

Assessment Criteria

Individuals, groups or organisations shall have provided evidence of having:

1. Successfully contributed to the recording, preservation or promotion of a place which has a statutory designation (e.g. be included in a Heritage Overlay or the Victorian Heritage Register, be included in a local heritage study, or be classified by the National Trust of Australia [Vic]), or which, if not, is nevertheless of demonstrable cultural heritage significance.
2. Demonstrated adherence to best practice conservation principles as outlined in the Australia ICOMOS (International Council of Monuments and Sites) Burra Charter, 1999 and/or local conservation guidelines or policy.
3. Demonstrated a significant ongoing commitment to the conservation and preservation of the cultural heritage of Greater Shepparton City Council through advocacy, innovation, community engagement, research or on-the-ground action.

Conditions

There are a number of conditions that nominators should be aware of, specifically:

1. The nominated place must be located within Greater Shepparton's municipal boundaries.
2. Nominations can relate to commercial, residential, governmental, public places, including those of non-profit bodies.
3. Anyone may nominate a place, work or person.
4. Any entries involving works that require a planning or building permit, must have received their approval before works were undertaken.
5. Any entries relating to places must have a statutory designation (e.g. be included in a Heritage Overlay or the Victorian Heritage Register, be included in a local heritage study, or be classified by the National Trust of Australia [Vic]), or if not, must nevertheless have demonstrable cultural heritage significance.
6. Owner approval is necessary for the nomination of a place to proceed through the awards process. Similarly, acceptance of nomination (for the relevant categories) by craftspeople, volunteers, groups, etc., is necessary for those nominations to proceed through the awards process. Nominators may acquire approval and provide it on the

nomination form, or the Council will seek to obtain approval when the nomination is received.

7. Nominations must relate to the five years prior to the closing date for the public nomination phase of the Greater Shepparton Cultural Heritage Awards.
8. Short-listed properties must be available for inspection by the judging panel at a time suitable to all parties.
9. A nominated building, work or person in each category must have an individual nomination form. A building, work or person may be entered in more than one category but a separate form must be completed for each nomination in each category.
10. Each nomination remains the property of the Greater Shepparton City Council. Greater Shepparton City Council reserves the right to use information and photographs of nominated projects on publicity material, websites and in media releases.
11. The Judging Panel reserves the right not to present an award in any particular category.
12. Greater Shepparton City Council shall take no responsibility for the content of the nomination submissions. It is the responsibility of those nominating a building, work or person to ensure that all care has been taken to identify and acknowledge the contribution and work of all relevant parties.

Awards Presentation

The winners will be honoured at a Cultural Heritage Awards ceremony hosted by the Greater Shepparton City Council.

Appendices

Appendix A: General Definitions

Appendix B: Nomination Form

Appendix A: General Definitions

Adaptation	<i>Adaptation</i> means modifying a place to suit the existing use or a proposed use.
Compatible Use	<i>Compatible use</i> means a use which respects the cultural heritage significance of a place. Such a use involves no, or minimal, impact on cultural heritage significance.
Conservation	<i>Conservation</i> means all the processes of looking after a place so as to retain its cultural heritage significance.
Cultural Heritage Significance	<i>Cultural heritage significance</i> means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural heritage significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.
Cultural Landscape	<i>Cultural Landscapes</i> represent the combined works of nature and of man. They are illustrative of the evolution of human society and settlement over time under the influence of the physical constraints and/or opportunities presented by their natural environment and of successive social, economic and cultural forces, both external and internal.
Fabric	<i>Fabric</i> means all the physical material of the place including components, fixtures, contents and objects.
Facade	<i>Facade</i> refers to the principal elevation of a building. It generally refers to one exterior elevation of a building, usually, but not always, the front elevation.
Individually Significant	An <i>Individually Significant</i> place is a place that has cultural heritage significance independent of its context. These places may also contribute to the significance of a heritage precinct. Individually Significant places will usually have a separate citation and statement of significance.
Integrity	<i>Integrity</i> refers to the degree to which a place or component of a place retains the form and completeness of its physical fabric, historical associations, use or social attachments that give the place its cultural significance.
Interpretation	<i>Interpretation</i> means all the ways of presenting the cultural heritage significance of a place.
Maintenance	<i>Maintenance</i> means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.
Meanings	<i>Meanings</i> denote what a place signifies, indicates, evokes or expresses.

Minor Works/Development	<i>Minor works/development</i> as defined in the Building Regulations 2006.
Non-Contributory	<i>Non-Contributory</i> places do not contribute to the heritage significance of a heritage precinct. In some instances, an Individually Significant place may be considered Non-Contributory within a precinct - for example, a significant factory complex within a residential precinct.
Place	<p>A <i>Place</i> may consist of a site, area, land, landscape, building, group of buildings or other works and may include components, contents, spaces and views. Heritage places have cultural heritage significance.</p> <p>If located within a precinct, these places are identified as being either 'Individually Significant', 'Contributory' or 'Non-Contributory' within the Greater Shepparton Planning Scheme.</p>
Precinct	A <i>Precinct</i> is a precinct of cultural heritage significance and consists of Contributory places (some of which may be Individually Significant places) and may contain Non-Contributory places.
Preservation	<i>Preservation</i> means maintaining the fabric of a place in its existing state and retarding deterioration.
Reconstruction	<i>Reconstruction</i> means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.
Restoration	<i>Restoration</i> means returning the existing fabric of a place to a known earlier state by removing accretions (additions that detract from the cultural heritage significance of the building or structure) or by reassembling existing components without the introduction of new material.
Setting	<i>Setting</i> means the area around a place, which may include the visual catchment.
Significant Elements/Features	A <i>significant element or feature</i> is any feature (building, tree, structure, etc,) that the <i>Greater Shepparton City Council Heritage Study Stage I</i> , the <i>City of Greater Shepparton Heritage Study Stage II</i> and the <i>Greater Shepparton Heritage Study Stage IIB</i> have identified as contributing to the cultural heritage significance of a heritage place.
Solid-to-Void Ratio	A <i>solid-to-void ratio</i> refers to the relationship between the voids (window, door, verandah, etc, openings) to the blank or solid wall surface area on an exterior elevation.
Use	<i>Use</i> means the functions of a place, as well as the activities and practices that may occur at the place.

Appendix B: Nomination Form

GREATER SHEPPARTON
GREATER FUTURE



Cultural Heritage Awards 2013 Nomination Form

To be completed by the nominee. A nomination form must be submitted with each nomination. A building, work or person may be entered in more than one category but a separate form must be completed for each nomination in each category. For further information, please refer to the Council's Cultural Heritage Awards Guidelines and the Cultural Heritage Awards webpage available at www.greatershepparton.com.au.

Name			
Address			
Contact Telephone Number	BH <input type="checkbox"/>	AH <input type="checkbox"/>	Mobile No:
Nominee's Details			
E-mail (if available)			
Nomination (place name, address and description of works OR details of the tradesperson's or volunteer's name and address)			
Category			
Date of Completion (if applicable)			
Owner's Name (if applicable)			
Architect/designer (if available)			
Builder / Tradesperson (if applicable)			
Describe how your nomination satisfies the criteria outlined for the award category (attach additional pages if required)			
Signature of Owner			

Do you give permission for these details to be published on the Council's website and other media in association with the Cultural Heritage Awards? Yes ☐ No ☐

Completed nomination forms must be submitted to Michael MacDonagh via e-mail on michael.macdonagh@shepparton.vic.gov.au or post marked "Cultural Heritage Awards 2013" to Greater Shepparton City Council, Locked Bag 1000, Shepparton, 3632.

Greater Shepparton City Council shall take no responsibility for the content of the nomination submissions. It is the responsibility of those nominating projects to ensure that all care has been taken to identify and acknowledge the contribution and work of all relevant parties.

Privacy Statement

The personal information contained in this form is collected to provide information pertaining to the Cultural Heritage Awards. The personal information collected will be used solely for these Awards and no directly related purposes. The Council may disclose this information to other organisations if required by legislation. The nominee/nominator understands that the personal information provided is for the above purpose and that he or she may apply to Council for access to and/or amendment of the information. Requests for access and/or correction should be made to Council's Privacy Officer.

Greater Shepparton Cultural Heritage Awards 2013 – Indicative Timeline

Heritage Advisory Committee Meetings

1. **Heritage Advisory Committee Meeting** held on Monday, 17 December 2012.
2. **Heritage Advisory Committee Meeting** held on Monday, 21 January 2013 (tentative).
3. **Heritage Advisory Committee Meeting** held on Monday, 18 February 2013 (tentative).
4. **Heritage Advisory Committee Meeting** held on Monday, 18 March 2013 (tentative).
5. **Heritage Advisory Committee Meeting** held on Monday, 15 April 2013 (tentative).

Indicative Awards 2013 Timeline

1. **Calls for public nominations begin** on Monday, 10 December 2012.
2. **Public nominations close** on Wednesday, 20 February 2013.
3. **Short-list of nominations** will be prepared on or before Friday, 22 February 2013.
4. **Sub-Committee formed at or before the Heritage Advisory Committee's Meeting** held on Monday, 18 February 2013. This Sub-Committee will act as a Judging Panel for the Awards ceremony.
5. **Contact owners of short-listed properties** before Friday, 22 February 2013 to arrange a suitable inspection time (properties must be available for inspection by the judging panel over the course of the week beginning Monday, 04 March 2013).
6. **Judging Panel site visits** over the course of the week of Monday, 04 March 2013.
7. **Judging Panel Meeting** on Friday, 08 March 2013 to prepare a list of winning entries and judging panel recommendations.
8. **Evaluation matrix of eligible nominations, judging panel recommendations and Council Report** issued to CEO's Office on Monday, 11 March 2013 for inclusion on the Agenda of the Executive Briefing to be held on Monday, 18 March 2013.
9. **Executive Briefing** to be held on Monday, 18 March 2013.
10. **Evaluation matrix of eligible nominations, judging panel recommendations and Council Report** issued to Mayor's Office on Monday, 18 March 2013 for inclusion on the Agenda of the Councillor Briefing to be held on Tuesday, 26 March 2013.
11. **Evaluation matrix of eligible nominations, judging panel recommendations and Council Report** issued to Governance on Monday, 25 March 2013 for inclusion on the Agenda of the Ordinary Council Meeting to be held on Tuesday, 16 April 2013.
12. **Councillor Briefing** would occur between Monday, 25 March and Monday, 15 April 2013 – most likely to be Tuesday, 26 March 2013.
13. **Australia Heritage Week** begins on Saturday, 13 April and ends on Sunday, 21 April 2013.
14. **Ordinary Council Meeting** held on Tuesday, 16 April 2013.
15. **Cultural Heritage Awards ceremony** on Saturday, 20 April 2013.

GANTT CHART - Greater Shepparton Cultural Heritage Awards 2013 - Indicative Timeline - M12/46475

[illegible]

City of Greater Shepparton

Greater Shepparton Planning Scheme Strategic Review of Tatura Industrial Land

Tatura Abattoirs
Tatura Milk Industries
Unilever Industries

June 2011

Keaney Planning
66 The Esplanade
Maribyrnong VIC 3032
Ph/Fax: 9318 7662
Mob: 0411 147 559
Email: keanplan@bigpond.com

1 INTRODUCTION

Greater Shepparton City Council (the 'Council') requires a 'review' of the existing suite of planning controls that apply to three industrial sites in Tatura being:

- The Tatura abattoir site
- The Tatura Milk site (TMI)
- The Unilever site

The Strategic Planning Review is to include (in summary):

- Consideration of all relevant strategic planning reviews;
- An analysis of the relevance of the existing Municipal Strategic Statement (MSS) and local policies;
- A commentary on the degree to which the existing Local Planning Policy Framework (and other parts of the planning scheme) meet the objectives of the TMI Master Plan and other strategic work;
- A commentary on the adequacy of existing zones, overlays and schedules (as appropriate) on the three sites;
- An analysis of options for alternative zones, overlays and schedules;
- An assessment of the TMI Master Plan;
- Recommendations on modified zones, overlays and schedules to reflect the Master Plan and other adopted strategic work;
- Provision of a suite of modified (draft) planning controls for the three sites.

As part of the TMI analysis, a 'Master Plan' for the Tatura Milk Industries site is being prepared by Council to:

- Establish a long term framework for land use planning and development on the site; and
- Outline an economic development framework to guide investment and promote economic prosperity in Tatura.

Keaney Planning has been engaged by Council undertake the strategic review of the three sites and to implement (as appropriate) any recommendations into the Greater Shepparton Planning Scheme.

Figure 1: Aerial photo of all three sites







2 SITE CONTEXT

2.1 Tatura Abattoir Site

The subject site is known as 50-56 Martin Street and 122-138 Ross Street, Tatura and is located approximately 800 metres south of the main street and commercial business area. The land is made up of two titles with the smaller title being approximately 1.3 hectares in size and the larger title 2.8 hectares in size.

The Tatura abattoirs has been operating at the site for over 20 years. The processing of carcasses into packaged meat products is undertaken entirely indoors to the south of the existing plant, providing a separation from the existing dwellings along Martin Street and O'Toole Street. A noise assessment based on the *'Interim Guidelines for Control of Noise from Industry in Country Victoria'* was undertaken based on background noise levels at these existing dwellings. The assessment stated that the proposed extensions would generate less noise than the existing plant, however the combined noise levels will just exceed that of the existing plant.

2.2 Tatura Milk Industries Sites (Site 1 and Site 2)

The Tatura Milk Industries land is in two parts.

The main plant (**Site 1**) is generally bounded by Hogan Street, Hanlon Street, Brown Street and Mactier Park. This site is traversed by the Echuca railway line. Milk related industries have operated on the site since 1907.

The main plant site contains the TMI factory buildings including two drying towers of about 42m in height. Other buildings on the main site include shed, warehouses, unloading areas, truck manoeuvring areas, weighbridge, main factory entrance (off Mactier Street), servicing workshops and open storage areas.

Site 2 is bounded by Mactier Street, Dhurringile Road and the railway line. It consists of a large warehouse facility and open areas. It is bisected by an overland flow path.

2.3 Unilever Site

Unilever Australasia are the owners of 55 Park Street, Tatura. The site is located on two separate lots being:

- Lot 1 on Title Plan 104804R (formerly known as part of crown Allotment 103 Parish of Toolamba West) on vol. 09579 Fol. 284; and
- Lot 1 on Title Plan 210668E (formerly known as part of Crown Allotment 103 Parish of Toolamba West) on Vol. 09579 Fol. 283.

The site is on the east side of Park Street and is bounded by William Street to the North, Railway reserve to the south and residential development to the east.

The site has frontage of 323.37m to Park Street and a 408.13m frontage to William Street along its northern boundary. The site also abuts the Echuca-Melbourne Railway Line along its southern boundary and a bicycle track along the eastern boundary. The property has an overall site area of 10.139ha.

The site is surrounded by existing industrial uses to the north, including self storage, sheet metal and **other** related uses. This land is contained within the Industrial 1 Zone and Public Use Zone 1. To the east, the site abuts a bicycle track located upon an existing drainage easement and is zoned Public Use Zone 6. Further East are residential dwellings with the rear yards oriented towards the site and frontages along Mitchell and Erica Avenues and are zoned Residential 1. The Echuca-Melbourne railway line is located along the site's southern boundary and Park Street, running north-south along the subject site's western boundary is dominated by a mixture of single and multi-unit development types also zoned Residential 1.

There is extensive native vegetation on the site although it is understood that this is not remnant having been planted as part of the original Rosella food manufacturing site which was established on the land in the 1950s.

The site is currently occupied under Unilever's Tatura Wet Food Processing facility. The site has an existing total floor area of 16,000m², and consists of preparation and processing components, packaging and dispatch areas, engineering and related services as well as administration and amenities areas.

Operations on the land 'value-add' to existing food stuffs. Manufactured foods include wet pasta sauces, cook in sauces and ice tea, under the

Comment [g1]: Incorrect street names listed.

Documented amended to include correct information.

Deleted: The site is on the east side of Park Street and is bounded by Elizabeth Street to the north, Thompson Street to the west, Hogan Street to the south and the Tatura-Undera Road to the west.

Comment [g2]: Submission 10 noted that "water authority related uses" is incorrect.

Document amended to correct this.

Deleted: water authority

recognised brand names such as Continental, Chicken Tonight, Bertolli, Raguletto and Lipton.

The site employs about 130 full time staff with an additional 30 casual staff. Unilever operates three 8 hours shifts, with the staff spread across these three shifts. The plant currently operates about 200 days a year. Deliveries to and from the site are generally limited to between the hours of 6am and 6pm. Approximately 45 truck movements occur to and from the site on a daily basis, with heavy vehicle access via a secured entrance point located along William Street. Staff vehicle access is from Park Street and there is about 115 existing on-site car spaces.

3 PLANNING CONTEXT

3.1 Existing Planning Controls – Tatura Abattoir Site

The land contained in the shaded area on Figure 2 is within the Industrial 3 zone under the Greater Shepparton Planning Scheme.

In addition the following overlays apply (in part) over the land:

- Land Subject to Inundation (small part only on east side)

Surrounding zones are Industrial 3 to the north, Public Park and Recreation to the east and south and Low Density Residential to the south west over Ross Street. Land to the north west is included in the Business 3 zone.

3.2 Existing Planning Controls – TMI (Site One)

The land contained in the shaded area on Figure 2 is within five separate zones under the Greater Shepparton Planning Scheme being:

- Industrial 1 Zone
- Residential 1 Zone
- Public Use Zone 4
- Public Park and Recreation Zone
- Business 1 Zone

In addition the following overlays apply (in part) over the land:

- Heritage Overlay
- Land Subject to Inundation Overlay

Surrounding zones are mainly residential to the north, east and south with a small abuttal to an Industrial 1 zone to the south east. Land to the west is part of the Tatura shopping area and is included in the Business 1 zone.

3.3 Existing Planning Controls – TMI (Site Two)

The land contained in the hatched area on Figure 2 is within two zones under the Greater Shepparton Planning Scheme being:

- Industrial 1 Zone
- Urban Floodway Zone

In addition the following overlays apply (in part) over the land:

- Land Subject to Inundation Overlay

Surrounding zones are mainly industrial although land to the east, over Dhurringile Road is identified by Council for residential use. It is understood that it has recently been purchased for the purposes of a retirement village.

3.4 Existing Planning Controls – Unilever Site

The land contained in the shaded area on Figure 2 is all contained within the Industrial 1 zone under the Greater Shepparton Planning Scheme.

In addition the following overlays apply (in small part) over the eastern side of the land:

- Land Subject to Inundation Overlay
- Floodway Overlay

Surrounding zones are Industrial 1 to the north and Residential 1 to the south, west and east. On all sides however there is small intervening 'buffer' type zones including PUZ to the south (rail line); Industrial 1 to the west (being the width of Parks Street) and Public Use 6 to the east (linear parkland).

Comment [93]: Figure 4 does not exist.

Document amended to reflect correct figure reference.

Deleted: 4

4 STRATEGIC PLANNING REVIEW

4.1 New Format Planning Scheme 1998

In 1998, the City of Greater Shepparton exhibited its 'new format' planning scheme in accordance with the Victoria Planning Provisions. The new format scheme carried over former planning controls from previous schemes into a new amalgamated planning scheme for the City.

No changes were proposed for the **Tatura Abattoir** site or the **Unilever** site as part of the new format scheme.

However, the origins of the current zoning and overlay regime on the **TMI** site are derived from the new format planning scheme Panel report of 1998. Most of the **TMI** site was contained within the Industrial 1 zone. However, the Panel report (October 1998) considered a proposed change in zoning from a Residential 1 to Industrial 1 for all land on the west side of Hanlon Street. The owner of the land on the south west corner of Hogan and Hanlon Street objected to the modified zoning on the basis that **TMI** had indicated that all of their future expansion would be at the southern end of the site beyond the railway reserve.

In rejecting the Council proposal to rezone the land from Residential 1 to Industrial 1, the Panel made a number of observations about the long term planning of the **TMI** site. The Panel noted (at page 130 and with emphasis added):

*As the **TMI** site and operations have expanded within the town of Tatura the site has progressively encroached upon and consumed the mainly residential land on its boundaries. As this has taken place there has been a gradual re-zoning of adjoining properties purchased by **TMI**. The expansion of the site footprint has largely been in response to associated growth of the processing and warehouse facilities. This means that historically as the site has grown there has been little if any increase in buffer between the industrial facilities and the neighbours.*

***TMI** are poised to go through a significant expansion in the next 1-5 years. The works will involve major Capital investment of long term assets which will create a number of new jobs and wealth for the community. The growth in question does not come at the expense of others but rather leverages upon the global growth in the high value Nutritional Foods sector.*

The planned works include two new 'wet mix' systems, a 5th drier, and a number of other revisions and upgrades across the site. The site space constraints and

timeframes required to purchase and re-zone additional land severely limits the options available to progress the planned enhancements. The timeframe for construction of the wet-mix facilities is very short..operational within 12-15 months. This means building upon inappropriately zoned land is not an option.

The Panel was appraised of the recent history of the development of Tatura Milk Industries (TMI) and the problems associated with industrial expansion adjoining a residential area. The MSS does not foreshadow rezoning to accommodate expansion of TMI at this stage.

It is apparent that the city is attempting to overcome the conflict associated with this expansion by the establishment of a consultative committee representing the major parties to address issues of concern. Given these efforts, it is surprising that the rezoning has been presented extending the industrial Zone into Hanlon Street. The Panel inspected this area and as a result of this inspection and the information presented to it, considers it totally inappropriate to extend the industrial zoning into Hanlon Street unless a comprehensive development plan has been developed and approved. TMI advised that it is in the process of developing an Overall Plan of Development which should be a precondition for consideration of any rezoning proposals in such a sensitive area.

Accordingly, the Panel recommended that all properties in Hanlon Street be retained in the Residential 1 Zone on the basis that an overall development plan was required prior to any rezoning taking place.

The Tatura Milk Industries Master Plan 2011 is the fulfillment of that overall development plan.

As a result of the 1998 Panel report, the 'New format' Greater Shepparton Planning Scheme was gazetted on 29 July 1999. As a consequence, and as noted above:

- The Tatura Abattoir Site is contained within the Industrial 3 Zone.
- The TMI site is predominantly contained within the Industrial 1 Zone.
- The Unilever site is contained within the Industrial 1 Zone.

4.2 Existing State Planning Policy Framework (SPPF)

The State Planning Policy Framework (SPPF) of all planning schemes details those aspects of state policy which need to be taken into account in planning and development proposals. The SPPF implements the *Planning and Environment Act 1987* and has a primary objective to provide for the fair, orderly, economic and sustainable use and development of land.

Clause 10.02 of the SPPF has the following goal:

The State Planning Policy Framework seeks to ensure that the objectives of planning in Victoria (as set out in Section 4 of the Planning and Environment Act 1987) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

Clause 13 deals with Environmental Risks and has objectives including:

- Clause 13.04-1 (Noise abatement): to assist the control of noise effects on sensitive land uses.

Clause 15 deals with Built Environment and Heritage and has objectives including:

- Clause 15.01-2 (Urban design principles): to achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.

Clause 17 deals with Economic Development and has objectives including:

- Clause 17.02-1 (Industrial Land Development): to ensure availability of land for industry. The EPA publication Recommended Buffer Distances for Industrial Residual Air Emissions (1990) is included as a policy guideline.
- Clause 17.02-3 (State significant industrial land): to protect industrial land of State significance.

Clause 18 deals with Transport and has relevant objectives including:

- Clause 18.01-1 (Land use and transport planning): to create a safe and sustainable transport system by integrating land-use and transport.
- Clause 18.01-2 (Transport system): to coordinate development of all transport modes to provide a comprehensive transport system.

Other than noting that the SPPF has been recently revised (albeit in a 'policy neutral' sense) it is not proposed to repeat that analysis in any great detail.

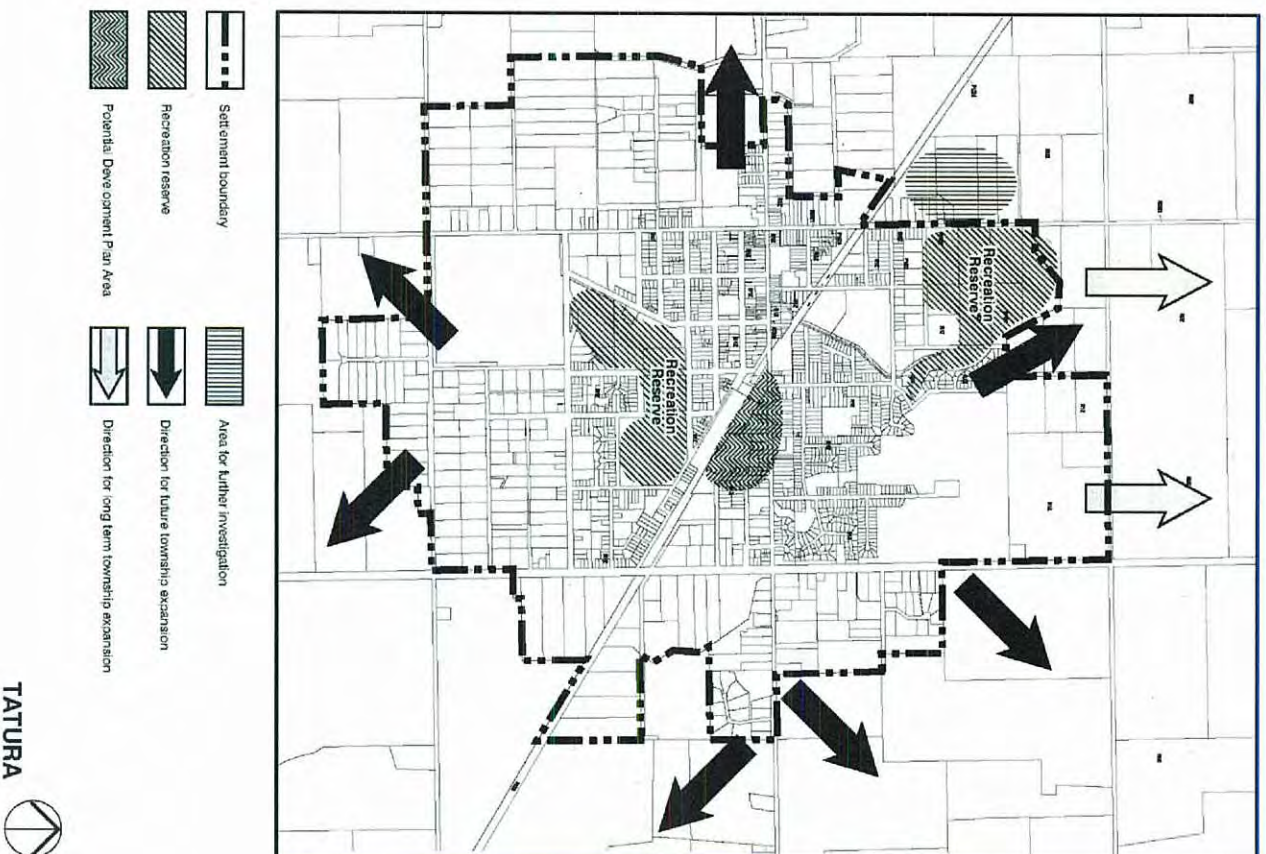
4.3 Existing Local Planning Policy Framework (LPPF)

The Greater Shepparton MSS (at Clause 21.04) contains the following Town Structure Plan for Tatura.

Comment [g4]: Submission 10 stated that the plan does not show what zone their land (17-33 Margaret Street) is within. This is correct, the plan is a Structure Plan, not a Zoning Map so does not show land use zones. No changes to the document are required.

Figure 2: Tatura Town Structure Plan

Comment [95]: No title was applied to this figure.
Document amended to add "Figure 2" title.



The Greater Shepparton MSS (at **Clause 21.06**) contains strategic directions for industry noting that the manufacturing sector is a most important component of the local economy and is closely linked to the agricultural sector through many national and international food processing and packaging companies. Relevant objectives in Clause 21.06 include:

- To protect the existing industrial base in the urban areas of Shepparton, Mooroopna and Tatura.

Related strategies include (with emphasis):

- Consolidate existing major industrial zones within the new urban growth boundaries.
- Protect existing industries and facilitate their expansion.
- Support new industries in established industrial zones, with access to infrastructure and constructed roads.
- Support food related industries and value adding opportunities.
- Encourage new value adding industries to locate in existing serviced industrial areas.
- Protect the supply of future industrial land from encroachment of non industrial uses.
- Allow limited light industry in the townships if it relates to local agricultural production and subject to servicing and environmental constraints.
- Encourage industrial developments that incorporate high quality architectural design elements, create visual interest and incorporate landscaping and/or urban art.
- Ensure that land within 10 metres of the frontage of an industrial site (other than land required for car parking and access) is developed for landscaping.

The further strategic work program in the MSS (at Clause 21.06) includes commitments to (with emphasis):

- Update the Economic Development Strategy, incorporating an Industrial Land and supply analysis (including Tatura and Lemnos); a review of the Tourism Strategy; and trends in the agribusiness sector.
- Apply the Development Plan Overlay or similar tool to provide for protection and future growth of existing large-scale industries in Tatura.

4.4 CoGS Industrial Background Report (2010)

In 2010 Council commissioned Habitat Planning to undertake some background research as part of preparing an Industrial Land Strategy. The report was a municipal wide analysis and it made some relevant observations about industrial land opportunities in Tatura. The report noted:

Tatura is situated in the City of Greater Shepparton and has a population of 4,376 (ABS, 2006). The food processing sector is the major contributor to the town's economic output with manufacturing employing nearly 20% of the population (compared with 12% for regional Victoria). The major food processing employers include Tatura Milk Industries, Snowbrand, Unilever and Tatura Abattoirs. This concentration of food processing facilities in the small town of Tatura provides for some unique planning challenges for the council and as such the City of Greater Shepparton is looking to capitalise on the expansion.

The report noted that service capabilities are generally good at Tatura and there is general capacity in both the water and wastewater plants. The report cross referenced to earlier work done by Council (the Greater Shepparton 2030 Strategy Plan - GS2030SP) which suggested that any rezoning of land in Tatura to cater for additional industrial development would require close scrutiny. The research of planning and development data and existing supply capabilities in the report suggested that there is a supply shortage in Tatura. This shortage has recently been exacerbated by the sale of the 13 hectares on the eastern side of Dhurringile Road by Tatura Milk for the purposes of a retirement village. This leaves only approximately 4 hectares of appropriately zoned land (although not necessarily available for development) which, according to consumption figures, is a critical shortage. Most of this land is not available for development.

The Background Report also noted that:

- *Although there is unlikely to be a need within 10 years land should be identified to facilitate potential small lot industrial development (<4,000m²), on southern side of Cussen Road. Adequate buffers and separation distances from nearby homes can be planned in as part of the further investigation process.*
- *The council should investigate and monitor potential land use conflicts and provide design solutions in the Margaret Street and William Street area.*
- *More clarity should be provided to this plan (Town Structure Plan) to highlight the location of the two major industries and to distinguish between the town centre, residential and industrial development.*

Comment [196]: Submission 10 stated that "My property in Margaret Street is zoned residential and its amenity must be protected. It is not clear on any plan that my land is Zoned residential-this oversight has caused big problems in the past."

A zoning is map for the submitter's land is not included in this document, but can be accessed on the DPCD website where the land use zones applied to land is clear.

No changes to the document are required.

- A long term industrial development should be noted for future investigation in the corridor of land north of Pogue Road between Murchison Road and Dhurringile Road.

There is no specific reference in the Background Report to the **Tatura Abattoir** site.

In relation to the **Tatura Milk** site, the Background Report focused on 13 hectares of land is located on the Eastern side of Dhurringile Road which offers an expansion option for Tatura Milk. The report noted:

The land adjoins rural residential development fronting Ferguson Road and further investigation should be undertaken by the Council to ensure that any development on the site has regard to existing residential development. The area is also understood to be under investigation for residential zoning in the housing strategy.

In relation to the **Uniliver** site, the Background Report noted that:

William Street provides a location for a mixture of industrial businesses ranging from Unilever to small scale service industries. A number of sites remain vacant or under developed in this area and inter-dispersed with a number of homes. Council will need to monitor this area and the interface with residential development. Some design suggestions should be offered to any expanding businesses to ensure the risk of amenity based complaints are minimised.

Finally, the Background Report suggested the following relevant monitoring and review projects for Tatura:

- Monitor land development trends in Tatura and consider the need in 5 to 10 years time to investigate and rezone additional land as shown on the recommended changes to the Township Framework Plan, including Cussen Road and Margaret Street.
- The council should investigate options to ensure the Tatura Milk land east of Dhurringile Road avoids development outcomes that may have adverse impacts on residential properties fronting Ferguson Road.

The Background Report has yet to be considered by Council but is most likely to become a reference document that informs a future Industrial Land Strategy and consequent zoning changes.

Comment [g71]: Submission 10 requested that this reference to Margaret Street be removed as 'the Majority of Land in Margaret Street (90%) zoned residential or park and therefore it is not appropriate to rezone'. This is not entirely accurate, and rezoning will only occur as appropriate, subject to further investigation.
No changes to the document are required.

4.5 City of Shepparton Housing Strategy (GSHS)

The GSHS contains a modified Framework Plan for Tatura and it identified areas for:

- Minimal Change
- Incremental Change
- Urban Growth

The GSHS became part of Amendment C93 to the Greater Shepparton Planning Scheme which was exhibited in late 2010. The explanatory report for the amendment noted:

The Greater Shepparton Housing Strategy 2009 (GSHS) outlines Council's approach to housing delivery and growth in the municipality and provides the basis for the objectives, strategies and policy guidelines outlined below. It provides for sufficient land supply to accommodate housing demand within a consolidated and sustainable development framework. In doing so, it defines settlement boundaries for the extent of urban expansion to ensure the sustainability of the urban community and the well being of productive agricultural land. The strategy is based on using as a guide/trigger the need for 10 years of land supply and 5 years of zoned land being available. This is a different approach from the State standards of 15 years of supply and 10 years of zoned land and is based on Shepparton's growth rates.

Changes were recommended for the various Framework Plans in the scheme and six Investigation Areas were identified. Area No. 5 was the Dhurringile Road, Tatura area and the explanatory report noted that:

The land is opposite the Tatura Milk Industries. The future role of this land for industrial purposes is dependent on investigation through an Industrial Land Use Strategy.

Of direct relevance to the three sites in Tatura, the GSHS included:

- Residential land to the west of **Tatura abattoirs** is identified for 'Minimal Change'.
- Residential land to the west of **Unilever** is also identified for 'Minimal Change' while land to the east is identified for 'Incremental Change'.
- All residential land surrounding the **TMI** site is identified for "Incremental Change'.

The GSHS recommended that the Industrial 1 Zoned land owned by TMI on the east side of Dhurringile Road be considered for residential development. The Strategy noted that TMI had spent considerable sums acquiring nearby residential homes so as to reduce the limitations placed on its business and that Council should be ensuring that the company is protected from further residential encroachment.

Otherwise, the GSHS noted that the expansion of residential development to the north and south of Tatura would have minimal impact on the potential industrial land requirements.

The Panel report for Amendment C93 was received by Council in late March 2011. The report noted that **TMI** had sought:

- The identification of residentially zoned land within the buffers around TMI properties as a minimal change area in order to minimise potential land use conflicts; and
- Recognition under Clause 21.04-1 of the importance of TMI to the region and the need to preserve ongoing operations.

Council supported TMI's submission in relation to the removal of the residential growth notation from land in industrial zone but it did not support its removal from other private land in the vicinity. The Panel acknowledged that Council was currently working with TMI on a master plan for industrial area master planning in Tatura. Council advised the Panel that it was not appropriate to alter any residential notations within any TMI buffer area, which in itself is not clearly defined, until completion of that master plan.

The Panel acknowledged that **TMI** was a major industrial operator of strategic importance in the region, employing 400 people. The Panel noted the SPPF aims to protect industrial activity in industrial zones from the encroachment of unplanned sensitive uses which would adversely affect industry viability (Clause 17.02-1). In addition the Panel noted that the Greater Shepparton MSS Clause 21.06 includes objectives and strategies including:

- To protect the existing industrial base in the urban areas of Shepparton, Mooroopna and Tatura.*
- Protect existing industries and facilitate their expansion.*
- Support food related industries and value adding opportunities.*

The Panel noted that it would be inappropriate to include industrial land in “residential development” designations in the Housing Strategy and on Framework Plans and also expressed some concerns about way the ‘change’ designations were developed.

While the Panel considered that it is appropriate for the MSS to include the proximity to uses which cause significant off-site impacts as one of the factors for consideration in determining the nature of residential change that would be supported in an area, it was not in a position to support TMI’s request for extensive designation as ‘minimal change’ of residential land to the north and east of TMI’s main operational property and south of the railway line.

The Panel report for Amendment C93 is to be considered by the Council at its meeting on 21st June 2011.

5 PLANNING PERMIT HISTORY AND ANALYSIS

5.1 Recent Planning Permit Analysis – Tatura Abattoir Site

Planning Application No. 2005-28 for 56-60 Martin Street, Tatura proposed extensions to the existing Tatura Abattoir to allow for the processing of animal carcasses into meat products. Processing the carcasses will lead to the requirement of additional shift work which has the potential to increase operating hours from 6.00pm to 11.00 pm on week days and may also involve the occasional Saturday morning.

A formalised car parking area providing 133 spaces was to be constructed as part of the proposal. The proposal involved a 5 stage re-development of the Tatura Abattoirs to allow the processing of carcasses into packaged meat products. This re-development will involve the construction of processing rooms, chilling facilities, additional storage areas, staff facilities and car parking directly to the south of the existing plant. In addition to this, a new kill floor will be constructed directly to the east of the existing plant. Once completed, the existing kill floor will become redundant.

The amount of livestock unloaded on site will not increase as a result of the proposed extensions. It was estimated that the delivery of packaging and the removal of the packaged product will generate an additional three to four semi trailer movements per day.

The application was advertised and four objections were received noting:

- The noise generated by unloading of stock
- The odours produced by the abattoir.

In approving the development Council acknowledged that Clause 17.03-2 of the SPPF recognised the need for existing industrial areas containing key processing industries to be protected to facilitate further industrial development. In addition, it was noted that the aim of Clause 21.05-3 of the LPPF was to facilitate the development of industrial land in Tatura for food related purposes. The LPPF also recognised the need to improve the design and appearance of new industrial development in existing industrial areas, including the consideration of the impact of noise and odour on adjoining land uses.

An increase in odour as a result of the developments was considered unlikely as the amount of livestock unloaded, stored and killed at the premises was not to be increased. If anything the additional cool storage and an improved kill floor may lead to an overall reduction in the odour generated on site.

Council included conditions in its notice of decision to ensure that the use met the requirements of the relevant authorities in relation to noise, stormwater and wastewater management and chemical storage. Conditions also ensured the appearance of the site and the completed buildings and works would improve the overall appearance of the area.

Planning Permit No. 2005-28 was issued by Council on 13 April 2005 for extensions to the existing Tatura Abattoir and an extension of the hours of operation. The permit identified that the permitted use included the processing of carcasses.

The abattoir permit went on review to VCAT on the basis of some of the above conditions. VCAT noted:

The abattoir reviews permit conditions imposed by council requiring 2.3 metres of road widening to O'Reilly Street and 1.9 metres of road widening to Martin Street, plus kerb and channelling with water sensitive drainage (swales) to both streets. These works only align with and about the abattoir. No formal footpath is sought on the grassed verges remaining in the road reserve.

The abattoir has existed for decades and presently enjoys:

- a. Informal dual access off Martin Street for offloading animals into its livestock unloading ramp;*
 - b. Informal access off O'Reilly Street for both employees vehicles into its informal car park and for heavy trucks collecting carcasses for delivery to clients.*
- The conditions were imposed as part of a planning permit for extension to the existing abattoir (packing room; new kill floor) and associated facilities (new car pack; new livestock unloading ramp) as well as for extension of operating hours. The building size is being doubled (according to the applicant) or trebled (according to the council).*
- The need to extend the abattoir is driven by:*
- c. Client demand for packaged and boxed product rather than carcass delivery as present;*
 - d. OHS requirements for reduced manual handling of the animals and carcasses and for improved handling standards for exported meats.*

VCAT concluded that:

I find it difficult to envisage that expansion of the abattoir and increased industrial weight truck movements will not increase the burden on the road reserve, its edges and verges, and will not slow, to some extent, the through traffic when turning movements occur.

There is no doubt there will be an increase in O'Reilly Street, and the question is the extent of increase in Martin Street. I find it difficult to envisage that there will be no increase in the kill rate (and consequently the unloading rate) with the planned expansion of the abattoir. I note there is no limitation on the kill rate in the conditions.

The abattoir permit went on review to VCAT (P1196/2005) on the basis of some of the above conditions. VCAT noted:

The abattoir reviews permit conditions imposed by council requiring 2.3 metres of road widening to O'Reilly Street and 1.9 metres of road widening to Martin Street, plus kerb and channelling with water sensitive drainage (swales) to both streets. These works only align with and about the abattoir. No formal footpath is sought on the grassed verges remaining in the road reserve.

The conditions were imposed as part of a planning permit for extension to the existing abattoir (packing room, new kill floor) and associated facilities (new car park, new livestock unloading ramp) as well as for extension of operating hours. The building size is being doubled (according to the applicant) or trebled (according to the council).

VCAT concluded that:

I find it difficult to envisage that expansion of the abattoir and increased industrial weight truck movements will not increase the burden on the road reserve, its edges and verges, and will not slow, to some extent, the through traffic when turning movements occur.

There is no doubt there will be an increase in O'Reilly Street, and the question is the extent of increase in Martin Street. I find it difficult to envisage that there will be no increase in the kill rate (and consequently the unloading rate) with the planned expansion of the abattoir. I note there is no limitation on the kill rate in the conditions.

The Tribunal confirmed Council's conditions.

Permit 2005-28 has been the subject of a number of amendments, the most recent of which (September 2009) specified:

- Hours of operation (being Monday – Saturday 6am to midnight)
- Construction of car park
- Standard amenity protection conditions
- Baffled lighting
- Need for an Environment Management Plan
- Compliance with SEPP N-1

- Noise insulation of refrigeration and air conditioning
- Good delivery times
- Stormwater Management Plan
- Drainage Plan
- Onsite retardation/offsite discharge rate
- Boundary fencing to 2.4m
- Landscape Plan

5.2 Recent Planning Permit Analysis – TMI Site

Based on an analysis of Council records, and on discussions with Council and TMI staff, it is evident that unlike the abattoirs and the Unilever site, the provisions in the various zones on the TMI site trigger many minor permits some of which appear unnecessary in the context of an important local industry.

A number of recent examples are relevant.

Application 2008/201 was made for the construction of a management hut at 16 Hanlon Street. While the land is zoned Residential 1 (and therefore has to rely on the existing use provisions of Clause 63), the land on which it is located already contained an existing hut, weighbridge, car park, truck turning area and above ground piping.

Another application was made in September 2010 to develop underground stormwater tanks in the Residential 1 zone. However, this was considered to be a prohibited use for which a rezoning was required.

Many of these (and other) applications would be ‘as of right’ and therefore not needing a planning permit if the land were in an industrial type zone.

The existing ‘triangular’ parcel of land near the south east boundary of the site (fronting Hanlon Street) has caused difficulties in terms of the proposed wet mix facility. Amendment C150 to the GSPs was gazetted on 10 March 2011 and this exempted notice and review provisions under the Act which enabled the ‘wet mix’ application to be considered by Council without notice to residents.

Permit No. 2011/31 was then issued by Council on 28 April 2011 for the proposed wet mix facility. This application was subject to a number of conditions including:

- Landscaping strip of 4m in width along Brown Street
- Noise limit of 36dBA measured 70m from the centre of the new

- building.
- Noise monitoring.
- Acoustic fencing treatment.
- Drainage plan.
- Landscape plan.
- Provision of 31 additional car spaces.
- Control of light spill.
- Loading and unloading on site.
- Soil erosion control measures.

There is no recent record of permits on the TMI site on Dhurringile Road.

3.2 Planning Permit Analysis – Unilever Site

Permit Application Nos. 2006-523 proposed to develop the 'Unilever' land for a dry foods processing plant in addition to the existing activities on the site. The application sought an increase in floor area of 10,160m² made up of the following extensions:

- Extended dry foods store – 1,400m²
- Process building – 1,700m²
- Packaging building – 3,500m²
- Mezzanine deck – 750m²
- Extended warehouse – 2,700m²
- Extended amenities and canteen – 110m²

The proposal also sought to undertake modifications to the existing internal heavy vehicle access road. 70 new car parking spaces were proposed.

Sound attenuation measures were proposed along the western boundary facing Parks Street in the form of fencing, additional landscaping and earth mounding.

The application also sought approval for Unilever to run its operations 24 hours a day 365 days a year. The additional dry food processing plant was to employ about another 100 staff, bringing the total staff to about 265 persons. As a result of the proposed extensions, truck movements were to increase to about 70-80 truck movements per day.

Permit No. 2006-523/B was issued on 14 December 2006 for a dry foods processing plant subject to conditions requiring:

- Drainage plans
- Landscape plans

- Stormwater discharge
- At least 185 (and up to 199) car spaces
- Loading and unloading entirely on site
- Noise emissions to comply with SEPP N-1
- Buffer fencing
- Baffled lighting

In addition to this planning permit, an EPA works approval was also required addressing noise, odour and particle emissions. Notably, the planning permit application was referred to the EPA who did not object to the application.

Unilever currently operates a trade waste system and the proposed extensions were required to be connected to this existing system which also requires approval from the EPA prior to the authority issuing a Works approval.

5.4 Commentary

Council's MSS (Clause 21.06-3) makes it clear that the manufacturing industry (including around Tatura) is strongly supported and that it needs protection for the long term economic benefit of the town and the municipality.

The Abattoir site is an 'island' site that is entirely contained within an Industrial 3 zone which is the appropriate zone that provides a neat fit with the strategic direction in the MSS. This site has received planning permits for significant works in recent years in accordance with the zoning of the land.

While the Unilever site is also an 'island' sites that is entirely contained within an Industrial 1 zone, the company is preparing a Master Plan for the long term use and development of the land.

The TMI sites are split between six different zones and the company's expansion plans have been frustrated, delayed and even prohibited by virtue of this cocktail of zones. At the very least, it seems prudent to treat the TMI site in the same manner as the other two sites by considering the inclusion of all of its affected land within the one zone.

In view of the fact that both TMI and Unilever are preparing Master Plans, it is considered appropriate to consider a tailored special zone to link with the master plans.

6 OPPORTUNITIES

6.1 Expansion Plans

As noted, the Greater Shepparton MSS (at Clause 21.06) acknowledges the long association between the food related manufacturing industry and the town of Tatura and notes the significant employment opportunities that these industries provide.

Both **Unilever** and **Tatura Abattoirs** have recently received planning approval for substantial developments. Based on its brief consultations, Council understands that no significant expansion of existing facilities is proposed at the **Tatura Abattoir** site in the short term.

Unilever however is in the process of developing a Master Plan and consultations with the company suggest that it may wish to expand to provide a more efficient plant and to expand their range of products. The company hope to be in a position to finalise its Master Plan during 2011.

At the same time, **TMI** has activated its expansion plans. In response to the new format Panel report in 1998, TMI has now prepared a 'Master Plan' document to guide that expansion.

The 'Master Plan' was prepared by TMI in consultation with Regional Development Victoria, Department of Innovation, Industry and Regional Development, the EPA, the Department of Transport, VicTrack and the City of Greater Shepparton.

Possible 'major works' identified on the Master Plan include:

- Wetmix/Batching Plant
- Cogeneration Plant
- Fire Pump Shed
- Processing and Storage Facilities
- New Ingredient Process
- Cheese Plant Expansion
- Workshop and Storage Expansion

Possible 'minor works' identified on the Master Plan include:

- Relocated Chemical Store
- Trade Waste Vessel
- Town Water Reservoir
- Staff Change Rooms
- Stormwater Monitoring and Diversion System

- Office/Store
- Redeveloped Former Hospital Building

TMI's Site Master Plan report (2010) notes the following in relation to the growth and expansion of the site:

As the TMI site and operations have expanded with the town of Tatura the site has progressively encroached upon and consumed the mainly residential land on its boundaries. As this has taken place there has been a gradual re-zoning of adjoining properties purchased by TMI. The expansion of the site footprint has largely been in response to associated growth of the processing and warehouse facilities. This means that historically as the site has grown there has been little if any increase in buffer between the industrial facilities and the neighbours.

Both the processing and warehouse sites are becoming saturated with existing infrastructure. Virtually any development will lessen the already limited buffer zones.

The ability for any closely bound industrial site to expand can be severely hampered by the planning processes required prior to any actual works. If the scale, or impact, of the works is significant then the prior planning steps can take years to complete. Future delays associated with this process can be greatly reduced if site Master Plans are developed in conjunction with input from the relevant regional and state authorities. Ideally master plans must flag all potential works for the next 5-10 years.

.....
TMI are poised to go through a significant expansion in the next 1-5 years. The works will involve major Capital investment of long term assets which will create a number of new jobs and wealth for the community. The growth in question does not come at the expense of others but rather leverages upon the global growth in the high value Nutritional Foods sector.

In preparing its Master Plan, TMI noted that plans had been provided outlining an array of potential developments across the two sites and these have subsequently been segregated into smaller scale (minor) projects and larger scale (major) projects. It was acknowledged that most of the 'minor' projects fall outside of the timeframe in which the Master Plan can be developed and processed therefore they must be progressed via individual consent and permit processes. They are still shown on the master plan as they form part of what the overall site is expected to comprise. The Master Plan also noted that the desire to commence building a wet-mix facility within the next 12 months means that Planning and Approvals for this project also cannot be incorporated into the Master Plan process. The impact for this is

that separate planning, environmental and consenting processes must be followed. That said, as this project forms part of the eventual site infrastructure it is also shown on the Master Plan.

6.2 Commentary

Tatura clearly has a number of advantages over other similarly sized towns in regional Victoria.

The presence of three food related industries gives the town a 'critical mass' in terms of being able to attract employees and their families. This has long term implications for the growth of the town and the provision of adequate commercial, community, education and housing opportunities.

There is now an opportunity to include the only one of the three sites which has a 'split' zoning regime within its own tailored zone.

This will entrench all of these important local industries in the town into appropriate zones in the Planning Scheme. This opportunity coincides with a strong commitment at the state and local level to support the expansion of the TMI business in Tatura.

7 CONSTRAINTS

Given the evident opportunities that the three industries present to Tatura in terms of employment, it is prudent to see to what extent any of the site's suffer from locational constraints. The most notable constraints to the continued development of the three industries appear to be:

- Existing settlement pattern with evidence of some residential properties hosting detached dwellings and some medium density housing nearby.
- The consequent potential 'interface' amenity issues that might be caused to these dwellings by lighting, noise, smell and hours of operations.
- Bulk issues by virtue of the size and scale of some of any proposed buildings.
- Long term growth directions for the town.

7.1 Existing Settlement Pattern and Residential Interface

As evident from **Figure 3**, there is already an established settlement pattern of residential development around all three sites.

Near the **Tatura Abattoir** site there are a small number of houses on the west side of Ross Street and these are of the traditional detached housing form. All other surrounding land is industrial or open space although there is a large vacant parcel of land on the west side of Ross Street near its junction with O'Reilley's Road.

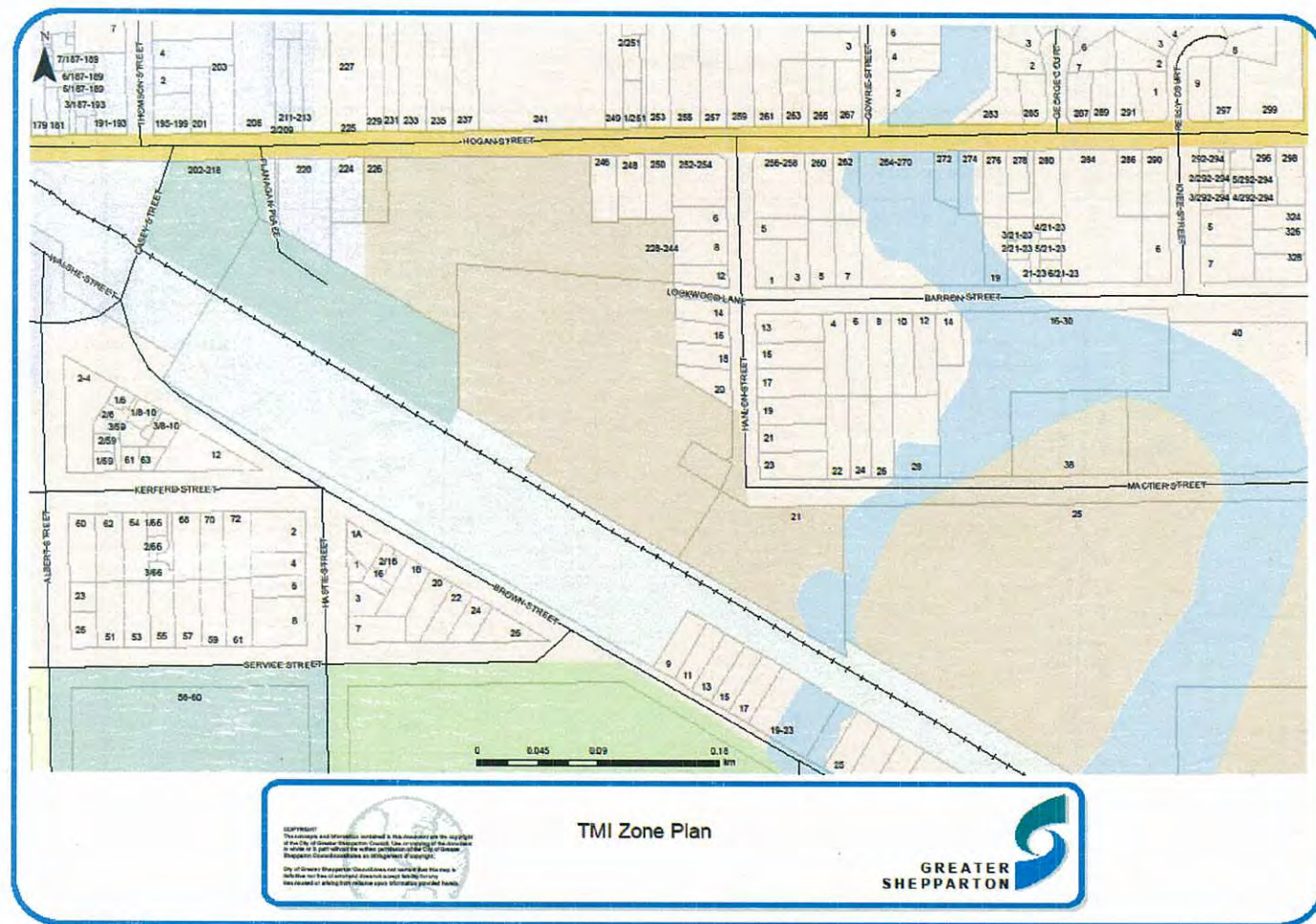
Near the **TMI** site there are about 50 houses within close proximity to the TMI property. These are mainly on the southern, northern and eastern side of the site and are mainly of the traditional detached housing form. That said, there is evidence of some modest medium density emerging to the north and it is notable that the Council Housing Strategy is promoting further medium density development all around the site on land zoned Residential 1.

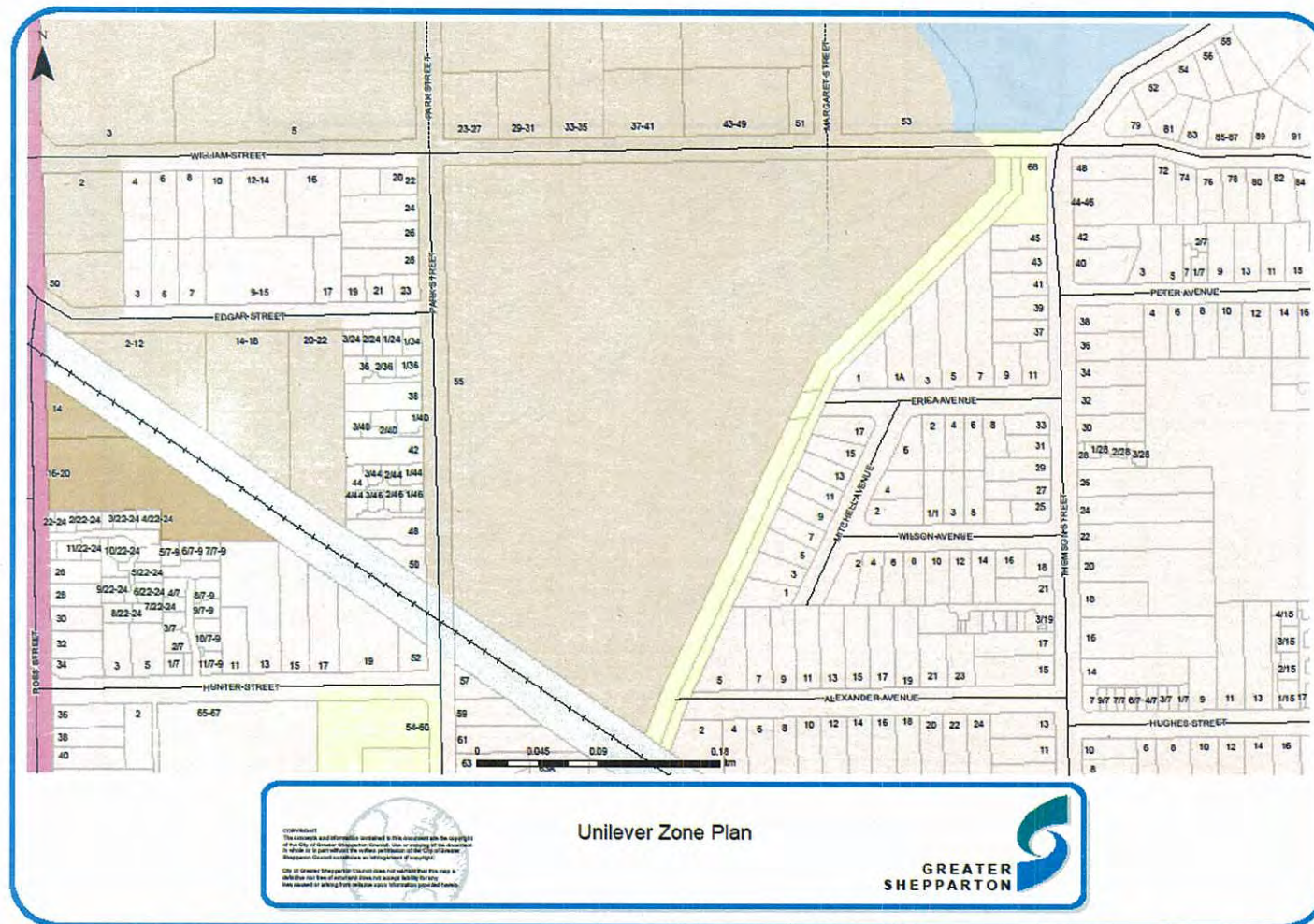
Near the **Unilever** site there are about 30 houses within close proximity on the west side of Park Street. These consist of both detached housing and more recent medium density housing. There are another 15 or 20 detached houses along the east side of the plant. It is again notable that the Council Housing Strategy is promoting further medium density development on land zoned Residential 1 to the east of the site. According to the Industrial Strategy Background Report (2010) land to the north of **Unilever** has been the source of some complaint.

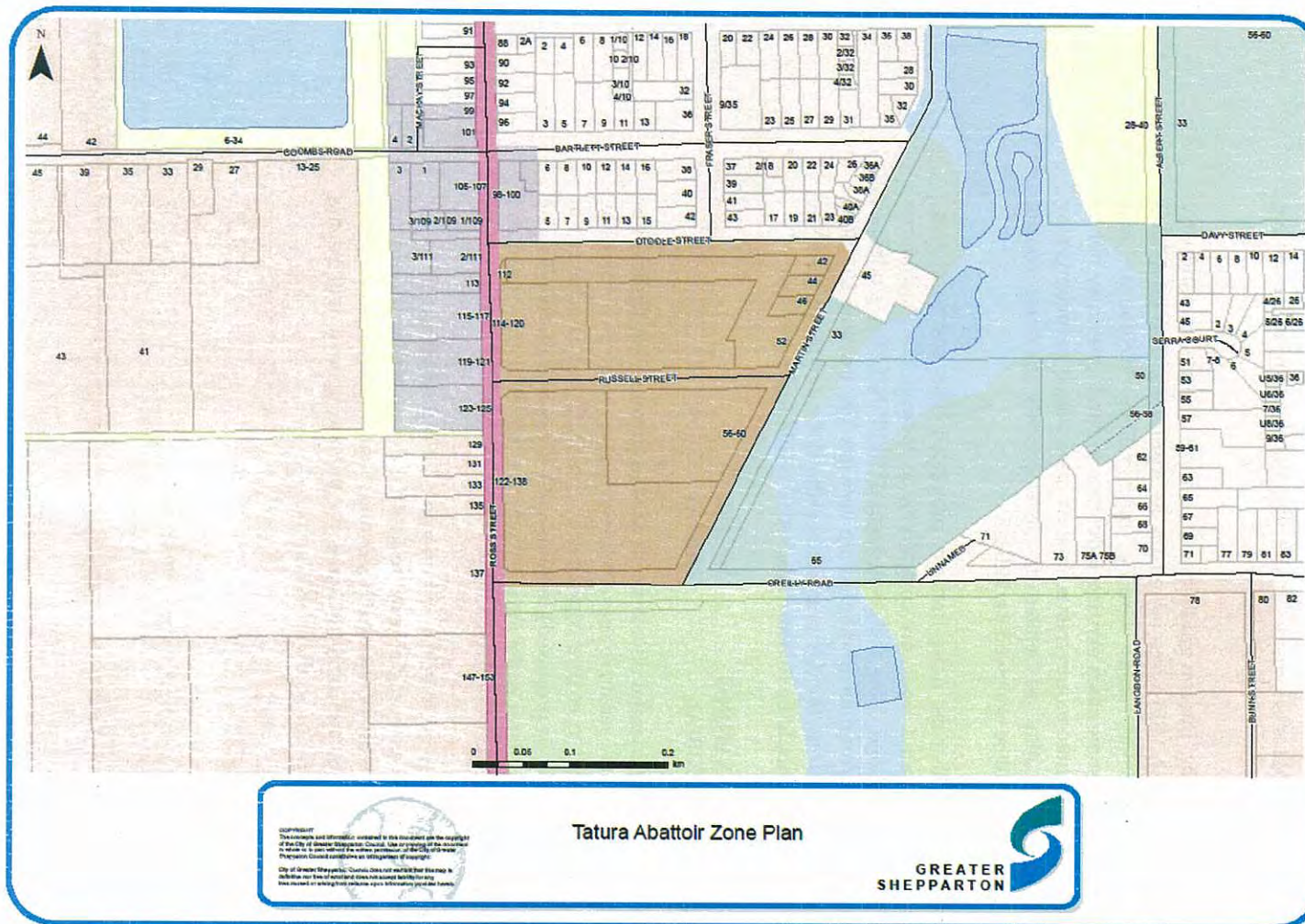
Comment [98]: Submission 10 commented that he has "been in contact with Unilever over the last few years about a noise that emanates from the plant consistently at approximately 25-30 second intervals. It most likely initiated from the northern side of the factory and can only be heard in adjacent residential areas to the North (my place). The matter has not been resolved."

No changes to the document are required.

Figure 3 – Zoning Plans for the three sites







In terms of the interfaces around all three sites, existing state level controls on noise and air emissions are designed to safeguard existing residential amenity.

State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. 1 ("SEPP N-1") provides for control of noise from industrial premises in the Melbourne metropolitan area. It requires noise emissions generated by plant, equipment and vehicles on industrial sites to not exceed certain criteria, when measured at residential use areas. SEPP N-1 is a mandatory control that sits outside of the planning system and planning controls.

In regional Victoria, the 'Interim guidelines for control of noise from industry in country Victoria' (N3/89) were issued on 18 April 1989. The guidelines apply to industries in areas outside metropolitan Melbourne and acknowledge that in some cases existing industries in rural areas may not be able to comply with these requirements. In such cases staged reductions may be appropriate and may be related to developments in noise control technology which shall be reviewed periodically.

The guidelines note that the noise limits in provincial cities and rural areas where background sound levels are comparable to Metropolitan Melbourne and are to be determined using the procedures of SEPP N-1. The guidelines note that where background sound levels are very low (ie. less than 25 dB(A) at night or 30dB(A) during the day or evening period) the minimum limits for noise from industry should be (when measured at residential premises):

DAY	EVENING	NIGHT
45dB(A)	37dB(A)	32dB(A)

The more intensive residential development of land surrounding **Unilever or TMI** may introduce new sensitive uses in close proximity to an industrial site. Notably, the obligation to ensure compliance with SEPP N-1 is achieved at any residence (existing or proposed) remains with the owner of the site. The SEPP N-1 principle is that it is the industry which is the emitter of noise and which must take remedial action to comply.

Council must therefore be mindful of promoting an industrial expansion of any of the sites while encouraging new residential development. If residents experience noise in excess of the SEPP N-1 noise limits as a consequence of the current and future industrial activities on the site, then it will be the industry (and not the resident) that must comply.

Any of the three sites might therefore be required to modify its operations so as to reduce noise and comply with SEPP N-1. This might require expensive (and possibly impractical) physical changes to its facilities, or a reduction in the times or manner in which it can operate. This could jeopardize the viability of the industrial operations that are so critical to the town.

In that context, Council may need to re-consider its housing strategy of promoting more intensive development (incremental change), especially around the TMI and Unilever sites. As an alternative, and if Council wishes to persist with this strategy, it may need to consider applying noise attenuation type controls on new residences. This is discussed below in relation to the planning control options for the site.

5.4 Commentary

There are adequate state level controls in place administered by the EPA which require works approval for specified uses and which control noise, air and odour emissions.

In addition to this, and at the local level, permit conditions are able to be applied by Council to address traffic, access, hours of operation and amenity type conditions.

8 PLANNING CONTROL OPTIONS

8.1 Tatura Abattoir

Based on an analysis of the existing and likely future operations on the abattoir site, it is considered that the most suitable zone is one of the industrial category zones.

The existing zoning of Industrial 3 has enabled extensions to be sought and approved. The zone accurately reflects the land use and the likely future land use.

There is also no basis to modify the overlay control being the L5IO especially as it only affects a very small part of the land on the east side. While future development could be facilitated by use of a Development Plan Overlay (or similar) there does not appear to be a pressing need for this given that the zoning adequately addresses both use and development controls.

The only possible additional overlay that could be applied might relate to protecting the low density residential land to the west from noise by use of a 'noise attenuation' type DDO. This is discussed in relation to all sites below.

On that basis there is no need to modify the existing zoning or overlay controls that presently apply to the land.

8.2 TMI Master Plan (Sites 1 and 2)

The existing zoning on the TMI site has either inhibited or frustrated the expansion plans of the company. The Master Plan that has now been prepared has identified the following major projects to be developed over about a ten year period.

- Wetmix/Batching Plant
- Cogeneration Plant
- Fire Pump Shed
- Processing and Storage Facilities
- New Ingredient Process
- Cheese Plant Expansion
- Workshop and Storage Expansion

The intended outcomes for the planning controls on TMI sites are as follows:

- An ability to articulate specific purposes for the control;
- An ability to exempt a permit for 'industry' but only if it is consistent with an approved Master Plan.

Having determined this, the next issue is to determine the planning control options that are available. In particular, is there an 'off the shelf' suite of planning controls that align with this vision or is a more tailored approach is needed?

A number of options have been considered for implementing the outcomes of the TMI Master Plan. The apparent zoning options include:

- Retention of the existing zoning regime over all or part of the precinct.
- Application of a new overlay on top of the existing zoning regime.
- Application of a Special Use Zone (SUZ) (or similar) with a tailored schedule.

The zoning options are now assessed in more detail.

The existing zone on most of the land (**Industrial 1**) has not enabled the company to expand as demands have required. As noted, there have been examples of time consuming applications processes and other examples of prohibited uses. The existence of business, residential, public use and parkland type zones on parts of the land compounds the uncertainty.

While there are a number of overlays that may assist in implementing the Master Plan (especially the **Design and Development Overlay**), these are typically 'development' tools and not 'use' tools whereas the fundamental issue for the company is certainty about the on-going use of their land.

The **Special Use Zone** (SUZ) will enable TMI to use the land for industry 'as of right' subject to compliance with a Master Plan. The SUZ will not trigger a buildings and works permit so long as the buildings and works are in accordance with the Master Plan. However, the SUZ will require the submission of development plans to the satisfaction of the Council.

All applications for use, development and subdivision will be exempt from the notice and review requirements of the Act if they are generally in accordance with the Master Plan.

A critical issue in part of the suggested rezoning of **Site 1** relates to its residential abutments. A rezoning from "Residential 1" to a Special Use Zone also impacts on surrounding residential areas especially Hanlon Street to the east and Brown Street to the south (and Hogan Street to the north). In all cases, the outcome of a SUZ would be to introduce a zone that effectively operates as an industrial type zone across the road from existing residences.

The main issues associated with such a rezoning relate to visual impact, noise and residual air emissions. The issue of noise and emission buffers is dealt

with by the EPA Publication No. N3/89 and as noted earlier this requires compliance with SEPP N-1 with the onus placed on the emitter of the noise.

Based on the acoustic material submitted by TMI in relation to its wet mix facility, noise readings of 36dBA were detected at the closest property on the corner of Hanlon and Mactier Streets, approximately 70m away. Condition 3 of Permit 2011-31 requires:

The total effective noise level from the new wet mix facility (excluding trucks), when measured in accordance with SEPP N-1, shall not exceed 36dBA at 70m from the centre of the Wet Mix building.

As noted earlier, under SEPPN-1 (and presumably all other EPA regulations) the onus is on the emitter to comply with the requirement, not the receiver.

A rezoning of residentially zoned land to a SUZ therefore must take account of these noise and residual air emission buffers.

Given that the settlement pattern along Hanlon is long established for residential use and development, it is considered prudent to replicate as far as possible the existing separation distances from the dwellings on the east side to the new industry on the west side. Most existing dwellings on the west side of Hanlon are setback between about 7 and 10 metres from their front boundary and this setback is typically landscaped. So as to maintain that undeveloped corridor along Hanlon it is suggested that any new development on the TMI site be setback a similar distance to that which presently exists.

Importantly, the GSPS already provides direction on this issue and there is an existing strategy (at Clause 21.06-3) stating:

- *Ensure that land within 10 metres of the frontage of an industrial site (other than land required for car parking and access) is developed for landscaping.*

Given this, it is considered appropriate to adopt a 10m setback to any new building on the TMI site from Hanlon Street. The Master Plan shows the first four metres as being landscaped with boundary fencing separating it from a six metre access way on the eastern side of a prospective new building thereby achieving the 10m setback advocated by Clause 21.06-3.

The same principle applies to Brown Street. Once again, and as indicated on the Master Plan, the likely development of that part of the site for a new blending and packing facility includes a 6m wide accessway all around that

new building for fire access purposes. The combined effect of the 6m accessway and the 4m landscape offset to Brown satisfies the Clause 21.06-3 strategy of the 10m offset.

Hogan Street is in a slightly different category given its long standing use for industrial purposes along the frontage of the site. In place of former dwellings, boundary fencing has been erected in recent years at a 5m offset to Hogan Street and this offset has all been landscaped. Given the more 'commercial' nature of Hogan (even though there are dwellings opposite) it is considered reasonable to maintain the existing regime especially in the absence of any complaint from residents over the years.

In terms of the easterly TMI site (**Site 2**), the same tailored SUZ can be applied. This site is presently warehouse related and it is compromised by an Urban Floodway Zone that bisects the eastern part of the land thereby isolating a small parcel of land contained within the Industrial 1 zone. The company intends to use this smaller parcel for logistics related uses.

One option is to leave the zoning regime in place on Site 2 given its industrial abutals. However, consistent with the approach adopted for Site 1, a Master Plan has been prepared identifying three precincts on this site. Given that TMI has now disposed of land on the east side of Dhurringile Road, and that this parcel is likely to be used for residential type purposes, then the same interface issues that present themselves on the main site may also become evident on this site.

Consistent with its strategy of trying to 'buffer' itself, it is considered that a 10m setback with a 4m landscape buffer be provided along Dhurringile Road.

8.3 Unilever Site

Based on an analysis of the existing operations on the Unilever site, it is considered that the most suitable zone remains one of the industrial category zones.

The existing zoning of Industrial 1 has enabled extensions to be sought and approved. As with the Abattoir, the zone accurately reflects the land use and the likely future land use.

Future development on the Unilever site is currently being assessed by the company as part of a Master Plan process. The outcome of the Master Plan (like TMI) could facilitate the use of a Special Use Zone (or similar).

In the short term, there does not appear to be a pressing need for a change given that the zoning adequately addresses both use and development

controls, however this will need to be reviewed pending the outcomes of the Master Plan process.

Finally, an additional overlay could be applied might relate to protecting the residential land to the west from noise by use of a 'noise attenuation' type DDO. This is discussed in relation to all sites below.

On that basis there is no need to modify the existing zoning or overlay controls at present on the Unilever land pending the outcome of the master Plan process.

Once the Master Plan is completed, Council should give consideration to including all of the Unilever land within a Special Use zone linked to the Master Plan.

8.4 Noise Attenuation Overlay Option – All Sites

As is to be expected in a densely settled town within which long term entrenched industries have incrementally grown, all three industrial sites are abutted by land zoned and used for residential purposes. As noted earlier, these abutments vary from site to site.

The interface between residential and industrial use is not unusual particularly in urban areas with a similarly long established settlement pattern. Partly in response to this it is a common decision guideline in industrial zones that consideration be given to the 'interface with non industrial areas'. (See Clauses 33.01-2; 33.01-4; 33.03-2; 33.03-4)

Some Councils have taken this a step further and have applied extra layers of planning controls on residential land near an industry so as to safeguard the amenity of those residents and so as to provide some certainty for the industrial land use.

The City of Darebin Design and Development Overlay Schedule 9 (DDO9 – Noise Amenity Area) seeks to ensure that development for residential and other sensitive uses incorporates appropriate acoustic attenuation measures in its design so that it has regard to nearby industrial activity.

The City of Melbourne Design and Development Overlay Schedule 12 (DDO12 – Noise Attenuation Area) aims to ensure that new or refurbished developments for new residential or noise sensitive uses constructed in the Docklands area include appropriate acoustic measures to attenuate noise levels audible within the building. DDO26 similarly applies to land in North and West Melbourne near older industrial areas.

These same principles could be applied, if thought necessary, to other environmental impacts including air emissions, light spill etc.

Such an overlay would oblige the developers of the residential land to incorporate amelioration measures in their development plans even though it would be the industry creating the impact. The equity of this is questionable.

Moreover, with the exception of a small undeveloped area to the west of the Abattoir, all other abutting and nearby residential land around the three sites is already committed to and developed for detached housing or modest medium density developments (especially west of Unilever). However, Council's Housing Strategy includes directions to identify land around TMI and Unilever for 'incremental change'.

While a DDO (or equivalent) remains an option it is not considered that there are sound enough reasons based on demand and justification for their introduction in Tatura. In addition, there is no equitable basis upon which to introduce such measures at this stage.

8.5 Other Zone Options

The option of a **Comprehensive Development Zone (CDZ)** or a **Priority Development Zone (PDZ)** seemingly provides similar benefits to that of the SUZ. The CDZ and PDZ contain subtle differences such as the subdivision requirements of Clause 56 which apply to residential areas (as opposed to this rural setting). In addition there are some applications that are automatically exempt from notice and review requirements. However, the biggest drawback of these zones is that they require an Incorporated Plan (at Clause 81) to be attached which has typically been applied to (say) residential development in metropolitan areas.

Clause 52.03 is another option and this clause enables any other provision of the scheme to be exempted from operation including zones and overlays. The shortcoming of the provision is that the land stays in the same zone and the particular provisions are unknown to casual observers of the scheme. One of the benefits of the SUZ (or the CDZ) is that it sends a very clear message from simple perusal of the zone maps that some form of 'special activity' is contemplated on the land. The SUZ (or CDZ) also allows specific 'purposes' to be specified.

8.6 Commentary

It is common ground that Abattoir, Unilever and TMI facilities are important local employers whose future in the town is actively encouraged by state and local government and by the industry and other stakeholders.

Based on the above analysis there is no pressing need to change the zoning of the Tatura Abattoir site.

While the Unilever site should remain in its present zone in the short term, consideration should be given to including it within a Special Use zone pending completion of its current Master Plan process.

All of the strategic analysis supports the continued growth and development of TMI on the existing site notwithstanding its multiple zones. Of all of the options for the TMI land, it is considered that a SUZ is the zone of 'best fit'. The SUZ enables the critical use and development provisions to be tailored to suit the objective of ensuring compatibility between the industrial needs of the company and the residential interests of the neighbours.

Finally, consideration needs to be given to applying a Design and Development Overlay as a separate amendment on all residential land that surrounds the three industrial sites to address noise attenuation.

9. SUGGESTED PLANNING CONTROLS

9.1 Tatura Abattoir

Based on the above analysis, there is no proposal to change the existing planning controls.

9.2 Unilever

Based on the above analysis, there is no proposal to change the existing planning controls.

That said, once the current Master Plan process is finalized, Council should consider a new tailored zone for the land which implements the Master Plan.

9.3 TMI Master Plan

Hansen Partnership has been engaged to prepare a 'Master Plan' for the whole TMI site showing (among other things):

- Existing buildings
- Existing tanks
- Proposed buildings
- Expansion areas
- Vehicular and pedestrian access and entry points
- Existing vegetation
- Landscaped setbacks
- Acoustic treatments to walls and fences
- Buffers to neighbours
- Existing building heights
- Proposed building heights
- Land subject to inundation

The Master Plan contains details of the treatments at the site boundaries of Hanlon Street, Brown Street, Hogan Street and Dhurringile Road including landscaped areas, setbacks, wall heights, acoustic measures and access ways.

The Master Plan is intended to be an integral part of the new suite of planning controls affecting the site. Use, development and subdivision will all be linked to the 'Master Plan' which is to be an Incorporated Document at Clause 81 of the Planning Scheme.

Relevant details of the proposed Master Plan include:

- A new blending and packaging facility near the south east corner of the site
- A new wet mix plant east of the existing dryer
- An expanded workshop area east of the existing workshop
- Expansion of the cheese plant near the north east corner of the site
- Potential new ingredient process near the Hogan Street frontage
- Retention of heritage courthouse building to the north west of the site
- Buffer to this heritage building
- Retention of heritage building on corner of Hogan and Hanlon Streets (note: not part of the site)
- Buffer to this heritage building
- Building and landscaped setback to Hogan Street of 5m.
- Building setback to Hanlon Street of 10m.
- Acoustic treatment to Hanlon Street
- Acoustic treatment to Brown Street behind existing vegetation.
- Articulated wall treatment to Hogan Street.
- Landscaped setback to Hanlon Street of 4m.
- Landscaped setback to Brown Street of 4m.
- Various nominated building heights within the property ranging from lowest at the edges to highest within the central part of the site.
- All vehicular access from the existing entrance at the junction of Mactier and Hanlon Streets.
- Pedestrian access from Brown Street car park
- Identification of existing warehouse site on Mactier Street.
- Identification of urban floodway zone bisecting the site on Mactier Street.
- Small island site for logistic purposes on Dhurringile Road.
- Building and landscape setback to Dhurringile Road.

9.4 SUZ Structure

The intention is that a new tailored SUZ will remove doubt as to uses that can be established on the land and will provide certainty for TMI that such uses will not need a planning permit so long as they comply with the Master Plan.

The new Special use Zone should have the following 'purposes'.

- To promote the use and development of the land consistent with the *Tatura Milk Industries Master Plan 2011*.
- To provide for the continued use and development of the land by Tatura Milk Industries for the manufacture of milk related or allied

food products in a manner which does not affect the safety and amenity of surrounding areas.

- To provide safe and efficient vehicle ingress to and egress from the land.

The SUZ is also intended to provide certainty for surrounding residents of the likely use mix and the location of future buildings on the site.

The Table of Uses for the Special Use Zone incorporates aspects of the Industrial 1 Zone with the most important change being to make 'industry' as of right (or Section 1) so long as it satisfies certain specified pre-requisites. The most fundamental of these is to link 'industry' with the Master Plan at Clause 81. Any proposal for an industry or warehouse must be generally in accordance with the Master Plan. If it is, then the applicant can proceed further; if it is not, then a planning permit is required.

This provision is intended to safeguard those stakeholders around the site who may be satisfied with the Master Plan yet who can be assured that if there is a departure from the Master Plan then a planning permit would be required.

Another fundamental aspect of the SUZ is to link 'industry' with an EPA works approval so that if an approval has been granted then no permit will be required. If an approval has not been granted, a planning permit for the industry will be required.

There is also a much more extensive list of prohibited uses in the zone including any form of accommodation (other than a caretakers dwelling), shop, brothel, cinema etc.

The SUZ will also not require permits for buildings and works that are in accordance with the Master Plan. Once again this will introduce certainty on terms of building heights and building setbacks.

So as to provide some certainty for Council, and despite no permit being required for buildings and works, a 'Development Plan' will have to be lodged and endorsed by Council which may need to address matters including a Design Plan, Stormwater Management Plan, Construction Management Plan, Fencing Plan, Landscape Plan, Traffic Management Plan, Environmental Management Plan, Noise Reduction Plan, Air Emissions Plan and a Staging Plan.

The Special Use Zone would include an exemption from the notice and review requirements of the Act for use, development and subdivision subject to it being generally in accordance with the *Tatara Milk Industries Master Plan 2017*. This exemption does not apply to an application within 30 metres of land (not a road) which is in a residential zone or Business 5 Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

The zone will be accompanied by an **Incorporated Document at Clause 81** which contains the Master Plan and related requirements. These requirements will specify detailed building setback and height controls which should be complied with. These controls provide that development must not be closer to the site boundary than:

• Hogan Street	5 metres (all landscaped)
• Hanlon Street	10 metres (at least 4m landscaped)
• Brown Street	10 metres (at least 4m landscaped)
• Dhurringile Road	10 metres (at least 4m landscaped)

In addition, development must not exceed the following heights as identified as 'precincts' on the Master Plan:

Site 1	
• Precinct A	10 metres
• Precinct B	12 metres
• Precinct C	10 metres
• Precinct D	15 metres
• Precinct E	12 metres
• Precinct F	15 metres
• Precinct G	15 metres
• Precinct H	40 metres
• Precinct I	20 metres
• Precinct J	None specified
• Precinct K	10 metres
• Precinct M	As per existing height
• Precinct L	None specified
Site 2	
• Precinct A	As per existing heights
• Precinct B	None specified
• Precinct C	15 metres

The Master Plan notes that the above building heights do not include air conditioning plants, exhaust stacks, lift overruns, parapets or service and maintenance equipment that it no more than 10% of the total height of the building.

Finally, in determining any application, Council is to consider the following matters (among other things):

- The *Tatura Milk Industries Master Plan 2011*.
- The views of the Environment Protection Authority.
- The effect that existing uses may have on the proposed use.
- The interface with adjoining areas, especially the relationship with residential areas.
- The interim use of those parts of the land not required for the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- Provision for vehicles providing for supplies, waste removal and emergency services.
- Provision for vehicle parking.
- The design of the buildings including its impacts on the streetscape, access points from street frontages, the treatment of the front and back of buildings and their appurtenances, illumination of buildings or their immediate spaces, the landscaping of land adjoining a road and the provision of solar access.
- The storage of rubbish and materials for recycling.
- The maintenance of buildings, landscaping and paved areas.

9.5 Commentary

A new tailor made zone and schedule is recommended for the TMI site. The new zone is linked to a Master Plan which will provide certainty for Council, the company, residents and the community as to the long term development prospects for the TMI site.

In the event that either of the other two sites progress a Master Plan then those sites should be similarly treated pending satisfactory completion of their Master Plan.

10. RECOMMENDATIONS

That Council prepare and exhibit an amendment to the Greater Shepparton Planning Scheme to implement this report including:

- Modifications to the Tatura Framework Plan at Clause 21.04 in accordance with the findings of this report.
- Modifications to Clause 21.06 to include updated references to the importance of the food related industries in Tatura accordance with the findings of this report.
- Modifications to the Clause 21.09 to include this report as a Reference Document.
- Modify the planning scheme map(s) to rezone TMI land to the Special Use Zone in accordance with this report.
- Insert a new schedule to the Special Use Zone (Schedule 9) at Clause 37.01 in accordance with the modified schedule attached at Chapter 11.
- Prepare a similar amendment for the Unilever (or abattoir) land upon satisfactory resolution of the Master Plan process.
- Prepare an amendment for all land zoned residential around the Unilever, Abattoir or TMI sites to introduce a noise attenuation DDO.

11. PROPOSED ZONE SCHEDULE

GREATER SHEPPARTON PLANNING SCHEME

SCHEDULE 9 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ9**

TATURA MILK INDUSTRIES – HOGAN STREET, TATURA

Purpose

To promote the use and development of the land consistent with the *Greater Shepparton Planning Scheme Tatura Milk Industries Master Plan 2011*.

To provide for the continued use and development of the land by Tatura Milk Industries for the manufacture of milk-related or allied food products in a manner which minimises the impact on the amenity of surrounding areas.

To provide safe and efficient vehicle ingress to and egress from the land.

1.0

Table of uses

Section 1 - Permit not required

USE	CONDITION
Apiculture	Must meet the requirements of the Apiary Code of Practice, May 1997.
Carnival	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Circus	Must meet the requirements of A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997.
Geothermal energy extraction	Must meet the requirements of Clause 52.08-4.
Greenhouse gas sequestration	Must meet the requirements of Clause 52.08-6.
Greenhouse gas sequestration exploration	
Home occupation	
Industry	Must be associated with the manufacture of milk-related or allied food products.
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2.
Minor utility installation	
Natural systems	
Railway	
Road	
Search for stone	Must not be costeaning or bulk sampling.
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19.
Tramway	
Warehouse	Must be associated with the manufacture of milk-related or allied food products.

GREATER SHEPPARTON PLANNING SCHEME

Section 2 - Permit required

USE	CONDITION
Agriculture (other than Apiculture and Intensive animal husbandry)	
Caretaker's house	
Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility, and Motor racing track)	
Manufacturing sales	
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	
Place of assembly (other than Carnival and Circus)	
Shop (other than Adult sex bookshop)	The leasable floor area must not exceed 200 square metres.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

USE
Accommodation (other than Caretaker's house)
Adult sex bookshop
Brothel
Cinema based entertainment facility
Extractive industry
Hospital
Intensive animal husbandry
Major sports and recreation facility
Motor racing track
Retail premises (other than Manufacturing sales and Shop)

2.0

Use of land

Application requirements

An application to use land must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of activities which will be carried out.
 - The likely effects, if any, on adjoining land, including noise levels, air-borne emissions, emissions to land and water, traffic, the hours of delivery and dispatch of goods and materials, the hours of operation, light spill, solar access and glare.
 - The means of maintaining land not required for immediate use.
- An application to use land for an industry or warehouse must also be accompanied by the following information:
- The type and quantity of goods to be stored, processed or produced.
 - Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.

- Whether a notification under the Occupational Health and Safety (Major Hazard Facilities) Regulations 2000 is required, a licence under the Dangerous Goods Act 1985 is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2000 is exceeded.

3.0 BUILDINGS AND WORKS

Permit requirement

A permit is not required to construct or carry out:

- A building or works generally in accordance with the *Greater Shepparton Planning Scheme Tatura Milk Industries Master Plan 2011*.
- A building or works which rearrange, alter or renew plant if the area or height of the plant is not increased.

A building or works generally in accordance with the *Greater Shepparton Planning Scheme Tatura Milk Industries Master Plan 2011* must be constructed or carried out in accordance with the following plans, as appropriate, prepared to the satisfaction of the responsible authority:

- A **Design Plan** drawn to scale showing:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - Driveways, vehicle parking areas and loading and unloading areas.
 - Proposed landscape areas.
 - External storage and waste treatment areas.
 - Elevations, including the colour and materials of all buildings and works.
- A **Stormwater Management Plan** specifying details of how stormwater runoff will be conveyed into existing drainage works.
- A **Construction Management Plan** specifying the measures proposed to ensure that construction activity has minimal impact on surrounding areas.
- A **Fencing Plan** showing details of boundary fences, including the height, location, design and treatment of the fences.
- A **Landscape Plan** describing the vegetation species to be planted, the number of trees, planting formations, earth mounding, surface treatments and the method of preparing, draining, watering and maintaining the landscape areas.
- A **Traffic Management Plan** providing details on:
 - Vehicle, pedestrian and bicycle access points at the property boundaries.
 - The location and treatment of circulation areas, driveways and other accessways within and abutting the site.
 - The location, layout and treatment of all vehicle and bicycle parking areas and loading and unloading areas within and abutting the site.
- An **Environmental Management Plan (EMP)** showing the measures proposed to satisfy all relevant environmental requirements to ensure minimal impact on surrounding areas. The EMP must include all monitoring, auditing, reporting and mitigation measures that are relevant to the use and development of the land.
- A **Noise Reduction Plan** providing details on the expected levels of noise at the property boundaries and the ameliorating measures proposed to reduce the levels of existing noise.

- An **Air Emissions Reduction Plan** providing details on the expected levels of air emissions and the ameliorating measures proposed to reduce the levels of existing emissions.
 - A **Staging Plan** identifying the likely sequence and timing of development and the obligations on the land owner to implement the landscaping and acoustic treatment requirements of the *Greater Shepparton Planning Scheme Tatura Milk Industries Master Plan 2011*.
 - A **Heritage Maintenance Plan** identifying a regular maintenance program and the obligations on the land owner to implement scheduled works.
- Before any of the above plans are approved for a building or works, the land owner must advise the responsible authority whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Except with the written consent of the responsible authority, the following must be constructed or carried out either before the occupation of an approved building or works, or within 24 months of the approval of Amendment C151 (whichever is the sooner).
- The landscaping in accordance with the Landscape Plan.
 - The boundary fences in accordance with the Fencing Plan.
 - The circulation areas, driveways and other accessways in accordance with the Traffic Management Plan.
 - The drainage of the building or works in accordance with the Stormwater Management Plan.

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Car parking

The number of car spaces to be provided on the land for an industry for the manufacture of milk-related or allied food products or an associated warehouse must be to the satisfaction of the responsible authority.

5.0

Exemption from notice and review

An application under any provision of this scheme which is generally in accordance with the *Greater Shepparton Planning Scheme Tatura Milk Industries Master Plan 2011* is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

6.0

Decision guidelines

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works or the approval of a plan prepared in accordance with the requirements of Clause 3.0 of this schedule, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The *Greater Shepparton Planning Scheme Tatura Milk Industries Master Plan 2011*.
- The views of the Environment Protection Authority on the Stormwater Management Plan, the Environmental Management Plan, the Noise Reduction Plan, the Air Emissions Reduction Plan and the Staging Plan.
- The effect that existing uses may have on the proposed use.
- The interface with adjoining areas, especially the relationship with residential areas.
- The interface with the streetscape, including the location of access points at the property boundaries and the landscaping of land adjoining a road.
- The design and elevation treatment of buildings and their appurtenances.
- The illumination of buildings and their immediate spaces.
- The interim use of those parts of the land not required for the proposed use.
- The drainage of the land.

GREATER SHEPPARTON PLANNING SCHEME

- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- Provision for vehicle and bicycle parking.
- Provision for the loading and unloading of vehicles.
- Provision for vehicles providing for supplies, waste removal and emergency services.
- The storage of rubbish and materials for recycling.
- The provision of solar access.

7.0

Maintenance

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

8.0

Advertising signs

Advertising sign requirements are at Clause 52.05. This zone is in Category 2.

Greater Shepparton Planning Scheme

Tatura Milk Industries Master Plan

2012

(Final Post Exhibition version)

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Incorporated Document

1. Introduction

This document is an Incorporated Document in the schedule to clause 81.01 of the Greater Shepparton Planning Scheme.

The land identified in this Incorporated Document may be used, developed and subdivided in accordance with the specific controls contained in this document.

If there is any inconsistency between the specific controls in this document and the general provisions of the Greater Shepparton Planning Scheme, the specific controls in this document will prevail.

2. The Land

The land that is the subject of the specific controls in this document is in two parts (**Site 1** and **Site 2**).

Site 1 is that land bounded by Hogan Street, Hanlon Street, Brown Street and MacTier Park generally known as the Tatura Milk Industry site as indicated on the attached map.

Site 2 is that land bounded by Dhurringile Road, MacTier Street and the railway reserve generally known as the 'Warehouse' site as indicated on the attached map

3. Purpose

To provide for the continued use and development of the land by Tatura Milk Industries for the manufacture of milk related or allied food products in a manner which minimises the impact on the amenity of surrounding areas.

To provide safe and efficient vehicle ingress to and egress from the land.

4. What does this document provide for?

4.1 Use

Use of the land must be in accordance with Schedule 9 to the Special Use Zone.

4.2 Development

Development on the land must be in accordance with Schedule 9 to the Special Use Zone.

4.2.1 Setbacks

Buildings must be setback from road boundaries in accordance with the following table:

- 5m Hogan Street
- 10m Hanlon Street.
- 10m Brown Street.
- 10m Dhurringile Road

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4.2.2 Landscaping

Development must have a landscape treatment in accordance with the following table:

- 5m landscape setback to Hogan Street
- 4m landscape setback to Hanlon Street.
- 4m landscape setback to Brown Street.
- 4m landscape setback to Dhurringile Road

4.2.3 Building Heights

Buildings and works should not exceed the following heights in the precincts specified on the attached maps and in accordance with the following table:

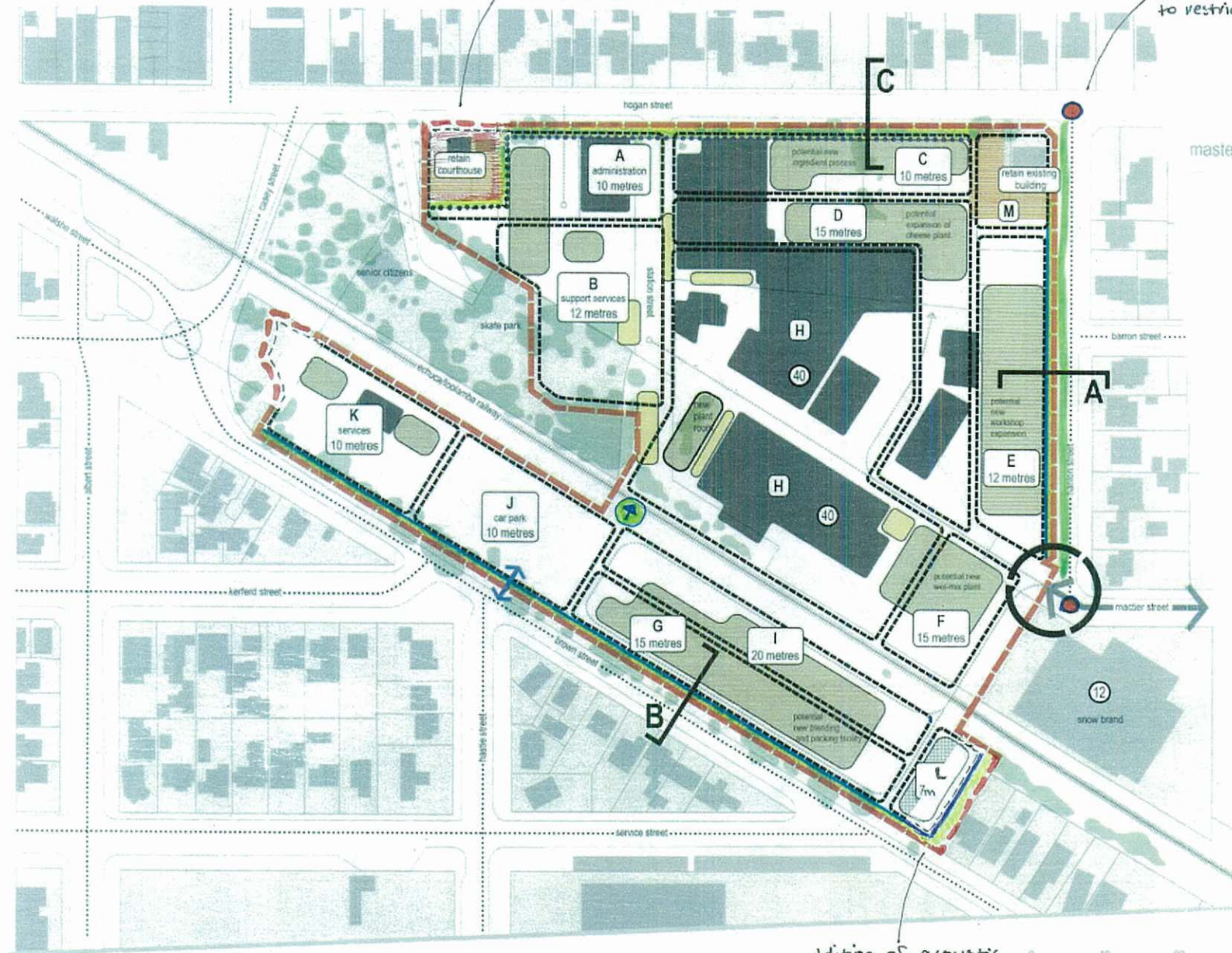
Site 1	
• Precinct A	10 metres
• Precinct B	12 metres
• Precinct C	10 metres
• Precinct D	15 metres
• Precinct E	12 metres
• Precinct F	15 metres
• Precinct G	15 metres
• Precinct H	40 metres
• Precinct I	20 metres
• Precinct J	None specified
• Precinct K	10 metres
• Precinct L	7 metres
• Precinct M	As per existing height
Site 2	
• Precinct N	As per existing heights
• Precinct O	None specified
• Precinct P	15 metres

(The above building heights do not include air conditioning plants, exhaust stacks, lift overruns, parapets or service and maintenance equipment provided that it no more than 10% of the total height of the building).

POST-EXHIBITION CHANGES (DRAFT)

additional curtilage around heritage building in precinct A and articulated wall/landscaped buffer altered

restricted parking along Hanlon Street and traffic treatment to restrict truck access



tatura TMI
masterplan framework - map 1

legend

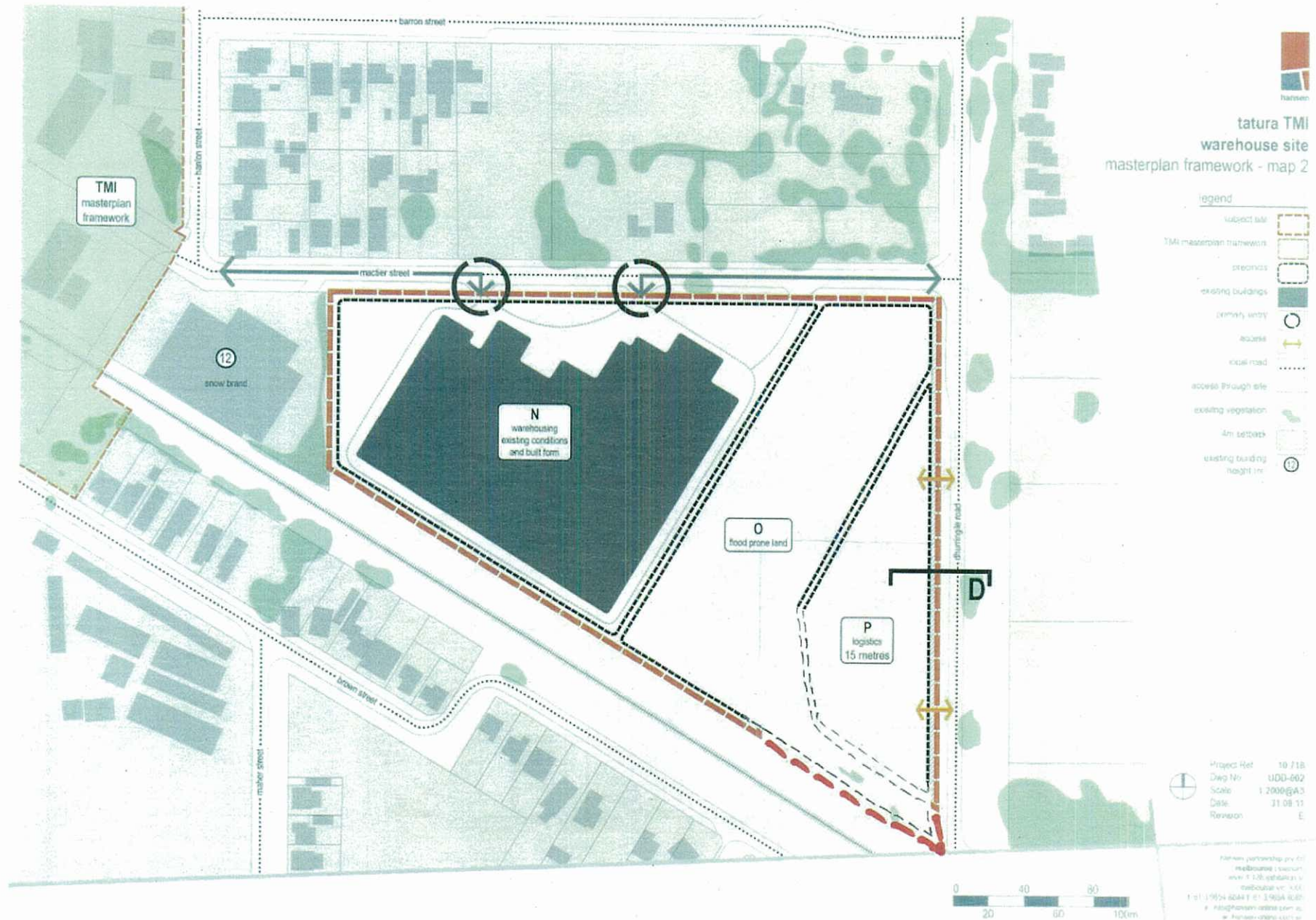
- subject site
- precincts
- existing buildings
- existing trees
- potential new buildings
- potential new trees (bundled)
- potential new trees (vehicles)
- heavy vehicle access
- staff access
- main road
- local road
- access through site
- existing vegetation
- landscaped setbacks
- acoustic treatment
- articulated wall
- buffer to heritage buildings
- existing building height (m)
- STAFF ACCESS POINT
- TRAFFIC TREATMENT TO RESTRICT TRUCK ACCESS
- RESTRICTED PARKING (TIME LIMITS)

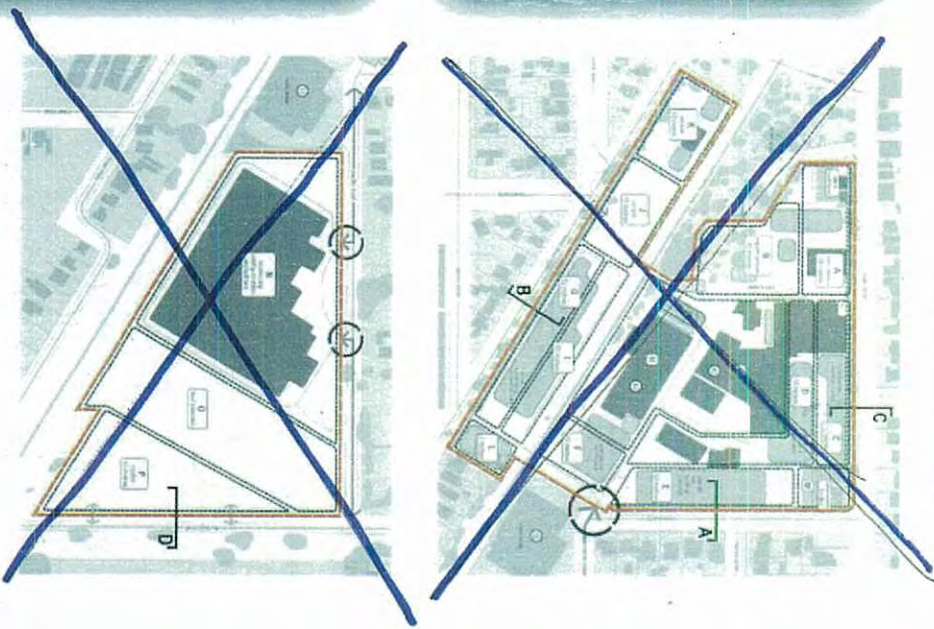
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Dwp No: UDD-001
Scale: 1:2000(BAS)
Date: 31.08.11
Revision: E

hamilton partnerships pty ltd
melbourne | victoria
level 4 | 35 esplanade st
melbourne vic 3000
t 03 9417 0044 f 03 9417 0044
e info@hamilton-partnerships.com.au
w hamilton-partnerships.com.au

addition of acoustic treatment and landscaping to be near the precinct edge, not near the adjoining property boundary

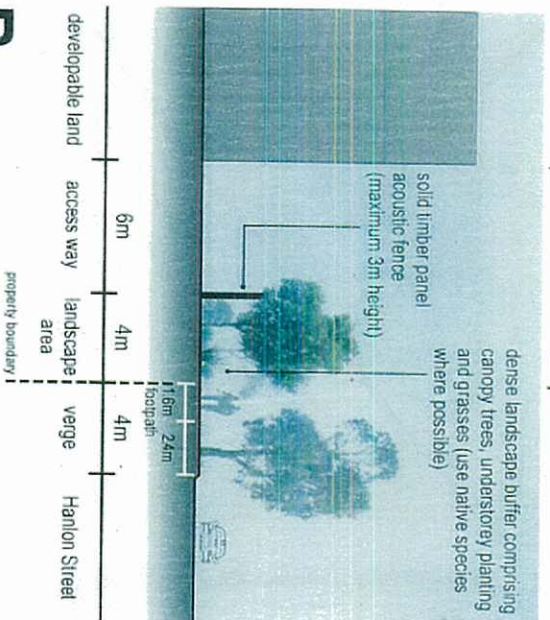
POST-EXHIBITION CHANGES (DRAFT)





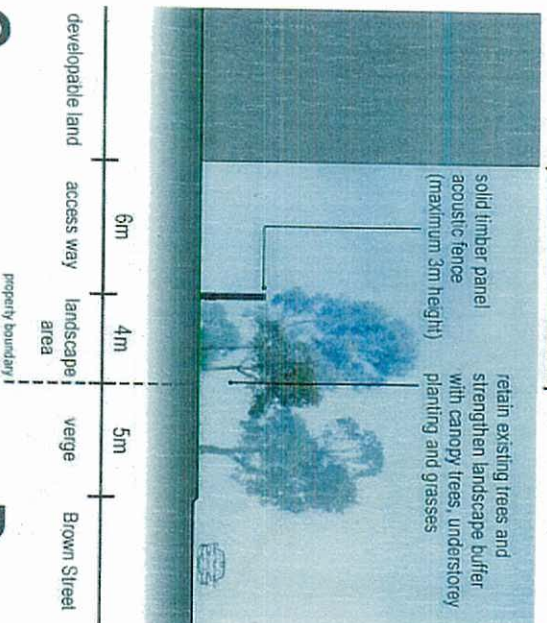
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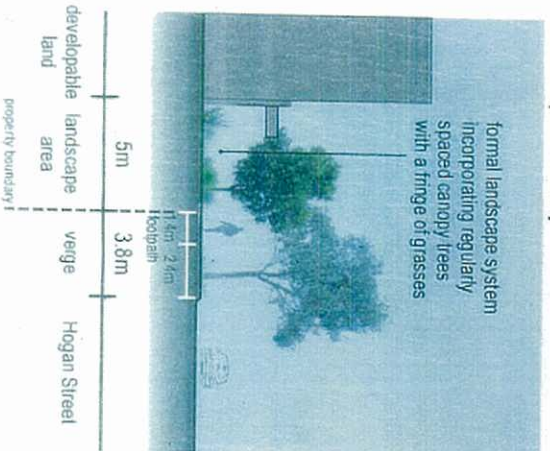
B

10m



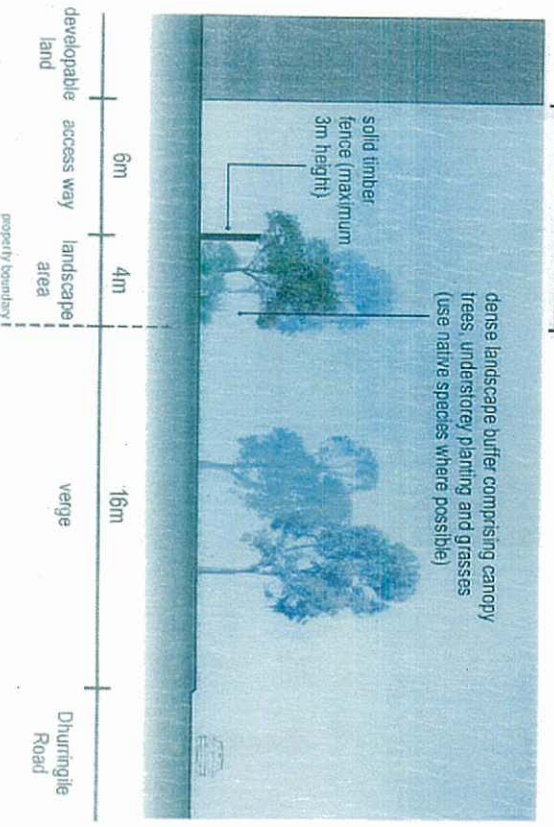
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5m

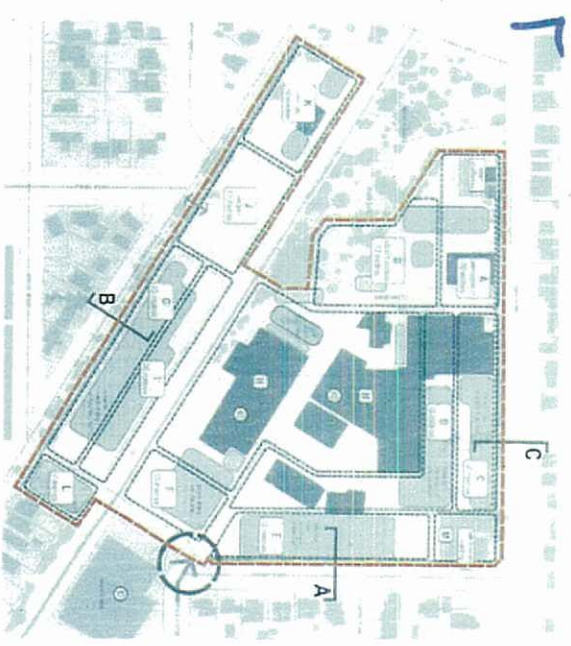
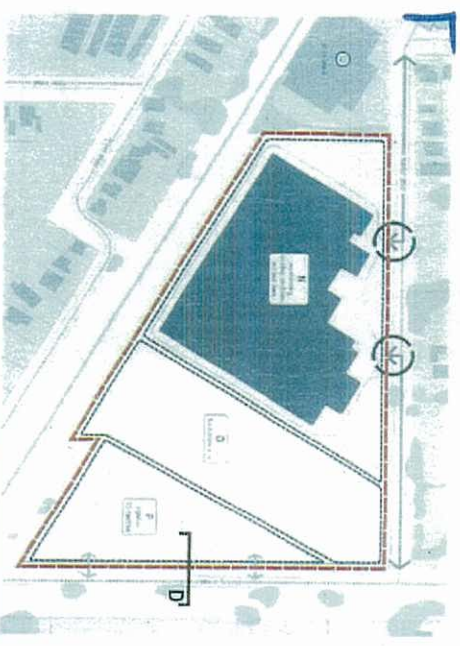


D

10m



TWO ABOVE MAPS TO BE ALTERED TO MATCH MAP 1 AND MAP 2



C151 – CHANGES TO MASTERPLAN MAPPING

	EXHIBITED	POST – EXHIBITION	POST – PANEL HEARING
Boundaries		Boundaries for Precincts K, O and P altered to show correct boundaries	
Precinct L		Addition of acoustic treatment and landscaped setback to be nearest the precinct edge, not near adjoining property boundary	Distance specified (to be annotated on map): 6m between adjoining property boundary and acoustic fencing in Precinct L
Precinct A	'retain courthouse'	'retain courthouse' Addition of cartilage around heritage building and articulated wall/landscaped buffer altered	'retain courthouse and former police station' Curtilage area to be refined subject to surveying. Likely to increase curtilage to the east as shown in post-exhibition changes, curtilage to the south should remain unchanged since exhibition
Precinct M			Curtilage area to be refined subject to surveying.
Legend	'potential new buildings' 'potential new tanks' 'primary entry' 'buffer to heritage buildings'	'potential new tanks (bundled) 'primary entry (vehicles)' Added: 'staff access point' Added: 'traffic treatment to restrict truck access' Added: 'restricted parking (time limits)'	'potential new buildings – indicative only' 'heritage buildings and curtilage area'
Staff access point		Added on legend and on Map 1 between Precincts H and I	
Traffic treatment		Added on legend and on Map 1 at either end of Hanlon Street	Dot identifying traffic treatment at southern end of Hanlon Street to be shifted north of the intersection to show that trucks will not be restricted from entering the TMI site via Mactier Street

Restricted parking		Added on legend and on Map 1 along west side of Hanlon Street	
Map 3		Two small versions of Maps 1 and 2 to be removed from this page	'acoustic treatment' to be added to cross-sections B and D (as on cross-section A) <i>Note: subject to change after consideration of Panel recommendations</i>
Map 4		Cross-sections added as 'Map 4' Two small version of Maps 1 and 2 to be updated to reflect final versions of these maps	