

# MINUTES

FOR THE  
GREATER SHEPPARTON CITY COUNCIL

## ORDINARY COUNCIL MEETING

HELD ON  
TUESDAY 20 SEPTEMBER, 2016  
AT 5.30PM

AT THE SENIOR CITIZENS CENTRE  
132 WELSFORD STREET, SHEPPARTON

**COUNCILLORS:**

Cr Dinny Adem (Mayor)  
Cr Fern Summer (Deputy Mayor)  
Cr Chris Hazelman  
Cr Jenny Houlihan  
Cr Les Oroszvary  
Cr Dennis Patterson  
Cr Kevin Ryan

***VISION***

*A THRIVING ECONOMY IN THE FOODBOWL OF VICTORIA WITH  
EXCELLENT LIFESTYLES, INNOVATIVE AGRICULTURE  
A DIVERSE COMMUNITY AND  
ABUNDANT OPPORTUNITIES*



**MINUTES  
FOR THE  
ORDINARY COUNCIL MEETING  
HELD ON  
TUESDAY 20 SEPTEMBER, 2016 AT 5.30PM**

**CHAIR  
CR FERN SUMMER**

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## RISK LEVEL MATRIX LEGEND

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

| Likelihood  | Consequences      |               |                 |              |                     |
|---|-------------------|---------------|-----------------|--------------|---------------------|
|   | Negligible<br>(5) | Minor<br>(4)  | Moderate<br>(3) | Major<br>(2) | Catastrophic<br>(1) |
| <b>Almost Certain (A)</b><br>Event expected to occur several times per year (i.e. Weekly)                     | Low               | Moderate      | High            | Extreme      | Extreme             |
| <b>Likely (B)</b><br>Will probably occur at some stage based on evidence of previous incidents (i.e. Monthly) | Low               | Moderate      | Moderate        | High         | Extreme             |
| <b>Possible (C)</b><br>Not generally expected to occur but may under specific circumstances (i.e. Yearly)     | Low               | Low           | Moderate        | High         | High                |
| <b>Unlikely (D)</b><br>Conceivable but not likely to occur under normal operations (i.e. 5-10 year period)    | Insignificant     | Low           | Moderate        | Moderate     | High                |
| <b>Rare (E)</b><br>Only ever occurs under exceptional circumstances (i.e. +10 years)                          | Insignificant     | Insignificant | Low             | Moderate     | High                |

**Extreme** CEO’s attention immediately required. Possibly avoid undertaking the activity OR implement new controls

**High** Director’s attention required. Consider suspending or ending activity OR implement additional controls

**Moderate** Manager’s attention required. Ensure that controls are in place and operating and management responsibility is agreed

**Low** Operational, manage through usual procedures and accountabilities

**Insignificant** Operational, add treatments where appropriate

**PRESENT: Councillors Fern Summer, Jenny Houlihan, Les Oroszvary, Dennis Patterson and Kevin Ryan.**

**OFFICERS: Chris Teitzel – Acting Chief Executive Officer  
Johann Rajaratnam – Director Sustainable Development  
Kaye Thomson – Director Community  
Maree Martin – Official Minute Taker  
Peta Bailey – Deputy Minute Taker**

### **1. ACKNOWLEDGEMENT**

“We the Greater Shepparton City Council, begin today’s meeting by acknowledging the traditional owners of the land which now comprises Greater Shepparton. We pay respect to their tribal elders, we celebrate their continuing culture, and we acknowledge the memory of their ancestors.”

### **2. APOLOGIES**

**Moved by Cr Oroszvary  
Seconded by Cr Patterson**

That the apologies from Cr Adem and Cr Hazelman be noted and a leave of absence granted.

**CARRIED.**

### **3. DECLARATIONS OF CONFLICT OF INTEREST**

In accordance with sections 77A, 77B, 78 and 79 of the *Local Government Act 1989* Councillors are required to disclose a “conflict of interest” in a decision if they would receive, or could reasonably be perceived as receiving a direct or indirect financial or non-financial benefit or detriment (other than as a voter, resident or ratepayer) from the decision.

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

### **4. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**

**Moved by Cr Houlihan  
Seconded by Cr Ryan**

That the Minutes of the Ordinary Council Meeting held 16 August 2016 as circulated, be confirmed.

**CARRIED.**

## 5. COMMUNITY DIRECTORATE

### 5.1 Women's Charter Alliance Advisory Committee - Terms Of Reference Review

**Disclosures of conflicts of interest in relation to advice provided in this report**  
Under section 80C of the *Local Government Act 1989* officers and persons engaged under a contract providing advice to Council must disclose any conflicts of interests, including the type and nature of interest.

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

#### **Council Officers involved in producing this report**

**Author: Team Leader Community Strengthening**

**Proof reader(s): Community Administration Project Officer,  
Manager Neighbourhoods**

**Approved by: Director Community**

#### **Executive Summary**

The Greater Shepparton Women's Charter Alliance Advisory Committee (GSWCAAC) was established by Greater Shepparton City Council in 2011 with the purpose to provide advice to the Greater Shepparton City Council (Council) on the promotion of women in leadership and decision making roles. Since this time the Committee has continued to evolve and recently undertook a review of its Terms of Reference to ensure these correctly reflected the operations of the Committee in its current capacity.

The GSWCAAC has now completed the review of its Terms of Reference and made changes to better support its operation. These are now presented for Council's endorsement.

**Moved by Cr Houlihan  
Seconded by Cr Oroszvary**

That the Council endorse the Terms of Reference for the Greater Shepparton Women's Charter Alliance Advisory Committee.

**CARRIED.**

#### **Background**

The Women's Charter was first launched by the Women's Participation in Local Government Coalition in 1996. The Charter's three principles of gender equity, diversity and active citizenship are now supported by more than 60 local governments.

Greater Shepparton City Council officially endorsed its commitment to the Women's Charter in 2010 and an action plan followed. In 2011 an Advisory Committee was initiated and commenced with its first meeting being held on 4 November 2011. The Committee was officially endorsed by Council on 21 February 2012, and is known as the Greater Shepparton Women's Charter Alliance Advisory Committee (GSWCAAC).

The Committee membership has shifted over the last two years from a Council based Committee to now being a majority of community members. This shift has empowered the Committee to engage with the community on many levels as well as promote the principles of the Women's Charter in their everyday lives, thereby broadening the reach of the GSWCAAC.

## 5. COMMUNITY DIRECTORATE

### **5.1 Women's Charter Alliance Advisory Committee - Terms Of Reference Review (continued)**

Following the shift in membership and the growth of the initiatives undertaken by the GSWCAAC the opportunity to update the Terms of Reference fell due in April 2016. To progress this review a sub-committee of the GSWCAAC was formed. The sub-committee undertook the necessary investigations and presented the draft document back to a full committee for review and input. Council Officers from the Community Strengthening and Governance teams also supported the review of the Terms of Reference to ensure it aligns with best practice and the Local Government Act. The final version of the Terms of Reference was moved and accepted by motion at its July 2016 meeting.

Changes to the Terms of Reference included:

- Section 4.1 Composition: the role of the Team Leader Community Strengthening has now been defined to be a non-voting member due to the potential conflict that could arise from this position having voting rights and also holding the portfolio for Council.
- Section 4.3 Nominations/applications to become a committee member: this was expanded to provide clarity on how memberships will be handled in a variety of circumstances including when applications exceed current vacancies.
- Section 4.4 Terms of appointment: an end term has been included for the tenure a committee member can be on the Committee. This has been capped at six consecutive years or three consecutive terms.
- Section 4.6 Co-option: this has been solidified to reflect the options around co-option.

#### **Council Plan/Key Strategic Activity**

##### *1.1 Continue to enhance community capacity building*

We will work with all our communities to assist them to create opportunities whereby the community can develop, implement and sustain actions which allow them to exert greater control over their physical, social, economic and cultural environments.

#### **Risk Management**

Officers have not identified any moderate to extreme risk associated with this report.

#### **Policy Considerations**

Officers have not identified any current policy implications associated with this report. However it may be noted that the aim of the Committee is to support and promote women in leadership roles and all levels of decision-making in Greater Shepparton, including business or workplace positions, community groups or boards of management.

#### **Financial Implications**

There are no financial implications associated with this report.

#### **Legal/Statutory Implications**

Officers have considered the Legal/Statutory implications associated with this report as the GSWCAAC is an Advisory Committee to Council under the Local Government Act.

#### **Environmental/Sustainability Impacts**

Officers have not identified any Environmental/Sustainability implications associated with this report.



## 5. COMMUNITY DIRECTORATE

### 5.1 Women's Charter Alliance Advisory Committee - Terms Of Reference Review (continued)

#### **Social Implications**

The aim of the Committee is to support and promote women in leadership roles and all levels of decision-making in Greater Shepparton, including business or workplace positions, community groups or boards of management. GSWCAAC has adopted a three point action plan focusing on Diversity, Active Citizenship and Gender Equity to guide the key strategic objectives of this Committee. This focus is on addressing social disadvantage and increasing women's participation.

#### **Economic Impacts**

The aim of the Committee is to support and promote women in leadership roles and all levels of decision-making in Greater Shepparton, including business or workplace positions. The GSWCAAC will continue to deliver information to the community that is aimed at informing, educating and supporting women in their pursuits – including participation in the workforce.

#### **Consultation**

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

#### **Strategic Links**

No strategic links have been identified in relation to this report.

#### **Conclusion**

The Greater Shepparton Women's Charter Alliance Advisory Committee have undertaken extensive review and discussions to align its Terms of Reference with the actual aim and capacity of the Committee. The Committee has been able to utilise the skills within the Committee and with support from Council Officers provide a document that they believe will support them in meeting their goals as well as to provide strong committee governance in to the future.

#### **Attachments**

GSWCAAC Terms of Reference Page 85

## 5. COMMUNITY DIRECTORATE

### 5.2 Greater Shepparton Women's Charter Annual Report 2015/2016

#### **Disclosures of conflicts of interest in relation to advice provided in this report**

Under section 80C of the *Local Government Act 1989* officers and persons engaged under a contract providing advice to Council must disclose any conflicts of interests, including the type and nature of interest.

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

#### **Council Officers involved in producing this report**

**Author: Team Leader Community Strengthening**

**Proof reader(s): Project Administration Officer, Manager Neighbourhoods**

**Approved by: Director Community**

#### **Executive Summary**

The Greater Shepparton Women's Charter Alliance Advisory Committee (GSWCAAC) was established by Greater Shepparton City Council in 2011 to promote women in leadership at all levels of decision making in Greater Shepparton. Since this time the Committee has undertaken many activities to promote women's participation.

The GSWCAAC would like to present its 2015/2016 Annual Report to Council for their information.

**Moved by Cr Houlihan**

**Seconded by Cr Patterson**

That the Council receive and note the Women's Charter Alliance Advisory Committee's 2015/2016 Annual Report.

**CARRIED.**

#### **Background**

Greater Shepparton City Council officially endorsed its commitment to the Women's Charter in 2010 and an action plan followed. In 2011 an Advisory Committee was initiated and commenced with its first meeting being held on 4 November 2011. The Committee was officially endorsed by Council on 21 February 2012, and is known as the Greater Shepparton Women's Charter Alliance Advisory Committee (GSWCAAC). The GSWCAAC is made up of community representatives and Council Officers who volunteer their time and is supported by Greater Shepparton City Council.

In recent years the Committee membership has shifted from a committee heavily represented by Council based members to now having a majority of community representative members. This shift is a result of the work the GSWCAAC has done to raise its profile through several key projects. This lift in profile means the GSWCAAC now has members with a diverse range of skills and backgrounds, and its list of 'friends' has increased to 206.

In 2015/2016 the GSWCAAC reached its membership quota of 20 for the first time ever. Membership included:

- One Council Charter Champion – Councillor Dinny Adem
- Four endorsed Council members
- Fifteen endorsed community members
- One Council appointed Support Person
- Two co-opted members

## 5. COMMUNITY DIRECTORATE

### **5.2 Greater Shepparton Women's Charter Annual Report 2015/2016 (continued)**

In 2015/2016 the GSWCAAC (and its partners) held the following events:

- Malala Day – ‘Love Marriage in Kabul’ movie event – 14 July 2015
- Better Money Management: Financial Workshop for Regional Women – 8 September 2015
- Forced Marriage Forum – 25 November 2015
- International Women’s Day – 8 March 2016
- #SuperWomenPose campaign

And partnered in:

- Women in Leadership Forum – LaTrobe University
- GoWomenLG 2016 Local Government Forum
- Refugee Week – Desert Flower Movie screening

The GSWCAAC believes that events such as these are a great way to reach a variety of audiences, provide information, knowledge, resources and strengthen community ties.

They are also a way of gaining new members, and provide an opportunity for consultation.

This financial year the GSWCAAC utilised the skills of its membership base to drive the overall committee’s activities by forming subcommittees. The following subcommittees were delegated responsibility by the GSWCAAC and reported back at each meeting on their progress:

- Malala Day sub-committee
- Forced Marriage Forum sub-committee
- GSWCAAC Award sub-committee
- International Women’s Day sub-committee
- Membership sub-committee
- Terms of Reference Sub-Committee

Additional initiatives undertaken in 2015/2016 by GSWCAAC include:

- 3x3 Action Plan Review: this review will likely be completed late 2016
- GSWCAAC Award: Annual award recipient was Tracy Sofra
- Scholarship:
  - WOW Women event: The GSWCAAC offered two positions at this event to Friends of the Women’s Charter.
  - 10thousandgirl: The GSWAAC offered three 6 week Money Matters online memberships.
  - Queens Garden Honour board: GSWCAAC undertook the restoration of the honour boards located in the Queens Garden along with installing a new honour board to acknowledge the recipients of the GSWCAAC Award.

In 2016 Council nominated the GSWCAAC for the LGPro (Local Government Professionals) Award for Excellence in Organisational Diversity. Council and the GSWCAAC were extremely honoured to receive the award highlighting the success of Council’s Women’s Charter Alliance Advisory Committee.

#### **Council Plan/Key Strategic Activity**

Council Plan 1. Active and Engaged Communities (Social), 1.3 Ensure liveability options are always considered in our decision making activities.

## 5. COMMUNITY DIRECTORATE

### 5.2 Greater Shepparton Women's Charter Annual Report 2015/2016 (continued)

#### **Risk Management**

Officers have not identified any moderate to extreme risk associated with this report.

#### **Policy Considerations**

Officers have not identified any current policy implications associated with this report. However it may be noted that the aim of the Committee is to support and promote women in leadership roles and all levels of decision-making in Greater Shepparton, including business or workplace positions, community groups or boards of management.

#### **Financial Implications**

|                   | 2015/2016 Adopted Budget \$ | 2015/2016 Actual \$ |
|-------------------|-----------------------------|---------------------|
| <b>Revenue</b>    | -\$1,784                    | -\$1,784            |
| <b>Expense</b>    | \$14,210                    | \$11,935            |
| <b>Net Result</b> | \$12,426                    | \$10,151            |

#### **Legal/Statutory Implications**

Officers have not identified any Legal/Statutory implications associated with this report.

#### **Environmental/Sustainability Impacts**

Officers have not identified any Environmental/Sustainability implications associated with this report.

#### **Social Implications**

The aim of the Committee is to support and promote women in leadership roles and all levels of decision-making in Greater Shepparton, including business or workplace positions, community groups or boards of management. GGSWCAAC has adopted a three point action plan focusing on Diversity, Active Citizenship and Gender Equity to guide the key strategic objectives of this Committee. This focus is on addressing social disadvantage and increasing women's participation.

#### **Economic Impacts**

The aim of the Committee is to support and promote women in leadership roles and all levels of decision-making in Greater Shepparton, including business or workplace positions. The GSWCAAC will continue to deliver information to the community that is aimed at informing, educating and supporting women in their pursuits – including participation in the workforce.

#### **Consultation**

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

| Level of public participation | Promises to the public/stakeholders  | Examples of techniques to use   |
|-------------------------------|--|---|
| Involve                       | Evaluation of events.  | Evaluation forms were available at GSWCAAC events to gauge audience feedback.   |
| Empower                       | GSWCAAC is empowered to make decisions to inform Council on the operations of the Committee. | GSWCAAC has planned, implemented and evaluated its own events through 2014/2015 with the assistance of a Council support person and responsible Budget Officer. |

## 5. COMMUNITY DIRECTORATE

### 5.2 Greater Shepparton Women's Charter Annual Report 2015/2016 (continued)

#### **Strategic Links**

No strategic links have been identified in relation to this report.

#### **Conclusion**

The Greater Shepparton Women's Charter Alliance Advisory Committee have compiled their 2015/2016 Annual Report to inform Council and the community of its operations throughout the previous year. The Committee has continued to undertake events to promote Diversity, Active Citizenship and Gender Equity in the community and looks forward to further developing these concepts and the way the GSWCAAC implements its principles.

#### **Attachments**

Greater Shepparton Women's Charter Alliance Advisory Committee Annual  
Report 2015-2016 - DRAFT

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## 5. COMMUNITY DIRECTORATE

### 5.3 KidsTown Group Accommodation - Concept and Feasibility

#### **Disclosures of conflicts of interest in relation to advice provided in this report**

Under section 80C of the *Local Government Act 1989* officers and persons engaged under a contract providing advice to Council must disclose any conflicts of interests, including the type and nature of interest.

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

#### **Council Officers involved in producing this report**

**Author: Team Leader Healthy Communities**

**Proof reader(s): Manager Active Living**

**Approved by: Director Community**

#### **Executive Summary**

Greater Shepparton City Council received \$30,000 from Regional Development Victoria (RDV) under Putting Locals First funding scheme to engage a consultant to undertake a feasibility study and project planning for camp style accommodations suitable for groups and associated programming opportunities at SPC KidsTown. The project explored opportunities to increase visitation and tourism development for the site, town and region.

The proposal involves the development of group accommodation that could accommodate up to 200 persons plus various activities, including high ropes, rock climbing wall and flying fox. The facility will also be able to utilise the adjoining KidsTown playground and bushland areas for activities. The education program would be catered to the needs of future customers with a focus on Aboriginal culture, sustainability and food.

An independent economic analysis undertaken by Essential Economics has projected the facility will reach greater than 50% occupancy and return an operating surplus by Year 4 and by Year 10 it is projected the camps will have an operating surplus in excess of \$350,000 per annum.

Based on the growth of camps supported primarily by State Government funding, our investigations suggest the key industry groups such as the YMCA, PGL and the Outdoor Education Group are expanding their operations and development of new camp facilities.

This project is an extension of and complements the planning that has been completed as part of the KidsTown Food Hub concept.

The KidsTown Master Plan has been updated to include the camp style accommodation and Food Hub concept.

**Moved by Cr Oroszvary**

**Seconded by Cr Ryan**

That the Council:

1. adopt the updated KidsTown MasterPlan;
2. note the current status of the KidsTown Group Accommodation and Camps future direction including the economic assessment and concept design;

## 5. COMMUNITY DIRECTORATE

### 5.3 KidsTown Group Accommodation - Concept and Feasibility (continued)

3. continue to work with key stakeholders including existing camp providers to pursue external funding opportunities for planning and development of priority projects.

**CARRIED.**

#### **Background**

KidsTown is envisioned to become a multi-functional site that aligns to the key drivers of health, education, economic development and tourism. Approximately 150,000 visitors are attracted to KidsTown each year, which also hosts the region's largest children's festival – KidsFest. This project aims to contribute to the broader vision of KidsTown to remain an important regional tourism facility and attract over 300,000 visits per annum.

Council adopted a Future Directions Plan for SPC KidsTown at the February 2014 Council meeting. The Future Directions Plan includes a draft concept plan that demonstrates the potential to transform vacant land into a 'Food Hub', providing a range of education programs similar to the award winning CERES located in East Brunswick. The plan identifies three key elements including an education centre, community garden and market site. The Food Hub Plan is flexible to allow for directional shift around opportunities as they present themselves, such as the proposed group accommodation and camp facility. It is envisaged that the above components of the Plan would be utilised by camps and visitors to the group accommodation and camp facility. KidsTown has significant indigenous cultural heritage features as the settlement site for the historic 'Cummeragunja walk-off' in 1939. The adjacent Goulburn River floodplain also has a history of settlement associated with Daish's Paddock, and 'The Flats' is both culturally and historically significant to the Yorta Yorta community.

This project is an extension of and complements the planning that has been completed as part of the KidsTown Food Hub concept. The KidsTown Master Plan has been updated to include the camp style accommodation and Food Hub concept.

Greater Shepparton City Council received \$30,000 from RDV under Putting Locals First funding scheme to engage a consultant to undertake a feasibility study and project planning for camp style accommodations suitable for groups and associated programming opportunities at SPC KidsTown. The project explored opportunities to increase visitation and tourism development for the site, town and region.

The feasibility study was completed by Essential Economics and the concept plans were developed by EME Design, and include estimated construction costs. The project was undertaken in consultation with Council's Active Living Department, Planning Department, the Australian Camps Association (peak national body for camps) and the Goulburn Broken Catchment Management Authority.

The 'camps' sector is well supported by the State Government which recently unveiled the \$148m Camps, Sports and Excursions Fun that ensures all Victorian students can take part in school trips and sporting activities. An expanding market exists for the proposed KidsTown group accommodation and camp facility, with the number of 'camp-age' children (i.e. 8 -15 years old) living within 2-2.5 hours from Shepparton is forecast to increase from 271,000 children in 2015 to 334,600 children in 2025. In addition, KidsTown also has the potential to attract many other customers seeking low-cost group accommodation. Low-cost group accommodation is identified in as a gap in the local tourism market in the *Goulburn River Valley Destination Management Plan 2014*.

## 5. COMMUNITY DIRECTORATE

### **5.3 KidsTown Group Accommodation - Concept and Feasibility (continued)**

The group accommodation and camp facility involves the construction of the following:

- Three separate accommodation buildings ranging up to three storeys in height.
- Total bed capacity of up to 200 beds in a total of 52 rooms.
- All accommodation rooms will contain ensuites, storage, lounge areas and verandas.
- A dining hall containing dining areas and kitchen facilities.
- A multi-purpose hall.
- A flying fox, high ropes and rock climbing wall will be incorporated into the design of the dining hall and multi-purpose hall.

The proposed KidsTown group accommodation and camp facility will have the following key competitive advantages:

- To 200-bed facility is large enough to host the needs of the majority of Victorian schools and has the potential to host multiple camps at the one time. Only 15% of camps in Victoria have 200 beds or more.
- KidsTown will be a new, modern and purpose-built facility in a sector where the development of new camps does not occur very often.
- Potential to integrate local Aboriginal culture and heritage, and food into the camp program.

While school camps are likely to be the major source of visitors and revenue to the planned facility at KidsTown, significant potential exists to attract a range of non-school camp customers and this would contribute to improve viability of the facility.

Sporting groups are one particular market that may be attracted to group accommodation at KidsTown. Shepparton offers a wide range of sporting facilities and host a number of major sporting events, including the following:

- GSBA Annual Junior Basketball Tournament: 165 teams, 1,500 players and an estimated 2,500 spectators over two days
- BMX Nationals: 6-day event, 1,300 riders from across Australia
- Country Week Tennis: 185 teams, 1,200 players across Victoria and interstate
- Victorian Open Bowls: 6-day event, 1,100 players across Victoria
- Challenge Triathlon: 2-day event, 1,400 participants
- Victorian Short Course Swimming Championships: 2-day event, 600 participants.

#### **Council Plan/Key Strategic Activity**

Greater Shepparton has a significant Aboriginal population with a strong history of Indigenous advocacy and leadership both nationally and internationally. The city's Indigenous population is the largest in regional Victoria, with an estimated 3.5% of residents having indigenous heritage.

Active and Engaged Communities (Social) – we will improve liveability through social and recreational opportunities, a range of inclusive community services and activities, and valuing our diversity.

Economic Prosperity (Economic) – we will promote economic growth through working with existing businesses and industries, encouraging new business development and diversification, attracting and supporting education within our city.

Quality Infrastructure (Built) – we will provide and maintain urban and rural infrastructure to support the development and liveability of our communities.



## 5. COMMUNITY DIRECTORATE

### **5.3 KidsTown Group Accommodation - Concept and Feasibility (continued)**

#### **Risk Management**

There are no identified medium or high level risks identified with the recommendations of this report.

Any progression of projects associated with the development of the groups accommodation beyond the recommendations of this report will be via updated and specific briefings or in line with Council's normal budget process.

#### **Policy Considerations**

There are no conflicts with existing Council policy.

#### **Financial Implications**

An independent economic analysis undertaken by Essential Economics has projected the facility will reach greater than 50% occupancy and return an operating surplus by Year 4 and by Year 10 it is projected the camps will have an operating surplus in excess of \$350,000 per annum.

#### **Legal/Statutory Implications**

The KidsTown site is covered under the Urban Floodway Zone under the Greater Shepparton Planning Scheme. A permit is required to construct buildings and roads with a Flood Risk Report submitted to ensure the proposed development does not impact on the greater floodplain. Advice from Council's Planning Department recommends rezoning the land at KidsTown to enable building and construction.

Initial consultation with the Goulburn Broken Catchment Management Authority has supported the development of groups accommodation on site as identified on the current plan.

#### **Social Implications**

Education and skill development – school camps and programs incorporating aboriginal culture, food and sustainability plays a role in education and increasing skill development of participants and the flow on effect to the community at large.

Community services – Providing equitable access to programs and activities is therefore providing an equality of opportunity for all members of a community to be involved in social networks and maintain their health and wellbeing.

#### **Economic Impacts**

An Economic Assessment completed by Essential Economics demonstrated a 200 bed camp/group based accommodation facility to be located at SPC KidsTown is expected to generate significant economic benefits including:

- Total visitor expenditure of \$3.9m to \$5.3m, based on a 44% and 60% bed occupancy respectively.
- Construction-related investment of \$9.18 million.
- An estimated 47 direct and 44 indirect construction-related jobs.
- The creation of 18-21 direct FT jobs, plus a further 23-287 indirect FT jobs.
- The attraction of 10,800 to 14,600 visitors a year, based on a 44% and 60% bed occupancy respectively.
- Total visitor nights of 32,400 to 43,800, assuming a 44% and 60% bed occupancy respectively.

## 5. COMMUNITY DIRECTORATE

### **5.3 KidsTown Group Accommodation - Concept and Feasibility (continued)**

- Total economic 'output' of \$20.8m comprising Greater Shepparton output impact \$16.5m and output impact elsewhere in Australia \$4.3m.
- Impact on Gross Regional Product (Greater Shepparton) - +\$5.7m
- 10 year financial operating forecasts shows a net operating loss for Years 1 to 3, but operating profits from Year 4 onwards. By year 8, KidsTown is forecast to achieve a net operating profit of 7.9%, which is in-line with the industry-wide benchmark for the accommodation industry.

#### **Consultation**

The feasibility study was completed by Essential Economics and the concept plans were developed by EME Design. The project was undertaken in consultation with Council's Active Living Department, Planning Department, the Australian Camps Association (peak national body for camps) and the Goulburn Broken Catchment Management Authority.

Anecdotal evidence from the Australian Camps Association demonstrates PGL Travel Ltd (UK based company) is expanding in new areas and has recently taken operation of camps Campaspe Downs and Camp Rumbug. The Outdoor Education Group established in 1984 is a not-for-profit organisation operating school outdoor education programs across Victoria, South Australia, New South Wales and the ACT and is a key stakeholder in the future development of this project.

#### **Strategic Links**

##### a) Greater Shepparton 2030 Strategy

The Greater Shepparton 2030 Strategy Plan sets out the objectives and strategies for the continued growth and development of Greater Shepparton to carry the municipality forward for the next 20 to 30 years. Direction in regards to the strategic direction Community Life is "focused upon enhancing the health of the community through services and facilities. Whole of life, local education and opportunities for participation are seen as important..."

##### b) Other strategic links

Greater Shepparton Accommodation Opportunities Study – Greater Shepparton City Council June 2012.

A supply analysis has indicated that there are a number of gaps in Greater Shepparton's offer.

##### Goulburn River Valley Destination Management Plan – Goulburn River Valley Tourism April 2014

The Goulburn River Destination Management Plan identifies product gaps for the Shepparton and surrounding areas to include that are relevant to this project:

- A low cost group accommodation facility, Shepparton
  - Provide low cost group accommodation establishment
- Development of the arts/cultural offer, particularly the development of indigenous tourism product to support the indigenous product and the indigenous strengths of this region, adding to the retail and market offer in Shepparton and supporting the daytrip and cultural visitation, creating activity and opportunity on the Goulburn River.
  - Investigating opportunities to provide an indigenous bush food garden along the Goulburn River Parkland, with a contemporary design, such as Cranbourne Botanic Parklands
  - Investigating the feasibility of a regular indigenous market in Shepparton; and
  - Providing a regular indigenous event in Shepparton

## 5. COMMUNITY DIRECTORATE

### **5.3 KidsTown Group Accommodation - Concept and Feasibility (continued)**

- Shepparton Food Hub Project
  - Support the Shepparton Food Hub project, which will be a multifunctional site for growing food, teaching about fresh food production, local food trading and nutrition as well as generating tourism for the site and region. This project provides capacity for new regional events, delivering a new product in Shepparton/Mooroopna and linking with the food strengths of the region.
- Investigating Farm Gate Opportunities (Accommodation, Produce, Retail)
  - Support farm gate and local produce business, both on farms and in townships across the Shepparton region, providing accommodation opportunities and retail/local product sales in a bid to strengthen the farm gate and local produce offer, consolidate the tourism product and capitalise on local niche agricultural assets.

#### Victoria's Aboriginal Tourism Development Strategy 2013 – 2023

Vision – by 2023, Melbourne and regional Victoria will boast a growing Aboriginal tourism industry that showcases Victoria's unique Aboriginal history, cultural expression and diversity to a global audience. Key stakeholders will continue to work together to provide a diverse and sustainable range of authentic, high quality products that are desirable to both international and domestic markets.

Key Direction – Develop and promote regional Victorian Aboriginal tourism offerings  
 Regional Victoria has a rich Aboriginal history and culture. Each region has a small and growing product offering that can be nurtured to enhance the consumer's desire to both visit a region and undertake an Aboriginal experience.

#### Actions

- 2.1 – Marketing of regional Victorian experiences
- 2.2 – Leveraging off potential regional experiences
- 2.3 – Developing and supporting regional attractions
- 2.4 – Support the development of a significant regional event

Key Direction – Market and distribute Aboriginal product and experiences to a global audience.

There is an opportunity to increase the awareness of Victorian Aboriginal product and experiences, including differentiating the state from perceptions of outback Australian experiences.

#### National Partnership Agreement on Indigenous Economic Participation

An agreement between the Commonwealth of Australia and the States and Territories to halve the gap in employment outcomes between Indigenous and non-Indigenous people within a decade. The Agreement will improve opportunities for Indigenous people to find and retain employment and connect more Indigenous people with employment and the real economy.

### **Conclusion**

KidsTown is envisioned to become a multi-functional site that aligns to the key drivers of health, education, economic development and tourism. Approximately 150,000 visitors are attracted to KidsTown each year, which also hosts the region's largest children's festival – KidsFest. The provision of groups accommodation facilitating the development of school camps programs is a key initiative supporting to the broader vision of KidsTown to remain an important regional tourism facility and attract over 300,000 visits per annum.

## 5. COMMUNITY DIRECTORATE

### **5.3 KidsTown Group Accommodation - Concept and Feasibility (continued)**

The Greater Shepparton Accommodation Opportunities Study and the Goulburn River Valley Destination Management Plan acknowledges a gap in the market for low cost group based accommodation.

This project addresses the need for low cost group based accommodation combined with providing a niche product made available to visitors providing them with an indigenous experience unique to the Greater Shepparton region, home to the largest indigenous population outside of Metropolitan Melbourne.

The opportunity for indigenous based tourism has been guided by in regional, state-wide and national strategies including the KidsTown Future Directions Plan and Food Hub Concept and Victoria's Aboriginal Tourism Strategy. The Goulburn River Destination Management Plan recognises the development of an indigenous tourism product to support the indigenous strengths of this region, supporting the daytrip and cultural visitation, creating activity and opportunity on the Goulburn River.

The project also increases tourism and economic benefits to the KidsTown site and region based on projections of an expanding market and key competitive advantages.

Council staff should continue to work with stakeholders to pursue external funding opportunities for planning and development of priority projects.

The KidsTown Master Plan has been updated to include the camp style accommodation and Food Hub concept.

#### **Attachments**

- |   |          |
|---|----------|
| 1. KidsTown Group Accommodation and Camp Facility - Economic Assessment - Final | Page 146 |
| 2. KidsTown Groups Accommodation/Dining Hall Concept - Drawings                 | Page 183 |
| 3. KidsTown Master Plan - Updated June 2016                                     | Page 188 |
| 4. KidsTown Group Accommodation Facility - Drawings                             | Page 189 |

## 5. COMMUNITY DIRECTORATE

### 5.4 Section 86 Committees of Management - Appointment of Members

#### **Disclosures of conflicts of interest in relation to advice provided in this report**

Under section 80C of the *Local Government Act 1989* officers and persons engaged under a contract providing advice to Council must disclose any conflicts of interests, including the type and nature of interest.

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

#### **Council Officers involved in producing this report**

**Author: Committees and Cemeteries Operations Officer**

**Proof reader(s): Team Leader Community Strengthening,  
Manager Neighbourhoods**

**Approved by: Director Community**

#### **Executive Summary**

In accordance with Greater Shepparton City Council CEO Directive 07.CEOD2 Section Four, Committees of Management (Special Committees) which are appointed under Section 86 of the *Local Government Act 1989*, committee members can only be appointed by a formal resolution of Council.

With the term of office for the Lemnos Recreation Reserve and Community Centre members concluding on 22 October 2016 this report recommends the appointment of new members to the Committee of Management to continue to manage the facilities.

This report also recommends the appointment of one additional member to the current term of the following committees of management:

- Dhurringile Recreation Reserve and Community Centre Committee of Management;
- Karramomus Recreation Reserve and Community Centre Committee of Management; and
- Central Park Recreation Reserve Committee of Management.

#### **Moved by Cr Oroszvary Seconded by Cr Patterson**

That the Council:

1. having considered the nominations received for appointment to the Lemnos Recreation reserve Committee of Management, appoint the following members commencing 23 October 2016:
  - Hayden CANN
  - Annette ELLIS
  - Jill GUERRA
  - Julie McCLELLAND
  - Tanya PHILLIPS
  - Matthew WALKER
  - Rob WATERS
  - Travis WATERS

## 5. COMMUNITY DIRECTORATE

### 5.4 Section 86 Committees of Management - Appointment of Members (continued)

2. having considered the nomination received for appointment to the Dhurringile Recreation Reserve and Community Centre Committee of Management, appoint the following member to the current term concluding on 18 July 2018:
  - Keith SMITH
3. having considered the nomination received for appointment to the Karramomus Recreation Reserve and Community Centre Committee of Management, appoint the following member to the current term concluding on 18 September 2018:
  - Ray THRUM
4. having considered the nomination received for appointment to the Central Park Recreation Reserve Committee of Management, appoint the following member to the current term concluding on 18 September 2018:
  - Dennis GALT
5. resolve that all members (who are not Councillors or nominated Officers) of the Lemnos Recreation Reserve and Community Centre Committee of Management, Dhurringile Recreation Reserve and Community Centre Committee of Management and Karramomus Recreation Reserve and Community Centre Committee of Management continue to be exempt from the requirement to complete Interest Returns in exercise of power granted to Council under section 81(2A) of the *Local Government Act 1989*.

**CARRIED.**

#### **Background**

##### Lemnos Recreation Reserve Committee of Management

At the Ordinary Council Meeting held on 21 October 2014 seven applicants were appointed to the Lemnos Recreation Reserve Committee of Management for a term of two years. Two further members were appointed to the existing term on 18 November 2014 and 17 February 2015.

As the term of appointment expires on 22 October 2016, it is necessary that a new committee be appointed to manage the facility.

Seven applications for membership have been received from past committee members and one new member interested in being reappointed to the committee.

It is recommended that all applicants be appointed to the Lemnos Recreation Reserve Committee of Management for a two year term, commencing 23 October 2016.

##### Dhurringile Recreation Reserve and Community Centre Committee of Management

At the Ordinary Council Meeting held on 19 July 2016 seven applicants were appointed to the Dhurringile Recreation Reserve and Community Centre Committee of Management for a term of two years.

A further application has now been received from a past member.

It is recommended that the applicant be appointed to the current term of the Dhurringile Recreation Reserve and Community Centre Committee of Management concluding 20 July 2018.

##### Karramomus Recreation Reserve and Community Centre Committee of Management

At the Ordinary Council Meeting held on 16 August 2016 five applicants were appointed to the Karramomus Recreation Reserve and Community Centre Committee of Management for a term of two years.

## 5. COMMUNITY DIRECTORATE

### 5.4 Section 86 Committees of Management - Appointment of Members (continued)

A further application has now been received from a past member. It is recommended that the applicant be appointed to the current term of the Karramomus Recreation Reserve and Community Centre Committee of Management concluding 18 September 2018.

#### Central Park Recreation Reserve Committee of Management

At the Ordinary Council Meeting held on 16 August 2016 five applicants were appointed to the Central Park Recreation Reserve Committee of Management for a term of two years.

A further application has now been received from a past member. It is recommended that the applicant be appointed to the current term of the Karramomus Recreation Reserve and Community Centre Committee of Management concluding 18 September 2018.

#### Interest Return Exemption

It is recommended that all newly appointed members of Section 86 Committees be exempt from the requirement of completing Interest Return in accordance with Section 81(2A) of the *Local Government Act 1989*.

#### **Council Plan/Key Strategic Activity**

This proposal supports the following goals of the *Council Plan 2013-2017*:

- Goal 1 – Active & Engaged Community (Social)
- Goal 4 – Quality Infrastructure (Built)
- Goal 5 – High Performance Organisation (Leadership and Governance)

#### **Risk Management**

| Risks   | Likelihood | Consequence | Rating | Mitigation Action  |
|---|------------|-------------|--------|--|
| Governance risk associated with the delegation of Council powers to a committee | Possible   | Major       | High   | The appointment of members by formal resolution of the Council reduces governance risks by ensuring that all members of a committee are covered by Council's public liability insurance. |

#### **Policy Considerations**

There are no conflicts with existing Council policies.

#### **Financial Implications**

There are no financial implications arising from this proposal.

#### **Legal/Statutory Implications**

All of Council's Committees of Management have been established under Section 86 of the *Local Government Act 1989* and have been issued with an Instrument of Delegation and Guidelines outlining their responsibilities.

The appointment of members to this committee by formal resolution of the Council ensures that the powers, functions and duties delegated to these committees are able to be exercised legally.

## 5. COMMUNITY DIRECTORATE

### 5.4 Section 86 Committees of Management - Appointment of Members (continued)

#### **Environmental/Sustainability Impacts**

There are no environmental or sustainability impacts arising from this proposal.

#### **Social Implications**

The appointment of community members to committees helps to build a sense of community by increasing stakeholder participation and giving community members a greater sense of pride and involvement in their local community

#### **Economic Impacts**

There are no economic impacts arising from this proposal.

#### **Consultation**

A public notice was placed in the Shepparton News on Friday 29 July 2016 calling for applications from community members to join the Lemnos Recreation Reserve Committee of Management. Letters were also sent to outgoing members of the committees inviting them to apply for a further term.

Lemnos Primary School also placed a notice in their school newsletter advertising the call for applications for membership to the Lemnos Recreation Reserve Committee of Management.

| Level of public participation | Promises to the public/stakeholders   | Examples of techniques to use   |
|-------------------------------|---|---|
| Inform                        | Keep informed   | <ul style="list-style-type: none"> <li>• Newspaper advertisements</li> <li>• Website announcement</li> <li>• Letters to outgoing committee members</li> </ul> |
| Consult                       | Informed, listen, acknowledge   | Council will consult with its committees prior to making decisions that relate to the relevant facilities.  |
| Involve                       | Work together. Feedback is an input into decision making.                   | Committees provide an important source of feedback for Council to manage the facilities.  |
| Collaborate                   | Feedback will be incorporated into decisions to the maximum level possible. | Council collaborates with its committees prior to making decisions that relate to the relevant facilities.  |
| Empower                       | We will implement what the public decide.                                   | Committees of Management have delegated powers to make decisions in relation to the day to day management of the facilities that they are responsible for.    |

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



## 5. COMMUNITY DIRECTORATE

### **5.4 Section 86 Committees of Management - Appointment of Members (continued)**

#### **Strategic Links**

##### **a) Greater Shepparton 2030 Strategy**

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

##### **b) Other strategic links**

No other strategic links have been identified.

#### **Conclusion**

It is recommended that all of the abovementioned applicants be appointed to the Lemnos Recreation Reserve Committee of Management, Dhurringile Recreation Reserve and Community Centre Committee of Management and the Karramomus Recreation Reserve and Community Centre Committee of Management respectively for the terms specified.

#### **Attachments**

Nil

## 6. CORPORATE SERVICES DIRECTORATE

### **6.1 Live Streaming and Publishing Recordings of Council Meetings Policy** **37.POL7**

**Disclosures of conflicts of interest in relation to advice provided in this report**  
Under section 80C of the *Local Government Act 1989* officers and persons engaged under a contract providing advice to Council must disclose any conflicts of interests, including the type and nature of interest.

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

#### **Council Officers involved in producing this report**

**Author: Governance Officer**

**Proof reader(s): Team Leader Governance, Manager Corporate Governance**

**Approved by: Director Corporate Services**

**Other: Manager Marketing and Communications, Digital and Social Media Officer**

#### **Executive Summary**

As part of Council's commitment to improving accessibility and community participation in Council Meetings, it is proposed to introduce live streaming on Council's "Facebook" page for Ordinary and Special Council meetings. It is proposed that the recordings will then be published via links on the Council's website.

Live streaming and publishing recordings of Council meetings is now common across the State of Victoria. This initiative will provide greater flexibility and convenient access for residents, as it will allow the public to watch the meeting in real time via the internet, especially for community members who are unable to attend Council meetings regularly.

**Moved by Cr Oroszvary**  
**Seconded by Cr Houlihan**

That the Council adopt the Live Streaming and Publishing Recordings of Council Meetings Policy 37.POL7.

**CARRIED.**

#### **Background**

This policy will allow the community better access to Council Meetings through the introduction of live streaming, with the recordings also being published on the Council's website. Recordings will remain on the website for a period of 12 months after the meeting, and will remain indefinitely on Council's Facebook page.

Live Streaming means residents can watch Council Meetings in 'real time' from an alternative location and instantly know what decisions have been made, eliminating the need to travel or having to wait several days to view the public minutes.

The meetings will be streamed live through a mobile device (iPhone) utilising the application "Facebook Live." The community will be able to access the recording within five business days after the meeting.

It is intended that the default camera position will ensure that all Councillors present will be visible for the live streaming.

## 6. CORPORATE SERVICES DIRECTORATE

### 6.1 Live Streaming and Publishing Recordings of Council Meetings Policy 37.POL7 (continued)

#### **Council Plan/Key Strategic Activity**

This proposal supports Strategic Goal 1 of the 2013-2017 Council Plan 'Active and Engaged Communities'.

#### **Risk Management**

Officers have identified a number of potential risks associated with the live streaming of Council meetings. These concerns have been addressed in the table below.

| Risks  | Likelihood | Consequence | Rating   | Mitigation Action   |
|--|------------|-------------|----------|---|
| Privacy Concerns                             | Likely     | Moderate    | Moderate | To address these concerns Council would need to comply with Victorian Privacy Legislation, which can be achieved through the placement of a sign at the entrance of the meeting location advising that the meeting is being recorded. The gallery will not be visible during the recording, only Councillors and Council staff. This method is commonly used by other Councils. |
| Defamation                                   | Likely     | Moderate    | Moderate | To avoid any such occurrences, the chairperson or Chief Executive Officer may at any time during a meeting request that a live stream and/or recording be terminated.   |
| Offensive Behaviour including Discrimination | Likely     | Moderate    | Moderate | To avoid any such occurrences, the chairperson or Chief Executive Officer may at any time during a meeting request that a live stream and/or recording be terminated.   |

The Council will post a disclaimer on its website to address any potential defamation and privacy concerns. A notice will also be placed at the entrance to the meeting room and be included in the meeting agenda. The meeting Chair will also announce the statement to the gallery at the commencement of the each meeting to ensure all attendees are aware that the meeting is being recorded.

#### **Policy Considerations**

There are no conflicts with existing Council Policies.

#### **Financial Implications**

There will be a cost to Council for the purchase of an iPhone 5 to enable the live streaming of the Council Meetings. The cost of the iPhone is approximately \$400, which is much more cost effective than alternative recording options which have been investigated.

#### **Legal/Statutory Implications**

Council must comply with the Privacy and Data Protection Act 2014 if it were to implement live streaming and the publishing of Council Meeting recordings.

## 6. CORPORATE SERVICES DIRECTORATE

### **6.1 Live Streaming and Publishing Recordings of Council Meetings Policy** **37.POL7 (continued)**

#### **Environmental/Sustainability Impacts**

There are no environmental/sustainability implications associated with this report.

#### **Social Implications**

Recording of Council meetings provides the community with greater accessibility to Council's decision making process.

#### **Economic Impacts**

The economic impacts will be the additional cost for the purchase of an iPhone 5 and the required SIM Card (4G Network).

#### **Consultation**

| Level of public participation | Promises to the public/stakeholders  | Examples of techniques to use  |
|-------------------------------|--|--|
| Inform                        | <p>All members of the public attending the meeting will need to be advised that meetings will be streamed live and that recordings will be published on Council's website.</p> <p>Additional promotional techniques will be utilised to advise the Community that Ordinary and Special Council meetings will be streamed live.</p> | <p><u>External Communication:</u><br/>           Public Notice<br/>           Council Meeting Agenda<br/>           GSCC Website<br/>           Media Release to local papers and radio<br/>           Post on social media sites<br/>           Notice on meeting room entrance.<br/>           Announcement from Chair at beginning of each meeting.</p> |

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

#### **Strategic Links**

##### a) Greater Shepparton 2030 Strategy

There are no strategic links to the *Greater Shepparton 2030 Strategy*.

##### b) Other strategic links

There are no other strategic links.

#### **Conclusion**

Currently the only record of Council meetings for members of the public is via the public minutes posted on the Greater Shepparton City Council website. Whilst this document provides an accurate record of all resolutions from meetings, it does not reflect the level of detailed discussion and debate that Councillors engage in prior to coming to a decision.

By live streaming and publishing the recordings of Council meetings, there is greater accessibility for the community in relation to Council's decision making process.

#### **Attachments**

Live Streaming and Recording of Council Meetings Policy 37.POL7 Page 192

## 6. CORPORATE SERVICES DIRECTORATE

### 6.2 Status of Contracts Advertised and yet to be Awarded - August 2016

#### **Disclosures of conflicts of interest in relation to advice provided in this report**

Under section 80C of the *Local Government Act 1989* officers and persons engaged under a contract providing advice to Council must disclose any conflicts of interests, including the type and nature of interest.

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

#### **Council Officers involved in producing this report**

**Author: Contracts and Procurement Analyst**

**Proof reader(s): Manager Corporate Governance**

**Approved by: Manager Corporate Governance**

#### **Executive Summary**

To inform the Council of the status of requests for tenders that have been advertised and contracts yet to be awarded.

**Moved by Cr Houlihan**  
**Seconded by Cr Oroszvary**

That the Council note the tenders that have been advertised and yet to be awarded.

**CARRIED.**

#### **Tendered Contracts Awarded under Delegated Authority by Chief Executive Officer**

| Contract Number | Contract Name | Contract details, including terms and provisions for extensions | Value inclusive of GST | Awarded to |
|-----------------|---------------|---|------------------------|------------|
|                 |               | Nil   |                        |            |

#### **Requests for Tenders advertised but not yet awarded**

| Contract No. | Contract Name                                     | Contract detail, including terms and provisions for extensions                                      | Status   |
|--------------|---|---|--|
| 1683         | Provision of Internal Audit Services              | Schedule of Rates Contract for Provision of Internal Audit Services for a period of three (3) years | Tender closed on 7 September 2016 and is currently being evaluated |
| 1712         | Renewal of Elevator Control and Hydraulic Systems | Lump Sum Contract for Renewal of Elevator Control and Hydraulic Systems                             | Tender closes on 21 September 2016                                 |

## 6. CORPORATE SERVICES DIRECTORATE

### **6.2 Status of Contracts Advertised and yet to be Awarded - August 2016** **(continued)**

#### **Policy Considerations**

Through the *Instrument of Delegation to the Chief Executive Officer* the Council has delegated authority to the Chief Executive Officer to award a contract up to the value of \$400,000 excluding GST.

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

#### **Legal/Statutory Implications**

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

Section 186(1) of the Act requires that before Council enters into a contract for the purchase of goods or services to the value of \$150,000 or more, or for the carrying out of works to the value of \$200,000 or more, it must give public notice of the purpose of the contract and invite tenders or expressions of interest from any person wishing to undertake the contract.

#### **Conclusion**

It is important that decisions and actions taken under delegation be properly documented and transparent in nature.

The report details the Status of requests for tenders that have not yet been awarded during the period 1 August 2016 to 31 August 2016.

#### **Attachments**

Nil

## 6. CORPORATE SERVICES DIRECTORATE

### 6.3 MAV Aboriginal Employment Framework

#### **Disclosures of conflicts of interest in relation to advice provided in this report**

Under section 80C of the *Local Government Act 1989* officers and persons engaged under a contract providing advice to Council must disclose any conflicts of interests, including the type and nature of interest.

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

#### **Council Officers involved in producing this report**

**Author: Aboriginal Partnerships Officer**

**Proof reader(s): Acting Manager People and Development**

**Approved by: Director Corporate Services**

#### **Executive Summary**

The Aboriginal Employment Framework as set out by the Municipal Association of Victoria (MAV) has been developed as a result of a MAV analysis of case studies of the public and private sector as well as Local Governments and Aboriginal communities. The MAV Framework is based on the structure for Reconciliation Action Plans (RAP) established by Reconciliation Australia and is aimed to assist Councils actively work to increase aboriginal employment numbers.

The adoption of this framework will provide Council with a blueprint of actions to undertake which will make Council a more appealing workplace for Aboriginal and Torres Strait Islander (ATSI) Community members. Endorsed by the MAV in May 2015, this framework sets out actions that Council can implement under 3 key pillars of Respect, Relationships and Opportunities.

By adopting this framework it will provide a formalised commitment from Council to implement actions that will further support employment outcomes of the ATSI community.

**Moved by Cr Patterson**  
**Seconded by Cr Houlihan**

That the Council adopt the Aboriginal Employment Framework.

**CARRIED.**

#### **Background**

The Greater Shepparton area holds significant Aboriginal cultural, spiritual and historical heritage and is among the most culturally diverse municipalities in regional Victoria. There are 8 tribes that occupy Greater Shepparton consisting of the Yorta Yorta, Bangerang, Kalitheban Wollithiga, Moira, Ulupna, Kwat Kwat, Yalaba Yalaba and Nguaria-Illium-wurrung clans.

2011 ABS statistics indicate Shepparton has an Aboriginal population of 2,082 people making it home to the largest Aboriginal community outside Melbourne in Victoria. It must be noted that while Metropolitan Melbourne is an artificial construct, being made up of numerous suburbs and sub-regions, the Greater Shepparton area is a clearly integrated region within Victoria that shares a strong community network across all areas of the municipality.

## 6. CORPORATE SERVICES DIRECTORATE

### **6.3 MAV Aboriginal Employment Framework (continued)**

In 2004, the Yorta Yorta National Aboriginal Corporation (YYNAC) were successful in gaining Registered Aboriginal Party (RAP) status from State Government recognising them as the primary guardians, keepers and knowledge holders of Aboriginal culture and heritage.

The YYNAC is also the representative body of the 8 tribes that occupied the Greater Shepparton area. Whilst this title has been in existence Greater Shepparton City Council has continued to not formally recognise any Aboriginal Group as the Registered Aboriginal Party for Greater Shepparton. This decision has enabled Council to maintain neutrality in its dealings with the local Aboriginal and Torres Strait Islander communities.

Whilst Council has not formally recognised any single group, it has taken steps during the past decade in reconciling with the ATSI communities. In 2012, Council participated in the Victorian Local Government Aboriginal Engagement and Reconciliation survey. This online survey was sent to all Victorian Local Government in May 2012 and was developed by Reconciliation Victoria in partnership with the Victorian Local Government Association, Municipal Association of Victoria, Local Government professionals and the Victorian Indigenous Youth Advisory Council. 77 out of 79 Councils across the state of Victoria were involved in the project.

The survey was a recommendation of the Reconciliation in Local Government Project Action Research report which identified the need to increase local government access to relevant information. The survey aimed to capture a snapshot of local government activity, identify good practice to share across the sector and analyse key trends and changes over the past decade with comparable data. Upon receiving the survey results Officers developed an analysis of the survey findings which was presented and discussed with our Executive Leadership on Monday 26<sup>th</sup> November 2012 and Councillors on Tuesday December 4<sup>th</sup> 2012 for consideration.

As a result of these briefings, a number of actions were recommended including;

- A Welcome to Country to be included in the Australia Day Citizenship Ceremony;
- Development of an internal Aboriginal Communications guide for Council staff to guide them in Aboriginal community engagement;
- Investigation into the development of a statement of commitment towards Reconciliation;
- Executives and Councillors to participate in Cultural Awareness training with Yorta Yorta National Aboriginal Corporation;
- Investigation into the development of employment programs which encourage and increase Aboriginal and Torres Strait Islander people's employment at Council; and
- Work in partnership with the Rumbalara Aboriginal Co Operative to pursue the development of Aboriginal celebration flags in a community development project.

As a number of these actions have been completed such as the Aboriginal Communications Guide, Council is now in a position to continue to build on this work and has started to investigate the development of a more formalised guiding document for the Municipality. Due to the complex nature of work within the Aboriginal affairs space, the development of such a plan in conjunction with the Aboriginal community is to be broken down into 3 phases and developed in conjunction with the ATSI community with each having a separate project plan.



## 6. CORPORATE SERVICES DIRECTORATE

### **6.3 MAV Aboriginal Employment Framework (continued)**

The initial consultation phase which was endorsed by Council on 17 February 2015 seeks to begin discussion with community leaders around a) how the community feels about the development of such a plan and b) what are the best practice approaches Council can implement throughout its development. Due to the lack of formal and established relationships and unsuccessful attempts to formalise agreements between Council and the Aboriginal community, Council has identified that a different approach is required for the development of this plan which will include more specific consultations.

#### **Initial Consultation Findings**

Whilst the Aboriginal and Torres Strait Islander Communities have been supportive of Council's investigation into the development of a formalised guiding document, and have acknowledge the steps taken forward in recent history, other discussion points have been raised for Council's consideration. These include;

- Lack of an action plan which formalises Council's commitment to working with the local Aboriginal and Torres Strait Islander (ATSI) communities.
- Lack of knowledge about the numbers of Aboriginal and Torres Strait Islanders employed at Council. Currently Council does not keep statistics on Aboriginal employment numbers, but it is estimated that these would be very low.
- The need to ensure that any guiding document that Council implements is developed in conjunction with ATSI communities.
- The need to ensure that any document developed provides tangible outcomes for the ATSI communities.
- There has been confusion and uncertainty round the abbreviation RAP which is used to abbreviate both Reconciliation Action Plan and Registered Aboriginal Party.
- Not all Aboriginal community members like the word Reconciliation as it implies that the Aboriginal and mainstream communities were once together and now divided.

In taking these findings into consideration it has been identified that one way Council can continue to build momentum in this space is to adopt the principles of the Aboriginal Employment Framework. The adoption of MAV Aboriginal Employment Framework will give Council a clear and formalised strategic direction in working to improve ATSI community employment outcomes and will provide Council with measurable targets and actions under the pillars of Respect, Relationships and Opportunities which will provide a basis for future learning and action within this space.

The adoption of the Aboriginal Employment Framework will continue to provide a way forward to increase trust and collaboration between Council and the ATSI Community and will deliver a commitment from Council to implement actions that will result in tangibles outcomes for the ATSI community to ensure that Greater Shepparton City Council is a supportive and culturally inclusive workplace under the pillars of Respect and Relationships.

Under the pillar of Opportunities, the Aboriginal Employment framework will provide actions that Council can undertake to improve how to attract, recruit and attain Aboriginal employees within Council which has been identified as an area of focus through the initial consultations. Having Aboriginal people employed within Council will generate greater awareness and use of Council services and will help to continue to break down barriers between mainstream and ATSI communities.

## 6. CORPORATE SERVICES DIRECTORATE

### **6.3 MAV Aboriginal Employment Framework (continued)**

The implementation of this framework will be mainly undertaken by the People and Development department through their existing policies and actions. In to the future this frame work will allow Council to identify and utilise the opportunity to attract more ATSI employees through a variety of methods. However, the overall aim is to expand the thinking across all Council departments in their everyday functions to how a small adjustment can make a large difference to the employment of our ATSI community.

#### **Council Plan/Key Strategic Activity**

This proposal aligns with the 2013-2017 Council Plan.

Priority 1 - Active and Engaged Communities (Social).

Objective 1.5 'Embrace and strengthen cultural harmony and diversity'.

#### **Risk Management**

As the MAV have completed and endorsed this framework for all Victorian Councils to use, the framework provides a clear blueprint of action that Council can embed throughout the organization under the 3 key pillars of Respect, Relationships and Opportunities. The adoption of the Aboriginal Employment Framework provides no risk to Council's reputation as it has been identified through the initial consultations period that the Aboriginal Community would like to see Council implement actions that will deliver tangible outcome for ATSI communities such as employment.

There is a moderate risk to Council reputation if it continues to do nothing in space given that the initial consultation phase asked Aboriginal Community leaders the best direction for Council to undertake.

#### **Policy Considerations**

The adoption of the MAV Aboriginal Employment Framework will compliment a range of current Council Strategies and policies. These include the Greater Shepparton Council Plan 2013-2017, Equal Opportunity Strategy, Aboriginal Partnerships Six Point Plan, Community Development Framework, Community Engagement Strategy and the Municipal Public Health Plan. The adoption and implementation of this framework set out by the MAV will compliment Council's core values of leadership, respect, innovation, integrity and teamwork. Collectively these strategies, policies and frameworks are inclusive of all members of our community.

#### **Financial Implications**

The financial implications relating to this proposal will be action as part of Council's existing budgets and annual budgetary processes.

#### **Legal/Statutory Implications**

There are no legal/statutory implications relating to this proposal.

#### **Environmental/Sustainability Impacts**

There are no economic impacts relating to this proposal.

#### **Social Implications**

It is envisaged that as a result of Council adopting the Aboriginal Employment Framework it will provide a starting point for further learning and dialogue in relation to employing ATSI community members across Council and the wider community. By taking a leadership approach in implementing initiatives that aim to improve employment outcomes for people who have historically had low levels of employment, Council will then be in a position to share outcomes across the wider community.

## 6. CORPORATE SERVICES DIRECTORATE

### **6.3 MAV Aboriginal Employment Framework (continued)**

#### **Economic Impacts**

It is envisaged that the adoption of the MAV Aboriginal Employment Framework would have a positive economic impact through the number of ATSI people employed at Council and the flow on effect in their economic participation.

#### **Consultation**

Officers have undertaken 1:1 consultations to help inform the best way for Council to progress developing a strategy to work with our ATSI community. During this period, Council undertook 1:1 discussions with the following people;

- Bobby Nicholls: Shepparton Region Reconciliation Group
- Leon Saunders: Rumbalara Aboriginal Co Operative
- Kemal Seddick: Rumbalara Aboriginal Co Operative
- Lidia Thorpe: Municipal Association Victoria

These consultations have indicated that employment is a key focus for the ATSI community and that it would be beneficial for Council to be a leader in this area. Further consultation will be undertaken to inform Council's overall Aboriginal strategy.

Consultation has been undertaken with the People and Development team who are supportive of utilising the framework.

#### **Strategic Links**

##### a) Greater Shepparton 2030 Strategy

Priority 1 – Active and Engaged Communities (Social)

Objective 1.5 'Embrace and strengthen cultural harmony and diversity'.

Actions

- Continue to engage and partner with our Aboriginal community to support improved opportunities and outcomes in employment and health.
- Ensure Council's activities and events support and enhance cultural harmony and inclusiveness.

##### b) Other strategic links

Aboriginal Partnerships 6 Point Plan

Objective 5 – Investigation into the development of employment programs which encourage and increase Aboriginal and Torres Strait Islander people's employment at Council.

#### **Conclusion**

By Council adopting and embedding this framework in policy and practice it will send a strong message to the Aboriginal and wider community that Council is taking a proactive approach to address ATSI employment outcomes. Adopting this framework commits Council to action and provides a platform for future work within this space.

#### **Attachments**

Victorian Local Government Aboriginal Employment Framework Page 201

## 6. CORPORATE SERVICES DIRECTORATE

### 6.4 August 2016 Monthly Financial Report

#### **Disclosures of conflicts of interest in relation to advice provided in this report**

Under section 80C of the *Local Government Act 1989* officers and persons engaged under a contract providing advice to Council must disclose any conflicts of interests, including the type and nature of interest.

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

#### **Council Officers involved in producing this report**

**Author: Team Leader Corporate Accounting**

**Proof reader(s): Manager Finance and Rates**

**Approved by: Director Corporate Services**

#### **Executive Summary**

The report presents Council's actual financial performance compared to the budget for two months of the financial year ended 31 August 2016.

**Moved by Cr Oroszvary**  
**Seconded by Cr Patterson**

That the Council receive and note the August 2016 Monthly Financial Report.

**CARRIED.**

#### **Background**

The 2016/2017 Budget was adopted at the Ordinary Council Meeting held 21 June 2016. The 2016/2017 Budget provided for an operating surplus of \$13.81 million with revenue of \$130.31 million and expenditure of \$116.74 million. The 2016/2017 Budget also provided for capital works of \$45.49 million.

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

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

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

#### **Council Plan/Key Strategic Activity**

The report is consistent with the leadership and governance goal "High Performing Organisation" as included in the *Council Plan 2013-2017*.

#### **Risk Management**

No risks have been identified in providing this financial report.

#### **Policy Considerations**

There are no conflicts with existing Council policies.

## 6. CORPORATE SERVICES DIRECTORATE

### 6.4 August 2016 Monthly Financial Report (continued)

#### **Financial Implications**

There are no financial implications arising from this proposal.

#### **Legal/Statutory Implications**

Section 137 of the *Local Government Act 1989* provides that Council maintain a budgeting and reporting framework that is consistent with the principles of sound financial management. In addition Section 138 requires that at least every 3 months a statement comparing the budgeted revenue and expenditure for the financial year with the actual revenue and expenditure to date is presented to the Council at a Council meeting which is open to the public. This report satisfies that requirement.

#### **Environmental/Sustainability Impacts**

No Environmental or Sustainability impacts have been identified.

#### **Social Implications**

No Social implications have been identified.

#### **Economic Impacts**

No Economic impacts have been identified.

#### **Consultation**

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

#### **Conclusion**

The report provides details of Council's financial performance compared to the budget for two months ended 31 August 2016.

#### **Attachments**

August 2016 - Monthly Financial Statements Page 204

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.1 Use and Development of Land for a Caravan Park (100 River Road and 780 Archer Road, Kialla) – Lifting Report from the table

#### **Disclosures of conflicts of interest in relation to advice provided in this report**

Under section 80C of the *Local Government Act 1989*, Council officers and others who are contracted to provide advice or services to the Council must disclose any conflicts of interests they have before any advice they provide is considered. Disclosures must be in writing, to the Chief Executive Officer and must specify the type and nature of the conflict.

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

At the Ordinary Meeting held on Tuesday, 20 September 2016 Cr Adem moved:

#### **Moved by Cr Adem**

That this matter lay on the table.

**CARRIED**

A decision was taken to lay the motion as presented on the table for one month.

#### **Moved by Cr Houlihan**

#### **Seconded by Cr Ryan**

That the Council resolves to take the question from the table.

**CARRIED.**

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.2 Use and Development of Land for a Caravan Park (100 River Road and 780 Archer Road, Kialla)

#### **Disclosures of conflicts of interest in relation to advice provided in this report**

Under section 80C of the *Local Government Act 1989* officers and persons engaged under a contract providing advice to Council must disclose any conflicts of interests, including the type and nature of interest.

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

#### **Council Officers involved in producing this report**

**Author: Statutory Planner**

**Proof reader(s): Team Leader Statutory Planner, Manager Planning**

**Approved by: Director Sustainable Development**

#### **Executive Summary**

The application seeks planning approval to use and develop land at 100 River Road and 780 Archer Road, Kialla (the land) for a caravan park.

This is the second report into this matter and follows the Council resolution of December 2014 which states the following.

- *that planning officers assess the requested amendment to planning permit application 2014-112, including the formal requesting of any further information, and undertaking notice and referral of the application*
- *that the application be referred back to Council for a decision at the appropriate time.*

The proposal includes 48 caravan sites, 15 recreational vehicle sites, 79 cabin sites, camping sites, park centre which includes kitchen, toilets, showers, pool and recreation room, putting green, managers residence, horse stables and on site amenities.

The land is within Farming Zone 2 (FZ), Urban Floodway Zone (UFZ), Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO). The land is not within an area of cultural heritage significance, therefore the proposal does not trigger the need for a Cultural Heritage Management Plan.

Based on planning scheme definitions a caravan park is defined as: *Land used to allow accommodation in caravans, cabins, tents, or the like.*

Officers are satisfied that the use proposed in the amended application is correctly defined as a caravan park given the mix of accommodation types provided on the land.

Officers have advertised the application and six objections to the proposal have been lodged with Council.

The application was referred to Vic Roads, Public Transport Victoria and Goulburn Broken Catchment Management Authority. None of the authorities objected to the proposal.

As Council will now be aware the most significant policy concern associated with the application are the policy statements in the Municipal Strategic Statement which seek to ensure incremental developments do not occur before the completion of the strategic investigations.

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.2 Use and Development of Land for a Caravan Park (100 River Road and 780 Archer Road, Kialla) (continued)

In assessing the application, Council's Housing Strategy locates the land within an area described as *Investigation Area 1*. The purpose of Investigation Area 1, is to plan for the future of the racing precinct and to ensure future land uses do not compromise the use of the land for this purpose. This investigation is currently being undertaken by Council and an issues paper has been prepared.

Council's Local Planning Policy at clause 21.04 seeks to discourage ad hoc development approvals prior to the completion of these investigations. As such, based on policy direction in the current planning scheme, the application should be refused. This policy provision was supported by the Victorian Civil and Administrative Tribunal in its decision relating to the Mitchell Road caravan park.

Officers recommend that Council oppose the granting of a permit.

#### **RECOMMENDATION**

1. In relation to Planning Application 2014-112, on the basis of the information before Council and having considered all relevant matters as required by the *Planning and Environment Act 1987*, Council resolves to refuse to grant a planning permit on the following grounds:
  - a) The application is contrary to 21.04-1 of the Local Planning Policy Framework which specifically discourages the approval of development within investigation areas until such time that the investigation is complete.
  - b) The proposed use and development of land does not promote orderly, co-ordinated planning and development of land within investigation area 1.
  - c) The proposed use and development poses a potential conflict between residential type uses and the ongoing operation of the racing facilities.
2. That Council provide authority to the Team Leader of Statutory Planning and Principal Statutory Planner to represent Council at the Victorian Civil and Administrative Tribunal mediation hearing and to settle the matter if officers decide it to be appropriate.

#### **Moved by Cr Patterson Seconded by Cr Houlihan**

In relation to Planning Application 2014-112 which Council resolved on 21 April 2015 to lay on the table, Council resolves to substitute the planning report tabled therein with the planning report attached marked report 7.3 – Use and Development of the Land for a Caravan Park.

**CARRIED.**



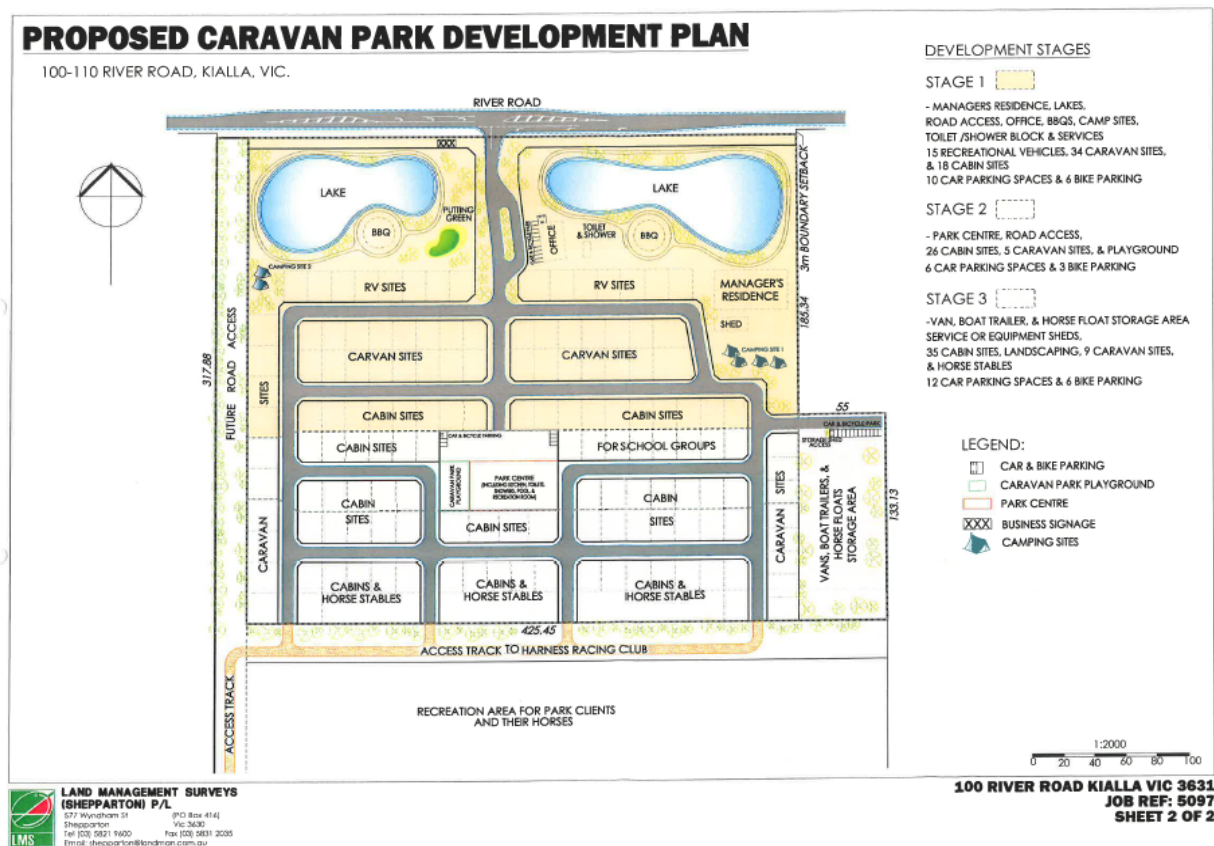
## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.2 Use and Development of Land for a Caravan Park (100 River Road and 780 Archer Road, Kialla) (continued)

#### Property Details

|                          |  |
|--------------------------|--|
| Land/Address             | 100 River Road and 780 Archer Road, Kialla   |
| Zones and Overlays       | Farming Zone 2<br>Urban Floodway Zone<br>Land Subject to Inundation Overlay<br>Floodway Overlay<br>Abuts Road Zone Category 1  |
| Why is a permit required | <ul style="list-style-type: none"> <li>Use of land for caravan park in the FZ2 – 35.07-1</li> <li>Development in the FZ2 – 35.07-4</li> <li>Development in the LSIO – 44.04-1</li> <li>Business identification signage - 52.05-10</li> <li>Liquor licence – 52.27</li> <li>Creation of access to a RDZ1 – 52.29</li> </ul> |

#### Amended Plan of the Proposed Development



## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.2 Use and Development of Land for a Caravan Park (100 River Road and 780 Archer Road, Kialla) (continued)

#### Locality Plan



The accommodation units are in close proximity to the harness racing facility. This proximity raises the potential of conflicting land uses between an operating racing track and residential type accommodation. It is considered undesirable to allow a residential type development within such close proximity to an existing racing track.

An intent of the Planning Scheme is to ensure that the long term interests of the racing facilities are protected, it is considered the proposed development within 167.8 metres of the racing facility is an unacceptable amenity risk and it is recommended that no permit issue.

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.2 Use and Development of Land for a Caravan Park (100 River Road and 780 Archer Road, Kialla) (continued)

#### **Proposal in Detail**

The planning application form describes the proposal as ‘staged planning application for use and development of caravan park, business signage, on-premises liquor licence and creation of access to Road Zone Category 1’.

The application consisted of:

- Traffic Impact Assessment Report prepared by Traffic Works
- Detailed planning drawings
- Acoustic Report prepared by Land Management Surveys
- Preliminary Site Assessment prepared by Shane Muir Consulting Engineers
- Full and up to date copies of titles
- Planning Report prepared by Land Management Surveys
- Infrastructure Provision Plan prepared by Land Management Surveys

On 11 November 2014 an amended application was made and consisted of:

- Cover letter which states ‘*the amended report justifies the site as suitable for a caravan park and the planned layout has not changed too much except for the inclusion of rental cabins in the place of the relocatable homes, and horse stables and a recreation area for park clients and their horses*’.
- Application form
- Revised planning report
- Revised planning drawings

Details of the application are summarised as follows:

- Stage one of the development includes 15 recreational vehicle sites, 34 caravan sites, 18 cabins sites and camping sites
- Stage two of the development includes 26 cabin sites, five caravan sites, playground and park centre with associated liquor licence
- Stage three includes 35 cabin sites, 9 caravan sites and horse stables
- In total the development proposes 79 cabin sites, 48 caravan sites and 15 recreational vehicle sites
- Managers residence
- The development will be connected to reticulated sewerage
- Two lakes abutting River Road
- Licensed park centre including pool, showers, kitchen, toilets and recreation room. Liquor is proposed to be served between 11.00am to 11.00pm
- Caravan and boat storage
- Putting green
- On site amenities such as toilets, showers and BBQ’s
- Business identification signage with dimensions of 2m by 0.8m
- The application is a staged development over three stages and according to the application form has a construction cost of \$3.5 million.

#### **Summary of Key Issues**

The application seeks planning permission to use and develop the land for a caravan park, business identification signage, on premise liquor licence and creation of vehicle access to River Road.

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.2 Use and Development of Land for a Caravan Park (100 River Road and 780 Archer Road, Kialla) (continued)

- The application has been advertised and six objections lodged. Grounds of objection relate to detrimental impacts on traffic safety, amenity impacts of liquor licence, visual impact of business identification signage and flooding impacts.
- The application has been referred to the relevant authorities, all of whom consented to the grant of a permit subject to various conditions.
- Council local planning policy at clause 21.04-1 has included the land within an investigation area relating to the future uses and expansion of the Greyhound and Harness Racing Clubs. Council has engaged consultants who are currently and actively undertaking the investigation study into the area.
- Council's local planning policy states that incremental approvals should not be permitted in investigation areas until the investigation is completed. The application should therefore be refused as the application is premature and should await the outcome of the investigation. Additionally the proposed development is out of sequence and does not lead to an orderly planning outcome.

#### **Background**

A pre-application meeting between the permit applicant and planning officers was held on 12 March 2014. Following this meeting planning officers provided information to the applicant in writing on 17 March 2014.

Officers informed that the land was within investigation area 1 and that development approvals should occur following the completion of the strategic investigation.

A subsequent letter was provided to the applicant on 9 April 2014, informing the applicant that the access road should be shifted so that it was not within the Urban Floodway Zone. The applicant was also informed that their accompanying information should clearly set out how the use is properly characterised as a caravan park rather than a residential village, as the latter is prohibited within the FZ.

The application was made with Council on 2 May 2014.

Council sought additional information on 19 May 2014 to which a response was provided on 27 May 2014.

The application has placed on public notice on 6 June 2014 which resulted in six objections being lodged.

Council officers having completed their assessment of the application referred the application to the October Ordinary Council Meeting (2014). Council officers recommended that the application be refused.

Council resolved to lay the matter on the table.

At the December 2014 Ordinary Council Meeting Council resolved to remove the matter from the table and then resolved:

- *that planning officers assess the requested amendment to planning permit application 2014-112, including the formal requesting of any further information, and undertaking notice and referral of the application*
- *that the application be referred back to Council for a decision at the appropriate time.*

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.2 Use and Development of Land for a Caravan Park (100 River Road and 780 Archer Road, Kialla) (continued)

Council officers on 15 January 2015 re-advertised and re-referred the amended application to the appropriate persons.

The Victorian Civil and Administrative Tribunal (VCAT) considered an application to use and develop land at 215 Mitchell Road, Kialla for a caravan park. Like this application, 215 Mitchell Road is in the FZ2 and investigation area one.

VCAT found that the proposed caravan park at 215 Mitchell Road, Kialla does not provide a net community benefit and ordered that no permit issue.

#### **Assessment under the Planning and Environment Act**

##### Rural Strategy

The Regional Rural Land Use Strategy October 2008 (RRLUS) included the land within the Niche area, now known as the Farming Zone 2.

Table 10-2 of the RRLUS (P.108) states the ancillary tourism is allowed in the FZ2 but is to be 'carefully managed to prevent conflict and impact on agricultural operations'.

Table 10-2 also states that dwellings can be allowed 'where it can be demonstrated it is to support the productive use of the land consistent with the direction of the area'.

Based on the policy direction in the RRLUS it is deemed that the FZ2 is the most appropriate FZ schedule for this type of use.

It is also acknowledged that given the development of the wider area which includes rural living type developments it is unlikely that the use would significantly affect nearby agricultural operations.

On this basis it is acknowledged that the application is not unreasonable when considered against the FZ2 or the RRLUS.

#### 21.04-1 Urban Consolidation and Growth

Planning scheme amendment C93 implemented the strategies of the Housing Strategy into the planning scheme. C93 was subject to an Independent Planning Panel which supported Council's proposal to include the racing precinct within an investigation area, which is now known as investigation area 1.

Investigation Area 1 is described as:

*Investigation Area 1 – Kialla Paceway and Shepparton Greyhound Racing environs. This area surrounds and includes the greyhound and trotting facilities and is directly adjacent to the Shepparton South Growth Corridor. There is potential to extend services to this land. However, future residential development within this area will be dependent on amenity issues such as lighting, noise, odour and dust being addressed to ensure that the long term interests of the racing facilities are protected.*

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### **7.2 Use and Development of Land for a Caravan Park (100 River Road and 780 Archer Road, Kialla) (continued)**

A strategy of Council's local planning policy at 21.04-1 is to:

*Avoid incremental approvals and development in identified investigation areas until an integrated investigation and has been completed to assess and resolve future land opportunities and constraints, land use, development opportunities, subdivisional layout and servicing for the area.*

Given the land is within an investigation area and the investigation is actively being undertaken, it is considered that significant development approvals such as this application should await the outcome of the investigation. This position is in keeping with Council's local planning policy at 21.04-1.

Good planning dictates that strategic planning should be undertaken to ensure the most appropriate land use outcomes are provided not just for the short term but also for the future. The investigation that is currently being undertaken provides for future orderly planning of the racing precinct and the investigation should run its course before significant developments are approved within the racing precinct.

The panel report into C93 foreshadowed the development pressures that Council would face in the investigation areas and stated that it would be premature to make decisions until the appropriate investigations are completed.

In the 215 Mitchell Road VCAT decision Member Bennett made the following comment. *Of far greater relevance than the embryonic study referred to above, are the approved policies in the Planning Scheme. I have already made reference to these but I consider there is a very clearly stated intention in Clause 21.04 that incremental approvals and development is to be avoided in identified investigation areas until such time as integrated investigation has been completed to assess and resolve future land opportunities and constraints, land use, development opportunities, subdivisional layout and servicing for the area.*

*Ms Rigo in giving verbal evidence stated that she completely disagrees with Council (and Ms Hill) that the proposal is contrary to the intention to avoid incremental approvals and development referred to in the previous paragraph on the basis that the proposal is not seeking rezoning, subdivision or an urban type use or activity. She suggests that the proposal is very different to these urban type activities.*

*I take a different view. I accept that Clause 21.04-1 is headed 'Urban Consolidation and Urban Growth' and I agree that the policy guidelines appear to be more focussed on residential or urban style development. However, unlike the separate policies for housing change areas and rural residential, the investigation areas are listed and discussed under Clause 21.04-1. There is nothing in the wording of the strategy to avoid incremental approvals and development in identified investigation areas to suggest that it is limited or confined to rezoning, subdivision or urban type uses or activities. I consider it applies to all approvals and development for which a permit can be granted since, as in this case, approval of the caravan and camping park will in some measure impact on future planning and development in this area.*

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.2 Use and Development of Land for a Caravan Park (100 River Road and 780 Archer Road, Kialla) (continued)

#### Orderly Planning

In the 215 Mitchell Road VCAT decision Member Bennett made the following comment.

*Although I am not persuaded that the application should be refused by Council's prematurity argument, it is the case that orderly planning is an important purpose and outcome for planning in Victoria. Not only does the Planning and Environment Act, 1987 have as an objective the orderly use and development of land, but there are numerous references throughout the State and Local Planning Policy Frameworks to orderly planning both in those words but also in the use of terms such as 'sequencing development, sequencing of development over a 15 year period', coordination and timing of the installation of services and infrastructure' and 'considering whether new development leap frogs existing non-residential development'.*

The planning scheme includes references that decisions and processes should be undertaken in a proper order. In this area local policy directs that an investigation should be undertaken before approvals are granted. If approvals were allowed before the investigation was completed, those approvals would have some impact on the planning of the investigation area such as road connectivity and regional drainage solutions.

This outcome is undesirable and would not represent good planning, therefore no permit should grant.

#### Tourism

State and local planning policy seeks to *encourage the provision of tourism facilities and services including short term and home hosted accommodation, host farms and similar facilities.*

Strategies of this policy include:

- *Promote the unique tourism opportunities of the irrigated rural landscape and the food growing and processing industries.*
- *Encourage the integration of tourist and agricultural activities where there are no adverse impacts on the operation of rural industries.*

It is accepted that the proposed use and development creates a tourism opportunity for the municipality and therefore responds positively to this policy direction.

The officer's conclusion on tourism is supported by VCAT in the 215 Mitchell Road decision.

*I agree with the permit applicant that the proposal for a caravan and camping park is consistent with local policy at Clause 21.0-6 which seeks to 'encourage the provision of tourism facilities and services including short term and home hosted accommodation, host farm and similar facilities' and to 'encourage the integration of tourist and agricultural activities where there are no adverse impacts on the operation of rural industries'.*

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### **7.2 Use and Development of Land for a Caravan Park (100 River Road and 780 Archer Road, Kialla) (continued)**

#### Flooding

The development site is partly within the Urban Floodway Zone and Land Subject to Inundation Overlay.

Goulburn Broken Catchment Management Authority (CMA) in their capacity as a recommending referral authority has consented to the use and development in the UFZ and LSIO.

The CMA has required conditions be attached to any permit issued including that the access road to the land be located to the west of the Urban Floodway Zone.

Based on the consent from the CMA, officers are satisfied that the use and development achieve acceptable flooding outcomes.

#### Signage

Under the FZ a planning permit is required for business identification signage.

The proposed sign is located within the lands frontage to River Road and is 1.6sqm in size. The sign contains the business name and logo and is not illuminated.

The sign is modest in size and provides reasonable opportunity to identify and locate the site. The signage is considered to be appropriate for the land.

#### Licensed Premises

52.27 of the Greater Shepparton Planning Schemes triggers the need for a planning permit for a liquor licence.

This application seeks planning permission for the service of liquor within the community centre between 11.00am to 11.00pm Sunday to Saturday.

The proposed community centre is located centrally within the site and well setback to neighbouring properties. The impact on amenity as a result of this proposed licensed premise given its hours of operation and patronage is likely to be low and unlikely to result in alcohol fuelled violence.

Therefore it is considered the proposed liquor licence results in acceptable planning outcomes.

#### Access to Road Zone Category 1

Vehicle access to the land is from River Road which is a Vic Roads controlled road. The application was supported by a traffic engineering report which recommends the following road works:

- A left turn lane to access the land
- A channelised right turn lane to access the land
- Construction of a sealed driveway

Vic Roads in the capacity of a determining referral authority consented to the proposed road works and required that the works be undertaken before the occupation of stage one of the development.



## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.2 Use and Development of Land for a Caravan Park (100 River Road and 780 Archer Road, Kialla) (continued)

Based on the consent of Vic Roads, officers are satisfied that the proposal provides for a safe road environment.

#### **Council Plan/Key Strategic Activity**

Council Plan 2013-2017

Section 4.3

#### Encourage sustainable municipal growth and development

##### **Aim**

Greater Shepparton City Council, as one of Australia's fastest growing inland regional cities, recognises that it is important to manage growth in a structured and sustainable manner. In consultation with the Victorian Government and community stakeholders, we will continue to develop a planning framework that ensures our growth and development does not compromise our enviable lifestyle.

##### **Strategies**

- Review Council's Municipal Strategic Statement.
- Ensure Developer Control Plans minimise Council's requirement for expenditure within developments.
- Continue to develop structure plans for our growth corridors.

##### **Risk Management**

| Risks                  | Likelihood | Consequence | Rating | Mitigation Action   |
|------------------------|------------|-------------|--------|---|
| Incorrect notification | A          | 5           | Low    | The amended application has been properly advertised which allowed objections to be lodged with the Council. These objectors will be informed of Council's decision on the application. |
| Traffic                | A          | 5           | Low    | Vic Roads as a referral authority have required road works be undertaken to ensure a safe road environment is maintained.   |

##### **Policy Considerations**

The application has been considered against the policies contained within the Greater Shepparton Planning Scheme and found to achieve unacceptable planning outcomes.

##### **Financial Implications**

This planning application has no significant financial implications on Council.

##### **Legal/Statutory Implications**

Should either the applicant or objector be dis-satisfied with Council's decision an application for review can be lodged at VCAT.

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.2 Use and Development of Land for a Caravan Park (100 River Road and 780 Archer Road, Kialla) (continued)

#### **Cultural Heritage**

The *Aboriginal Heritage Act 2006* provides protection for all Aboriginal places, objects and human remains in Victoria, regardless of their inclusion on the Victorian Aboriginal Heritage Register or land tenure.

The *Aboriginal Heritage Act 2006* introduces a requirement to prepare a Cultural Heritage Management Plan (CHMP) if all or part of the activity is a listed high impact activity, resulting in significant ground disturbance, and all or part of the activity area is an area of cultural heritage sensitivity, which has not been subject to significant ground disturbance.

The land is not within an area of cultural heritage sensitivity therefore the application does not trigger the need for a cultural heritage management plan.

#### **Environmental/Sustainability Impacts**

The use has no detrimental impact on the environment subject to the inclusion of appropriate drainage conditions should it be decided to grant a permit.

#### **Social Implications**

Section 60(1)(f) of the Act states the following:

*Before deciding on an application, the responsible authority, if the circumstances appear to so require, must consider—*

- *Any significant social effects and the economic effects which the responsible authority considers the use or development may have.*

Whilst this application does not raise social issues that warrant the refusal of the application, officers have identified that the land is remote to services, public transport and shared paths resulting in the creation of a car based development. Additionally officers are concerned that private developments such as is proposed have limited access to social support services such as meals on wheels.

#### **Economic Impacts**

Should Council decide to oppose the application; the investment associated with the application may be lost.

#### **Referrals/Public Notice**

External Referrals Required by the Planning Scheme:

| Section 55 - Referrals Authority | List Planning clause triggering referral | Determining or Recommending | Response                                   |
|----------------------------------|--|-----------------------------|--|
| Goulburn Broken CMA              | 44.04-5                                  | Recommending                | Consents to proposal subject to conditions |
| Vic Roads                        | 52.29                                    | Determining                 | Consents to proposal subject to conditions |
| Public Transport Victoria        | 52.36-1                                  | Determining                 | Consents without the need for conditions   |

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.2 Use and Development of Land for a Caravan Park (100 River Road and 780 Archer Road, Kialla) (continued)

External Notice to Authorities:

| Section 52 - Notice Authority | Response  |
|-------------------------------|---|
| Powercor                      | No response provided  |
| GVW                           | Consents subject to conditions including that the site be connected to reticulated sewerage |
| GMW                           | Consents subject to conditions  |
| APA                           | No response provided  |
| CFA                           | No response provided  |

The application has been advertised pursuant to Section 52 of the *Planning and Environment Act 1987*, by:

- Sending notices to the owners and occupiers of adjoining land.
- Placing a sign on site.

The applicant provided a signed declaration stating the sign on site was erected between 7 June 2014 to 22 June 2014.

The Council has received six objections to date.

All objectors were issued with an acknowledgment letter. Additionally the permit applicant's written response to the objections was provided to objectors on 24 July 2014.

The amended application was re-advertised with no additional objections being lodged.

The key issues that were raised in the objections are as follows:

| Ground of Objection  | Officer's Response   |
|--|--|
| De-valuation of land   | It is well known and accepted that property de-valuation as a result of planning applications is not a relevant planning consideration.  |
| Detrimental impact on traffic safety as a result of the vehicle access point to the land from River Road | The application was supported by an expert traffic report which was reviewed by Vic Roads acting as a determining referral authority.<br><br>Vic Roads consented to the new vehicle access subject to road works being undertaken to construct left and right turn lanes.  |
| Liquor licence and potential off site impacts  | The proposed liquor licence relates to the proposed park centre and will not operate after 11.00pm. The park centre will only be open to residents and guests of the village and not the wider public.<br><br>As a result of the controlled nature of the park centre the associated liquor licence will not result in detrimental amenity outcomes. |

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.2 Use and Development of Land for a Caravan Park (100 River Road and 780 Archer Road, Kialla) (continued)

| Ground of Objection                           | Officer's Response  |
|---|---|
| Visual impact of business identification sign | The sign is modest in size and significant smaller than the maximum size of 3sqm. The sign is un-illuminated and displays a simple message of identifying the proposed use and development. |

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

#### **Strategic Links**

##### a) Greater Shepparton 2030 Strategy

##### Section 8 Tourism

*Greater Shepparton is part of the Goulburn Murray Waters tourism region, which also comprises the towns of Kerang, Echuca, Cobram and Yarrawonga. Visitors to the tourism region in the 12-month period to March 2003 comprise 2.5 million day trip visitors and 1.5 million overnight visitors, staying an average of 2.4 nights. Only 23,000 international visitors came to the region during the period, compared with 1.2 million international visitors to Melbourne.*

*The key objectives for this subtopic are:*

**Objective 1:** *To ensure a sustained level of growth in tourism, including promotion of the unique tourism opportunities of the irrigated rural landscape and the food growing and processing industries.*

**Objective 2:** *To provide tourist services which suitably meet the needs of visitors to the municipality.*

##### Greater Shepparton Housing Strategy 2011

The Housing Strategy is a reference document in the planning scheme under 21.09. The Housing Strategy was implemented into the scheme by way of C93. The preparation of the Housing Strategy was undertaken in accordance with direction from the GS2030.

These two reference documents have been used as the basis of planning scheme amendments to update local policy under C69 and C93.

Clearly the tourism policy with GS2030 provides support to developments such as is proposed.

The Housing Strategy provides strategic support to allow planning for future growth of key locations within the municipality such as the racing precinct before development approvals that could compromise key sites.

On balance as set out within this report it is considered that the directions of the Housing Strategy which are set out in Council's local planning policy (21.04) should be followed to allow the completion of the investigation study to ensure development approvals do not detrimentally affect the future growth of the racing precinct.

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.2 Use and Development of Land for a Caravan Park (100 River Road and 780 Archer Road, Kialla) (continued)

#### **Options for Consideration**

1. That Council adopt the recommendation contained within this report.
2. That Council resolve to issue a notice of decision to grant a permit subject to appropriate conditions

#### **Conclusion**

Officers having undertaken an assessment of the application have decided that the application fails to achieve acceptable planning outcomes when assessed against policy and therefore a planning permit should not issue.

#### **Attachments**

Site Plan Page 212

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.3 Use and development of the land for a caravan park

#### **Disclosures of conflicts of interest in relation to advice provided in this report**

Under section 80C of the *Local Government Act 1989* officers and persons engaged under a contract providing advice to Council must disclose any conflicts of interests, including the type and nature of interest.

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

#### **Council Officers involved in producing this report**

**Author:** Team Leader Statutory Planning

**Proof reader(s):** Manager Planning

**Approved by:** Director Sustainable Development

#### **Executive Summary**

The application seeks planning approval to use and develop land at 100 River Road and 780 Archer Road, Kialla (the land) for a caravan park.

The proposal includes 48 caravan sites, 15 recreational vehicle sites, 79 cabin sites, camping sites, park centre which includes kitchen, toilets, showers, pool and recreation room, putting green, managers residence, horse stables and on site amenities.

The land is within Farming Zone 2 (FZ), Urban Floodway Zone (UFZ), Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO). The land is not within an area of cultural heritage significance, therefore the proposal does not trigger the need for a Cultural Heritage Management Plan.

Based on planning scheme definitions a caravan park is defined as: *Land used to allow accommodation in caravans, cabins, tents, or the like.*

Officers are satisfied that the use proposed in the amended application is correctly defined as a caravan park given the mix of accommodation types provided on the land.

Officers have advertised the application and six objections to the proposal have been lodged with Council.

The application was referred to Vic Roads, Public Transport Victoria and Goulburn Broken Catchment Management Authority. None of the authorities objected to the proposal.

The most significant policy concern associated with the application are the statements in the Municipal Strategic Statement which seek to ensure incremental developments do not occur before the completion of the strategic investigations.

In assessing the application, Council's Housing Strategy locates the land within an area described as *Investigation Area 1*. The purpose of Investigation Area 1, is to plan for the future of the racing precinct and to ensure future land uses do not compromise the use of the land for this purpose.

Council's Local Planning Policy at clause 21.04 seeks to discourage ad hoc development approvals prior to the completion of these investigations. The Council adopted document 'Goulburn Valley Harness & Greyhound Racing Precinct Feasibility Study & Masterplan' provides strategic direction to accommodate a caravan park on the land.

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.3 Use and development of the land for a caravan park (continued)

Based on policy direction in the current planning scheme and given that the application is generally in accordance with the endorsed masterplan for the area, the planning officers recommends that a Notice of Decision to grant a permit should issue.

**Moved by Cr Patterson  
Seconded by Cr Ryan**

1. In relation to Planning Application 2014-112, on the basis of the information before Council and having considered all relevant matters as required by the *Planning and Environment Act 1987*, Council resolves to issue a notice of decision to grant a planning permit as outline below:

#### **Amended Plans Required**

Before the development starts, amended 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 a minimum of two copies (or as specified) must be provided. Such plan must be generally in accordance with the plan submitted with the application but modified to show:

- a) A survey undertaken to establish the flood level for the land to determine finished floor levels of all buildings
- b) Provision of horse trails as shown on the Goulburn Valley Equine and Greyhound Precinct Masterplan
- c) A two metre high chain mesh fence on the boundary of the land adjacent to G channel number 6
- d) Setbacks of all buildings to comply with GMW requirements
- e) Dimensions of car parking spaces
- f) Provision of a 1.8m high colourbond fence as part of stage one works along the eastern boundary and southern boundary of the land abutting 126 River Road
- g) Location of existing native vegetation to be retained on the site
- h) Notation on the site plan prepared by LMS to state allowable hours of alcohol service of between 11.00am to 11.00pm
- i) Detailed layout plans of the proposed camping sites
- j) Setback of the manager residence of at least 5m to the eastern boundary of the land
- k) Elevation plans of the BBQ areas and associated shelters

Before the occupation of the relevant stage all works as shown on the endorsed plans must be completed to the satisfaction of the responsible authority.

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.3 Use and development of the land for a caravan park (continued)

#### Specific Operation Requirements

- a) The approved use of the land is for a caravan park as defined by the Greater Shepparton Planning Scheme
- b) The caravan park approved by this planning permit must not allow for the permanent accommodation of persons on site (with the exception of the manager) at any time
- c) No pets are to be allowed on the site
- d) No outdoor fires are to be allowed on the site
- e) All relocatable homes must be moveable
- f) An approved dwelling must be maintained on the land for occupation by the resident manager who shall exercise control and supervise the caravan park at all times
- g) The manager / proprietor of the caravan park must ensure all refuse and rubbish be disposed of at an authorised municipal tip / transfer station by an accredited private contractor
- h) Each caravan site must be designated on the ground by numbered pegs or similar and not provide more than 15 caravan spaces and 20 camping sites

All of the above must be undertaken to the satisfaction of the responsible authority.

#### Section 173 Agreement

Before the development commences, the owner must enter into an agreement with the responsible authority, pursuant to Section 173 of the *Planning and Environment Act 1987*. This agreement must be registered on the title to the land pursuant to Section 181 of the *Planning and Environment Act 1987*. The owner must pay the reasonable costs of the preparation, execution and registration of the section 173 agreement. The agreement must provide that:

#### Infrastructure Contribution

- a) That upon written request from Council the owner agrees to make contributions to Council under a future developer contribution plan for shared infrastructure in the precinct.

#### Development Conditions

- b) That the owner / occupiers acknowledges and accepts the possibility of nuisance from nearby agricultural operations including animal husbandry, spray drift, agricultural machinery use, pumps, trucks and associated hours of operation, noise emissions and light spill.
- c) That the owner / occupiers acknowledges and accepts the possibility of nuisance from the nearby Greyhound and Harness Racing Clubs including (but not limited to) light spill, noise and hours of operation.
- d) That the lakes be maintained in private ownership and not vested to Council. The lakes once constructed must be maintained to the satisfaction of the responsible authority.

The said agreement is to be prepared by the Council. The Council will undertake to have the agreement prepared upon written notification from the applicant. All costs associated with the preparation and registration of the agreement shall be borne by the applicant. All fees associated with the documentation must be fully paid prior to execution and registration of the document by Council.



## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.3 Use and development of the land for a caravan park (continued)

#### Staged Development

The development must proceed in the order of stages as shown on the endorsed plans unless otherwise agreed to in writing by the responsible authority.

#### Detailed Construction Plan

Before any road, drainage associated with each stage (unless otherwise specified) of the development, detailed construction 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 include:

- a) fully sealed road pavement with kerb and channel;
- b) horse trails;
- c) concrete footpaths;
- d) water sensitive urban design features;
- e) underground drains;
- f) silt and erosion control measures;
- g) services and street lights;
- h) reticulated services including sewerage
- i) fire services as required by CFA

Before the occupation of each stage, all road, drainage works must be constructed in accordance with the endorsed plans to the satisfaction of the responsible authority.

#### Drainage Discharge Plan

Before each stage of the development starts, a drainage plan with computations prepared by a suitably qualified person 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 a minimum of two copies (or as specified) must be provided. The plans must be in accordance with Council's Infrastructure Design Manual and include:

- a) how the land will be drained (without using Waterbird Creek) to the satisfaction of the relevant authorities;
- b) underground pipe drains conveying stormwater to the legal point of discharge;
- c) incorporation of water sensitive urban design in accordance with the "Urban Stormwater Best Practice Environmental Management Guidelines" 1999;
- d) provision of an electronic copy of the MUSIC model (or equivalent) demonstrating achievement of the required reduction of pollutant removal;
- e) a maximum discharge rate from the site of 1.2l/sec/ha;
- f) documentation demonstrating approval from the relevant authority for the legal point of discharge
- g) detailed plans including cross sections of the proposed lakes

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.3 Use and development of the land for a caravan park (continued)

Before the occupation of each stage of the development all drainage works required by the drainage plan must be completed to the satisfaction of the responsible authority

#### Landscape Plan

Before the development starts a landscape plan must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and two copies must be provided. The landscaping plan must show:

- a) a schedule of all proposed trees, shrubs and ground cover, including the location, number and size at maturity of all plants, the botanical names and the location of areas to be covered by grass, lawn or other surface materials as specified;
- b) staging of landscape works to correspond with the staged development
- c) the method of preparing, draining, watering and maintaining the landscaped area;
- d) landscaping and planting within all open areas of the site
- e) the sewer and water supply connection points;
- f) a permanent screen of trees and shrubs along the northern, southern and eastern boundaries of the land with a minimum of two rows using a mixture of local trees and understory species

All species selected must be to the satisfaction of the responsible authority.

Before the occupation of each stage of the developments starts or by such a later date as is approved by the responsible authority in writing, landscaping works shown on the endorsed plan must be carried out and completed to the satisfaction of the responsible authority.

#### Construction Phase

Before the development starts, a construction management plan shall be submitted to and approved by the responsible authority. The plan must detail measures to be employed for the effective management of matters including, mud on roads, dust generation and erosion and sediment control on the land, during the construction phase. When approved the plan will be endorsed and form part of the permit. The construction management plan must provide contact details of the site manager.

During the construction of buildings and/or works approved by this permit, measures must be employed to minimise mud, crushed rock or other debris being carried onto public roads and/or footpaths from the land, to the satisfaction of the responsible authority.

Dust suppression must be undertaken to ensure that dust caused on the land does not cause a nuisance to neighbouring land to the satisfaction of the responsible authority.

#### General Provision of Services

Before the use of land commences, reticulated water, sewerage and electricity must be available to the satisfaction of the responsible authority.

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.3 Use and development of the land for a caravan park (continued)

Before the use of land commences, all reticulated services including telecommunications infrastructure shall be under grounded. Where possible all services are to be provided within common trenches.

#### Health Requirements

- a) Prior to the commencement of works for the proposed development the owner shall lodge with the Council evidence of compliance with the Caravan Park Fire Safety Guideline 2012 addressing:
  - The provision of fire service access.
  - Prevention of fire spread.
  - Provision & maintenance of fire fighting equipment.
  - Identification & management of fire hazards.
  - An emergency management plan.
  - A scaled site & evacuation plan demonstrating the location of all fire prevention & safety equipment, emergency assembly areas & emergency evacuation procedure.
- b) The proposed development must comply with the Residential Tenancies (Caravan parks and Moveable Dwellings Registration and Standards) Regulations 2010, and be registered with Council.
- c) The sale of liquor will require to be registered under the *Food Act 1984*.

#### Goulburn Broken Catchment Management Authority Requirements

- a) The office building and all other structures are to be located outside the Urban Floodway Zone (Office is currently partly within the UFZ).
- b) Finished ground surface levels within the Urban Floodway Zone must be no higher than existing ground level.
- c) The finished floor levels of all proposed buildings must be constructed at least 300 millimetres above the applicable 100-year ARI flood level, or any higher level deemed necessary by the responsible authority.
- d) Access to the proposed caravan park from River Road, must be located west of the Urban Floodway Zone.

#### VicRoads Requirements

- a) No buildings and works within 40m of the Road Reserve Boundary of the Shepparton Alternate Route (River Road).
- b) Prior to the commencement of any works a detailed functional layout plans need to be provided to and approved by VicRoads. The plans to show detail design of the turn lane treatments should consider a shift in road centre line to maintain acceptable clearances to the northern road reserve boundary.
- c) Before the use in Stage 1, approved by this permit, commences the following roadworks on Shepparton Alternate Route (Doyles Road) must be completed at no cost to and to the satisfaction of the VicRoads:
  - Removal of the regrowth in the roadside table drain 30m to the west of the proposed access to be removed to improve visibility.
  - Type AUL left turn treatment
  - A Type CHR channelized right turn treatment

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### **7.3 Use and development of the land for a caravan park (continued)**

- The driveway access to be constructed in accordance with Standard Drawing SD 2065, including a sealed bell-mouth extending from the edge of traffic lanes into the property. The driveway needs to be a width that allows concurrent two way movements and a cross culvert fitted with driveable end walls. Any gate or barrier should be located at least 20m from the edge of the nearest traffic lane.

#### **Planning Permit Note:**

Separate consent for works within the road reserve and the specifications of these works is required under the *Road Management Act*.

#### **Goulburn Murray Water Requirements**

- a) No buildings or works may be erected or carried out within 30 metres of any GMW surface infrastructure (including open irrigation channels and drains), 10 metres from any other structure (such as culverts, drainage inlets, subways, syphons), or 5 metres from any below surface infrastructure (including pipelines), located on any GMW freehold, easements or reserves.
- b) All wastewater generated from the development must be disposed of via connection to the reticulated sewerage system in accordance with the requirements of Goulburn Valley Water.
- c) A 'Construction and Use of Private Works Licence' must be obtained from GMW prior to the commencement of any works required for access to the property via a crossing over G-MW's Channel no. 6.
- d) The owner/developer is required to construct a 2 metre high chain mesh fence on the boundary of the subject property adjacent to GMW Channel no. 6 to prevent access to the channel. The fence must be constructed to the satisfaction of GMW.
- e) All stormwater discharged from the site must meet the urban run-off objectives and Standard C25 as specified in Clause 56.07-4 of the Victorian Planning Provisions. All infrastructure and works to manage stormwater must be in accordance with the requirements of the responsible authority.

#### **Goulburn Valley Region Water Corporation Requirements**

- a) Payment of new customer contribution charges for water supply to the development, such amount being determined by the Corporation at the time of payment;
- b) Provision of a reticulated water supply and associated construction works to each allotment within the development, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of Goulburn Valley region Water Corporation;
- c) Provision of separate water services and individual water supply metres to each allotment within the development
- d) Payment of new customer contribution charges for sewerage services to the development, such amount being determined by the Corporation at the time of payment;
- e) Provision of reticulated sewerage and associated construction works to each allotment within the development, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of the Goulburn Valley Region Water Corporation;

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.3 Use and development of the land for a caravan park (continued)

- f) Connection of all sanitary fixtures within the development to reticulated sewerage, at the developers expense, in accordance with standards of construction adopted by and to the satisfaction of the Goulburn Valley Region Water Corporation  
 All works required are to be carried out in accordance with AS 3500.2 - 'Sanitary plumbing and drainage', and to the satisfaction of the Corporation's Property Services Section;
- g) The operator under this permit shall be obliged to enter into an agreement with Goulburn Valley Region Water Corporation relating to the design and construction of any sewerage or water works required. The form of such Agreement shall be to the satisfaction of Goulburn Valley water. A copy of the format of the Agreement will be provided on request.

#### Time for Starting and Completion

This permit will expire if one of the following circumstances applies:

- a) the development and use are not started within **two (2) years** of the date of this permit;
- b) the development is not completed within **five (5) years** of the date of this permit.

End of Conditions

- 2) That Council engage an appropriately qualified person to represent Council at any future Victorian Civil and Administrative Tribunal in respect to this matter.

**CARRIED.**

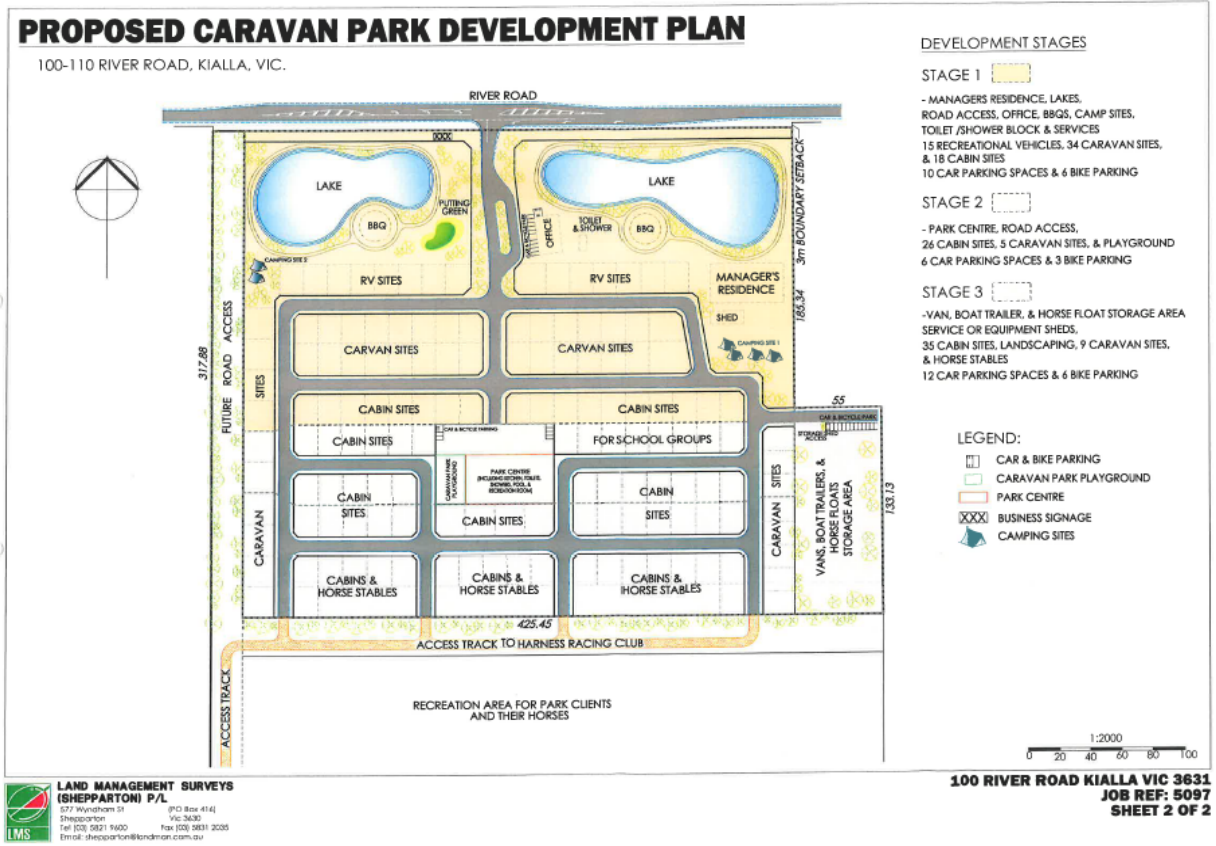
#### **Property Details**

|                          |  |
|--------------------------|--|
| Land/Address             | 100 River Road and 780 Archer Road, Kialla   |
| Zones and Overlays       | Farming Zone 2<br>Urban Floodway Zone<br>Land Subject to Inundation Overlay<br>Floodway Overlay<br>Abuts Road Zone Category 1  |
| Why is a permit required | <ul style="list-style-type: none"> <li>• Use of land for caravan park in the FZ2 – 35.07-1</li> <li>• Development in the FZ2 – 35.07-4</li> <li>• Development in the LSIO – 44.04-1</li> <li>• Business identification signage - 52.05-10</li> <li>• Liquor licence – 52.27</li> <li>• Creation of access to a RDZ1 – 52.29</li> </ul> |

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.3 Use and development of the land for a caravan park (continued)

#### Amended Plan of the Proposed Development



## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.3 Use and development of the land for a caravan park (continued)

#### Locality Plan

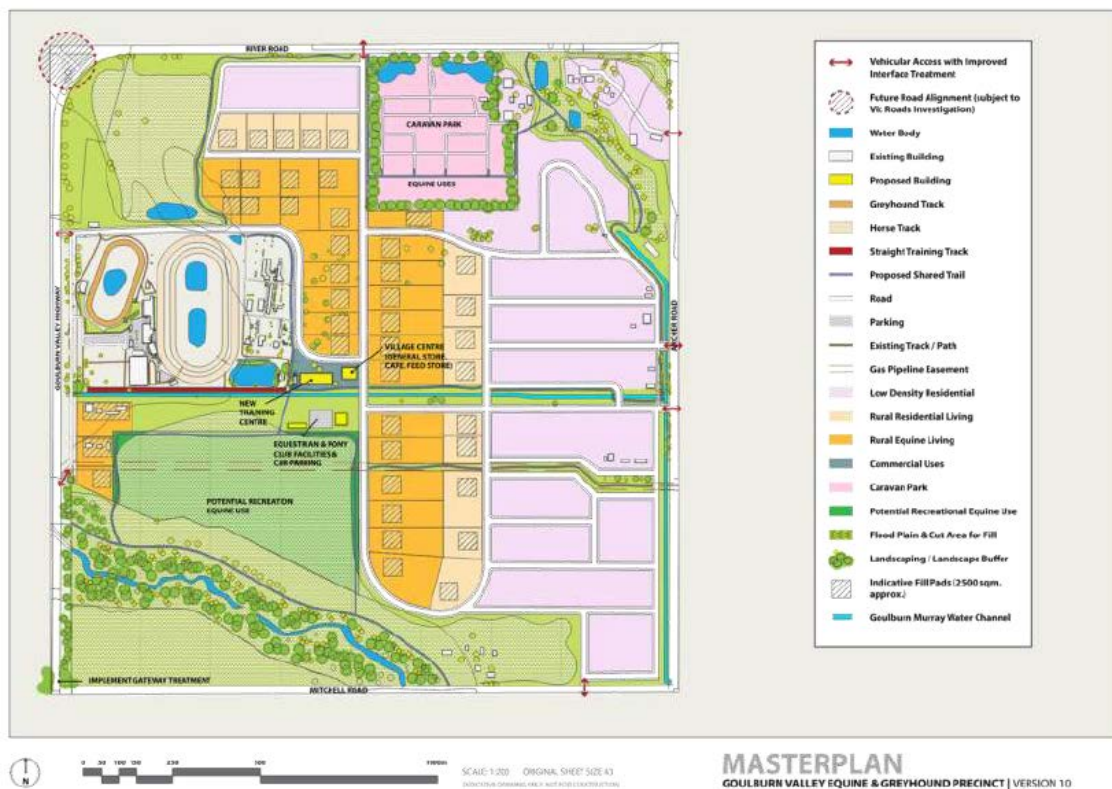




## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.3 Use and development of the land for a caravan park (continued)

The adopted masterplan for the precinct is below.



The adopted master plan provides strategic direction that the land be used and developed with a caravan park. As a result the submitted planning application is consistent with the direction within the master plan and therefore it is appropriate to allow the use and development of the land for a caravan park.

Officers assessment is that the identified caravan park site is self contained in terms of drainage. Despite this the caravan park site is responsible to assist in the provision of shared infrastructure for the precinct including:

- Horse trails
- North south road and associated intersection with River Road and Goulburn Valley Highway

On this basis it is considered that the caravan park development should make a fair contribution towards these two shared infrastructure items. A condition will require that the owner agree to a future contribution towards this infrastructure within a section 173 agreement.



## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.3 Use and development of the land for a caravan park (continued)

It is acknowledged that the adopted master plan does not form part of the scheme and as a result has to be afforded less weight than the relevant parts of the scheme. The proposed use and development of the land for a caravan park is considered to produce acceptable planning outcomes under the scheme for the following reasons:

- The land is within the FZ2 which is an area where tourism uses are appropriate subject to agricultural uses not being upset by the non agricultural use. The land is within an area that is not used for intensive agriculture and is wedged between the fringe of Shepparton's residential suburbs and the racing clubs. As a result it is considered the caravan park will not negatively impact on agricultural land uses
- Council's local policy directs that incremental approvals should not occur in investigation areas until an investigation is undertaken. Council has commissioned and decided upon the investigation as required by local policy and the proposed caravan park is consistent with the outcomes of the investigation. Therefore it is deemed that the approval of this development is in keeping with the outcomes of the adopted Council investigation including the masterplan.
- Landscape screens will be required to reduce light spill from the racing precinct to the proposed caravan park. Additionally a section 173 agreement will require that the owners acknowledge the presence of the racing precinct and associated light spill and noise. It is considered these tools adequately manage the conflict between the two uses.
- Engineering solutions can provide safe vehicle access to the land to ensure the development does not result in unacceptable road safety outcomes

#### **Proposal in Detail**

The planning application form describes the proposal as *'staged planning application for use and development of caravan park, business signage, on-premises liquor licence and creation of access to Road Zone Category 1'*.

The application consisted of:

- Traffic Impact Assessment Report prepared by Traffic Works
- Detailed planning drawings
- Acoustic Report prepared by Land Management Surveys
- Preliminary Site Assessment prepared by Shane Muir Consulting Engineers
- Full and up to date copies of titles
- Planning Report prepared by Land Management Surveys
- Infrastructure Provision Plan prepared by Land Management Surveys

On 11 November 2014 an amended application was made and consisted of:

- Cover letter which states *'the amended report justifies the site as suitable for a caravan park and the planned layout has not changed too much except for the inclusion of rental cabins in the place of the relocatable homes, and horse stables and a recreation area for park clients and their horses'*.
- Application form
- Revised planning report
- Revised planning drawings

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### **7.3 Use and development of the land for a caravan park (continued)**

Details of the application are summarised as follows:

- Stage one of the development includes 15 recreational vehicle sites, 34 caravan sites, 18 cabins sites and camping sites
- Stage two of the development includes 26 cabin sites, five caravan sites, playground and park centre with associated liquor licence
- Stage three includes 35 cabin sites, 9 caravan sites and horse stables
- In total the development proposes 79 cabin sites, 48 caravan sites and 15 recreational vehicle sites
- Managers residence
- The development will be connected to reticulated sewerage
- Two lakes abutting River Road
- Licensed park centre including pool, showers, kitchen, toilets and recreation room. Liquor is proposed to be served between 11.00am to 11.00pm
- Caravan and boat storage
- Putting green
- On site amenities such as toilets, showers and BBQ's
- Business identification signage with dimensions of 2m by 0.8m
- The application is a staged development over three stages and according to the application form has a construction cost of \$3.5 million.

#### **Summary of Key Issues**

The application seeks planning permission to use and develop the land for a caravan park, business identification signage, on premise liquor licence and creation of vehicle access to River Road.

- The application has been advertised and six objections lodged. Grounds of objection relate to detrimental impacts on traffic safety, amenity impacts of liquor licence, visual impact of business identification signage and flooding impacts.
- The application has been referred to the relevant authorities, all of whom consented to the grant of a permit subject to various conditions.
- Council have adopted the Goulburn Valley Equine and Greyhound Precinct which identifies the subject site as a caravan park. As a result it is considered the proposed development is consistent with the adopted report.
- Officers are satisfied that the proposed development is self-contained in terms of drainage and conditions will require fair contributions towards precinct wide infrastructure.

#### **Background**

A pre-application meeting between the permit applicant and planning officers was held on 12 March 2014. Following this meeting planning officers provided information to the applicant in writing on 17 March 2014.

Officers informed that the land was within investigation area 1 and that development approvals should occur following the completion of the strategic investigation.

A subsequent letter was provided to the applicant on 9 April 2014, informing the applicant that the access road should be shifted so that it was not within the Urban Floodway Zone. The applicant was also informed that their accompanying information should clearly set out how the use is properly characterised as a caravan park rather than a residential village, as the latter is prohibited within the FZ.

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.3 Use and development of the land for a caravan park (continued)

The application was made with Council on 2 May 2014.

Council sought additional information on 19 May 2014 to which a response was provided on 27 May 2014.

The application has placed on public notice on 6 June 2014 which resulted in six objections being lodged.

#### The Council Meetings

##### October 2014

Council officers having completed their assessment of the initial application referred the application to the October Ordinary Council Meeting (2014). Council officers recommended that the application be refused.

Council resolved to lay the matter on the table.

##### December 2014

At the December 2014 Ordinary Council Meeting Council resolved to remove the matter from the table and then resolved:

- *that planning officers assess the requested amendment to planning permit application 2014-112, including the formal requesting of any further information, and undertaking notice and referral of the application*
- *that the application be referred back to Council for a decision at the appropriate time.*

##### April 2015

Council officers undertook an assessment of the application recommended to Council that the application be refused on the following grounds:

- a) The application is contrary to 21.04-1 of the Local Planning Policy Framework which specifically discourages the approval of development within investigation areas until such time that the investigation is complete
- b) The proposed use and development of land does not promote orderly, co-ordinated planning and development of land within investigation area 1
- c) The proposed use and development poses a potential conflict between residential type uses and the ongoing operation of the racing facilities

Council decided that the matter lay on the table.

#### **Assessment under the Planning and Environment Act**

##### Rural Strategy

The Regional Rural Land Use Strategy October 2008 (RRLUS) included the land within the Niche area, now known as the Farming Zone 2.

Table 10-2 of the RRLUS (P.108) states the ancillary tourism is allowed in the FZ2 but is to be 'carefully managed to prevent conflict and impact on agricultural operations'.

Table 10-2 also states that dwellings can be allowed 'where it can be demonstrated it is to support the productive use of the land consistent with the direction of the area'.

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### **7.3 Use and development of the land for a caravan park (continued)**

Based on the policy direction in the RRLUS it is deemed that the FZ2 is the most appropriate FZ schedule for this type of use.

It is also acknowledged that given the development of the wider area which includes rural living type developments it is unlikely that the use would significantly affect nearby agricultural operations.

On this basis it is acknowledged that the application is not unreasonable when considered against the FZ2 or the RRLUS.

#### 21.04-1 Urban Consolidation and Growth

Planning scheme amendment C93 implemented the strategies of the Housing Strategy into the planning scheme. C93 was subject to an Independent Planning Panel which supported Council's proposal to include the racing precinct within an investigation area, which is now known as investigation area 1.

Investigation Area 1 is described as:

*Investigation Area 1 – Kialla Paceway and Shepparton Greyhound Racing environs. This area surrounds and includes the greyhound and trotting facilities and is directly adjacent to the Shepparton South Growth Corridor. There is potential to extend services to this land. However, future residential development within this area will be dependent on amenity issues such as lighting, noise, odour and dust being addressed to ensure that the long term interests of the racing facilities are protected.*

A strategy of Council's local planning policy at 21.04-1 is to:

*Avoid incremental approvals and development in identified investigation areas until an integrated investigation and has been completed to assess and resolve future land opportunities and constraints, land use, development opportunities, subdivisional layout and servicing for the area.*

Given that the masterplan for Investigation Area 1 has been endorsed by the Council and the proposed development is consistent with the masterplan, it is considered that the proposal would comply with Council's local planning policy set out at 21.04-1 of the Planning Scheme.

Good planning dictates that strategic planning should be undertaken to ensure the most appropriate land use outcomes are provided not just for the short term but also for the future. The Masterplan for Investigation Area 1 has been endorsed by Council and this provides for future orderly planning of the racing precinct. It is considered that, as the proposal complies with the endorsed Masterplan, the proposal could be approved within the racing precinct.

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.3 Use and development of the land for a caravan park (continued)

#### Orderly Planning

In the 215 Mitchell Road VCAT decision Member Bennett made the following comment (215 Mitchell Road is also within investigation area 1).

*Although I am not persuaded that the application should be refused by Council's prematurity argument, it is the case that orderly planning is an important purpose and outcome for planning in Victoria. Not only does the Planning and Environment Act, 1987 have as an objective the orderly use and development of land, but there are numerous references throughout the State and Local Planning Policy Frameworks to orderly planning both in those words but also in the use of terms such as 'sequencing development, sequencing of development over a 15 year period', coordination and timing of the installation of services and infrastructure' and 'considering whether new development leap frogs existing non-residential development'.*

The planning scheme includes references that decisions and processes should be undertaken in a proper order. In this area local policy directs that an investigation should be undertaken before approvals are granted.

Council has now endorsed the Masterplan for Investigation Area No.1 and conditions will require that the developer fund the necessary infrastructure associated with the proposed caravan park.

#### Tourism

State and local planning policy seeks to *encourage the provision of tourism facilities and services including short term and home hosted accommodation, host farms and similar facilities.*

Strategies of this policy include:

- *Promote the unique tourism opportunities of the irrigated rural landscape and the food growing and processing industries.*
- *Encourage the integration of tourist and agricultural activities where there are no adverse impacts on the operation of rural industries.*

The proposed use and development creates a tourism opportunity for the municipality and therefore responds positively to this policy direction.

The officer's conclusion on tourism is supported by VCAT in the 215 Mitchell Road decision.

*I agree with the permit applicant that the proposal for a caravan and camping park is consistent with local policy at Clause 21.0-6 which seeks to 'encourage the provision of tourism facilities and services including short term and home hosted accommodation, host farm and similar facilities' and to 'encourage the integration of tourist and agricultural activities where there are no adverse impacts on the operation of rural industries'.*

#### Flooding

The development site is partly within the Urban Floodway Zone and Land Subject to Inundation Overlay.

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### **7.3 Use and development of the land for a caravan park (continued)**

Goulburn Broken Catchment Management Authority (CMA) in their capacity as a recommending referral authority has consented to the use and development in the UFZ and LSIO.

The CMA has required conditions be attached to any permit issued including that the access road to the land be located to the west of the Urban Floodway Zone.

Based on the consent from the CMA, officers are satisfied that the use and development achieve acceptable flooding outcomes.

#### Signage

Under the FZ a planning permit is required for business identification signage.

The proposed sign is located within the lands frontage to River Road and is 1.6sqm in size. The sign contains the business name and logo and is not illuminated. The sign is modest in size and provides reasonable opportunity to identify and locate the site. The signage is considered to be appropriate for the land.

#### Licensed Premises

52.27 of the Greater Shepparton Planning Schemes triggers the need for a planning permit for a liquor licence.

This application seeks planning permission for the service of liquor within the community centre between 11.00am to 11.00pm Sunday to Saturday.

The proposed community centre is located centrally within the site and well setback to neighbouring properties. The impact on amenity as a result of this proposed licensed premise given its hours of operation and patronage is likely to be low and unlikely to result in alcohol fuelled violence.

Therefore it is considered the proposed liquor licence results in acceptable planning outcomes.

#### Access to Road Zone Category 1

Vehicle access to the land is from River Road which is a Vic Roads controlled road. The application was supported by a traffic engineering report which recommends the following road works:

- A left turn lane to access the land
- A channelised right turn lane to access the land
- Construction of a sealed driveway

Vic Roads in the capacity of a determining referral authority consented to the proposed road works and required that the works be undertaken before the occupation of stage one of the development.

Based on the consent of Vic Roads, officers are satisfied that the proposal provides for a safe road environment.

#### **Council Plan/Key Strategic Activity**

Council Plan 2013-2017  
Section 4.3

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.3 Use and development of the land for a caravan park (continued)

#### Encourage sustainable municipal growth and development

##### **Aim**

Greater Shepparton City Council, as one of Australia's fastest growing inland regional cities, recognises that it is important to manage growth in a structured and sustainable manner. In consultation with the Victorian Government and community stakeholders, we will continue to develop a planning framework that ensures our growth and development does not compromise our enviable lifestyle.

##### **Strategies**

- Review Council's Municipal Strategic Statement.
- Ensure Developer Control Plans minimise Council's requirement for expenditure within developments.
- Continue to develop structure plans for our growth corridors.

##### **Risk Management**

| Risks                  | Likelihood | Consequence | Rating | Mitigation Action   |
|------------------------|------------|-------------|--------|---|
| Incorrect notification | A          | 5           | Low    | The amended application has been properly advertised which allowed objections to be lodged with the Council. These objectors will be informed of Council's decision on the application. |
| Traffic                | A          | 5           | Low    | Vic Roads as a referral authority have required road works be undertaken to ensure a safe road environment is maintained.   |

##### **Policy Considerations**

The application has been considered against the policies contained within the Greater Shepparton Planning Scheme and found to achieve acceptable planning outcomes.

##### **Financial Implications**

This planning application has no significant financial implications on Council.

##### **Legal/Statutory Implications**

Should the objectors be dis-satisfied with Council's decision an application for review can be lodged at VCAT.

##### **Cultural Heritage**

The *Aboriginal Heritage Act 2006* provides protection for all Aboriginal places, objects and human remains in Victoria, regardless of their inclusion on the Victorian Aboriginal Heritage Register or land tenure.

The *Aboriginal Heritage Act 2006* introduces a requirement to prepare a Cultural Heritage Management Plan (CHMP) if all or part of the activity is a listed high impact activity, resulting in significant ground disturbance, and all or part of the activity area is an area of cultural heritage sensitivity, which has not been subject to significant ground disturbance.

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.3 Use and development of the land for a caravan park (continued)

The land is not within an area of cultural heritage sensitivity therefore the application does not trigger the need for a cultural heritage management plan.

#### **Environmental/Sustainability Impacts**

The use has no detrimental impact on the environment subject to the inclusion of appropriate drainage conditions should it be decided to grant a permit.

#### **Social Implications**

Section 60(1)(f) of the Act states the following:

*Before deciding on an application, the responsible authority, if the circumstances appear to so require, must consider—*

- *Any significant social effects and the economic effects which the responsible authority considers the use or development may have.*

Whilst this application does not raise social issues that warrant the refusal of the application, officers have identified that the land is remote to services, public transport and shared paths resulting in the creation of a car based development. Additionally officers are concerned that private developments such as is proposed have limited access to social support services such as meals on wheels.

#### **Economic Impacts**

Approval of the development will see new investment within the municipality and lead to employment mainly during the construction phase.

#### **Referrals/Public Notice**

External Referrals Required by the Planning Scheme:

| Section 55 - Referrals Authority | List Planning clause triggering referral | Determining or Recommending | Response                                   |
|----------------------------------|--|-----------------------------|--|
| Goulburn Broken CMA              | 44.04-5                                  | Recommending                | Consents to proposal subject to conditions |
| Vic Roads                        | 52.29                                    | Determining                 | Consents to proposal subject to conditions |
| Public Transport Victoria        | 52.36-1                                  | Determining                 | Consents without the need for conditions   |

External Notice to Authorities:

| Section 52 - Notice Authority | Response  |
|-------------------------------|---|
| Powercor                      | No response provided  |
| GVW                           | Consents subject to conditions including that the site be connected to reticulated sewerage |
| GMW                           | Consents subject to conditions  |
| APA                           | No response provided  |
| CFA                           | No response provided  |



## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.3 Use and development of the land for a caravan park (continued)

The application has been advertised pursuant to Section 52 of the *Planning and Environment Act 1987*, by:

- Sending notices to the owners and occupiers of adjoining land.
- Placing a sign on site.

The applicant provided a signed declaration stating the sign on site was erected between 7 June 2014 to 22 June 2014.

The Council has received six objections to date.

All objectors were issued with an acknowledgment letter. Additionally the permit applicant's written response to the objections was provided to objectors on 24 July 2014.

The amended application was re-advertised with no additional objections being lodged.

The key issues that were raised in the objections are as follows:

| <b>Ground of Objection</b>   | <b>Officer's Response</b>  |
|--|--|
| De-valuation of land   | It is well known and accepted that property de-valuation as a result of planning applications is not a relevant planning consideration.  |
| Detrimental impact on traffic safety as a result of the vehicle access point to the land from River Road | The application was supported by an expert traffic report which was reviewed by Vic Roads acting as a determining referral authority.<br><br>Vic Roads consented to the new vehicle access subject to road works being undertaken to construct left and right turn lanes.  |
| Liquor licence and potential off site impacts  | The proposed liquor licence relates to the proposed park centre and will not operate after 11.00pm. The park centre will only be open to residents and guests of the village and not the wider public.<br><br>As a result of the controlled nature of the park centre the associated liquor licence will not result in detrimental amenity outcomes. |
| Visual impact of business identification sign  | The sign is modest in size and significant smaller than the maximum size of 3sqm. The sign is un-illuminated and displays a simple message of identifying the proposed use and development.  |

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

## 7. SUSTAINABLE DEVELOPMENT DIRECTORATE

### 7.3 Use and development of the land for a caravan park (continued)

#### **Strategic Links**

##### a) Greater Shepparton 2030 Strategy

##### Section 8 Tourism

*Greater Shepparton is part of the Goulburn Murray Waters tourism region, which also comprises the towns of Kerang, Echuca, Cobram and Yarrawonga. Visitors to the tourism region in the 12-month period to March 2003 comprise 2.5 million day trip visitors and 1.5 million overnight visitors, staying an average of 2.4 nights. Only 23,000 international visitors came to the region during the period, compared with 1.2 million international visitors to Melbourne.*

*The key objectives for this subtopic are:*

**Objective 1:** *To ensure a sustained level of growth in tourism, including promotion of the unique tourism opportunities of the irrigated rural landscape and the food growing and processing industries.*

**Objective 2:** *To provide tourist services which suitably meet the needs of visitors to the municipality.*

##### Greater Shepparton Housing Strategy 2011

The Housing Strategy is a reference document in the planning scheme under 21.09. The Housing Strategy was implemented into the scheme by way of C93. The preparation of the Housing Strategy was undertaken in accordance with direction from the GS2030.

These two reference documents have been used as the basis of planning scheme amendments to update local policy under C69 and C93.

Clearly the tourism policy with GS2030 provides support to developments such as is proposed.

The Housing Strategy provides strategic support to allow planning for future growth of key locations within the municipality such as the racing precinct before development approvals that could compromise key sites.

On balance as set out within this report it is considered that the directions of the Housing Strategy which are set out in Council's local planning policy (21.04) have been followed as the Council has endorsed the Masterplan for Investigation Area 1.

In light of this, it is considered that the proposal would not detrimentally affect the future growth of the racing precinct.

#### **Conclusion**

Officers having undertaken an assessment of the application have decided that the application achieves acceptable planning outcomes when assessed against policy and therefore a Notice of Decision to Grant a Planning Permit should issue.

#### **Attachments**

2014-112 -Site Plan for Council Report Page 214

**8. TABLED MOTIONS**

Nil Received

**9. REPORTS FROM COUNCIL DELEGATES TO OTHER BODIES**

Nil Received

**10. REPORTS FROM SPECIAL COMMITTEES AND ADVISORY COMMITTEES**

Nil Received

**11. NOTICE OF MOTION, AMENDMENT OR RESCISSION**

**11.1 Notice of Motion Cr Hazelman 11/2016 - Review of Processes**

**MOTION LAPSED FOR WANT OF A MOVER**

**12. DOCUMENTS FOR SIGNING AND SEALING**

Nil Received

## 13. COUNCILLOR ACTIVITIES

### 13.1 Councillors Community Interaction and Briefing Program

#### **Disclosures of conflicts of interest in relation to advice provided in this report**

Under section 80C of the *Local Government Act 1989*, Council officers and others who are contracted to provide advice or services to the Council must disclose any conflicts of interests they have before any advice they provide is considered. Disclosures must be in writing, to the Chief Executive Officer and must specify the type and nature of the conflict.

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

#### **Councillors' Community Interaction and Briefing Program**

From 1 August 2016 to 31 August 2016, some or all of the Councillors have been involved in the following activities:

Henan Province Delegation Luncheon | The Hon Luke Donnellan  
 Heritage Advisory Committee meeting  
 Launch of the Shepparton Small Business Festival - Jaclyn Symes MP  
 Mooroopna Secondary College | Oshu City Students Dinner  
 Visit from City of Toyoake school students  
 SAM - Advisory Committee Meeting  
 Guest Speaker and Chair - Friends of the Shepparton Library Annual General Meeting  
 Showgrounds Advisory Group Meeting  
 Launch of New Courses at La Trobe Shepparton Campus  
 AFL Girls Diversity Champs and Female Change Rooms | Minister John Eren  
 Economic Development Australia – Victoria - VIP Event  
 The Biennial Greater Shepparton Cultural Heritage Awards 2017  
 Officially Open Red Cross Connects Meeting  
 Visitor Information Centre Summit  
 Victorian Visitor Centre Summit Welcome speech  
 MAV Rural and Regional Forum  
 Small Towns Catch Up | Dookie  
 CLARA - New City Design | Shepparton by RMIT Master of Architecture Students  
 2016 Vietnam Veterans - 50th Anniversary | March & Laying Wreath  
 Undera Kindergarten 20th year celebration  
 The Power to Persuade Symposium  
 Shepparton Show Me Ordinary Meeting  
 Meet & Greet | With potential Council Candidates  
 RiverConnect Implementation Advisory Committee Meeting  
 Eighth Annual Dungala Kaiela Oration  
 Best Start Partnership Meeting  
 Maude Street Mall Walk with the Shepparton Chamber of Commerce  
 Opening of Squash International  
 RCV Annual Forum  
 Resource Smart Day  
 2016 Indigenous ceramic art award - Official opening and announcement of award  
 National Tree Day 2016!  
 Goulburn Valley Concert Orchestra Chamber Concert Series  
 Goulburn Broken Greenhouse Alliance - Implementation Forum meeting and AGM  
 Opening | Doyles Road Roundabout | The Hon Damian Drum  
 Citizenship Ceremony  
 Handover of new Jointly Badge Storm Trailer | Minister James Merlino

## 13. COUNCILLOR ACTIVITIES

### **13.1 Councillors Community Interaction and Briefing Program (continued)**

Launch of Jobs for Victoria  
Opening of the New Netball Courts - Greater Shepparton Regional Sports Precinct |  
Senator The Hon Fiona Nash  
Shepparton Telstra Air Wi-Fi Launch  
Rural Housing Network's Affordable Housing | Minister for Consumer Affairs, Ms Marlene  
Kairouz MP  
Regional Research Consortium Development | GV Health [Regional Partners &  
Collaborating Universities]  
2016 Australian Dancing Society Shepparton DanceSport Competition  
Shepparton Running Festival  
Annual Reports and Presentation Afternoon - Goulburn Murray District Scouts  
Goulburn Valley Concert Orchestra Chamber Concert Series  
Opening extension to existing saleyards  
Men's Shed Talk  
From Multiculturalism to Inclusion Conference

In accordance with section 80A of the *Local Government Act 1989* records of the  
Assemblies of Councillors are attached.

**Moved by Cr Oroszvary**  
**Seconded by Cr Patterson**

That the summary of the Councillors' community interaction and briefing program be  
received.

**CARRIED.**

### **Attachments**

Nil

## 14. ASSEMBLIES OF COUNCILLORS

### 14.1 Assemblies of Councillors

| Councillor Briefing Session – 9 August 2016 |  |   |
|---|--|---|
| Councillors                                 | Cr Dinny Adem, Cr Chris Hazelman, Cr Jenny Houlihan, Cr Dennis Patterson, Cr Oroszvary   |   |
| Officers:                                   | Peter Harriott, Steve Bowmaker, Johann Rajaratnam, Kaye Thomson, Chris Teitzel, Michael McDonagh, Colin Kalms, Grace Docker, Elke Cummins, Andrew Dainton, Ronan Murphy, Belinda Collins, Amanda Tingay, Kate Montgomery, Tony Tranter, Belinda Conna, James Nolan, Marilyn Howley, Kelli Halden and Maree Martin (not all officers were present for all items). |   |
| Matter No.                                  | Matters discussed  | Councillors Present for Discussion  |
| 1.  | Adoption of Greater Shepparton Resource Recovery Precinct Feasibility and Site Selection Study 2016  | Cr Adem (Chair)<br>Cr Hazelman<br>Cr Houlihan<br>Cr Patterson<br>Cr Oroszvary |
| 2.  | Greater Shepparton 2030 Strategy 2006 Review   | Cr Adem (Chair)<br>Cr Hazelman<br>Cr Houlihan<br>Cr Patterson<br>Cr Oroszvary |
| 3.  | 'Confidential' Shepparton Mooroopna Flood Mapping and Flood Intelligence Project   | Cr Adem (Chair)<br>Cr Hazelman<br>Cr Houlihan<br>Cr Patterson<br>Cr Oroszvary |
| 4.  | Combined planning scheme amendment C193 and planning permit application 2016/269 for the development of the land at 221-229 for a supermarket, associated specialty retail stores, medical centre and childcare centre   | Cr Adem (Chair)<br>Cr Hazelman<br>Cr Houlihan<br>Cr Patterson<br>Cr Oroszvary |
| 5.  | Greater Shepparton Women's Charter Annual Report 2015/2016   | Cr Adem (Chair)<br>Cr Hazelman<br>Cr Houlihan<br>Cr Patterson<br>Cr Oroszvary |
| 6.  | Update Capital Budget 2015/2016 & 2016/2017  | Cr Adem (Chair)<br>Cr Hazelman<br>Cr Houlihan<br>Cr Patterson<br>Cr Oroszvary |
| 7.  | Contract 1663   Greater Shepparton Sports Precinct - Design & Construction of Recreation Facility  | Cr Adem (Chair)<br>Cr Hazelman<br>Cr Houlihan<br>Cr Patterson<br>Cr Oroszvary |

## 14. ASSEMBLIES OF COUNCILLORS

### 14.1 Assemblies of Councillors (continued)

| Matter No.                       | Matters discussed  | Councillors Present for Discussion  |
|----------------------------------|--|---|
| 8.                               | Munarra Centre of Excellence                             | Cr Adem (Chair)<br>Cr Hazelman<br>Cr Houlihan<br>Cr Patterson<br>Cr Oroszvary |
| 9.                               | Munarra Centre   | Cr Adem (Chair)<br>Cr Summer<br>Cr Hazelman<br>Cr Houlihan<br>Cr Patterson    |
| Conflict of Interest Disclosures |  |   |
| Matter No.                       | Names of Councillors who disclosed conflicts of interest | Did the Councillor leave the meeting?   |
|                                  | Nil.   |   |

| Councillor Briefing Session – 16 August 2016 |   |  |
|--|---|--|
| Councillors                                  | Cr Dinny Adem, Cr Fern Summer, Cr Chris Hazelman, Cr Jenny Houlihan, Cr Dennis Patterson, Cr Kevin Ryan   |  |
| Officers:                                    | Peter Harriott, Steve Bowmaker, Johann Rajaratnam, Kaye Thomson, Chris Teitzel, Sharlene Still, Maree Martin, Rebecca Good, Amanda Tingay, Kate Montgomery, Fiona LeGassick and Tim Russel (not all officers were present for all items). |  |
| Matter No.                                   | Matters discussed   | Councillors Present for Discussion   |
| 1.   | Review of the Local Government Act 1989   | Cr Summer (Chair)<br>Cr Hazelman (partial)<br>Cr Houlihan<br>Cr Patterson<br>Cr Ryan |
| 2.   | Mayoral Chains  | Cr Summer (Chair)<br>Cr Hazelman<br>Cr Houlihan<br>Cr Patterson<br>Cr Ryan           |
| 3.   | Mobile Surveillance Cameras   | Cr Summer (Chair)<br>Cr Hazelman<br>Cr Houlihan<br>Cr Patterson<br>Cr Ryan           |

## 14. ASSEMBLIES OF COUNCILLORS

### 14.1 Assemblies of Councillors (continued)

| Matter No.                       | Matters discussed   | Councillors Present for Discussion  |
|----------------------------------|---|---|
| 4.                               | Womens Charter Alliance Advisory Committee – Terms of Reference | Cr Summer (Chair)<br>Cr Hazelman<br>Cr Houlihan<br>Cr Patterson                                 |
| 5.                               | Councillor Code of Conduct                                      | Cr Summer (Chair)<br>Cr Hazelman<br>Cr Houlihan<br>Cr Patterson<br>Cr Ryan                      |
| 6.                               | Maude Street Mall   | Cr Adem (Chair) (partial)<br>Cr Summer<br>Cr Hazelman<br>Cr Houlihan<br>Cr Patterson<br>Cr Ryan |
| 7.                               | Algabonyah Agreement  | Cr Adem (Chair)<br>Cr Summer<br>Cr Hazelman<br>Cr Houlihan<br>Cr Patterson<br>Cr Ryan           |
| 8.                               | Murray Darling Association Membership                           | Cr Adem (Chair)<br>Cr Summer<br>Cr Hazelman<br>Cr Houlihan<br>Cr Patterson<br>Cr Ryan           |
| 9.                               | Mayor visit to China  | Cr Adem (Chair)<br>Cr Summer<br>Cr Hazelman<br>Cr Houlihan<br>Cr Patterson<br>Cr Ryan           |
| 10.                              | Shepparton East Drainage Scheme                                 | Cr Adem (Chair)<br>Cr Summer<br>Cr Hazelman<br>Cr Houlihan<br>Cr Patterson<br>Cr Ryan           |
| Conflict of Interest Disclosures |   |   |
| Matter No.                       | Names of Councillors who disclosed conflicts of interest        | Did the Councillor leave the meeting?   |
|                                  | Nil.  |   |



## 14. ASSEMBLIES OF COUNCILLORS

### 14.1 Assemblies of Councillors (continued)

| Councillor Briefing Session – 23 August 2016 |  |   |
|--|--|---|
| Councillors                                  | Cr Dinny Adem, Cr Fern Summer, Cr Chris Hazelman, Cr Jenny Houlihan, Cr Les Oroszvary, Cr Dennis Patterson, Cr Kevin Ryan  |   |
| Officers:                                    | Peter Harriott, Steve Bowmaker, Johann Rajaratnam, Kaye Thomson, Chris Teitzel, Colin Kalms, Elke Cummins, Michael MacDonagh, Heath Chasemore, Mike Freeman, Darren Buchannan, Sally Rose, Tony Tranter, Belinda Conna, Carmen Nicholson, Jenna Neville, Amanda Tingay, Kate Montgomery, Karen Liversidge, Daniella Rosa and Rebecca Good (not all officers were present for all items). |   |
| Matter No.                                   | Matters discussed  | Councillors Present for Discussion  |
| 1.   | Greater Shepparton Movement and Place Strategy   | Cr Adem (Chair) (partial)<br>Cr Summer (partial)<br>Cr Hazelman<br>Cr Houlihan<br>Cr Oroszvary<br>Cr Patterson<br>Cr Ryan |
| 2.   | Investigation Area 1, Kialla   | Cr Adem (Chair) (partial)<br>Cr Summer<br>Cr Houlihan<br>Cr Oroszvary<br>Cr Patterson<br>Cr Ryan                          |
| 3.   | Eastbank Lake Project  | Cr Adem (Chair)<br>Cr Summer<br>Cr Hazelman<br>Cr Houlihan<br>Cr Oroszvary<br>Cr Patterson<br>Cr Ryan                     |
| 4.   | Establishment of a Greater Shepparton Youth Council  | Cr Adem (Chair)<br>Cr Summer<br>Cr Hazelman<br>Cr Patterson<br>Cr Ryan  |
| 5.   | Activities in the Park – Program Impacts and Outcomes  | Cr Adem (Chair)<br>Cr Summer<br>Cr Hazelman<br>Cr Patterson<br>Cr Ryan  |
| 6.   | Aboriginal Employment Framework  | Cr Adem (Chair)<br>Cr Summer<br>Cr Hazelman<br>Cr Patterson<br>Cr Ryan  |

## 14. ASSEMBLIES OF COUNCILLORS

### 14.1 Assemblies of Councillors (continued)

| Matter No.                       | Matters discussed  | Councillors Present for Discussion                                     |
|----------------------------------|--|--|
| 7.                               | Mens Shed Building in Katandra                           | Cr Adem (Chair)<br>Cr Summer<br>Cr Hazelman<br>Cr Patterson<br>Cr Ryan |
| 8.                               | Pine Lodge Cemetery Regulations                          | Cr Adem (Chair)<br>Cr Summer<br>Cr Hazelman<br>Cr Patterson<br>Cr Ryan |
| 9.                               | Visit to China   | Cr Adem (Chair)<br>Cr Summer<br>Cr Hazelman<br>Cr Patterson<br>Cr Ryan |
| Conflict of Interest Disclosures |  |  |
| Matter No.                       | Names of Councillors who disclosed conflicts of interest | Did the Councillor leave the meeting?                                  |
| 2                                | Cr Hazelman  | Yes  |

| RiverConnect Implementation Advisory Committee – 24 August 2016 |  |  |
|---|--|--|
| Councillors:  | Cr Patterson, Cr Houlihan                    |  |
| Officers:   | Greg McKenzie, Sharon Terry, Helen Repacholi |  |
| Matter No.  | Matters discussed                            | Councillors Present for Discussion       |
| 1.2   | Eastbank Lake Project                        | Cr Dennis Patterson<br>Cr Jenny Houlihan |
| 3.1   | RiverConnect Project Officer Recruitment     | Cr Dennis Patterson<br>Cr Jenny Houlihan |
| 3.2   | Caretaker Period                             | Cr Dennis Patterson<br>Cr Jenny Houlihan |
| 3.3-3.5   | Festivals                                    | Cr Dennis Patterson<br>Cr Jenny Houlihan |
| 4.1   | Draft Strategic Plan update                  | Cr Dennis Patterson<br>Cr Jenny Houlihan |

## 14. ASSEMBLIES OF COUNCILLORS

### 14.1 Assemblies of Councillors (continued)

| Conflict of Interest Disclosures             |   |   |
|--|---|---|
|  | Nil   |   |
| Councillor Briefing Session – 30 August 2016 |   |   |
| Councillors                                  | Cr Dinny Adem, Cr Fern Summer, Cr Chris Hazelman, Cr Jenny Houlihan, Cr Dennis Patterson, Cr Kevin Ryan   |   |
| Officers:                                    | Peter Harriott, Steve Bowmaker, Johann Rajaratnam, Kaye Thomson, Chris Teitzel, Ken Cameron, Sharlene Still and Rebecca Good (not all officers were present for all items). |   |
| Matter No.                                   | Matters discussed   | Councillors Present for Discussion  |
| 1.   | Gambling Machines - Presentation from VLGA  | Cr Adem (Chair)<br>Cr Summer<br>Cr Hazelman<br>Cr Houlihan<br>Cr Patterson<br>Cr Ryan |
| 2.   | Joint Use Agreement for Westside Performing Arts Centre   | Cr Adem (Chair)<br>Cr Summer<br>Cr Hazelman<br>Cr Houlihan<br>Cr Patterson<br>Cr Ryan |
| 3.   | Concept Plan for Current SAM / Alex Rigg Theatre  | Cr Adem (Chair)<br>Cr Summer<br>Cr Hazelman<br>Cr Houlihan<br>Cr Patterson            |
| 4.   | Local Government Act Review - Submission  | Cr Adem (Chair)<br>Cr Summer<br>Cr Hazelman<br>Cr Houlihan<br>Cr Patterson            |
| 5.   | Review Agenda Items - Special Council Meeting   | Cr Adem (Chair)<br>Cr Summer<br>Cr Hazelman<br>Cr Houlihan<br>Cr Patterson<br>Cr Ryan |
| 6.   | 360ltr Bins   | Cr Summer (Chair)<br>Cr Hazelman<br>Cr Houlihan<br>Cr Patterson<br>Cr Ryan            |

**14. ASSEMBLIES OF COUNCILLORS**

**14.1 Assemblies of Councillors (continued)**

| Conflict of Interest Disclosures |  |                                       |
|----------------------------------|--|---------------------------------------|
| Matter No.                       | Names of Councillors who disclosed conflicts of interest | Did the Councillor leave the meeting? |
|                                  | Nil  |                                       |

**Moved by Cr Houlihan  
Seconded by Cr Oroszvary**

That the Council note the Assemblies of Councillors.

**CARRIED.**

**Attachments**

Nil

**15. URGENT AND OTHER BUSINESS NOT INCLUDED ON THE AGENDA**

**Moved by Cr Ryan**

That the Council accept an item of urgent business.

**GRANTED**

**Cr Houlihan called for a division.**

**Those voting in favour: Cr Patterson, Cr Ryan, Cr Summer and Cr Oroszvary**

**Those voting against: Cr Houlihan**

**Moved by Cr Ryan**

**Seconded by Cr Patterson**

In respect of recent revelations that internal investigations incurred costs of \$465,000, I move that the Office of the Local Government and Municipal Association of Victoria be invited to assist Council in the review of the processes, authorities and delegations involved in these investigations.

The purpose of Office of the Local Government and Municipal Association of Victoria involvement is to support the development of appropriate policies and protocols for Greater Shepparton in the event that similar circumstances occur in the future.

**Amendment Moved by Cr Houlihan**

That the Office of Local Government and the Municipal Association of Victoria be invited to assist Victorian Council's in the review of the processes, authorities and delegations involved in investigations based on formally documented disputes between a Council's Chief Executive Officer and Councillors. The purpose of the Office of Local Government and the Municipal Association of Victoria's involvement is to support the development of appropriate policies and protocols in the event that similar circumstances to that which occurred in Greater Shepparton does not occur in the future.

**AMENDMENT LAPSED FOR WANT OF A SECONDER**

The motion was put and carried.

**16. PUBLIC QUESTION TIME**

**THE MEETING CLOSED AT 6.34PM**