

MINUTES

FOR THE
GREATER SHEPPARTON CITY COUNCIL

ORDINARY COUNCIL MEETING

HELD ON
TUESDAY 15 OCTOBER, 2019
AT 5.30PM

IN THE COUNCIL BOARDROOM

COUNCILLORS:

Cr Kim O'Keeffe (Mayor)
Cr Shelley Sutton (Deputy Mayor)
Cr Seema Abdullah
Cr Dinny Adem
Cr Bruce Giovanetti
Cr Chris Hazelman OAM
Cr Les Oroszvary
Cr Dennis Patterson
Cr Fern Summer

VISION

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

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**CHAIR
CR KIM O'KEEFFE**

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RISK LEVEL MATRIX LEGEND

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

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

Extreme	Intolerable – Immediate action is required to mitigate this risk to an acceptable level. Event/Project/Activity is not to proceed without authorisation
High	Intolerable – Attention is needed to treat risk.
Medium	Variable – May be willing to accept the risk in conjunction with monitoring and controls
Low	Tolerable – Managed by routine procedures

PRESENT: Councillors Kim O’Keeffe, Shelley Sutton, Seema Abdullah, Dinny Adem, Bruce Giovanetti, Les Oroszvary and Dennis Patterson.

OFFICERS: Peter Harriott – Chief Executive Officer
Phillip Hoare – Director Infrastructure
Geraldine Christou – Director Sustainable Development
Chris Teitzel – Director Corporate Services
Kaye Thomson – Director Community
Rebecca Good – Official Minute Taker
Sharlene Still – 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. PRIVACY POLICY

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

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

3. APOLOGIES

Moved by Cr Adem
Seconded by Cr Patterson

That the apologies from Cr Summer and Cr Hazelman OAM be noted, and a leave of absence granted.

CARRIED UNOPPOSED.

4. 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.

5. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

Moved by Cr Adem
Seconded by Cr Patterson

That the minutes of the Ordinary Council meeting held 17 September 2019, as circulated, be confirmed.

CARRIED UNOPPOSED.

6. PUBLIC QUESTION TIME

Question One (Paul Shaw - All About You Group)

The All About You Group requests Council to consider implementing a three-year trial period of hard rubbish collection, with the collection being provided to all residents of Greater Shepparton free of charge, once per calendar year.

Response

Thank you to the members of “All about you” for taking the time to consider how to improve our City and in particular the issue of waste management and the associated environmental and social aspects.

Earlier this year Council adopted a revised Waste Management Strategy following a mid-term review of the 10 year strategy. This was an extensive process that included Council advertising and seeking community input into the strategy. Hard Rubbish collection was an initiative considered as part of this review. After consideration of the positives and negative aspects of this initiative Council decided not to pursue this service.

More details on this are provided on page 43 of the Strategy that can be downloaded from Council’s website. Council’s Waste Management team are also happy to discuss in more detail the reasons for this decision and the alternative actions that Council is investigating that may provide a better outcome.

6. PUBLIC QUESTION TIME (CONTINUED)

Question Two (Jenny Houlihan)

Given the recent Climate Rally organized by local students and the considerable input from youth into the Greater Shepparton City Council initiated Shepparton Statement project, will Council provide a formal statement which acknowledges and recognises increasing concern about climate related issues, (especially the predicted higher levels of heat) and the associated risks to Greater Shepparton's economic development, health of our residents, sustainability of local agriculture and the state of our natural environment?

Response

Thank you Jenny for raising what is a very important and current issue. Council has already made formal statements on climate change such as:

- **Greater Shepparton Environmental Sustainability Strategy 2014-2030**
 - Extracts from Strategy
'Greater Shepparton City Council acknowledges that:
 - *Climate change is occurring and is beginning to have an impact on our local climate.*
 - *Our region will face many challenges due to our climate getting hotter and drier, and that Council needs to be preparing for these impacts and identifying the opportunities that present.*
- **Climate Adaptation Plan – December 2016**

Extract from Executive Summary:

'This 10-year Climate Adaptation Plan (CAP) assists Greater Shepparton City Council (GSCC) to embed climate risk management and adaptation planning into its operations, policy, service delivery and processes to build adaptive capacity and resilience to climate risks. The CAP was developed in parallel with the development of Council's risk framework and updated risk register. The key objectives of this CAP are to:

- *Enhance the ability of Councillors and staff to identify, understand and respond to risks to Council from climate change*
- *Put in place actions to minimise or mitigate climate risks to Council's assets and services.*

The climate change risk assessment identified and rated risks based on the CSIRO's most recent climate change projections for 2030 and 2090 for the Murray Basin natural resource management (NRM) cluster. It indicates that Shepparton is likely to experience:

- *Increased average temperatures in all seasons (from 0.6 to 1.1°C by 2030).**
- *Hotter and more frequent hot days and warm spells (days over 40°C and 35°C) and fewer frost days (days below 2°C)*
- *Continuing decrease in winter rainfall, with annual rainfall projected to decrease and with more time in drought*
- *Increased intensity of heavy rainfall and associated flood events*
- *Harsher fire weather and longer fire seasons.'*

*Please note the figures noted in first dot point above have already been exceeded.

6. PUBLIC QUESTION TIME (CONTINUED)

Question Two (Jenny Houlihan) (Continued)

- **Energy Reduction Plan 2015**

- *‘Greater Shepparton City Council has recognised the importance of a structured energy and GHG reduction program as part of its own corporate operations. As a community leader, Council has the opportunity to demonstrate a pathway to reducing energy consumption and associated greenhouse gas emissions, while securing financial benefits of this transition.’*

- **Municipal Emergency Management Plan - July 2019**

‘Climate Change

Victoria has already become warmer and drier – a climate trend likely to continue into the future through:

- *Temperatures to continue to increase year round*
- *More hot days and warm spells*
- *Fewer frosts*
- *Less rainfall in winter and spring south of the Divide; less rainfall in autumn, winter and spring north of the Divide*
- *More frequent and more intense downpours*
- *Harsher fire weather and longer fire seasons.*

These climatic changes will be a contributing factor on the frequency and severity of bushfires, heatwaves, floods and drought’ (Page 10).

Our Council Plan also references climate change, so as we can see Council has been making climate change statements for many years. However, more importantly it has been acting on climate change and emissions reductions, examples are:

Actions completed or currently being implemented by Council include:

- Shepparton Statement – a platform for the youth of Greater Shepparton to voice their concerns, opinions and solutions to council for consideration in development of action plans and strategies.
- Watts Working Better – streetlight replacement energy efficiency achieving 30% savings in energy use
- Renewable Energy – installed to date 280Kw – 154 Kw to be installed in current year. Council is intending to participate in a Renewable Power Purchase Agreement tender with 47 other Victorian Councils. Greenhouse gas emissions – methane capture at Council’s Cosgrove Landfill site.
- Purchase of 2 Electric Vehicles and charging stations at DRC & Welsford St Offices
- Membership of Goulburn Broken Greenhouse Alliance - Council currently auspices the GBGA, and works in partnership with the Alliance and other member Councils and Catchment Management Authorities to deliver projects to mitigate and adapt to climate change.

6. PUBLIC QUESTION TIME (CONTINUED)

Question Two (Jenny Houlihan) (Continued)

- Energy Efficiency upgrades on Council owned buildings such as LED lighting, HVAC systems
- Community Sustainability Grant Program since 2016
- Update all Council Governance documents to consider Climate Change
- One Tree Per Child Program – 57,281 plants since 2017
- Urban Forest Strategy – To assist in addressing urban heat island effect.
- Water Sensitive Urban Design – constructed wetland and treatment of stormwater
- Water Efficiency in garden/irrigation design
- Energy Upgrade Agreements with local businesses
- Development of Climate Smart Agricultural Development project
- Participation in the EPA Officer for the Protection of the Local Environment
- Protecting Native Vegetation project – Avoid and Minimise Forum (4 April 2019); Local Planning Scheme amendment investigation; Scattered Paddock Tree Research Forum (21 October)

Now that's a lot of action but a lot more is needed and Jenny your question has highlighted this, as has the students who work with Council. I can assure you the Council will continue to do its bit in relation to arresting climate decline. I am also aware of requests for a climate crisis to be considered and Council will give this due consideration along with continuing to implement the actions listed above.

Question Three (Jenny Houlihan)

Will Council recognize that these climate-related issues should be dealt with urgently by agreeing to issue that formal statement at the November 2019 Ordinary Meeting (perhaps with a Motion to do so in the Urgent Business section of the October meeting) and committing to a subsequent overview of policies and strategies to ensure that Council is able to adequately deal with changing climate-related circumstances?

Response

Thanks Jenny, as mentioned in the first response, Council has clearly made statements on climate change and will continue to do so. Our next major opportunity is during the budget preparation and adoption for 2020/21 and the new Council Plan due to be started in 2020 and completed in 2021.

7. INFRASTRUCTURE DIRECTORATE

7.1 Our Sporting Future Funding Round One - 2019/2020

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: Sporting Clubs Officer

**Proof reader(s): Team Leader Sports Development and Strategic Planning,
 Manager Parks, Sport and Recreation**

Approved by: Director Infrastructure

Executive Summary

Greater Shepparton City Council received ten applications for the first round of Our Sporting Future Funding 2019/2020: One application withdrew prior to assessment due to being ineligible under the guidelines.

- Minors Category (not exceeding \$15,000.00) – Eight applications (Three additional applications transferred over from Community Matching program)
- Sports Aid Category – One Application
- Majors Category (not exceeding \$30,000.00) – One Application

Three applications that were received in the Community Matching grants program have been referred across to the Our Sporting Future funding program. They are considered to fit better within the objectives of the Our Sporting Future program. The referral of these applications across to the Our Sporting Future program has the full support from the Community Matching grant assessment panel and the Grants Coordinator who chaired the assessment panel.

These three applications have all been considered in the Minors Category taking the total applications received to thirteen.

All applications were assessed taking into account guidelines and budget available.

The following applications are being recommended for funding:

Minors Category

- Shepparton Park Bowls Club – Lawn Bowls Green Roller
- Mooroopna Cricket Club – Turf wicket upgrades at Mooroopna Rec Reserve
- Sporting Shooters Association – Shepparton – Innovative 5 – Stand Project
- Mooroopna Recreation Reserve Committee of Management – SIMSC Cool room Refrigeration Replacement
- Toolamba Recreation Reserve Committee of Management – Toolamba Community Exercise Equipment Project
- Shepparton Junior Soccer Association – Shelter for weather protection
- Goulburn Valley Hockey Association – GVHA Facility Fence Improvements
- Shepparton & Youth Club United Cricket Club – Refurbish nets at Princess Park
- Mooroopna Bowls Club – Purchase of new scoreboards
- Merrigum Bowls Club – Kitchen upgrades
- Kialla Golf Club – Sprinkler replacement project – Final Stage

7. INFRASTRUCTURE DIRECTORATE

7.1 Our Sporting Future Funding Round One - 2019/2020 (continued)

Sports Aid Category

- Tatura Netball Association – Consultation – Court Redevelopment Project

Majors Category

- Shepparton Golf Bowling Club – Disabled Toilets
**This applicant withdrew from the Majors Category. The application was not able to meet the guideline requirements. Feedback was provided to the applicant and assistance given to support a new application in the next round in December 2019.*

Moved by Cr Giovanetti Seconded by Cr Patterson

That the Council approve the recommendations of the assessment panel and subsequent funding for the following Our Sporting Future 2019/2020 Round One projects:

Our Sporting Future – Minors Category

Club	Project	Allocation Excluding GST	Recommended for approval Including GST (*Not registered for GST)
Shepparton Park Bowls Club	Lawn Bowls Green Roller	\$3,809.00	\$4,189.90
Mooroopna Cricket Club	Turf Wicket Upgrades	\$7,000.00	\$7,700.00
Sporting Shooters Association - Shepparton	Innovative 5-Stand Project	\$15,000.00	\$16,500.00
Mooroopna Recreation Reserve Committee of Management	SIMCS Cool room Refrigeration Replacement	\$3,000.00	\$3,300.00
Toolamba Recreation Reserve Committee of Management	Toolamba Community Exercise Equipment Project	\$13,746.25	\$13,746.25*
Shepparton Junior Soccer Association	Shelter for Weather Protection	\$7,535.00	\$8,288.50
Goulburn Valley Hockey Association	GVHA Facility Fence Improvements	\$5,613.64	\$6,175.00
Shepparton & Youth Club United Cricket Club	Refurbish Nets at Princess Park	\$13,095.00	\$13,095.00*
Mooroopna Bowls Club	Purchase of new scoreboards	\$1,482.00	\$1,630.20
Merrigum Bowls Club	Kitchen Upgrades	\$3,012.50	\$3,313.75

7. INFRASTRUCTURE DIRECTORATE

7.1 Our Sporting Future Funding Round One - 2019/2020 (continued)

Our Sporting Future – Minors Category (continued)

Club	Project	Allocation Excluding GST	Recommended for approval Including GST (*Not registered for GST)
Kialla Golf Club	Sprinkler Replacement Program – Final Stage	\$4,488.00	\$4,936.80
	SUB TOTAL	\$77,781.39	\$82,875.40

Our Sporting Future – Sports Aid Category

Club	Project	Allocation Excluding GST	Recommended for approval Including GST (*Not registered for GST)
Tatura Netball Association	Consultation – Court Redevelopment	\$4,279.00	\$4,279.00*
	SUB TOTAL	\$4,279.00	\$4,279.00
	TOTAL	\$82,060.39	\$87,154.40

CARRIED UNOPPOSED.

Background

The Our Sporting Future Funding Program has been established to assist community organisations with the implementation of small to medium sized facility development projects. The types of projects that may be funded include:

- Sports surface development
- OHS and public safety improvements
- Lighting upgrades
- Pavilion upgrades
- Shade for participants
- Disability Access

The program also assists with development programs for new and developing sporting organisations throughout Greater Shepparton. Clubs such as the reformation of the Shepparton Rowing Club and the Shepparton Rugby Union Club have benefited from the Our Sporting Future Funding, Sports Aid program.

The funding program provides three categories for funding:

- Major facility development – for projects on a \$1 for \$1 basis but not exceeding \$30,000
- Minor facility development – for projects on a \$1 for \$1 basis but not exceeding \$15,000
- Sports Aid - funding between \$500 and \$5,000 (without matching contributions) for special sports projects that provide support to new and developing sporting organisations, for special access and participation projects, or for planning initiatives that address the future sport and recreation needs of the club/organisation

7. INFRASTRUCTURE DIRECTORATE

7.1 Our Sporting Future Funding Round One - 2019/2020 (continued)

The Our Sporting Future Funding applications are assessed in two rounds annually, with the first round closing at the end of July each year and the second round closing in February each year.

A cross department assessment team was developed to improve the assessment of applications. The team consists of the following members:

- Sports Events Officer – Tourism & Events
- Business Development Coordinator – Business & Industry Development
- Team Leader Arboriculture, Parks & Sports Facilities – Parks, Sport & Recreation

The Our Sporting Future Funding Program is available for all sporting/recreational groups within the municipality. The program was advertised this year in the Shepparton News and through social media. In addition Council held a grants information session, to help promote all Council grants. This campaign was highly successful and has increased the number of applications dramatically compared to previous rounds. The program is also promoted on Council's external website with testimonials from previous recipients of funding. ValleySport, the Goulburn Valley's regional sports assembly, actively advertise the funding program through their network of known local community sport and recreation groups.

The Our Sporting Future Funding Program has an acquittal process at the completion of the project. An electronic funding acquittal form is received including supporting documentation of invoices and photographs of installation. A Council Officer also undertakes a site visit.

Details of each project

Shepparton Park Bowls Club

Funding Category	Minor
Project	Lawn Bowls Green Roller
Short project description	We are seeking to purchase a new roller for our 2 grass greens. Our existing roller is about 12 years old and requires constant service to remain usable. A new roller will allow our small, ageing, volunteer workforce to complete the rolling procedure, which needs to be done at least 3 times a week, more efficiently and quickly. Whilst our existing roller remains serviceable we will be able to roll both greens at once thus saving time for our volunteers and achieving better quality grass greens.
Who will benefit from the project	All bowlers and prospective bowlers who will use our facilities will benefit by having the very best grass greens to play the game. With many bowls clubs converting to synthetic greens we are trying to maintain our grass greens for as long as possible. This becomes more difficult as we go along due to the cost and difficulty in finding qualified greenkeepers and, with the cost of chemicals and water usage. We have not consulted, networked or partnered for this project. Our greens staff are conversant with the machine we wish to purchase, and, with its safe operation and as the project is reasonably simple we have trusted our own inside knowledge and experience to select the required machinery.

7. INFRASTRUCTURE DIRECTORATE

7.1 Our Sporting Future Funding Round One - 2019/2020 (continued)

	We have 172 affiliated members (110 male, 62 female) 60 social members and 30+ RSL members who will be the main beneficiaries of improved greens together with all visiting bowlers. The average age of all bowlers using our facilities would be about 70 years.		
Total Project Cost	\$7,618.00	Organisation Cash	\$3,809.00
Requested Council Contribution	\$4,189.90	Organisation In Kind	0
Recommendation from the assessment panel	The project is consistent with the criteria in providing assistance to community organisations with the implementation of small to medium sized facility development projects.		

Mooroopna Cricket Club

Funding Category	Minor		
Project	Turf Wicket Upgrades		
Short project description	Mooroopna Cricket Club are proposing to employ contractors to initially upgrade the existing turf squares on the Mooroopna Main and the John Gray ovals.		
Who will benefit from the project	All members of Cricket Shepparton Association having two prime facilities to play first class cricket on. Also with the development of the wickets will enable more exposure to junior players and will attract more Association type competitions to the facility with two first class wickets and grounds.		
Total Project Cost	\$17,800.00	Organisation Cash	\$7,000.00
Requested Council Contribution	\$7,700.00	Organisation In Kind	\$3,800.00
Recommendation from the assessment panel	The project is consistent with the criteria in providing assistance to community organisations with the implementation of small to medium sized facility development projects.		

Sporting Shooters Association - Shepparton

Funding Category	Minor		
Project	Innovative 5-Stand Project		
Short project description	Many clubs in the area are utilising containers for storage as well as stands for competitions. Our project is to utilise a shipping container to provide an economical spacial 5-Stand shooting field that will be suitable for members and guests who require wheelchair access or use other mobility aids. This project will accommodate current and future users of the club. Many clay shooting clubs in the area are utilising containers for storage as well as stands for competitions.		

7. INFRASTRUCTURE DIRECTORATE

7.1 Our Sporting Future Funding Round One - 2019/2020 (continued)

	Our project is to utilise the container for similar reasons but to also provide disabled access. All quotes acquired are from local businesses where possible, in the budget estimate, we have entered the quotes from businesses that we would prefer.		
Who will benefit from the project	This will be accomplished with the assistance of the successful business' that will be completing the works and by dedicated club members providing volunteer and in-kind hours as required, along with the local business houses who will provide the products and work required to meet our grant obligations.		
Total Project Cost	\$30,000.00	Organisation Cash	\$12,635.00
Requested Council Contribution	\$16,500.00	Organisation In Kind	\$2,365.00
Recommendation from the assessment panel	The project is consistent with the criteria in providing assistance to community organisations with the implementation of small to medium sized facility development projects.		

Mooroopna Recreation Reserve Committee of Management

Funding Category	Minor		
Project	Sir Ian McLennan Sports Centre Cool Room Refrigeration		
Short project description	The cool room refrigeration unit in the Sir Ian McLennan Sports Centre (SIMSC) is 35 years old and is frequently requiring costly repairs. We have been advised that the unit needs replacing.		
Who will benefit from the project	The SIMSC can cater for up to 500 people for a function. A diverse range of communities use the facility for social functions such as weddings and birthday parties. Different ethnic communities use the facilities for religious ceremonies, and cultural events. The facility also caters for many local sporting groups. Functions held in the centre have catered for people from all age groups		
Total Project Cost	\$6,000.00	Organisation Cash	\$3,000.00
Requested Council Contribution	\$3,300.00	Organisation In Kind	0
Recommendation from the assessment panel	The project is consistent with the criteria in providing assistance to community organisations with the implementation of small to medium sized facility development projects.		

7. INFRASTRUCTURE DIRECTORATE

7.1 Our Sporting Future Funding Round One - 2019/2020 (continued)

Toolamba Recreation Reserve Committee of Management

Funding Category	Minor		
Project	Toolamba Community Exercise Equipment Project		
Short project description	To encourage healthy lifestyles and community connection by installing multipurpose exercise equipment at suitable locations around Toolamba Recreation Reserve, providing easy access for community members across all fitness levels and age groups. This project is aimed at improving the well-being and fitness of the Toolamba Community. The equipment to be installed will cater for all fitness levels and abilities to ensure maximum usage.		
Who will benefit from the project	The opportunity to provide facilities that can enhance the health and well-being of the community in Toolamba area will in turn contribute to a healthier Greater Shepparton Community. It is anticipated that by establishing the equipment in a location that is already frequented by community members there will be greater connectivity. This is reinforced by discussion with current user groups of the Recreation Reserve including Cricket, Tennis, Karate, Netball, Bow Fit, Boot Camp, Fishing Club, Fire Brigade, CWA, Lions Club and Primary School - all of whom are in support of the project as each can see the perpetual benefits of including the exercise equipment into their personal use, groups/clubs activities. The total number of users could add up to 250 members of the community, ranging in age from primary school to senior members of the community with even distribution of men and women living in the township, old Toolamba area and surrounding district. The equipment is such that it could be an individual, family, school-aged children, parents, senior citizen groups or sporting groups.		
Total Project Cost	\$27,492.50	Organisation Cash	\$12,256.25
Requested Council Contribution	\$13,776.25	Organisation In Kind	\$1,490.00
Recommendation from the assessment panel	The project is consistent with the criteria in providing assistance to community organisations with the implementation of small to medium sized facility development projects.		

7. INFRASTRUCTURE DIRECTORATE

7.1 Our Sporting Future Funding Round One - 2019/2020 (continued)

Shepparton Junior Soccer Association

Funding Category	Minor		
Project	Shelter for weather protection		
Short project description	Construct a verandah to the small stadium which is used by the association to provide weather protection for participants, volunteers, carer's and supporters.		
Who will benefit from the project	All those associated with sport that use the small pavilion or surrounding playing fields will benefit.		
Total Project Cost	\$15,070.00	Organisation Cash	\$7,535.00
Requested Council Contribution	\$8,288.50	Organisation In Kind	0
Recommendation from the assessment panel	The project is consistent with the criteria in providing assistance to community organisations with the implementation of small to medium sized facility development projects.		

Goulburn Valley Hockey Association

Funding Category	Minor		
Project	GVHA Facility Fence Improvements		
Short project description	<p>The southern fence of the main Goulburn Valley Hockey Association pitch requires an upgrade by making the following three fence improvements:</p> <ol style="list-style-type: none"> 1. Increase the height of protective fencing to increase the likelihood of stopping hockey balls being hit out of the facility and causing damage to vehicles and injury to people 2. Installation of an emergency access gate at the south-west corner of the pitch. 3. General repairs and maintenance of the pitch perimeter fencing 		
Who will benefit from the project	Both facility users and the general community will benefit from the outcomes of this project. Visitors to the precinct benefit from a safer environment outside of the hockey facility. The hockey community benefits from having a safer and more practical hockey facility There are approximately 600 players in the GV hockey community with a 50/50 male/female split.		
Total Project Cost	\$11,227.27	Organisation Cash	\$5,113.64
Requested Council Contribution	\$6,175.00	Organisation In Kind	\$500.00
Recommendation from the assessment panel	The project is consistent with the criteria in providing assistance to community organisations with the implementation of small to medium sized facility development projects.		

7. INFRASTRUCTURE DIRECTORATE

7.1 Our Sporting Future Funding Round One - 2019/2020 (continued)

Shepparton & Youth Club United Cricket Club

Funding Category	Minors		
Project	Refurbish Cricket Nets at Princess Park		
Short project description	Our project is to refurbish 6 cricket nets at Princess Park. All nets on site are to be upgraded to ensure we have a facility that is safe and sound for our membership base. Both Junior and Senior nets on site require refurbishment. Also we need to put in a top net to ensure that we do not hit out onto the Netball courts, which have become a risk as the netball teams have started training earlier each year - this year they started in January and it is huge risk for our club.		
Who will benefit from the project	The upgrade of the cricket nets will benefit the members of the Shepparton and Youth Club United Cricket Club as well as the co-tenants of Princess Park. The upgrade will allow us to have safe training facilities. Visiting teams will also benefit on game day. We have 8 teams and 109 participants, fielding Senior men's and women's teams as well as juniors and an all abilities team.		
Total Project Cost	\$26,190.00	Organisation Cash	\$11,845.00
Requested Council Contribution	\$13,095.00	Organisation In Kind	\$1,250.00
Recommendation from the assessment panel	The project is consistent with the funding criteria in providing assistance to community organisations with the implementation of projects for special access and/or participation projects.		

Mooroopna Bowls Club

Funding Category	Minors		
Project	Purchase of New Scoreboards		
Short project description	The grant will enable the Mooroopna Bowls Club (The Club) to purchase eight new score boards to service the two greens offered at the club. The Club has sort three quotes for the purchase of the score boards and wish to proceed with the mid-range quote from Know the Score - Scoreboards. The total purchase price is \$3260 including GST. The Club has raised its matching funds through hosting events and fundraising through the social club.		
Who will benefit from the project	Mooroopna Bowls Club members will benefit not only for normal competition use but also for its involvement in the Victorian Open Bowls Championships held in November each year. The wider community who attend the clubs come and try sessions will also benefit from the use of the new boards.		
Total Project Cost	\$2,964.00	Organisation Cash	\$1,482.00
Requested Council Contribution	\$1,482.00	Organisation In Kind	0

7. INFRASTRUCTURE DIRECTORATE

7.1 Our Sporting Future Funding Round One - 2019/2020 (continued)

Recommendation from the assessment panel	The project is consistent with the funding criteria in providing assistance to community organisations with the implementation of projects for special access and/or participation projects.
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Merrigum Bowls Club

Funding Category	Minors		
Project	Kitchen Upgrade		
Short project description	<p>The decision to install an above bench hot water system is to make it safer and less time consuming as someone had to turn the urn on an hour before bowlers arrived at the club. When it is the Vic Open this is at 6.15am. The large urn was manually pushed to the tap and returned to an area where people had access to it.</p> <p>An above bench hot water system will be installed for easier access for everyone and this will give more room at the servery. It was stated on the food safety inspection report that any future alterations or upgrade to the kitchen needed to include a hand wash basin for health reasons. As a hole will have to be cut into the existing laminated bench top it was also decided to replace the laminex top as there is a large scorch mark on it.</p> <p>For health reasons we will install cupboard doors to the open shelves. All of this will ensure that the community have access to high quality facilities that we can be proud of and lastly paint the walls to give the kitchen a cleaner and fresh look.</p>		
Who will benefit from the project	<p>With many outside visitors to the club it is important that the kitchen meets all of the required food safety standards and looks fresh and clean. The alterations when completed will make it more user friendly, safer and up to date with the required regulations, ensuring that the community has access to high quality facilities that we can be proud of not just for our community but also for visiting bowlers for pennant and the Vic Open players.</p>		
Total Project Cost	\$6,025.00	Organisation Cash	\$2,216.00
Requested Council Contribution	\$3,278.00	Organisation In Kind	\$531.00
Recommendation from the assessment panel	The project is consistent with the funding criteria in providing assistance to community organisations with the implementation of projects for special access and/or participation projects.		

7. INFRASTRUCTURE DIRECTORATE

7.1 Our Sporting Future Funding Round One - 2019/2020 (continued)

Kialla Golf Club

Funding Category	Minors		
Project	Sprinkler Replacement Program – Final Stage		
Short project description	A sprinkler replacement program commenced in 2012, with work carried out by volunteers. There are now 60 sprinklers required to complete the upgrade.		
Who will benefit from the project	Currently a team of hard working volunteers are responsible for all maintenance at Kialla Golf Club. Their main tasks are mowing, which is considerably time consuming and when a break down occurs, it means that the working are unable to continue mowing as they have to attend to the repairs of the sprinklers, as we must have the course watered well at all times. All members of the club will also benefit from the consistently irrigated greens due to the upgraded sprinklers.		
Total Project Cost	\$8,976.00	Organisation Cash	\$4,488.00
Requested Council Contribution	\$4,488.00	Organisation In Kind	
Recommendation from the assessment panel	The project is consistent with the funding criteria in providing assistance to community organisations with the implementation of projects for special access and/or participation projects.		

Tatura Netball Association

Funding Category	Sports Aid		
Project	Consultation - Court Redevelopment Project		
Short project description	TNA wish to engage an external consultant to assist with the initial project planning requirements for the upgrading of our six existing courts and surrounding facilities. As part of a recent Strategic Planning process the court re-development was highlighted as a priority for the Association. This project is the first step for the committee in working to complete this goal in a timely manner.		
Who will benefit from the project	<p>All the current and future members of the Tatura Netball Association and the wider community of Tatura including the Tatura Football Netball Club members, spectators, visiting clubs and their spectators. Currently there are 220 registered members. TNA have a close relationship with the TFNC and work closely with Parks and Gardens who oversee the management of the crown land where the courts are located. The courts are used extensively as follows:</p> <ul style="list-style-type: none"> • Net Set Go Program • Friday Night Primary School Competition – 12 teams from nine local primary schools • Weekly training for TNA Teams entered into the SNA competition (Seven teams) • Weekly training sessions for Tatura Football Netball Club Netball Teams 		

7. INFRASTRUCTURE DIRECTORATE

7.1 Our Sporting Future Funding Round One - 2019/2020 (continued)

	• Tatura Football Netball Club play fortnightly home games on the courts and facilities are also used throughout the year for both local council activities (e.g. netball clinics) and ad hoc local events.		
Total Project Cost	\$4,279.00	Organisation Cash	0
Requested Council Contribution	\$4,279.00	Organisation In Kind	0
Recommendation from the assessment panel	The project is consistent with the funding criteria in providing assistance to community organisations with the implementation of projects for special access and/or participation projects.		

Council Plan/Key Strategic Activity

The endorsement of the Our Sporting Future Funding Program is consistent with the following goals and objectives outlined in the *Greater Shepparton Council Plan 2017-2021*:

- 2.2 Our community is supported to achieve and sustain physical, emotional and spiritual health and wellbeing
- 2.4 Social and cultural, educational and employment opportunities are created to enable children, young people, individuals and families to actively participate in their community
- 2.9 Public places, open space and community facilities are safe and accessible for all and presented to a high quality
- 3.3 Greater Shepparton is a major destination for events and tourism (e.g. progression of the business case for the Greater Victoria Commonwealth Games Bid)
- 4.4 Quality infrastructure is provided and maintained to acceptable standards
- 4.5 Assets are well managed and their renewal is being planned through long term renewal strategies

Risk Management

Consideration has been given to risk management issues during the assessment of all applications for funding support.

Policy Considerations

There are no conflicts with existing Council policy.

Financial Implications

	2019/2020 Approved Budget	Funds previously committed in 2019/2020	Funds requested this round GST Exclusive	Balance remaining from budget allocation
Minors/Majors	\$160,000.00	0	\$82,060.39	\$77,939.61

*Budgets are GST exclusive

Legal/Statutory Implications

All project applicants must comply with planning, building and health legislative and statutory requirements prior to commencement of projects and/or release of the Council's funds.

7. INFRASTRUCTURE DIRECTORATE

7.1 Our Sporting Future Funding Round One - 2019/2020 (continued)

Environmental/Sustainability Impacts

There are no environmental/sustainability impacts from this projects.

Social Implications

These projects will support ongoing community participation in sporting activity.

Economic Impacts

There is expected to be minor regional economic stimulus arising from the construction works.

Consultation

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

Strategic Links

a) Greater Shepparton 2030 Strategy

- These proposals support the community and infrastructure objectives of the Greater Shepparton 2030 Strategy. Direction 2 – Community Life

b) Other strategic links

- Council Plan 2017-2021
- Goal 1 – Active and Engaged Communities (social)

Conclusion

The applications for funding through the 2019/2020 Our Sporting Future Funding Program Round One were reviewed by an internal Assessment Panel which has recommended the above applications be funded.

The projects meet eligibility requirements for the Minors/Sports Aid and Majors categories for Our Sporting Future Funding Program.

Attachments

Nil

7. INFRASTRUCTURE DIRECTORATE

7.2 Central Park Master Plan

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: Sporting Clubs Officer

Proof reader(s): Team Leader Sports Development & Strategic Planning and Manager Parks, Sport & Recreation

Approved by: Director Infrastructure

Executive Summary

The Central Park Recreation Reserve is located approximately 10km from the centre of Shepparton, near the townships of Shepparton East and Orrvale, and is part of the Shepparton East demographic catchment area.

The Central Park Recreation Reserve Master Plan has been developed to provide Greater Shepparton City Council with a vision for supporting the future use, development, management and maintenance of Central Park which addresses current and future community needs.

Consultation has taken place with key stakeholders in developing the Master Plan. The stakeholders have included the Central Park user groups, Council officers and peak sporting associations. Consultation included a survey to all user groups, face to face discussions, workshops and also phone conversations.

A detailed background report has been prepared including a Landscape Master Plan summarising the key priorities for the recreation reserve which include:

- Upgrade of existing netball courts
- Redesign Recreation Reserve entry
- Short to medium term use of Scout Hall for netball change rooms
- Change rooms – New multipurpose
- Tennis Courts – Resurface or replace tennis courts
- Fig Tree investigation – Caretakers residence house
- Investigate issues with cricket pitch

At an Ordinary Council Meeting held on 21 May 2019, Council resolved to release the *Draft Central Park Master Plan* for public exhibition and comment.

The *Draft Central Park Master Plan* was released for public comment from 22 May 2019 to 19 June 2019. This consultation was undertaken in accordance with Council's *Community Engagement Strategy* and two submissions were received by Council.

Full details of both submissions have been outlined in the consultation section of this report.

7. INFRASTRUCTURE DIRECTORATE

7.2 Central Park Master Plan (continued)

One of the submissions contained information to correct references documented incorrectly within the *Greater Shepparton Whole of Sport Plan – Tennis 2017 (GSWOSP – Tennis 2017)*.

It is recommended that Council adopt the Central Park Master Plan.

Moved by Cr Oroszvary
Seconded by Cr Adem

That the Council adopt the *Central Park Master Plan* and the amended *Greater Shepparton Whole of Sport Plan – Tennis 2017*.

CARRIED UNOPPOSED.

Background

Central Park Recreation Reserve plays a pivotal role in the provision of open space, sport, recreation, community and event opportunities for the local community.

Council has identified the need to develop a Master Plan to provide a current and detailed strategic framework for the future planning, development and management of sport and recreation opportunities, open space and preservation of natural environment for residents.

The document considers the needs and expectations of the local community, Council's priorities for improving liveability of the Greater Shepparton community and the condition and functionality of the reserve.

A detailed background report has been prepared including a Landscape Master Plan summarising the key priorities for the recreation reserve which include:

- Upgrade of existing netball courts
 - A successful Country Football Netball Program funding application has allowed the development of two new netball courts to be built. The project is now complete
- Re design Recreation Reserve entry
 - Revisit the entry design to ensure safety of entry and exit. This may include re design or new ticket box further back into the reserve
- Change rooms – New
 - To construct new change rooms that are fit for purpose, comply with all standards and guidelines of a local sports ground and allow for future growth in programming
- Change rooms – Netball
 - Liaise with Orrvale Scouts regarding use of scout hall as change facilities for short to medium term. These discussions have taken place and the option is now with the netball club
- Tennis Courts
 - 2 Courts adjacent to Central Avenue – Replace or resurface these two courts to bring them back into operation
 - Courts closest to netball courts
 - Currently serviceable but in poor condition. Future upgrade may incorporate multi-use courts if ground issues can be addressed
- Fig Tree investigation – Caretakers residence house

7. INFRASTRUCTURE DIRECTORATE

7.2 Central Park Master Plan (continued)

- Inspect the caretakers dwelling and provide advice relating to maintenance of the Fig Tree. Inspection and pruning has taken place on the Fig Tree. Inspection of caretaker's dwelling has taken place and has been rated in good condition. This action is complete.
- Investigate issues with cricket pitch
 - Investigate issues with the cricket pitch area and provide direction to resolve flooding issues which may include building up wicket area or a full wicket upgrade

At an Ordinary Council Meeting held on 21 May 2019, Council resolved to release the *Draft Central Park Master Plan* for public exhibition and comment.

The draft Central Park Master Plan was released for public comment from 22 May 2019 to 19 June 2019. This consultation was undertaken in accordance with Council's *Community Engagement Strategy* and two submissions were received by Council.

The changes that have been made since the release of the draft document include the priority listing of the tennis court development from medium to high, correction of Central Park Scouts listed to Orrvale Scouts, reference to the large heritage listed Moreton-Bay Fig Tree to be referred to as a significant ficus species due to the tree not being heritage listed and the reference's made within the *GSWOSP – Tennis 2017* which were incorrect, outlining that Central Park, Old Students and St Andrew's Tennis Clubs no longer field teams in any of the local associations. It is recommended that these references are corrected within the *GSWOSP – Tennis 2017*. The content of the submissions received are outlined in detail in the consultation section of this report.

Council Plan/Key Strategic Activity

The proposal directly aligns with the following objectives of the Council Plan:

Theme 2: Social

Objective 2.2 Our community is supported to achieve and sustain physical, emotional and spiritual health and wellbeing.

Objective 2.6 Volunteering is promoted and encouraged along with other measures to improve community resilience.

Objective 2.9 Public places, open space and community facilities are safe and accessible for all and presented to a high quality.

Objective 2.10 Council demonstrates strong regional and local partnership efforts across health and wellbeing.

Theme 3: Economic

Objective 3.3 Greater Shepparton is a major destination for events and tourism.

Risk Management

If the Central Park Master Plan is not adopted by Council there is a risk that ad hoc infrastructure upgrades will continue at the site given there will be no clear direction for the future of Central Park Recreation Reserve. If the *GSWOSP – Tennis 2017* is not updated to reflect the correct information relating to three tennis clubs there is a risk that those clubs will be overlooked for support, membership and any facility upgrades into the future.

Policy Considerations

All consultation associated with the draft Master Plan will be undertaken in accordance with Council's *Community Engagement Strategy 2009*.

7. INFRASTRUCTURE DIRECTORATE

7.2 Central Park Master Plan (continued)

Financial Implications

The recommendation to adopt this Master Plan does not have any financial or budgetary implications for Council, however the future implementation of the recommendations will be subject to individual detailed investigations and funding allocations.

Council will continue to seek funding from all levels of government to assist in the cost of the implementation and where Council contribution is required, will be subject to the Council's normal capital budget process.

Legal/Statutory Implications

All procedures associated with the Master Plan comply with relevant legislative requirements.

The Master Plan was released for public comment in accordance with Council's *Community Engagement Strategy*.

Environmental/Sustainability Impacts

The recommendation to adopt the Master Plan will not result in any adverse environmental or sustainability impacts.

Social Implications

The recommendation to adopt the Master Plan will not result in any adverse social impacts.

Economic Impacts

It is not expected that adopting the Master Plan will have any adverse economic impacts.

Consultation

Initial stakeholder consultation has been undertaken with the user groups of the reserve, Council officers and peak sporting associations.

The public consultation associated with the Master Plan was undertaken in accordance with Council's *Community Engagement Strategy 2009*.

The draft Central Park Master Plan was released for public comment from 22 May 2019 to 19 June 2019 and two submissions were received by Council.

The feedback received from one of the submissions was in two parts. The Central Park Tennis Club raised concerns around the incorrect reference to the (*GSWSP – Tennis 2017*) and its note that a significant number of tennis clubs within the Greater Shepparton area that no longer field teams, indicating that the Central Park Tennis Club no longer fielded teams in competition tennis.

This information has been clarified, however it was found that during the collation of information for the *GSWOSP – Tennis 2017* data relating to Central Park Tennis Club and two other clubs was miscommunicated between Tennis Victoria and Council. This will be rectified within this report and a recommendation made to amend the *GSWOSP – Tennis 2017* to reflect this information correctly.

The other concern that was raised in feedback from the Central Park Tennis Club which was not directly related to the Tennis Club, was the Recreation Reserve entry re design. The concern was that the brick entry gates and the brick ticket box would be removed

7. INFRASTRUCTURE DIRECTORATE

7.2 Central Park Master Plan (continued)

and the history associated with those two structures would be lost. This concern has been addressed directly with the person who submitted this feedback and it has been clarified that the two brick structures would not be removed, however that the use of a ticket box may be designed back further into the Recreation Reserve. The intention would be that the original brick ticket box would still remain, regardless of entry re design.

Through this feedback submission, detailed information was provided about the history of the entry gates and the ticket box which were designed by Mr. Alan Prater, former Shire President and Shire Councillor prior to amalgamation and then officially opened by the Honourable Sir John McDonald on 7 November 1964.

The other feedback received by a Shepparton East resident who is looking to start a Men's shed group in the Shepparton East area. This was a high priority listed in the Shepparton East Community Plan 2018 and since this feedback was provided the Men's Shed representative and the Central Park Recreation Reserve Committee of Management have met and agreed that the new group can use the old soccer change rooms building as a base and become a user group of the Recreation Reserve.

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

Strategic Links

a) Greater Shepparton 2030 Strategy

Direction 2: Community Life – Enhance social connectedness, physical and mental health and wellbeing, education and participatory opportunities in order to improve liveability with a greater range of public open spaces, and recreation and community services.

Vision 4.3.5 Different New Residential Development – A priority on an active community with walking and cycle networks linked to major attractions as a major consideration

b) Other strategic links

Greater Shepparton Municipal Health and Wellbeing Plan – Priority 14 – Physical Activity

Conclusion

The Central Park Master Plan has been subject to a community consultation process, including releasing the draft for public comment. Council has responded to feedback received and made changes to the Central Park Master Plan to improve the intent and legibility of the Plan.

It is recommended that Council adopt the Central Park Master Plan.

Attachments

1. Central Park Master Plan [↓](#) Page 131
2. Whole of Sport Plan - Tennis [↓](#) Page 170

8. COMMUNITY DIRECTORATE

8.1 Best Start - Breastfeeding Project Achievements

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: Breastfeeding Project Officer

Proof reader(s): Best Start Coordinator, Manager – Children and Youth Services

Approved by: Director - Community

Executive Summary

The Breastfeeding Project is an initiative of the Greater Shepparton Best Start Early Years Plan (2015-2019). Outcome 1 of this plan states that “Every child enjoys a healthy start in life” with a further action being that, “More babies receive the health benefits of being breastfed”.

Although Greater Shepparton City Council breastfeeding data remains steady, there are some small variances at key ages (Key Ages and Stages as defined by the Victorian Maternal and Child health Service) over the past few years. The Breastfeeding Project aims to increase the breast feeding rates at all key ages.

A number of initiatives have been implemented over the last 2 years and into 2019 in an attempt to achieve the plans actions.

Moved by Cr Abdullah
Seconded by Cr Sutton

That the Council acknowledges the achievements of the Best Start - Breastfeeding Project and Breastfeeding Workgroup during the 2017- 2019 period.

CARRIED UNOPPOSED.

Background

Under the Greater Shepparton Best Start Early Years Plan 2015-2019 – Outcome 1: Every child enjoys a healthy start in life with result 2 being ‘More babies receive the health benefits of being breastfed’.

The promotion and support of breastfeeding has been a key activity of Greater Shepparton’s Best Start Early Years Plans since 2003. The aim is to make Greater Shepparton a ‘breastfeeding friendly city’ using a multi-faceted approach. The Greater Shepparton Breastfeeding Workgroup formed in 2004 and their collaborative efforts have resulted in significant service development and capacity building.

In 2013 Council employed a Breastfeeding Project Officer using Enhanced Best Start funding provided by the Victorian Government. The Project Officer remains funded under the Municipal Early Years Plan budget.

8. COMMUNITY DIRECTORATE

8.1 Best Start - Breastfeeding Project Achievements (continued)

In the Best Start Early Years Plan 2015-2019 the key activities relating to Breastfeeding are:

- Promote and enhance support services available to women to successfully establish breastfeeding after the birth of their baby.
- Provide professional development and training to key health professionals to better promote and support breastfeeding.
- Increase community awareness of the importance of breastfeeding through a marketing and media campaign.
- Goulburn Valley Health attains Baby Friendly Hospital accreditation.

The activities that have taken place during 2017, 2018 and 2019 are as follows:

- **Review and promotion of Greater Shepparton Breastfeeding Friendly Locations;**

A Breastfeeding Friendly Location is a business or café who promotes themselves as a location where a mother can pop in and comfortably feed their child. They must provide room to move a pram, a smoke free environment and a welcoming attitude to breastfeeding. There are currently 98 of these locations within the municipality. Five new businesses signed up in early 2018 and one new business in 2019. The Australian Breastfeeding Association provides stickers for businesses to display at their entrance. Parents can use the website www.breastfeedingmap.com.au to search for a breastfeeding friendly location using their GPS location or by typing in an address.

- **Education Sessions for professionals;**

Education sessions were promoted and provided to local professionals who work with pregnant and breastfeeding mothers, these are provided at a cost of just \$15 per person and went for 1.5 to 2 hours.

Breastfeeding, Alcohol and Other Drugs - held on 20 March 2018 was attended by 39 local professionals. This session was presented by Mary Lazzaro and Katrina Flora, Clinical Midwife Specialists who work in the Women's Alcohol and Drugs Service at the Royal Women's Hospital in Melbourne.

Breastfeeding and Diabetes - held on 27 May 2019 was attended by 29 local professionals. This session was presented by Janet Lagstrom, local Diabetes Educator.

- **Breastfeeding Conference 2018: Supporting the journey;**

This full day conference was held in August 2018 during World Breastfeeding Week, with 87 professionals from across Victoria and into New South Wales in attendance. The day included presentations from Sue Paterson on the Baby Friendly Health Initiative, Rodney Whyte presented on Vitamin supplements during pregnancy and breastfeeding, Dr Anita Bearzatto presented on Tongue Tie Controversies and Anita Moorhead presented a Tasting Plate of Breastfeeding Topics. The feedback from the event was positive, with many attendees requesting more education in regional areas.

- **Support and review of the following services;**

Breastfeeding Drop In – A fortnightly service offered from Riverside Plaza Community Centre where parents can drop in to see a Maternal and Child Health Nurse to receive support with their breastfeeding journey.

8. COMMUNITY DIRECTORATE

8.1 Best Start - Breastfeeding Project Achievements (continued)

Breastfeeding Outreach – The opportunity for mothers to receive in-home breastfeeding support additional to their key age and stage visits with their Maternal and Child Health Nurse.

Breast Pump Hire – Pumps are available to hire from Council for an initial two week period with the option of an extension. A breast pump may assist the mother in increasing milk supply or expressing when needing their child cared for by someone else.

- **Parent rooms;**
The Breastfeeding Workgroup were consulted on the redevelopment of the parents room at the Fraser Street public facilities, and have more recently been consulted on the parents room to be provided with the new facility at the Maude Street Bus Interchange. The Workgroup provided advice on furnishings, the layout and accessibility within the rooms.
- **Breastfeeding Community Mentor Training;**
This training was attended by 7 local women with an interest in supporting members of the community through their breastfeeding journey. The two day workshop was presented by the Australian Breastfeeding Association and provided attendees with the knowledge and understanding to support mothers in a mentor capacity within their own communities.
- **Media Promotion;**
We have taken the opportunity to use the media and social media to promote local Breastfeeding Support Services and share Breastfeeding messages.

In the April 2017 edition of the Shepparton News publication, the Betty Magazine was a feature regarding breastfeeding; stories about individual mother's journeys and support for breastfeeding in the local area including profiles of professionals supporting breastfeeding mothers. We also make great use of Council's Facebook page to share messages about breastfeeding, which have included promoting services, events, breastfeeding friendly locations and World Breastfeeding Week.

- **Drink bottles as a gift;**
Mothers who are breastfeeding currently receive a drink bottle with the message "Breastfeeding Anytime, Anywhere" printed on them, and in the past we were also able to provide wraps to Breastfeeding mothers, these were provided at key Maternal and Child Health appointments.
- **The Big Latch On;**
In 2017 the Breastfeeding Workgroup hosted The Big Latch On event, a worldwide event where mothers 'latch on' feeding together and offering each other peer support. The event is held during World Breastfeeding Week with the aim to strengthen support for breastfeeding. In 2017 we had total of 33 people registered at the event, 22 of those were mums feeding, the remaining were supporters of the event.
- **Health Promotion Message;**
We currently have a health promotion message on the back of one of the Shepparton town buses. The image is of a local mother feeding her son in the Maude Street Mall, with the message 'Breastfeeding Anytime, Anywhere' there is hope that this will create discussion around the benefits of breastfeeding and promote breastfeeding in public.
- **Breastfeeding Workgroup;**
The Breastfeeding Project Officer coordinates the Greater Shepparton Breastfeeding Workgroup, which includes bi-monthly meetings. Membership of the workgroup

8. COMMUNITY DIRECTORATE

8.1 Best Start - Breastfeeding Project Achievements (continued)

consists of professionals working to support breastfeeding mothers and individuals with an interest in breastfeeding.

Council Plan/Key Strategic Activity

Council plan links to Social:

2.1 Greater Shepparton is a welcoming inclusive and safe place for all.

2.2 Our community is supported to achieve and sustain physical emotional and spiritual health and wellbeing.

Risk Management

Risks	Likelihood	Consequence	Rating	Mitigation Action
Council ceases financial contribution	Possible	4 - Major	High	Present to Council the impacts and outcomes of the program for financial investment (early investment results in greater impact / return later in life).
New Municipal Early Years Plan does not include Breastfeeding as a key priority area	Possible	4 - Major	High	Breastfeeding is currently listed in the Municipal Health and Wellbeing Plan

Policy Considerations

The Breast Feeding workgroup have been guided by Australian National Breastfeeding Strategy 2010-2015.

The Australian National Breastfeeding Strategy: The 2019 and beyond plan is currently under development and the project officer and workgroup were involved in consultation for this new strategy.

Financial Implications

There are no financial implications associated with this report

Legal/Statutory Implications

There are no legal implications.

Environmental/Sustainability Impacts

The Breastfeeding Project considers both environmental and sustainability impacts including the positive impacts of mothers choosing to breastfeed, over using artificial milk and bottles. Breastfeeding mothers are helping to reduce the waste and pollution footprint compared to the energy needed to produce, package and transport formula and the waste produced from the packaging.

Social Implications

The Breastfeeding Project has hosted a number of programs that allows for mothers and local professionals to be leaders in the space of breastfeeding, whether it be sending the appropriate messages or providing support.

The Breastfeeding Project works with and promotes local services supporting breastfeeding mothers. Members of these organisations sit on the Breastfeeding

8. COMMUNITY DIRECTORATE

8.1 Best Start - Breastfeeding Project Achievements (continued)

Workgroup. Increasing breastfeeding rates will improve overall public health ensuring reduced childhood illnesses.

The provision of breastfeeding education in Greater Shepparton provides the opportunity for professionals to access high quality education locally.

Economic Impacts

As per the Greater Shepparton Best Start Early Years Plan update report, investment in the early years is critical if we are to make a difference to outcomes for children. It is also worth considering that babies who do not receive breastmilk are known to have more infections and diseases during their lifetime. Poorer health in our community can result in higher costs for medications and sick time which can affect the individual, the family, and the economy as a whole through lost work time and greater costs to the health care system.

Consultation

Community consultation was conducted when the Best Start Municipal Early Years Plan was originally developed and will be conducted again in late 2019 during the development of the new plan.

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

Strategic Links

a) Greater Shepparton 2030 Strategy

Links with Direction 2: Community Life – enhance social connectedness, physical and mental health and wellbeing, education and participatory opportunities in order to improve liveability and provide a greater range of community services.

b) Other strategic links

- Municipal Health and Wellbeing Plan
- State of Greater Shepparton's Children Report 2014

Conclusion

Collaboration and partnership is an important aspect of the Breastfeeding Project, we rely on expertise of those who sit on the Breastfeeding workgroup, as professionals who are working directly with breastfeeding mothers. It is important to celebrate the achievements of this project and the efforts of the members of the Breastfeeding workgroup.

The key initiatives aim to increase the breastfeeding rates in the Greater Shepparton municipality although the improvement of breastfeeding rates requires a whole of community change.

Attachments

Nil

8. COMMUNITY DIRECTORATE

8.2 Community Safety Strategy 2018-2021 Year One 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: Acting Community Safety Officer

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

Approved by: Director Community

Executive Summary

The Greater Shepparton Community Safety Strategy 2018-2021 was adopted by Council at its Ordinary Council Meeting on the 20th March 2018. Council officers, in partnership with government organisations, local service providers and community members have been working together to create a safer community through the implementation of the ongoing and year 1 actions from this strategy. Officers will continue to collaborate moving forward to build on and deliver the Community Safety Strategy 2018-2021.

Moved by Cr Oroszvary

Seconded by Cr Patterson

That the Council note the achievements of year one actions of the Greater Shepparton Community Safety Strategy 2018-2021.

CARRIED UNOPPOSED.

Background

The Community Safety Strategy 2018-2021 marks the third iteration of Council strategy with a focus on improving community safety within the Greater Shepparton municipality.

The Community Safety Strategy 2018-2021 has been developed to build upon the partnerships and initiatives of previous years and address emerging issues identified by stakeholders and the community. Current data and statistics have been used to inform priority areas and inform the strategies employed to improve actual and perceived safety in the community.

The Community Safety Strategy 2018-2021 has been informed by the previous two strategies, community consultation, key stakeholders and relevant statistical reports from VicHealth, Turning Point, VicRoads, Monash University and Crime Statistics Victoria. A range of groups, committees and communities were targeted for specific workshop consultations including: Greater Shepparton Women's Charter Alliance Advisory Committee, Positive Ageing Advisory Committee, Disability Advisory Committee, Word and Mouth Youth Committee, Victoria Police, Safe Communities Advisory Committee and North Shepparton, Mooropna, Tatura and Kialla communities.

The Community Safety Strategy 2018-2021 was adopted at the March 2018 Ordinary Council Meeting with the following Priority Areas:

8. COMMUNITY DIRECTORATE

8.2 Community Safety Strategy 2018-2021 Year One Review (continued)

Priority Area 1: Inclusive and Proactive Communities

Continue to develop a Greater Shepparton that actively celebrates diversity, builds resilience and strengthens community connections.

Priority Area 2: Creating Safer Public Spaces

Create and maintain public spaces that improve and perceived of safety, promote social cohesion and ensure safe transport within Greater Shepparton.

Priority Area 3: Prevention of Family Violence

Create a culture with Greater Shepparton that values gender equity and is intolerant of family violence in all its forms.

Priority Area 4: Alcohol and Other Drugs

Reduce alcohol and drug related harm within Greater Shepparton.

Priority Area 5: Leadership and Governance

Deliver strong proactive leadership, advocacy and coordination of local and regional partnerships to improve safety within Greater Shepparton.

Highlights of the reporting period include:

The first year of the Strategy aims to continue to improve safety with Greater Shepparton by empowering the community through awareness and education. In the past twelve months Council has lead or partnered with organisations to achieve the below:

- **Perceptions of Safety Survey**
 - In May 2018 the Community Safety Survey was conducted, 109 community members participated over a four week period. This gave the community the opportunity to provide valuable feedback on how Greater Shepparton residents and visitors to Greater Shepparton perceive the safety of our municipality.
- **Street Rider Night Bus**

Street Rider Night Bus celebrated its 10th Year Anniversary. A Thank you event was held to celebrate and recognise our Street Rider Volunteers that have generously and willingly given their time over the 10 years that Street Rider has been operational.
- **Gender Equity**

Continuing to contribute to a workplace culture that embraces Gender Equity and is intolerant of Family Violence, a number of Lunchbox Sessions were run for staff to raise awareness. A number of initiatives were also run externally to Council to increase awareness within the community through supporting the delivery of International Women's Day, delivery of a calendar of events for 16 Days of Activism and White Ribbon Day.
- **Community Safety Month**

Community safety Month is held every October and provides an opportunity for local communities to link together and reminds all that we all have a role in making our communities safer. Council, in partnership with Victoria Police and Neighbourhood Watch delivered a Calendar of Events to showcase community safety awareness events throughout the municipality. A number of initiatives took place in which Council supported, these included, Community Safety Twilight Walks and BBQ's within our small towns, Safe Plate awareness and an E-Safety Awareness session for Parents and Carers.

8. COMMUNITY DIRECTORATE

8.2 Community Safety Strategy 2018-2021 Year One Review (continued)

Council Plan/Key Strategic Activity

Social – Develop resilient, inclusive, healthy communities that make Greater Shepparton, a safe and harmonious place to live, work, learn and play.

2.1 Greater Shepparton is a welcoming, inclusive and safe place for all.

2.4 Social and cultural, educational and employment opportunities are created to enable children, young people, individuals and families to actively participate in their community.

2.6 Volunteering is promoted and encouraged along with other measures to improve community resilience.

2.9 Public spaces, open space and community facilities are safe and accessible for all and presented to a high quality.

2.11 Implement strategies that align with the Royal Commission into Family Violence.

Built – Provide and support appealing relevant infrastructure that makes Greater Shepparton an attractive, liveable regional city.

4.7 Reliable, safe, more frequent and connected local broader transport system supporting the connection of people within, across and outside of Greater Shepparton

4.8 Active transport (cycling, walking) is encouraged through safe, connected and improved linkages.

Risk Management

There are no anticipated moderate to extreme risks associated to any of the initiatives contained within this report.

Policy Considerations

There are no conflicts with current Council policies.

Financial Implications

The implementation of the Community Safety Strategy 2018-2021 year 1 was budgeted in the Community Safety, Safe City Camera Network and Street Rider Night Bus budgets through Council's annual operational and capital budget process.

Legal/Statutory Implications

The Community Safety Strategy 2018-2021 is consistent with the *Victorian Charter of Human Rights and Responsibilities Act 2009* and the *Local Government Act (1989)*

Environmental/Sustainability Impacts

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

Social Implications

The Community Safety Strategy 2018-2021 contains initiatives which have been developed to positively impact the City of Greater Shepparton. The Strategy has been developed to positively impact perceptions of safety through awareness raising, encouraging proactive and inclusive communities whilst strengthening partnerships.

Economic Impacts

Positive perceptions of safety and actual safety within the municipality, has a positive impact on the municipalities economy by attracting investment and tourism. There are further benefits when the cost of crime to the community is reduced.

Consultation

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

8. COMMUNITY DIRECTORATE

8.2 Community Safety Strategy 2018-2021 Year One Review (continued)

Strategic Links

a) Greater Shepparton 2030 Strategy

Links to community safety can be seen in the following directions outlined in the Greater Shepparton 2030 Strategy:

- Settlement and Housing
- Community Life
- Economic Development

b) Other strategic links

Greater Shepparton Council Plan 2017-2021

Municipal Public Health and Wellbeing Action Plan 2017-2021

Universal Access and Inclusion Plan 2018-2021

Community Engagement Strategy

Shepparton CBD Strategy

Conclusion

Over the past 12 months, Officers in partnership with local service providers have been working towards creating a safer community by implementing actions from the Community Safety Strategy 2018-2021. Throughout Year 1 of this Strategy many positive outcomes have been achieved and ongoing work continues to drive the Community Safety Strategy forward. Officers will continue to collaborate with service providers and the community to deliver high quality outcomes.

Attachments

Year 1 Deliverables Review Community Safety Strategy 2018-2021 [↓](#) Page 251

8. COMMUNITY DIRECTORATE

8.3 Community Matching Grant Scheme - Round One 2019/2020

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: Community Development Officer

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

Strengthening, Acting Team Leader Community Strengthening, Acting Community Development Coordinator

Approved by: Director Community

Executive Summary

Greater Shepparton City Council offers the Community Matching Grants Scheme to support the development and implementation of community projects and activities as a part of Council's Community Development Framework.

The Community Matching Grants Scheme has a total budget of \$75,000 for the 2019/2020 financial year. Round One brings the total number of community projects funded since the Scheme was introduced in 2011 to 241 with an investment from Council of \$543,472.

Round One 2019/2020 opened on Monday 1 July 2019 and closed on Monday 5 August 2019. A total of 19 applications were assessed by an internal Grant Review Panel. One application was ineligible as the project had been previously funded. Three applications were referred to the Sporting Future Grant program as a more suitable funding option. One application has been co-funded with the Sustainability Grant program. Collaboration between Council's grant programs has enabled a greater number of eligible applications to receive funding.

There are 12 projects recommended for funding in the Community Matching Grants Scheme Round One 2019/2020.

Moved by Cr Oroszvary
Seconded by Cr Adem

That the Council approve the recommendation of the Grant Review Panel to fund 12 projects as detailed below, to the value of \$39,825.50 (GST inclusive) representing Round One for 2019/2020:

Organisation	Project	Allocation Excluding GST	Allocation Including GST
Alkasem Youth Organisation	Alnoor Arabic School - Office equipment to support volunteers	\$5000	\$5000*
Byrneside Public Hall Reserve Inc	Byrneside Public Hall Rejuvenation	\$5000	\$5000*

8. COMMUNITY DIRECTORATE

8.3 Community Matching Grant Scheme - Round One 2019/2020 (continued)

Organisation	Project	Allocation Excluding GST	Allocation Including GST
Dookie Arts	Dookie Nomadic Silos	\$4200	\$4620
Dookie Recreation Reserve	Pavilion Squares	\$2875	\$3162.50
Filipino-Australian Friends Association Inc	Equipment upgrade for Philippine House	\$2500	\$2500*
Mooroopna Education & Activity Centre Inc	Upgrade Classroom Chairs to Meet Safety Standards	\$2500	\$2750
Shepparton & District Gem Club	Disabled Access Ramp Refurbishment	\$1300	\$1300*
Shepparton Heritage Centre	Historical Signage	\$5000	\$5000*
Shepparton Sailability Inc.	Sailing Safely	\$493	\$493*
Tatura Italian Social Club	Solar Power – Power Saver	\$3000	\$3000*
The Buddhist Association of the Goulburn Valley Inc.	Free Meditation Sessions	\$1500	\$1500*
TOTAL		\$38,368	\$39,825.50

CARRIED UNOPPOSED.

Background

Greater Shepparton City Council launched the Community Matching Grants Scheme in September 2011. Community Matching Grants are designed to support projects from the Greater Shepparton community which:

- Build new social connections and partnerships within communities, or reinforce those that already exist.
- Allow participation in a community activity, at all stages of the project from planning to completion.
- Enable community members to acquire or develop a new skills.
- Create, renew or revitalise places and spaces within the community.

Grants are available for up to \$5000 with each project required to provide a matching component of the total project cost, either through a cash or in-kind (material or labour) contribution. The scheme aims to be as flexible as possible regarding matching funding so there are no concrete rules about the size of the matching contribution. As a guide, however, it is anticipated that the group applying will contribute around half of the total project cost, with no more than half of the applicant's contribution being in-kind. The ability of an organisation to provide financial and in-kind support to a project is taken into account during the review process to ensure a fair distribution of grant funds.

This round of Community Matching Grants has been promoted through the Council's external website, social media, a media release and via community organisation email lists and networks. The Grants and Fundraising in the Community Event was held for the sixth year on 17 June 2019. The Event was attended by 38 community members and covered the 7 Pillars of Fundraising. Six local community organisations shared their fundraising experiences and local funders were present to provide an update on their grant programs. This event is valued by community and is a significant way in which

8. COMMUNITY DIRECTORATE

8.3 Community Matching Grant Scheme - Round One 2019/2020 (continued)

Council builds the capacity of community organisations to be successful grant writers. A Grant Information session was delivered by the Grants Coordinator supported by Council Officers on the 22 July 2019. In addition to these events the Community Development Officer continues to meet with community organisations to discuss their projects and options for funding. The internal Grants Working Group facilitated by the Grants Coordinator continues to collaborate to ensure Council's investment in the community through the grant programs meets best practice.

Round One 2018/2019 opened on Monday 1 July 2019 and closed on Monday 5 August 2019. A total of 19 applications were received and assessed by an internal Grant Review Panel. Of the 19 applications assessed one application was ineligible as the project had been previously funded, three applications were referred to the Sporting Future Grant program as a more suitable funding option and one application has been co-funded with the Sustainability Grant program. Collaboration between Councils grant programs has enabled a greater number of eligible community projects to receive funding. Grants were submitted via the online application process, Smartygrants.

The applications were evaluated and scored against the funding criteria by a panel of internal staff. The applications were assessed taking the following factors into consideration:

- Applications meet some or all of the objectives of the Scheme
- The intended project meets an objective within the Council Plan
- Community benefit
- Project feasibility
- Matching component
- Evidence of community support

The applications were ranked in order of score with a cut-off point determined by the amount of funding available as per the Grant Distribution Policy. Final recommendations were determined at a meeting of the Grant Review Panel on Wednesday 21 August 2019. The panel have recommended 12 projects be funded. All of the recommended projects meet eligibility requirements and all aim to build or strengthen the Greater Shepparton community.

Recommended Projects

Organisation	Alkasem Youth Organisation		
Project	Alnoor Arabic School – Office equipment to support volunteers		
Short project description	The aim of Alnoor Arabic School is to provide Arabic speaking children living in Greater Shepparton with the opportunity to learn to read and write the Arabic Language through a fun and an interactive experience. The funding is to purchase a printer/photocopier/scanner, a laptop and a desk to support the volunteer teachers.		
Requested Council Contribution	\$5000	Organisation Cash/in-kind	\$0/\$43,000
Recommendation from the Assessment panel	Recommended		

8. COMMUNITY DIRECTORATE

8.3 Community Matching Grant Scheme - Round One 2019/2020 (continued)

Organisation	Byrneside Public Hall Reserve Inc		
Project	Byrneside Public Hall Rejuvenation		
Short project description	The Committee of Management of the Byrneside Hall are keen to preserve this wonderful Hall for the future. The rejuvenation project includes four components. The Community Matching Grant will enable them to complete the first two components, heating and oven replacement.		
Requested Council Contribution	\$5000	Organisation Cash/in-kind	\$1253.30/\$1022
Recommendation from the Assessment panel	Recommended		

Organisation	Diana Fisk Pty Ltd auspiced Documentary Australia Foundation		
Project	Alfie's Film		
Short project description	Running alongside the release of the documentary film 'Alfie's Film' (working title) will be a day of community and education events that will be delivered in Shepparton. The documentary will begin a conversation about the role of perceptions surrounding disabilities in our own community - Empower parents and caregivers to avoid 'cotton wooling' children with specific challenges - Allow and encourage school students to consider inclusivity in their own surroundings and how they can make a difference These events will be in connection with the Shepparton Arts Festival and the Fairley Foundation.		
Requested Council Contribution	\$5000	Organisation Cash/in-kind	\$5000/\$9000
Recommendation from the Assessment panel	Recommended \$5000		

Organisation	Dookie Arts		
Project	Dookie Nomadic Silos		
Short project description	DNS is designed to enable Dookie to join the popular Australian Silo Art Trail, but with a distinctive point of difference: the works will be nomadic in nature - moveable, transportable, relocatable grain bins that can be grouped together or separately and during harvest and sowing, viewed in situ, on working productive agricultural land.		
Requested Council Contribution	\$5000	Organisation Cash/in-kind	\$5000/\$4500
Recommendation from the Assessment panel	Recommend reduced allocation \$4200		

8. COMMUNITY DIRECTORATE

8.3 Community Matching Grant Scheme - Round One 2019/2020 (continued)

Organisation	Dookie Recreation Reserve		
Project	Pavilion Squares		
Short project description	The grant is to finish off the concrete area between the community centre and the netball courts. The two 25sq/m areas have remained unfinished for many years. We are looking to concrete these areas and add some colour into the concrete to break up the area and match it with the surrounds.		
Requested Council Contribution	\$2875	Organisation Cash/in-kind	\$2875/\$0
Recommendation from the Assessment panel	Recommended		

Organisation	Filipino-Australian Friends Association Inc		
Project	Equipment upgrade for Philippine House		
Short project description	The project will replace 2 old computer laptops; purchase Wi-Fi system and dual band wireless extender and purchase Blackout Curtains This equipment will support members who are wanting to upskill themselves.		
Requested Council Contribution	\$2500	Organisation Cash/in-kind	\$1500/\$1490
Recommendation from the Assessment panel	Recommended		

Organisation	Mooroopna Education & Activity Centre		
Project	Upgrade classroom chairs to meet safety standards		
Short project description	Our current chairs are outdated and have become unsafe, with frequent breakages occurring. We are looking to replace all of these chairs by purchasing 70 new ones.		
Requested Council Contribution	\$2,500	Organisation Cash/in-kind	\$2440/\$125
Recommendation from the Assessment panel	Recommended		

Organisation	Shepparton & District Gem Club		
Project	Disabled Access Ramp Refurbishment		
Short project description	The existing Disabled Access Ramp requires refurbishment and renewal before it becomes a slip/trip hazard. The old/damaged decking will be removed from the ramp and landing by Club members. It will be replaced with new decking boards and then painted with non-slip paint to provide a safe surface on which to walk or move.		

8. COMMUNITY DIRECTORATE

8.3 Community Matching Grant Scheme - Round One 2019/2020 (continued)

Requested Council Contribution	\$1300	Organisation Cash/in-kind	\$0/\$1300
Recommendation from the Assessment panel	Recommended		

Organisation	Shepparton Heritage Centre Inc		
Project	Historical Signage		
Short project description	The Shepparton Heritage Centre has lodged a planning Permit with GSCC to refurbish and remodel the small kiosk structure in Monash Park, with a view to installing 16 historical panels describing the development of the Shepparton township and surrounds centred on the importance of the river systems to the development of the area.		
Requested Council Contribution	\$5000	Organisation Cash/in-kind	\$10,193/\$0
Recommendation from the Assessment panel	Recommended		

Organisation	Shepparton Sailability Inc.		
Project	Sailing Safely		
Short project description	The project will purchase safety equipment and train volunteers and client sailors in the proper use of the equipment to improve safety for all on the pontoon and the water. The items we are seeking include a narrow personnel sling for standing hoists and two-way water-proof radios x 6 units, one for each yacht to assist response and recovery in emergency situations.		
Requested Council Contribution	\$493	Organisation Cash/in-kind	\$394/\$100
Recommendation from the Assessment panel	Recommended		

Organisation	Tatura Social Club Inc		
Project	Solar Power – Power Saver		
Short project description	The Tatura Italian Social Club will install the best 10kW solar energy system available, to reduce the ever increasing electrical running costs and ensure the Club's long term sustainability.		
Requested Council Contribution	\$5000	Organisation Cash/in-kind	\$6000/\$0
Recommendation from the Assessment panel	Recommended – reduced amount \$3000 Co-funded with GSCC Sustainability Grant - \$2000		

8. COMMUNITY DIRECTORATE

8.3 Community Matching Grant Scheme - Round One 2019/2020 (continued)

Organisation	The Buddhist Association of the Goulburn Valley Inc.		
Project	Free Meditation Sessions		
Short project description	The Buddhist Association of the Goulburn Valley Inc. plans to invite Buddhist monks to visit Shepparton to teach Buddhism and conduct 6 free meditation sessions from 19 October 2019 to 30 June 2020. Community members will have the opportunity listen and learn from the monks and also practice Buddhist Meditation.		
Requested Council Contribution	\$1500	Organisation Cash/in-kind	\$600/\$1950
Recommendation from the Assessment panel	Recommended		

Applications referred to alternative Grant Programs

Organisation	Kialla Golf Club		
Project	Sprinkler Replacement – Final Stage		
Short project description	The sprinkler replacement program which commenced in 2012 and installed by Club volunteers will be completed with the final 60 sprinklers installed.		
Requested Council Contribution	\$4938	Organisation Cash/in-kind	\$4038/\$1000
Recommendation from the Assessment panel	Referred to Our Sporting Future Grant program		

Organisation	Merrigum Bowls Club Inc		
Project	Kitchen upgrade		
Short project description	Following our food safety inspection the kitchen will be upgraded to meet food safety requirements including an above bench hot water system for easier access, a hand wash basin, cupboard doors fitted to the open shelves and painting. All of this will ensure that the community have access to high quality facilities that we can be proud of.		
Requested Council Contribution	\$3278	Organisation Cash/in-kind	\$2747/\$530
Recommendation from the Assessment panel	Referred to Our Sporting Future Grant program		

Organisation	Mooroopna Bowls Club Inc		
Project	Purchase of New Scoreboards		
Short project description	The grant will enable the Mooroopna Bowls Club to purchase eight new score boards to service the two greens offered at the club.		

8. COMMUNITY DIRECTORATE

8.3 Community Matching Grant Scheme - Round One 2019/2020 (continued)

Requested Council Contribution	\$1482	Organisation Cash/in-kind	\$1482/\$150
Recommendation from the Assessment panel	Referred to Our Sporting Future Grant program		

Not Recommended

Organisation	Codgers Capers Men's Group		
Project	Art & Leatherwork Classes		
Short project description	Will create opportunities for lonely and isolated persons to form new friendships and gain creative skills which may provide further opportunities for work or business purposes.		
Requested Council Contribution	\$3400	Organisation Cash/in-kind	\$100/\$2280
Recommendation from the Assessment panel	Application withdrawn		

Organisation	East Shepparton Bowls Club		
Project	Seating for New Undercover Green		
Short project description	Purchase seating for new undercover green for player and spectator comfort.		
Requested Council Contribution	\$5000	Organisation Cash/in-kind	\$/
Recommendation from the Assessment panel	Not Recommended		

Organisation	Greater Shepparton Lighthouse Project Ltd		
Project	Swimming Lessons for All		
Short project description	We have applied for the Community Matching Grant to fund a program we would like to initiate with Regional Swim Clinics were Greater Shepparton City Council residents with a Health Care Card or Pensioner Concession Card can access discounted swimming lessons through the Councils three outdoor pools at Mooroopna, Tatura and Merrigum.		
Requested Council Contribution	\$5000	Organisation Cash/in-kind	\$5000/\$0
Recommendation from the Assessment panel	Not Recommended		

8. COMMUNITY DIRECTORATE

8.3 Community Matching Grant Scheme - Round One 2019/2020 (continued)

Organisation	The Buddhist Association of the Goulburn Valley Inc.		
Project	Vesak Celebration 2020		
Short project description	We will celebrate our Vesak Festival 2020 in the Queens Gardens for the 6th consecutive year. The Festival provides an opportunity for the wider community to learn about Buddhism and provides a platform to close the gap by creating new links between the Buddhist Community and other religious groups, the wider community of Greater Shepparton and local service providers.		
Requested Council Contribution	\$2500	Organisation Cash/in-kind	\$500/\$3500
Recommendation from the Assessment panel	Not Recommended		

Council Plan/Key Strategic Activity

The endorsement of the Community Matching Grants recommendations is linked to the Council Plan 2017 – 2021. The majority of applicants have identified that their project meets one or more of the Council Plan objectives:

Social:

- Lifelong learning is valued and fostered in our community
- Social and cultural, educational and employment opportunities are created to enable children, young people, individual and families to actively participate in their community
- Creativity and participation in arts and culture is nurtured and encouraged.
- Volunteering is promoted and encouraged along with other measures to improve community resilience.
- Greater Shepparton is valued for cultural celebrations, inclusion and engagement of our diverse communities
- Public places, open space and community facilities are safe and accessible for all and presented to a high quality.

Built:

- Greater Shepparton heritage places, cultural landscapes and objects are protected and conserved for future generations.

Risk Management

Insignificant to low risks have been identified and will be addressed at the operational level. All grant recipients will be required to consult fully with Council representatives prior to, and during their projects to identify any potential adverse consequences, and to devise a strategy to minimise any risks. Applicants have been asked to confirm that they have the necessary public liability insurances for projects where activities are being undertaken by the Grantees themselves. This will be confirmed prior to the release of any funds. The risk of conflict of interest to the Review panel members has been addressed with the inclusion of a Conflict of Interest Declaration on the Grant Assessment Form.

8. COMMUNITY DIRECTORATE

8.3 Community Matching Grant Scheme - Round One 2019/2020 (continued)

Policy Considerations

Approval of the Community Matching Grant recommendations supports existing Council policies including but not limited to the Grants Distribution Policy 43.POL1.

Financial Implications

Council has allocated a total of \$75,000 for the 2019/2020 financial year for the Community Matching Grants Scheme. It is recommended that \$39,825.50 (GST inclusive) is approved for the 12 recommended projects for Round One 2019/2020. All but one of the projects incorporates a significant matching component where the community group share the costs with Council, the matched contribution being financial or in kind (materials or labour). The total cash/in-kind support from the recommended applicants is estimated at \$97,742. Four applicants are registered for GST.

	Approved Budget Estimate for this proposal \$	This Proposal GST Exclusive \$	Variance to Approved Budget Estimate \$	This Proposal GST Inclusive \$
Revenue	NA	NA	NA	There is no revenue associated with the Community Matching Grant Scheme
Expense	2019/2020 \$75,000	R1: \$38,368	\$36, 632 Available for Round Two	\$39,825.50 GST: \$1,457.50
Net Total	\$75,000	\$38,368	\$36, 632	\$39,825.50

Legal/Statutory Implications

The Community Matching Grants Scheme is consistent with the Local Government Act 1989 and the Victorian Charter of Human Rights and Responsibilities Act (2006).

Environmental/Sustainability Impacts

The approval of the recommendations for this round of the Community Matching Grant Scheme will not have any negative environmental impacts. One project will see solar power installed on a community building to reduce energy costs.

Social Implications

The applications received this round highlights the volunteer contribution from a broad and diverse range of community organisations. Many of the projects involve the upgrade of valued community facilities in our small towns where communities gather for social, recreational activities and support. There are projects from multicultural organisations which will provide opportunities for skills development and sharing of culture. Two projects will become a part of the Arts Festival. There are two projects that support those with disabilities, one making recreational activities safe and accessible, the other an opportunity to have a conversation around how community perceive disability. Through the infrastructure projects our connection to history will also be preserved. The recommended projects demonstrate the strength of community connection, engagement and meaningful participation in community life in Greater Shepparton.

Economic Impacts

In most instances the applications are for the purchase of equipment, materials and services which will support local businesses. The Dookie Nomadic Silo Project aims to bring economic benefit to this small town by linking into the Australian Silo Art Trail.

8. COMMUNITY DIRECTORATE

8.3 Community Matching Grant Scheme - Round One 2019/2020 (continued)

Consultation

Level of public participation	Promises to the public/stakeholders	Examples of techniques to use
Inform	Ensure that the information about the application process was widespread	Media Release Website Social Media Email lists and networks
Consult	Grants & Fundraising in the Community Event & Grants Information Sessions	Grants & Fundraising in the Community 2019 - 17 June 2019 Grant Information Session - 22 July 2019
Involve	Community Development Officers provide assistance to community groups	Consultation on an individual basis during the application process.
Collaborate	Successful community groups/members will be responsible for the implementation of their projects which will provide the opportunity for community capacity building.	Successful applicants will drive their own community initiatives.
Empower	Whilst decision making regarding successful grant applications is made by Council, community groups will be responsible for the delivery of projects.	Community organisations will deliver their projects.

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

Strategic Links

a) Greater Shepparton 2030 Strategy

Direction 2 – Community Life

b) Other strategic links

- Council Plan 2017 – 2021
- Greater Shepparton City Council – Community Development Framework
- Greater Shepparton City Council – Community Engagement Strategy
- Greater Shepparton City Council – Community Plan Implementation Policy
- Municipal Health and Wellbeing Plan 2017-2021
- Universal Access and Inclusion Plan 2018-2021
- Greater Shepparton Multicultural Strategy 2019-2022
- Greater Shepparton Environmental Sustainability Strategy 2014-2030
- Greater Shepparton Volunteer Strategy and Action Plan 2019-2022
- Dookie Community Plan

8. COMMUNITY DIRECTORATE

8.3 Community Matching Grant Scheme - Round One 2019/2020 (continued)

Conclusion

The applications for funding through the Community Matching Grants Round One 2018/2019 have been reviewed by an internal Grant Review Panel in line with the Grant Distribution Policy of Council and the Guidelines of the Community Matching Grant Scheme. The Grant Review Panel have recommended 12 projects to be funded. All of these projects meet eligibility requirements and aim to both build and strengthen connections in the Greater Shepparton community.

Attachments

Community Matching Grant Scheme - Grant Guidelines 2019-2020 [↓](#) Page 259

8. COMMUNITY DIRECTORATE

8.4 Community Arts Grants Round One 2019/2020

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 Business Development, Riverlinks Venues

Proof reader(s): Manager Performing Arts & Conventions

Approved by: Director Community

Other: Acting Grants Coordinator, Cultural Development Public Program Officer, Events Facilities Coordinator

Executive Summary

Seven applications were received in Round One of the 2019/2020 Greater Shepparton Community Arts Grants. All applications were considered for eligibility using Smarty Grants assessment process. All applications met the objectives of the Community Arts Grant guidelines and were deemed eligible. The assessment panel subsequently met to determine eligibility in order of priority, the available funds to meet applications received and to make recommendations for each application. The eligible applications were considered for partial or full funding dependent on the extent to which the applications met the criteria.

Historically Round One is the larger of the two rounds, and the full budget hasn't been allocated in previous years. This was discussed by the panel, and the panel is comfortable in recommending \$14,438.95 excluding GST (15,100.05 inclusive of GST) of the \$20,000.00 in the first round, leaving \$5,561.05 available for the second round.

The intentions of the Community Arts Grant funding are to facilitate projects which achieve some or all of the following objectives:

- Enhance the wellbeing of the community through artistic activities and pursuits which create cultural wealth.
- Encourage participation in arts and cultural activities for individuals, groups and the broader community.
- Encourage, support and promote innovation and skill development in the arts.
- Celebrate local and emerging culture and identity.
- Promote and encourage enduring and sustainable arts activities including those which may generate cultural tourism or income generating opportunities for artists.

All applicants are encouraged to discuss their applications with the Grant administrator prior to submitting their application.

Moved by Cr Giovanetti

Seconded by Cr Oroszvary

That the Council approve:

1. The recommend allocation of \$15,100.05 (inclusive of GST) of funding under round one of the Community Arts Grants Program 2019/2020 to the following applicants:

8. COMMUNITY DIRECTORATE

8.4 Community Arts Grants Round One 2019/2020 (continued)

Applicant	Project	Amount requested in application (Excluding GST)	Amount of grant recommended (Excluding GST)	Recommended for approval Including GST (*Not registered for GST)
Splinters Contemporary Artists	The Longest Art Table	\$1,028.00	\$1,028.00	\$1,028.00*
Goulburn Valley Regional Library	Aboriginal Arts Workshop	\$2,110.95	\$2,110.95	\$2,322.05
Dookie Arts auspiced by Dookie District Development Forum	Dookie's Flowering Gum	\$2,500.00	\$2,500.00	\$2,750.00
Kristen Retallick Artist auspiced by Shepparton Arts Festival	Sensing Place	\$2,500.00	\$2,500.00	\$2,500.00*
GV Burundian Community	Drumming, Dancing revived project	\$2,500.00	\$2,500.00	\$2,500.00*
Shepparton and District Hand Weavers and Spinners Guild	Saori Weaving creative weaving	\$2,000.00	\$1,800.00	\$1,800.00*
Albanian Moslem Society Shepparton	Documentary Screening	\$2,500.00	\$2,000.00	\$2,200.00
	TOTAL	\$15,138.95	\$14,438.95	\$15,100.05

CARRIED UNOPPOSED.

Background

Community Arts Grants Round 2 2018/2019 - Applications

The Community Arts Grant was established as part of the 2014/2015 Council budget to enhance community wellbeing and the development of skills and innovation through artistic pursuits and participation. Prior to the 2014/2015 Council budget it was known as the Arts in the Community Fund.

Funding projects must be able to demonstrate that they are inclusive, have wide community support, and where appropriate, are sustainable following Council's funding. Funding may be used to conduct arts events, festivals, establish or develop artistic or cultural projects and workshops, build artistic capacity, enable artistic development and innovation or promote excellence in the arts.

The assessment panel reviews each application based on given criteria and recommends that grants be provided in full or part, or not at all if the criteria are not met.

8. COMMUNITY DIRECTORATE

8.4 Community Arts Grants Round One 2019/2020 (continued)

Details on each project and a summary of the extent it met selection criteria are provided here:

Organisation	Splinters Contemporary Artists
Project	The Longest Art Table
Project Description	The Longest Art Table is a long piece of canvas and art material such as paint, markers and crayons set out on an extended table for the community to paint or draw their interpretation of their theme Journey at Converge during the Shepparton Festival. The work will then be exhibited at the Kyabram Town Hall Gallery.
Who will benefit from the project	People from many cultures including adults and children. It is a celebration of the multicultural population of Shepparton, including our indigenous people.
Amount Requested	\$1,028.00 No GST
Recommendation	Full funding of \$1,028.00 NO GST
Reasoning	The project is well thought out and inclusive, the budget is realistic, and the alignment with the Converge Festival strengthens the participation and reach of the project. The project encourages participation and creates cultural wealth.

Organisation	Goulburn Valley Regional Library
Project	Aboriginal Arts Workshop
Project Description	100 year 9 students from the Mooroopna campus will be invited to participate in a morning of Aboriginal Arts and Culture. Including an exhibition of local Aboriginal artists in the Mooroopna Library, followed by a workshop and MEAC by local artists. Students will participate in two art or cultural workshops.
Who will benefit from the project	100 year 9 students from the Mooroopna campus.
Amount Requested	\$2,110.95 Plus GST
Recommendation	Full funding of \$2,345.50 INC GST
Reasoning	This is a well thought out project, and timely. It is a great opportunity to engage youth with indigenous artists. It encourages participation in arts and cultural activities, skill development, and celebrates local indigenous culture and identity. The project meets all objectives of the Community Arts Grants.

Organisation	Dookie Arts Auspiced by Dookie District Development Forum
Project	Dookie's Flowering Gum
Project Description	The 120+ year old Dookie Sugar Gum located in the car park of Mary Street, Dookie died in 2013. The community agreed no to remove the tree completely, and retained the bottom third of the tree with the intention to create an art installation. Following extensive community consultation they plan to run community workshops with local artist Andrew Sands to create 150 large red aluminium flowers, which will then be attached to the tree in clusters by an accredited installer to create the Flowering Gum art installation.

8. COMMUNITY DIRECTORATE

8.4 Community Arts Grants Round One 2019/2020 (continued)

Who will benefit from the project	The broader Dookie community, as a part of the workshops and developing the project as well as the ongoing benefit for businesses with economic stimulation from tourism.
Amount Requested	\$2500 Plus GST
Recommendation	Full funding \$2750 INC GST
Reasoning	Significant community consultation has been undertaken to develop this well thought out project. There is a lot of community involvement, and is a grass roots community arts project.

Organisation	Kristen Retallick Artist Auspiced by Shepparton Arts Festival
Project	Sensing Place
Project Description	Sensing Place is an interactive exhibition of artefacts, artworks and scent installed during the Shepparton Festival, accompanied by a public program of events, including an opening event artist talk, art making workshops for adults and older children, art making area for children, discussion panel and a closing dinner designed in collaboration with the artists, festival team and local food producers.
Who will benefit from the project	Families, youth, seniors, women, indigenous and rural communities as part of the Shepparton Festival.
Amount Requested	\$2,500.00 No GST
Recommendation	Full funding of \$2,500.00 NO GST
Reasoning	This is a significant arts project, reliant on various funding applications for the project to be undertaken in its entirety. The concept is creative and innovative. Smell is a major indicator of memory, and will allow access to art for those with vision impairment.

Organisation	GV Burundian Community
Project	Drumming, Dancing revived project
Project Description	The Drumming, Dancing revived project aims to teach children more about the Burundi culture and sharing that with the broader community. With the aim to inspire more people through drumming and dance, it involves bringing Burundians from Melbourne to teach traditional drumming and dancing. The culmination of the series of workshops is a showcase filled with singing, dancing and drumming, information, stalls and food. The GV Burundian community are working with the Ethnic Council and St Pauls African House to deliver this project.
Who will benefit from the project	Children, families and youth, culturally and linguistically diverse
Amount Requested	\$2,500.00 No GST
Recommendation	Full funding of \$2,500.00 NO GST
Reasoning	Drumming is a significant part of Burundi culture. The project meets all objectives of the Community Arts Grant program, it has strong community and cultural outcomes.

8. COMMUNITY DIRECTORATE

8.4 Community Arts Grants Round One 2019/2020 (continued)

Organisation	Shepparton and District Hand Weavers and Spinners Guild
Project	Saori Weaving creative weaving
Project Description	The project involves purchasing a portable Saori Loom and associated training. The Saori loom is lightweight and easily transportable, so that they are able to introduce new members to Saori weaving and share the skill with the broader community. The loom would be taken to events such as the Shepparton Show, Schools Food and Fire day, Father's Day Market at Emerald Bank and their own fibre day.
Who will benefit from the project	The Shepparton and District Hand Weavers and Spinners Guild as well as the broader community including young children, youth, seniors, women, and culturally and linguistically diverse community.
Amount Requested	\$2,000.00 No GST
Recommendation	Partial funding of \$1,800.00 NO GST
Reasoning	This project will have lasting value for many years. The budget was significantly reliant on council funding. Partial funding is recommended to encourage them to also contribute to the purchase of the loom.

Organisation	Albanian Moslem Society Shepparton
Project	Documentary Screening
Project Description	Australia My Home: An Albanian Migration is a documentary that has been funded locally. It depicts the lives of Albanian-Australians and their journey in becoming an integral part of their adopted home. The film will be premiered on the same weekend as the Albanian Harvest Festival, with the possibility of it being shown as an opening event for this festival each year.
Who will benefit from the project	The Albanian-Australian community, families, seniors, men and women, rural communities and the culturally and linguistically diverse community.
Amount Requested	\$2500 Plus GST
Recommendation	Partial funding of \$2200 INC GST
Reasoning	The filming and production of the film has been undertaken and funded by the Albanian Society. Supporting the showcasing of this documentary is important in celebrating local cultures, and is relevant not only to the Albanian – Australian community, but also new and emerging cultures within the region. The Albanian Moslem Society have also applied for and been recommended for funding through the Events Grant program for the Harvest Festival, therefore partial funding has been recommended. The panel recommends \$1,267.50 plus gst for the AV equipment hire, and the remaining \$732.50 plus GST towards the venue costs.

Applicants receiving grants will be informed of the amount of the grant and the reason full or partial funding was provided.

All grant recipients will be required to provide an acquittal of their project.

8. COMMUNITY DIRECTORATE

8.4 Community Arts Grants Round One 2019/2020 (continued)

Council Plan/Key Strategic Activity

Objective 2.6: Volunteering is promoted and encouraged along with other measures to improve community resilience.

Objective 2.7: Greater Shepparton is valued for cultural celebrations, inclusion and engagement of our diverse communities.

Risk Management

Considerations have been given to risk management issues during the assessment of all applications for funding support.

Policy Considerations

This report and its recommendations comply with existing Council grants policy and guidelines.

Financial Implications

The total budget for Community Arts funding under this scheme in the current financial year is \$20,000.

	Budget	Requested in current grant round GST Exclusive	Recommendations in this proposal GST Exclusive	Recommendations in this proposal GST Inclusive
Expense	\$20,000.00	\$15,138.95	\$14,438.95	\$15,100.05

Legal/Statutory Implications

There are no known legal or statutory implications for Council. Applicants are required to hold suitable public liability insurance for the duration of the project.

Environmental/Sustainability Impacts

Where applicable, environmental and/or sustainable impacts have been considered by the applicants.

Social Implications

These projects support positive social outcomes.

Economic Impacts

Minor economic benefits are expected from projects where indicated.

Consultation

Level of public participation	Promises to the public/stakeholders	Examples of techniques to use
Inform	Grants information is easily accessible through councils external website and public information sessions were conducted	Media releases Flyers, newsletters Websites Information sessions – including Creative Victoria and Regional Arts Victoria grant sessions Social Media
Consult	Council staff available to consult, in person, via telephone and email to all community groups.	Information sessions and follow up advice for applications as required

8. COMMUNITY DIRECTORATE

8.4 Community Arts Grants Round One 2019/2020 (continued)

Level of public participation	Promises to the public/stakeholders	Examples of techniques to use
Involve	Grants involve community participation by their nature and scope	Approved projects include community participation as a required outcome
Collaborate	Community groups will be responsible for the planning and implementation of projects	Successful applicants will drive their own initiatives
Empower	Community groups will be responsible for the planning and implementation of projects	Community groups drive and deliver their projects

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

Strategic Links

a) Greater Shepparton 2030 Strategy

Community Life: Encouraging Arts in the Community, City of Greater Shepparton

b) Other strategic links

Council Plan 2017-2021 as outlined above

Municipal Health and Wellbeing Plan

Cultural Diversity & Inclusion Strategy

Greater Shepparton Youth Strategy and Action Plan

Dookie Master Plan 2017 – current

Conclusion

The applications for funding through the Community Arts Grant Round One 2019/2020 were reviewed by an internal assessment panel. All seven projects meet eligibility requirements for grants under the initiative. Accordingly, the panel recommends that the above applications be funded.

Attachments

Nil

9. CORPORATE SERVICES DIRECTORATE

9.1 Senior Executives in State and Local Government Program

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: Chief Executive Officer

Executive Summary

During July of this year, I had the opportunity to attend a three week senior executive course at Harvard University. This report summarises the three weeks and explains some of the content of the course. Overall this was an exceptional experience, intense and thought provoking and I take this opportunity to thank the Council for allowing me to attend.

Moved by Cr Patterson

Seconded by Cr Adem

That the Council note the Chief Executive Officer's report on his senior executive course at Harvard University in July 2019.

CARRIED UNOPPOSED.

Background

A previous Mayor, Cr Chris Hazelman and former Chief Executive Officer, Mr Bill Jaboor had attended this Harvard University course and it was on their recommendation that I applied.

There were 72 attendees mostly from the United States of America, two from Australia, two from Ireland, a Canadian and an attendee from Greenland.

The group was a mix of Chief Executive Officers, Mayors, Fire and Police Chiefs and Political Advisors.

Harvard University and the Kennedy School for Executive Education is an incredible place to be and see. The University was established in 1636 and is quite unique in its teaching practices.

Hand written note taking was the required method of recording the sessions and restraint and lack of hero stories was the order for participation.

The three weeks mostly consisted of daily class attendance, where we worked through case studies. Examples of these case studies are as follows:

- The American Constitution
- The Building of Central Park, New York and Leadership Styles Used
- Adaptive vs Technical Leadership
- Negotiating Differences of Opinion
- What is Public Value
- Bay of Pigs and Avoiding Group Think

9. CORPORATE SERVICES DIRECTORATE

9.1 Senior Executives in State and Local Government Program (continued)

- Avoiding Anchoring Debate
- Our Polarised Society
- Religion / Migration / Race
- Financial Management
- Negotiating Contracts
- Climate Change
- Smart Cities

Preparation for the case studies was done prior to leaving for the USA, but also the night before and the morning of the day, the case study was up for discussions. Breakfast study groups started from 7am until 9am and classes were generally 9am to 5pm. A range of lectures presented and all used an interactive style, where it was up to the 72 participants to debate the topics during the sessions. This was only possible by being well read on each topic.

Often you would be questioned as to why you made a comment or asked a question before any response was provided by the lecturer. This was quite a different learning environment and forced complete attention from every moment of every day.

As well as the case studies we ventured into discussion on gun control, deaths in custody, the Mueller investigation into President Trump, Indigenous acknowledgement, immigration and generally everything from A to Z. This was a program like no other. We also had a weekend session on Thompson Island just out from Boston where we undertook an Outward Bound high wire and team learning exercise. The guiding participation principles required of this session was calmness, empathy and team work.

A unique component of the course was that we learnt to sing in a group. Our Choir Master was amazing and effectively had us singing within about the first five minutes of practice. This was an exercise in team work.

One of the most memorable and meaningful readings we had was “the ones who walk away from Omelas” (Narrative by Ursula Le Guin) and I encourage anyone to get a hold of this piece and answer the question – would you let the little child out?

The course is by far the best study I have ever been involved in and I thank those who supported me to allow me to participate. There are many staff who did a mountain of work in preparation and support whilst I was away and I thank them very much.

Council Plan/Key Strategic Activity

The learnings from this course support all aspects of the Council Plan.

Risk Management

There are no risks associated with this.

Policy Considerations

In time the learnings from this course will filter into policy documents.

Financial Implications

As reported at the Ordinary Council Meeting on 20 November 2018 the cost of this course including travel and accommodation was approximately \$25,000.

9. CORPORATE SERVICES DIRECTORATE

9.1 Senior Executives in State and Local Government Program (continued)

Legal/Statutory Implications

There are no legal/statutory implications with this report.

Environmental/Sustainability Impacts

Environmental initiatives of Council will be assisted by this course.

Social Implications

The learnings from this course will assist with various social initiatives of Council.

Economic Impacts

There are no economic impacts with this report.

Consultation

Attendance at this course was reported and approved on 20 November 2018 and this report is intended to close the loop by reporting back on attendance.

Strategic Links

a) Greater Shepparton 2030 Strategy

Nil

b) Other strategic links

Council Plan 2017-2021

Conclusion

A great study opportunity, a very intense course, lots of learnings are being disseminated to the organisation and I thank everyone who supported me whilst I was away.

Attachments

Nil

9. CORPORATE SERVICES DIRECTORATE

9.2 September 2019 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 Management Accounting

Proof Reader: Manager Finance & Rates

Approved by: Director Corporate Services

Executive Summary

The report presents Council's actual financial performance compared to the budget for the three months ended 30 September 2019.

Moved by Cr Oroszvary

Seconded by Cr Adem

That the Council receive and note the September 2019 Monthly Financial Report.

CARRIED UNOPPOSED.

Background

The 2019/2020 Budget was adopted at the Ordinary Council Meeting held 18 June 2019. The 2019/2020 Budget provided for an operating surplus of \$25.33 million with revenue of \$153.32 million and expenditure of \$127.99 million. The 2019/2020 Budget also provided for capital works of \$73.68 million.

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

The September 2019 Monthly Financial Report incorporates the following sections which are presented for Council's consideration:

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

Council Plan/Key Strategic Activity

The report is consistent with the leadership and governance goal "High Performing Organisation" as included in the *Council Plan 2017-2021*.

Risk Management

There are no risks identified in providing this financial report.

Policy Considerations

There are no conflicts with existing Council policies.

9. CORPORATE SERVICES DIRECTORATE

9.2 September 2019 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

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

Social Implications

There are no social implications associated with this report.

Economic Impacts

There are no economic implications in providing this financial report.

Consultation

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

Conclusion

The report presents Council's actual financial performance compared to the budget for the three months ended 30 September 2019.

Attachments

September 2019 Monthly Financial Report [↗](#) Page 265

9. CORPORATE SERVICES DIRECTORATE

9.3 2019/2020 Quarter One Forecast 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 Management Accounting

Proof reader(s): Manager Finance and Rates

Approved by: Director Corporate Services

Executive Summary

The report presents the draft forecast financial performance for the 2019/2020 financial year compared to the Adopted Budget submitted by Responsible Managers.

Moved by Cr Giovanetti

Seconded by Cr Oroszvary

That the Council:

1. adopt the revised forecasts identified by the 2019/2020 Quarter 1 Forecast Review
2. adopt the following amendments to User Fees and Charges:

Fee Name	Current Amount	Amended Amount
Freedom of Information Requests (application fee)	\$29.50 (GST free)	\$29.60 (GST free)

CARRIED UNOPPOSED.

Background

Under section 138 of the *Local Government Act 1989* the Chief Executive Officer at least every three months must ensure quarterly statements comparing the budgeted revenue and expenditure for the financial year with the actual revenue and expenditure to date are presented to the Council.

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

The 2019/2020 Budget was adopted at the Ordinary Council Meeting held 18 June 2019. The 2019/2020 Budget provided for an operating surplus of \$25.33 million with revenue of \$153.32 million and expenditure of \$127.99 million. The 2019/2020 Budget also provided for capital works of \$73.68 million.

The budget review process involves Managers reviewing the adopted budget for their departmental areas compared to actual income and expenditure. Managers are to update forecasts to reflect the expected year end result. The Executive then undertake a detailed review to understand and confirm forecast variations. The review is then submitted to Council for consideration.

9. CORPORATE SERVICES DIRECTORATE

9.3 2019/2020 Quarter One Forecast Review (continued)

and expenditure for the financial year with the actual revenue and expenditure to date are presented to the Council. A detailed financial report is presented to the Council each month.

Environmental/Sustainability Impacts

There are no environmental or sustainable impacts that will arise from this proposal.

Social Implications

There are no social impacts that will arise from this proposal.

Economic Impacts

There are no identified economic impacts.

Consultation

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

Appropriate consultation has occurred with Council Officers and the matter is now ready for Council consideration.

Strategic Links

a) Greater Shepparton 2030 Strategy

Nil

b) Other strategic links

The report is consistent with the governance principle of Strategic Objective one of the Council Plan 2017-2021 "Leadership and Governance".

Conclusion

This report has been prepared and presented to identify and reflect known variances in the end of year financial forecast compared to budget.

Attachments

2019/2020 Quarter One Forecast Review [↓](#) Page 276

9. CORPORATE SERVICES DIRECTORATE

9.4 2018-2019 Annual 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 Marketing and Communications

Proof reader(s): Communications Officer, Manager Marketing and Communications

Approved by: Director Corporate Services

Executive Summary

Section 131 of the *Local Government Act 1989* requires Council to prepare an Annual Report for the financial year just completed. A copy of this report must be provided to the Minister for Local Government within three months of the end of the financial year and the Council must then consider the report at a meeting of the Council within one month of its provision to the Minister. Council's Annual Report for the Financial Year 2018-2019 will be forwarded to the Minister on Thursday 26 September 2019.

Moved by Cr Giovanetti

Seconded by Cr Oroszvary

That the Council considers and endorses the Greater Shepparton City Council Annual Report 2018-2019 for the year ended 30 June 2019, including the Financial Statements and Performance Statement, as certified by the Auditor-General.

CARRIED UNOPPOSED.

Background

The Victorian Local Government Act (1989) requires all Councils to present an Annual Report to the Minister by 30 September each year. Importantly, the Annual Report provides an account of Council's performance to our community. It details Council achievements against the goals of the Council Plan and our performance against stipulated measures. It further provides an account of Council's financial management during the previous financial year.

The Annual Report is also an opportunity to acknowledge all the great activities that have been happening across the municipality and note the challenges that have marked the year.

The Annual Report 2018-2019 contains:

- A report on the operations of the Council including highlights throughout the year
- Audited Financial Statements and Performance Statement
- Other general information required by the Local Government (Finance and Reporting) Regulations 2004 and the Local Government Act

Council Plan/Key Strategic Activity

On 17 September 2019, Council resolved to approve in principle, the Financial Statements and the Performance Statement for the year ended 30 June 2019, and authorised the Mayor, Cr Kim O'Keeffe and Cr Chris Hazelman OAM, to sign the

9. CORPORATE SERVICES DIRECTORATE

9.4 2018-2019 Annual Report (continued)

statements in their final form after any changes recommended or agreed to by the auditor have been made. These documents were subsequently signed by Cr O’Keeffe and Cr Hazelman.

The Annual Report has undergone a re-design this year and is line with the design of the Council Plan. An external proof reader was contracted to assist with quality control.

A printed copy of the Annual Report will be made available to Councillors, government Ministers and the community once it is printed. The 2018-2019 Annual Report will also be uploaded to the Council website and promoted through the website, social media, the media and with a video of the highlights.

Risk Management

Any risks associated with this report relate to compliance with relevant Council policies including accounting policies and communications guidelines.

Policy Considerations

The Annual Report has been prepared in accordance with relevant Council policies including accounting policies and communication guidelines.

Financial Implications

The design of the Annual Report and Financial Report is an in-house cost as Council has a graphic designer on staff. This has saved council a considerable amount of money by having the design done internally rather than outsourcing. The proof reading of the Annual Report has been outsourced and 10 hours work has been allocated in the costs below.

Quotes on the printing of the Annual Report will be obtained once final sign off has been obtained from the state government. This cost forms part of the marketing and communications annual budget.

	Approved Budget Estimate for this proposal ¹ \$	This Proposal GST Exclusive \$	Variance to Approved Budget Estimate \$	This Proposal GST Inclusive \$
Revenue				
Expense	2,000			1,914
Net Total				

¹ Budgets are GST exclusive

Legal/Statutory Implications

Section 131 of the *Local Government Act 1989* requires Council to prepare an Annual Report for the financial year just completed. A copy of this report must be provided to the Minister for Local Government within three months of the end of the financial year and the Council must then consider the report at a meeting of the Council within one month of its provision to the Minister.

Environmental/Sustainability Impacts

There are no environmental/sustainability impacts associated with this report. Only 50 copies are printed as the Annual Report is available online.

9. CORPORATE SERVICES DIRECTORATE

9.4 2018-2019 Annual Report (continued)

Social Implications

There are no social implications associated with this report.

Economic Impacts

There are no economic implications associated with this report.

Consultation

The Councillors, Executive Leadership Team, Senior Leadership Group and Council officers were all consulted in the preparation of the 2018-2019 Annual Report. No external consultation is required.

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

Strategic Links

a) Greater Shepparton 2030 Strategy

The Annual Report is consistent with the Greater Shepparton 2030 Strategy and provides a mechanism for reporting against the achievement of strategic goals.

b) Other strategic links

- 2017-2021 Council Plan
Leadership and Governance:
 - 1.3 Council demonstrates strong leadership and sound decision making in the best interest of the community.
 - 1.4 Financial management is responsible and effective in responding to challenges and constrains with a focus on the financial sustainability of the Council.
 - 1.5 Council is high performing; customer focused and is marked by great people and quality outcomes.
- 2018-19 Greater Shepparton City Council Marketing Strategy

Conclusion

That Council receives and considers the Greater Shepparton City Council Annual Report 2018-2019 for the year ended 30 June 2019, including the Financial Statements and Performance Statement, as certified by the Auditor-General.

Attachments

Greater Shepparton City Council Annual Report 2018/2019 [1](#) Page 322

9. CORPORATE SERVICES DIRECTORATE

9.5 Contracts Awarded Under Delegation and Contracts Advertised but yet to be Awarded

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: Acting Team Leader Contracts and Procurement
Proof reader(s): Manager Corporate Governance
Approved by: Director Corporate Services

Executive Summary

To inform the Council of the status of requests for tenders that have been awarded under delegation and those that have been publicly advertised but are yet to be awarded.

Moved by Cr Abdullah
Seconded by Cr Adem

That the Council note:

1. contracts awarded under delegated authority by the Chief Executive Officer;
2. contracts awarded under delegated authority by a Director;
3. requests for tenders advertised but not yet awarded.

CARRIED UNOPPOSED.

Contracts Awarded under Delegated Authority by the Chief Executive Officer

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

Contracts Awarded under Delegated Authority by a Director

Contract Number	Contract Name	Contract details, including terms and provisions for extensions	Value inclusive of GST	Awarded to
1939	Provision of Ardmona Resource Recovery Centre E-Waste Shed	Request for Quote, Lump Sum Contract for the Provision of Ardmona Resource Recover Centre (ARRC) E-Waste Shed	\$187,379.50	Crow Construction Pty Ltd

9. CORPORATE SERVICES DIRECTORATE

9.5 Contracts Awarded Under Delegation and Contracts Advertised but yet to be Awarded (continued)

Contracts Awarded under Delegated Authority by a Director (continued)

Contract Number	Contract Name	Contract details, including terms and provisions for extensions	Value inclusive of GST	Awarded to
1940	Provision of Shepparton Resource Recovery Centre E-Waste Shed	Request for Quote, Lump Sum Contract for the Provision of Shepparton Resource Recover Centre (SRRC) E-Waste Shed	\$184,767.00	Crow Construction Pty Ltd
1955	Provision of Services for a Creative Director for the Shepparton Art Museum Opening Celebrations	Request for Quotation (RFQ), Lump Sum Contract for the Provision of Services for a Creative Director for the Shepparton Art Museum Opening Celebrations, (Select RFQ - Invitation only)	\$88,000.00	Ros Abercrombie
1967	Provision of Maude St Mall Service Locating	Request for Quote, Lump Sum Contract for the Provision of Maude Street Mall Services Locating	\$98,989.00	Watters Electrical Pty Ltd
1970	Aboriginal Engagement Plan Consultant	Request for Quotation (RFQ), Lump Sum Contract for the Provision of Consultant to develop the Aboriginal Engagement Plan for SAM, (Select RFQ - Invitation only)	\$70,000.00	Greenshoot Consulting

Requests for Tenders advertised but not yet awarded

Contract No.	Contract Name	Contract detail, including terms and provisions for extensions	Status
1958	Supply and Delivery of Concrete	Schedule of Rates & Panel of Suppliers Contract for Supply and Delivery of Concrete	Tender closed 4 September 2019. Tender currently being evaluated.
1959	Supply and Delivery of Bituminous Products	Schedule of Rates & Panel of Suppliers Contract for Supply and Delivery of Bituminous Products within GSCC	Tender closed on 7 August 2019. Tender currently being evaluated.
1965	Provision of Heritage Advisory Service	Request for Quotation (RFQ), Lump Sum Contract for the Provision of Heritage Advisory Service for 2019/2020 Financial Year, (Select RFQ - Invitation only)	Tender closed 17 July 2019. Tender currently being evaluated.

9. CORPORATE SERVICES DIRECTORATE

9.5 Contracts Awarded Under Delegation and Contracts Advertised but yet to be Awarded (continued)

Requests for Tenders advertised but not yet awarded (continued)

Contract No.	Contract Name	Contract detail, including terms and provisions for extensions	Status
1971	Construction of Changerooms at Kialla Recreation Reserve	Lump Sum Contract for the Construction of Changerooms at Kialla Recreation Reserve	Tender closed on 2 October 2019. Tender currently being evaluated
1973	Construction Of Floodlighting At Vibert Reserve	Lump Sum Contract for the Construction Of Floodlighting At Vibert Reserve	Tender closed on 2 October 2019. Tender currently being evaluated
1974	Construction of the Tatura Library	Lump Sum Contract for the Construction of the Tatura Library	Tender Scheduled to close 23 October 2019.
1975	Design, Supply & Installation of Shade Sails for Arcadia, Merrigum & Kialla	Lump Sum Contract for the Design, Supply & Installation of Shade Sails for Arcadia, Merrigum & Kialla	Tender closed on 26 September 2019. Tender currently being evaluated.
1977	Supply & Installation of Perimeter Fence for Merrigum Swimming Pool	Lump Sum Contract for the Supply & Installation of Perimeter Fence for Merrigum Swimming Pool	Tender closed on 25 September 2019. Tender currently being evaluated.
1978	Provision of Detailed Design of Vibert Reserve Pavilion Stage 3 Redevelopment	Lump Sum Contract for the Provision of Detailed Design of Vibert Reserve Pavilion Stage 3 Redevelopment	Tender closed on 4 October 2019. Tender currently being evaluated
1982	Construction of Floodlighting at Princess Park, Nixon Street, Shepparton	Lump Sum Contract for the Construction of Floodlighting at Princess Park, Nixon Street, Shepparton	Tender closed on 2 October 2019. Tender currently being evaluated.
1983	Contract for the Provision of Audit Services	Schedule of Rates Contract for the Provision of Audit Services	Tender closed on 9 October 2019. Tender currently being evaluated
1988	Supply & Installation of Perimeter Fence for Aquamoves	Lump Sum Contract for the Supply & Installation of Perimeter Fence for Aquamoves	Tender closed on 25 September 2019. Tender currently being evaluated.

9. CORPORATE SERVICES DIRECTORATE

9.5 Contracts Awarded Under Delegation and Contracts Advertised but yet to be Awarded (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 \$500,000 including GST.

The Council through the *Exercise of Delegations* Policy has delegated authority to the Director Corporate Services to approve a contract up to the value of \$500,000 and the Director Infrastructure, Director Community and Director Sustainable Development 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 publicly advertised contracts awarded by the Chief Executive Officer and Directors under delegated authority of the Council during the period 1 September 2019 to 30 September 2019.

Attachments

Nil

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.1 Taking of the Question From the Table - Planning Permit Application 2018-264 - Two Lot Subdivision at 560 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.

At the Ordinary Council Meeting held on 17 September 2019, Cr Abdullah moved:

Moved by Cr Abdullah
Seconded by Cr Summer

To move a motion to defer the decision on this application and lay item number 10.4 on the table until the next Council meeting.

CARRIED.

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

Moved by Cr Patterson
Seconded by Cr Adem

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

CARRIED UNOPPOSED.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.2 Planning Permit Application 2018-264 - Two lot subdivision at 560 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.

Council's Manager of Building and Planning has made a declaration of interest regarding the matter under consideration and has had no involvement in the preparation of this report.

Council Officers involved in producing this report

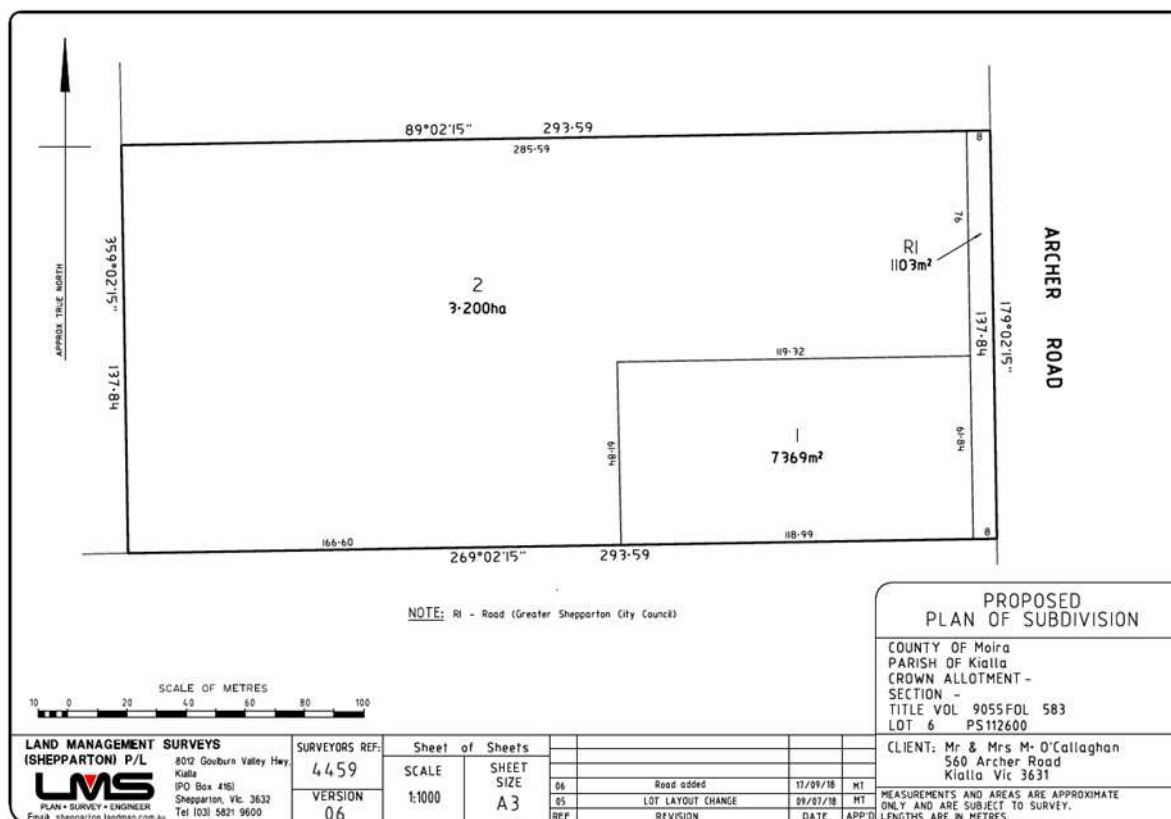
Author: Team Leader Statutory Planning

Proof reader(s): Principal Statutory Planner Approved by: Director Sustainable Development

Executive Summary

The application proposes a two lot subdivision of land at 560 Archer Road, Kialla to create a lot for an existing dwelling and a balance lot for future subdivision.

A plan of the proposed subdivision is shown below:



The application originally proposed the removal of two covenants from the title and an electricity easement.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.2 Planning Permit Application 2018-264 - Two lot subdivision at 560 Archer Road, Kialla (continued)

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT as to part G001244 28/11/2001

COVENANT as to part G948354 28/11/2001

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

G1244 relates to the gas transmission line crossing the front of the land and protects the pipeline from interference. G948354 provides restrictions in relation to the original rural residential development of the land. The application has since been amended to remove the request for removal of G948354 following discussions with another beneficiary of the covenant who objected to the application. Following the amendment of the application, to withdraw the request to remove G948354, the objection was subsequently withdrawn. The land is within the General Residential Zone and Development Plan Overlay. The land is also partially affected by the Design and Development Overlay and Land Subject to Inundation Overlay.

A planning permit is required to subdivide in the General Residential Zone, the Design and Development Overlay and Land Subject to Inundation Overlay. A planning permit is also required to remove an existing electricity supply easement and covenant G001244.

The application was referred to the relevant external authorities who ultimately had no objections to the proposal.

Moved by Cr Giovanetti Seconded by Cr Patterson

In relation to Planning Application 2018-264, on the basis of the information before the Council and having considered all relevant matters as required by the *Planning and Environment Act 1987*, Council resolves to refuse the application on the following grounds:

- The proposal is not in general accordance with the principles of the Marlboro Drive Concept Plan in relation to the pedestrian and bicycle network and the circulation of vehicles on the existing and future road network.
- The proposal is not in accordance with local planning policy strategies for urban consolidation and growth which seek to safely link bicycle paths to create connectivity between Shepparton, Mooroopna and Kialla.
- The proposal is not in accordance with local planning policy strategies for urban design which seek to create walkable neighbourhoods that afford priority to pedestrians and provide safe pedestrian routes through residential neighbourhoods.

LOST.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.2 Planning Permit Application 2018-264 - Two lot subdivision at 560 Archer Road, Kialla (continued)

Property Details

Land/Address	560 Archer Road Kialla
Zones and Overlays	General Residential Zone Development Plan Overlay 8 Land Subject to Inundation Overlay Design and Development Overlay 2
Why is a permit required	1) Subdivision in the GRZ under 32.08-2 2) Subdivision of land in the DDO2 under 43.02-3 3) Subdivision of land in the LSIO under 44.04-2 Removal of electricity supply easements and covenant G001244 under 52.02

Locality Plan



The land has an approximate area of 4 hectares. The land is located on the west side of Archer Road approximately 140 metres south of the Marlboro Drive intersection.

The land contains a dwelling, garden, outbuildings and functions as a rural residential property. Rows of planted shelter belt trees are located along the boundaries and adjacent to paddock fencing, while the balance of the land is established for grazing.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.2 Planning Permit Application 2018-264 - Two lot subdivision at 560 Archer Road, Kialla (continued)

Surrounding land is predominantly rural living to the east and residential to the north, south and west. Photos below show existing vehicle crossing arrangements for the land.



Existing vehicle access on the south side of the land



Main vehicle access to the land

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.2 Planning Permit Application 2018-264 - Two lot subdivision at 560 Archer Road, Kialla (continued)

Proposal in Detail

The application was lodged on 2 October 2018.

No requests for further information were made.

The application included a development plan report in accordance with the relevant requirements of the Development Plan Schedule 8 in relation to the Marlboro Drive Development Plan. The report stated that the two lot subdivision will allow for the excision of the existing dwelling to allow the future sale of the proposed balance lot for further development in accordance with the Marlboro Drive Development Plan.

The application also included a request to remove an electrical supply easement and two existing covenants.

The proposed plan of subdivision also showed an 8 metre section of the land along the frontage of the site to be set aside as road for future road widening purposes.

A copy of a draft planning permit was sent to the applicant on 16 February 2019 noting that Council Officers would be in a position to issue a planning permit subject to the applicant agreeing to sign a pre-development agreement that deals with the following:

- Payment of Developer contributions for lot 1 as per Marlboro Drive Development Plan prior to issue of Statement of Compliance.
- Waiver of the requirement for a payment of public open space for lot 1 in lieu of provision of an 8m strip of land as shown on the proposed plan of subdivision.
- Removal of the two existing vehicle access points to Archer Road at the time legal vehicle access is provided to the proposed lot 1 as a result of the further subdivision of the proposed lot 2.

Summary of Key Issues

Officers and the applicant have been unable to reach an agreement on a suitable timeframe for the surrendering of vehicle access to Archer Road. The surrendering of vehicle access to Archer Road will assist in facilitating the construction of a safe shared path along the frontage of the land in accordance with the Marlboro Drive Concept Plan and Greater Shepparton City Council Cycling Strategy.

This is the only matter of dispute between Council Officers and the applicant.

Background

Two previous planning permit applications have been lodged to subdivide the land, 2017-228 and 2016-483. Both these applications included the subdivision of the existing dwelling and the subdivision of the balance of the land for residential purposes. Both applications were withdrawn when agreement could not be reached in regard to a suitable timeframe to surrender vehicle access to Archer Road.

Assessment under the Planning and Environment Act

The zoning of the land

The land is located within the **General Residential Zone (GRZ)**. The application is in accordance with the relevant purposes of the zone and in particular would assist in encouraging the subdivision of the balance of the land to provide for a diversity of housing types and housing growth in a location offering good access to services and transport.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.2 Planning Permit Application 2018-264 - Two lot subdivision at 560 Archer Road, Kialla (continued)

A planning permit is required to subdivide land in the GRZ. An application to subdivide land in the GRZ is required to meet the relevant requirements of Clause 56 – Residential Subdivision of the Greater Shepparton Planning Scheme. The application included a written report demonstrating compliance with the relevant requirements of Clause 56.

The application meets the relevant decision guidelines of the GRZ as the proposed subdivision will not prevent the further subdivision of the land to provide for future residential development.

Overlay Controls

The land is affected by the **Land Subject to Inundation Overlay**. The relevant purposes of the Overlay are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

Clause 44.04-3 identifies that a permit is required to subdivide land under the Overlay. Clause 44.04-4 identifies that an application must be accompanied by any information specified in a schedule to the Overlay. The schedule to the Overlay does not identify any application requirements.

The application was referred to the Goulburn Broken Catchment Management Authority, who consented to the proposal. The CMA offered no objection to the application, and their consent was not subject to any conditions.

The land is partially affected by the **Design and Development Overlay – Schedule 2 Airport Environs.**

Clause 43.02-3 identifies that a planning permit is required to subdivide land in the Design and Development Overlay unless a schedule to this overlay specifically states that a permit is not required. Schedule 2 to the Overlay does not specifically state that a permit is not required. Schedule 2 – Airport Environs requires consideration in relation to buildings and works that may impact on safe aircraft operation at Shepparton Airport. The schedule does not specifically mention subdivision or have any relevant considerations in relation to the proposed subdivision. Notice of the application was given to the Aerodrome Committee who did not provide any objections to the proposal.

The land is affected by the **Development Plan Overlay Schedule 8 – Marlboro Drive Development Plan.**

A key purpose of the Development Plan Overlay is to identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop land.

Schedule 8 requires a development plan to be endorsed for the land before any subdivision of the land commences.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.2 Planning Permit Application 2018-264 - Two lot subdivision at 560 Archer Road, Kialla (continued)

A development plan has been provided with the application. The submitted development plan and two previous planning permit applications for the land have demonstrated that the land could be subdivided to provide for additional residential allotments that would be in accordance with the Marlboro Drive Concept Plan.

A number of versions of a pre-development Section 173 Agreement have been prepared in an attempt to clarify infrastructure and development contribution requirements between Council officers and the applicant. While the majority of these requirements have been clarified and agreed to by both parties, no agreement has been reached on the surrender of direct vehicle access to Archer Road from the land once it has been further subdivided for residential purposes.

The Marlboro Drive Concept and Plan Planning Report identifies the need for the future widening of Archer road to facilitate an improved intersection with Marlboro Drive, the provision of buffer plantings along Archer Road and the interconnection of pedestrian paths to create networks of passive and active recreational space. The provision of direct vehicle access onto Archer Road has the potential to impact on the safety of these pedestrian connections. This is in direct conflict with the Marlboro Drive Concept Plan which shows vehicles access to land within the concept plan area coming from internal access roads, with access onto Archer Road via Marlboro Drive.

Additionally failure to reach agreement on a suitable timeframe for the surrender of vehicle access to Archer Road jeopardises the requirements of Schedule 8 to provide a safe and convenient shared path environment for pedestrians and cyclists.

The Planning Policy Framework (PPF)

Clause 21.04-1 – Urban Consolidation and Growth aims to contain urban growth to identified growth areas. The proposed subdivision will help to facilitate growth within an identified urban growth area by providing approximately 3ha of land for further residential subdivision.

Council officers have attempted to address the relevant policy guidelines for urban growth areas by requiring the applicant to enter into a pre-development agreement securing future development contributions and the widening of Archer Road for the purpose of shared path connectivity. To date this has been unable to be secured due to disagreements between officers and the applicant in relation to the surrender of vehicle access to Archer Road.

Clause 21.04-4 Urban Design seeks to ensure the creation of walkable neighbourhoods that afford priority to pedestrians and provide safe and sheltered pedestrian routes within and through residential neighbourhoods. The failure to secure a suitable timeframe for the surrender of vehicle access to Archer Road from the land, at a time when other legal access options are provided, will jeopardise the extension of a shared path network along Archer Road that prioritises the safety of pedestrians and cyclists. A key intent of the Marlboro Drive Concept Plan is to minimise direct vehicle access onto Archer Road to ensure a safe flow of pedestrians and cyclist along Archer Road.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.2 Planning Permit Application 2018-264 - Two lot subdivision at 560 Archer Road, Kialla (continued)

Particular Provisions

Clause 52.02 Easements, Restrictions and Reserves seeks to enable the removal and variation of an easement or restrictions to enable a use or development that complies with the planning scheme after the interests of affected people are considered. A planning permit is required for the removal of an easement and restrictive covenant. The removal of the easement and covenant was advertised in accordance with due process. Removal of these restrictions will help facilitate a subdivision in an identified urban growth area.

Council Plan/Key Strategic Activity

Leadership and Governance

1.3 Council demonstrates strong leadership and sound decision making in the best interests of the community.

Built

4.1 Growth is well planned and managed for the future.

4.8 Active transport (cycling and walking) is encouraged through safe, connected and improved linkages.

When planning for residential growth it has been common practice to minimise direct vehicle access to collector and arterial roads in order to ensure better traffic flow and improve safety for pedestrians and cyclists. Where new precinct structure plans have been prepared by Council they have been assessed using this approach of minimising direct vehicle access onto main roads. Council officer's recommendation in relation to this application is consistent with this approach.

Risk Management

Risks	Likelihood	Consequence	Rating	Mitigation Action
Incorrect notification	A	5	Low	The application has been properly advertised.

Policy Considerations

The application has been considered against the relevant policies contained within the Greater Shepparton Planning Scheme and found to achieve unacceptable planning outcomes with respect to securing the provision of safe and convenient cyclist and pedestrian access along Archer Road.

Financial Implications

If agreement can be reached in relation to the timing for the surrender of direct vehicle access from the land to Archer Road, the applicant will provide Council with a 8m strip of land to facilitate the construction of a shared path along Archer Road. If no agreement can be reached the Council will need to undertake a land acquisition process.

Legal/Statutory Implications

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

Cultural Heritage

The land is not located in an area of Aboriginal Cultural Heritage Sensitivity and therefore a Cultural Heritage Management Plan is not required.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.2 Planning Permit Application 2018-264 - Two lot subdivision at 560 Archer Road, Kialla (continued)

Environmental/Sustainability Impacts

This planning permit application has no significant environmental or sustainability impacts for Council.

Social Implications

This planning application has no significant social implications for Council.

Economic Impacts

This planning application has no significant social implications for Council.

Referrals/Public Notice

External Referrals Required by the Planning Scheme:

Section 55 - Referrals Authority	List Planning clause triggering referral	Determining or Recommending	Advice/Response/Conditions
CMA	44.04-5	Recommending	No objections and no conditions
APA VTS*	66.01	Determining	No objections and no conditions

*subdivide land crossed by a gas transmission pipeline easement

External Notice to Authorities:

Section 52 - Notice Authority	Advice/Response/Conditions
APA	No objections, does not require referral of plan of sub and consents to SOC at required time.
Goulburn Valley Water	No objections subject to standard conditions.

Internal Notice:

Internal Council Notices	Advice/Response/Conditions
Development Engineers	Consented with standard conditions.
Aerodrome Committee	No objections to the proposal or conditions were required.

Public Notification

The application was advertised pursuant to Section 52 of the *Planning and Environment Act 1987* with the following description removal of an electricity supply easement, removal of covenant G001244 and removal of covenant G948354, by:

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

The application received one objection in relation to the removal of the covenant G001244. Following a meeting between the applicant, Council planning officers and the objector, the objection was withdrawn following the amendment of the application to withdraw the request to remove G948354.

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

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.2 Planning Permit Application 2018-264 - Two lot subdivision at 560 Archer Road, Kialla (continued)

Strategic Links

a) Greater Shepparton 2030 Strategy

Settlement and Housing:

A priority on and active community with walking and cycle networks lined to major attractions as a major consideration.

b) Other strategic links

Greater Shepparton City Council Cycling Strategy

Conclusion

Officers, having undertaken an assessment of the application, have determined that on balance the application will not achieve a net community benefit. The proposal achieves an unacceptable planning outcome when considered against the relevant planning policy and development plan requirements applying to the land. The application will not facilitate a safe environment for pedestrians and cyclists in accordance with the requirements of local planning policy and the Marlboro Drive Concept Plan.

Attachments

1. Marlboro Drive Concept Plan [↓](#) Page 497
2. Marlboro Drive Concept Plan Planning Report [↓](#) Page 498

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.3 Australia Day Grants Program 2020 (continued)

Background

Australia Day Grants Program 2020

A total of six applications were submitted for the Australia Day Grants with all applications meeting the eligibility criteria.

An internal cross department grants assessment panel has been developed to improve the assessment of applications. All applications have been assessed against the Australia Day funding objectives by the grants assessment panel.

The Assessment Panel consists of the following four members:

- Economic Development Project Officer
- Executive Assistant - Community
- Grants Coordinator
- Major Events & Business Officer

Australia Day Grants Program Funding Objectives:

The Australia Day Grant Funding Guidelines program objectives are listed below.

The intention of the funding is to assist with facilitation of an event/celebration which achieves some or all of the following objectives:

- Build new social connections and partnerships within communities, or reinforce those that already exist
- Encourage community participation in Australia Day celebrations and/or activities
- Enable community members to acquire or develop a new skill
- Create a welcoming and inclusive celebration/event for the whole community
- Event/celebration to be held in an accessible community space
- Showcase our community identity by engaging local talent, or providing artistic and/or cultural activity within event/celebration
- Recognise local and Greater Shepparton Australia Day Award winners
- Adequate marketing and promotion of event/celebration

Details of application submitted for each event

Murchison Australia Day Committee

Funding Category	Australia Day Grant
Event	Australia Day 2020
Short event description	The event will be held at the local swimming pool which is accessible to all age groups and people with disabilities. They advertise the event from October via newspaper advertising, shop window posters and letter box pamphlets delivered to every Murchison household. They involve a variety of local residents and organisations in the lead up and on Australia Day - e.g. Murchison Primary School is involved in the flag raising ceremony, school colouring/writing competitions and the Duck Race which is conducted by the Murchison Swimming Pool Committee. They organise additional waste & recycle bins, hire a marquee to ensure that everyone has access to shade. They conduct many competitions and publicly recognise all town and shire award winners.
Who will benefit from the event	All members of the community will benefit as this is a family friendly event to suit all ages.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.3 Australia Day Grants Program 2020 (continued)

Total Event Cost	\$2,754.00	Organisation Cash	\$200.00
Requested Council Contribution	\$2,164.00	Organisation In-kind	\$390.00
Recommendation from the assessment team	That the Murchison Australia Day Committee receives \$2,000.00 GST n/a funding from Greater Shepparton City Council for the costs associated with holding the Australia Day event to be held 26 January 2020. Participation numbers last year reflect that more than 50% of the population were in attendance. This contribution is in line with the budget funds available.		

Kiwanis Club of Mooroopna

Funding Category	Australia Day Grant		
Event	Australia Day 2020		
Short event description	Australia Day Celebrations in Mooroopna will be held in Ferrari Park, commencing at 10.30 am. There will be a flag raising ceremony. Entertainment will be provided by a bush poet and local musicians. There will be an address by a key note speaker. Mooroopna Australia Day Awards will be presented. Official proceedings will be followed by a sausage sizzle. Goulburn Valley Vehicle Car Club will have a display of classic cars.		
Who will benefit from the event	All members of the community will benefit as this is a family friendly event to suit all ages.		
Total Event Cost	\$1,500.00	Organisation Cash	\$0
Requested Council Contribution	\$1,500.00	Organisation In-kind	\$0
Recommendation from the assessment team	That the Kiwanis Club of Mooroopna receive \$1,300.00 GST n/a funding from Greater Shepparton City Council for the costs associated with holding the Australia Day event held 26 January 2020. This contribution is in line with the budget funds available.		

Toolamba Lions Club Inc

Funding Category	Australia Day Grant		
Event	Australia Day 2020		
Short event description	Toolamba Australia Day Celebrations will start at 11am, held at the Toolamba Recreation Reserve. They have a flag raising ceremony and sing the national anthem. Speeches, Council Representatives and an Australia Day ambassador followed by the award ceremony. Casual BBQ at the conclusion of the event, followed by an afternoon of our annual bush bowls.		
Who will benefit from the event	All members of the community will benefit as this is a family friendly event to suit all ages.		
Total Event Cost	\$1,200.00	Organisation Cash	\$0
Requested Council Contribution	\$1,200.00	Organisation In-kind	\$0
Recommendation from the assessment team	That the Toolamba Lions Club Inc. receives \$1100.00 GST n/a funding from Greater Shepparton City Council for the costs associated with holding the Australia Day event to be held 26 January 2020. This contribution is in line with the budget funds available.		

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.3 Australia Day Grants Program 2020 (continued)

Dookie Country Women's Association

Funding Category	Australia Day Grant		
Event	Australia Day 2020		
Short event description	A celebration held in the CWA Gardens Dookie. The Dookie CWA and the Dookie Lions Club will provide a free cooked breakfast. The Dookie CWA President, or representative, will be the MC. There will be a speech from an Australia Day Ambassador, and a local Councilor. Australia Day Awards will be presented. There will be Australian themed music and gifts for children. There will be time for people to meet, mingle and enjoy the day.		
Who will benefit from the event	All local members will benefit. This event is held at Dookie's CWA Gardens and the Dookie Memorial Hall. Both venues have all abilities access and are open and available to all community members.		
Total Event Cost	\$1,200.00	Organisation Cash	\$0
Requested Council Contribution	\$1,200.00	Organisation In-kind	\$0
Recommendation from the assessment team	That the Dookie Country Women's Association receive \$1,100.00 exc GST funding from Greater Shepparton City Council for the costs associated with holding the Australia Day event to be held 26 January 2020. This contribution is in line with the budget funds available.		

Tatura & District Australia Day Committee

Funding Category	Australia Day Grant		
Event	Australia Day 2020		
Short event description	Australia Day celebrations in Tatura are accessible to all members of the local and wider community. They provide the opportunity for community members to come together and celebrate what is great about living in our community and in Australia. Presentation of awards are a highlight and provides the opportunity to recognise those who have made a positive contribution to the community. They have senior and junior guest speakers and try to choose people who have a link to Tatura and the district. The Lions Club of Tatura provides a cooked breakfast and we also provide morning tea after the celebrations.		
Who will benefit from the event	All members of the community will benefit as this is a family friendly event to suit all ages and is accessible to all. The venue has excellent access for the disabled and ample parking		
Total Event Cost	\$5,250.00	Organisation Cash	\$250.00
Requested Council Contribution	\$3,500.00	Organisation In-kind	\$1,500.00
Recommendation from the assessment team	That the Committee receive \$2,750.00 GST n/a funding from Greater Shepparton City Council for the costs associated with holding the Australia Day event to be held 26 January 2020. This contribution is in line with the budget funds available.		

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.3 Australia Day Grants Program 2020 (continued)

Arcadia Australia Day Committee

Funding Category	Australia Day Grant		
Event	Australia Day 2020		
Short event description	A welcoming Australia Day BBQ breakfast where the community gather together and catch up. Commencing at approx. 8am the local people slowly gravitate to the Community Centre for a hearty breakfast, then we get into the Australia Day Award Presentation.		
Who will benefit from the event	All members of the community will benefit as this is a family friendly event to suit all ages.		
Total Event Cost	\$900.00	Organisation Cash	\$0.00
Requested Council Contribution	\$750.00	Organisation In-kind	\$150.00
Recommendation from the assessment team	That the Arcadia Australia Day Committee receives \$750.00 GST n/a funding from Greater Shepparton City Council for the costs associated with holding the Australia Day event to be held 26 January 2020. This contribution is in line with the budget funds available.		

Council Plan/Key Strategic Activity

The Greater Shepparton City Council Plan 2017 – 2021:

Social

2.1 Greater Shepparton is a welcoming, inclusive and safe place for all.

2.7 Greater Shepparton is valued for cultural celebrations, inclusion and engagement of our diverse communities.

Environment

5.1 Greening Greater Shepparton has created and attractive, vibrant and liveable place with well-connected green spaces that are valued by the community.

Risk Management

Risks	Likelihood	Consequence	Rating	Mitigation Action
Financial – Insurance Claims	Unlikely	Low	Low	Ensure successful applicant has a current insurance policy/certificate
Strategic – Emergency / catastrophes	Rare	Low	Moderate	Ensure successful applicant has an Emergency Response Plan
Operations – OH&S	Possible	Medium	Moderate	Ensure a Risk Management Plan has been undertaken prior to each event
Operations – Infrastructure	Unlikely	Low	Moderate	Ensure all Council equipment and infrastructure has been checked and is in safe working order prior to distribution for event

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.3 Australia Day Grants Program 2020 (continued)

Risks	Likelihood	Consequence	Rating	Mitigation Action
Other – Reputational Risk	Unlikely	Low	Moderate	Ensure the funding Agreement has been signed off by grant recipient

Policy Considerations

There are no conflicts with existing Council policy.

Financial Implications

	Approved Budget Estimate for this proposal ¹ \$	This Proposal GST Exclusive \$	Variance to Approved Budget Estimate \$	This Proposal GST Inclusive \$
Revenue				
Expense	9,000	9,000		9,210
Net Total	9,000	9,000		9,210

¹ Budgets are GST exclusive

Legal/Statutory Implications

All Australia Day Events grant applicants must comply with planning, building and health legislative and statutory requirements prior to commencement of events and/or release of the Council's funds.

Environmental/Sustainability Impacts

There is an opportunity for an Environmental/Sustainability Impacts Clause to be included in both the initial application as well as the Australia Day Events Grants Funding Agreement so that compliance from the successful Grant recipient is achieved and that environmental impacts are considered.

Social Implications

Australia Day Events sponsored by Council are aimed at increasing opportunities for the community to come together as a whole, fostering community pride and esteem.

Economic Impacts

Community events funded by Council have in the past increased visitation and overnight stays with participants of the events, organisers and families spending more time in the Greater Shepparton region over the course of events. Retail stores, local speciality stores as well as cafes and restaurants have also reported a positive economic impact during these times.

Consultation

The Grants Working Group have successfully organised community information evenings and workshops to educate and inform the public about what Council Grants are available as well as how to write and submit an online application. There are a number of Grants Administrators throughout Council who are available at all times to answer and meet with members of the community to discuss future applications and events.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.3 Australia Day Grants Program 2020 (continued)

Level of public participation	Promises to the public/stakeholders	Examples of techniques to use
Inform	Ensure that the information about the application process was widespread	Media Release Website Social media
Consult	Council staff available to consult, in person or via telephone or email to all community groups	Meetings with applicants Community Workshops Community Information Sessions
Involve	Recreation Program and Services Coordinator to provide assistance to community groups	Consultation on an individual basis with the application process
Collaborate	Community groups will be responsible for the planning and implementation of projects.	Successful applicants will drive their own initiatives.
Empower	Whilst decision making regarding the successful grant applications is made by Council, community groups will be responsible for the planning and implementation of projects.	Community groups will drive the delivery of their events with the assistance of the Events Team.

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

Strategic Links

a) Greater Shepparton 2030 Strategy

- 2.3.2 Community Life
- 2.4.4 The Need to Grow
- 3.2 Supporting Principles
- 4.3.4 The Municipality is More Attractive
- 4.3.9 The Municipality is Culturally Active

b) Other strategic links

Council Plan 2017 - 2021

Conclusion

The applications for funding through the 2020 Australia Day Grants program were reviewed by an internal Assessment Panel and they have recommended that the above six applications be funded. The events meet eligibility requirements for the Australia Day Grants Guidelines.

Attachments

Nil

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.4 Small Town Festive Events Grants Program 2019

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: Coordinator Events

Author: Business and Major Events Officer,

Proof reader(s): Team Leader Tourism and Major Events,
Manager Economic Development

Approved by: Director Sustainable Development

Executive Summary

For a number of years the Council has provided grant funding to community groups for festive events and celebrations for local communities during the month of December.

These grants aim to support and strengthen the capacity to bring people together to celebrate and share in festive occasions.

Council has a budget of \$7,000 for the Festive Event Grants program.

Three festive events have been recommended for funding following assessment by the Festive Event Grants assessment panel.

Moved by Cr Patterson

Seconded by Cr Adem

That the Council adopt the recommendations of the Festive Event Grant Assessment Panel to fund three events as detailed below, to the value of \$6,735 (GST inclusive);

Club	Event	Allocation Excluding GST	Allocation Including GST
Kiwanis Club of Mooroopna	Mooroopna Carols in the Park 2019	\$2,500	\$2,500
Lions Club of Tatura Inc	Carols by Candlelight at Mactier Gardens	\$2,370	\$2,370
Byrneside Public Hall Reserve Inc. Committee of Management	Byrneside Community Christmas Dinner	\$1,865	\$1,865
	TOTAL	\$6,735	\$6,735

CARRIED UNOPPOSED.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.4 Small Town Festive Events Grants Program 2019 (continued)

Background

A total of three Small Town Festive Event Grant applications were submitted, with all meeting the criteria.

An internal council assessment panel was developed to evaluate and assess all applications. The Assessment Panel consisted of the following four members:

- Business and Major Events Officer
- Economic Development Project Officer
- Executive Assistant - Community
- Grants Coordinator

All applicants received the full amount requested.

Details of each event:

Applicant	Kiwanis Club of Mooroopna
Event Title	Mooroopna Carols in the Park
Short event description	Mooroopna Carols have been conducted by the Kiwanis Club for the past 35 years. In recent years the carols have attracted a crowd of between 1800 to 2000 people. The Carols involve local artists, local school groups, local bands and choirs. This is a free event for the Mooroopna community. The Carols will be held at the Mooroopna Recreation Reserve on the John Gray Oval.
Who will benefit from the event	All members of the Mooroopna community. This is a free family friendly event to suit all ages.
Total event cost	\$15,590
Grant amount requested	\$2,500
Amount recommended	\$2,500 (gst ex)
Reason for panel's decision	Kiwanis Club of Mooroopna have successfully delivered Carols by Candlelight for the Mooroopna community for 35 years. Both the committee and performers donate their time each year for this event.

Applicant	Lions Club of Tatura
Event title	Carols by Candlelight at Mactier Gardens
Short event description	Carols is a long standing event (46 years) run by Tatura Lions for the Tatura community. They provide a fun evening with singing and food with participation from the local schools , singers, choirs, and bands. They raise money by donation for Vision Australia. The event provides an opportunity for locals to meet together, using local contractors and suppliers resulting in business for them and economic benefit for the community.
Who will benefit from the event	All members of the Tatura community will benefit. This is a free family friendly event to suit all ages.
Total event cost	\$3,470

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.4 Small Town Festive Events Grants Program 2019 (continued)

Grant amount requested	\$2,370
Amount recommended	\$2,370 (gst ex)
Reason for panel's decision	Lions Club of Tatura has successfully delivered Carols by Candlelight for the Tatura community for many years. Both the committee and performers donate their time each year for this event.

Applicant	Byrneside Public Hall Reserve Inc. Committee of Management
Event title	Byrneside Community Christmas Dinner
Short event description	The Byrneside Community Christmas Dinner provides an opportunity for the community to come together to celebrate the past 12 months and the upcoming festive season. The dinner has been a significant event in the community for over 50 years. Previous years, the Committee have supplied, prepared and served the main course with the community bringing a plate of dessert to share. While this has worked well for a long time, it has become a huge task for the Committee with the numbers attending in the past few years ranging between 90 and 100. Committee members often don't have time to sit down and enjoy the main meal and seeing their grandchildren receive a present Santa, who is a regular visitor to the dinners. An opportunity to have the main meal catered for will allow the Committee to enjoy more time with their family and friends. Funding towards having the meal catered for will also provide some financial relief to the community in what has been a tough 12 months in the farming community with the outlook for the next 12 months being another tough year.
Who will benefit from the event	All members of the community will benefit as this is a family friendly event to suit all ages.
Total event cost	\$2,165
Grant amount requested	\$1,865
Amount recommended	\$1,865 (gst exc)
Reason for panel's decision	This is a new application for 2019 which addresses the criteria while involving many groups and individual within the community.

Council Plan/Key Strategic Activities

Greater Shepparton City Council Plan 2017 – 2021:

Social

- 2.5 Creativity and participation in arts and culture is nurtured and encouraged.
- 2.9 Public places, open spaces and community facilities are safe and accessible for all and presented to a high quality.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.4 Small Town Festive Events Grants Program 2019 (continued)

Economic

- 3.2 Strong Global, national and local business connections are developed and nurtured.
- 3.3 Greater Shepparton is a major destination for events and tourism (e.g. progression of the business case for the Greater Victoria Commonwealth bid).

Environment

- 5.1 Greening Greater Shepparton has created an attractive, vibrant and liveable place with well-connected green spaces that are valued by the community

Risk Management

Risks	Likelihood	Consequence	Rating	Mitigation Action
Financial – Insurance Claims	Unlikely	Low	Low	Ensure successful applicant has a current insurance policy/certificate
Strategic – Emergency / catastrophes	Rare	Low	Moderate	Ensure successful applicant has an Emergency Response Plan
Operations – OH&S	Possible	Medium	Moderate	Ensure a Risk Management Plan has been undertaken prior to each event
Operations – Infrastructure	Unlikely	Low	Moderate	Ensure all Council equipment and infrastructure has been checked and is in safe working order prior to distribution for event
Other – Reputational Risk	Unlikely	Low	Moderate	Ensure the funding Agreement has been signed off by grant recipient

Policy Considerations

There are no conflicts with existing Council policy.

Financial Implications

	Approved Budget Estimate for this proposal \$	This Proposal GST Exclusive \$	Variance to Approved Budget Estimate \$	This Proposal GST Inclusive
Revenue				
Expense	\$6,735	\$6,735		\$6,735
Net Result	\$6,735	\$6,735		\$6,735

Legal/Statutory Implications

All Small Town Festive Event Grant applicants must comply with planning, building and health legislation and statutory requirements prior to commencement of events and/or release of the Council's funds.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.4 Small Town Festive Events Grants Program 2019 (continued)

Environmental/Sustainability Impacts

There is an opportunity for the inclusion of an Environmental/Sustainability Impacts clause to be included in both the initial application as well as the Small Town Festive Event Grants agreement so the compliance for the successful Grant recipient is achieved and the environmental impacts are considered.

Social Implications

Small Town Festive Event Grants sponsored by Council are aimed at increasing opportunities for the community to come together as a whole, fostering community pride and esteem.

Economic Impacts

Community events funded by Council have in the past seen increased visitation and overnight stays with participants of the events, organisers, families spending more time in the Greater Shepparton region over the course of events. Retail stores, local speciality stores as well as cafes and restaurants have also reported a positive economic impact during these times.

Consultation

The Grants Working Group have successfully organised community information evenings and workshops to educate and inform the public about what Council Grants are available as well as how to write and submit an online application. There are a number of grants administrators throughout Council who are available at all times to answer and meet with members of the community to discuss future applications and events.

Level of public participation	Promises to the public/stakeholders	Examples of techniques to use
Inform	Ensure that the information about the application process was widespread	Media Release Website Social media
Consult	Council staff available to consult, in person or via telephone or email to all community groups	Meetings with applicants Community Workshops Community Information Sessions
Involve	Recreation Program and Services Coordinator to provide assistance to community groups	Consultation on an individual basis with the application process.
Collaborate	Community groups will be responsible for the planning and implementation of projects.	Successful applicants will drive their own initiatives.
Empower	Whilst decision making regarding the successful grant applications is made by Council, community groups will be responsible for the planning and implementation of projects.	Community groups will drive the delivery of their events with the assistance of the Events Unit.

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

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.4 Small Town Festive Events Grants Program 2019 (continued)

Strategic Links

a) Greater Shepparton 2030 Strategy

- 2.3.2 Community Life
- 2.4.4 The Need to Grow
- 3.2 Supporting Principles
- 4.3.4 The Municipality is More Attractive
- 4.3.9 The Municipality is Culturally Active

b) Other strategic links

Council Plan 2017 – 2021

Economic Development Tourism and Major Events Strategy 2017 - 2021

Conclusion

The applications for funding through the Festive Events Grants Program 2019 were reviewed by an internal Assessment Panel and they have recommended that the three applications be funded. The events meet eligibility requirements for the Festive Events Grants Guidelines.

Attachments

Nil

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.5 Draft Greater Shepparton Affordable Housing Strategy - October 2019

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: Graduate Strategic Planner Projects

Proof reader(s): Team Leader Strategic Planning

Approved by: Acting Director Sustainable Development

Executive Summary

In June 2018, the *Planning and Environment Act 1987* was amended to include the objective 'to facilitate the provision of Affordable Housing in Victoria', requiring Council, in its role as Planning Authority, to consider the need and opportunity to implement Affordable Housing outcomes. The Act defines 'Affordable Housing' as 'housing, including Social Housing, that is appropriate for the housing needs of very low, low and moderate income households'.

There is an undeniable need for Affordable Housing in Greater Shepparton, which has been identified as having the highest level of homelessness of any regional city in Victoria.

In December 2018, Council was successful in obtaining a grant of \$50,000 from the Department of Environment, Land, Water and Planning (DELWP), to support the development of an Affordable Housing Strategy. Affordable Development Outcomes was appointed in late May 2019 to undertake background research and develop the Strategy.

Extensive community consultation to inform the draft Strategy was undertaken in June 2019, through surveys, meetings and a well-attended stakeholder workshop. In mid-August 2019, Council received a draft Strategy, which has been reviewed by Council officers.

The *Draft Greater Shepparton Affordable Housing Strategy 2019* sets out Council's vision, objectives and priority actions to respond to housing stress and homelessness in the community. It establishes a clear strategic policy and evidence base to support action by Council through its key roles: leadership and advocacy; land use planning, and community development.

The draft Strategy is now ready to be authorised for public exhibition. Comments received will inform the preparation of a final Affordable Housing Strategy.

Moved by Cr Abdullah
Seconded by Cr Giovanetti

That the Council:

1. authorise for exhibition the *Draft Greater Shepparton Affordable Housing Strategy 2019* for public comment for a period of six weeks, commencing on 18 October 2019 and concluding on 2 December 2019; and

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.5 Draft Greater Shepparton Affordable Housing Strategy - October 2019 **(continued)**

2. note that Council officers will report back to Council on any feedback, comments and submissions received from the public during the consultation period.

CARRIED UNOPPOSED.

Background

Greater Shepparton City Council does not currently have an adopted position or strategy on the provision of affordable housing within the municipality. In the absence of capacity or authority to act as a housing provider, Council has utilised land use planning strategies to address residential growth have focused on minimising development costs so that land remains affordable.

In June 2018, the *Planning and Environment Act 1987* was amended to include the objective 'to facilitate the provision of Affordable Housing in Victoria', requiring Council to consider the need and opportunity to implement Affordable Housing outcomes when undertaking land use planning, particularly in regards to new development where Section 173 agreements may be negotiated with land owners to provide Affordable Housing. The Act defines Affordable Housing as 'housing, including Social Housing, that is appropriate for the housing needs of very low, low and moderate income households'.

In December 2018, Council was successful in obtaining a grant of \$50,000 from the Department of Environment, Land, Water and Planning (DELWP), to support the development of an Affordable Housing Strategy as a basis for negotiation. Affordable Development Outcomes was appointed in late May 2019 to develop the Strategy.

The initial stage of the project encompassed research into the local housing market, the demand for affordable and social housing, and opportunities to address shortfalls of housing stock, particularly in infill areas with access to existing infrastructure and services.

As part of the research, surveys were conducted across stakeholder organisations and the community, receiving a total of 68 responses. A number of meetings were held with representatives from government, the not-for-profit sector, Indigenous service agencies and local land developers. Council also held a highly successful workshop on 28 June, attended by representatives of the region's largest registered Housing Association, Beyond Housing, the Department of Health and Human Services, the Committee for Greater Shepparton, the Ethnic Council of Shepparton and District Inc., The Bridge Youth Service, Rumbalara Aboriginal Cooperative, and the Greater Shepparton Foundation, as well as local real estate agents and developers, a private investor, an architect, Councillors, and Council officers.

The background research recognised some alarming statistics in regards to housing in Greater Shepparton:

- the Council to Homeless Persons estimated that in 2018 Greater Shepparton had the worst level of homelessness of all major regional centres, with an estimated 372 persons;
- 1,041 households registered for Social Housing in the Goulburn (Shepparton) region, 485 of whom were assessed as priority need of assistance. Housing support services are forced to turn people away as they have only a fraction of the resources

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.5 Draft Greater Shepparton Affordable Housing Strategy - October 2019 (continued)

- that are needed to address shortages, particularly in crisis and emergency accommodation;
- the cohorts affected by homelessness include families with children (especially single parents), single persons, young people, and Aboriginal and Torres Strait Islander people. Single women over the age of 55 are the fastest growing homeless group;
 - there are 1,874 low income households in rental stress, representing 51 per cent of all lower income renters, and 842 low income households in mortgage stress, representing 40 per cent of all low income households with a mortgage; and
 - a key issue is the mismatch of Greater Shepparton's housing stock to household type, with 71.9% of properties having 3 or more bedrooms, while only 3.5% of dwellings have one bedroom. Single person households comprise 25.2% of the population. Affordability of one-bedroom dwellings has declined from 53% of rentals in 2008 to 30% in 2018.

The *Draft Greater Shepparton Affordable Housing Strategy 2019* sets out Council's vision, objectives and a range of actions to respond to homelessness, housing stress and housing related issues in the community. It establishes a clear strategic policy and evidence base to support action by Council, primarily through its key roles in leadership and advocacy, land use planning, and community development.

Council Plan/Key Strategic Activity

Theme: Leadership and Governance

Objectives:

1.1 Council demonstrates strong regional and local partnerships to improve health and wellbeing access and inequity.

1.7 Council advocates on issues, priorities and needs that matter to our community in partnership with key stakeholders.

Theme: Social

Objectives:

2.1 Greater Shepparton is a welcoming, inclusive and safe place for all.

2.2 Our community is supported to achieve and sustain physical, emotional and spiritual health and wellbeing.

Theme: Built

Objective:

4.1 Growth is well planned and managed for the future.

Risk Management

There are no risks associated with releasing the *Draft Greater Shepparton Affordable Housing Strategy 2019* for public comment. Consultation will be undertaken in accordance with Council's community consultation policies and procedures.

Policy Considerations

All consultation associated with the *Draft Greater Shepparton Affordable Housing Strategy 2019* will be undertaken in accordance with Council's *Community Engagement Strategy 2009*.

Financial Implications

The recommendation to release the *Draft Greater Shepparton Affordable Housing Strategy 2019* for consultation does not have any financial or budgetary implications for Council.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.5 Draft Greater Shepparton Affordable Housing Strategy - October 2019 **(continued)**

The total cost of preparing a *Draft Greater Shepparton Affordable Housing Strategy 2019* is \$70,000. Council was successful in obtaining a grant of \$50,000 from the Department of Environment, Land, Water and Planning (DELWP), to support the development of the Strategy. Council funded the difference between the total cost and the grant.

The financial implications of adopting and implementing a final *Greater Shepparton Affordable Housing Strategy* will be outlined in the Council Report recommending that a final Strategy be adopted.

Legal/Statutory Implications

The recommendation will not result in any legal or statutory implications.

Environmental/Sustainability Impacts

The recommendation to release the *Draft Greater Shepparton Affordable Housing Strategy 2019* for public comment will not result in any adverse environmental or sustainability impacts.

Social Implications

It is not expected that the recommendation to release the *Draft Greater Shepparton Affordable Housing Strategy 2019* for public comment will have any adverse social impacts.

The long term implications of the *Draft Greater Shepparton Affordable Housing Strategy 2019* are expected to have positive social impacts, increasing community cohesion, wellbeing, and resilience, and contributing to civic participation and life satisfaction.

Economic Impacts

It is not expected that the recommendation to release the *Draft Greater Shepparton Affordable Housing Strategy 2019* for public comment will have any adverse economic impacts.

The *Draft Greater Shepparton Affordable Housing Strategy 2019* is expected to have positive economic impacts, increasing participation in employment and reducing dependence on welfare.

Consultation

Council officers recommend that Council authorise for exhibition the *Draft Greater Shepparton Affordable Housing Strategy 2019* for public feedback for six weeks beginning 20 October 2019 and concluding on 2 December 2019.

The consultation associated with the *Draft Greater Shepparton Affordable Housing Strategy 2019* will be undertaken in accordance with Council's *Community Engagement Strategy 2009*.

Strategic Links

a) Greater Shepparton 2030 Strategy 2006

Relevant Objectives:

- To provide for a broader range of dwelling densities and types of housing to meet current and future community needs and differing lifestyles
- To increase the supply of medium density housing in appropriate locations.
- To provide an equitable and efficient distribution of community facilities and services
- To encourage and implement activities that will strengthen community spirit.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.5 Draft Greater Shepparton Affordable Housing Strategy - October 2019 (continued)

b) Other strategic links

Greater Shepparton Housing Strategy 2011

Greater Shepparton Public Health Strategic Plan 2018-2028

Conclusion

The *Draft Greater Shepparton Affordable Housing Strategy 2019* sets out Council's vision, objectives and a range of actions to respond to homelessness, housing stress and housing related issues in the community. It establishes a clear strategic policy and evidence base to support action by Council, primarily through its key roles in leadership and advocacy, land use planning, and community development.

It is recommended that Council authorise for exhibition the *Draft Greater Shepparton Affordable Housing Strategy 2019* for public comment from 20 October to 2 December 2019. Feedback received will inform the preparation of a final Strategy.

Attachments

Draft Affordable Housing Strategy 2019 [1](#) Page 521

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.6 Update on the Urban Development Program - Residential Land Supply and Demand Assessment City of Greater Shepparton September 2019, and Industrial Land Supply and Demand Assessment City of Greater Shepparton September 2019

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: Graduate Strategic Planner Amendments

Proof reader(s): Team Leader Strategic Planning, Manager Building and Planning

Approved by: Director Sustainable Development

Executive Summary

The *Urban Development Program 2011: Regional Residential Report City of Greater Shepparton* (the UDP) was undertaken by Spatial Economics Pty Ltd in 2011. It was commissioned by the former Department of Planning and Community Development in conjunction with Greater Shepparton City Council. The UDP provides an analysis of the supply and demand for residential and industrial land across parts of regional Victoria.

In 2016 Greater Shepparton City Council appointed Spatial Economics Pty Ltd to update the UDP with new data. This includes the supply, demand, adequacy, and analyses of historical and current residential and industrial development in the municipality. It was intended that Council would review the UDP every five years.

Spatial Economics Pty Ltd was commissioned to update the UDP for 2019 with new data. This is due to a broad concern that the supply of residential and industrial land since the 2016 UDP was commissioned has diminished due to population growth, increased land consumption and increased subdivision sizes.

The updated UDP work assesses land supply both within the Shepparton and Mooroopna urban areas as well as Shepparton's outlying townships and will provide a valuable resource for Council.

It is now recommended that Council receive and note the updated UDP work, known as the *Shepparton Residential and Industrial Land Supply Assessments 2019* (see Attachment 1 – *Residential Land Supply and Demand Assessment City of Greater Shepparton September 2019* and Attachment 2 – *Industrial Land Supply and Demand Assessment City of Greater Shepparton September 2019*).

Moved by Cr Patterson

Seconded by Cr Oroszvary

That the Council receive and note the *Residential Land Supply and Demand Assessment City of Greater Shepparton September 2019* and the *Industrial Land Supply and Demand Assessment City of Greater Shepparton September 2019*.

CARRIED UNOPPOSED.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.6 Update on the Urban Development Program - Residential Land Supply and Demand Assessment City of Greater Shepparton September 2019, and Industrial Land Supply and Demand Assessment City of Greater Shepparton September 2019 (continued)

Background

The *Urban Development Program 2011: Regional Residential Report City of Greater Shepparton* (the UDP) was commissioned by the former Department of Planning and Community Development in conjunction with Greater Shepparton City Council. The project was undertaken by Spatial Economics Pty Ltd in 2011. The UDP provides an analysis of the supply, demand, adequacy, and analyses of historical and current residential and industrial development in regional Victoria.

Greater Shepparton City Council appointed Spatial Economics Pty Ltd to update the UDP in 2016 with new data, based on recent population figures and forecasts, and included supply and demand analyses for residential and industrial land across the municipality.

Council has commissioned Spatial Economics Pty Ltd to update the UDP for 2019. The updated UDP assesses land supply within the Shepparton and Mooroopna urban areas as well as Shepparton's outlying townships (see Attachment 1 – *Residential Land Supply and Demand Assessment City of Greater Shepparton September 2019* and Attachment 2 – *Industrial Land Supply and Demand Assessment City of Greater Shepparton September 2019*).

These assessments assist Council with:

- maintaining an adequate supply of residential and industrial land in Greater Shepparton in response to actual land consumption and demand;
- linking land use with infrastructure and service planning and provision;
- taking early action to address potential land supply shortfalls and infrastructure constraints; and
- contributing to the containment of public sector costs by the planned, coordinated provision of infrastructure to service the staged release of land for urban development.

The main findings of the updated UDP work are summarised below.

Residential:

- From 2015/2016 to March quarter 2019 Greater Shepparton averaged 497 new residential lots per annum, an increase from 360 residential lots per annum from July 2008 to July 2015.
- This included 73% broadacre lots, 10% dispersed infill, 16% aged care/retirement village, and 3% rural residential.
- During this time 87% of residential lot construction occurred within Shepparton/Mooroopna urban area. 9% occurred within Tatura and 2% outside township boundaries.
- Over the next five years, it is estimated that on average 283 lots/dwellings per annum will be constructed within existing zoned broadacre areas.
- It is estimated that there is currently sufficient zoned land to satisfy between 5 and 9 years of demand in the Shepparton urban area, and between 4 to 8 years in Tatura.
- For the Shepparton urban area and Tatura Township, there will be a need in the short-term (over the next 2-3 years) to increase the stock of zoned broadacre residential land to ensure ample zoned stocks are available.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.6 Update on the Urban Development Program - Residential Land Supply and Demand Assessment City of Greater Shepparton September 2019, and Industrial Land Supply and Demand Assessment City of Greater Shepparton September 2019 (continued)

- There is sufficient unzoned land to satisfy an additional 16 to 21 years of demand in the Greater Shepparton municipality.

Industrial:

- The supply of available industrial land has decreased substantially.
- There is 138 hectares of land currently within the Industrial 1 Zone and Industrial 3 Zone that is available as supply, down from 185 hectares since the 2016 UDP.
- There is 13 to 21 years supply of industrial zoned land across the Greater Shepparton municipality, with an additional 20 to 32 years supply of land identified for future zoning/development.
- The existing supply of zoned broadhectare industrial land is insufficient to meet the requirements in the medium and long term due to the high rate of consumption for industrial land.
- There is little available zoned industrial lots outside of the East Shepparton and Kialla industrial precincts.

Rezoning of any land within the municipality for residential or industrial use is assessed on a case-by-case basis and can be driven by Council, subject to budget allocation, or by individual land owners.

Council Plan/Key Strategic Activity

Strategic Goal 4: Quality Infrastructure (Built)

Action 4.3: Encourage sustainable municipal growth and development

Strategic Goal 3: Economic Prosperity (Economic)

Action 3.1: Maximise opportunities to ensure Greater Shepparton leads Victoria, retaining and attracting education and industry

The updated UDP assists Council in realising the goals and actions of the *Council Plan 2013-2017*. These goals are achieved by providing up-to-date information on Shepparton's residential and industrial land stocks to assist with decision making.

Risk Management

There are no risks associated with receiving and noting the updated UDP.

Policy Considerations

Receiving and noting the updated UDP does not conflict with any existing Council policies.

Financial Implications

There are no costs associated with receiving and noting the updated UDP.

The cost of engaging Spatial Economics Pty Ltd to prepare the updated UDP work amounted to \$31,600. There are no further costs associated with this project.

Legal/Statutory Implications

There are no legal or statutory implications associated with receiving and noting the updated UDP.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.6 Update on the Urban Development Program - Residential Land Supply and Demand Assessment City of Greater Shepparton September 2019, and Industrial Land Supply and Demand Assessment City of Greater Shepparton September 2019 (continued)

Environmental/Sustainability Impacts

There are no environmental or sustainability impacts associated with receiving and noting the updated UDP.

Social Implications

There are no social implications associated with receiving and noting the updated UDP.

Economic Impacts

There are no economic impacts associated with receiving and noting the updated UDP.

Consultation

Throughout the course of the project, consultation with key stakeholders was undertaken to ensure robust outcomes could be achieved. The following agencies/stakeholders were consulted with:

- Goulburn Valley Water (water and wastewater authority) for the purpose of identifying any infrastructure provision issues/constraints as well as any planned delivery of major infrastructure;
- major local planning/engineering consultants and developers for the purpose of inputting potential development sites, yields and likely development timing; and
- Greater Shepparton City Council planning representatives for the purpose of reviewing and inputting potential development sites, site-specific issues, yields and likely development timing. In addition, to provide strategic land use planning advice pertaining to specific local planning policies, objectives and issues.

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

Strategic Links

a) Greater Shepparton 2030 Strategy 2006

Topic: Settlement and Housing – commitment to growth within a consolidated and sustainable development framework

Theme: Growth

Objective 1: To provide for sufficient suitable additional land for urban growth until 2030
Strategy 1.1: Identify and manage land supply for residential, industrial and commercial developments.

b) Greater Shepparton Housing Strategy 2011

The *Greater Shepparton Housing Strategy, 2011* (GSHS) is an adopted Council document that forms the strategic basis for long term residential provision in Shepparton and outlying townships.

The updated UDP work builds on information provided through the GSHS and assesses changes to residential growth since the GSHS was adopted in 2011. The updated UDP work will provide a platform for revising the GSHS with up-to-date data, which is necessary ensure there is appropriate provision and release of residential land into the future.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.6 Update on the Urban Development Program - Residential Land Supply and Demand Assessment City of Greater Shepparton September 2019, and Industrial Land Supply and Demand Assessment City of Greater Shepparton September 2019 (continued)

c) Industrial Land Review, City of Greater Shepparton 2011

The *Industrial Land Review, City of Greater Shepparton, 2011* (ILR) is an adopted Council document that provides a framework for future site assessment and selection, and makes recommendations on actions to be taken to plan strategically for the best outcomes for industrial development in the municipality.

The updated UDP work builds on information provided through the IRL on industrial growth and development in Greater Shepparton. It assesses changes to industrial development since the ILR was adopted in 2011. The updated UDP work will provide a platform for revising the IRL with up-to-date data, which is necessary ensure there is appropriate provision and release of industrial land into the future.

d) Other strategic links

Nil

Conclusion

The UDP was undertaken by Spatial Economics Pty Ltd in 2011 and was updated in 2016. The UDP has been updated again for 2019 with new data for Greater Shepparton. This includes a detailed assessment of supply and demand of residential and industrial land in the municipality (see Attachment 1 – *Residential Land Supply and Demand Assessment City of Greater Shepparton September 2019* and Attachment 2 – *Industrial Land Supply and Demand Assessment City of Greater Shepparton September 2019*).

The updated UDP work assesses residential and industrial land supply within the Shepparton and Mooroopna urban areas as well as Shepparton's townships.

It is recommended that Council receive and note the updated UDP work, known as the *Residential Land Supply and Demand Assessment City of Greater Shepparton September 2019* and the *Industrial Land Supply and Demand Assessment City of Greater Shepparton September 2019*.

Attachments

- | | |
|--|----------|
| 1. Residential Land Supply and Demand Assessment City of Greater Shepparton September 2019 ↗ | Page 603 |
| 2. Industrial Land Supply and Demand Assessment City of Greater Shepparton September 2019 ↗ | Page 692 |

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.7 Adoption of Amendment C212 to the Greater Shepparton Planning Scheme - Greater Shepparton Township Framework Plan 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: Graduate Strategic Planner Projects

Proof reader(s): Team Leader Strategic Planning, Manager Building and Planning

Approved by: Director Sustainable Development

Other: Senior Strategic Planner

Executive Summary

The *Greater Shepparton Housing Strategy, 2011* (GSHS) was prepared to guide the long term identification and provision of residential land within the municipality. The GSHS was implemented into the Greater Shepparton Planning Scheme (Planning Scheme) in 2012 via Amendment C93. Amendment C93 included residential framework plans in the Planning Scheme to guide future residential development.

Following the gazettal of Amendment C93, several parcels of land identified on the Framework Plans have been rezoned. The Framework Plans must be updated to reflect these rezonings to ensure that sufficient residential land is identified to satisfy expected future demand.

Council prepared a draft *Greater Shepparton Township Framework Plan Review* (the Draft Review) in 2018. The Review examined nine of the ten township Framework Plans included in the Planning Scheme: Congupna, Dookie, Katandra West, Merrigum, Murchison, Tallygaroopna, Tatura, Toolamba/Old Toolamba and Undera. It excludes Shepparton East, and the urban areas of Shepparton, Mooroopna and Kialla, which will be addressed through the *Shepparton and Mooroopna 2050: Regional City Growth Plan* currently being prepared by the Victorian Planning Authority in collaboration with Council.

Following consultation in 2018, Council adopted the final *Greater Shepparton Township Framework Plan Review* (the Review), and resolved to prepare and exhibited a planning scheme amendment to give effect to the Review at the Ordinary Council Meeting held in September 2018.

Amendment C212 (the Amendment) to the Greater Shepparton Planning Scheme (Planning Scheme) seeks to implement the key recommendations of the Review. By implementing the Review, the Amendment will:

- assist in maintaining a supply of land to accommodate projected population growth over at least a 15 year period;
- give general guidance about land suitable for residential growth beyond 2031;
- provide guidance for a diversity of dwelling types and sizes in townships; and
- update existing Framework Plans in Clause 21.04 *Settlement* of the Planning Scheme to revise anomalous mapping errors to present accurate and clear intentions for future growth.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.7 Adoption of Amendment C212 to the Greater Shepparton Planning Scheme - Greater Shepparton Township Framework Plan Review (continued)

Specifically, the Amendment proposes to make the following changes to the Planning Scheme:

- Amend Clause 21.04 Settlement to implement the updated Framework Plans for the townships and revise relevant policy; and
- Amend Clause 21.09 Reference Documents to include the Review.

The Amendment was exhibited from 7 March 2019 to 8 April 2019 in accordance with the *Planning and Environment Act 1987* (the Act). A total of 14 submissions were received in response to notification of the Amendment. Six (6) submissions were received from referral authorities that did not object or request changes to the Amendment. Two (2) submissions were received in support or partial support of the Amendment. Six (6) of the submissions received objected to or requested changes to the Amendment either wholly or in part. A copy of the submissions received by Council is included in Attachment 1 – *Submissions Recorder*.

Council sought to engage with all stakeholders relevant to the Amendment, and, where possible, to resolve all submissions. After considering submissions to the Amendment, it was determined that an Independent Planning Panel would be required to resolve submissions and make recommendations to Council.

The Panel Hearing was held on 25 July 2019 in Shepparton. The *Greater Shepparton Planning Scheme Amendment C212 Townships Framework Plan Review Panel Report* (the Panel Report) was received by Council on 23 August 2019 (see Attachment 2 – *Panel Report*).

The Panel Report recommended that Council adopt the Amendment with post-exhibition changes as discussed at the Panel Hearing (see Attachment 3 – *Post-exhibition Amendment Documentation*).

The Panel also recommended that Council reconsider the Review with the changes proposed by Council officers at the Panel Hearing. Council officers agree with this recommendation and have attached an updated Review for Council's further consideration (see Attachment 4 - *Greater Shepparton Township Framework Plan Review, September 2019*).

The Panel also made a number of recommendations in relation to the future *Toolamba Townships Framework Plan* that is currently being prepared by Council. These recommendations will be addressed in the Framework Plan.

Council is now required to consider the recommendations of the Panel Report and to make a decision on the Amendment. If adopted, the Amendment would be sent to the Minister for Planning for approval.

Following approval, the Amendment would then be published in the Victoria Government Gazette, at which point it would take effect in the Planning Scheme.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.7 Adoption of Amendment C212 to the Greater Shepparton Planning Scheme - Greater Shepparton Township Framework Plan Review (continued)

Moved by Cr Oroszvary
Seconded by Cr Sutton

That the Council:

1. adopt the *Greater Shepparton Township Framework Plan Review September 2019*;
2. having considered the report of the Planning Panel appointed in relation to Amendment C212 to the Greater Shepparton Planning Scheme dated 23 August 2019, in accordance with sections 27 and 29 of the *Planning and Environment Act 1987* (the Act), Council in its capacity as the planning authority under the Act in relation to Amendment C212 to the Greater Shepparton Planning Scheme, resolves to:
 - a. adopt recommendations 1, 2, 3, 4, 5 and 6 of the Panel Report;
 - b. note the further recommendations of the Panel Report;
 - c. adopt Amendment C212 to the Greater Shepparton Planning Scheme with post-exhibition changes in accordance with the Panel recommendations as outlined in this Report; and
 - d. submit Amendment C212 to the Greater Shepparton Planning Scheme to the Minister for Planning for approval in accordance with section 31(1) of the Act.

CARRIED UNOPPOSED.

Background

The GSHS was prepared to guide the long term identification and provision of residential land within the municipality. The GSHS was implemented via Amendment C93 in 2012 including residential framework plans in the Planning Scheme to guide future residential development.

Following the gazettal of Amendment C93, several parcels of land identified on the Framework Plans have been rezoned. The Framework Plans must be updated to reflect these rezonings to ensure that sufficient residential land is identified to satisfy expected future demand.

The Review was prepared to complement and build-upon the work undertaken through the GSHS. After consultation thorough consultation was undertaken in early-2018, Council adopted the Review in September 2018.

The Review supports the growth of Greater Shepparton's townships in a consolidated and sustainable manner, and protects sensitive land uses in accordance with the objectives of planning in Victoria.

Why is the Amendment Required?

The Amendment is required to implement the key recommendations of the Review. By implementing the Review, the Amendment will:

- assist in maintaining a supply of land to accommodate projected population growth over at least a 15 year period;

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.7 Adoption of Amendment C212 to the Greater Shepparton Planning Scheme - Greater Shepparton Township Framework Plan Review (continued)

- give general guidance about land suitable for residential growth beyond 2031;
- provide guidance for a diversity of dwelling types and sizes in townships; and
- update existing Framework Plans in Clause 21.04 *Settlement* to revise anomalous mapping errors to present accurate and clear intentions for future growth.

Specifically, the Amendment proposes the following changes to the Planning Scheme:

- Amend Clause 21.04 Settlement to implement the updated Framework Plans for the townships and revise relevant policy; and
- Amend Clause 21.09 Reference Documents to include the Review.

In addition, the Amendment implements the Victoria Planning Provisions and the *Hume Regional Growth Plan 2014*.

Public Exhibition and Engagement

Preliminary consultation on the Draft Review was undertaken in early 2018. As part of this process, Council wrote to all relevant agencies and key stakeholders seeking comments on the Draft Review. 14 submissions were received during this period from land owners and referral authorities. Additionally notice was provided on Council's external website and the Shepparton News. Council officers also attended community plan meetings in seven (7) townships during the formal consultation period to discuss the Draft Review.

The Amendment was exhibited in accordance with the Act from 7 March 2019 to 8 April 2019 and the following notice was provided:

- Letters sent to land owners and occupiers on 5 March 2019;
- Letters sent to relevant referral authorities on 5 March 2019;
- Letters sent to prescribed ministers on 5 March 2019;
- Notice in the Shepparton News on 5 March 2019;
- Notice in the Victoria Government Gazette on 7 March 2019;
- Notice on Greater Shepparton City Council website;
- Notices on Council's various social media platforms;
- Notice on Department of Environment, Land, Water and Planning website; and
- A copy of the exhibition documentation was placed in the foyer of the Council offices at 90 Welsford Street, Shepparton.

Submissions

Council received 14 submissions to the Amendment (see Attachment 1 – *Submissions Recorder*). Six (6) submissions were received from referral authorities that did not object to or request changes. Two (2) submissions were received in support or partial support of the Amendment. Six (6) of the submissions received objected or requested changes to the Amendment either wholly or in part. Broadly speaking, the main concerns raised in these submissions were that:

- additional land be included within township settlement boundaries;
- the future land use designation on specific land parcels be amended to envisage a higher density of development;
- the Amendment should provide further detail on future planning processes;
- the Amendment should provide further detail on the risk of bushfire to the townships; and
- Council should seek to limit sensitive land uses from establishing within the buffer area of a high pressure gas pipeline.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.7 Adoption of Amendment C212 to the Greater Shepparton Planning Scheme - Greater Shepparton Township Framework Plan Review (continued)

Council provided a copy of all submissions to the Panel prior to the Directions Hearing. A copy of all submissions made in regard to the Amendment was made available on Council's external website and at the front foyer of Council offices, at 90 Welsford Street, Shepparton. Council provided a written response to all submissions made to the Amendment.

Council worked with all submitters to resolve all concerns prior to the Directions Hearing. Council recommended post-exhibition changes to the Amendment documentation which resolved the concerns of two (2) of the seven (7) outstanding submissions. Five (5) submissions remain unresolved and, as a result, all submissions were referred to an Independent Planning Panel for consideration.

The Panel is an independent body appointed by the Minister for Planning. The Panel Hearing was held on 25 July 2019 at Council offices.

Panel's Recommendations

The Panel Report was received by Council on 23 August 2019 (see Attachment 2 – *Panel Report*). The Panel Report recommended that Council adopt Amendment C212 as exhibited, subject to the following changes discussed at the Panel hearing:

1. Adopt the changes to Clause 21.04 *Settlement* as shown in Appendix B of the Panel Report, subject to further changes to Township Structure (Framework) Plans identified in the Panel's recommendations;
2. Adopt the changes to the Explanatory Report as shown in Appendix B of the Panel Report;
3. Amend the Tatura Framework Plan to show the entire area of 110 Ferguson Road, Tatura as 'Urban Growth Area';
4. Amend the Toolamba Framework Plan to show the southern boundary of the settlement boundary at 215 Rutherford Road, Toolamba to align with the boundary of the Goulburn Valley Highway Public Acquisition Overlay rather than Bridge Road;
5. Change the designation of 'Urban Growth Area' on the Framework Plans for the Dookie, Merrigum, Tatura (including 110 Ferguson Road) and Toolamba to 'Standard Density Residential' or similar; and
6. Change the colour used to designate the Bushfire Management Overlay areas on the Murchison and Toolamba Framework Plans to avoid confusion with the legend colours on other framework plans.

The Panel makes the following further recommendations for further work by Council on matters relating to the Amendment:

- Prior to forwarding the Amendment to the Minister for consideration, Council should consider the changes to the proposed reference document *Greater Shepparton Township Framework Plan Review 2018* as set out in Council's Part C submission to the Hearing;
- Work on the Toolamba Growth Plan should examine the following issues in relation to 155 Rutherford Road, Toolamba:
 - the most appropriate residential zone and density for the site;
 - the most appropriate timing of any development on the site; and
 - whether it is feasible and desirable to connect reticulated sewerage to the site.
- Work on the Toolamba Growth Plan should examine appropriate future land use for the southern portion of 215 Rutherford Road, Toolamba south of Bridge Road and North of the Goulburn Valley Highway Public Acquisition Overlay; and

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.7 Adoption of Amendment C212 to the Greater Shepparton Planning Scheme - Greater Shepparton Township Framework Plan Review (continued)

Policy Considerations

The Amendment is consistent with relevant planning policy, and is consistent with Council policy.

Financial Implications

All costs associated with the proposed Amendment have been met by Council, including the cost of the Panel.

A fee of \$481.30 must be paid to the Department of Environment, Land, Water and Planning for approval of the Amendment.

Legal/Statutory Implications

All procedures associated with this Amendment comply with the legislative requirements of the Act. The Amendment has been assessed in accordance with the Act and the Planning Scheme.

The assessment is considered to accord with the *Victorian Charter of Human Rights and Responsibilities Act 2006* (the Charter). No human rights have been negatively impacted upon throughout the process.

The Charter recognises that reasonable restrictions may be placed on the use and development of land, and that there may on occasion be reasonable and acceptable offsite impacts on others. Provided these issues are properly considered, it would be a rare and exceptional case where the exercise of a planning decision in accordance with the regulatory framework is not Charter compatible.

Environmental/Sustainability Impacts

The Amendment has no negative impacts on the environment. The Review seeks to encourage development in specific areas of low ecological value subject to significant investigation and preparation of background studies.

The Act “seeks to *provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity*”. The Amendment meets this objective by ensuring the settlement boundary recognises and protects sensitive areas of high ecological significance from inappropriate urban development.

Social Implications

The Amendment will result in a net community benefit. Rigorous assessment of population trends are continuously being undertaken by Council. Currently there is a demand for residential land in several townships in Greater Shepparton. In addition to this, several townships are currently experiencing moderate levels of population growth. The Amendment will seek to facilitate this growth in an appropriate manner.

Land directly affected by the Amendment is in close proximity to existing community facilities and social infrastructure.

The preparation of both the Review and the Amendment included consultation with internal Council Departments, relevant referral authorities and agencies, and affected land owners. It is considered that an appropriate level of consultation has occurred and the requirements requested by all key stakeholders have been met.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.7 Adoption of Amendment C212 to the Greater Shepparton Planning Scheme - Greater Shepparton Township Framework Plan Review (continued)

There are no significant adverse social implications that will arise as a result of the Amendment.

Economic Impacts

There are no adverse economic effects associated with the Amendment. The Amendment balances the interests of the community and ensures that appropriate land can be made available for residential growth. This will achieve positive benefits for housing affordability, create a mix of housing types and generate local construction employment opportunities.

Consultation

As part of the preparation of the Review, consultation was undertaken with internal Council Departments, relevant referral authorities and agencies, and affected land owners. The Draft Review was released for public comment in early-2018 and was adopted by Council at the Ordinary Council Meeting held on 18 September 2018.

Preliminary consultation on the Draft Review was undertaken in early 2018. As part of this process, Council wrote to all relevant agencies and key stakeholders seeking comments on the Draft Review. 14 Submissions were received in during this period from land owners and referral authorities. Additionally notice was provided on Council's external website and the Shepparton News. Council officers also attended community plan meetings in seven (7) townships during the formal consultation period to discuss the Draft Review.

The Amendment was exhibited in accordance with the Act from 7 March 2019 to 8 April 2019 and the following notice was provided:

- Letters sent to land owners and occupiers on 5 March 2019;
- Letters sent to relevant referral authorities on 5 March 2019;
- Letters sent to prescribed ministers on 5 March 2019;
- Notice in the Shepparton News on 5 March 2019;
- Notice in the Victoria Government Gazette on 7 March 2019;
- Notice on Greater Shepparton City Council website;
- Notices on Council's various social media platforms;
- Notice on Department of Environment, Land, Water and Planning website; and
- A copy of the exhibition documentation was placed in the foyer of the Council offices at 90 Welsford Street, Shepparton.

Council received 14 submissions to the Amendment. Seven (7) submissions objected to or requested changes to the Amendment. Five (5) of these submissions were resolved. All submissions were assessed by Council officers and two of the seven outstanding submissions were resolved. A copy of all submissions made in regard to the Amendment was made available on Council's external website and at the front foyer of Council offices, at 90 Welsford Street, Shepparton. Council provided a written response to all submissions made to the Amendment.

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

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.7 Adoption of Amendment C212 to the Greater Shepparton Planning Scheme - Greater Shepparton Township Framework Plan Review (continued)

Strategic Links

a) Greater Shepparton 2030 Strategy 2006

Topic: Settlement

Theme: Growth

Objectives:

To provide for sufficient suitable additional land for urban growth until 2030.

To release land efficiently in terms of location, supply of services and infrastructure.

To contain urban growth to identified growth areas in order to protect higher quality and intact agricultural areas and achieve a more compact built up area.

Theme: Housing

To provide a restricted amount of land for rural residential purposes, without impacting on the long-term growth potential of urban centres and productive agricultural land.

Topic: Economic Development

Theme: Agricultural and Rural land

Objectives:

To protect the productive land base and the valuable regional resource of irrigated land.

To ensure the sustainable development of business in strategic locations and to minimise conflicts at the urban fringe/agricultural land interface.

b) Other strategic links

Greater Shepparton Housing Strategy 2011

Hume Regional Growth Plan 2014

Conclusion

The *Greater Shepparton Housing Strategy, 2011* (GSHS) was prepared to guide the long term identification and provision of residential land within the municipality. The GSHS was implemented into the Greater Shepparton Planning Scheme (Planning Scheme) in 2012 via Amendment C93. Amendment C93 included residential framework plans in the Planning Scheme to guide future residential development.

Following the gazettal of Amendment C93, several parcels of land identified on the Framework Plans have been rezoned. The Framework Plans must be updated to reflect these rezonings to ensure that sufficient residential land is identified to satisfy expected future demand.

The Amendment seeks to implement the key recommendations of the Review. By implementing the Review, the Amendment will:

- assist in maintaining a supply of land to accommodate projected population growth over at least a 15 year period;
- give general guidance about land suitable for residential growth beyond 2031;
- provide guidance for a diversity of dwelling types and sizes in townships; and
- update existing Framework Plans in Clause 21.04 *Settlement* of the Planning Scheme to revise anomalous mapping errors to present accurate and clear intentions for future growth.

Specifically, the Amendment proposes the following changes to the Planning Scheme:

- Amend Clause 21.04 Settlement to implement the updated Framework Plans for the townships and revise relevant policy; and
- Amend Clause 21.09 Reference Documents to include the Review.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.7 Adoption of Amendment C212 to the Greater Shepparton Planning Scheme - Greater Shepparton Township Framework Plan Review (continued)

The Amendment was exhibited from 7 March 2019 to 8 April 2019 in accordance with Act. A total of 14 submissions were received in response to notification of the Amendment. A copy of the submissions received by Council is included in Attachment 1 – *Submissions Recorder*.

The Panel Hearing was held on 25 July 2019 in Shepparton. The *Greater Shepparton Planning Scheme Amendment C212 Townships Framework Plan Review Panel Report* (the Panel Report) was received by Council on 23 August 2019 (see Attachment 2 – *Panel Report*).

The Panel Report recommended that Council adopt the Amendment with post-exhibition changes as discussed at the Panel hearing (see Attachment 3 – *Post-exhibition Amendment Documentation*).

The Panel also recommended that Council reconsider the Review with the changes proposed by Council officers at the Panel Hearing. Council officers agree with this recommendation and have attached an updated Review for Council's further consideration (see Attachment 4 - *Greater Shepparton Township Framework Plan Review, September 2019*).

The Panel also made a number of recommendations in relation to the future Toolamba Townships Framework Plan that is currently being prepared by Council. These recommendations will be addressed in the Framework Plan.

Council is now required to consider the recommendations of the Panel Report and to make a decision on the Amendment. If adopted, the Amendment would be sent to the Minister for Planning for approval.

Following approval, the Amendment would then be published in the Victoria Government Gazette, at which point it would take effect in the Planning Scheme.

Attachments

1.	Amendment C212 - Submission Recorder ↓	Page 735
2.	Amendment C212 - Panel Report ↓	Page 739
3.	Amendment C212 - Post-exhibition Amendment Documentation ↓	Page 816
4.	Greater Shepparton Township Framework Plan Review 2019 ↓	Page 860

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.8 Community Sustainability Grants Round One 2019/2020

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: Sustainability Officer

Proof reader(s): Team Leader Sustainability and Environment,
Manager Environment

Approved by: Director Sustainable Development

Executive Summary

The Community Sustainability Grants supports the development and implementation of sustainable projects and events, which will go towards achieving sustainability related actions within the Environmental Sustainability Strategy.

Greater Shepparton City Council launched the first round of the Community Sustainability Grants program in July 2016. The first round of the Sustainability Grants for 2019/2020 was opened to applications on Monday 1st July 2019 and closed Monday 5th August 2019 with two applications received. The application was assessed by an internal grant review panel and the applications were recommended for approval. The community Sustainability Grant has a total budget of \$15,000 for the 2019/2020 financial year.

Moved by Cr Patterson
Seconded by Cr Oroszvary

That the Council adopt the recommendations of the Community Sustainability Grants Assessment Panel to fund the following two sustainability grants to the total value of \$3,828.23 (GST inclusive):

Organisation	Event/Project	Allocation Excluding GST	Allocation Including GST (*Not Registered for GST)
Cosgrove Gun Club Inc.	Lighting Upgrade Stage 2	\$1,828.23	\$1,828.23*
Tatura Italian Social Club	Solar Power: Power Saver	\$2,000.00	\$2,000.00*
	Total	\$3,828.23	\$3,828.23

CARRIED UNOPPOSED.

Background

The Sustainability Grants are designed to support the development and implementation of sustainable projects and events, which will contribute to achieving sustainability related actions within the Environmental Sustainability Strategy. For the 2019/2020 grants program there is a total of \$15,000 available. Grants are available for up to \$2,000 per application.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.8 Community Sustainability Grants Round One 2019/2020 (continued)

The intention of the funding is to facilitate projects which achieve some or all of the following objectives:

1. Encourage and support business, industry and the general community to reduce energy costs and greenhouse gas emissions to mitigate the impacts of climate change
2. Increase the energy efficiency of existing and new residential and commercial buildings across the municipality
3. Raise community awareness of the relevance of climate change, the impacts it will have on our environment and way of life, and the opportunities it will present
4. Encourage participation in sustainability activities and events
5. Enable community members to acquire or develop new skills in relation to sustainability
6. Increase recycling at public events or community spaces
7. Divert waste from landfill
8. Increase community awareness on waste minimisation and correct waste disposal
9. Enable community members to acquire or develop new skills in relation to sustainability.

This round of Community Sustainability Grants has been promoted through the Council's external website, social media and a media release. In addition, eight Grants drop in sessions were held between November and January. The internal Grants Working Group facilitated by the Grants Coordinator continues to collaborate to improve access for community organisations across the different grant programs within Council.

The grant opened on 1 July 2019 and closed on 5 August 2019 with one application being received. One other application is also to be co-funded with Council's community matching grants program. Grants were submitted via the online application process, SmartyGrants. Two applications were received with a total value of \$3,828.23 excluding GST.

Organisation	Cosgrove Gun Club Inc.
Project	Lighting Upgrade Stage 2
Short project description	Installation of energy efficient lighting (LED lighting) to trap layouts 1 & 2. The existing halogen lights were installed in the 1970's and are now no longer adequate for night shoots and not energy efficient.
Requested Council Contribution	\$1,828.23
Recommendation from the Assessment panel	Recommended to fund \$1,828.23 No GST

Organisation	Tatura Italian Social Club
Project	Solar Power – Power Saver
Short project description	The Tatura Italian Social Club will install the best 10kW solar energy system available, to reduce the ever increasing electrical running costs and ensure the Club's long term sustainability.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.8 Community Sustainability Grants Round One 2019/2020 (continued)

Requested Council Contribution	\$5,000
Recommendation from the Assessment panel	Recommended to fund \$2,000 No GST Co-funded with GSCC Community Matching Grant

Council Plan/Key Strategic Activity

Council Plan 2017-2021

Social Objectives:

- 2.2 Our community is supported to achieve and sustain physical, emotional and spiritual health and wellbeing.
- 2.3 Lifelong learning is valued and fostered in our community.
- 2.6 Volunteering is promoted and encouraged along with other measures to improve community resilience.
- Environment Objectives:
- 5.3 Waste is managed in a sustainable way that is environmentally friendly, reliable and sustainable for future generations.
- 5.4 Council has positioned itself to be a leader in building Greater Shepparton's response to climate change issues, in partnership with key stakeholders.
- 5.5 Alternative energy sources with both environmental and economic gains are promoted and encouraged.

Risk Management

Insignificant to low risks have been identified and will be addressed at the operational level. All grantees will be required to consult fully with Council representatives prior to, and during their projects to identify any potential adverse consequences, and to devise a strategy to minimise any risks. Applicants have been asked to confirm that they have the necessary public liability insurances for projects where activities are being undertaken by the Grantees themselves. This will be confirmed prior to the release of any funds. The risk of conflict of interest to the Review panel members has been addressed with the inclusion of a Conflict of Interest Declaration on the Grant Assessment Form.

Policy Considerations

Approval of the Community Sustainability Grant recommendations supports existing Council policies.

Financial Implications

Council has committed \$15,000 for the 2019/2020 financial year for the community sustainability grant program. It is recommended that \$3,828.23 is approved for two projects in round one of the 2019/2020 program.

	Approved Budget Estimate for this proposal ¹ \$	This Proposal GST Exclusive \$	Variance to Approved Budget Estimate \$	This Proposal GST Inclusive ² \$
Revenue	N/A	N/A	N/A	No revenue associated with the Community Sustainability Grant
Expense	2018/2019 Budget \$15,000	Round 1 \$3,828.23	\$11,171.77	\$3,828.23
Net Total	\$15,000	\$3,828.23	\$11,171.77	\$3,828.23

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.8 Community Sustainability Grants Round One 2019/2020 (continued)

Legal/Statutory Implications

The Plan conforms with the *Local Government Act 1989* and other relevant legislation.

Environmental/Sustainability Impacts

The adoption of the recommendation stated above will support the implementation of the associated projects which will have a positive impact on the improvement of sustainability with the community.

Social Implications

The applications received this Round demonstrate the significant value of local volunteers and community organisations who contribute to the social connectedness of the Greater Shepparton community. There are projects that will engage the community to be involved in the projects and therefore have a positive social impact.

Economic Impacts

Grant allocations this round will contribute to community organisations being able to provide community events and opportunities. This will promote local business and have a positive effect on the local economy.

Consultation

Level of public participation	Promises to the public/stakeholders	Examples of techniques to use
Inform	Ensure that the information about the application process was widespread	Media Release Website Social Media Radio interview Emailed to networks Information Sessions
Consult	Grant Drop in Sessions	sessions offered at the Council Offices during the day and evening.
Involve	Sustainability and Environment Officer provide assistance to community groups	Consultation on an individual basis during the application process
Collaborate	Successful community groups/members will be responsible for the implementation of their projects which will provide the opportunity for incorporating sustainability initiatives into the community	Successful applicants will drive their own community initiatives.
Empower	Whilst decision making regarding successful grant applications is made by Council, community groups will be responsible for the delivery of projects.	Community groups will drive the delivery of their projects

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

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.8 Community Sustainability Grants Round One 2019/2020 (continued)

Strategic Links

a) Greater Shepparton 2030 Strategy

Direction 2: Community Life

Direction 3: Environment

b) Other strategic links

Environmental Sustainability Strategy 2014-2030

- 2. Healthy, productive and sustainable water resources
- 2.5 Partner with, support and empower our community to achieve healthy, productive and sustainable water resources.
- 3. Using our resources wisely – climate change and energy efficiency
- 3.1 Reduce council's greenhouse gas emissions and the financial costs of council's energy use.
- 3.2 Ensure that council is prepared for the impacts and opportunities presented by climate change.
- 3.4 Increase the energy efficiency of existing and new residential and commercial buildings across the municipality.
- 3.5 Council supports our businesses, industries, and residents to live more efficiently and sustainably.
- 3.7 Advocate and maximise partnership opportunities to reduce Council and community greenhouse gas emissions and respond to the opportunities and challenges of climate change.
- Waste Management Strategy 2013-2023

Education Programs

- Ensure there is a strong focus on community behaviour change and link this to initiatives that set a strong community recycling target
- Continue consulting with the community on its attitudes towards Council's waste minimisation
- Continue to engage in and encourage broader community and business participation in education programs facilitated by partner agencies such as Goulburn GV, Sustainability Victoria and the Victorian Litter Action Alliance
- Investigate opportunities to support or promote networks that connect the community and also businesses with each other that may support improved waste management outcomes (ie forums, business functions, swap meets etc)

Conclusion

The applications for funding through the Community Sustainability Grants 2019/2020 have been reviewed by an internal Grant Review Panel in line with Council's Grant Distribution Policy and have recommended two projects be funded. Both these projects meet eligibility requirements and aim to build or strengthen sustainability in the Greater Shepparton community. Officers recommend these applications be funded to ensure that Council takes advantage of the community's commitment to the projects listed.

Attachments

Nil

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.9 New Business Grant Applications

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 Business and Industry Development

Proof reader(s): Manager Economic Development

Approved by: Director Sustainable Development

Other: Grants Coordinator

Executive Summary

Council's New Business Grant provides funding for infrastructure or initiatives that support the establishment of new businesses in Greater Shepparton.

Council have received and assessed one applicant that is recommended for funding.

Council officers have recommended awarding funding to the project to a total value of \$7,000 (excl GST).

The recommended applicant is; Optus Business Centre Shepparton. The applicant has applied for funding for works associated with establishing office spaces and heating and cooling at their 57 Benalla Road premises located in Shepparton.

The Shepparton Optus Business Centre is under a licensed arrangement where the applicant has been granted a license to operate under the Optus brand. With this license comes the requirement to cover at the licensee's own cost, fit out, staff and overheads. The Shepparton Optus Business Centre is a separate entity to the Optus retail store on Fryers St Shepparton.

Moved by Cr Giovanetti

Seconded by Cr Oroszvary

That the Council approves the grant assessment panel's recommendation to fund the Optus Business Centre Shepparton under the New Business Grant Program, for the total sum of \$7,700 (including GST).

CARRIED UNOPPOSED.

Background

In 2017 Council resolved to establish the New Business Grant as an initiative to assist in the establishment of new businesses within the municipality.

Council adopted a set of guidelines for the Grant that outlined the strategic purpose and functionality of the grant program. The guidelines outline that grant funding be used for infrastructure or property works that assist in the establishment of a new business.

The grant has a total annual budget of \$30,000 (GST exclusive) with applicants able to apply for a maximum of \$10,000 with a one-to-one dollar matching investment. The grant is open year-round with three rounds per annum. In round two, officers assessed two

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.9 New Business Grant Applications (continued)

applications for funding from two local businesses, Shepparton Brewery and Melrose Pty Ltd (Italian Restaurant).

Through their assessment the internal panel made up of Council officers have recommended awarding grant funding for round three to the one applicant for the following project.

Organisation	Optus Business Centre		
Project	Office Fit-Out – 57 Benalla Road Shepparton		
Short project description	Back of house office fit-out which includes heating and cooling		
Requested Council Contribution	\$10,000	Total Project Investment	\$125,000
Recommended Contribution	\$7,000 (excl GST)	Total job creation – 5 Jobs within first six months of operation	
Recommendation from the Assessment panel	Based on the scale of works, suitability of business within local market, economic impact, and the creation of jobs, it is recommended that Council proceed with issuing funds to support this investment.		

It should be noted that Council does not fund projects retrospectively and it is Council's understanding that the works outlined within the table above have not been carried out. If the works have been undertaken, funds will not be issued to the applicant.

In line with the guidelines for the New Business Grant the assessment process takes into account:

- the scale of the works proposed in the application
- the suitability of the business to the local market
- the economic impact of the investment
- new employment opportunities
- use of local suppliers
- lease tenure of applicant

The recommended funding amounts have been developed through the applicant's satisfaction of the above assessment criteria.

Council Plan/Key Strategic Activity

3.1 Develop and implement a strategy which identifies resources needed to attract new business and industry to Greater Shepparton as well as retaining our existing business and industry.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.9 New Business Grant Applications (continued)

Risk Management

Risks	Likelihood	Consequence	Rating	Mitigation Action
Funding is used inappropriately	Unlikely	Minor	Low	Successful applicants must provide an itemised budget and enter into a funding agreement with Council. No funds are paid until satisfactory completion of activity. Applicants must also supply a full financial acquittal at the end of the project.
Works are non-compliant	Possible	Moderate	Moderate	All relevant planning and building approvals must be obtained and submitted prior to approval of grant application.
Grant funding does not achieve outcome	Possible	Moderate	Moderate	Applicants must supply a business plan and demonstrate the viability of their business. Applications will be assessed according to their capacity to deliver positive economic outcomes.

Policy Considerations

The New Business Grant is a recommended action within the Economic Development, Tourism and Major Events Strategy 2017-2021. This Strategy was adopted by Council in March 2017.

Financial Implications

The recommendation awards \$7,000 (GST excl.) in total for the successful application.

The total annual budget for the New Business Grant is \$30,000.

This grant relates to the final round of the New Business Grant program for 2018/19 financial year.

	Approved Budget Estimate for this proposal ¹ \$	This Proposal GST Exclusive \$	Variance to Approved Budget Estimate \$	This Proposal GST Inclusive ² \$
Revenue	0	0	0	0
Expense	7,000	7,000	0	7,700
Net Total	7,000	7,000	0	7,700

Legal/Statutory Implications

Successful projects must satisfy all legislative requirements and approvals prior to receiving funding.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.9 New Business Grant Applications (continued)

Environmental/Sustainability Impacts

There are no environmental or sustainability impacts from this recommendation.

Social Implications

There are no social implications for this recommendation.

Economic Impacts

The assessment process has taken into account the economic impacts of this application.

The establishment of business will generate new employment opportunities and add to the market offering of the municipality.

This investment will create 5 jobs within the first six months of operation. Quotes sought for this project being covered under the New Business Grant pertain to local suppliers.

Consultation

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

Strategic Links

a) Greater Shepparton 2030 Strategy

Direction 4: Promote economic growth, business development and diversification, with a focus on strengthening the agricultural industry.

Directions 5: The provision and restructure of urban and rural infrastructure to enhance the performance of the municipality and facilitate growth.

b) Other strategic links

Greater Shepparton Economic Development Tourism and Major Events Strategy 2017-2021 – Action 8.1 – *Establish a small business grant scheme aimed at supporting and attracting business to Greater Shepparton.*

Conclusion

An internal panel of Council officers have assessed the application for funding through the New Business Grant included within this report. The panel have recommended awarding funding based on the applicant's satisfaction of the assessment criteria in line with the grant's adopted guidelines.

The Shepparton Optus Business Centre is under a licensed arrangement where the applicant has been granted a license to operate under the Optus brand. With this license comes the requirement to cover at the licensees own cost, fit out, staff and overheads. The Shepparton Optus Business Centre is a separate entity to the Optus retail store on Fryers St Shepparton.

Attachments

Nil

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.10 Awarding of Grants for the Heritage Grants Program 2019/2020

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: Principal Strategic Planner

Proof reader(s): Team Leader Strategic Planning, Manager Building and Planning

Approved by: Director Sustainable Development

Executive Summary

At the Ordinary Council Meeting held on 17 January 2012, Council authorised the formation of the Greater Shepparton Heritage Advisory Committee (the Committee). The Committee, amongst other things, provides the best possible advice to Council on how to conserve and promote the unique cultural heritage of Greater Shepparton, and acts as an advocate for all cultural heritage matters within the municipality.

At the Ordinary Council Meeting held on 16 July 2019, Council resolved to adopt the *Heritage Grants Guidelines 2019* (the Guidelines) that inform the Heritage Grants Program (the Program) and to allocate \$65,000 in the 2019/20 financial year to fund the Program. The Program commenced in late 2017 and has been heavily subscribed over the past two financial years.

The Program seeks to promote conservation works that improve the physical security or appearance of a place, whilst being respectful of the place's significance.

Applications for the Program opened on 22 July 2019 until 6 September 2019. Council received 47 applications during this time, all of which met the eligibility criteria. In accordance with the Guidelines, a Judging Panel was formed to assess the applications and provide recommendations to Council.

The Program was well supported and the calibre of applications was exceptionally high. It is recommended that Council resolve to award 14 grants as part of the Program, with a total value of \$65,000 as outlined below.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.10 Awarding of Grants for the Heritage Grants Program 2019/2020 (continued)

Moved by Cr Abdullah
Seconded by Cr Giovanetti

That the Council:

- award 14 grants from the Heritage Grants Program 2019/2020 as outlined below:

Successful project		Allocation Excluding GST	Allocation Including GST (*Not registered for GST)
1.	St. Brendan's Catholic Church for roofing / guttering repairs	\$6,000	\$6,600
2.	5475 Goulburn Valley Highway, Moorilim for underpinning	\$8,000	\$8,000*
3.	68 Rea Street, Shepparton for verandah restoration	\$4,000	\$4,000*
4.	97 Corio Street, Shepparton for verandah restoration	\$4,000	\$4,000*
5.	10 Casey Street, Tatura for roof restoration	\$4,100	\$4,510
6.	212-226 High Street, Shepparton for repainting	\$6,600	\$7,260
7.	249 Hogan Street, Tatura for brick repairs	\$7,500	\$7,500*
8.	101 Knight Street, Shepparton for repainting	\$650	\$650*
9.	400 Zeerust Road, Zeerust for repainting	\$2,800	\$2,800*
10.	43 Corio Street, Shepparton for repainting	\$3,300	\$3,300*
11.	108 McLennan Street, Mooroopna for repainting	\$10,000	\$11,000
12.	10 River Road, Murchison for brick repairs	\$5,640	\$6,204
13.	3 MacIntosh Street, Shepparton for repairs and repainting	\$1,450	\$1,450*
14.	75-83 Hogan Street, Tatura for repainting*	\$960	\$960*
TOTAL		\$65,000	\$68,234

- write to the 33 unsuccessful applicants and encourage them to contact Council to receive feedback regarding their application.

CARRIED UNOPPOSED.

Background

At the Ordinary Council Meeting held on 17 January 2012, Council authorised the formation of the Greater Shepparton Heritage Advisory Committee (the Committee). The Committee, amongst other things, provides the best possible advice to Council on how to conserve and promote the unique cultural heritage of Greater Shepparton, and acts as an advocate for all cultural heritage matters within the municipality.

At the February 2017 Committee meeting, the Committee agreed to request that Council resolve to support a Heritage Grants Program and to commence such a program in the 2017/18 financial year. The Committee prepared the *Heritage Grants Guidelines 2017* to provide an overarching framework to inform any future Heritage Grants Program. The Guidelines were prepared in accordance with Council's Grants Distribution Policy.

At the Ordinary Council Meeting held on 21 March 2017, Council resolved to endorse the Greater Shepparton Heritage Grants Program (the Program), adopt the *Heritage Grants Guidelines 2017* (the Guidelines), and allocate \$25,000 in the 2017/18 financial year to fund the Program. This was first time such a Program had been undertaken independently by a council in regional Victoria.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.10 Awarding of Grants for the Heritage Grants Program 2019/2020 (continued)

Following the success of the 2017/18 Program, an increased budget of \$50,000 was allocated for the 2018/19 financial year.

This Program was highly successful and, as a result, at the Ordinary Council Meeting held in July 2019, Council resolved to adopt the *Heritage Grants Guidelines 2019* and allocate an increased budget of \$65,000 in the 2019/20 financial year to fund the Program.

The objectives of the Heritage Grants Program are to:

- enhance, protect and conserve places and sites included in the Heritage Overlay;
- provide financial and advisory assistance for the repair, maintenance, or enhancement of heritage sites included in the Heritage Overlay that have a community benefit;
- promote cultural heritage conservation by providing financial assistance to those in the community who may otherwise not be able to afford to undertake conservation works;
- strengthen and foster a sense of community identity and community ownership in the long-term conservation of local heritage places; and
- increase public awareness and understanding of heritage places in the Municipality.

Eligible works for funding assistance are for conservation, restoration and/or reconstruction. This includes repair and conservation works that contribute to the significance of the place and ideally involve works that are visible from a public place or improve a building or structure's external appearance. The overall focus should be on the external appearance.

Applications for the Program were open from 22 July 2019 to 9 September 2019. Council received 47 applications during this time, all of which met the eligibility criteria. In accordance with the Guidelines, a Judging Panel was formed to assess the applications and provide recommendations to Council.

Applications were assessed against the following assessment criteria:

1. Significance of the place.
2. Need for the works.
3. Community benefit, such as the conservation of a historically or architecturally significant place or increasing the public awareness of heritage.
4. Recommendations by the Greater Shepparton Heritage Advisory Committee.
5. Additional consideration will be given to projects that encourage heritage trade skills.
6. Capacity of the applicant to fund the works independently.

The Judging Panel recommended that 14 applications be awarded a heritage grant, as outlined below. The completion of works resulting from successful grant applications will assist in the conservation of places of heritage significance for future generations to enjoy.

The Judging Panel has agreed that the following 14 applications should be awarded a heritage grant, in no particular order:

1. St. Brendan's Church, Shepparton;
2. 5475 Goulburn Valley Highway, Moorilim;
3. 68 Rea Street, Shepparton;
4. 97 Corio Street, Shepparton;
5. 10 Casey Street, Tatura;
6. 212-226 High Street, Shepparton;

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.10 Awarding of Grants for the Heritage Grants Program 2019/2020 (continued)

7. 249 Hogan Street, Tatura;
8. 101 Knight Street, Shepparton;
9. 400 Zeerust Road, Zeerust;
10. 43 Corio Street, Shepparton;
11. 108 McLennan Street, Mooroopna;
12. 10 River Road, Murchison;
13. 3 MacIntosh Street, Shepparton; and
14. 75-83 Hogan Street, Tatura

Council Plan/Key Strategic Activity

Built: Provide and support appealing relevant infrastructure that makes Greater Shepparton an attractive, liveable regional city.

Objective 4.3: Greater Shepparton's heritage places, cultural landscapes, and objects are protected and conserved for future generations.

Risk Management

There are no known risks associated with awarding 14 grants in accordance with the Guidelines. The 2019/20 budget includes an allocation of \$65,000 for the 2019/20 Program. The recommendation will not exceed this budget allocation.

Policy Considerations

The recommendation does not conflict with any existing Council policy. The Guidelines were prepared in accordance with Council's Grants Distribution Policy.

Financial Implications

The recommendation will not result in any unforeseen financial implications. The 2018/19 Budget includes an allocation of \$65,000 for the Program. The grants to be awarded do not exceed this allocation, as shown below.

Successful project		Allocation Excluding GST	Allocation Including GST(*Not registered for GST)
1.	St. Brendan's Catholic Church for roofing / guttering repairs	\$6,000	\$6,600
2.	5475 Goulburn Valley Highway, Moorilim for underpinning	\$8,000	\$8,000*
3.	68 Rea Street, Shepparton for verandah restoration	\$4,000	\$4,000*
4.	97 Corio Street, Shepparton for verandah restoration	\$4,000	\$4,000*
5.	10 Casey Street, Tatura for roof restoration	\$4,100	\$4,510
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13.	3 MacIntosh Street, Shepparton for repairs and repainting	\$1,450	\$1,450*
14.	75-83 Hogan Street, Tatura for repainting*	\$960	\$960*
TOTAL		\$65,000	\$68,234

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.10 Awarding of Grants for the Heritage Grants Program 2019/2020 (continued)

Legal/Statutory Implications

The recommendation will not result in any legal/statutory implications. The Heritage Grants Program accords with the *Victorian Charter of Human Rights and Responsibilities Act, 2006* and *Local Government Act, 1989*. No human rights were negatively impacted.

Environmental/Sustainability Impacts

The recommendation will not result in any environmental/sustainability impacts.

Social Implications

The recommendation will result in positive social outcomes for the community. The Program promotes conservation (maintenance, preservation, reconstruction or restoration) works that improve the physical security or appearance of a place, whilst being respectful of the place's significance. It is a critical way of promoting land owner participation in conserving places of cultural heritage significance, and provides improved opportunities for the community to appreciate cultural heritage.

Economic Impacts

The recommendation may result in positive economic impacts. The completion of works will assist in the conservation of places of heritage significance and this may result in positive flow-on effects regarding increased property values. There are no negative economic impacts associated with the Program.

Referrals/Public Notice

An extensive media campaign was undertaken to promote the Program and engage with the community. Letters were sent to all owners and occupiers of land within the Heritage Overlay in the municipality.

Applications for the Program were open from 22 July 2019 until 6 September 2019. During this time, council officers and the Heritage Adviser undertook 32 site visits with land owners and as a result of this engagement Council received 47 applications, all of which met the eligibility criteria.

The extent and calibre of applications indicates that this consultation was successful. Council officers believe that appropriate consultation has occurred and the matter is now ready for Council consideration.

Strategic Links

a) Greater Shepparton 2030 Strategy 2006

The Program is consistent with the objectives, strategies and actions outlined in the Environment Section of the *Greater Shepparton 2030 Strategy 2006*, specifically:

- Direction 3: Environment: Conservation and enhancement of significant natural environments and cultural heritage.

b) Other strategic links

The Program will develop and implement the initiatives outlined in the *Greater Shepparton Heritage Study Stage IIB 2013*.

Conclusion

The Greater Shepparton Heritage Advisory Committee agreed to request that Council resolve to support a Heritage Grants Program in the 2017/18 financial year. The Program seeks to promote conservation works that improve the physical security or appearance of a place, whilst being respectful of the place's significance.

10. SUSTAINABLE DEVELOPMENT DIRECTORATE

10.10 Awarding of Grants for the Heritage Grants Program 2019/2020 (continued)

The Program is now in its third year and has been heavily subscribed.

Applications for the Program were open from 22 July 2019 until 9 September 2019. Council received 47 applications during this time, all of which met the eligibility criteria. In accordance with the Guidelines, a Judging Panel was formed to assess the applications and provide recommendations to Council.

The Program was well supported and the calibre of applications was exceptionally high. It is recommended that Council resolve to award 14 grants as part of the Program, as outlined in this report.

Attachments

Nil

11. REPORTS FROM COUNCILLORS

Nil Received

12. REPORTS FROM SPECIAL AND ADVISORY COMMITTEES

Nil Received

13. NOTICE OF MOTION, AMENDMENT OR RESCISSION
--

Nil Received

14. DOCUMENTS FOR SIGNING AND SEALING
--

Nil Received

15. COUNCILLOR ACTIVITIES

15.1 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* 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.

Councillors' Community Interaction and Briefing Program

From 1 September 2019 to 30 September 2019, some or all of the Councillors have been involved in the following activities:

- Heritage Advisory Committee Meeting
- All Abilities Football and Netball Carnival
- Kaiela Arts X Space Craft Studio | Campfire
- Enough is Enough | Fix the Basin Plan Community Crisis Rally
- Goulburn Valley Grammar School | 2019 Yakapna Assembly
- Goulburn Valley Hazara Youth Association | First Anniversary Dinner
- Sir Murray Bouchier Advisory Committee Meeting
- Culture Corner | Afghani Community
- Australian Early Development Census (AEDC)
- Audit and Risk Committee Meeting
- Disability Advisory Committee Meeting
- Greater Shepparton Positive Ageing Committee
- Visit by Ambassador to Saudi Arabia | Visit, Prayer and Lunch at Albanian Mosque
- Shepparton Malayalee Community | Onam Festival
- Exhibition Gallery Opening & Exhibition Launch | 'Migration & The Refugee' | Tatura Museum
- Shepparton Show Me Committee Meeting
- Launch | AFL V/Line Cup
- Official Opening Exhibition | Arthur Boyd: Landscape of the Soul and The Boyd Family: A Legacy of Pottery
- Roundtable discussion | Shepparton Education Plan
- Ambulance Victoria | Tatura Ambulance Branch - Official Opening
- Regional Cities Victoria | Mayor's Networking Meeting
- Goulburn Valley Library Board Meeting
- 2019 Victorian Futurity Cutting Horse Event | Tatura
- Dookie Day 2019 | VIP Brunch & Events
- Visit to BMX Track and Shepparton Sports Stadium with Senator The Hon. Richard Colbeck and Federal Member for Nicholls, The Hon. Damian Drum
- Greater Shepparton Women's Charter Advisory Committee
- Greater Shepparton City Council | Cleansing Smoking Ceremony
- AFL V/Line Cup Dinner
- Citizenship Ceremony
- Development of Community Priorities Workshop (with Community Leaders)
- Shepparton Chamber of Commerce and Industry | AGM
- 50th Anniversary Meteorite, Opening of Labyrinth in Meteorite Park and Unveiling of Information Board | Murchison

15. COUNCILLOR ACTIVITIES

15.1 Councillors Community Interaction and Briefing Program (continued)

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

Moved by Cr Adem
Seconded by Cr Oroszvary

That the summary of the Councillors' community interaction and briefing program be received, and the record of assemblies of Councillors be noted.

CARRIED UNOPPOSED.

Attachments

- | | | |
|-----|---|----------|
| 1. | Heritage Advisory Committee - 2 September 2019 ↓ | Page 912 |
| 2. | Councillor Briefing Session - 3 September 2019 ↓ | Page 913 |
| 3. | CEO and Councillor Catch Up - 3 September 2019 ↓ | Page 915 |
| 4. | Sir Murray Bouchier Advisory Committee - 6 September 2019 ↓ | Page 916 |
| 5. | Councillor Briefing Session - 10 September 2019 ↓ | Page 920 |
| 6. | CEO and Councillor Catch Up - 10 September 2019 ↓ | Page 922 |
| 7. | Councillor Briefing Session - 17 September 2019 ↓ | Page 924 |
| 8. | CEO and Councillor Catch Up - 17 September 2019 ↓ | Page 925 |
| 9. | CEO and Councillor Catch Up - 24 September 2019 ↓ | Page 926 |
| 10. | Councillor Briefing Session - 24 September 2019 ↓ | Page 927 |

16. URGENT BUSINESS NOT INCLUDED ON THE AGENDA

Cr Sutton advised that she would like to move a motion of urgent business in relation to free parking throughout December and January, as part of a Christmas and holiday promotion.

Moved by Cr Sutton

That the matter of urgent business be accepted.

CARRIED UNOPPOSED.

Moved by Cr Sutton

Seconded by Cr Adem

1. Beginning from Monday 2 December until Friday 31 January 2020, Council provide free timed parking in the CBD of Shepparton, for both on street and off street car parking owned by Council as part of a Christmas and Holiday promotion.
2. Marketing of this action will be critical so will need to have input from the Council, Chamber of Commerce and Shepparton Show Me to enable them to work together to advertise the new parking arrangements to our community.
3. To set up a sub-committee together with the Chamber of Commerce to work on the parking situation and future opportunities for investment, visitation and positivity in this precinct to once again be the vibrant heart of Shepparton.

CARRIED.

Cr Patterson advised that he would like to move the following motion as urgent business:

That the Council conduct a survey of the empty shops in the CBD on 1 December, and compare the equivalent on 1 February.

Moved by Cr Patterson

Seconded by Cr Giovanetti

That the matter of urgent business be accepted.

LOST.

Meeting Closed at 7.08pm

ATTACHMENT TO AGENDA ITEM

Ordinary Meeting

15 October 2019

Agenda Item 7.2 Central Park Master Plan

Attachment 1 Central Park Master Plan..... 131

Attachment 2 Whole of Sport Plan - Tennis 170

CENTRAL PARK RECREATION RESERVE

RECREATION RESERVE AND
COMMUNITY CENTRE

MASTER PLAN



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INTRODUCTION

CENTRAL PARK

The Central Park Recreation Reserve is located approximately 10km from the centre of Shepparton to the south east, near the townships of Shepparton East and Orrvale and is part of the Shepparton East catchment area.

The area has a population of approximately 1,171. There are 318 families and the gender split is 47% male and 53% female and the median age is 39. It is projected to grow by around 52% by 2036 and remain fairly stable from an age profile perspective and it is unlikely the demand for facilities at Shepparton East will decline based on demographics, but rather as a minimum remain stable, with potential for increased demand in the future should identified growth to the south east occur.

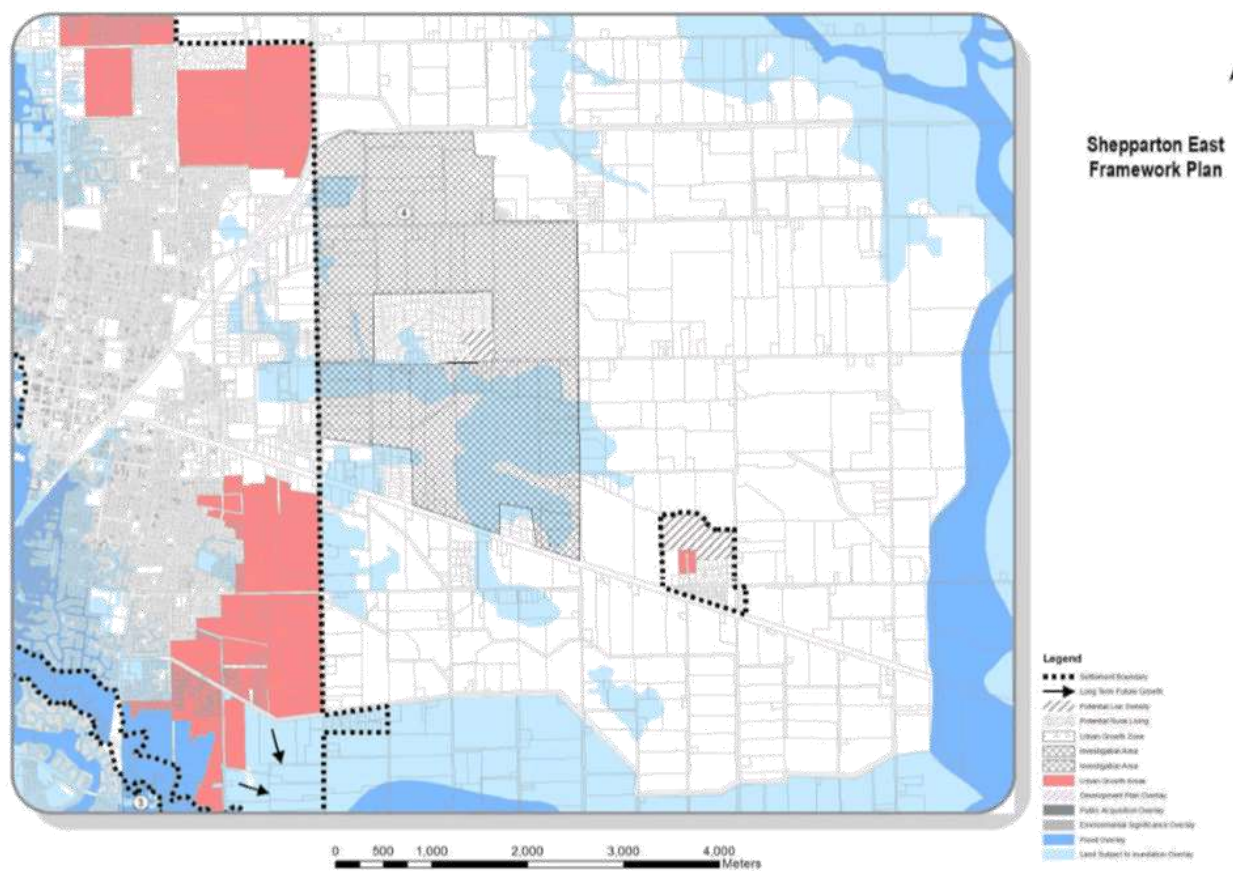
The Recreation Reserve is owned by Greater Shepparton City Council, who in turn under the provisions of Section 86 of the Local Government Act have appointed a volunteer committee of management to oversee its day to day operations as well as support any future developments.
The Recreation Reserve

The Recreation Reserve facilities include a multi-purpose sports oval, tennis and netball courts, a community centre, scout hall and several other smaller buildings used as change-rooms, meeting rooms and for social purposes as well as a caretaker residence and playground.

Amongst its key user groups are the Shepparton East Football Netball Club, Central Park St Brendans Cricket Club, the Central Park Tennis Club and Country Women's Association.



The map below taken from the Greater Shepparton Planning Scheme highlights the location of Central Park Recreation Reserve in relation to the Urban Growth Areas and Potential Rural Housing development areas.



4 CENTRAL PARK RECREATION RESERVE

BACKGROUND

Central Park plays a pivotal role in the provision of open space, sport, recreation, community and event opportunities for the local community.

Council has identified the need to develop a master plan to provide a current and detailed strategic framework for the future planning, development and management of sport and recreation opportunities, open space and preservation of natural environment for residents.

Factors leading to the decision to develop a master plan include:

1. To provide strategic guidance for the future development of Central Park at a holistic level.
2. To better respond to changing demographics, participation trends, needs of residents and visitors.
3. To better respond to State Sporting Associations in relation to the provision of sport and recreation opportunities, including the assessment of current and future needs of members.
4. To address impacts and opportunities from the development of Central Park undertaken over time.
5. To address ageing infrastructure and the need to maximise use of facilities in the precinct.
6. To provide strategic guidance to Clubs and Associations, visiting organisations and events in terms of effective future development, management and use of the park.



CURRENT SITUATION

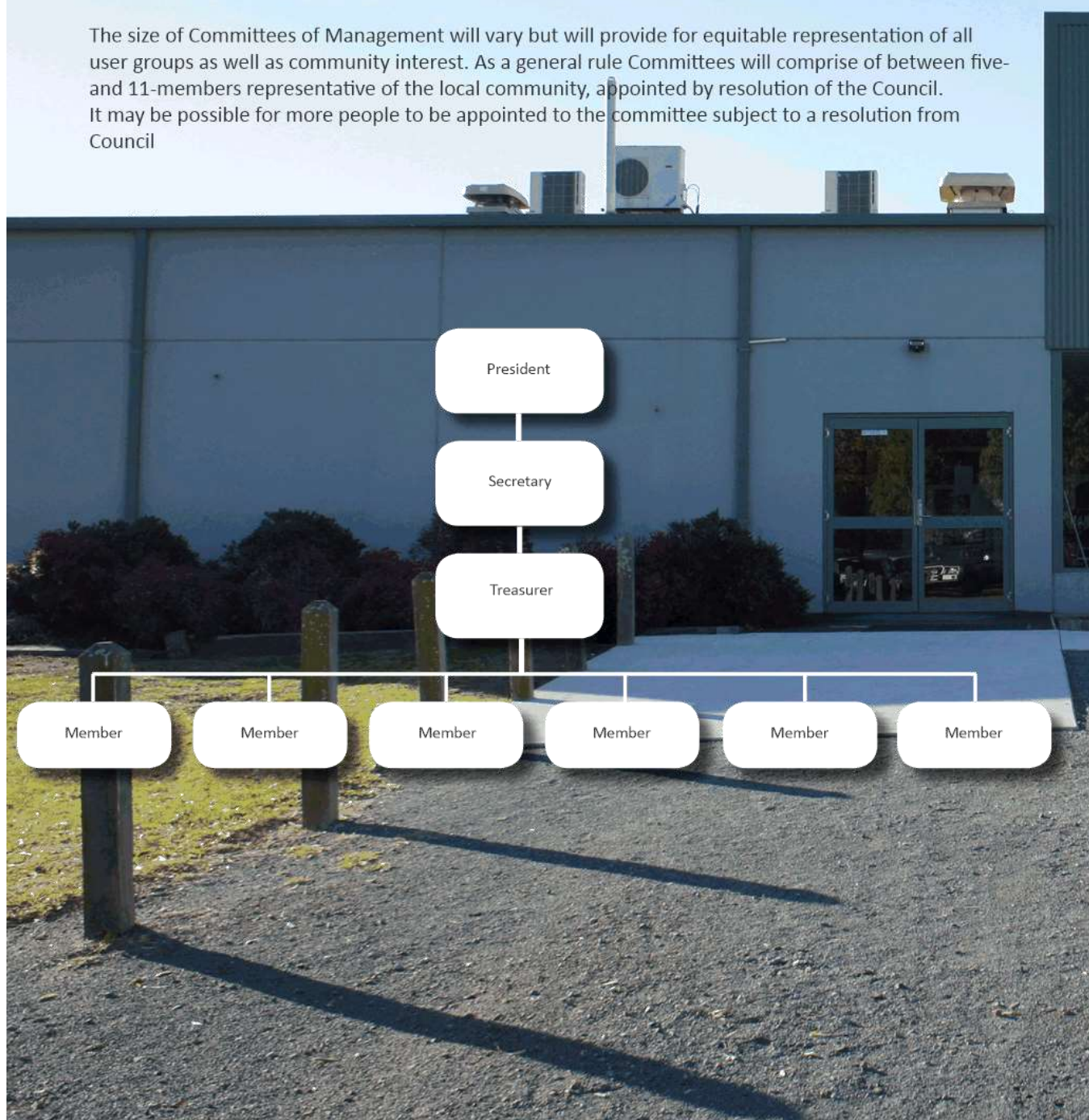
COMMITTEE OF MANAGEMENT

The Central Park Recreation Reserve is owned by Greater Shepparton Shire Council, who in turn under the provisions of Section 86 of the Local Government Act have appointed a volunteer committee of management to oversee its day to day operations as well as support any future developments.

The Committees of Management Administration Manual provides detailed guidance to the Committees in undertaking their duties and meeting their obligations.

GOVERNANCE STRUCTURE

The size of Committees of Management will vary but will provide for equitable representation of all user groups as well as community interest. As a general rule Committees will comprise of between five- and 11-members representative of the local community, appointed by resolution of the Council. It may be possible for more people to be appointed to the committee subject to a resolution from Council



STAKEHOLDER IDENTIFICATION

The chart below highlights the stakeholders that have been identified as the primary stakeholders in relation to the on-going management and future development of the recreation reserve i.e. those that are critical and the secondary stakeholders i.e. those who are influential in the direction but not necessarily critical.



TENANT SPORTS CLUBS

Table 1 provides an indication of the numbers of people that are participants in the organized sports conducted at the reserve. The numbers are estimates based on team numbers and do not include the significant number of other critical people involved in the facilitating of these clubs such as committee members etc. nor the people who attend events as supporters.

Table 1. Sporting Clubs at Central Park Recreation Reserve

Club	Total
Shepparton East Football Netball Club	200
Central Park/St Brendans Cricket Club	65
Central Park Tennis Club	30
Total	295

Shepparton East Football Netball Club

The Football Netball Club has four football and eight netball teams with approximately 600 people involved directly each season, this includes around 170 football and netball players, 150 parents and many grandparents, family and friends that would attend training and matches each week and a team of volunteers and committee members that run the day to day operations of the club.

Key issues for the football netball club include the current netball court surfaces, lack of female change facilities, the condition of the change rooms.

The football netball club has also identified the upgrade of the scoreboard to electronic as a desirable future project.

Central Park/St Brendan's Cricket Club

The Central Park/St Brendan's Cricket Club fields sides in the Shepparton Cricket Association and has around 90 members and players.

The club generally trains in Shepparton at Deakin Reserve and uses the Central Park oval for matches.

Key issues for the cricket club are:

- The wicket area is dropping which is allowing water to run underneath the covers.
- Water availability at times, the irrigation system has been turned off and the pitch has had to be watered by hose.
- The toilets require upgrade and/or repairs.
- Additional storage would be welcomed as the cricket club currently only has a small area under the existing scoreboard.

Central Park Tennis Club

The Central Park Tennis Club was formed in 1947 and participates in the Shepparton District Tennis Association summer competition and also field teams in the midweek ladies' competition and the Shepparton Junior Tennis, although the latter is currently in a transitional phase as the club awaits its next generation of youngsters to come of age.

The club estimates that it has around 100 members and players.

The club is a very community orientated group and considers itself the most socially active club in the competition, where many come not necessarily for the tennis, but for the social interaction and networking that a sports club can offer while the football season is in recess.

Playing numbers have declined somewhat over a period of time, however the club is confident that numbers will again increase as people re-discover the health and well-being advantages of active sports participation.

The club has identified that at least two of the four courts are desperately in need of replacement/refurbishment and has proposed a combined project with the Shepparton East Football Netball club to develop at least two courts marked for both tennis and netball that would benefit a much broader section of the community, as well as meeting the needs of both clubs.

The existing toilet facility is also identified as a major issue for tennis with the current ones not meeting current standards relating to accessibility.

The club has a diverse member base, with qualified builders and plumbers amongst its numbers that have potential to provide volunteers for any in kind contributions, should they be required for future upgrades and improvements.

OTHER USES

Orrvale Scouts

The Orrvale Scout Group hold a lease to the George Wright Memorial Hall for the next 23 years.

The group is currently inactive and has no immediate plans for this situation to change.

The key issue for the group, likely linked to it not being active, is security citing break ins and vandalism to the building.

Country Women's Association

The Country Women's Association meet periodically at the community centre.





EXISTING INFRASTRUCTURE

Below are the key infrastructure components of the reserve:

Sports Oval

The main oval is used for Australian rules football, cricket and until recently soccer. It is boundary fenced with a very good condition turf cricket pitch, scoreboard/timekeepers' box, training standard lighting and two interchange boxes.

The coaches and interchange boxes are rated as being in excellent overall condition and the timekeeper's box as moderate to good overall.

The committee and users are generally satisfied with the infrastructure around the ground including the coaches boxes but have identified the upgrade of the scoreboard to a more modern electronic one as desirable.

There is an area approximately 30 meters in from the boundary that is very hard and the committee have suggested it be may need top dressing or additional top soil.

Community Centre

The community centre includes a multi-purpose room, bar and kitchen. The primary purpose of the building is to provide a social venue for the tenant sports clubs and a meeting space for the local community.

Council's Asset Audit of the building has rated the building overall as being in excellent condition.

Users and the Committee of management are satisfied that the community centre is meeting their current and short to medium term future needs.

Football Change Rooms

Council's Asset Audit of the change-rooms has rated them as overall as being in moderate to poor condition.

This rating is reflected in the committees review which highlighted that:

- The committee believe that there is asbestos in the roof of the visitors change rooms and that it cannot be touched.

- The showers are the original ones and estimated to be well over 50 years old.
- Water leaks through the light fittings.
- The pitch on the roof is too flat and the whole building needs a new roof.

Tennis Courts

Four hard-court tennis courts with wire fencing.

The two nearest the road to the north west of the reserve are the original courts and were laid in different pours which has been a contributor to significant cracking. The condition of these courts has gotten to the stage where mid-week players will no longer use them.

The adjacent two courts to the east are newer and acceptable.

Netball Courts

Two bitumen netball courts are located adjacent the tennis courts. The courts no longer comply with Netball Victoria regulations for safe playing surfaces and are described as being at the end of their useful life with cracking, undulations and poor drainage creating potential safety issues. As a result, court safety has been compromised. Netball Victoria has expressed concern regarding safety of the court including use in warm up, for games and inability to use for finals.

The Recreation Reserve and Football Netball Clubs have identified the replacement of the courts as a priority project and with the support of Council have made a successful submission under the Country Football Netball Program for their full replacement at an estimated cost of around \$250,000.

It is anticipated the upgraded courts will be completed and ready for use for the 2019 season.

Lighting at the courts was upgraded four to five years ago and is described as being suitable for training.

Tennis Pavilion and Netball Change Rooms

Adjacent the courts is a small brick tennis pavilion consisting of multi-purpose space, kitchenette and office. There is a storage space with no showers or toilets that has been converted to provide a very small change-room area for netballers.

The building is fit-for-purpose for tennis noting some ongoing maintenance is required, including the upgrade and/or replacement of fascia's and eaves.

The building is described as being in good overall condition.

Shepparton United Soccer Club Rooms

Constructed of brick and steel the building is generally rated as being in moderate to good condition however the roof structure and cladding are both rated as poor.

The building until recently has been used as the female soccer change-rooms. The kitchenette is no longer serviceable, and it may have asbestos.

The committee have raised the potential for this building to be converted to a multi-purpose storage space that could be shared by all user groups. Council's Asset, Building and Maintenance Department have confirmed that structurally the building would be suitable for this purpose.

Entry and Ticket Box

The entry has a dual gateway with a small brick ticket box in the centre. The ticket box building has been rated as being in good to excellent condition. This rating is shared by the committee with the only likely upgrade if any to be more superficial, such as rendering.

Caretaker's Residence

There is a house on the site located between the main entrance and football change-rooms.

It is currently rented out and the tenant provides some caretaker type tasks at the reserve for the committee.

There is a large heritage listed Moreton-Bay Fig that hangs over the house and needs some maintenance. Currently its roots have grown into the sewer and it is damaging to both the house and recreation reserve.

The irrigation channel than is located outside the boundary of the reserve leaks and floods parts of the house driveway all the way across to the entry gate.

The house has been rated overall as being in moderate to good condition.

Scout Hall

The George Wright Memorial Hall building is located in the north east corner of the recreation reserve and is home to the 1st Orrvale Scout Group who are 2 years into a 5 x 5-year lease.

The scouts built the building with the support of funds raised by the local community around the district.

There is currently no power to the building.

The brick building is rated as being in moderate to good condition.

Spectator Amenities

The main oval provides space for spectator viewing by car parking up to the fence, a number of bench type seats placed around the ground and two shelters.

One shelter, the 'District Jubilee Pavilion' has a steel roof and back with no built-in walls on the sides and crushed rock floor with a small number of moveable type tiered seats. It is described as being in good to excellent condition.

The other shelter is a similar but newer construction with a tiered concrete floor, bar/serving area and several bench type seats with backs. This shelter is also described as being in good to excellent condition.

The netball courts have two larger and a small shelter for players and spectators as well a number of aluminum bench seats.

All shelters have been described as being in good to excellent condition.

Roadways and Car Parking

The reserve has an unsealed ring road around the main oval with oval facing parking as well as a number of informal parking spaces located around the site.

The committee have identified the following:

- Ash trees could be replaced over time.
- Pine trees around the perimeter are regularly falling over and may in fact be dead, the committee would prefer if they were removed.
- The perimeter fencing is satisfactory.
- A number of older gum trees that could be removed.
- Consider gravel all the way to the boundary fence as it currently puddles and gets very muddy on wet days.







Playgrounds

There are two separate play areas at the Recreation Reserve.

The main playground is located behind the community centre near the tennis and netball courts.

There is also a small fenced play feature located adjacent the toilets next to the netball courts.

The only issue identified by the committee is that the main playground may benefit from drainage works as it gets very muddy in winter.

Power

There are no identified issues with power to or at the site.

Water

There are no identified issues with water to or at the site.

Toilet Blocks

The recreation reserve is serviced by two toilet blocks in addition to toilets located in buildings.

A small brick toilet block is located at the tennis and netball courts and the second is located between the football change-rooms and Shepparton United buildings.

While the netball and tennis toilet block is rated as generally being in moderate to good condition, feedback from the committee is that they do not meet current standards for accessibility.

The committee identified that the playground may benefit from drainage works as it gets very muddy in winter. It is also ageing and will require upgrade and additional shade provision.

GUIDING PRINCIPLES

DEMOGRAPHICS

Shepparton East Community

The Central Park Recreation Reserve is located approximately 10km from the centre of Shepparton to the south east, near the townships of Shepparton East and Orrvale and is part of the Shepparton East catchment area.

The area has a population of approximately 1,171. There are 318 families and the gender split is 47% male and 53% female and the median age is 39.

The population in the South East of Shepparton is projected to grow by 52% by 2036 and remain fairly stable from an age profile perspective.

Apart from reflecting broader changes to facility demand and requirements linked to sport and recreation, it is unlikely the demand for facilities at Shepparton East will decline based on demographics, but rather as a minimum remain stable, with potential for increased demand in the future should identified growth to the south east occur.

PLANS AND STRATEGIES

Committees of Management Administration Manual 2015

The direction and powers of the Committee are provided for via Council's delegation (through a Section 86 Committee), as well as the Committees of Management Administration Manual (the manual).

In addition to providing guidance relating to governance and process, the manual also states that Council will support the Committee in the development of a Facility Improvement Plan, to outline the Committees aspirations for the use and development of the facility over its term in office. It states that Committees should constantly seek to identify and review potential improvements to the facility.

Greater Shepparton City Council - Council Plan 2017-2021

The Greater Shepparton City Council – Council Plan is the document that will guide the Council's direction and activities during this Council's term of office.

The Plan also incorporates Council's Municipal Health and Wellbeing Plan which guides Council's strategic direction and planning around reducing inequalities in health, managing chronic disease and collaborative approaches to health promotion.

The Plan identifies a number of objectives, strategies and actions that are relevant to the provision of facilities and services such as those at Central Park, including:

- Increasing the proportion of the population who volunteer for a community group or activity more than once a month.
- Reduce the levels of overweight and obesity.



- Social and cultural, educational and employment opportunities are created to enable children, young people, individuals and families to actively participate in their communities.
- Public places, open space and community facilities are safe, accessible for all and presented to a high quality.
- Quality infrastructure is provided and maintained to acceptable standards.
- Assets are well managed and their renewal is being planned through long-term renewal strategies.

LIVEABILITY

Liveability is becoming a key framework used nationally and internationally in health policy development. The 'Place, People and Liveability Research Program' undertaken by the Victorian Government in partnership with Melbourne University in 2013's definition of liveability includes it being a place that is safe, attractive, socially cohesive and inclusive with access to public open space, leisure and cultural activities and walking and cycling infrastructure. It also notes the determinants of a liveable community include parks and recreational opportunities and vibrant social interaction.

In the Council Plan, it is stated that:

"Through the development and implementation of a liveability framework, Council will take a lead in providing services, facilities and places of engagement that can positively affect health and wellbeing for individuals and entire communities. Council will continue to work closely with stakeholders to advocate for funding, new services, programs in partnership and to support communities (p8).

Greater Shepparton Planning Scheme – Municipal Strategic Statement 2007

The Municipal Strategic Statement suggests that a significant portion of residential growth in the short-medium term will be met by the four main growth corridors identified in the Greater Shepparton 2030 Strategy and this includes the 'South Eastern corridor, along Poplar Avenue which is less than 5kms from the recreation reserve.

Greater Shepparton 2030 Strategy

The Greater Shepparton 2030 Strategy (GS2030) is a blueprint for building sustainable economic activity and maximizing the quality of life in the municipality.

Some key inclusions in GS2030 include identification of the following strategies:

- Promote clustering of facilities to enable multi-use and sharing of community facilities, such as the community hubs.
- Encourage flexible design to meet user group needs over the life-cycle and changing demographic structures.
- Promote healthy lifestyle and the use of recreation and sporting facilities.

Sport 2050 Strategic Plan 2011

Sport 2050 aims to provide a blueprint to support the long-term planning and sustainable provision of sports and recreation infrastructure and programs.

The plan specifically addresses the provision and distribution of a hierarchy of facilities across the municipality and in particular locations.

The plan states that “Shepparton is the major urban centre of Goulburn Valley and the City of Greater Shepparton. Mooroopna, Tatura and Kialla are the other large centres in the city (approx. population 4,000 – 7,000). Other smaller centres include Ardmona, Murchison, Merrigum, Dookie, Kialla West, Tallygaroopna, Toolamba, Shepparton East and Katandra West (mostly 400 – 1,000 people) The plan then classifies localities by population into three tiers as highlighted below:

Tier 1	Tier 2	Tier 3
Shepparton	Mooroopna	Tallygaroopna
	Tatura	Murchison
	Kialla	Merrigum
		Congupna
		Dookie
		Toolamba
		Undera
		Katandra West

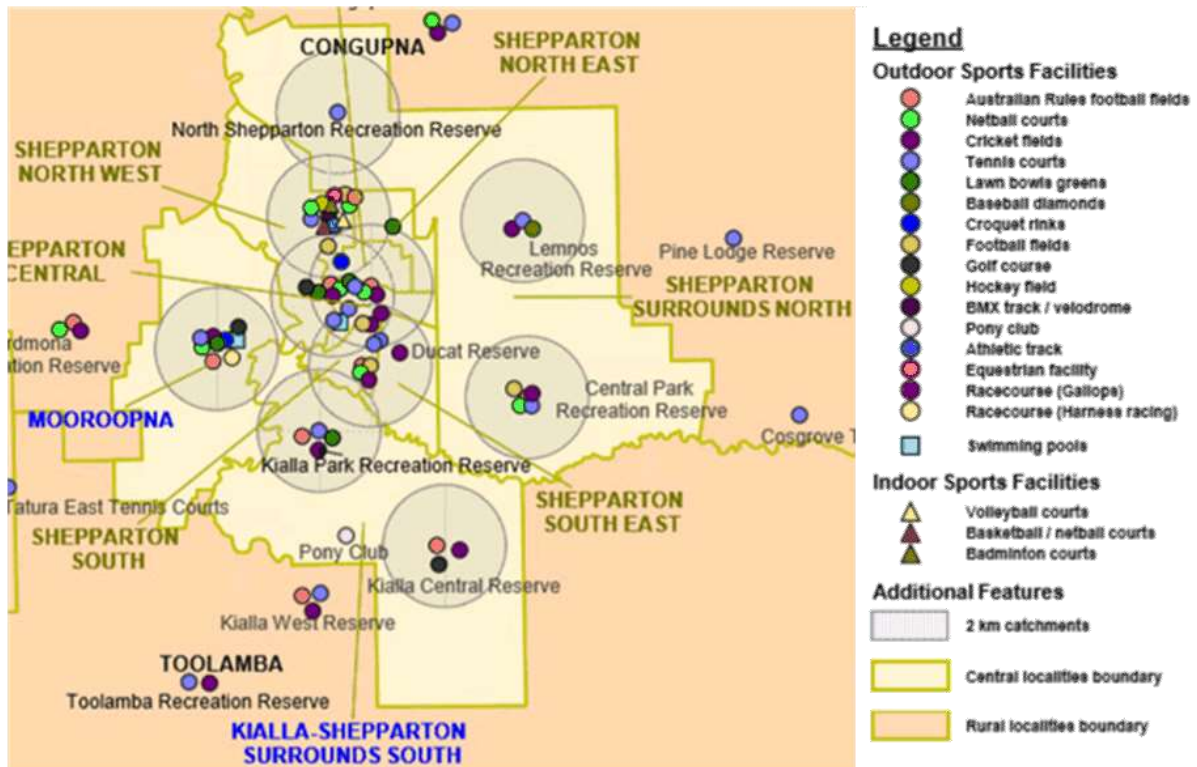
The following principles for distribution are identified

- Sports facilities with multiple playing fields/courts and hubbed with other community facilities will be more viable, and more easily able to be maintained to higher quality than others.
- Where sports that are not currently present in the City are looking to locate in the City, a more rural recreation reserve location (in a tier 3 town location) may provide the opportunity to renew (and increase use of) an existing asset, provide another opportunity for local participation and share possible social and economic benefits of sport and sports events amongst smaller townships.

The plan then makes the following recommendations relating to distribution:

- In the future, it is desirable that no single playing field sports facility should be provided for competition. Where new facilities are to be provided they should be added to existing facilities unless the locality is a growth area and not served by existing facilities (such as in the south east).
- In all tier 3 towns and smaller localities, all sports facilities should be located in hubs with other sports and community facilities – preferably adjacent to a school.
- Seek to develop competition standard sporting infrastructure in tier 3 towns in preference to smaller localities that will not have the total population and player age profile to sustain clubs and infrastructure in the long term.
- Where possible in tier 1 and 2 towns locate sports facilities so that all residents in urban areas have an outdoor playing field (including schools and private facilities) and preferably organized sports competition, within 2 kilometres.
- Ensure sports have a hierarchy of facilities available in the region to enhance player pathways and ensure not all facilities are maintained to the same standard.
- Ensure community plans embrace the principles of this plan to ensure sporting infrastructure can continue to be viable and reflect current changes in demand.

The map below illustrates the distribution of sports facilities in the central localities boundary, including the Central Park Recreation Reserve, where the aim is for all residents to have an outdoor playing field within 2 kilometres.



Specifically relating to Central Park Recreation Reserve, Sport 2050 provides the following strategic direction:

Continue to develop Central Park Recreation Reserve to service the Shepparton East and district community growth and future expected south east corridor residential growth.

By 2022 expand the size of the football (soccer) ground to provide full-sized field and install training quality lights to the oval.

By 2032 construct new football (including soccer) change-rooms and construct a new netball/tennis pavilion.

Greater Shepparton Whole of Sport Plan – Cricket 2017

The Greater Shepparton Whole of Sport Plan Cricket has been developed to provide Council with a vision for supporting cricket at a local and regional level and to guide the development of improved facilities that will meet current and future community need.

The plan states that participation in cricket in Greater Shepparton has been in decline over the last 10 years, however identifies the opportunity to grow numbers through introduction and support of more women's competition and programming. The plan states that anecdotally there has been a significant increase in participation in cricket by females over the last 2 years and this is a trend that Cricket Victoria expect to continue.



The plan states that Council's priorities include investing in sporting facilities, particularly where:

- Participation is maximized
- Strong partnerships are formed and maintained
- Multi-use and community hub approach will be implemented, and
- Facilities are not used exclusively by clubs

Specifically relating to cricket, the Plan proposes the following criteria for investing in infrastructure to support cricket:

- Maximised participation: Particularly for participation by females, multi-cultural communities, older adults and junior.
- Multi-use facilities: Clubs who work with other sports and the wider community to improve infrastructure will be supported. Council will actively seek opportunities to partner with Department of Education and DELWP to improve infrastructure where multi-use outcomes can be achieved that include cricket.
- Sporting infrastructure that meets community need: Council will actively support the development of infrastructure in the right location and of the right standard for the community it serves.
- A baseline of facilities: Sites that support cricket will have a baseline of facilities that are usable, safe, presentable and attractive for participants.

Greater Shepparton Whole of Sport Plan – Tennis 2017

The Greater Shepparton Whole of Sport Plan Tennis has been developed to provide Council with a vision for supporting tennis at a local and regional level and to guide the development of improved facilities that will meet current and future community need.

The plan states that broadly at a local level there have been significant declines in participation by adults and in competitive tennis:

- The number of players participating in weekend senior competitions delivered through the Shepparton District Tennis Association and the Goulburn Murray Lawn Tennis Association has declined by more than half in the last 10 – 15 years.
- The number of players participating in the Shepparton and District Ladies Midweek Tennis Association has declined by 40 percent since 2005/2006.

It goes on to highlight that there is a significant number of tennis clubs in the Greater Shepparton area who no longer field teams in any of the local associations including Congupna, Dookie, Invergordon, Violet Town, Katandra West, St Marys, Toolamba, St Augustine's, Wesley, St Mels, Kialla West, Central Park, Tallygaroopna, Old Students, St Andrews, Baulkamaugh and Currawa.

The report does however provide examples where tennis is experiencing growth in participation, moreso where it is linked with more casual and flexible opportunities. These include:

- The Shepparton Lawn Tennis Association has conducted a Wednesday Night Twilight Tennis competition for many years. While this program has still experienced some decline, it has undergone a resurgence in recent years as a consequence of reduced and flexible entry fees (pay

as you go), opening up the program to all ages (not just adults), and offering social activities as part of the experience. The program has around 200 participants per week.

- The Dhurringile Tennis Club's Friday night ANZ Hot Shots Tennis program has been running quite successfully for a number of years. Hard work from a number of committed volunteers at the Club has seen the program run successfully.

At a national level, the report states that participation in organised tennis by children up to 14 years of age has remained relatively stable with some decline in the past few years, however this is notably different from what is occurring at the local level with the number of players participating in the Shepparton Junior Tennis Association declining by just under half between 2001/2002 and 2016/2017.

To support and grow participation, the plan states that it is important that tennis clubs and associations have access to the right facilities in the right locations. Reflecting on both Council's and the community's existing priorities and commitment to sporting infrastructure and the priority areas identified by local tennis clubs, the following criteria is proposed for investing in infrastructure to support tennis:

1. Multi-use facilities: Clubs who work with other sports and the wider community to improve infrastructure will be supported. Council will actively seek opportunities to partner with the Department of Education and DELWP to improve infrastructure where multi-use outcomes can be achieved that include tennis.
2. Sporting infrastructure that meets community need: Council and Tennis Victoria will actively support the development of infrastructure in the right location and of the right standard for the community it serves.
3. Maximised participation: Particularly for participation by juniors, multi-cultural communities, and older adults.
4. Access to facilities: Historically tennis facilities were open to the public and community members to enjoy a hit of tennis at their leisure. Unfortunately, over time, community access has been restricted due to safety concerns for the facilities. Council and Tennis Victoria will actively encourage clubs to look for solutions that enable better access for all members of the community to be able to enjoy a hit of tennis.



Shepparton East Locality Plan – 2015

The Shepparton East Locality Plan highlights what the community of Shepparton East love about their community and includes their vision, challenges and future priorities. It provides a written record of the projects that are important to their locality over the next five years and will be used to inform all relevant stakeholders and the wider community of their goals.

The Locality Plan has the following goals specifically relating to Central Park Recreation Reserve:

- Develop a master plan.
- Combining tennis courts and netball courts, including re-location of lighting or upgrading the existing courts without combining them (high priority).
- Improved drainage (medium priority).
- Upgrade of the small clubhouse facilities including adding female change-rooms and general maintenance to existing rooms.

Playground Provision Strategy 2006-2018

Greater Shepparton City Council owns or manages almost 80 playgrounds across the municipality with an estimated replacement value of around \$2,087,500. The Playground Provision Strategy provides guidance and direction to Council in relation to their ongoing management and provision.

The Strategy has a section that specifically deals with playgrounds at Recreation Reserves.

Playgrounds at Recreation Reserves

A number of sporting and recreation reserves throughout Greater Shepparton include playground facilities. At many reserves, there is often limited general public use of these playgrounds and use is related to the sport or activity at any particular point in time. On the other hand recreation and sporting reserves can provide excellent locations for “public” play environments that service the broader community as well as the users of the reserve.

While the Council’s primary aim is to provide play facilities that maximise general public access and use, there is recognition that in certain circumstances where reasonable demand requires, play facilities at recreation and sporting reserves are critical to the overall function and community enjoyment of a facility. In these circumstances they can be viewed as an important “supplementary” to the overall provision of play environments within the community.

This recognition may lead to circumstances whereby greater than generally “prescribed” numbers of play environments may be established within any one particular area or community. This being the case it is not considered unreasonable for Council funds to contribute to such “excess” supply on a dollar for dollar funding basis.

The strategy recommends that, subject to reasonable evidence of demand and benefit, the Council will assist Recreation Reserve Committees of Management on a dollar for dollar basis in the development of “supplementary” play facilities.

Asset and Project Management

Greater Shepparton City Council has a strong and formalised program of Asset and Project Management.

Building Condition Audits are undertaken periodically to inform works and maintenance programs as well as long term capital development programs. Audit information specific to Central Park Recreation Reserve has been included in facility and building information in the existing infrastructure section of this report.

Further to this, additional discussions with the Building Maintenance and Projects teams have provided direction relating to key issues.

Relating to the opportunity to provide multi-use hard courts the Projects Department advised that due to drainage issues specific to the Central Park and risks associated with movement and areas where sleeves would be located in particular that they would not recommend dual use or marked courts unless the netball court orientation/markings are east/west.

SPORT STRATEGIES

Netball Victoria

Netball Victoria have undertaken significant works in auditing and reporting against the condition and compliance with established standards of court provision of facilities right across Victoria. They have developed in partnership with the State Government a Netball Court Planning guide providing a number of case studies highlighting different development options as well as indicative costings for various court types.

The Facilities Manual published by Netball Victoria and the Department of Sport and Recreation includes a hierarchy of facilities that recommends local facilities include:

- 1-3 fully compliant courts
- Courts may be multi-lined
- Courts to be fenced if required
- 2 x team benches per court
- 2 shelters per court
- 1 officials bench and shelter per court
- Minimum of 2 x 14m2 unisex player amenities
- Minimum 2 20m2 change facilities (based on 14 players using room at one time)

Tennis Australia

Tennis Australia has developed a comprehensive planning framework to support and assist tennis clubs throughout the country. Amongst the frameworks are recommended levels of facilities based on a national hierarchy and indicative costings of upgrades and re-development of courts based on a number of court and surface types. Under the Tennis Australia facility hierarchy Central Park would fall into the 'local' category.



A local facility it is recommended has at least 4 courts of which 50% are based on the ITF surface code A (acrylic), F (clay) and H (grass) and 50% courts floodlit to a minimum club competition standard (350 lux).

Australian Football League – Preferred Facility Guidelines (incorporating Addendum Amenities Upgrade for Unisex Use) – July 2015

The Guidelines have been developed in order to provide direction for the development of new facilities and/or those being considered for major refurbishment or redevelopment.

For local or regional type facilities the guidelines recommend:

- Avoiding open showers and provide three to four showers.
- Avoid troughs and individual urinals and provide a minimum of one ambulant accessible toilet cubicle.
- Social/Community spaces should be at least 100m² and around 150m².
- Appropriate umpires, meeting, administration and storage spaces should be provided.

Cricket Australia Community Facility Guidelines - Guidance Note 2 – Outdoor Training Facilities'

Cricket Australia's Guidance Note 2 – Outdoor Training Facilities aim to help guide future cricket net development and/or redevelopment and recommends the following planning principles be considered when determining the most suitable location for cricket net development:

- Training nets and run ups should be positioned off the field of play.
- Nets should not be positioned in a location likely to interfere with the match (e.g. behind the bowler's arm causing potential distractions to the batsman).
- Nets should be orientated in a north-south direction.
- Nets should be positioned in a location where there is minimal chance of injury to passers by or damage to property and/or vehicles. This planning consideration is not applicable if training nets are enclosed.
- Nets should be positioned as close to the pavilion as possible to minimise distance to transport equipment.

Cricket Australia Community Facility Guidelines - Guidance Note 3 – Clubrooms and Change Facilities

This guideline acknowledges how well-designed clubrooms and change facilities can contribute significantly to a successful club, sporting precinct and local community.

Specifically relating to change facilities, the guidelines recommend that:

- A minimum of three showers should be provided and that these should be lockable cubicles to better accommodate all users.
- A minimum of three toilet pans is preferred and should be provided as lockable cubicles. Urinals should be avoided to better accommodate all gender use and at least one ambulant toilet should be provided in accordance with Disability Discrimination Act standards.
- A regional or club level social facility should have a commercial kitchen and storage of around 25m² and social, community or multi-purpose room of around 150m².

SPORT PARTICIPATION TRENDS

National Participation

The Australian Sports Commission released the 'AusPlay' participation data for the sport sector report in December 2016. Amongst the key findings were:

1. Football, Australian football and netball are all amongst the top 5 activities undertaken by boys and girls outside of school hours.
2. Football, Australian football and netball are amongst the top 5 sports activities undertaken by adults.
3. Cricket is the 4th most participated team sport for boys and 8th for adult men, however is not in the top ten for either girls or adult women.
4. Tennis is in the top 10 sports activities undertaken by adults and children of both genders.
5. Sport is still the strongest form of physical activity undertaken by young people, with over 75% children between the ages of 5 and 14 participating.
6. Fun, enjoyment and social reasons and psychological/mental health benefits all followed physical health and fitness as the key reasons why people participate in sport.
7. While sports related participation falls off as people get older, their participation in non-sport related physical activity increases and then remains stable.
8. Walking and fitness/gym continue to be the most popular forms of exercise for adults.

Netball Participation

Netball Australia reported in December 2016 that netball is still the most popular team sport for women and young girls (based on the AusPlay data). They reported that participation in the junior NetSetGo program is increasing and that more focus on social programs such as the 'Fast5' will support further growth in participation as well as encourage male participation.





AFL Female Participation

The AFL have reported a 56% increase in female community club teams in 2016 with female participation now representing 27% of the total. Girls participating in Auskick has increased by 21% and total female participation by 19%.

The AFL are making a conscious push to support and grow female participation through the introduction of a national elite competition and through funding promotional campaigns as well as both program and facility development.

Football Participation

The Football Federation Australia (FFA) have reported that football continues to grow and based on the AusPlay report is the team sport with the highest participation rates across Australia.

The FFA have an aggressive 20-year Plan to build on their strong participation and aim to have every community club having women's teams in every age group in every club and grow participation in schools.

Tennis Participation

Tennis remains in the top 10 participated sports for both genders and across both adult and children.

Tennis Australia has a Participation Strategy that aims to have 1 million registered players and 4 million people playing at least once a year and includes a framework of focus on schools, juniors, clubs, junior and competition support.

OPPORTUNITY AND ISSUE ANALYSIS

The identification of opportunities and issues has been undertaken through workshops with the reserve committee of management and review of a number of community, sport and recreation plans, frameworks and trends.

SWOT ANALYSIS

The following SWOT Analysis has been undertaken through a workshop with the recreation reserve committee of management.

Internal Environment Analysis (Strengths and Weaknesses Analysis)

Strengths

- Community based
- Good/new social facilities
- Stable core user groups
- Good lights – netball courts and oval

Weaknesses

- Change Rooms – no longer are fit for purpose
 - Asbestos in toilets
 - Leaks
- Netball Courts not up to standard
- No netball change rooms
- Toilet block is old and no longer up to standard
- Failing tennis courts

External Review (Opportunities and Threats Analysis)

Opportunities

- Upgrades could lead to more finals/bigger events
- Facility available on some days and could host women's teams/sport

Threats

- Netball Association or opposition teams could stop use of courts
- May lose the opportunity to host big games and/or finals due to general age and condition of facilities
- Tree at the house damaging sewerage/septic/water lines to the house and the Reserve
 - Lifting the fence at the house
 - Hanging over the roof

KEY ISSUES AND OPPORTUNITIES

Shepparton East Community

As noted, the population in the South East of Shepparton is projected to grow by 52% by 2036 and remain fairly stable from an age profile perspective.

Apart from reflecting broader changes to facility demand and requirements linked to sport and recreation, it is unlikely the demand for facilities at Shepparton East will decline based on demographics, but rather as a minimum remain stable, with potential for increased demand in the future should identified growth to the south east occur.

Supporting Council Strategy and Activity

The Council Plan, incorporating the Health and Wellbeing Plan acknowledge the importance of providing places and programs where people can meet, socialise, connect and be active. The proposed Liveability Framework in particular confirms Council's leadership role in providing services, facilities and places for this to occur. Central Park Recreation Reserve is well placed to be a key hub in this location for these activities and facilities.

Sport 2050 recommends the development of Central Park Recreation Reserve to service the Shepparton East and district community growth and future expected south east corridor residential growth. It recommends that by 2032 to construct new football (including soccer) change-rooms and construct a new netball/tennis pavilion.

The whole of sport cricket and tennis plans both recommend provision of sporting infrastructure to meet community demand and that facilities are developed for multi-use.

Community Planning

The Shepparton East Locality Plan identifies specific projects to be undertaken at the Recreation Reserve as community priorities. These include:

- Combining tennis courts and netball courts, including re-location of lighting or upgrading the existing courts without combining them (high priority).
- Improved drainage (medium priority).
- Upgrade of the small clubhouse facilities including adding female change-rooms and general maintenance to existing rooms.

Sports Role in Community Wellbeing

The 'AusPlay' report confirmed the important role of sport and physical activity not only in people's physical wellbeing but also to their mental health, noting that fun, enjoyment and social reasons and psychological/mental health benefits all followed physical health and fitness as the key reasons why people participate in sport. The Recreation Reserve and the activities that occur there are providing an important community role in facilitating this participation in the Shepparton East area.

Tenant Sports Clubs

Participation data for netball, AFL and tennis suggests the tenant sports are either in a growth phase or supported by active growth strategies of the sports and there is opportunity through continued development and innovation, including developing or participating in flexible and social competitions to as a minimum sustain the current levels of use. Women's teams in AFL, introduction of football and Fast5 netball, social tennis and evening activities are examples to ensure the club remains a viable entities. Nets provided behind the goals would provide a number of benefits.

Change Rooms

The change rooms are identified as a high priority for replacement. Rated as moderate to poor with many original fixtures and fittings over 50 years old. The current change facilities are no longer fit for purpose. The committee proposes the construction of new change facilities adjacent the community centre. The design of these change facilities should be informed by requirements of key user groups and have potential for provision of netball/tennis change facilities should alternative arrangements not be able to be made. This project is supported by community and Council planning.

It is recommended that new facilities be constructed adjacent the community centre on the oval boundary near the netball and tennis courts, where the existing shelter is. This will provide for better capacity to provide shared facilities and all sports.

This would allow for the current change facilities to be demolished.

In the short term, the football netball club should engage with the Orrvale Scouts in relation to using the current not utilised scout hall for change facilities. This has the potential to even provide a longer-term satisfactory outcome for all parties.

Netball Courts

The upgrade of the netball courts is occurring and anticipated to be complete for the 2019 season. Upgrades should consider all Netball Victoria facility planning advice as appropriate and feasible.

Tennis Courts

The tennis club has indicated that over time all courts will need to be re-surfaced or replaced.

The two courts closest to the netball courts are serviceable and replacement upgrade medium to long-term project. When these courts are being considered for upgrade the option to provide multi-use tennis and netball courts may be considered.

Replacement of the two courts nearest Central Avenue, being those in the worst condition and currently not in use would again provide the tennis club with 4 usable courts. This project is considered a medium to high priority.

Toilets at the Tennis and Netball Courts

These toilets are no longer fit for purpose. In the short term some appropriate remedial works may be undertaken to address issues, while in the medium to longer term and pending direction relating to the netball change facilities they may either be upgraded to a higher standard or removed.

Toilets near Main Entry

The toilets at the main entry are serviceable however have some accessibility issues. Upgrades to disabled toilets are required to address these.

Drainage on Main Oval

The south west corner of the oval being low and with drainage blocking up is prone to flooding. While works have been undertaken previously to address this the ongoing problem suggests it requires review or re-doing. This is identified as a high priority.

Hard surfaces on the Main Oval

There is an area approximately 30 meters in from the boundary that is very hard. This may be a risk to participants and the committee have suggested it may need top dressing or additional top soil. This has been identified by Council as a project that can be addressed via operational programs.

Cricket Pitch Area

The pitch area has dropped over time to the stage where it is now lower than the ground around it and floods. Even with the covers on the pitch area water is able to run underneath and flood the pitch. Building up of the wicket areas is identified as a high priority project.

Storage

The cricket club in particular have raised storage as an issue however other users have also recognised the advantage of providing additional storage. The current Shepparton United Rooms, which are now vacant have been identified as being suitable for being developed into storage for all Recreation Reserve user groups.





Scoreboard Upgrade

The scoreboard, while serviceable is not reflective of current standards with electronic scoreboards being more common at sports grounds. The committee have identified the replacement of the existing scoreboard with an electronic one as desirable and a medium priority project.

Spectator Shelter

The main spectator shelter closest to the entry gates is partially concreted with the area at the front still gravel. The committee have identified concreting further to the front as supporting spectator amenity and a medium-term project.

Recreation Reserve Entry

The entry has been modified however anecdotally this has created a safety concern, particularly with trucks being major users of Central Avenue. A review of the entry with consideration of a slip lane is recommended as a high priority.

Fig Tree at the Caretakers Residence

The fig tree at the caretaker's residence has grown to the point that there is concern its roots have grown into the sewerage and it is damaging both the house and recreation reserve. The tree is heritage listed and this is to be considered however some maintenance is also identified as a high priority.

Parking

While parking has not been identified as being a significant issue at Central Park, should the existing change-rooms be demolished it is recommended that space be used as additional parking.

Main Playground

The current play area is subject to becoming quite muddy in winter and the play equipment is ageing. General upgrade to this area including provision of additional tree planting at the playground will provide additional shade in the medium to long term.

DEVELOPMENT PRIORITIES

The following development priorities at the Reserve have been identified through the Recreation Reserve Committee workshops.

NO.	PROJECT	PRIORITY
1	Netball Courts Upgrade of existing netball courts to consider all Netball Victoria facility planning advice where appropriate and feasible	HIGH
2	Recreation Reserve Entry Re-visit entry design to ensure safety of entry and exit. This may include shifting the ticket box further back into the reserve.	HIGH
3	Change Rooms – Netball Short to Medium Term netball to liaise with Orrvale Scouts regarding use of scout hall as change facilities.	HIGH
4	Change Rooms - New To construct new change rooms that are fit for purpose, comply with all standards and guidelines of a Local Sports Ground and allow for future growth in programming.	HIGH
5	Fig Tree at Caretakers Residence Council's Building Maintenance team to inspect the dwelling and provide advice relating to maintenance of the Fig Tree.	MEDIUM TO HIGH
6	Cricket Pitch Area Investigate issues with cricket pitch area and provide direction to resolve flooding issues which may include building up wicket area or a full wicket upgrade.	MEDIUM
7	Toilets at Tennis and Netball Courts Pending direction and timing of change room upgrades including both new change facilities and possible development of scout hall upgrade or removal of these is required.	MEDIUM
8	Tennis Courts 2 Courts Adjacent Central Avenue Replace or resurface these two courts to bring them back into operation Courts Closest to Netball Courts Currently serviceable but in poor condition. Future upgrade may incorporate multi-use courts if ground issues can be addressed.	MEDIUM
9	Scoreboard Upgrade Replacement of existing scoreboard with modern electric scoreboard	MEDIUM
10	Storage Provide the existing Shepparton United Building as storage for users	MEDIUM
11	Main Playground Address drainage, upgrade equipment and provide for additional tree planting at the playground will provide improved play spaces for the future.	MEDIUM
12	Toilets – Main Entry Upgrade accessible toilet facilities	MEDIUM
13	Parking Once new change rooms are constructed demolish existing changerooms and use space for parking	MEDIUM

Central Park Recreation Reserve and Community Centre - Shepparton East
MASTER PLAN

DEVELOPMENT PRIORITIES

The following development priorities at the Reserve have been identified through the Recreation Reserve Committee workshops:

ID#	PRIORITY	PRIORITY
1	Netball Courts	HIGH
2	Recreation Reserve Entry	HIGH
3	Change Rooms - Netball	HIGH
4	Change Rooms - Netball	HIGH
5	Fig Tree at Caravan Residence	MEDIUM TO HIGH
6	Cricket Pitch Area	MEDIUM
7	Cricket Pitch Area	MEDIUM
8	Cricket Pitch Area	MEDIUM
9	Scoreboard Upgrade	MEDIUM
10	Storage	MEDIUM
11	Main Playground	MEDIUM
12	Toilets - Main Entry	MEDIUM
13	Parking	MEDIUM

LEGEND

Existing Tree
- Bank species to be replaced with indigenous tree species.
- Native species to be retained.

Proposed Indigenous Shade Tree
Approximate location only

Proposed Path

Proposed Gravel Road/Circling
Subject to council engineering review

Proposed Garden Bed

Proposed Score Board

Existing Building

Proposed new or upgraded Building



1:750 @ A1 0 7.5 15 22.5 30 31.5m
1:1500 @ A3 0 15 30 45 60 75m
December 2018

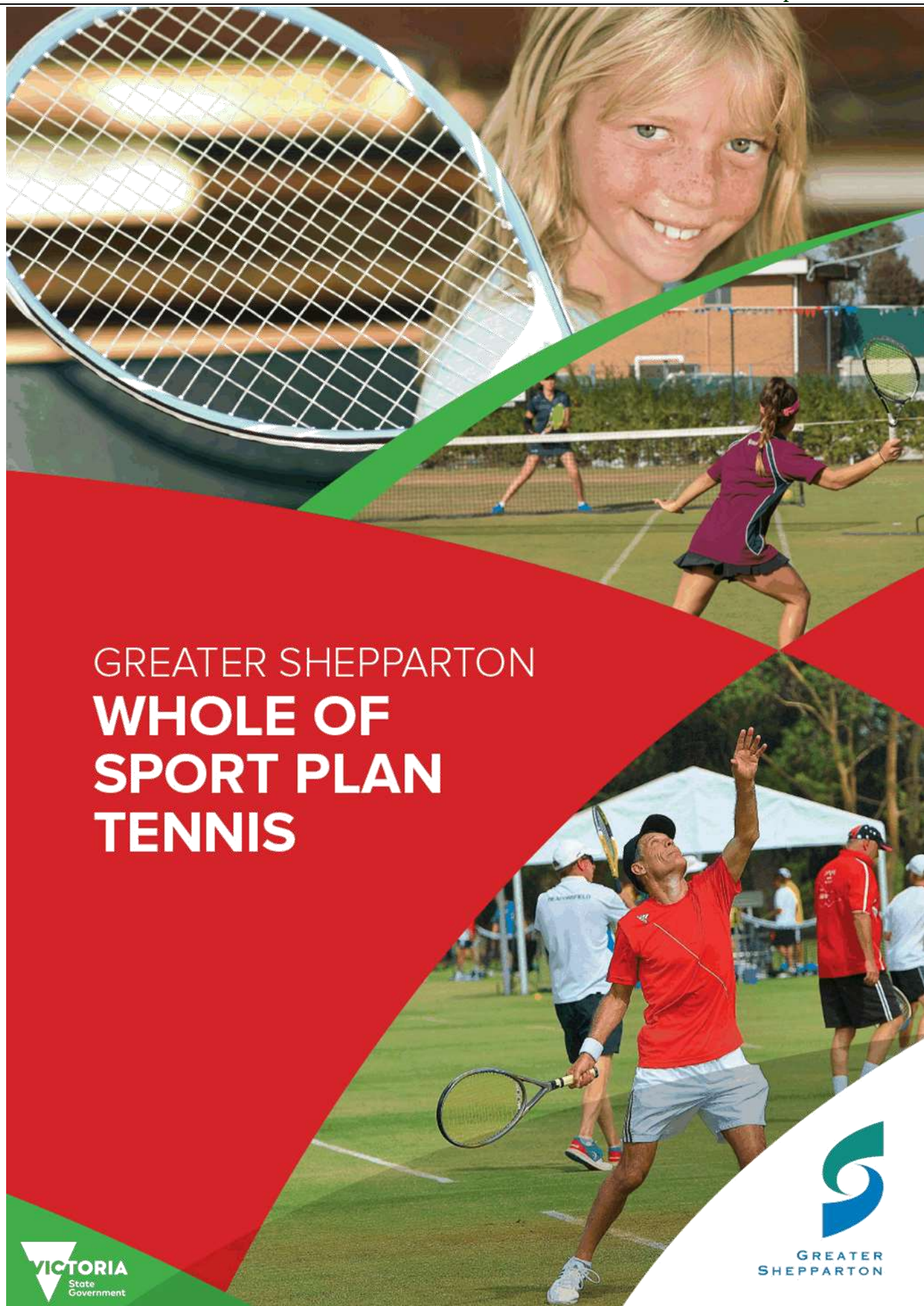


Central Park Recreation Reserve and Community Centre - Shepparton East
EXISTING SITE CONDITIONS









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1. Introduction

This Whole of Sport Plan for Tennis (“the Plan”) has been developed to provide Greater Shepparton City Council with a vision for supporting tennis at a local and regional level, and to guide the development of improved facilities that will meet current and future community need.

The Plan considers the needs and expectations of the local tennis community, the vision Tennis Victoria has for the future of tennis and the role tennis plays in helping Council to achieve its priority of improving liveability through social and recreational opportunities.

The process of developing the Whole of Sport Plan for Tennis has included four distinct steps:

1. **Reviewing key planning documents** to understand the strategic priorities of Greater Shepparton City Council, Tennis Victoria and Tennis Australia.
2. An **assessment of the demographic characteristics** of the Greater Shepparton community, general sport and recreation trends, along with tennis participation rates and trends
3. **Consultation** with Tennis Australia, Tennis Victoria, and local tennis clubs and associations
4. An **assessment** of the existing tennis facilities within the Greater Shepparton municipality looking at the type of courts i.e. grass or hardcourt

The information gathered through this research has been used to:

- **Develop guiding principles** to assist Council in making decisions and establishing priorities for the development of tennis infrastructure
- **Analyse local participation demand**, including latent demand and to identify opportunities for increasing tennis participation
- **To identify issues and opportunities** associated with linkages, connections and partnerships.

2. Tennis in Shepparton

Tennis in the Goulburn Valley has been played for well over 90 years. One of the largest clubs, Shepparton Lawn Tennis Club can trace their club history back to 1924.

At present there are four associations that operate and organise tennis in the Shepparton district:

- Goulburn Murray Lawn Tennis Association (GMLTA)
- Shepparton District Tennis Association (SDTA)
- Shepparton Junior Tennis Association (SJTA)
- Shepparton and District Ladies Midweek Tennis Association (S&DLMTA)

Each association has organising committees for each of the competitions. Many local clubs have teams in three of the four competitions, with a couple of clubs having teams in all four competitions.

In 2015/2016, there were 24 tennis clubs in Greater Shepparton who were affiliated with Tennis Victoria and they had a total of 1,169 members. This figure does not include the 8 clubs within the area that are not affiliated with Tennis Victoria or casual players. While it is more difficult to obtain information about casual players, a 2016 survey of tennis clubs in Greater Shepparton suggests there are more than 200 casual players who make use of tennis courts in Greater Shepparton. This figure is likely to be higher as only 13 of 24 clubs completed the survey.

3. Strategic Context

In planning for tennis in Greater Shepparton it is important to understand previous planning completed by Council and Tennis Victoria to ensure the Whole of Sport Plan reflects and responds to existing Council priorities and the broader context for tennis in this region, and Victoria as a whole.

Strategies and plans reviewed include:

- Greater Shepparton Council Plan 2013 – 2017
- Greater Shepparton Municipal Health and Wellbeing Action Plan
- Greater Shepparton Sport 2050 Strategic Plan
- Tennis Victoria Strategic Plan to 2020
- Tennis Victoria's Places to Play Key Directions to 2020
- Tennis Australia's Tennis 2020 Facility Framework
- The Future of Australian Sport, Australian Sports Commission 2013.

A review of key strategic documents prepared by Council has identified that Council has a clear focus upon building an active and engaged community. Improved liveability is essential to this and will be achieved through building community capacity, providing quality community infrastructure and focusing on social inclusion.

Specific priorities Council has that are relevant to the Whole of Sport Plan include:

- Developing Shepparton as the regional sporting capital of Victoria
- Valuing and supporting the economic and tourism benefits that come from attracting regional, interstate and intrastate sporting events
- Investing in sporting facilities, particularly where;
 - participation is maximised,
 - strong partnerships are formed and maintained,
 - multiuse and a community hub approach will be implemented, and
 - facilities are not used exclusively by clubs.

These aims, along with Council's strategic priorities provide an important framework for identifying the future vision and direction for tennis in Greater Shepparton.

Specific Tennis Australia & Tennis Victoria priorities that are relevant to the Whole of Sport Plan include;

- The importance of junior participation and in particular, the Hot Shots program in increasing participation
- Crucial in responding to community demand is how casual participants get access to play tennis, without necessarily being a club member. The Tennis Book A Court program is an important strategy to respond to this changing community expectation.
- The importance of court lighting to increase usage in popular 'after work' times
- The critical role coaches play in 'teaching the game' and increasing participation
- The four 'Pillars' of welcoming and sustainable tennis venues:

Accessibility	Community Benefit	Sustainability	Accountability
<ul style="list-style-type: none"> • Provide community access to courts • Offer flexible programs, playing options and scheduling • Provide fair and equitable pricing options 	<ul style="list-style-type: none"> • Deliver quality community programs • Engage at all levels and with all sectors of the community • Provide opportunity for social interaction 	<ul style="list-style-type: none"> • Implement business model and practices to achieve financial sustainability • Keep well managed and maintained buildings, grounds and court infrastructure • Put plans in place for the future 	<ul style="list-style-type: none"> • Deliver and support national programs • Work with the tennis community to deliver agreed outcomes • Report regularly and consistently

More detailed information about each of the planning documents reviewed can be found in Attachment A.

4. Community and Participation Profile

4.1 Demographic Characteristics

Located approximately 180 kilometres north of Melbourne, Greater Shepparton covers over 2,400 square kilometres. Shepparton is the major town centre with a series of smaller townships and rural land making up the remainder of the municipality.

Consistent population growth is a feature of Greater Shepparton, with the population projected to increase from 60,442 in 2011 to 83,782 by 2036, however the location of the growth will be variable. The Shepparton Urban Centre is projected to account for over 75 percent of all population growth between 2016 to 2036, with an average annual increase of 1.7 percent. The rural areas will also experience growth, but this is much more variable with those areas located closer to the Urban Centre projected to experience reasonably significant levels of growth, whereas those further away will experience minimal or very modest growth.

While there is some evidence the population will age between 2016 and 2036, this will be minimal with one third of the population aged between 0 and 24 years, while those aged 60 years and over will account for less than one quarter of the population. This, combined with consistent population growth (the number of people aged 0 – 24 years will increase by nearly 5,000 people between 2016 and 2036), suggests that demand for sport and recreation opportunities in Greater Shepparton will likely increase. This demand will be strongest in the Urban Centre where the age profile of the community is younger, and where the most significant levels of population growth are projected.

There are however, a number of other factors that impact upon the demand for sport and recreation opportunities, and influence an individual's capacity to participate. These include education and income levels, and the ethnicity and cultural background of the population. Participation rates are generally lower where household income and education levels are low. In addition, people born in non-English speaking countries are less likely to participate in traditional sport and recreation pursuits such as tennis, as are people from an indigenous background.

Greater Shepparton is characterised by:

- Declining household incomes
- Low but increasing education levels
- High and increasing levels of ethnicity, and
- A significant Aboriginal and Torres Strait Islander population.

These factors suggest that intervention may be required to support some members of the community to participate in sport and recreation activities, particularly to overcome barriers such as access including the cost of participation, lack of knowledge about the benefits of participating in sport and recreation pursuits and cultural barriers.

See Attachment B for more detailed information about the demographic profile of Greater Shepparton.

4.2 General Sport and Recreation Participation Trends

In the last two decades there have been significant changes in the leisure and recreation interests of the boarder Australian community and in the types of leisure and recreation opportunities available. These changes have been driven by higher education levels, changed work and business hours, greater community affluence, a willingness to pay for high standard experiences, insurance and litigation issues, the changed cultural mix of the community, greater expectations of quality and professional service, a greater awareness of the benefits of recreational involvement, and the ageing of the population.

There has been an increasing shift towards participation in non-competitive and passive activities rather than traditional formal sports, and increased demand for more flexible and diverse leisure pursuits, rather than a commitment to a small number of activities. This has resulted in declining participation in some traditional team and small group sports such as tennis, lawn bowls, cricket and football, and a move towards non-competitive but active pursuits such as walking, fitness / gym classes, running and cycling.

Overall participation in sport and recreation activities is occurring across a wider period of the day and week, with a major move to weekday evening sports participation. There is also far greater diversity and variety in the recreation opportunities available, and a growing trend for families to share recreational activities or to pursue related activities at one venue, rather than pursuing a wide range of different activities. The highest rates of participation for people aged 15 and over are for walking, followed by gym / fitness activities. Others with high rates of participation include swimming, cycling and running, all of which are predominantly undertaken as non-organised activities. This pattern reflects broader changes in work and leisure trends which has seen a greater demand and uptake of activities offering flexibility about when people can participate in them. By its very nature, organised sport is limited in its ability to offer flexible participation options. Although tennis is one of the few organized sports that has reasonable capacity to offer flexible participation options.

Another key participation trend to understand is that participation rates for children are typically higher than for adults, particularly in organised sport. This means that in communities with high proportions of people aged between 0 and 25 years, the rates of participation are likely to be higher. Conversely participation in physical activity declines as people age, although the rates of participation for people aged 65 years and over have generally been increasing.

4.3 Tennis Participation Trends

Participation in tennis by adults has declined notably over the past 10 – 15 years. This is evident at the state, national and local level. ERASS data shows that between 2011 and 2010 participation in Australia declined from 9.2 percent to 6 percent, and more recent Ausplay data shows a further decline to 4.8 percent. While it is important to understand the 2016 data is a different data set from the earlier data, this pattern of decline is also consistent with ABS data which shows adult male participation decreasing from 4.9 percent in 2011/2012 to 3.4 percent in 2013/2014, and adult

female participation decreasing from 3.4 percent to 2.7 percent. In Victoria, participation has declined from 9.2 percent in 2001 to 5.2 percent in 2016.

This pattern is also very evident at the local level with significant declines in participation by adults and in competitive tennis:

- The number of players participating in weekend senior competitions delivered through the Shepparton District Tennis Association and the Goulburn Murray Lawn Tennis Association has declined by more than half in the last 10 – 15 years
- The number of players participating in the Shepparton and District Ladies Midweek Tennis Association has declined by 40 percent since 2005/2006

At a national level, participation in organised tennis by children up to 14 years of age has remained relatively stable with some decline in the past few years, however this is notably different from what is occurring at the local level with the number of players participating in the Shepparton Junior Tennis Association declining by just under half between 2001/2002 and 2016/2017.

See the table below for more detailed information about local participation data.

Adding to this pattern of declining participation, several local country tennis associations have disbanded in the past 10 years including the:

- Goulburn Valley Lawn Tennis Association
- Tatura and District Tennis Association
- Katandra and District Junior Tennis Association

Further, there is a significant number of tennis clubs in the Greater Shepparton area who no longer field teams in any of the local associations including Congupna, Dookie, Invergordon, Violet Town, Katandra West, St Marys, Toolamba, St Augustine's, Wesley, St Mels, Kialla West, Central Park, Tallygaroopna, Old Students, St Andrews, Baulkamaugh and Currawa.

There are however, some isolated instances where local participation appears to be relatively strong and there is some growth being experienced. This is occurring where more flexible participation options are being offered:

- The Shepparton Lawn Tennis Association has conducted a Wednesday Night Twilight Tennis competition for many years. While this program has still experienced some decline, it has undergone a resurgence in recent years as a consequence of reduced and flexible entry fees (pay as you go), opening up the program to all ages (not just adults), and offering social activities as part of the experience. The program has around 200 participants per week.
- The Dhurringile Tennis Club's Friday night ANZ Hot Shots Tennis program has been running quite successfully for a number of years. Hard work from a number of committed volunteers at the Club has seen the program run successfully.

Greater Shepparton Participation Data

Year	Season	Grades	Teams	Players
Shepparton District Tennis Association (Weekend Senior / Adult Competition)				
1992 / 1993	Summer	11	88	704
	Winter	6	48	384
2002/2003	Summer	10	77	616
	Winter	5	40	320
2016/2017	Summer	5	24	120
	Winter	2	10	40
Goulburn Murray Lawn Tennis Association (Weekend Adult Competition)				
Note: Murray Lawn Tennis Assoc. and Greater Goulburn Lawn Tennis Assoc. amalgamated in 2012.				
2005/2006	Summer		70	560
2015/2015	Summer		44	264
Shepparton and District Ladies Midweek Tennis Association				
2005/2006	Summer & Winter		50	250
2015/2016	Summer & Winter		30	150
Shepparton Junior Tennis Association (Weekend Junior Competition)				
2001/2002	Summer	15	130	780
2016/2017	Summer	10	71	355

Table: Greater Shepparton Tennis Participation Data provided by Shepparton Lawn Tennis Club

See Attachment C for more detailed information about the participation trends for both physical activity and tennis participation.

4.4 Implications for Tennis in Greater Shepparton

The increasing population within Greater Shepparton and the consistently large proportions of children and young adults will provide a strong population base to draw tennis participants from, however, the high levels of cultural diversity, low incomes in the community, the trend towards non-competitive and non-organised sport and recreation activities, and the notable decline in local tennis participation, presents significant challenges.

1. Programming and community development responses which reduces barriers to participation will be more critical than new or redeveloped infrastructure. Offering more flexible participation options will be key to the future of tennis in Shepparton. The Wednesday Night Twilight Tennis offered by Shepparton Lawn Tennis Club and Friday night Hot Shots Tennis delivered by Dhurringile Tennis Club are clear examples of how more flexible participation programs can attract children, adults and families. Many clubs remain wedded to traditional forms of participation, and if they continue along this pathway are likely to experience further declines in participation.

2. As part of considering more flexible participation options, consideration also needs to be given to providing easy pathways to transition from structured competitions to less formal types of participation.
3. The aging population may see an increased demand from older members of the population seeking opportunities to remain active and involved in their local community. However, their interest is more likely to be in non-organised and less structured recreation pursuits, requiring tennis clubs and associations to explore opportunities to cater for this demand.
4. A similar opportunity exists to increase participation amongst culturally diverse communities in Greater Shepparton, with a particular emphasis needed on creating environments which will encourage participation by culturally diverse communities.
5. Changing patterns of volunteerism are placing a strain on the ability of not for profit clubs to implement constructive operational and governance practices, and attract and retain players to the sport. Possible solutions include employing paid administrators, particularly at larger venues and the merging of smaller clubs and associations to operate more effectively.

5. Stakeholders in Tennis

Council have worked closely with the governing bodies for tennis, Tennis Victoria and Tennis Australia (Tennis) and the local clubs during the development of this plan. This ensures the plan reflects both Council and Tennis' strategic directions and has provided the opportunity to develop a partnership for implementation of key areas of this plan.

Tennis Victoria has provided valuable up-to-date participation data and has delivered valuable insights into the broader context of tennis within the Greater Shepparton region.

5.1 Tennis Victoria

Tennis Victoria is the representative body of all affiliated clubs, centres, associations, regions and their members throughout Victoria. As the central administrative body of tennis in Victoria, it is Tennis Victoria's role to manage, co-ordinate, promote and unify the diverse facets of the sport. In carrying out this role it is Tennis Victoria's aim to support and service the affiliates it represents. It ensures the commercial viability of tennis, oversees the development of grassroots programs, manages competitions and tournaments and promotes tennis at all levels.

5.2 Council

Greater Shepparton City Council is the land owner or manager of approximately 67% of the tennis facilities in the Greater Shepparton area. Council do not have any direct involvement in the day to day management of these facilities. Council will work with sports clubs to improve facilities through Council's normal budgetary process and with relevant grant funding programs.

5.3 Clubs and Associations

Local Tennis Clubs manage the day to day operations of the tennis facilities in Greater Shepparton either through a direct lease with Council or a Committee of Management arrangement at the Recreation Reserve where the club is located. The Clubs manage the access arrangements to the tennis courts and are responsible for the maintenance of the court facilities.

5.4 Regional Sports Assembly

Valley Sport is a not-for-profit organisation located in Shepparton, which supports grassroots sport and recreation clubs in the local government areas. Valley Sport provides information, advice, support and club development opportunities to grassroots sport and recreation clubs. They deliver the following programs: Regional Sport Program, Regional Sport and Recreation, Access for All Abilities and Good Sports Program.

6. Consultation Outcomes

To ensure the Plan for Tennis considers a wide range of issues and opportunities, consultation was conducted with Tennis Victoria (TV), Tennis Australia and the local tennis clubs and associations in the City of Greater Shepparton.

All tennis clubs based in Greater Shepparton were invited to complete a short online survey, and participate in a workshop discussion. There was a good response from the clubs with 13 of the 24 active clubs completing the survey and 10 clubs attended the workshop.

Key areas explored were:

- The governance arrangements and capacity of committees within clubs
- The challenge of maintaining and increasing participation

6.1 Committees and Governance

Many of the clubs view the capacity and make up of their committees along with the financial stability of the club as a real strength. Key reasons for this include the fact that many of the clubs have a few very committed long standing committee members who do the bulk of the work for the club, and that there is a strong sense of ownership from the long standing volunteers. Another strength that was identified by the clubs was the involvement of family members and the intergenerational involvement of these families.

According to the survey, 9 of the 13 clubs rated the makeup and capacity of their committee as a strength of the club. Only 3 clubs identified the makeup and capacity of their committee as a limitation.

During the workshop a number of ideas were identified by the clubs to strengthen the capacity of their committees and approach to governance including:

- Spreading the voluntary load among more club members
- Breaking larger roles into more manageable ones
- Having paid support for specialist roles e.g. managing larger events
- Training for committee members from Tennis Victoria and others such as the regional sports assembly Valley Sport

6.2 Changing Participation

Over 80% of the clubs that completed the survey are experiencing difficulties with declining or stagnating participation. Some reasons this is occurring include players leaving the area for work or tertiary education, changing demands about work life balance and the time people have available for recreation.

Ideas identified by the clubs to help increase participation included:

- Offering more flexible playing times
- Having a more social atmosphere/more social tennis opportunities
- Catering for varying abilities
- Helping casual participants to progress to competition tennis.

6.3 Tennis Infrastructure

Every club has different priorities for improvements or changes to the facilities they use depending upon the condition of facilities and their plans for the future. The club survey showed that over 60% of the clubs agreed their facilities meet Club need. However, many of these clubs still identified that the off court facilities require some upgrade and maintenance and create ongoing issues for the club.

See Attachment D for more detailed information from the consultation with clubs.

7. Tennis Facilities in Greater Shepparton

Understanding the quantity, quality and location of the sporting infrastructure that supports tennis is a key to clarifying the existing conditions for tennis in Greater Shepparton and helping to plan for infrastructure that will strengthen tennis participation opportunities.

What Tennis Infrastructure Does Greater Shepparton Have

In Greater Shepparton there are total a total of 169 tennis courts. There are 44 grass courts, 17 synthetic grass and 108 hard courts (concrete or asphalt with or without an acrylic covering).

- 20 (113 courts) facilities are located on Council land. Council do not directly manage any of the 20 sites used for tennis, with most under a lease or under a Committee of Management arrangement
- 1 facility is located on Department of Education land
- 2 facilities are located on Roman Catholic Dioceses land
- 8 facilities are located on crown land and are managed by the Department of Environment, Land, Water and Planning

There are five facilities in the municipality that have 10 or more tennis courts available at the facility.

- Kialla Park Tennis Club – 6 synthetic and 4 hard court
- McEwen Reserve Tennis Club – 12 hard court
- Mooroopna Lawn Tennis Club – 10 lawn and 6 hard court
- Shepparton Lawn Tennis Club – 22 lawn and 4 hard court
- Tatura Lawn Tennis Club – 12 lawn and 4 synthetic

There are three tennis facilities in Greater Shepparton that have multi-use courts, co-existing with netball. These are located at Dookie Recreation Reserve, Merrigum Recreation Reserve and Tallygaroopna Recreation Reserve. This works well at these reserves as the multi-use court is used predominately for netball in the winter and tennis in the summer. At many of the reserves where there are netball and tennis courts the netball/tennis club house is now also multi-use, being used during winter as the netball club rooms and summer as the tennis club rooms.

The facilities used for tennis in Greater Shepparton are located fairly evenly across rural and urban areas (see Map 1 in attachment E). Just over half the courts (85 of 169) are located in the urban area of Greater Shepparton and Mooroopna, and the remainder are located in rural townships.

Statistics clearly show that over the last 15 years participation in tennis in Greater Shepparton has declined significantly. Over all though, many clubs have managed to halt this decline in the last couple of years. The current level of participation suggests there is no demand for additional courts and there is most likely an oversupply of tennis courts.

With the decline in the tennis participation rates since the early 1990's there may be some opportunity to repurpose the underutilised tennis courts. A very good example of this is a project that was undertaken in the Surf Coast Shire Council.

"Tennis Play Space" Case Study – Surf Coast Shire Council

The Freshwater Creek Tennis Club folded ten years ago due to the decline in the popularity of Saturday tennis. Gradually, three of the four asphalt courts became unplayable. Only one court was available for social play, even though it was also in average condition with weeds and cracks. An adjacent playground also became unusable due to safety concerns. Funds were available to resurface only 1 court and to relocate the play and picnic area to a more suitable site. In redeveloping and reactivating the underutilised tennis court space into a welcoming and accessible 'tennis play space', the Council hoped that families would return to the reserve thus creating social connectedness to the area. The space now includes a new resurfaced Plexipave tennis court, upgraded fencing around the court space, a BBQ/picnic area, a netball and basketball goal area, a new playground and a cycle circuit.

With a total of 169 tennis courts in the Greater Shepparton municipality there has been no formal audit conducted on the tennis facilities. A comprehensive study would need to be undertaken to understand not just the conditions of the tennis facilities but also the functionality and level of use. The survey completed by some of the tennis clubs indicated that many clubs have very low levels of use and these venues may benefit from repurposing or being multipurpose venues into the future. This body of work could also look at the management of the facilities and also the capacity of the tennis clubs to provide a capital replacement program of facilities into the future.

Please see Attachment G for a summary of the tennis facilities in the Greater Shepparton.

Facilities into the Future

To support and grow participation it is important that tennis clubs and associations have access to the right facilities in the right locations. Reflecting on both Council's and the community's existing priorities and commitment to sporting infrastructure and the priority areas identified by local tennis clubs, the following criteria is proposed for investing in infrastructure to support tennis:

1. **Multi-use facilities:** Clubs who work with other sports and the wider community to improve infrastructure will be supported. Council will actively seek opportunities to partner with the Department of Education and DELWP to improve infrastructure where multi-use outcomes can be achieved that include tennis.
2. **Sporting infrastructure that meets community need:** Council and Tennis Victoria will actively support the development of infrastructure in the right location and of the right standard for the community it serves.
3. **Maximised participation:** Particularly for participation by juniors, multi-cultural communities, and older adults.
4. **Access to facilities:** Historically tennis facilities were open to the public and community members to enjoy a hit of tennis at their leisure. Unfortunately, over time, community access has been restricted due to safety concerns for the facilities. Council and Tennis Victoria will actively encourage clubs to look for solutions that enable better access for all members of the community to be able to enjoy a hit of tennis.

These criteria are also consistent with the strategic direction and priorities of Tennis Victoria and is reflected in their document *Places to Play Key Directions to 2020*.

8. Planning for the Future

In developing the Whole of Sport Plan for Tennis three focus areas have been identified for planning for the future of tennis in Greater Shepparton. These are:

- Participation
- Infrastructure
- Capacity Building

Participation

Declining or stagnating participation is a key issue for tennis clubs in Greater Shepparton and this is impacting upon the viability of clubs in relation to player numbers, volunteers and financial sustainability. There is however, significant opportunity to grow tennis participation in Greater Shepparton with an increasing population, expanding multicultural community and a younger age profile, along with an increasing number of older adults looking for opportunities to remain fit and active as they age.

Strategic Direction: Provide inclusive, accessible and welcoming playing environments that will support increased participation in tennis	
Focus Area 1:	Implement the Tennis Victoria participation programs
Focus Area 2:	Identify initiatives to support increased local participation in tennis
Focus Area 3	Investigate any barriers to accessing tennis courts

Infrastructure

Greater Shepparton have a large number of tennis courts throughout the municipality with just over 50% located in the Shepparton/Mooroopna urban area and 50% located in the rural areas. What is not clear is the condition and functionality of many of the courts, along with the extent of use they receive. Developing this understanding will assist in determining where infrastructure investment or repurposing should be considered.

Strategic Direction: Provide access to facilities of the right type and the right quality in the right locations to support and grow tennis participation	
Focus Area 4	Undertake research to understand the condition, functionality and use of tennis facilities in Greater Shepparton
Focus Area 5	Assess the feasibility of developing a regional tennis facility in Greater Shepparton
Focus Area 6	Adopt a criteria for decision making on investing in or repurposing tennis facilities

Capacity

Local tennis survives because of the army of volunteers, administrators, and coaches . The quality of the experience that the individual club provides to its members is often reflected in all aspects of the club. It is vital that tennis attracts, develops and retains talented, passionate people to fill the many volunteer roles that it takes to run a successful tennis club.

Strategic Direction: Support volunteers, administrators and clubs in making sure that community tennis is well run, vibrant and relevant.	
Focus Area 7	Review the structure of tennis in the region exploring the feasibility of establishing an overarching body to centralise administration and organisation of tennis in the region
Focus Area 8	Strengthen the skill and capacity of local tennis club administrators through the provision of training opportunities

9. Implementation Plan 2017 - 2022

Integral to the Plan for Tennis is identifying the actions required to deliver on the strategic directions and focus area outlined in chapter eight. The following table identifies the recommended actions including the organisation responsible for leading or implementing the action and the priority for each action. This implementation plan covers the next five years and will be reviewed at the end of that five year period.

The following priority ratings have been applied to the actions:

Priority 1	The highest priority with an anticipated timeframe for implementation of 1-2 years.
Priority 2	A medium level priority with an anticipated timeframe for implementation of 3 - 5 years.
Ongoing	Those actions which are currently being implemented and/or will continue to be implemented on an ongoing basis.

Focus Area	Actions	Priority	Responsibility
Implement the Tennis Victoria participation programs	Expand delivery of participation programs such as HotShots, Tennis in Schools, Fast 4 and Community Play	Ongoing	Tennis Victoria, Local Tennis Clubs and Associations
Identify initiatives to support increased local participation in tennis	Work with local clubs to expand opportunities for masters/veteran tennis	1	Tennis Victoria, Local Tennis Clubs and Associations
	Work with the multi-cultural community to provide opportunities for multi-cultural groups		
Investigate any barriers to accessing tennis courts	Support opportunities for clubs to provide flexible access to facilities such as 'Book A Court' program	2	Tennis Victoria, Local Tennis Clubs and Associations
Assess the feasibility of developing a regional tennis facility in Greater Shepparton	Pursue funding to undertake a feasibility study to develop a regional tennis facility in Shepparton	1	Council, Local Tennis Clubs and Associations, Tennis Victoria
Undertake research to understand the condition, functionality and use of tennis facilities in Greater Shepparton	Pursue funding to undertake a comprehensive condition, functionality and use study of Tennis Facilities in Greater Shepparton	1	Council, Local Tennis Clubs and Associations, Tennis Victoria
Adopt a criteria for decision making on investing in or repurposing tennis facilities	Work with local tennis clubs and Tennis Victoria to develop a criteria for prioritising infrastructure improvements based around criteria including: multi use facilities and groups/clubs working together collaboratively that addresses/responds to community need.	Ongoing	Council, Local Tennis Clubs and Associations, Tennis Victoria
Focus Area	Actions	Priority	Responsibility
Review the structure of tennis in the region exploring the feasibility of establishing an overarching body to	Investigate the feasibility of having a paid, centralised administration position responsible for the day to day administration of the various tennis associations in Greater Shepparton	2	Tennis Victoria, Local Tennis Clubs and Associations

centralise administration and organisation of tennis in the region	Promote discussion of opportunities for club and association mergers	2	Tennis Victoria, Local Tennis Clubs and Associations
Strengthen the skill and capacity of local tennis club administrators through the provision of training opportunities	Support tennis clubs to complete the 'Operational Health Check' as provided by Tennis Victoria	Ongoing	Tennis Victoria
	Encourage Clubs to participate in the Council run annual grant and fundraising workshops targeting planning and facility development	Ongoing	Council

Attachment A

1. Strategic Documents

- 1.1 Greater Shepparton Council Plan 2013-2017**
- 1.2 Municipal Health and Wellbeing Action Plan 2015 - 2016**
- 1.3 Greater Shepparton Sport 2050 Strategic Plan**
- 1.4 Tennis Victoria Strategic Plan to 2020**
- 1.5 Tennis Victoria's Places to Play Key Directions to 2020**
- 1.6 Tennis Australia's Tennis 2020 Facility Framework**
- 1.7 The Future of Australian Sport (ASC) 2013**

1.1 Greater Shepparton Council Plan 2013-2017

The Council Plan is the key tool Council uses to guide resourcing and determine how Council can achieve the community's vision for the City. It is important to consider this Plan in relation to the Whole of Sport Plan for Tennis because it identifies Council's aspirations for the community and provides the strategic context for Council's decision making. In a new initiative, the Council Plan 'reflects the integration of health and wellbeing matters at a strategic level to strengthen Council's commitment to building a healthier community'. A Municipal Health and Wellbeing Action Plan has been prepared and this is discussed in the below section.

The Council Plan has five strategic goals and these are:

- Active and engaged community: We will improve liveability through social and recreational opportunities, a range of inclusive community services and activities, and valuing our diversity.
- Enhancing the environment
- Economic prosperity
- Quality infrastructure
- High performing Organisation.

While all of these goals are important, of greatest relevance to the development of the Whole of Sporting Plan for Tennis are:

- *Active and engaged community:* We will improve liveability through social and recreational opportunities, a range of inclusive community services and activities, and valuing our diversity.
- *Economic Prosperity:* 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, and strengthening the agricultural industry.

- *Quality infrastructure:* We will provide and maintain urban and rural infrastructure to support the development and liveability of our communities.

Key priorities in relation to these goals are:

- *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.
- *Ensure liveability options are always considered in our decision making activities:* Council will work with the community in partnership and collaboration, to enable the provision of infrastructure that reflects the needs of the community.
- *Make Greater Shepparton the regional sporting capital of Victoria and a leading sporting destination:* Through ongoing development of high quality sporting infrastructure throughout Greater Shepparton and facilitating the conduct of regional, intrastate, interstate and national sporting events we will become the sporting capital of Victoria.
- *Ensure the community has access to high quality facilities:* Council will continue to provide for the development and maintenance of high quality facilities to enhance the opportunities for community participation in a broad range of activities at both a passive and active level.

Specific relevant strategies include:

- Pursue opportunities for Greater Shepparton to be the location for major sporting events.
- Continue to implement master plans that have been prepared for recreation reserves and sports facilities.
- Build partnerships with state bodies to enable Greater Shepparton to be Victoria's leading location for major events.

1.2 Municipal Health and Wellbeing Action Plan 2015-2016

The Municipal Health and Wellbeing Action Plan identifies specific goals and strategies Council and other lead agencies have committed to in order to improve the health and wellbeing of the Greater Shepparton community. Goals include:

- *Social Environment - Active and engaged communities:* Provide equitable access to health services, increase civic engagement, volunteering and leadership, promote community health and wellbeing, improve health literacy, prevent family violence, in socially inclusive, resilient and supportive community environments
- *Natural Environment – Enhancing the Environment:* Increase smoke free environments, decrease pollution, raise awareness of climate change and promote river health strategies that continue to celebrate the cultural significance of our local heritage and significant landmarks.
- *Economic Environment – Economic Prosperity:* Encourage supportive learning environments and education opportunities, to improve school retention rates, expand retail trading opportunities adding value to local tourism, community events and local business.

- *Built Environment – Quality Infrastructure:* Improve open spaces, urban environments and places to encourage healthy lifestyle choices, social inclusion opportunities, pedestrian mobility and universal access; including safe public amenities
- *Governance and Leadership – High performing organisation:* Encourage cross-sector collaborative partnerships across Greater Shepparton to advocate for improved safety, tourism, refugee settlement services and inclusive workplace improvements

1.3 Greater Shepparton Sport 2050 Strategic Plan

Adopted in 2011 the Sport 2050 Strategic Plan provides important information about the demographic profile of the community and the implications for the provision of sporting infrastructure and opportunities, examines what Council's role should be in relation to sport, and identifies key principles and strategic directions for sport in Shepparton. It highlights that:

- Increasingly people are moving towards participating in unorganised sport / physical activity and 'pay as you play' sport, resulting in declining club based participation. This change has been driven by aging infrastructure, and changes in volunteering and employment.
- The population is increasing and will likely retain a younger age profile, resulting in increased participation in sport. However, key factors that will impact upon the participation rates for sport in Greater Shepparton are cost (particularly for low income households), cultural background (particularly people born overseas), disability and indigenous people.
- Council has a key role in providing local and district level facilities, supporting the development of regional sporting facilities as a driver for economic development and tourism in the City, and pursuing partnership opportunities that focus upon supporting participation in sport and funding for sporting infrastructure.
- All facilities should be incrementally made accessible to people with a disability, both genders, and people of all cultural backgrounds.
- Sports facilities with multiple playing fields / courts and hubbed together with other community facilities will be more viable, and more easily maintained to a higher quality than others.
- Shepparton Sports Precinct should primarily cater to the higher levels of competition sport.
- It is advantageous for a range of sports to be supported by Council in order to enhance opportunities for the greatest range of the population to find suitable and enjoyable activities in which to participate. However, Council cannot support all sports equally, and provide infrastructure at all levels of the hierarchy.
- Council's investment in sports facilities will give priority to maximising and supporting participation rates.
- Smaller sports can share facilities with larger sports.
- Sportsgrounds should generally be licensed not leased to ensure sharing and flexibility of use.
- If facilities are available to the community and not used exclusively by a club/sport, local or state government should generally share the cost for capital works.

1.4 Tennis Victoria Strategic Plan to 2020

This strategy builds upon previous successful strategic plans of Tennis Victoria and has four pillars which provide the fundamental framework to continue to grow Victorian tennis:

- Opportunities to Play – Programs and pathways for all
- Places to Play – Facilities and their management
- Support – Enhancing grassroots tennis
- Partnerships – Sharing the court for success

Underpinning all of these are the three all-encompassing functions of:

- Good governance – Tennis Victoria is committed to employing good governance practise in line with the Australian Sports Commission, and to having a Board with great skills and diversity.
- People and culture – Tennis Victoria strives to be an employer of choice by providing a safe, inclusive and fun working environment that sets high standards.
- Effective communications – Our continual aim is to grow the interest and engagement in Victorian tennis by providing active, timely, informed and engaging two-way communications for stakeholders, affiliated bodies and players.

1.5 Tennis Victoria's Places to Play Key Directions to 2020

Places to Play Key Directions to 2020 builds on the strengths of the Victoria Tennis community and sets the direction for staff, stakeholders and partners to provide and develop quality, welcoming and accessible tennis facilities across Victoria.

Places to Play Key Directions to 2020 aligns with *Tennis Australia's Tennis 2020: facility development and management framework for Australian tennis* and *Tennis Victoria's strategic plan*.

To provide guidance and achieve mutually beneficial outcomes, Places to Play has four pillars of successful tennis venues:

Accessibility	Community Benefit	Sustainability	Accountability
<ul style="list-style-type: none"> • Provide community access to courts • Offer flexible programs, playing options and scheduling • Provide fair and equitable pricing options 	<ul style="list-style-type: none"> • Deliver quality community programs • Engage at all levels and with all sectors of the community • Provide opportunity for social interaction 	<ul style="list-style-type: none"> • Implement business model and practices to achieve financial sustainability • Keep well managed and maintained buildings, grounds and court infrastructure • Put plans in place for the future 	<ul style="list-style-type: none"> • Deliver and support national programs • Work with the tennis community to deliver agreed outcomes • Report regularly and consistently

Tennis Victoria, with the help of our stakeholders, has identified four key directions, underpinned by strategic actions to guide our resourcing.

- Build and share knowledge – build, develop and share our knowledge of places to play needs and requirements
- Plan collaboratively with our partners – support government authorities and industry partners to plan for future growth, diversity and innovation in tennis
- Attract investment – drive investment, support activities and resources initiatives with key partners
- Improve venue sustainability, use and capacity – create a culture of sustainable, welcoming and accessible venues with a customer focus.

Tennis Victoria's Places to Play team aims to support the transition of tennis venues into vibrant, social, welcoming, inclusive, innovative, sustainable and customer-focused community assets.

1.6 Tennis Australia's Tennis 2020 Facility Framework

The *Tennis 2020: facility development and management framework* for Australian tennis provides an overview of how Tennis Australia and its Member Associations intend to support all stakeholders to create a sustainable and viable future for our facilities, clubs and communities.

The key themes of the framework are performance and partnerships. Tennis Australia seek to provide world class sport service and facility model, in partnership with all stakeholders, that is well planned and delivers operational peak performance within tennis facilities throughout Australia.

1.7 The Future of Australian Sport – Australian Sports Commission 2013

This report by CSIRO for the Australian Sports Commission identifies six megatrends likely to shape the Australian sports sector over the next 30 years. A megatrend represents an important pattern of social, economic or environmental change. Megatrends occur at the intersection of multiple trends and hold potential implications for policy and investment choices being made by community groups, industry and government. The megatrends are shown below in an interlinked and overlapping Venn Diagram. This captures the connection between the different forces potentially shaping the future.



Attachment B

Demographic Profile

Area	Population Size (See Table below for detailed population data)
Greater Shepparton	Consistent population growth is a feature of Greater Shepparton, with the population projected to increase from 63,366 in 2015 to 83,782 by 2036. On average the population will increase by 1.3 percent annually.
Shepparton Urban Centre	<p>Shepparton Urban Centre is projected to account for over 75 percent of all population growth in the City of Greater Shepparton between 2016 and 2036 with an average annual increase of 1.7 percent. However, the location of this growth is expected to vary.</p> <ul style="list-style-type: none"> • In Shepparton North East, the population is projected to almost double between 2016 and 2036 from 5,113 to 9,594. • The next highest growth will occur in Kialla Urban with the population projected to grow by 69 percent from 5,760 to 9,732. • Followed by Shepparton South East where the population is projected to grow by 52 percent from 6,863 to 10,435. • The remaining urban areas including Shepparton Central, Shepparton North Central, and Shepparton North West are all projected to grow more moderately. <p>Overall, the urban centre accounts for 60 percent (39,398) of Greater Shepparton's population in 2016, and this is projected to increase to 63 percent (53,049) by 2036.</p>
Rural Areas of Shepparton	<p>While all rural areas are projected to experience an increase in the population size, the extent of growth varies across the small areas.</p> <ul style="list-style-type: none"> • Mooroopna is projected to experience the highest growth in actual population, growing from 8,152 in 2016 to 9,906 in 2036, equating to 21.5 percent growth. • Tatura is projected to see the most significant population growth by proportion (26.5 percent) but this will be fewer people than Mooroopna. The population will increase from 4,745 in 2016 to 6,002 in 2036. • Rural North West, Rural East, Rural North, Shepparton Surrounds East, are all projected to experience very minimal growth – in order 3 percent (90 people), 8.7 percent (97 people), 6 percent (108 people) and 3.2 percent (102 people). • Shepparton Surrounds South and Rural South are both projected to experience slightly higher but still modest growth – 13.6 percent (235 people) and 8.9 percent (261 people).

	Year						Change 2011 - 2036			Change 2016 - 2036		
	2011	2016	2021	2026	2031	2036	No.	%	Avg Annual Change	No.	%	Avg Annual Change
Greater Shepparton	61,759	66,222	70,790	75,208	79,522	83,782	22,023	35.7%	1.43%	17,560	26.5%	1.3%
Urban Centre	30,293	39,398	43,054	46,470	49,799	53,049	22,756	75.1%	3.00%	13,651	34.6%	1.7%
Kialla Urban	4,878	5,760	6,876	7,967	9,051	9,732	4,854	99.5%	4.0%	3,972	69.0%	3.4%
Mooroopna	7,939	8,152	8,607	9,046	9,460	9,906	1,967	24.8%	1.0%	1,754	21.5%	1.1%
Rural East	1,105	1,110	1,136	1,165	1,187	1,207	102	9.2%	0.4%	97	8.7%	0.4%
Rural North	1,790	1,815	1,842	1,874	1,895	1,923	133	7.4%	0.3%	108	6.0%	0.3%
Rural North West	3,033	2,993	3,008	3,024	3,052	3,083	50	1.6%	0.1%	90	3.0%	0.2%
Rural South	2,733	2,922	2,983	3,049	3,119	3,183	450	16.5%	0.7%	261	8.9%	0.4%
Shepparton Central	2,244	2,478	2,574	2,650	2,726	2,802	558	24.9%	1.0%	324	13.1%	0.7%
Shepparton North Central	5,502	5,713	5,849	5,950	6,041	6,133	631	11.5%	0.5%	420	7.4%	0.4%
Shepparton North East	4,552	5,113	5,867	7,105	8,421	9,594	5,042	110.8%	4.4%	4,481	87.6%	4.4%
Shepparton North West	5,619	6,406	6,971	7,105	7,147	7,191	1,572	28.0%	1.1%	785	12.3%	0.6%

Shepparton South	7,013	7,065	7,143	7,158	7,151	7,161	148	2.1%	0.1%	96	1.4%	0.1%
Shepparton South East	5,882	6,863	7,774	8,534	9,262	10,435	4,553	77.4%	3.1%	3,572	52.0%	2.6%
Shepparton Surrounds East	3,348	3,361	3,359	3,391	3,421	3,468	120	3.6%	0.1%	107	3.2%	0.2%
Shepparton Surrounds South	1,715	1,726	1,753	1,817	1,900	1,961	246	14.3%	0.6%	235	13.6%	0.7%
Tatura	4,405	4,745	5,049	5,373	5,688	6,002	1,597	36.3%	1.5%	1,257	26.5%	1.3%

Table X.X: Actual and projected population in Greater Shepparton and small areas in 2011, 2016, 2026, 2031 and 2036

Source: City of Greater Shepparton Population Forecasts and City of Greater Shepparton Community Profile

Available: <http://forecast.id.com.au/shepparton> and <http://profile.id.com.au/shepparton?WebID=240&BMID=20&IBMID=20&BMIndigStatusID=0>

Area	Population Age Profile (See Table below for more age profile data)
Greater Shepparton	<p>Based on the 2011 Census data, Greater Shepparton has a younger age profile than regional Victoria with:</p> <ul style="list-style-type: none"> • 34.2 percent of the population aged 0 – 24 years compared to 31.6 percent for regional Victoria, and • 21.2 percent of the population aged 60 plus years compared to 24.2 percent for regional Victoria. <p>Overall, the age profile of the Greater Shepparton community is projected to remain fairly consistent between 2016 and 2036, but with some evidence the community will age slightly.</p> <ul style="list-style-type: none"> • The proportion of children, young people and young adults aged between 0 and 24 years' is projected to decline from 34.2 percent in 2016 to 32.8 percent by 2036. • The proportion of people aged 60 years and over is projected to increase from 21.2 percent in 2016 to 24.3 percent in 2036. <p>With regards to those aged between 25 and 59 years, there will be a slight decline in the proportion of people in this aged category between 2016 and 2036 (44.6 percent in 2016 to 42.8 percent in 2036).</p>
Shepparton Urban Centre	<p>Shepparton Urban Centre is projected to have a younger age profile than Greater Shepparton with a higher proportion of people aged 0 – 24 years and a lower proportion of people aged 60 plus years both in 2016 and 2036.</p> <p>Overall however, the age profile will remain fairly consistent in the Shepparton Urban Centre between 2016 and 2036, but with some evidence the community will age slightly:</p> <ul style="list-style-type: none"> • Children, young people and young adults aged between 0 and 24 years' account for 35.4 percent of the population in 2016 and this is projected to decline slightly to 33.7 percent by 2036. • The proportion of people aged 60 years and over is projected to increase from

	<p>20.1 percent in 2016 to 23.1 percent in 2036.</p> <p>With regards to those aged between 25 and 59 years, there will be a slight decline from 44.5 percent in 2016 to 43.2 percent in 2036.</p>
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Rural Areas of Shepparton	<p>Projections for the rural areas of Shepparton show greater variability in the age profile compared with Greater Shepparton and the Urban Centre.</p> <p>In Mooroopna, the community already has an older age profile with the proportion of people aged 60 plus accounting for 24.8 percent of the population in 2016 compared with 21.2 for Greater Shepparton. In addition, there is clear evidence the community will continue to age between 2016 and 2036 with the proportion of people aged 0 – 24 years declining from 32.4 percent to 30.6 percent, and the proportion of people aged 60 plus increasing from 24.8 percent to 29.6 percent.</p> <p>In Rural East, the population age profile will remain very consistent between 2016 and 2036 with only minor changes to the proportion of people in various age categories. Currently the proportion of people aged between 0 and 24 years is lower than Greater Shepparton (31 compared with 34.2 percent), but the proportion of those aged 60 plus is almost identical to Greater Shepparton.</p> <p>In Rural North, there are and will be lower proportions of 0 – 25 year olds but also lower proportions of those aged 60 plus compared with Greater Shepparton, however the population will age with those aged 60 plus increasing from 18.3 percent in 2016 to 22.3 percent by 2036.</p> <p>Rural North West will experience the largest decline of all rural areas in the proportion of people aged 25 to 59 years between 2016 and 2036 (45.6 percent to 40.9 percent) and conversely will experience one of the largest increase in the proportion of those aged 60 plus (21.7 to 26.6 percent). These figures demonstrate how the community will age during this time. Interestingly on the proportion of those aged 0 – 24 years will remain almost identical between 2016 and 2036.</p> <p>Rural South currently has and is projected to continue to have low proportions of people aged 0 – 24 years compared with other rural areas and Greater Shepparton as a whole. Interestingly it is projected to be the only rural area to experience an increase in the proportion of people aged 0 – 24 years between 2016 and 2036 (28.6 to 29.4 percent). Conversely it will also see an increase in the proportion of those aged 60 plus rising from 22.7 to 24.5 percent during the same timeframe.</p> <p>Shepparton Surrounds East has relatively high proportions of people aged 0 – 24 years compared with other rural areas in Shepparton, but the same proportion as Greater</p>
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	<p>Shepparton. This area will experience the largest increase in the proportion of those aged 60 plus (21 to 26.4 percent) between 2016 and 2036, combined with a small decline in the proportion of people aged 0 – 24 years, demonstrating that the community will age during this timeframe.</p> <p>Shepparton Surrounds South has a similar age profile to Shepparton Surrounds East with relatively high proportions of people aged 0 – 24 years compared with other rural areas in Shepparton, but with the same proportion as Greater Shepparton. This area will see an increase in the proportion of 60 plus year olds (21.9 percent in 2016 to 24.3 percent in 2036 and a small decline in the proportion of 0 – 25 year olds from 34.4 to 32.8 percent.</p> <p>In Tatura the age profile will remain fairly consistent between 2016 and 2036 with a slight decline in the proportion of those aged 0 – 24 years (32.3 to 31.6 percent), almost no change in those aged 25 – 59 years (43 to 42.9 percent) and a small increase in those aged 60 plus (24.7 to 25.5).</p>
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Area	0 - 24 Years		25 - 59 Years		60 Plus	
	2016	2036	2016	2036	2016	2036
Greater Shepparton	34.2%	32.8%	44.6%	42.8%	21.2%	24.3%
Urban Centre	35.4%	33.7%	44.5%	43.2%	20.1%	23.1%
Mooroopna	32.4%	30.6%	42.8%	39.8%	24.8%	29.6%
Rural East	31.0%	31.5%	48.0%	47.7%	21.1%	20.8%
Rural North	32.6%	31.4%	49.1%	46.3%	18.3%	22.3%
Rural North West	32.7%	32.5%	45.6%	40.9%	21.7%	26.6%
Rural South	28.6%	29.4%	48.6%	46.1%	22.7%	24.5%
Shepparton surrounds East	34.3%	33.0%	44.7%	40.6%	21.0%	26.4%
Shepparton surrounds South	34.4%	32.8%	43.7%	42.9%	21.9%	24.3%

Tatura	32.3%	31.6%	43.0%	42.9%	24.7%	25.5%
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Table X.X: Projected proportion of people aged 0 – 24, 25 – 59 and 60 plus in Greater Shepparton and small areas in 2016 and 2036.

Source: City of Greater Shepparton Population Forecasts

Available: <http://forecast.id.com.au/shepparton>

Area	Cultural Background (See Table X for more information about cultural backgrounds)
Greater Shepparton	<p>Between 2006 and 2011:</p> <ul style="list-style-type: none"> • The proportion of people living in the City of Greater Shepparton who were born overseas increased moderately from 10.8 percent to 13.1 percent • The proportion of people arriving in the last five years' doubled from 13.4 percent to 27 percent. <p>As a consequence of these changes, the proportion of people from a non-English speaking background also increased (from 7.7 to 9.9 percent).</p> <p>Overall in 2011 Greater Shepparton had notably higher proportions of its community born overseas (13.1 compared with 10.6 percent) and from a non- English speaking background (9.9 compared with 10.6 percent), compared to Regional Victoria.</p> <p>In 2011 Greater Shepparton also had a notably higher proportion of its community identifying as Aboriginal or Torres Strait Islander compared with wider Victoria (3.5 percent compared with 0.6 percent).</p>
Shepparton Urban Centre	<p>Between 2006 and 2011:</p> <ul style="list-style-type: none"> • The proportion of people living in the Urban Centre of Greater Shepparton who were born overseas, increased notably from 12.4 percent to 16.1 percent. This increase is somewhat higher than the rural areas of Greater Shepparton. • The proportion of people arriving in the last five years' more than doubled from 15.8 percent to 33.2 percent. <p>As a consequence of these changes, the proportion of people from a non-English speaking background also increased (from 9.4 to 12.8 percent).</p>
Rural Areas of Shepparton	<p>The proportion of people born overseas or from a non-English speaking background is somewhat lower in the rural areas of Greater Shepparton compared with the urban areas. In addition, there were both increases and decreases in the proportion of people born overseas or from a non-English speaking background in the rural areas between 2006 and 2011. By comparison, the urban areas of Greater Shepparton all experienced increases.</p>

	<p>In Mooroopna, the proportion of people who were born overseas, <i>increased marginally</i> from 8 to 8.8 percent between 2006 and 2011, and the proportion of people from a non-English speaking background increased from 4.4 to 5.1 percent.</p> <p>In Rural East, the proportion of people who were born overseas, <i>increased</i> from 4.2 to 5.3 percent between 2006 and 2011, and the proportion of people from a non-English speaking background increased from 1.5 to 2 percent.</p> <p>Rural North, is one of several small rural areas to <i>see a decline</i> in the proportion of people who were born overseas from 6.8 to 5.8 percent between 2006 and 2011, while the proportion of people from a non-English speaking background changed only minimally from 2.8 to 2.7 percent.</p> <p>In Rural North West, the proportion of people who were born overseas, <i>increased</i> from 9.8 to 10.9 percent between 2006 and 2011. This, along with Rural East was the largest increase of all the rural areas. The proportion of people from a non-English speaking background increased by a lesser amount from 6.1 to 6.9 percent.</p> <p>In Rural South, the proportion of people who were born overseas, <i>increased</i> from 8.9 to 9.9 percent between 2006 and 2011, and the proportion of people from a non-English speaking background increased from 5 to 6.6 percent. This was the largest increase for all of the rural areas in Greater Shepparton.</p> <p>Shepparton Surrounds East, experienced the <i>largest decline</i> in the proportion of people who were born overseas from 12.6 to 11.4 percent between 2006 and 2011, while the proportion of people from a non-English speaking background changed only minimally from 9.8 to 9.6 percent.</p> <p>Shepparton Surrounds South, experienced a <i>small decline</i> in the proportion of people who were born overseas from 5.9 to 5.6 percent between 2006 and 2011. The proportion of people from a non-English speaking background also declined marginally from 2.6 to 2.5 percent.</p> <p>Tatura also experienced a <i>decline</i> in the proportion of people who were born overseas from 11.8 to 11.2 percent between 2006 and 2011. The proportion of people from a non-English speaking background also declined marginally from 8.2 to 7.9 percent.</p>
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Area	Cultural Background	2006	2011
Greater Shepparton	Born overseas	10.8	13.1
	Non English speaking background	7.7	9.9
	Arrived within the last 5 years	13.4	27
	Identify as Aboriginal or Torres Strait Islander	3.2	3.5
Urban Centre	Born overseas	12.4	16.1
	Non English speaking background	9.4	12.8
	Arrived within the last 5 years	15.8	33.2
Mooroopna	Born overseas	8	8.8
	Non English speaking background	4.4	5.1
	Arrived within the last 5 years	13.5	16.9
Rural East	Born overseas	4.2	5.3
	Non English speaking background	1.5	2
	Arrived within the last 5 years	5.7	22.7
Rural North	Born overseas	6.8	5.8
	Non English speaking background	2.8	2.7
	Arrived within the last 5 years	6.6	1.5
Rural North West	Born overseas	9.8	10.9
	Non English speaking background	6.1	6.9
	Arrived within the last 5 years	4.3	13.7
Rural South	Born overseas	8.9	9.9
	Non English speaking background	5	6.6
	Arrived within the last 5 years	10.8	14.3
Shepparton surrounds East	Born overseas	12.6	11.4
	Non English speaking background	9.8	9.6
	Arrived within the last 5 years	3.1	13.9
Shepparton surrounds South	Born overseas	5.9	5.6

	Non English speaking background	2.6	2.5
	Arrived within the last 5 years	8.3	5.1
Tatura	Born overseas	11.8	11.2
	Non English speaking background	8.2	7.9
	Arrived within the last 5 years	8.1	10.7

Table X.X: Proportion of people born overseas, from a non-English speaking background, arrived in greater Shepparton the last 5 years, identify as Aboriginal or Torres Strait Islander – City of Greater Shepparton and small areas 2006 – 2011.

Source: City of Greater Shepparton Community Profile.

Available: <http://profile.id.com.au/shepparton?WebID=240&BMID=20&IBMID=20&BMIndigStatusID=0>

Area	Education Levels (See Table below for more data about education levels)
Greater Shepparton	<p>Overall between 2006 and 2011 education levels rose in Greater Shepparton with the proportion of people who completed</p> <ul style="list-style-type: none"> • Year 12 increasing moderately from 29.6 percent to 32.9 percent • Vocational training increasing from 14.6 to 18.6 percent • Completed an advanced diploma or diploma increasing from 5.5 to 6.3 percent • Completed a bachelor or higher degree increasing from 9.9 to 10.5 percent. <p>Overall Greater Shepparton had lower levels of education attainment in 2011 compared with regional Victoria, with lower proportions of the community completing:</p> <ul style="list-style-type: none"> • Year 12 (32.9 compared with 35.6 percent) • Vocational training (18.6 compared with 20.7) • Advanced diploma or diploma (6.3 compared with 7.2) • Bachelor or higher degree (10.5 compared with 12.5).
Shepparton Urban Centre	<p>Education attainment levels are moderately higher in the urban areas of Shepparton compared to Greater Shepparton as a whole. Overall between 2006 and 2011 education levels rose in the urban areas with the proportion of people who completed:</p> <ul style="list-style-type: none"> • Year 12 increasing moderately from 31.1 percent to 34.6 percent • Vocational training increasing from 16.3 to 18.1 percent • Completed an advanced diploma or diploma increasing from 5.4 to 6.4 percent • Completed a bachelor or higher degree increasing from 9.9 to 10.8 percent.
Rural Areas of Shepparton	<p>Education attainment levels are quite variable across the rural areas of Greater Shepparton with education levels increasing in some areas between 2006 and 2011 and declining in other areas. There is also variability across the small areas in relation to how education levels compare with Greater Shepparton as a whole.</p> <p>In Mooroopna, education levels <i>increased moderately</i> between 2006 and 2011 across all areas of education attainment, but:</p> <ul style="list-style-type: none"> • Completion rates for year 12 remained somewhat lower than Greater Shepparton in 2011 (28.6 percent compared with 32.9 percent) • Attainment of a bachelor or higher degree was somewhat lower than Greater

	<p>Shepparton (6.4 compared with 10.5 percent)</p> <ul style="list-style-type: none"> • Attainment of an advanced diploma or diploma is slightly lower than Greater Shepparton (6 compared with 6.3 percent). <p>In contrast, vocational training levels are higher in Mooroopna compared with Greater Shepparton.</p> <p>In Rural East in 2011, completion rates for year 12 were somewhat higher than Greater Shepparton at 37.3 percent (compared with 32.9 percent) but they declined notably from 40.8 to 37.3 between 2006 and 2011. In contrast, education attainment levels for vocational training, advanced diploma or diploma and bachelor or higher degree all increased over the same timeframe and were higher than Greater Shepparton as a whole.</p> <p>In Rural North, overall <i>education attainment levels increased</i> between 2006 and 2011. But education attainment levels were lower for year 12 completion (30.7 compared with 32.9) and bachelor or higher degree (10.2 compared with 10.5) compared with Greater Shepparton. They were notably higher for vocational training (23.6 compared with 18.6 percent for Greater Shepparton) and slightly higher for advanced diploma or diploma (7.3 compared with 6.3 percent for Greater Shepparton).</p> <p>In Rural North West, <i>education attainment levels increased</i> between 2006 and 2011 but overall they remained lower than Greater Shepparton.</p> <ul style="list-style-type: none"> • Year 12 completion increased from 26.1 to 28.8 percent but the rate for Greater Shepparton in 2011 was 32.9 percent. • Vocational training increased from 15.1 to 18 percent but the rate for Greater Shepparton in 2011 was 18.6 percent. • Advanced diploma or diploma increased from 5.2 to 5.8 percent but the rate for Greater Shepparton in 2011 was 6.3 percent. • Bachelor or higher degree increased from 5.9 to 7.3 percent but the rate for Greater Shepparton in 2011 was 10.5 percent. <p>In Rural South, year 12 completion rates declined from 29.6 percent in 2006 to 28.8 percent in 2011. This was also somewhat lower than the year 12 completion rate for Greater Shepparton (32.9 percent). All other education attainment levels increased:</p> <ul style="list-style-type: none"> • Vocational training from 17.7 to 21.5 percent. This is higher than Greater
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	<p>Shepparton in 2011 (18.6 percent).</p> <ul style="list-style-type: none"> • Advanced diploma or diploma from 5 to 5.9 percent. This is lower than Greater Shepparton in 2011 (6.3 percent). • Bachelor or higher degree from 7.8 to 8.5 percent. This is lower than Greater Shepparton in 2011 (10.5 percent). <p>In Shepparton Surrounds East, overall <i>education attainment levels increased</i> between 2006 and 2011 but with slightly lower levels of year twelve completion compared to Greater Shepparton (32.3 compared with 32.9), for advance diploma or diploma (5.9 compared with 6.3) and bachelor or higher degree (8.5 compared with 10.5). By contrast the attainment level for vocational training was somewhat higher than Greater Shepparton (21.5 compared with 18.6 percent).</p> <p>In Shepparton Surrounds South, there was a mix of increasing and decreasing education levels between 2006 and 2011. Increases occurred in year 12 completion (35 percent increasing to 36.5 percent) and vocational training (16.6 percent increasing to 19.5 percent). Small decreases occurred in attainment levels for advanced diploma or diploma (5 percent declining to 4.7 percent) and bachelor or higher degree (9.2 percent declining to 8.3 percent). There was also some variability in education attainment levels compared with Greater Shepparton with higher year 12 completion rates and vocational training rates in Shepparton Surrounds South compared to Greater Shepparton but lower levels of attainment for bachelor and higher degree and advanced diploma or diploma.</p> <p>Tatura overall experienced an increase in education attainment levels between 2006 and 2011 plus it had very similar levels of educational attainment to Greater Shepparton in 2011.</p>
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Area	Education Attainment	2006	2011
Greater Shepparton	Completed Year 12 or Equivalent	29.6	32.9
	Vocational Training	14.6	18.6
	Advanced Diploma or Diploma	5.5	6.3
	Bachelor or Higher Degree	9.9	10.5
Urban Centre	Completed Year 12 or Equivalent	31.1	34.6
	Vocational Training	16.3	18.1
	Advanced Diploma or Diploma	5.4	6.4
	Bachelor or Higher Degree	9.9	10.8
Mooroopna	Completed Year 12 or Equivalent	25.6	28.6
	Vocational Training	17.9	20.7
	Advanced Diploma or Diploma	5.3	6
	Bachelor or Higher Degree	6	6.4
Rural East	Completed Year 12 or Equivalent	40.8	37.3
	Vocational Training	19	20.4
	Advanced Diploma or Diploma	7	8.5
	Bachelor or Higher Degree	12	12.6
Rural North	Completed Year 12 or Equivalent	30	30.7
	Vocational Training	19.3	23.6
	Advanced Diploma or Diploma	4.5	7.3
	Bachelor or Higher Degree	9.6	10.2
Rural North West	Completed Year 12 or Equivalent	26.1	28.8
	Vocational Training	15.1	18
	Advanced Diploma or Diploma	5.2	5.8
	Bachelor or Higher Degree	5.9	7.3
Rural South	Completed Year 12 or Equivalent	29.6	28.8
	Vocational Training	17.7	21.5
	Advanced Diploma or Diploma	5	5.9

	Bachelor or Higher Degree	7.8	8.5
Shepparton surrounds East	Completed Year 12 or Equivalent	28.9	32.3
	Vocational Training	17.7	21.5
	Advanced Diploma or Diploma	5	5.9
	Bachelor or Higher Degree	7.8	8.5
Shepparton surrounds South	Completed Year 12 or Equivalent	35	36.5
	Vocational Training	16.6	19.5
	Advanced Diploma or Diploma	5	4.7
	Bachelor or Higher Degree	9.2	8.3
Tatura	Completed Year 12 or Equivalent	27.4	31.3
	Vocational Training	14.6	18.2
	Advanced Diploma or Diploma	5.5	6.2
	Bachelor or Higher Degree	9.9	10

Table X.X: Education attainment levels City of Greater Shepparton and small areas 2006 – 2011.

Source: City of Greater Shepparton Community Profile.

Available: <http://profile.id.com.au/shepparton?WebID=240&BMID=20&IBMID=20&BMIndigStatusID=0>

Area	Household Income (See Table below for more culture and ethnicity data)
Greater Shepparton	<p>Between 2006 and 2011 in Greater Shepparton, the proportion of households in the lowest quartile for household income increased slightly from 28.6 percent to 30.2 percent. There was also a slight increase in those in the medium lowest quartile (28.2 to 29.7 percent). Overall, this was generally consistent with regional Victoria (32 percent lowest quartile and 29 percent medium lowest quartile).</p> <p>The most significant change between 2006 and 2011 was the proportion of households in the medium highest quartile increasing from 16.5 percent to 24.8 percent. The 2011 figure was much more consistent with the Regional Victoria figure of 23.5 percent.</p> <p>The proportion of households in the highest quartile declined from 17.1 percent to 15.4</p>

	percent. The proportion of households in this quartile in regional Victoria in 2011 was very similar at 15.6 percent.
Shepparton Urban Centre	The urban centre of Shepparton had a very similar household income profile to Greater Shepparton in 2011, with only minor differences between the two. Between 2006 and 2011 there was similarity in the change in household incomes for the urban areas of Shepparton compared with Greater Shepparton, particularly for the lowest, medium lowest and highest quartiles, but there was much less change in the medium highest quartile. For urban Shepparton there was a small decrease from 25.2 percent to 24 percent whereas for Greater Shepparton the change was much larger (from 16.5 percent to 24.8 percent). This information indicates that overall household incomes in the urban areas of Shepparton have remained more stable than Greater Shepparton.
Rural Areas of Shepparton	<p>There is variability across the small areas in relation to household incomes. Some areas have notably higher proportions of households in the lowest and medium lowest quartiles compared with Greater Shepparton, while others have notably lower proportions in these quartiles.</p> <p>In Mooroopna at 2011, there were notably higher proportions of households in the lowest and medium lowest income quartiles compared with Greater Shepparton. Plus, there was an increase in the proportion of households in these quartiles between 2006 and 2011. This suggests the Mooroopna community is likely to have less capacity to pay to access sport and recreation options.</p> <p>In Rural East in 2011, there were notably lower proportions of households in the lowest and medium lowest income quartiles compared with Greater Shepparton. Plus, there was a notable decrease in the proportion of households in these quartiles between 2006 and 2011. This suggests the Rural East community is likely to have more capacity to pay to access sport and recreation options.</p> <p>In Rural North in 2011, there were notably lower proportions of households in the lowest and medium lowest income quartiles compared with Greater Shepparton. However, there was an increase in the proportion of households in these quartiles between 2006 and 2011. This suggests the Rural North community is likely to have good capacity to pay to access sport and recreation options, but this has declined.</p> <p>In Rural North West, the proportion of households in the lowest and medium lowest</p>

	<p>income quartiles was generally consistent with Greater Shepparton in 2011. However, there was an increase in the proportion of households in these quartiles between 2006 and 2011. This suggests the Rural North West community is likely to have reasonable capacity to pay to access sport and recreation options, but this has declined.</p> <p>In Rural South in 2011, the proportion of households in the lowest and medium lowest income quartiles was generally consistent with Greater Shepparton, and changed very little between 2006 and 2011. This suggests the Rural South community is likely to have reasonable capacity to pay to access sport and recreation options.</p> <p>In Shepparton Surrounds East in 2011, there were notably lower proportions of households in the lowest and medium lowest income quartiles compared with Greater Shepparton. However, there was an increase in the proportion of households in these quartiles between 2006 and 2011. This suggests the Shepparton Surrounds East community is likely to have good capacity to pay to access sport and recreation options, but this has declined.</p> <p>In Shepparton Surrounds South in 2011, there were significantly lower proportions of households in the lowest and medium lowest income quartiles compared with Greater Shepparton. However, there was an increase in the proportion of households in these quartiles between 2006 and 2011. This suggests the Shepparton Surrounds South community is likely to have good capacity to pay to access sport and recreation options, but this has declined.</p> <p>In Tatura in 2011, the proportion of households in the lowest and medium lowest income quartiles was generally consistent with Greater Shepparton. However, there was a small increase in the proportion of households in these quartiles between 2006 and 2011. This suggests the Tatura community is likely to have reasonable capacity to pay to access sport and recreation options, but this has declined.</p>
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		2006	2011
Greater Shepparton	Lowest Quartile	28.2	30.2
	Medium Lowest Quartile	28.2	29.7
	Medium Highest Quartile	16.5	24.8

	Highest Quartile	17.1	15.4
Urban Centre	Lowest Quartile	29	30.8
	Medium Lowest Quartile	28.6	29.3
	Medium Highest Quartile	25.2	24
	Highest Quartile	17.2	15.9
Mooroopna	Lowest Quartile	31	36.2
	Medium Lowest Quartile	30	32.1
	Medium Highest Quartile	26.8	22.3
	Highest Quartile	12.2	9.4
Rural East	Lowest Quartile	21.4	20.9
	Medium Lowest Quartile	28.3	29
	Medium Highest Quartile	27.2	31.4
	Highest Quartile	23.2	18.7
Rural North	Lowest Quartile	17.5	21.5
	Medium Lowest Quartile	27.3	28.6
	Medium Highest Quartile	31.7	31.9
	Highest Quartile	23.5	18
Rural North West	Lowest Quartile	26.8	31.4
	Medium Lowest Quartile	29.2	29
	Medium Highest Quartile	28.8	26.2
	Highest Quartile	15.1	13.3
Rural South	Lowest Quartile	30.8	28.1
	Medium Lowest Quartile	28.5	31.7
	Medium Highest Quartile	27	23.2
	Highest Quartile	13.7	17.1
Shepparton surrounds East	Lowest Quartile	20.3	21.8
	Medium Lowest Quartile	23	27.1
	Medium Highest Quartile	31.7	28.8

	Highest Quartile	24.9	22.3
Shepparton surrounds South	Lowest Quartile	13.3	17.1
	Medium Lowest Quartile	22.8	26.6
	Medium Highest Quartile	34	28.1
	Highest Quartile	29.8	28.2
Tatura	Lowest Quartile	30	31.2
	Medium Lowest Quartile	27.5	29.6
	Medium Highest Quartile	25.8	24
	Highest Quartile	16.7	15.2

Table X.X: Household Income Quartiles City of Greater Shepparton and small areas 2006 – 2011.

Source: City of Greater Shepparton Community Profile.

Available: <http://profile.id.com.au/shepparton?WebID=240&BMID=20&IBMID=20&BMIndigStatusID=0>

Attachment C

Notes from Workshop with Tennis Clubs

1.0 Introduction

As part of developing the Plan for Tennis, the tennis clubs in the City of Greater Shepparton were invited to complete a short online survey and participate in a workshop discussion with Council officers on Tuesday 21 February 2017. There was a good response from the clubs with 13 of the 24 clubs completing the survey, and 10 participating in the workshop, many with multiple representatives attending.

The Clubs who completed the survey were:

Kialla Park Tennis Club	Mooroopna Lawn Tennis Club
Lemnos Tennis Club	Murchison Tennis Club
Dhurringile Tennis Club	McEwen Reserve Tennis Club
St Andrews Tennis Club	Central Park Tennis Club
Katandra West Tennis Club	Shepparton Lawn Tennis Club
Undera Tennis Club	Grahamvale Tennis Club
Tallygaroopna Tennis Club	

The Clubs who participated in the workshop were:

Lemnos Tennis Club	McEwen Reserve Tennis Club
Dhurringile Tennis Club	Central Park Tennis Club
Tatura Lawn Tennis Club	Shepparton Lawn Tennis Club
Mooroopna Lawn Tennis Club	Old Students Tennis Club
St Brendan's Tennis Club	Cosgrove South Tennis Club

This document provides the notes from the workshop along with a summary of the key information gathered from the survey of clubs.

2.0 Notes from Workshop

The workshop with the tennis clubs was held on Tuesday 21 February 2017. The focus of the workshop was twofold. The first was on informing the clubs about the process for developing the Plan and sharing some of the findings from the research completed to date, including the results from the survey. The second focus was on exploring in more detail some of the information gathered through the survey, in particular:

- The governance arrangements and capacity of committees within clubs
- The challenge of maintaining and increasing participation

2.1 Governance and Club Committees

The survey results suggest that clubs see the makeup and capacity of their committees and the financial stability of the club as a strength. The discussion centred on identifying why this was a strength and what else could be done to strengthen these areas further.

Reasons why committees and governance arrangements are a strength

- Long standing members
- A few committed people who do a lot of work
- Strong sense of ownership
- Family participation – strength in bigger clubs
- Generational change
- Targeting different demographics
- Succession planning
- Asking people to volunteer
- Smaller rural communities tend to have generations of volunteers/involvement i.e. family involvement over generations

Ideas for strengthening the capacity of committees and approach to governance

- Spreading the voluntary load among more club members
- Role allocation – breaking larger roles into more manageable ones with more people involved
- Paid support for specialist roles – larger events

- Training for committee members from Tennis Victoria and others such as the regional sports assembly Valley Sport
- Target people over 35 who live in the area
- Recognition of peoples strengths and skills
- Engage (ask people) to take responsibility – trust people, let them add value, don't micro manage
- Break up jobs to smaller areas of responsibility
- Change mind set – don't need to be on the committee to volunteer
- Special event/casual/short term volunteer opportunities

2.2 Changing Participation

Survey results suggest that many of the clubs, over 80% are experiencing difficulties with declining or stagnating participation, particularly junior participation, youth and young adults.

Ideas for helping to increase or strengthen participation

- Social atmosphere/opportunity
- Improvement in skills with fun
- Human interaction
- Tennis App – find players/teams for unorganised sport
- Court accessibility – Locking of courts
- Reciprocal social tennis nights
- Tennis Hot Shots – to encourage juniors
- Target families
- Cater for different abilities
- Flexibility with playing times
- Convenient time
- Membership options
- Trying different activities
- Associations to get together
- Better facilities attract bigger participation...despite good location and good volunteers
- Different options for match times i.e. night under lights
- Improve promotion of activities
- Modify activities to get interest

Administrative, leadership and facility suggestions included:

- Central overarching board/administration
- Bring all associations together to talk about similar issues
- Grant funding – support clubs to access grants
- Less participation = less pool of volunteers to draw from
- If one person leaves it can have a big impact on the Club
- One point of contact at Council
- Consistency with Tennis Victoria local representation

As part of the discussion about participation, the issue of why participation is stagnating or declining was explored. A number of factors were identified including:

- Players leaving the area for work or tertiary education.
- Clubs competing against each other for participants.
- Work, home, life, shops, all compete with tennis.

2.3 Criteria for Prioritising Infrastructure Works

The survey results show that every club has different priorities for improvements or changes to their facilities depending upon their condition and what their plans for the future are.

The survey showed that over 60% of the clubs agreed that their club facilities met the needs of their club. Many of these clubs identified that the off court facilities require some upgrade and maintenance is an ongoing issue.

3.0 Summary of Survey Results

A total of 13 clubs completed the survey, representing just over 50 percent of the tennis clubs in the City of Greater Shepparton. The survey was available through Council's on-line consultation platform 'Have your say'. A link to the survey was provided to all clubs via email and reminder emails were made to encourage as many clubs as possible to complete the survey.

The survey asked clubs to provide information about their membership, activities and facilities, and to reflect on the strengths and limitations of the club, the things they would like to change about their clubs, and their priorities for the next 2 years and 5 years. The specific questions posed were:

- On average how many people have participated in activities at your club each week in 2016?
- On average how many hours per week have the tennis court facilities of your club been used in 2016? A drop down list was provided to select from.
- What programs and activities have been delivered by your club in 2016? A drop down list was provided to select from.
- What are the strengths of your club? A drop down list was provided to select from.
- What are the things that limit your club? A drop down list was provided to select from.
- Do the facilities your club uses meet the needs of your club?
- What are the things your club would like to do if you could in relation to participation, capacity and facilities?
- What are the top 3 priorities for you club in the next 2 years?
- What are the top 3 priorities for you club in the next 5 years?

3.1 Participation and Facility Use

To start to develop an understanding of the number of people participating in tennis at each club and across Shepparton, clubs were asked to identify the average number of people participating in various activities in 2016. Table 1 below shows that:

- Participation numbers vary quite significantly across the clubs, and also between activities
- Shepparton Lawn Tennis Club has by far the highest number of participants (e.g.: 360 members), followed by Kialla Park Tennis Club (e.g.: 120 members)

- Several clubs have very low rates of participation (15 members or less) including Lemnos Tennis Club, Dhurringile Tennis Club and Katandra West Tennis Club.

Table 1

Club	Club Members	Casual players	Coaching Programs	Tournament participants (non-members)	Other
Kialla Park	120	25	50	Not provided	Not provided
Lemnos	15	2	0	0	0
Dhurringile	10	10	16	0	15
St Andrews	20	15	1	Not provided	Not provided
Katandra West	8	10	2	Not provided	Not provided
Undera	30	7	0	0	12
Mooroopna Lawn	66	Unknown	30	Not provided	40
Murchison	35	Not provided	2	Not provided	Not provided
McEwen Reserve	95	30	15	0	0
Central Park	40	10	Not provided	Not provided	Not provided
Shepparton Lawn	360	100	200	40	Not provided
Grahamvale	5	0	0	0	0
Tallygaroopna	6	0	1	0	0

Table 1: Average participation at selected Greater Shepparton Tennis Clubs in 2016, November 2016

In addition to participation numbers, clubs were asked to identify the average number of hours per week the tennis court facilities of the club were used in 2016. Table 2 below shows that:

- Only one club (Shepparton Lawn Tennis Club) uses court facilities more than 40 hours per week. This is unsurprising given the high rates of participation occurring at the club
- A total of seven clubs are using their court facilities 15 hours or less a week, with five using them less than 10 hours per week. These clubs include Lemnos, Dhurringile, Grahamvale, Tallygaroopna and Katandra West Tennis, which also had the lowest levels of participation occurring, as outlined in table 2.

Table 2

On average how many hours per week have the tennis court facilities of your club been used in 2016?	Total Response	% of Responses	Total Respondents
0 -5 hours	3	23.1%	13
5 – 10 hours	2	15.4%	13
10 - 15 hours	4	30.8%	13
15 – 20 hours	2	15.4%	13
20 – 30 hours	2	15.4%	13
30 – 40 hours	0	0%	13
More than 40 hours	1	7.7%	13
Did not answer	0	0%	13

Table 2: Average hours of use of court facilities at selected Shepparton Tennis Clubs in 2016, November 2016

3.2 Programs and Activities

Clubs were asked to indicate the tennis programs and activities they offer such as ANZ Hot Shots, Cardio Tennis and coaching programs. Table 3 below shows that:

- A high proportion of clubs (69.2%) offer Saturday Junior Competitions. This is followed by coaching programs (53.8%) and ANZ Hot Shots (46.1%).
- A high proportion of clubs also indicated they offer a range of 'other programs and activities' that were not included in the drop down list. The type of programs and activities they offer is quite variable and includes social tennis along with competition opportunities in the evenings, midweek and annually e.g.: mid-week ladies, seniors week competitions and twilight competitions.

Table 3

What programs and activities have been delivered by your club in 2016?	Total Response	% of Responses	Total Respondents
ANZ Hot Shots	6	46.1%	13
ACE Program	0	0.0%	13
Cardio Tennis	2	15.3%	13
Saturday Junior Competitions	9	69.2%	13
Coaching Programs	7	53.8%	13
Country Week	0	0.0%	13
Tournaments	3	39.0%	13

Other:	10	76.9%	13
<ul style="list-style-type: none"> • Twilight, Saturday afternoon and Midweek Tennis • Midweek ladies, Saturday seniors • Seniors week, Fast 4, Club Open Day • Seniors and social night games • Twilight • Saturday, midweek and mixed night senior tennis • Competitions • Saturday Senior competition, Tuesday and Thursday Ladies competition, Wednesday Twilight competition, FAST4, will host 2019 Country Week 			

Table 3: Programs and activities delivered by selected Shepparton Tennis Clubs in 2016, November 2016

3.3 Strengths and Limitations of Clubs

Table 4 below shows a high proportion of the clubs who completed the survey identified:

- The makeup and capacity of the committee, and
- Support volunteers e.g. coaches, parent involvement,

as being a strength of their club, followed by:

- Club court facilities e.g. court surface, nets, lighting, and
- Financial stability of the club.

Capacity and willingness to run other programs, approach to governance of the club and club off court facilities were the areas identified by the least number of clubs as a strength. This is generally consistent with the information provided in Table 5 which outlines the factors that limit clubs, although there is some variation.

- Just over half the clubs indicated they view their court facilities as a strength and the same number indicated they were a limitation.
- While only a small number of clubs indicated capacity and willingness to run other programs was a strength, similarly a small number saw this as a limitation

Declining participation was identified by most clubs being one of the key factors limiting their clubs, followed by club off court facilities.

Table 4

What are the strengths of your club?	Total Response	% of Responses	Total Respondents
Club court facilities e.g. court surface, nets, lighting	7	53.8%	13
Club off court facilities e.g. club rooms, amenities	5	38.5%	13
The makeup and capacity of the committee	9	69.2%	13
The approach to governance of the club	4	30.8%	13
Support volunteers e.g. coaches, parent involvement	7	53.8%	13
Stable or growing participation	4	30.8%	13
Financial stability of the club	8	61.5%	13
Capacity and willingness to run other programs e.g. Free Tennis Day, Hot Shots League, ACE Program, Cardio Tennis	3	27.3%	13
Other strengths (comment) <ul style="list-style-type: none"> Family friendly, value for money social membership. Community based (small). Conduct tennis comp for Dhurringile Prison clients. 	3	27.3%	13

Table 4: Strengths of selected Shepparton Cricket Clubs, November 2016

Table 5

What are things that limit your club?	Total Response	% of Responses	Total Respondents
Club court facilities e.g. court surface, nets, lighting	7	53.8%	13
Club off court facilities e.g. club rooms, amenities	9	69.2%	13
The makeup and capacity of the committee	3	27.3%	13
The approach to governance of the club	1	7.7%	13
Support volunteers e.g. coaches, parent involvement	4	30.8%	13
Declining participation	11	84.6%	13
Financial stability of the club	2	15.4%	13
Lack of capacity and willingness to run other programs e.g. Free Tennis Day, Hot Shots League, ACE	4	30.8%	13

Program, Cardio Tennis			
Other Limitations (comment)	1	7.7%	13
<ul style="list-style-type: none"> Finding key people to take on junior development and involvement 			

Table 5: Factors that limit selected Shepparton Tennis Clubs, November 2016

3.4 Club Facilities

In total just over half of the clubs who responded to the survey indicated the facilities they use meet the needs of their clubs for the following reasons:

- They have the right number of courts to meet demand, and conduct the programs they would like to run
- Facilities have been upgraded
- In-kind support from club members has been key to maintaining facilities to a reasonable standard.

Interestingly however, many still focused on problems or issues with their facilities when answering this question.

Those clubs who indicated that the facilities they use do not meet the needs of their club identified the following reasons:

- Additional work is required to finish upgrade works that have only been partially completed
- Club room facilities are very basic or in poor condition e.g.: no hot water, poor or no heating and cooling, poor toilet facilities
- Players requirements have changed over the years
- Courts require repair and upgrade and clubs do not have financial capacity to pay for the upgrades.

A detailed list of the responses to this question can be found in Appendix A.

Table 6

Do the facilities your clubs uses meet the needs of your club?	Total Response	% of Responses	Total Respondents
Yes	8	61.5%	13
No	5	38.5%	13

Table 6: Whether facilities meet the needs of selected Shepparton Tennis Clubs, November 2016

3.5 What Clubs Would Like to Do

This question asked clubs to identify the things they would like to do if they could in relation to:

- Participation
- Capacity e.g. volunteers
- Facilities

In relation to participation the key things identified was a desire to increase participation across a wide range of age groups and tennis activities e.g. more players for the Senior Saturday competition, more juniors, entering a team in the midweek ladies competition, increase participation by juniors, more social players etc.

In relation to capacity, the key focus for clubs was increasing the involvement of volunteers eg: more junior parents involved, increasing parent involvement, increasing volunteers at club working bees etc. As part of this a handful of clubs indicated the requirements and expectations Council has impacts upon attracting and retaining volunteers. One Club suggested there was a need to reform the administration of tennis in the Goulburn Murray and establish a professional administration body to co-ordinate and advance tennis in the region. A lack of funding was also raised by a couple of clubs as being a key restraining factor.

In relation to facilities, the issues raised are fairly wide ranging and clearly reflect the differing condition, scale and suitability of facilities that each of the clubs have access to. A number of clubs indicated court facilities need to be upgraded, while others indicated their off court facilities were more in need of refurbishment and repair. The need for lighting was also raised by a handful of clubs. This is consistent with information provided above in relation to the factors that limit clubs and whether the facilities clubs have access to meet their needs.

A full list of all responses to this question can be found in Appendix B.

3.6 Priorities

As noted above, clubs were asked to identify their top 3 priorities for the next 2 years and the next 5 years. Not unexpectedly, the priorities are quite variable, however, there is consistency with the issues raised through earlier questions in the survey.

In relation to the priorities for the next 2 years the following were raised multiple times:

- Increased or stabilised participation including establishing or restarting new programs – raised 7 times
- Improving or upgrading court facilities in some instances including lighting – raised 6 times
- Improving off court facilities including club rooms and storage – raised 5 times
- Address maintenance issues – raised 3 times.

A full list of responses can be found in Appendix B.

In relation to the priorities for the next 5 years the following were raised multiple times:

- Increased participation including establishing or restarting new programs and activities, along with increased use of facilities by the wider community – raised 9 times
- Improving or upgrading court facilities, including maintaining the courts – raised 6 times
- Improving off court facilities including maintenance issues – raised 6 times.

A full list of responses can be found in Appendix B.

Appendix A

Detailed answers to the question 'do the facilities your club uses meet the needs of your club?'

Those clubs who answered yes to this question provided the following reasons why:

- We have the right number of courts for our club and currently the facilities at the Kialla Community Centre meet our needs. However the Community Centre needs an upgrade and it would suit us better to be able to have afternoon teas and canteen running courtside rather than at a distance to the courts.
- Small club, teams in midweek and junior and senior summer competition. Courts have been upgraded, facility OK as is but not overly appealing. Maintenance of court issue (due to tree debris) that is require blowing off before all matches.
- We have 4 courts with lights and a club room The toilets are quite a long way away tho
- We are able to run the activities the club wishes to.
- Whilst the facilities our club uses gets us by each season, there remains the requirement for ongoing maintenance and repairs/replacement for deteriorating infra structure, and until these improvements are carried out, it will become more difficult in coming seasons. Our club is a very strong community orientated social group of people, many of whom are skilled tradespeople able to offer plenty of in kind support to the improvements our facilities require.
- Mostly... 18 natural grass courts and 4 hard courts are sufficient for the club. Additional capacity of grass courts for events such as Country Week & 2016 Australian Seniors Championships have required additional temporary grass courts prepared by the council. Potential upgrade of clubhouse requires a financial model/package to be confirmed. From a big picture Goulburn Murray perspective, the closure of the indoor centre 8 years ago has been detrimental to tennis participation and engagement, and there is no 'weatherproofing of tennis' within the region. Two aspects to consider here, is that the indoor centre adds so much flexibility, capacity and opportunity for growth in tennis, and unlike previous indoor operations, a future indoor centre should be built/located within an existing tennis complex and not in isolation as has been done previously.
- Tallygaroopna has great new courts and surrounds, and the clubrooms are a shared facility.

Those clubs who answered no to this question provided the following reasons why:

- The synthetic courts are fantastic and provide us with some relief during the summer however the tennis courts are yet to be complete as the edges along the boundary of the fences need to be filled in with synthetic grass. Currently it possess a hazard should any one attempt to run onto the gravel surface an injury is bound to happen. The hall provides us

with toilets, although no hot water for showers. meeting room is cold and freezing especially during the winter months and absolute hot during the summer periods. The community hall is extremely hot in the summer time and the cooling "evaporative" system makes the sound of twin jet engines ready to take off. Often DTC venture out to other facilities with appropriate cooling and heating systems.

- Players requirements have changed over the years. Not as competitive but more social. Governance just makes it too hard for volunteers.
- Our club room does need a makeover; we do need more space as we share with the net ballers and would be nice if we could have our own store room. It needs a roof and ceiling to keep the warmth in for our meetings. Not to mention our courts are due to be redone. One court has holes and another is starting to wear, we are in the process of getting quotes to do 2 of our courts but we don't have the money that is needed to them to what we would like to have them.
- Hardcourt Clubrooms and toilets are outdated. No running hot water, windows/cupboards need replacing. Toilets and hand basins need to be updated. Plumbing needs replacing. Painting needs to be done inside and out to give the clubrooms a fresh look and look more inviting to the players and visitors who come to play tennis at Mooroopna.
- Court surfaces and fencing require major repair or replacement. Council mowing around the tennis courts is very poorly conducted - club has to mow the roadside verge nearly all season as the council cannot be relied upon to complete the mowing even monthly. Council rates including fires services levy has doubled in past two seasons.
- We do not have any facilities. We hire courts from another club.

Appendix B

Detailed answers to the question 'What are the things your club would do if they could?'

Participation

- More seniors playing Saturday afternoon tennis - declining numbers of seniors and lack of grass courts
- More juniors (maximum of 2 teams as only 2 courts), no other young juniors at the club and no parent to drive promotion in the community
- Have a team entered in the midweek ladies competition
- Increase participation numbers
- Increase participation in juniors and start an adult team or competition
- More players for our social night, we used to have 25, now we are lucky to get 10
- Restart junior tennis
- Increase participation
- With the next generation of youngsters coming through, coaching programmes would be beneficial, but may need assistance with some financial support
- Increase tennis playing options offered, both social and competition (lack of volunteers to run them)
- With the next generation of youngsters coming through, coaching programmes would be beneficial, but may need assistance financially
- We have maintained the same level of participation with the current 5 members for several years. We do not foresee the numbers increasing in the future
- With an aging town there are no new players, the town and surrounding areas to grow with new/younger families with an interest in tennis

Capacity

- More junior parents being involved in the committee
- Increasing parent involvement. I am a key driver at the club but my youngest child is now 14 and so I am nearing the end of my involvement with juniors. If I stopped I'm not sure anyone else would pick it up. Parents we do have are supportive and involved
- Increase the number of female members, Improve funding available to the Club, and access assistance with ongoing running costs
- No one wants to volunteer. Council has too many requirements / expectations of the Club.
- Increase the number of volunteers
- We are ok with our volunteers
- Increase the funding available to the club. Reduce the restrictions on volunteer help. Governance requirements of Council are too restrictive
- Increase volunteers at club working bees
- Increased volunteer help
- Our club is well served with willing volunteers
- Reform administration of tennis in the Goulburn Murray to have one professional administration body which oversees, promotes, coordinates and advances all things tennis and keeps pace with

other sports (lack of funds and lack of united tennis body)

- The current membership is 6, mid-twenties, non-residents of the district, not yet developed the enthusiasm to further the club, with peoples current lifestyle and commitments very few people want to play yet do any volunteering in a community that they don

Facilities

- Separate clubroom for displaying memorabilia and providing kitchen amenities and afternoon tea amenities
- Courts OK, would like lights but where other clubs have lights, they now do not enter teams into senior Saturday competitions e.g. Dookie, Katandra West
- Complete the edges of the synthetic tennis courts, install a water fountain, a tank to collect and store water, floodlights to support twilight tennis and a fence.
- Facilities are old
- Closer toilets
- Redo our courts and work on our clubroom
- Refurbish the hardcourt clubroom
- Resurface the courts and repair the fencing
- Resurface the courts
- We would very much like to see our courts repaired and resurfaced, with the possible addition of court lighting, and our clubroom pergola needs replacing as it has deteriorated beyond repairable state, for which we are in need of some financial assistance
- 6-8 indoor tennis courts. Add a second storey to increase clubhouse hire income
- Our facilities are new

Appendix C

Priorities

Priorities in the next 2 years

#1 Priority

- Extending the storage sheds and beautifying new shade area
- Keep teams entered in midweek (declining numbers too), juniors and seniors - ideally 1 in each
- Resurface the edges of the 4 synthetic tennis courts and up keep of synthetic courts
- Increase players
- Our courts
- Refurbish the Hardcourt Clubrooms
- Restart junior tennis
- Survival
- Court upgrade and resurface and possibly lighting
- Commercial viability. The bigger picture is that Shepparton is the central hub for tennis in the Goulburn Murray region, in which Shepparton Lawn Tennis Club plays a very significant role
- To continue to maintain viability in the future. We are an ageing group with ages from 60-72yrs

- to gain more interest in tennis

#2 Priority

- Building up our numbers especially promoting our juniors to begin to play senior tennis
- Facility maintenance - have Lemnos Rec Reserve COM with good numbers
- Increase members - Females and juniors
- Repair court surface and nets
- Club room
- Repaint lines and replace the nets
- Increased participation
- Pergola replacement
- Hard court surface conversion/modernisation project. To be commenced and completed during the next 6 months. A significant development with Shepparton Lawn Tennis Club needing to contribute 80% of project funding
- To continue to maintain viability in the future. We are an ageing group with ages from 60-72yrs
- more players/juniors

#3 Priority

- Building the capacity of our committee so that it is shared leadership and not just left to a few
- I look at junior cricket promotion and see it on TV, AFL Auskick on TV - don't think tennis as a sport is promoted by peak bodies in same manner
- Water fountain and tank at tennis site
- Make tennis fun
- Playing
- Repair storm damage to fencing
- Increased competitions
- Upgrade off court seating facilities
- Professional manager. Reform tennis administration in the region to increase tennis opportunities, membership and sponsorship income
- To continue to maintain viability in the future. We are an ageing group with ages from 60-72yrs
- Be successful

Priorities in the next 5 years**#1 Priority**

- Court resurfacing where necessary
- Haven't thought this far ahead - we won't have junior team as they will all be too old in 5 years
- Maintaining the tennis courts, including removal of trees that are damaging the courts by lifting up the tennis surface
- Increase players and start an adult group
- Courts

- Repair or replace the court surfaces
- Survival
- Court upgrade and resurfacing
- Weatherproof tennis in Shepparton (indoor courts)
- To continue to maintain viability in the future. We are an ageing group with ages from 60-72yrs
- to successfully install the priorities previously mentioned

#2 Priority

- As for Priority 2 under short term (up to 2 years) - Building up our numbers especially promoting our juniors to begin to play senior tennis.
- Use of the facility by the wider community.
- Members.
- Improved court surface and nets.
- Club room.
- Major repair to the fencing.
- Increased participation.
- Modernise clubrooms.
- Upgrade clubhouse. 4 years ago we undertook investigation and preliminary design to lay the foundation/blueprint for the future upgrade to the clubhouse which remains on-hold until a financial model/package can be confirmed.
- To continue to maintain viability in the future. We are an ageing group with ages from 60-72yrs

#3 Priority

- As for Priority 3 above.
- Unsure.
- To keep the club going
- Closer toilets.
- Players.
- Increase participation.
- Increased competitions.
- Upgrade toilet block facility.
- Continue to attract major events.
- To continue to maintain viability in the future. We are an ageing group with ages from 60-72yrs

Attachment D

Participation Trends for Tennis

Trends in Leisure and Recreation Pursuits

In the last two decades there have been significant changes in the leisure and recreation interests of the community and in the types of leisure and recreation opportunities available to the community. These changes have been driven by higher education levels, changed work and business hours, greater community affluence, a willingness to pay for high standard experiences, insurance and litigation issues, the changed cultural mix of the community, greater expectations of quality and professional service, a greater awareness of the benefits of recreational involvement, and the ageing of the population.

There has been an increasing shift towards participation in non-competitive and passive activities rather than traditional formal sports, and increased demand for more flexible and diverse leisure pursuits rather than a commitment to a small number of activities. This has resulted in declining participation in some traditional team and small group sports such as tennis and lawn bowls, and a move towards non-competitive but active pursuits such as walking, fitness / gym classes, running and cycling.

Overall participation in sport and recreation activities is occurring across a wider period of the day and week, with a major move to week day evening sports participation. There is also far greater diversity and variety in the recreation opportunities available and a growing trend for families to share recreational activities or to pursue related activities at one venue rather than pursuing a wide range of different activities.

To assist in developing a greater understanding of how participation in exercise, recreation and sport is changing, the *Standing Committee on Sport and Recreation – Participation in Exercise, Recreation and Sport Annual Report* (ERASS) - 2001, 2004, 2008 and 2010 has been examined. While the ERASS survey was last completed in 2010, it provides valuable comparative data across a ten-year period. This information is complimented with data from the Australian Bureau of Statistics (ABS) about participation in sport and recreation activities. It is important to note there is some variation in the two sets of data and while not directly comparable, combined they provide a good indication of general participation patterns.

General Participation Trends

Overall participation in physical activity in Victoria increased between 2001 and 2010, and this pattern was generally consistent with participation rates across Australia. However more recent ABS data suggests that participation rates declined between 2011 and 2014 i.e.: from 65 percent to 60.2 percent for Australia and 66.1 to 60.9 in Victoria.

Declining participation is also clearly evident as people age. For example, in Victoria in 2010, 90.2 percent of 15 – 24 year olds participated in some form of physical activity. By comparison, the participation rate for those aged 65 years and over was only 73.1 percent. While the total participation figures from the ABS are somewhat different from the ERASS data, they also follow the same pattern of declining participation as people age i.e.: the participation rate in Australia for those

aged 15 – 17 years in 2013/2014 was 73.8 percent, while for those aged 65 plus it was only 46.6 percent. Despite this, there is also evidence that participation in exercise, sport and recreation by older adults has grown. In 2001 the participation rate in Victoria for those aged 65 years or more was 61.1 percent compared with 73.1 percent in 2010. While it is important to note the more recent ABS data suggests that participation rates declined between 2011 and 2014 for people aged 65 plus, the information should be used with some caution as only two sets of data are provided over a small timeframe.

Another important factor to be aware of is that participation rates for children are higher than for adults. For example, 2012 and 2013/2014 ABS data indicates the participation rate in organised sport and physical activity for 9 – 11 year olds was 66.4 percent (2012), whereas for 15 – 24 year olds it was 42.7 percent (2013 – 2014).

A key participation trend to understand is the significantly higher rates of participation in non-organised physical activity (70.8 percent in Australia in 2010) compared to organised physical activity (40 percent in Australia in 2010). This participation trend is also evident in the data about the sport and recreation activities people participate in. The highest rates of participation in any sport and recreation activity for people aged 15 and over are walking, followed by gym / fitness activities. This is consistent across both the ERASS and ABS data. Other activities in the top 10 – 15 are swimming, cycling and running, all of which are predominantly undertaken as non-organised activities. Organised sporting activities in the top 10 – 15 for people aged 15 and over are tennis, outdoor soccer, netball, basketball and cricket.

Regardless of gender, for children the highest rates of participation in organised activities are soccer, followed by swimming. Also in the top ten for both genders are tennis, basketball, martial arts and athletics. The rates of participation then vary somewhat between genders across activities. For example, the rates of participation in netball and dancing are high for girls, whereas for boys, participation is high for Australian Rules Football, cricket and rugby league.

Other key participation trends include:

- Generally higher rates of participation for males compared to females in all age categories.
- Notably lower rates of participation for those not in the workforce, and for those living in households where a language other than English is spoken.
- Increasing rates of participation as education levels rise.

Participation Trends for Tennis

Participation in tennis has declined over the past 10 – 15 years, and in fact tennis is one of the sports to have experienced the most significant declines during this timeframe. Between 2001 and 2010 participation in Australia declined from 9.2 percent to 6.6 percent and more recent ABS data shows a further decline with adult male participation decreasing from 4.9 percent in 2011/2012 to 3.4 percent in 2013/2014, and adult female participation decreasing from 3.4 percent to 2.7 percent.

Another trend to understand is the rates of male and female participation in tennis.

- Tennis is a sport which has traditionally appealed to both males and females. This is evident in the ABS data which shows in 2011/2012 the participation rate for over 15 year old males in Australia were 4.9 percent compared to the female rate of 3.4. In 2013/2014, the male participation rate had dropped to 3.4 percent, while the female participation rate had dropped to 2.7 percent
- The participation rates for children (5-14 years) has seen a no change from 2009 to 2012 with the male participation rate being 8.4 and the female participation rate being 6.3, this is despite an overall increase in population in Australia.

Total participation in exercise, recreation and sport for Victoria and Australia 2001 - 2010

	2001		2004		2008		2010	
Age	Victoria %	Australia %	Victoria %	Australia %	Victoria %	Australia %	Victoria %	Australia %
15 – 24	87.1	88.8	91.5	91.7	90.5	90.1	90.2	87.7
25 – 34	82.8	85.3	87.8	85.4	85.6	86.1	86.6	86.1
35 – 44	82.6	80.6	85.3	84	85.7	85.9	86	85.1
45 – 54	75.8	75.4	85.7	81.9	82.9	82.9	82.7	82.1
55 – 64	68	70.2	79.5	79.1	81.3	80.4	79.9	78.7
65 plus	61.1	60.1	77.6	71.6	72.8	73.4	73.1	72.2
Total	77.4	77.8	85.1	82.8	83.4	83.4	83.4	82.3

Source ERASS Annual Report 2001, 2004, 2008 and 2010

Available: <http://www.ausport.gov.au/information/casro/ERASS>

Total participation in sport and physical recreation Victoria and Australia 2011-2012 and 2013-2014

	2011 - 2012		2013 - 2014	
Age	Victoria %	Australia %	Victoria %	Australia %
15 - 17		78	72.6	73.8
18 - 24		71.6	64.1	67.2
25 - 34		70.2	64.0	63.9
35 - 44		68.7	68.4	64.6
45 - 54		63.4	62.3	61.4
55 - 64		62.6	57.1	55.6
65 plus		50.4	46.1	46.6
Total	66.1	65	60.9	60.2

Source Australian Bureau of Statistics:

Sport and Physical Recreation: A Statistical Overview, Australia, 2012 and Participation in Sport and Physical Recreation, Australia, 2013-2014.

Available:

http://search.abs.gov.au/s/search.html?query=sport+and+recreation+participation&collection=abs&form=simple&profile=default_preview

Sport and Non-Sport Related Activity in Australia 2016

	2016
Age	Australia %
15 - 17	95.5
18 - 24	89.2
25 - 34	88.3
35 - 44	89.5
45 - 54	89.1
55 - 64	86.1
65 plus	82.3
Total	87.6

Source Clearing House for Sport Ausplay data 2016

Available: <https://www.clearinghouseforsport.gov.au/research/smi/ausplay/results/national>

Total participation in sport and physical recreation by gender in Australia 2011-2012 and 2013-2014

	2011 - 2012		2013 - 2014	
Age	Male	Female	Male	Female
15 - 17	85.1	70.3	72.8	74.8
18 - 24	76.2	66.8	67.7	67.0
25 - 34	70	70.4	67.3	60.6
35 - 44	69.6	67.7	63.3	66.1
45 - 54	61.4	65.3	61.9	60.8
55 - 64	61.8	63.5	54.5	56.4
65 plus	52.9	48.1	48.3	44.8
Total	66.2	63.8	61.0	59.4

Source Australian Bureau of Statistics:

Sport and Physical Recreation: A Statistical Overview, Australia, 2012 and Participation in Sport and Physical Recreation, Australia, 2013-2014.

Available:

http://search.abs.gov.au/s/search.html?query=sport+and+recreation+participation&collection=abs&form=simple&profile=default_preview

Participation in selected exercise, recreation and sport in Victoria and Australia (organised and non-organised) 2001 – 2016

Activity	ERASS Data								AusPlay Data	
	2001		2004		2008		2010		2016	
	Victoria %	Australia %	Victoria %	Australia %	Victoria %	Australia %	Victoria %	Australia %	Victoria %	Australia %
Walking	27.5	28.8	39.9	39.0	38.8	39.2	36.6	35.9	44.5	42.6
Aerobics/fitness	14.8	13.0	21.2	17.1	24.2	23.5	24.7	23.5	31.6	32.1
Swimming	13.7	16.0	16.5	16.5	13.2	14.5	13.5	13.0	13.4	14.5
Cycling	12.1	9.5	11.6	10.5	13.8	11.6	12.7	11.9	13.3	11.7
Running	7.8	7.2	9.3	8.3	10.1	9.9	12.7	10.6	16.3	15.8
Golf	9.3	8.2	8.6	7.9	7.6	7.1	7.3	6.7	5.3	5.2
Tennis	9.2	9.2	9.2	8.4	7.2	6.8	6.8	6.0	5.2	4.8
Bushwalking	4.1	5.3	4.7	5.2	5.7	6.4	4.6	4.8	5.2	5.4
Soccer (outdoor)	3.1	3.7	2.6	4.2	3.4	5.2	3.5	4.8	5.3	5.8
Netball	4.4	4.1	4.0	3.6	4.9	3.9	3.8	3.7	3.3	3.2
Cricket (outdoor)	2.6	2.1	3.6	3.1	4.6	3.5	3.5		4.0	3.3

Source: ERASS Annual Report 2001, 2004, 2008 and 2010 and Clearing House for Sport Ausplay data 2016

Source: Clearing House for Sport Ausplay data 2016. Available: <https://www.clearinghouseforsport.gov.au/research/smi/ausplay/results/national>

Participation in Selected Sporting Activities - Australia (15 plus years of age)

	ABS Data					AusPlay Data	
	2011 - 2012		2013 - 2014			2016	
Activity	Male	Female	Male	Female	Total	Male	Female
Walking	16.5	30.4	13.6	24.7	19.2	33.5	53.7
Fitness/Gym	15.1	19.1	15.9	18.9	17.4	29.1	36.3
Swimming	7.5	8	5	7.6	6.4	12.8	16.6
Cycling / BMX	9.8	5.4	8.5	4	6.2	14.4	9.1
Running (athletics from 2016)	8.7	6.4	8.1	6.7	7.4	17.2	14.3
Golf	8.2		6.6	1.4	4	8.7	1.7
Tennis	4.9	3.4	3.4	2.7	3	5.4	4.0
Bushwalking		2.4	1.4	1.7	1.5	6.1	6.0
Soccer (outdoor)	4.1		3.5	1.3	2.4	9.0	2.6
Netball		4.5	0.3	4.1	2.2	0.7**	5.3
Basketball	2.8		3.1	1.3	2.2	4.8	2.2
Cricket (outdoor)	3		2.3	0.1*	1.2	5.2	0.7**
Australian Rules Football			2.3	0.1*	1.2	4.4	0.7**

* estimate has a relative standard error of 25 - 50% and should be used with caution.

** estimate has a relative standard error of 50 - 100% and should be used with caution.

Source: Australian Bureau of Statistics, *Sport and Physical Recreation: A Statistical Overview, Australia, 2012 and Participation in Sport and Physical Recreation, Australia, 2013-2014*.

Available: http://search.abs.gov.au/s/search.html?query=sport+and+recreation+participation&collection=abs&form=simple&profile=default_preview

Source: Clearing House for Sport Ausplay data 2016. Available: <https://www.clearinghouseforsport.gov.au/research/smi/ausplay/results/national>

Participation in top 10 Organised Sports in Australia - Children (5 - 14 years between 2006 and 2009 then 0 – 14 years in 2016)

Activity	2006		2009		2016	
	Male	Female	Male	Female	Male	Female
Soccer (outdoor)	19.6	6.4	21.7	6.5	22.3	6.7
Swimming / Diving	16.5	18.2	16.5	18.9	29.0	32.1
Australian Rules Football	13.8		14.9		4.0	4.1
Basketball	7.4	5.7	9.2	6.6	8.2	4.3
Cricket (outdoor)	10.1		8.6		9.7	1.4*
Tennis	8	6.6	8.4	6.3	7.4	4.7
Martial Arts	6.1	2.9	7.8	3.7	1.5	0.6*
Rugby League	7.9		7.5		5.6	0.1*
Rugby Union	3.9		4		2.2	
Dancing	2.4	23.1	3.5		1.0	15.9
Athletics, track and Field	2.6	3.2	3.2	3.1	4.0	5.1
Netball		17.3		16.2	0.1	14.5
Gymnastics				8.1	3.7	11.8
Horse riding / Equestrian		2.8		2		
Hockey		2.2		2	1.7	2.0

Source: Australian Bureau of Statistics, *Sport and Physical Recreation: A Statistical Overview, Australia, 2012 and Participation in Sport and Physical Recreation, Australia, 2013-2014*. Available:

http://search.abs.gov.au/s/search.html?query=sport+and+recreation+participation&collection=abs&form=simple&profile=default_preview

Source: *Clearing House for Sport Ausplay data 2016*. Available:

<https://www.clearinghouseforsport.gov.au/research/smi/ausplay/results/national>

* estimate has a relative standard error of 50 - 100% and should be used with caution.

Participation in Organised Sport and Physical Activity in Australia

Age	2012			2013 - 2014		
	Male	Female	Total	Male	Female	Total
5 - 8 years	61.4	50.1	55.9			
9 - 11 years	73.3	59	66.4			
12 - 14 years	66.3	52.9	59.8			
15 - 24 years				41.9	42.7	42.7
25 - 34 years				30.9	27.8	29.1
35 - 44 years				24.2	25.9	25.1
45 - 54 years				22.3	19.9	21.1
55 - 64 years				17.0	17.6	17.6
65 plus years				17.5	16.4	17.1
Total				26.1	25	25.6

Source Australian Bureau of Statistics:

Sport and Physical Recreation: A Statistical Overview, Australia, 2012 and Participation in Sport and Physical Recreation, Australia, 2013-2014. Available:
http://search.abs.gov.au/s/search.html?query=sport+and+recreation+participation&collection=abs&form=simple&profile=default_preview

Local Participation Statistics – 2013 to 2017				
Tennis Club Name	Members 2016/2017	Members 2015/2016	Members 2014/2015	Members 2013/2014
Bunbartha	12	15	15	15
Byrneside	20	10	25	13
Central Park	29	31	47	33
Dhurringile	63	50	30	38
Dookie	0	0	0	17
Grahamvale	5	6	7	7
Harston	7	6	6	5
Karramomus	26	19	13	22
Katandra West	0	0	0	6
Kialla Park	144	140	149	131
Lemnos	0	24	31	32
McEwen Reserve	59	30	63	91
Merrigum	0	36	35	0
Mooroopna Lawn	63	57	51	36
Murchison	0	55	71	10
Old Students	38	54	61	49
Shepparton Lawn	476	358	363	351
Shepparton North	27	24	56	0
St Andrews	21	25	29	39
St Brendan's	58	68	75	68
St Marys	10	43	71	65
Tallygaroopna	0	0	0	0
Tatura	103	97	75	82
Toolamba	43	51	59	0
Undera	62	32	36	40
Total	1,266	1,231	1,368	1,150

Source: Tennis Victoria – Participation Leader – Country North East – Great Shepparton tennis clubs

DRAFT

ATTACHMENT TO AGENDA ITEM

Ordinary Meeting

15 October 2019

Agenda Item 8.2 Community Safety Strategy 2018-2021 Year One Review

**Attachment 1 Year 1 Deliverables Review Community Safety Strategy
2018-2021 251**

Community Safety Strategy 2018-2021

Year 1 Deliverables

Priority Area 1.			
Inclusive and Proactive Communities			
Goal:			
Continue to develop a Greater Shepparton that actively celebrates diversity, builds resilience and strengthens community connections.			
Strategy		Measure	Progress
1.8	Provide the community with information promoting civic responsibility through self-awareness, increasing individual safety.	Develop and deliver Safety Fundamental education program.	Community Safety Month's Twilight BBQ and Awareness events engaged multiple small towns and localities with partnerships from Victoria Police to discuss current concerns within their local area. E-Safety awareness sessions were held for parents/Carers.
1.9	Undertake the 'community safety' survey in Greater Shepparton and utilise this information to inform and guide the implementation of community safety programs and initiatives.	Deliver and bi-annually review Community Safety Survey.	Perception of Safety Survey conducted in May and closed in June 2019. 109 Surveys were completed, giving the wider community an opportunity to provide valuable feedback on how Greater Shepparton residents and visitors perceive the safety of our municipality.
1.12	Improve perception of safety in perceived high risk locations within Greater Shepparton through the delivery of targeted engagement/activation events	Deliver two events annually	Multiple events delivered through year 1 with community. Meeting with Sports City Stakeholders and small town events to engage local community.
1.13	Create opportunities for greater understanding of proactive and preventative measures that increase safety and security both personal and asset safety.	Promote safety and security measures at two Council led events.	A stall to engage community around Safer communities was held at St Georges Road Food Festival. At International Women's Day event, CSO attended and shared information in regards to Safety and Gender Equity. During Community Safety Month, E-Safety sessions were held for Parents/Carers.
1.14	Utilise Community Safety Month to raise awareness of community safety within the municipality	Develop and promote a calendar of events for the month of October	Community Safety month calendar distributed for SCAC and other networks and promoted through Council marketing.

Community Safety Strategy 2018-2021

Year 1 Deliverables

1.15	Promote opportunities for community participation and empowerment	Support the delivery of the Greater Shepparton Volunteer Strategy 2019-2022	Promotion of Street Rider volunteers with a Thank You/ Celebration event for 10 years of Street Rider service.
Priority Area 2.			
Creating Safer Public Spaces			
Goal:			
Create and maintain public spaces that improve actual and perceived of safety, promote social cohesion and ensure safe transport within Greater Shepparton.			
Strategy		Measure	
2.2	Continue to coordinate and support the Street Rider Night Bus	<ul style="list-style-type: none"> Active 50 Weeks annually Number of community members accessing the service 	1319 community members were users of the Street Rider during 2018 reporting period.
2.4	Implement stage 2: Upgrade and expansion of the Safer City Camera Network.	Deliver Stage 2 of the Safer City Camera Network.	Currently progressing for 19/20FY delivery
2.1	Continue to support and promote driver awareness initiatives	Annually support the delivery of Cool Heads and Drive for Life.	Council hosted their annual delivery of the Cool Heads program during 2018 which was held at Eastbank in partnership with Victoria Police.
2.14	Investigate current safety and security measures currently implemented within Greater Shepparton and increase coordination between private and government organisations.	Conduct a Community Safety System analysis within locations of congregation throughout Greater Shepparton.	To be completed upon the completion of SCCN Stage 2 with locations of congregation identified.
Priority Area 3.			
Prevention of Family Violence			
Goal:			
Create a culture within Greater Shepparton that values gender equity and is intolerant of family violence in all its forms.			
Strategy		Measure	

Community Safety Strategy 2018-2021

Year 1 Deliverables

3.2	Deliver primary prevention events to increase awareness of Family Violence and Gender Equity including International Women's Day, White Ribbon and 16 Days of Activism	<ul style="list-style-type: none"> • Deliver calendar of event for 16 Days of Activism • Support the delivery of International Women's Day event • Support the delivery of White Ribbon Day event 	Attendance at all meetings, in particular GSFVPN and a member of the 16 Days of Activism sub-committee group to deliver initiatives. "You say, We say, NO to violence materials were distributed across the municipality.
3.6	Collect and interpret sex disaggregated data and conduct applied gender analysis across relevant programs, services and facilities.	Review how Council data information is delivered and submit recommendations for implementation of Gender Analysis reporting across Council departments.	Review being completed through Gender Equity Plan with recommendations to be provided to all council departments
Priority Area 4.			
Alcohol and Other Drugs			
Goal:			
Reduce alcohol and drug related harm within Greater Shepparton.			
Strategy		Measure	
4.5	Support submissions to Australian Drug Foundation for Local Drug Action Team (LDAT) programs within Greater Shepparton.	Identify lead agency for LDAT submission.	GV Health identified as lead agency in principle with partner organisations to provide support in project delivery
Priority Area 5.			
Leadership and Governance			
Goal:			
Deliver strong proactive leadership, advocacy and coordination of local and regional partnerships to improve safety within Greater Shepparton			
Strategy		Measure	
5.1	Continue to lead and coordinate the Greater Shepparton Safe Communities Advisory Committee	Coordinate Bi-Monthly SCAC meetings	All Bi-Monthly meetings have been held, beginning in April 2018 pertaining to this strategy.

Community Safety Strategy 2018-2021

Year 1 Deliverables

5.2	Continue representation and partnerships with key networks, community and working groups with a focus towards community safety, including Positive Aging Advisory Committee, DAC, MEMP and SPAN	Membership/Attendance on relevant committees and actions/initiatives delivered	All partnerships currently active with relevant committees meeting on a regular basis.
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ATTACHMENT TO AGENDA ITEM

Ordinary Meeting

15 October 2019

**Agenda Item 8.3 Community Matching Grant Scheme - Round One
2019/2020**

**Attachment 1 Community Matching Grant Scheme - Grant Guidelines
2019-2020 259**

GREATER SHEPPARTON
GREATER FUTURE



Community Matching Grant Scheme Funding Guidelines

Funding up to \$5000

Greater Shepparton City Council is pleased to offer funding for projects and events which build or strengthen Greater Shepparton communities through its Community Matching Grant Scheme. The Community Matching Grant Scheme will support the development and implementation of community activities and projects, and is part of Council's Community Development Framework.

The intention of the funding is to facilitate projects which achieve some or all of the following objectives:

- Build new social connections and partnerships within communities, or reinforce those that already exist
- Encourage participation in community activities and organisations
- Enable community members to acquire or develop a new skill
- Create, renew or revitalise places and spaces within the community

Funded projects must be able to demonstrate that they are inclusive, have wide community support, and, where appropriate, are sustainable past Council's funding. Funding may be used to conduct events such as a celebration or social gathering, artistic or cultural projects, projects which address environmental needs or community building projects such as creating or rejuvenating a community asset.

Grants are available up to \$5,000 per project.

See Greater Shepparton City Council website for information on how to apply.
www.greatershepparton.com.au

**Please contact Council's Community Development Officer before
completing your application on 5832 9478**

Council staff are available to discuss your project ideas.
Grant Information sessions are conducted throughout the year.

**Please read the Guidelines carefully to ensure you are eligible to apply
and to assist you to complete all sections of the application process.**

M16/45904

Eligibility

- Applications can be made by not-for-profit community, arts, cultural or sporting groups which already exist and whose principal activities are conducted within the Greater Shepparton area.
- Applications can be made by a residents' group which specifically forms to carry out the project. Where an application is made by a group that is not an Incorporated Association; the applicants will need to nominate another incorporated not-for-profit Community Group, Organisation or Club which is willing to manage the grant funds ("auspice the grant") on their behalf. A letter will be required from your auspice organisation confirming their willingness to accept the auspice role.
- Applicants are required to have a current \$20 Million Public Liability Insurance policy.
- Applications will be accepted from Schools and Churches where it is identified that the project will have broader community benefit and is not a part of the core business of the organisation.

What will NOT be funded

- Groups/organisations are only eligible for one Community Matching Grant in any given financial year.
- Applications received after the closing date.
- Applicants who have previously been funded by Council and have failed to comply with the financial, project monitoring and/or reporting requirements.
- Applications will not be accepted from or on behalf of individuals.
- Groups/organisations that operate for profit.
- Projects that are clearly a duplication of an existing service.
- Fundraising activities.
- Funding is NOT available for ongoing expenses or for projects which have already commenced or have been completed.

Matched funding

Through the Community Matching Grants Scheme, Council wishes to assist groups who are willing to share the cost of the project with Council. Applicants are required to match the grant requested by providing a contribution. This contribution can either be financial, or "in-kind" or a combination of both. An in-kind contribution is part of the project that would normally be paid for but is given to the project at no cost.

The ability to provide financial and in-kind support to a project by the applicant will be taken into account during the review process. Ideally, a 1:1 match is preferred but factors including the value of the project to the community, the capacity of the group to deliver, together with the sustainability of the project is taken into consideration in the decision making process.

Budget

The budget should include details on all income (all sources of funding which will be used to deliver the project) and expenditure (all costs involved in the project). **Income and expenditure must be equal.** Please provide a copy of quotes with your application where applicable. It is also necessary to detail the in-kind contributions, if any, that will be made to the project in the in-kind section in the application.

M16/45904

Assessment

Your application will be assessed by a panel of Council staff, with broad representation from across Council departments. In assessing the applications, the panel will take the following factors into consideration.

- Applicants must meet some or all of the objectives of the Scheme.
- The intended project aligns with the Council Plan, a Master Plan or other Council Strategy. The Council Plan and other Strategies can be accessed at www.greatershepparton.com.au
- Community benefit
- Project feasibility
- Matching component
- Evidence of community support

Applications will be scored against the funding criteria and applications ranked in order of score.

The Assessment Panel's recommendations will be:

- Presented to Council who will consider the recommended funding allocations for approval at a formal Ordinary Council Meeting.
- All applicants will be notified as to the outcome of their application via the email address provided in the application.

Please refer to the timetable on the website to confirm the date we aim to notify you of the outcome of your application.

In some cases, the assessment panel may consider your application as more suited to one of Council's other grant programs. If your application is considered by another funding program, Council will contact you to let you know, and may ask for additional information.

Approvals

In some cases, approvals/permits maybe required to carry out the proposed project. Applicants should discuss their project with the responsible body eg Council or a Victorian Government Department, prior to submitting their application. Your offer of funding will be made conditional to you obtaining regulatory approvals. The approval/permit must be obtained within 6 weeks of your offer of funding or an extension negotiated and approved. Council officers can assist applicants with the process of gaining approvals.

Access and Inclusion

Council are committed to providing dignified equitable access for all. It is important that applicants are inclusive of people living with a disability and their carers. This may include considerations to the following:

- Accessible parking at the venue
- Provision of accessible facilities such as toilets, ramp access and accessible seating
- Information available in accessible format, such as large print and signage
- If required, use of interpreters, such as Auslan for people who are Deaf.

For further information, please contact Council's Access and Inclusion Officer on 5832 9592.

M16/45904

Cultural diversity

Council strongly supports the cultural diversity within our municipality and ensuring our community is inclusive of all. It is therefore important that applicants demonstrate their pro diversity practices within their application. This can include any demonstration of inclusion of all; for example:

- Advertising events in plain English
- Availability of halal foods
- Ensuring all published materials avoids acronyms and jargon
- Take religious and cultural occasions into consideration when planning events
- Availability of interpreters and translated information.

For further information please contact Council's Cultural Development Officer on 5832 9527.

Acquittal

You will be required to report back to Council when your project is completed. The Acquittal process is important because it enables Council to continuously evaluate the success of the Community Matching Grants Scheme. Your acquittal should include:

- A summary of the project including your feedback on the things that went well and also things that you have learnt from the project.
- A Financial Statement must be completed together with receipts attached.
- Copies of promotional materials, photographs or video for the purpose of promoting the Community Matching Grants Scheme through Council publications and website.

All projects should be completed and acquitted within twelve months of receiving funds.

A group which fails to submit their acquittal documents is ineligible to apply for funding under any future rounds of the Community Matching Grant Scheme until their acquittal is completed and reviewed by Council.

**We welcome your application to the next Round of the
Community Matching Grant Scheme**

INCOME AND EXPENDITURE MUST BE EQUAL

<http://www.greatershepparton.com.au/residents/grantsandfunding/communitymatchinggrants/>

Income	\$	Expenditure	\$
	\$		\$

Enter the amount you are requesting from the CMG Scheme and all other financial contributions in this column.

Enter all costs associated with your project in this column. Enter the item number in the first column. What are your grant monies?

Enter all the costs associated with delivering your project in this column. Enter the item and the cost. What are you spending the grant money on?

Total Income Amount\$

Total Expenditure Amount

\$

Income - Expenditure

\$

This number/amount is co-

This new feature will ensure your budget balances. When your Income and Expenditure is equal the total in this box will be "0"

If you have volunteers working on the project, include their contribution valued at:

- \$25 per hour for unskilled labour
- \$40 per hour qualified trades person

Person or organisation	Task	Hours/Rate	Amount In-Kind \$
			Total*

Include details of any labour contributed to the project at no cost. Also add goods and services provided for free or at a discount.

+ -
+ -
+ -
+ -
+ -
+ -
+ -
+ -
+ -

Add More

Include details of any labour contributed to the project at no cost. Also add goods and services provided for free or at a discount.

Community Matching

\$

Grant Amount

What is the total grant you are requesting from the Community Matching Grant Scheme

Requested *

\$ _____

Total Project Cost

Total expenditure plus total in-kind amount = TOTAL PROJECT COST

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ATTACHMENT TO AGENDA ITEM

Ordinary Meeting

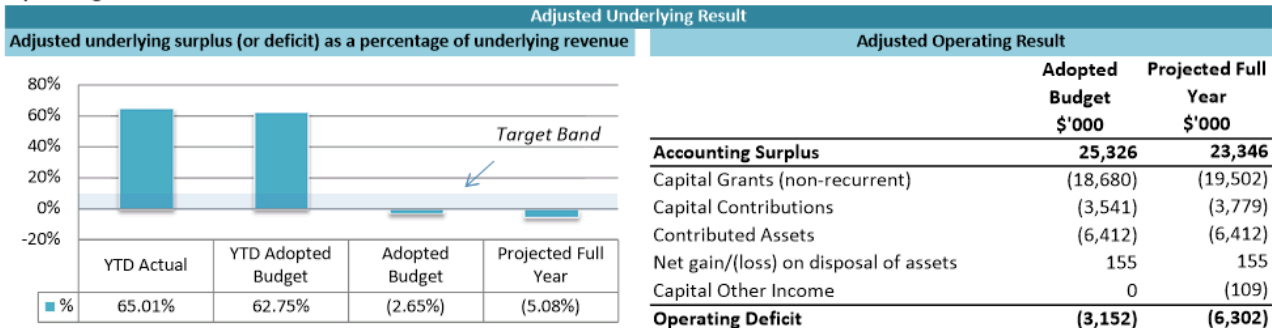
15 October 2019

Agenda Item 9.2 September 2019 Monthly Financial Report

Attachment 1 September 2019 Monthly Financial Report 265

MONTHLY FINANCIAL REPORT SEPTEMBER 2019

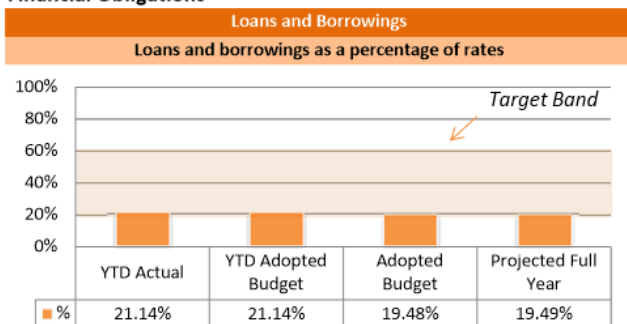
Operating Performance



- Local Government Victoria acceptable range -20% to 20%
- Council target band of 0% to 10%
- YTD Actual and YTD Adopted Budget are high due to the full amount of rates revenue being raised in July. The underlying surplus will reduce throughout the financial year as expenditure is incurred

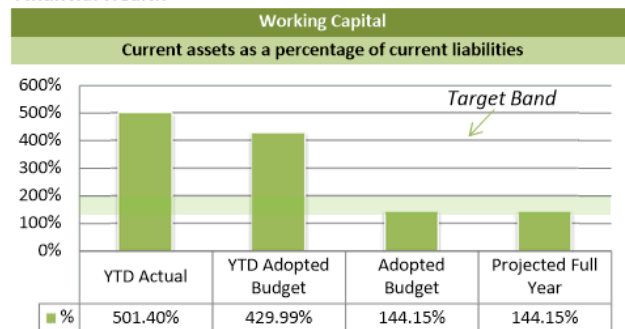
The surplus (deficit) has been adjusted to reflect the true operating result by removing items that do not fund Council operations. Capital income including non-recurrent grants, contributions and other capital income is used to fund the capital works program, while contributed assets and the net gain(loss) on disposal of assets are non-cash items.

Financial Obligations



- Local Government Victoria acceptable range 0% to 70%
- Council Target band of 20% to 60%
- This indicates Council has a level of borrowing that is appropriate to their activities and have a strong capacity to meet their long term obligations

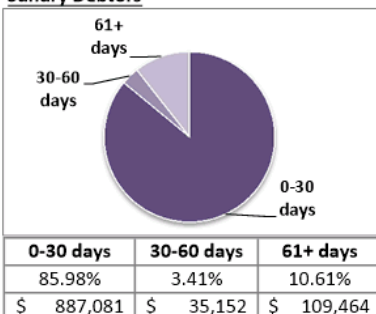
Financial Health



- Local Government Victoria acceptable range 100% to 400%
- Council target band of 120% to 200%
- VAGO indicate any level of liquidity higher than 10% is considered low risk
- YTD Actual and YTD Adopted Budget are high due to rate revenue being raised in July. Receivables will reduce throughout the financial year as rates instalments fall due

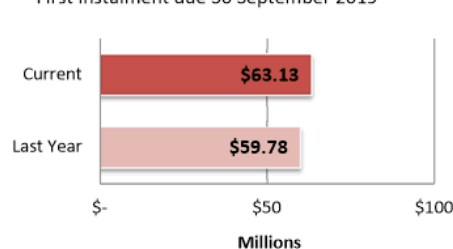
Other Financial Performance

Sundry Debtors



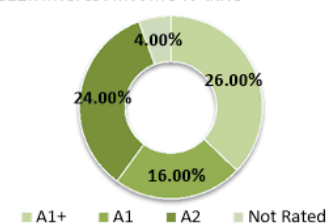
Rates Debtors

First instalment due 30 September 2019



Investments

\$50m with average interest rate 1.83%
\$212k interest income to date



Operating Performance SEPTEMBER 2019

	YTD Adopted Budget vs YTD Actual (Fav)/Unfav		Adopted Budget vs Projected Full Year (Fav)/Unfav	
Income				
Rates and Charges	Steady	\$0.13m	Steady	\$0.06m
Statutory Fees	Steady	\$0.05m	Steady	\$0m
User Charges	Steady	\$0.27m	Steady	\$0.14m
Grants	Steady	(\$0.01m)	Steady	(\$0.12m)
Contributions	Steady	\$0.03m	Steady	(\$0.1m)
Other Revenue	Favourable	(\$0.1m)	Steady	(\$0.1m)
Total Income	Steady	\$0.37m	Steady	(\$0.12m)
Expense				
Employee Costs	Steady	(\$0.1m)	Steady	(\$0.06m)
Materials and Services	Steady	(\$0.64m)	Unfavourable	\$3.36m
Bad and Doubtful Debts	Steady	(\$0.01m)	Steady	(\$0m)
Depreciation and Amortisation	Steady	(\$1.71m)	Steady	\$0m
Borrowing Costs	Steady	\$0m	Steady	\$0.01m
Other Expenses	Steady	(\$0.01m)	Steady	(\$0.05m)
Total Expense	Steady	(\$2.47m)	Steady	\$3.26m

Notes:

1) Other income is \$107k more than YTD Adopted Budget. This favourable variance is mostly due to additional income from the Winter Fun Zone school holiday activities, insurance claims, and fuel rebates. This favourable variance is also impacted by additional rental income. Please see income statement for more details.

2) Materials and Services Projected Full Year is \$3.36m more than Adopted Budget 2019/2020. This unfavourable variance is mostly due Movement from capital to operating of Victoria Park Lake Intersection, GV Highway Intersection design, Midland Highway Service Road parking and Archer Street Benalla Road Landscaping totalling \$1.1m. New works added for the Victoria Park Lake Caravan Park water main and sewer extension works \$505k. Other additional items include the Strategic Transport Impact Assessment, School Readiness Funding, demolition works at the Victoria Lake Caravan Park , underground powerline works , Shepparton Art museum aboriginal engagement programs, and detailed design relating to the Shepparton Sports and Events centre. This unfavourable variance is also impacted by cost associated with the Winter Fun Zone and Lifestyle Villages Bridge works. Please see income statement for more details.

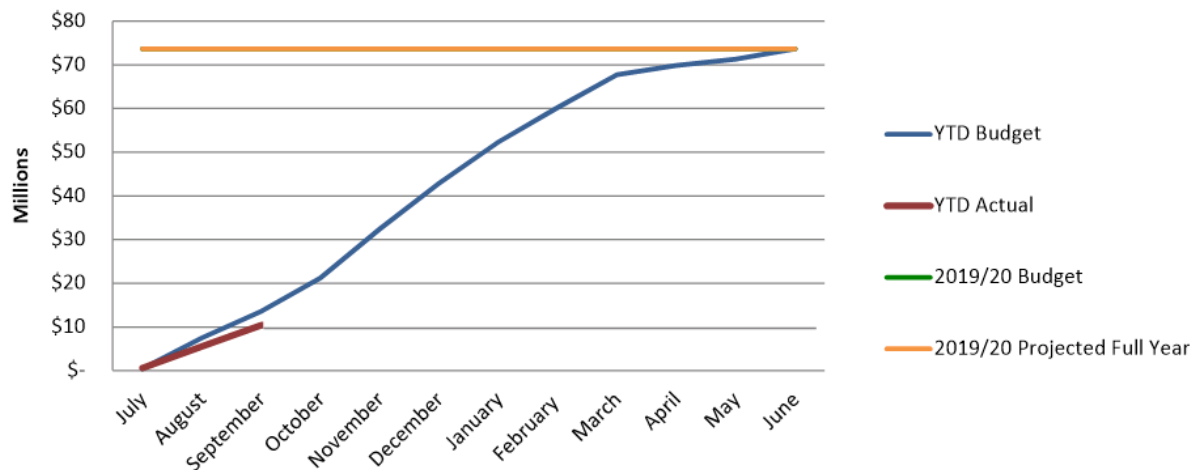
Capital Works Performance SEPTEMBER 2019

ADOPTED BUDGET**\$73.68m****PROJECTED FULL YEAR****\$72.98m****YTD ACTUAL****\$10.39m****PROGRESS**

*14.1% of Adopted Budget spent

*14.24% of current full year projection spent

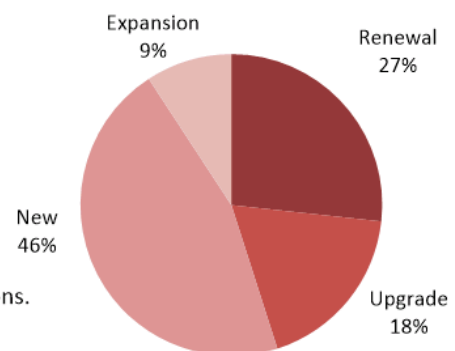
* Same time last year: \$5.6m (12.08%) of the 2018/2019 Adopted Budget had been spent

CAPITAL WORKS BUDGET VS. ACTUAL**RENEWAL**

Asset Renewal	
Asset renewal as a percentage of depreciation	

ADOPTED BUDGET**69.10%****PROJECTED FULL YEAR****72.83%**

- Expected range of 40% to 130%; Target band of 90% to 110%.
- Indicator of assets being renewed as planned. High or increasing percentages indicate improvement in capacity to meet long term obligations.

% Split of Projected Full Year by Capital Works Type

Greater Shepparton City Council
Income Statement
for period ended September 2019

	YEAR TO DATE			FULL YEAR			Notes
	2019/2020 YTD Adopted Budget \$ ' 000	2019/2020 YTD Actual \$ ' 000	YTD Adopted Budget Variance (Fav)/Unfav %	2019/2020 Adopted Budget \$ ' 000	2019/2020 Projected Full Year \$ ' 000	Adopted Budget Variance (Fav)/Unfav %	
Revenues from Operating Activities							
Rates and Charges	79,960	79,832	0.2%	80,636	80,574	0.1%	
Statutory Fees	669	622	7.0%	3,200	3,199	0.0%	
User Charges	4,582	4,315	5.8%	18,469	18,326	0.8%	
Operating Grants	4,613	4,625	(0.3%)	17,388	17,511	(0.7%)	
Operating Contributions	254	219	13.7%	1,049	1,146	(9.2%)	
Other	621	716	(15.3%)	2,069	2,171	(4.9%)	
Total Operating Revenue	90,699	90,329	0.4%	122,811	122,927	(0.1%)	
Expenses from Operating Activities							
Employee Costs	13,172	13,072	(0.8%)	50,498	50,438	(0.1%)	
Materials and Services	12,461	11,821	(5.1%)	47,020	50,383	7.2%	
Bad & Doubtful Debts	8	0	(100.0%)	216	214	(0.8%)	
Depreciation and Amortisation	8,034	6,327	(21.2%)	28,505	28,505	0.0%	
Borrowing Costs	42	42	0.5%	995	1,007	1.2%	
Other Expenses	192	179	(6.9%)	757	707	(6.6%)	
Total Operating Expenses	33,909	31,441	(7.3%)	127,991	131,255	2.6%	
UNDERLYING OPERATING RESULT	56,790	58,888	(3.7%)	(5,179)	(8,328)	(60.8%)	
Non-operating Income and Expenditure							
Capital Grants	250	1,477	(490.9%)	20,707	21,528	(4.0%)	
Capital Contributions	10	231	(2,209.6%)	3,541	3,779	(6.7%)	
Contributed Assets	2,000	0	100.0%	6,412	6,412	0.0%	
Proceeds from Sale of Assets	125	60	52.1%	401	401	0.0%	
Written Down Value of Asset Disposals	0	(415)	100.0%	(556)	(556)	0.0%	
Other Revenue	0	109	100.0%	0	109	100.0%	
Total Non Operating Items	2,385	1,463	38.7%	30,506	31,674	(3.8%)	
ACCOUNTING SURPLUS/(DEFICIT)	59,175	60,351	(2.0%)	25,326	23,346	7.8%	

Notes to the Income Statement for period ended September 2019

1. Materials and Services Projected Full Year is \$3.36m more than Adopted Budget 2019/2020. This unfavourable variance is mostly due movement from capital to operating of Victoria Park Lake Intersection \$550k, GV Highway Intersection design \$435k, Midland Highway Service Road parking \$100k and Archer Street Benalla Road Landscaping \$60k totalling \$1.1m. New works added for the Victoria Park Lake Caravan Park water main and sewer extension works \$505k. Other additional items include the Strategic Transport Impact Assessment \$134k, School Readiness Funding \$130k, demolition works at the Victoria Lake Caravan Park \$111k, underground powerline works \$100k, Shepparton Art museum aboriginal engagement programs \$110k, and detailed design relating to the Shepparton Sports and Events centre. This unfavourable variance is also impacted by cost associated with the Winter Fun Zone and Lifestyle Villages Bridge works.
2. Capital Grants Projected Full Year is \$821k more than Adopted Budget 2019/2020. This favourable variance is mostly due to additional income for the Safe System Road infrastructure program \$512k and Balaclava Verney Dookie Road intersection \$431k. This has been offset by grants that were budgeted to be received this financial year but were received early in the prior financial year.
3. Capital Contributions Projected Full Year is \$238k more than Adopted Budget 2019/2020. This favourable variance is mostly due to additional contributions to be received from North Growth Corridor \$119k and Seven Creeks Estate \$94k which were not budgeted for.

Greater Shepparton City Council

Balance Sheet

as at September 2019

	Total Actual June 2019 \$ ' 000	Adopted Budget June 2020 \$ ' 000	YTD Adopted Budget 2020 \$ ' 000	YTD Actual 2020 \$ ' 000	Total Actual June 2019 Variance (Fav)/Unfav %	Adopted Budget Variance (Fav)/Unfav %	Notes
Current Assets							
Cash and Cash Equivalent	32,742	6,671	19,925	31,543	3.7%	(372.8%)	
Receivables	7,721	11,776	69,866	71,117	(821.1%)	(503.9%)	
Other Financial Assets	32,000	10,880	40,000	26,000	18.8%	(139.0%)	
Inventories	107	120	225	101	4.9%	15.5%	
Assets Held for Resale	55	248	55	-	100.0%	100.0%	
Other Assets	1,698	1,375	767	271	84.0%	80.3%	
Total Current Assets	74,323	31,070	130,839	129,033	(73.6%)	(315.3%)	
Non Current Assets							
Investment in Associates	1,393	1,457	1,393	1,393	0.0%	4.4%	
Infrastructure	1,056,129	1,116,961	1,061,900	1,059,892	(0.4%)	5.1%	
Intangible Assets	-	-	-	396	100.0%	100.0%	1
Total Non Current Assets	1,057,522	1,118,418	1,063,293	1,061,681	(0.4%)	5.1%	
Total Assets	1,131,845	1,149,488	1,194,132	1,190,713	(5.2%)	(3.6%)	
Current Liabilities							
Trade & Other Payables	13,735	8,055	16,820	12,331	(10.2%)	53.1%	
Trust Funds	2,548	2,836	2,527	2,393	(6.1%)	(15.6%)	
Provisions	9,761	9,221	9,847	9,772	0.1%	6.0%	
Interest Bearing Liabilities	1,430	1,441	1,234	1,238	(13.4%)	(14.1%)	
Total Current Liabilities	27,475	21,553	30,428	25,735	(6.3%)	19.4%	
Non Current Liabilities							
Trade & Other Payables	-	-	-	257	0.0%	100.0%	2
Provisions	8,573	7,108	8,573	8,573	0.0%	20.6%	
Interest Bearing Liabilities	15,640	14,266	15,642	15,640	0.0%	9.6%	
Total Non Current Liabilities	24,213	21,374	24,214	24,470	1.1%	14.5%	
Total Liabilities	51,688	42,927	54,643	50,205	(2.9%)	17.0%	
Net Assets	1,080,157	1,106,561	1,139,490	1,140,508	94.3%	(3.1%)	
Represented By							
Accumulated Surplus	417,271	443,674	476,603	477,622	(14.5%)	(7.7%)	
Reserves	662,886	662,886	662,886	662,886	0.0%	0.0%	
Total Equity	1,080,157	1,106,561	1,139,490	1,140,508	94.4%	(3.1%)	

Notes to the Balance Sheet as at September 2019

- 1) Intangible assets is \$424k more than Adopted Budget 2019/2020. This favourable variance is due to the right of use assets recorded for all leases in accordance with AASB16.
- 2) Non-Current Trade and Other Payables is \$254k more than Adopted Budget 2019/2020. This unfavourable variance is due to the lease liability recorded for all leases in accordance with AASB16.

Greater Shepparton City Council

Cash Flow Statement

as at September 2019

	2019/2020 Adopted Budget \$ ' 000	2019/2020 YTD Adopted Budget \$ ' 000	2019/2020 YTD Actual \$ ' 000	Adopted Budget Variance (Fav)/Unfav \$ ' 000
Cash flows from operating activities				
Receipts from customers	101,393	21,495	26,521	(23.4%)
Payments to suppliers	(101,260)	(19,836)	(29,905)	50.8%
Net cash inflow(outflow) from customers(suppliers)	133	1,659	(3,384)	(303.9%)
Interest received	750	287	289	(0.7%)
Government receipts	37,309	4,863	6,102	(25.5%)
Contributions	4,591	291	477	(63.9%)
Net cash inflow(outflow) from operating activities	42,783	7,100	3,484	(50.9%)
Cash flows from investing activities				
Net movement in other financial assets	2,720	(8,000)	6,000	175.0%
Infrastructure, property, plant & equipment - proceeds	401	125	60	52.1%
Infrastructure, property, plant & equipment - payments	(73,676)	(11,805)	(10,449)	(11.5%)
Net cash inflow(outflow) from investing activities	(70,555)	(19,680)	(4,390)	77.7%
Cash flows from financing activities				
Finance Cost	(995)	(42)	(101)	141.1%
Proceeds from interest bearing loans and borrowings	-	-	-	0.0%
Repayment of interest-bearing loans and borrowings	(1,361)	(195)	(192)	(1.6%)
Net cash inflow(outflow) from financing activities	(2,356)	(237)	(293)	23.7%
Net increase(decrease) in cash and equivalents	(30,128)	(12,817)	(1,199)	(90.6%)
Cash and equivalents at the beginning of the year	36,799	32,742	32,742	0.0%
Cash and equivalents at the end of the year	6,671	19,925	31,543	(58.3%)

Greater Shepparton City Council
Capital Works Statement
 period ended September 2019

Capital Works Area	2019/2020 YTD Adopted Budget \$ ' 000	2019/2020 YTD Actual \$ ' 000	YTD Adopted Budget Variance (Fav)/Unfav %	2019/2020 Adopted Budget \$ ' 000	2019/2020 Projected Full Year \$ ' 000	Adopted Budget Variance (Fav)/Unfav %	Note
Aerodrome	0	0	0%	369	369	0%	
Bridges	500	236	(53%)	1,062	1,060	(0%)	1
Buildings	5,314	4,866	(8%)	30,802	30,423	(1%)	
Computer & Telecommunications	181	209	15%	2,208	2,292	4%	
Drainage	17	6	(65%)	3,213	3,206	(0%)	
Fixture Fittings and Furniture	13	54	320%	406	497	23%	
Footpaths & Cycleways	95	146	54%	3,142	3,179	1%	
Land	0	20	100%	0	20	100%	
Land Improvements	8	5	(42%)	406	372	(8%)	
Off Street Car Parks	15	1	(92%)	415	415	0%	
Parks, Open Space & Streetscape	250	144	(42%)	1,362	1,561	15%	2
Plant Machinery & Equipment	933	292	(69%)	2,311	2,946	27%	3
Recreational Leisure and Community Facilities	383	135	(65%)	4,806	5,105	6%	4
Roads	5,322	3,782	(29%)	21,105	19,212	(9%)	5
Waste Management	250	219	(12%)	500	749	50%	6
Other Infrastructure	15	0	(100%)	470	470	0%	
Project Management Office	267	274	3%	1,100	1,100	0%	
Total Capital Works	13,562	10,390	(23%)	73,676	72,976	(1%)	

Capital Works Area	2019/2020 YTD Adopted Budget \$	2019/2020 YTD Actual \$	YTD Adopted Budget Variance (Fav)/Unfav %	2019/2020 Adopted Budget \$	2019/2020 Projected Full Year \$	Adopted Budget Variance (Fav)/Unfav %	Note
Renewal	5,500	3,692	(33%)	19,387	20,429	5%	
Upgrade	2,014	1,353	(33%)	13,348	11,805	(12%)	
New	5,601	4,913	(12%)	33,133	32,837	(1%)	
Expansion	181	158	(13%)	6,708	6,805	1%	
Project Management Office	267	274	3%	1,100	1,100	0%	
Total Capital Works	13,562	10,390	(23%)	73,676	72,976	(1%)	

Notes to the Capital Works Statement for period ended September 2019

1. Bridges is \$264k less than YTD Adopted Budget. This favourable variance is due to the timing of Toolamba bridge works \$264k.
2. Parks, Open Space and Streetscapes is \$136k less than YTD Adopted Budget. Projected Full Year is \$199k more than Adopted Budget 2019/2020. These variances are mostly due to Kialla Park Oval Reconstruction works which were originally budgeted for in 2018/2019 but delayed due to wet weather.
3. Plant, Machinery and Equipment is \$641k less than YTD Adopted Budget. This favourable variance is due to the timing of the delivery of large plant items.
4. Recreational Leisure and Community Facilities is \$248k less than YTD Adopted Budget. This favourable variance is due to timing of the SPOTS program and Active Living Renewals.
5. Roads is \$1.54m less than YTD Adopted Budget. This favourable variance is mostly due to the timing of works including \$416k Maude St upgrades, \$256k for gravel resheeting, \$273k for MSTP asphalt and stabilisation works, \$178k at Balaclava Verney Dookie intersection and \$166k for Kerb and Channel Renewal.
6. Waste Management Projected Full Year is \$249k more than Adopted Budget 2019/2020. This unfavourable variance is due to Cosgrove landfill works rebudgeted from the 2018/2019 financial year.

ATTACHMENT TO AGENDA ITEM

Ordinary Meeting

15 October 2019

Agenda Item 9.3 2019/2020 Quarter One Forecast Review

Attachment 1 2019/2020 Quarter One Forecast Review 276



Greater Shepparton City Council

2019/2020

Q1 Forecast Review

**2019/2020 Q1 Forecast Review
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CAPITAL EXPENDITURE

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2019/2020 Q1 Forecast Review Executive Summary

INCOME STATEMENT

The Q1 Forecast Review projects an Accounting **Surplus** of \$23.29m (down \$2.04m or 8% from the 2019/2020 Adopted Budget).

The decreased forecast surplus is largely due to a \$3.36m increase in Materials and Services across various departments.

BALANCE SHEET

The Q1 Forecast Review ending Working Capital (Current Assets as a percentage of Current Liabilities) is projected to be 181% compared to 144% in the 2019/2020 Adopted Budget.

CASH FLOW STATEMENT

The Q1 Forecast Review ending cash balance is \$5.71m compared to \$6.67m in the 2019/2020 Adopted Budget

The Loans and Borrowings indicator (Total loans and borrowings as a percentage of rates) for the Q1 Forecast Review has remained steady at 21%.

CAPITAL WORKS STATEMENT

Renewal expenditure as a percentage of Depreciation Expense at the Q1 Forecast Review is 72% compared to 68% in the 2019/2020 Adopted Budget

2019/2020 Q1 Forecast Review
Income Statement
for year ending June 2020

	2019/2020 Adopted Budget \$ ' 000	2019/2020 Q1 Forecast Review \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav %
Revenue from operating activities				
Rates and Charges	80,636	80,574	62	0.1%
Statutory Fees & Fines	3,200	3,199	1	0.0%
User Fees	18,469	18,326	143	0.8%
Grants - Operating	17,388	17,511	(123)	(0.7%)
Grants - Capital	20,707	21,528	(821)	(4.0%)
Contributions - Monetary - Operating	1,049	1,146	(97)	(9.2%)
Contributions - Monetary - Capital	3,541	3,779	(238)	(6.7%)
Contributions - Non monetary	6,412	6,412	0	0.0%
Net gain/(loss) on disposal of property, infrastructure, plant and equipment	(155)	(155)	0	0.0%
Other Income	2,069	2,224	(156)	(7.5%)
Total Operating Revenue	153,317	154,545	(1,228)	(0.8%)
Expenses from operating activities				
Employee Costs	50,498	50,438	(59)	(0.1%)
Materials and Services	47,020	50,383	3,363	7.2%
Bad & Doubtful Debts	216	214	(2)	(0.8%)
Depreciation	28,505	28,505	0	0.0%
Borrowing Costs	995	1,007	12	1.2%
Other Expense	757	707	(50)	(6.6%)
Total Operating Expenses	127,991	131,255	3,264	2.6%
ACCOUNTING SURPLUS FOR THE YEAR	25,326	23,290	2,037	8.0%

**2019/2020 Q1 Forecast Review
Notes to the Income Statement**

1. Increase in operating revenue

Responsible Department	Area	\$ ' 000	General Explanation
Children's and Youth Services	Early Childhood Education	(220)	School readiness initiative funding
Environment	Environmental Operations	(145)	Grant funding for Shepparton-Mooroopna flood mapping and intelligence project
Shepparton Art Museum	Shepparton Art Museum Operations	(66)	Contributions from William Buckland Foundation and grant funding from Creative Victoria regional digitisation project
Finance and Rates	Rates and Valuations	(60)	Fire Services Levy funding
Strategic Assets	Strategic Assets Operations	(60)	Sale of property at 17 Wanganui Road
Parks, Sport and Recreation	Native Vegetation	(60)	Grant funding for roadside weed and pest control plan
Parks, Sport and Recreation	Arboriculture Services	(44)	Fruit Fly Regional Grants Program
Economic Development	Events	(39)	Income received as part of the Shepparton Winter fun zone
Planning and Building	Planning	(35)	Increase in number of planning permits being issued
Neighbourhoods	Disability and Positive Ageing Support	(30)	Contributions from the Ethnic Council for strengthening seniors inclusion and participation project
Parks, Sport and Recreation	Parks	(28)	Insurance income for Doyles Road roundabout repairs undertaken in 2018/2019
Active Living	Healthy Communities Programs	(27)	VicHealth water in sport grant funding
Children's and Youth Services	Community Facilities	(18)	Additional rental income from Youth Club hall
	Sub-total	(832)	

2. Decrease in operating revenue

Responsible Department	Area	\$ ' 000	General Explanation
Finance and Rates	Financial Services	333	Federal Finance Assistance Grant funding less than anticipated
Economic Development	Business Centre	105	Federal Government deciding on whether Council will participate in the Regional Sponsored Migration Program. Unlikely to receive funding until this decision is made
Economic Development	Events	100	Part A of BMX world cup funding received in 2018/2019
Children's and Youth Services	Youth	88	Funding from Regional Roads Victoria now paid directly to Berry Street and not through Council
Projects Department	Projects Management Office	45	Federal Finance Assistance Grant funding less than anticipated
Works and Waste	Waste	38	Reduction in supplementary waste rate charges
Planning and Building	Building Services	30	Lower number of building permits being processed due to staff vacancies
	Sub-total	738	

**2019/2020 Q1 Forecast Review
Notes to the Income Statement**

3. Increase in operating expenses

Responsible Department	Area	\$ ' 000	General Explanation
Projects Department	Victoria Park Lake Intersection	550	Works on a non-council asset. Budget moved from capital
Projects Department	Hawkins / GV Highway Intersection Design	435	Works on a non-council asset. Budget moved from capital
Planning and Building	Planning	385	Additional consultant expenditure relating to strategic transport impact assessments, South East Growth Corridor, Munarra funding agreement; affordable housing policy and Congupna growth plan
Projects Department	Victoria Park Lake Caravan Park Sewer Extension	265	New project on non-Council asset
Projects Department	Development Team	244	Underground powerline works on non-Council assets; Florence street design; and additional legal costs for ongoing matters
Projects Department	Victoria Park Lake Caravan Park Water Main	240	New project on non-Council asset. Part of budget moved from capital
Children's and Youth Services	Early Childhood Education	220	School readiness initiative funding
Shepparton Art Museum	Shepparton Art Museum Operations	182	Aboriginal engagement project funded by grants received in 2018/2019
Corporate Governance	Risk and Insurance	148	Insurance premiums higher than anticipated
Projects Department	Victoria Park Lake Caravan Park Demolition Works	111	Works on a non-council asset. Re-Budgeted from 2018/2019
Active Living	Active Living Management	103	Shepparton Sports and Events Centre detailed design
Projects Department	Ferrari Park - Midland Highway Service Road	100	Works on a non-council asset. Budget moved from capital
Citizen Services	Animal Management and Local Laws	80	Afterhours ranger contract
Parks, Sport & Recreation	Parks	74	Cost for clean up after storm event in June 2019
Projects Department	Lifestyle Villages Bridge	70	Contract variation
Projects Department	Archer Street Benalla Road Landscaping	60	Works on a non-council asset. Budget moved from capital
Parks, Sport & Recreation	Arboriculture Services	57	Fruit Fly Regional Grants Program
Planning and Building	Building Services	30	Increased legal fees due to ongoing matters
Other		13	
	Sub-total	3,366	

4. Decrease in operating expenses

Responsible Department	Area	\$ ' 000	General Explanation
Children's and Youth	Youth	(88)	Funding from Regional Roads Victoria now paid directly to Berry Street and not through Council
	Sub-total	(88)	

2019/2020 Q1 Forecast Review Notes to the Income Statement			
5. Net Increase in non-operating items			
Responsible Department	Area	\$ ' 000	General Explanation
Projects Department	Safe System Road Infrastructure Program	(512)	Vic Roads funding for works completed in 2018/2019
Projects Department	Balaclava/Verney/Dookie rd intersection	(432)	Contribution from Goulburn Valley Water for asset upgrade works
Projects Department	Land Improvements	(213)	Additional contributions from developers for estates including Seven Creeks and North Growth Corridor
Projects Department	Installation of Solar on Council buildings	(90)	Solar rebates for solar installation works completed in 2018/2019
Projects Department	Tatura Museum Extension	(37)	Contributions from the Tatura Historical Society
Shepparton Art Museum	Art Museum Acquisitions	(10)	Contributions for artwork acquisitions
Projects Department	Greater Shepparton Regional Sports Precinct	(8)	Contributions from sporting clubs
Projects Department	Safer City Camera Network - Stage 2	134	Funding received in 2018/2019
Projects Department	North Growth Corridor - Drainage and Landscaping	20	Contributions no longer expected in 2019/2020
Sub-total		(1,149)	

SUMMARY	
2. Decrease in operating revenue	738
3. Increase in operating expenses	3,366
4. Decrease in operating expenses	(88)
5. Net Increase in non-operating items	(1,149)
TOTAL	2,037

**2019/2020 Q1 Forecast Review
Operating Budget by Department**

	YTD Adopted Budget \$ ' 000	YTD Actual \$ ' 000	YTD Variance (Fav)/Unfav \$ ' 000	2019/2020 Adopted Budget \$ ' 000	2019/2020 Q1 Forecast Review \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav %
Community	2,539	2,360	(179)	11,008	11,463	455	4%
Active Living	451	504	53	2,032	2,097	65	3%
Operating Expense	1,522	1,449	(73)	6,229	6,322	93	1%
Employee Costs	1,022	1,013	(10)	4,275	4,201	(74)	(2%)
Materials & Services	499	436	(64)	1,954	2,121	167	9%
Operating Income	(1,071)	(944)	127	(4,198)	(4,225)	(27)	(1%)
User Fees	(1,011)	(886)	125	(3,993)	(3,958)	35	1%
Grants - Operating	0	(20)	(20)	(20)	(40)	(20)	(98%)
Contributions - Monetary	(0)	(3)	(3)	(42)	(77)	(35)	(83%)
Other Income	(60)	(36)	24	(143)	(151)	(8)	(6%)
Children's and Youth Services	630	567	(62)	1,938	2,129	192	10%
Operating Expense	2,862	2,861	(1)	11,097	11,429	332	3%
Employee Costs	2,284	2,338	54	9,057	9,228	170	2%
Materials & Services	568	519	(49)	1,987	2,148	161	8%
Bad and Doubtful Debts	7	0	(7)	43	41	(2)	(4%)
Other Expense	2	3	1	10	12	2	19%
Operating Income	(2,232)	(2,293)	(61)	(9,159)	(9,299)	(140)	(2%)
User Fees	(551)	(516)	35	(2,189)	(2,185)	4	0%
Grant - Operating	(1,681)	(1,739)	(58)	(6,967)	(7,074)	(107)	(2%)
Other Income	(0)	(38)	(38)	(3)	(41)	(38)	(1,150%)
Director Community	563	542	(20)	2,145	2,141	(4)	(0%)
Operating Expense	563	542	(20)	2,265	2,261	(4)	(0%)
Employee Costs	116	108	(8)	461	461	0	0%
Materials & Services	447	434	(13)	1,805	1,800	(4)	(0%)
Operating Income	0	0	0	(120)	(120)	0	0%
Grants - Operating	0	0	0	(120)	(120)	0	0%

	YTD Adopted Budget \$ ' 000	YTD Actual \$ ' 000	YTD Variance (Fav)/Unfav \$ ' 000
Neighbourhoods	435	378	(58)
Operating Expense	1,525	1,403	(121)
Employee Costs	748	702	(47)
Materials & Services	776	702	(74)
Bad and Doubtful Debts	1	0	(1)
Operating Income	(1,089)	(1,025)	64
User Fees	(247)	(203)	43
Grants - Operating	(838)	(806)	32
Contributions - Monetary	(5)	(16)	(11)
Performing Arts & Conventions	211	136	(75)
Operating Expense	658	594	(64)
Employee Costs	289	317	29
Materials & Services	363	271	(92)
Other Expense	6	6	(0)
Operating Income	(447)	(458)	(11)
User Fees	(194)	(186)	7
Grants - Operating	(125)	(125)	0
Contributions - Monetary	(3)	(0)	3
Other Income	(126)	(147)	(21)
Shepparton Art Museum	249	233	(17)
Operating Expense	375	367	(8)
Employee Costs	244	240	(4)
Materials & Services	131	128	(4)
Operating Income	(126)	(135)	(9)
User Fees	0	(12)	(12)
Grants - Operating	(120)	(120)	0
Contributions - Monetary	0	(1)	(1)
Other Income	(6)	(1)	5

2019/2020 Adopted Budget \$ ' 000	2019/2020 Q1 Forecast Review \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav %
2,376	2,434	58	2%
5,961	6,065	105	2%
2,971	3,039	67	2%
2,989	3,026	38	1%
1	1	0	0%
(3,584)	(3,631)	(47)	(1%)
(601)	(603)	(1)	(0%)
(2,978)	(2,993)	(15)	(1%)
(5)	(35)	(30)	(636%)
1,170	1,197	27	2%
2,712	2,739	27	1%
1,210	1,210	0	0%
1,477	1,504	27	2%
25	25	0	0%
(1,542)	(1,542)	0	0%
(729)	(733)	(5)	(1%)
(125)	(125)	0	0%
(20)	(15)	5	23%
(669)	(669)	0	0%
1,347	1,464	117	9%
1,617	1,799	182	11%
999	999	0	0%
618	800	182	29%
(270)	(335)	(65)	(24%)
0	(44)	(44)	100%
(159)	(174)	(15)	(9%)
(86)	(112)	(26)	(30%)
(25)	(5)	20	80%

	YTD Adopted Budget \$ ' 000	YTD Actual \$ ' 000	YTD Variance (Fav)/Unfav \$ ' 000
Corporate Services	(65,395)	(65,242)	153
Director Corporate Services	82	83	1
Operating Expense	82	83	1
Employee Costs	78	81	4
Materials & Services	5	2	(3)
Finance and Rates	(70,857)	(70,733)	124
Operating Expense	681	577	(105)
Employee Costs	442	414	(28)
Materials & Services	182	105	(77)
Bad & Doubtful Debts	0	0	0
Borrowing Costs	42	42	0
Other Expense	15	15	0
Operating Income	(71,538)	(71,310)	228
Rates & Charges	(69,897)	(69,811)	86
Statutory Fees & Fines	(18)	(12)	5
User Fees	(83)	(99)	(16)
Grants - Operating	(1,221)	(1,163)	58
Other Income	(320)	(224)	95
Information and Communications Technology	1,658	1,686	27
Operating Expense	1,658	1,695	36
Employee Costs	287	267	(20)
Materials & Services	1,340	1,404	64
Other Expense	31	23	(7)
Operating Income	0	(9)	(9)
Other Income	0	(9)	(9)
Citizen Services	108	37	(71)
Operating Expense	1,006	955	(51)
Employee Costs	610	596	(14)
Materials & Services	397	359	(37)
Bad & Doubtful Debts	0	0	0
Operating Income	(898)	(918)	(20)
Statutory Fees & Fines	(386)	(376)	10
User Fees	(362)	(382)	(20)
Grants - Operating	(150)	(161)	(11)

2019/2020 Q1 Forecast Review

2019/2020 Adopted Budget \$ ' 000	2019/2020 Q1 Forecast Review \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav %
(59,219)	(58,862)	357	1%
327	327	0	0%
327	327	0	0%
308	308	0	0%
19	19	0	0%
(73,222)	(73,078)	143	0%
3,492	3,413	(80)	(2%)
1,729	1,723	(6)	(0%)
695	609	(86)	(12%)
3	3	0	0%
995	1,007	12	1%
70	70	0	0%
(76,714)	(76,491)	223	0%
(70,479)	(70,479)	0	0%
(65)	(60)	5	8%
(332)	(331)	1	0%
(4,886)	(4,719)	168	3%
(952)	(902)	50	5%
3,645	3,636	(9)	(0%)
3,645	3,644	(0)	(0%)
1,147	1,131	(16)	(1%)
2,330	2,345	15	1%
168	168	0	0%
0	(9)	(9)	100%
0	(9)	(9)	100%
907	988	80	9%
4,190	4,280	91	2%
2,425	2,425	0	0%
1,600	1,691	91	6%
165	165	0	0%
(3,282)	(3,293)	(11)	(0%)
(1,745)	(1,745)	0	0%
(1,387)	(1,387)	0	0%
(150)	(161)	(11)	(7%)

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	YTD Adopted Budget \$ ' 000	YTD Actual \$ ' 000	YTD Variance (Fav)/Unfav \$ ' 000
Corporate Governance	1,997	2,116	119
Operating Expense	2,014	2,133	119
Employee Costs	601	614	13
Materials & Services	1,288	1,406	118
Other Expense	125	113	(12)
Operating Income	(17)	(17)	0
Contributions - Monetary	(17)	(16)	0
Statutory Fees & Fines	(0)	(1)	(0)
Marketing and Communication	534	421	(113)
Operating Expense	534	421	(113)
Employee Costs	324	316	(8)
Materials & Services	210	104	(105)
People and Development	1,082	1,148	66
Operating Expense	2,724	2,521	(203)
Employee Costs	2,599	2,389	(210)
Materials & Services	125	132	7
Operating Income	(1,642)	(1,373)	269
Other Income	(1,642)	(1,373)	269

2019/2020 Adopted Budget \$ ' 000	2019/2020 Q1 Forecast Review \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav %
5,125	5,274	149	3%
5,275	5,425	149	3%
2,339	2,340	1	0%
2,546	2,695	148	6%
390	390	0	0%
(150)	(150)	(0)	(0%)
(150)	(150)	(0)	(0%)
(1)	(1)	0	0%
2,233	2,238	5	0%
2,233	2,238	5	0%
1,291	1,291	0	0%
942	947	5	1%
1,767	1,755	(12)	(1%)
8,287	8,106	(181)	(2%)
7,806	7,625	(181)	(2%)
481	481	0	0%
(6,520)	(6,351)	169	3%
(6,520)	(6,351)	169	3%

	YTD Adopted Budget \$ ' 000	YTD Actual \$ ' 000	YTD Variance (Fav)/Unfav \$ ' 000
Infrastructure	(3,782)	(4,197)	(416)
Director Infrastructure	82	89	6
Operating Expense	82	89	6
Employee Costs	73	79	6
Materials & Services	9	10	1
Parks, Sport and Recreation	2,024	1,987	(37)
Operating Expense	2,107	2,175	68
Employee Costs	1,261	1,302	41
Materials & Services	845	873	28
Operating Income	(83)	(187)	(105)
User Fees	(23)	(40)	(17)
Grants - Operating	0	(62)	(62)
Contributions - Monetary	(17)	(50)	(33)
Other Income	(43)	(35)	8
Projects	394	422	28
Operating Expense	860	933	72
Employee Costs	369	365	(4)
Materials & Services	492	568	76
Operating Income	(467)	(511)	(44)
User Fees	(34)	(82)	(48)
Grants - Operating	(400)	(390)	10
Contributions - Monetary	(33)	(38)	(5)

2019/2020 Adopted Budget \$ ' 000	2019/2020 Q1 Forecast Review \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav %
16,333	18,552	2,219	14%
334	335	1	0%
334	335	1	0%
292	292	0	0%
41	42	1	3%
8,791	8,970	179	2%
9,120	9,431	311	3%
5,142	5,324	182	4%
3,978	4,107	129	3%
(329)	(461)	(132)	(40%)
(199)	(203)	(4)	(2%)
0	(106)	(106)	100%
(70)	(70)	0	0%
(60)	(82)	(22)	(36%)
574	1,521	947	165%
2,545	3,447	902	35%
1,524	1,488	(36)	(2%)
1,021	1,959	938	92%
(1,971)	(1,926)	45	2%
(216)	(216)	0	0%
(1,605)	(1,560)	45	3%
(150)	(150)	0	0%

	YTD Adopted Budget \$ ' 000	YTD Actual \$ ' 000	YTD Variance (Fav)/Unfav \$ ' 000
Strategic Assets	512	525	12
Operating Expense	2,229	2,259	30
Employee Costs	512	500	(12)
Materials & Services	1,717	1,750	33
Other Expense	0	8	8
Operating Income	(1,717)	(1,734)	(17)
User Fees	(463)	(426)	37
Other Income	(1,254)	(1,308)	(54)
Works and Waste	(6,794)	(7,220)	(426)
Operating Expense	4,581	4,116	(465)
Employee Costs	1,364	1,271	(92)
Materials & Services	3,212	2,837	(375)
Bad and Doubtful Debts	0	0	0
Other Expense	5	8	3
Operating Income	(11,375)	(11,336)	39
Rates & Charges	(10,063)	(10,021)	41
Statutory Fees & Fines	(10)	(14)	(4)
User Fees	(1,217)	(1,230)	(14)
Grants - Operating	(28)	(17)	11
Other Income	(57)	(54)	4

2019/2020 Adopted Budget \$ ' 000	2019/2020 Q1 Forecast Review \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav %
1,304	1,238	(65)	(5%)
8,080	8,084	4	0%
2,091	2,089	(2)	(0%)
5,968	5,984	16	0%
22	12	(10)	(45%)
(6,777)	(6,846)	(69)	(1%)
(2,092)	(2,092)	0	0%
(4,685)	(4,754)	(69)	(1%)
5,331	6,488	1,157	22%
21,206	22,307	1,101	5%
5,406	5,435	29	1%
15,777	16,849	1,072	7%
3	3	0	0%
20	20	0	0%
(15,875)	(15,819)	56	0%
(10,157)	(10,095)	62	1%
(50)	(55)	(5)	(10%)
(5,492)	(5,431)	61	1%
(50)	(100)	(50)	(100%)
(126)	(138)	(12)	(9%)

	YTD Adopted Budget \$ ' 000	YTD Actual \$ ' 000	YTD Variance (Fav)/Unfav \$ ' 000
Sustainable Development	1,814	1,864	50
Director Sustainable Development	82	92	10
Operating Expense	82	92	10
Employee Costs	77	85	7
Materials & Services	5	7	2
Economic Development	672	673	1
Operating Expense	986	894	(92)
Employee Costs	472	462	(10)
Materials & Services	505	429	(76)
Bad and Doubtful Debts	0	0	0
Other Expense	8	3	(6)
Operating Income	(314)	(221)	93
User Fees	(253)	(139)	114
Grants - Operating	(48)	(19)	29
Other Income	(12)	(62)	(50)
Environment	617	543	(74)
Operating Expense	799	646	(153)
Employee Costs	452	437	(14)
Materials & Services	348	209	(139)
Operating Income	(183)	(104)	79
Statutory Fees & Fines	(12)	(11)	1
User Fees	(12)	(12)	(0)
Grants - Operating	(2)	(2)	(0)
Contributions - Monetary	(157)	(62)	95
Other Income	0	(16)	(16)

2019/2020 Adopted Budget \$ ' 000	2019/2020 Q1 Forecast Review \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav %
8,553	8,726	173	2%
325	325	0	0%
325	325	0	0%
307	307	0	0%
18	18	0	0%
4,391	4,553	162	4%
5,446	5,391	(55)	(1%)
1,887	1,888	1	0%
3,503	3,489	(14)	(0%)
3	3	0	0%
53	11	(42)	(79%)
(1,054)	(838)	217	21%
(676)	(579)	97	14%
(251)	(144)	108	43%
(127)	(115)	12	10%
2,006	1,893	(113)	(6%)
2,671	2,703	32	1%
1,830	1,814	(16)	(1%)
841	889	48	6%
(665)	(810)	(145)	(22%)
(363)	(363)	0	0%
(18)	(18)	0	0%
(77)	(196)	(119)	(155%)
(207)	(217)	(10)	(5%)
0	(16)	(16)	100%

	YTD Adopted Budget \$ ' 000	YTD Actual \$ ' 000	YTD Variance (Fav)/Unfav \$ ' 000	2019/2020 Adopted Budget \$ ' 000	2019/2020 Q1 Forecast Review \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav %
Planning and Building	443	556	112	1,830	1,954	124	7%
Operating Expense	846	904	58	3,693	3,822	129	3%
Employee Costs	650	608	(42)	2,719	2,420	(299)	(11%)
Materials & Services	195	295	100	974	1,402	428	44%
Operating Income	(402)	(348)	54	(1,863)	(1,868)	(5)	(0%)
Statutory Fees & Fines	(243)	(208)	35	(976)	(975)	1	0%
User Fees	(133)	(101)	33	(545)	(546)	(1)	(0%)
Contributions - Monetary	(23)	(33)	(10)	(320)	(320)	0	0%
Other Income	(3)	(6)	(3)	(22)	(27)	(5)	(23%)
Grand Total	(64,824)	(65,215)	(392)	(23,325)	(20,121)	3,205	14%

2019/2020 Q1 Forecast Review
Balance Sheet
for period ending June 2020

	2018/2019 June Actual \$	2019/2020 Adopted Budget \$	2019/2020 Q1 Forecast Review \$	Adopt v Q1 Variance (Fav)/Unfav \$	Adopt v Q1 Variance (Fav)/Unfav %
Current Assets					
Cash and Cash Equivalent	32,742	6,671	5,705	966	14.5%
Receivables	7,721	11,776	7,721	4,055	34.4%
Other Financial Assets	32,000	10,880	32,000	(21,120)	(194.1%)
Inventories	107	120	107	13	10.8%
Assets Held for Resale	55	248	55	193	77.8%
Other Assets	1,698	1,375	1,698	(323)	(23.5%)
Total Current Assets	74,323	31,070	47,286	(16,216)	(52.2%)
Current Liabilities					
Payables	13,479	8,055	13,479	5,424	67.3%
Interest Bearing Liabilities	1,687	1,441	1,687	246	17.1%
Trust Funds	2,548	2,836	2,548	(288)	(10.2%)
Provisions	9,761	9,221	9,761	540	5.9%
Total Current Liabilities	27,475	21,553	27,475	5,922	27.5%
Net Current Assets	46,848	9,517	19,811	(10,294)	(108.2%)
Non Current Assets					
Investments in Associates	1,393	1,457	1,393	64	4.4%
Infrastructure	1,056,129	1,116,961	1,106,456	10,505	0.9%
Total Non Current Assets	1,057,522	1,118,418	1,107,849	10,569	0.9%
Total Assets	1,131,845	1,149,488	1,155,135	(5,647)	(0.5%)
Non Current Liabilities					
Provisions	8,573	7,108	8,573	1,465	20.6%
Interest Bearing Liabilities	15,640	14,266	15,640	1,374	9.6%
Total Non Current Liabilities	24,213	21,374	24,213	2,839	13.3%
Total Liabilities	51,688	42,927	51,688	8,761	20.4%
Net Assets	1,080,157	1,106,561	1,103,447	3,114	0.3%
Represented By					
Accumulated Surplus	417,271	443,675	440,561	3,114	0.7%
Reserves	662,886	662,886	662,886	0	0.0%
Total Equity	1,080,157	1,106,561	1,103,447	3,114	0.3%

2019/2020 Q1 Forecast Review

Cash Flow Statement

for period ending June 2020

	2018/2019 June Actual \$ ' 000	2019/2020 Adopted Budget \$ ' 000	2019/2020 Q1 Forecast Review \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav \$	Adopt v Q1 Variance (Fav)/Unfav %
<i>Cash flows from operating activities</i>					
Receipts from customers	102,487	101,393	103,574	(2,180)	(2.2%)
Payments to suppliers	(93,163)	(101,260)	(101,743)	483	(0.5%)
Net cash inflow(outflow) from customers(suppliers)	9,324	133	1,831	(1,697)	(1,273.1%)
Interest received	1,136	750	750	0	0.0%
Government receipts	33,984	37,309	39,039	(1,730)	(4.6%)
Contributions	5,026	4,591	4,925	(334)	(7.3%)
Net cash inflow(outflow) from operating activities	49,470	42,783	46,544	(3,761)	(8.8%)
<i>Cash flows from investing activities</i>					
Investments in Financial Assets	(500)	2,720	-	2,720	100.0%
Proceeds from sale of Property, plant & equipment, infrastructure	481	401	401	0	0.0%
Property, plant & equipment, infrastructure - payments	(38,203)	(73,676)	(72,976)	(700)	1.0%
Net cash inflow(outflow) from investing activities	(38,222)	(70,555)	(72,575)	2,020	(2.9%)
<i>Cash flows from financing activities</i>					
Finance Cost	(950)	(995)	(1,007)	12	(1.2%)
Proceeds from interest bearing loans and borrowings	0	0	0	0	0.0%
Repayment of interest-bearing loans and borrowings	(1,366)	(1,361)	-	(1,361)	100.0%
Net cash inflow(outflow) from financing activities	(2,316)	(2,356)	(1,007)	(1,349)	57.3%
Net increase(decrease) in cash and equivalents	8,932	(30,128)	(27,037)	(3,090)	10.3%
Cash and equivalents at the beginning of the year	23,810	36,799	32,742	4,057	11.0%
Cash and equivalents at the end of the year	32,742	6,671	5,705	966	14.5%

2019/2020 Q1 Forecast Review Capital Works Statement

	YTD Adopted Budget \$ ' 000	YTD Actual \$ ' 000	YTD Budget v YTD Actual (Fav)/Unfav \$ ' 000	2019/2020 Adopted Budget \$ ' 000	2019/2020 Q1 Forecast Review \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav %
Capital Works Area							
Aerodrome	0	0	0	369	369	0	0.0%
Bridges	500	236	(264)	1,062	1,060	(2)	(0.2%)
Buildings	5,314	4,866	(448)	30,802	30,423	(379)	(1.2%)
Comp & Telecommunications	181	209	28	2,208	2,292	84	3.8%
Drainage	17	6	(11)	3,213	3,206	(7)	(0.2%)
Fixture, Fittings & Furniture	13	54	41	406	497	91	22.5%
Footpaths & Cycleways	95	146	51	3,142	3,179	37	1.2%
Land	0	20	20	0	20	20	100.0%
Land Improvements	8	5	(3)	406	372	(34)	(8.4%)
Off Street Car Parks	15	1	(14)	415	415	0	0.0%
Other Infrastructure	15	0	(15)	470	470	0	0.0%
Parks, Open Space & Street Scape	250	144	(105)	1,362	1,561	199	14.6%
Plant, Machinery & Equipment	933	292	(641)	2,311	2,946	635	27.5%
Recreation Leisure & Community Facilities	383	135	(248)	4,806	5,105	300	6.2%
Roads	5,322	3,782	(1,539)	21,105	19,212	(1,893)	(9.0%)
Waste Management	250	219	(31)	500	749	249	49.8%
Project Management Office	267	274	8	1,100	1,100	0	0.0%
Total Capital Works	13,562	10,390	(3,179)	73,676	72,976	(700)	(1.0%)
Represented by:							
New	5,601	4,913	(688)	33,133	32,837	(295)	(0.9%)
Renewal	5,500	3,692	(1,807)	19,387	20,429	1,042	5.4%
Expansion	181	158	(23)	6,708	6,805	97	1.4%
Upgrade	2,014	1,353	(661)	13,348	11,805	(1,543)	(11.6%)
Project Management Office	267	274	8	1,100	1,100	0	0.0%
Total Capital Works	13,562	10,390	(3,179)	73,676	72,976	(700)	(1.0%)

2019/2020 Q1 Forecast Review
Notes to the Capital Works Detail

1. Increase in capital expense - New Projects

Responsible Department	Area	\$ ' 000	General Explanation
Parks, Sport & Recreation	Deakin Reserve Masterplan Implementation - Netball Precinct	44	Detailed design of second netball court and toilet facility.
Projects Department	Marungi Street Pedestrian Crossing	40	Fixing Country Roads program
Strategic Assets	CCTV DRC Security	21	Install of CCTV system at DRC. Approved at ELT meeting 2/10/2019
Strategic Assets	Purchase 287 DoYLES Rd Orrvale	20	Purchase of land at 287 DoYLES Road. Budgeted for in previous year but purchase was delayed until 2019/2020
	Sub-total	126	

2. Decreased in capital expense

Responsible Department	Area	\$ ' 000	General Explanation
Projects Department	Maude Street Upgrade - High Street to Ashenden Street	(1,000)	Works to be re-budgeted into 2020/2021 financial year
Projects Department	Victoria Park Lake Intersection	(500)	Works on a non-council asset. Budget moved to operating
Projects Department	Hawkins / GV Highway Intersection Design	(435)	Works on a non-council asset. Budget moved to operating
Projects Department	Maude Street Mall Precinct Redevelopment	(410)	Works to be re-budgeted into 2020/2021 financial year
Projects Department	Ferrari Park - Midland Highway Service Road	(100)	Works on a non-council asset. Budget moved to operating
Strategic Assets	Building Renewals	(100)	Works on a non-council asset. Budget moved to operating
Projects Department	Archer Street Benalla Road Landscaping	(60)	Works on a non-council asset. Budget moved to operating
Projects Department	Macintosh Street and Fitzjohn Street - Design	(50)	Works on a non-council asset. Budget moved to operating
Projects Department	Southdown Precinct Hawkins Basin Landscaping	(7)	Savings
	Sub-total	(2,662)	

3. Increases in capital expense

Responsible Department	Area	\$ ' 000	General Explanation
Strategic Assets	Motor Vehicles, Plant and Equipment - Renewal	572	Replacement of vehicles with electric vehicles and increase in cost for grader and truck renewals
Projects Department	Aquamoves - 25m Pool Tile Renewal	200	Specialised contracts now required to carry out works resulting in additional costs
Strategic Assets	Motor Vehicles, Plant and Equipment - Renewal	63	Purchase of vehicle moving off lease arrangements
Projects Department	Tatura Children's Centre Carpark	26	Change in scope of work to accommodate tree issues
Shepparton Art Museum	Art Museum Acquisitions	20	Art work acquisitions funded by donations received in 2018/2019 and additional contributions
	Sub-total	881	

2019/2020 Q1 Forecast Review
Notes to the Capital Works Detail

4. Increase in capital expense - Re-budgeted from 2018/2019 Financial Year

Responsible Department	Area	\$ ' 000	General Explanation
Projects Department	Cosgrove 2 and 3 Landfill	249	Works budgeted for in 2018/2019 and completed in 2019/2020
Projects Department	Kialla Park Oval Reconstruction	199	Works budgeted for in 2018/2019 and completed in 2019/2020
Projects Department	Southdown Precinct Upgrade	102	Works budgeted for in 2018/2019 and completed in 2019/2020
Strategic Assets	Victoria Park Lake Caravan Park - Manager Residence	100	Works budgeted for in 2018/2019 and completed in 2019/2020
Information & Communications Technology	Online Learning Software	70	Works budgeted for in 2018/2019 and completed in 2019/2020
Projects Department	Sports Precinct Signage	50	Works budgeted for in 2018/2019 and completed in 2019/2020
Shepparton Art Museum	ICA/Sidney Myer Award Special Acquisitions	50	Prize budgeted for in 2018/2019 and awarded in 2019/2020
Projects Department	Lightfoot Street	49	Works budgeted for in 2018/2019 and completed in 2019/2020
Projects Department	Tatura Museum Extension	31	Works budgeted for in 2018/2019 and completed in 2019/2020
Projects Department	Victoria Park Lake - Rowing Club - Shared Path	22	Works budgeted for in 2018/2019 and completed in 2019/2020
Projects Department	Cycling Strategy Works	18	Works budgeted for in 2018/2019 and completed in 2019/2020
Information & Communications Technology	Electronic Timesheets	13	Works budgeted for in 2018/2019 and completed in 2019/2020
Other		1	
	Sub-total	955	

SUMMARY	
1. Increase in capital expense - New Projects	126
2. Decreases in capital expense	(2,662)
3. Increases in capital expense	881
4. Decrease in capital expense - To be re-budgeted to future financial years	955
TOTAL	(700)

2019/2020 Q1 Forecast Review Capital Works by Account								
Program Account Number	YTD Adopted Budget \$ ' 000	YTD Actual \$ ' 000	YTD \$ Variance (Fav)/Unfav \$ ' 000	2019/2020 Adopted Budget \$ ' 000	2019/2020 Q1 Forecast Review \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav %	Traffic Light
Community	4	54	50	328	398	70	21%	
Fixtures, Fittings and Furniture	4	54	50	328	398	70	21%	
Shepparton Art Museum Acquisitions	4	54	50	30	100	70	233%	Increase
Riverlinks Eastbank - Sound System Upgrade	0	0	0	238	238	0	0%	No Change
Riverlinks Monitor Speakers	0	0	0	39	39	0	0%	No Change
Riverlinks - Stage Communication Systems (Wireless)	0	0	0	21	21	0	0%	No Change
Corporate Services	171	203	32	1,028	1,112	84	8%	
Computers and Telecommunications	171	203	32	1,028	1,112	84	8%	
Small ICT Devices	3	0	(3)	25	25	0	0%	No Change
Networking (New)	40	0	(40)	117	117	0	0%	No Change
Networking (Renewal)	12	0	(12)	78	78	0	0%	No Change
Electronic Timesheets	0	13	13	0	13	13	100%	Rebudget
ICT Primary Compute & Storage Refresh	43	29	(14)	120	116	(5)	(4%)	Decrease
OnLine Learning Software	0	70	70	0	70	70	100%	Rebudget
Desktop Virtualisation (Desktop Refresh)	0	16	16	550	550	0	0%	No Change
Aurion BPA	0	0	0	50	50	0	0%	No Change
EventPro Upgrade	33	33	0	33	33	0	0%	No Change
TRIM Licenses	24	25	1	24	25	1	4%	Increase
Uninterrupted Power Supply	10	0	(10)	15	20	5	30%	Increase
Aurion On-Boarding	0	0	0	10	10	0	0%	No Change
KidsTown Projector	6	0	(6)	6	6	0	0%	No Change
Ezescan Software	0	16	16	0	0	0	0%	No Change
Infrastructure	13,387	10,133	(3,253)	72,320	71,466	(854)	(1%)	
Aerodromes	0	0	0	369	369	0	0%	
Shepparton Aerodrome Plane Parking Area CASA Compliance	0	0	0	369	369	0	0%	No Change
Bridges	500	236	(264)	1,062	1,060	(2)	(0%)	
Bridge Renewals	500	231	(269)	1,032	1,032	0	0%	No Change
Guardrails - Arcadia - Tamleugh Road	0	6	6	30	28	(2)	(7%)	Decrease

Program Account Number	YTD Adopted Budget \$ ' 000	YTD Actual \$ ' 000	YTD \$ Variance (Fav)/Unfav \$ ' 000
Buildings	5,314	4,866	(448)
Building Renewals Business	179	135	(44)
Stage 1 Maude St. (Plaza/Bus Interchange)	0	7	7
Tatura Museum Extension	0	31	31
New Shepparton Art Museum	5,104	4,611	(493)
Maude Street Mall	26	2	(24)
Tatura Library Redevelopment	0	6	6
Victoria Park Lake Caravan Park - Manager Residence	0	70	70
Public Toilet Replacement Program	0	2	2
Installation of Solar on Council Buildings	0	1	1
Saleyards Remediation	0	0	0
Caravan Park Remediation	0	0	0
Animal Shelter Machinery Shed	5	0	(5)
Computers and Telecommunications	10	6	(4)
Public Wifi	10	6	(4)
Drainage	17	6	(11)
Katandra West Basin - Stage 2	0	0	0
Localised Drainage Upgrade	5	3	(2)
Drainage Brick Pit Renewals	7	0	(7)
DCP South Growth Corridor - Wetland Planting	5	0	(5)
DCP North Growth Corridor - Drainage	0	0	0
Marlboro Precinct - Drainage and Wetland	0	2	2
Drainage Renewals	0	0	0
Southdown Precinct Hawkins Basin Landscaping	0	0	0
Southdown Precinct YAKKA Basin Landscaping	0	2	2
Fixtures, Fittings and Furniture	9	0	(9)
CCTV DRC Security	0	0	0
Christmas Decorations	0	0	0
Aquamoves - Gym and Cardio Equipment	9	0	(9)
Footpaths and Cycleways	95	146	51
Footpath Renewals	80	80	0
Shared Path Renewal	0	0	0
Shared Path Extension - Route 3 The Flats and Route 5			
Australian Botanic Gardens	0	25	25
Pedestrian Facilities Program - DDA	0	1	1
Cycling Strategy	0	12	12

2019/2020 Adopted Budget \$ ' 000	2019/2020 Q1 Forecast Review \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav %	Traffic Light
30,802	30,423	(379)	(1%)	
970	870	(100)	(10%)	Decrease
0	0	0	0%	No Change
0	31	31	100%	Rebudget
26,280	26,280	0	0%	No Change
1,010	600	(410)	(41%)	Decrease
1,606	1,606	0	0%	No Change
0	100	100	100%	Rebudget
500	500	0	0%	No Change
266	266	0	0%	No Change
100	100	0	0%	No Change
50	50	0	0%	No Change
20	20	0	0%	No Change
1,180	1,180	0	0%	
1,180	1,180	0	0%	No Change
3,213	3,206	(7)	(0%)	
281	281	0	0%	No Change
180	180	0	0%	No Change
30	30	0	0%	No Change
50	50	0	0%	No Change
1,130	1,130	0	0%	No Change
235	235	0	0%	No Change
87	87	0	0%	No Change
7	0	(7)	(100%)	Decrease
1,213	1,213	0	0%	No Change
78	99	21	27%	
0	21	21	100%	Increase
69	69	0	0%	No Change
9	9	0	0%	No Change
3,142	3,179	37	1%	
285	285	0	0%	No Change
31	31	0	0%	No Change
1,630	1,630	0	0%	No Change
20	20	0	0%	No Change
0	18	18	100%	Rebudget

Program Account Number	YTD Adopted Budget \$ ' 000	YTD Actual \$ ' 000	YTD \$ Variance (Fav)/Unfav \$ ' 000
Vicoria Parks Lake - Rowing Club - Shared Path Access	0	22	22
Safe Routes to School Program	0	0	0
Dookie Rail Trail - Stage 2: Dookie to Conway Road	10	0	(10)
Midland Highway Recreational Path Shepparton East	0	0	0
Footpaths Missing Links Program	5	4	(1)
DCP South Growth Corridor - Shared Path	0	2	2
Riverwood Shared Path	0	0	0
Tatura - 10km Walking/Cycling Loop - Stage 2	0	0	0
Watson Street Footpath Works	0	0	0
Land	0	20	20
287 DoYLES Rd Orrvale	0	20	20
Land Improvements	8	5	(3)
Small Town Entry Signage	0	0	0
Safer City Camera Network - Stage 2	3	4	1
Tatura Children's Centre Carpark	0	0	0
Archer St Benalla Road Landscaping	5	0	(5)
Childcare Centre Hard Asset Management	0	0	0
Off Street Car Parks	15	1	(14)
Tom Collins Drive - Landscaping, Parking, Revegetation	15	1	(14)
Off Street Car Park Renewal	0	0	0
Other Infrastructure	282	274	(7)
Project Management Office	267	274	8
Street Trees (New)	0	0	0
Street Trees (Renewal)	15	0	(15)
Outdoor Furniture and Signage	0	0	0
Bus Shelter Program	0	0	0
Parks, Open Space and Streetscapes	250	144	(105)
Australian Botanical Gardens	0	10	10
Wetlands and Native Infrastructure Renewals	0	0	0
Playground and Border Renewals	80	41	(39)
Parks Renewals	55	68	14
McLennan St. Landscaping	1	0	(1)
Kialla Park Oval Reconstruction	110	22	(88)
Mooroopna War Memorial - Stage 1	1	0	(1)

2019/2020 Adopted Budget \$ ' 000	2019/2020 Q1 Forecast Review \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav %	Traffic Light
0	22	22	100%	Rebudget
10	10	0	0%	No Change
525	525	0	0%	No Change
185	185	0	0%	No Change
200	200	0	0%	No Change
180	180	0	0%	No Change
40	40	0	0%	No Change
26	26	0	0%	No Change
10	7	(3)	(30%)	Decrease
0	20	20	#DIV/0!	
0	20	20	100%	Increase
406	372	(34)	(8%)	
17	17	0	0%	No Change
250	250	0	0%	No Change
74	100	26	35%	Increase
60	0	(60)	(100%)	Decrease
5	5	0	0%	No Change
415	415	0	0%	
275	275	0	0%	No Change
140	140	0	0%	No Change
1,570	1,570	0	0%	
1,100	1,100	0	0%	No Change
100	100	0	0%	No Change
200	200	0	0%	No Change
110	110	0	0%	No Change
60	60	0	0%	No Change
1,362	1,561	199	15%	
65	65	0	0%	No Change
60	60	0	0%	No Change
200	200	0	0%	No Change
200	200	0	0%	No Change
256	256	0	0%	No Change
110	309	199	181%	Rebudget
242	242	0	0%	No Change

Program Account Number	YTD Adopted Budget \$ ' 000	YTD Actual \$ ' 000	YTD \$ Variance (Fav)/Unfav \$ ' 000	2019/2020 Adopted Budget \$ ' 000	2019/2020 Q1 Forecast Review \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav %	Traffic Light
Playground Shade Structures - Arcadia, Merrigum & Kialla Lakes	0	3	3	139	139	0	0%	No Change
DCP North Growth Corridor - Landscape	0	0	0	50	50	0	0%	No Change
Seven Creeks Half Basketball Court	3	0	(3)	20	20	0	0%	No Change
Victoria Park Lake Pedestrian Lighting	0	0	0	20	20	0	0%	No Change
Plant, Machinery and Equipment	933	292	(641)	2,311	2,946	635	27%	
Plant Purchases (Renewal)	655	211	(444)	1,950	2,522	572	29%	Increase
Plant Purchases (New)	238	41	(197)	299	362	63	21%	Increase
Total Station	40	40	(0)	40	40	(0)	(0%)	Decrease
Electric Car Charging Points	0	0	0	22	22	0	0%	No Change
Recreational, Leisure and Community Facilities	383	135	(248)	4,806	5,105	300	6%	
Sports Precinct - Recirculation Pump	0	0	0	168	168	0	0%	No Change
Our Sporting Future Grant (Major)	0	0	0	60	60	0	0%	No Change
Sports Infrastructure Renewals	76	23	(53)	640	640	0	0%	No Change
Merrigum Pool - Sand Filter and Pump	5	0	(5)	55	55	0	0%	No Change
Aquamoves - 25m Pool Tile Renewal	10	10	(0)	250	450	200	80%	Increase
Aquamoves - Replace 25m Indoor Pool Filtration System	5	0	(5)	72	72	0	0%	No Change
Vibert Reserve Sports Field Lighting	1	2	1	384	384	0	0%	No Change
Sports Precinct Storage Compound	0	1	1	160	160	0	0%	No Change
Sports Precinct Signage	0	50	50	0	50	50	100%	Rebudget
Kialla Park Recreation Reserve Change Rooms - Female Friendly Facilities	1	1	(0)	561	561	0	0%	No Change
Aquamoves - 50m Pool Heating	6	0	(6)	425	425	0	0%	No Change
Youth SPOTS	105	0	(105)	396	396	0	0%	No Change
Princess Park Masterplan Implementation - 200 LUX Lighting Upgrade	0	1	1	433	433	0	0%	No Change
Princess Park Masterplan Implementation - Facilities Precinct - Detailed Design	3	3	0	237	237	0	0%	No Change
Active Living Renewals	70	0	(70)	214	214	0	0%	No Change
Vibert Reserve Masterplan Implementation - Stage 3 Extension Works - Detailed Design	0	0	0	140	190	50	36%	Increase
Gym Equipment Cardio and Strength Renewal	0	0	0	105	105	0	0%	No Change
Irrigation Renewals	1	2	0	80	80	0	0%	No Change
Princess Park Irrigation	0	0	0	80	80	0	0%	No Change
BMX & Cycling Facility - Car Parking Area - Spray Seal	16	16	0	77	77	0	0%	No Change

Program Account Number	YTD Adopted Budget \$ ' 000	YTD Actual \$ ' 000	YTD \$ Variance (Fav)/Unfav \$ ' 000
Aquamoves - External Pool Fence	0	0	0
Aquamoves - Accessibility - Pool Pod	57	0	(57)
Vibert Reserve Masterplan Implementation - Refurbishment Works - Detailed Design	0	0	0
Athletics' Track Irrigation Upgrade	26	25	(1)
Princess Park Masterplan Implementation - Goyen Reserve Precinct - Detailed Design	0	0	0
Deakin Reserve Masterplan Implementation - Netball Precinct	0	0	0
Roads	5,322	3,782	(1,539)
Traffic Management Devices	2	0	(2)
Road Sealing Program	130	52	(78)
Asphalt Renewal	444	232	(212)
MSTP Stabilisation Program	523	463	(60)
Reseal Preparation Works	400	356	(44)
Gravel Resheeting	1,100	844	(256)
Balaclava/Verney/Dookie Intersection Upgrade	828	649	(178)
Southdown Precinct - Southdown St	0	64	64
Safe System Road Infrastructure Program	0	1	1
Skene Centre Road Car Parking	88	76	(12)
MacIntosh St & Fitzjohn St - Design	25	0	(25)
Maude Street Upgrade	1,016	599	(416)
Ferrari Park - Midland Highway Service Road Parking	100	0	(100)
Accessible Parking Bay Program	0	0	0
Lightfoot Street	0	(0)	(0)
Kerb & Channel Renewal	490	325	(166)
Channel Road	56	0	(56)
Victoria Park Lake Intersection	0	2	2
Hawkins / GV Highway Intersection Design	0	0	0
Rural Road Seal Program	0	0	0
North East Growth Corridor - Intersection Design	0	0	0
Hamilton Street Kerb Replacement	120	119	(1)
Vaughan St Parking Changes	0	0	0
Vaughan St Parking Changes	0	0	0

2019/2020 Adopted Budget \$ ' 000	2019/2020 Q1 Forecast Review \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav %	Traffic Light
76	76	0	0%	No Change
63	68	5	8%	Increase
50	0	(50)	(100%)	Decrease
45	45	0	0%	No Change
35	35	0	0%	No Change
0	44	44	100%	Increase
21,105	19,212	(1,893)	(9%)	
60	60	0	0%	No Change
2,182	2,182	0	0%	No Change
2,751	2,751	0	0%	No Change
850	850	0	0%	No Change
480	480	0	0%	No Change
2,040	2,040	0	0%	No Change
4,280	4,280	0	0%	No Change
0	102	102	100%	Rebudget
0	1	1	100%	Increase
88	88	0	0%	No Change
50	0	(50)	(100%)	Decrease
4,593	3,593	(1,000)	(22%)	Decrease
100	0	(100)	(100%)	Decrease
40	40	0	0%	No Change
0	49	49	100%	Rebudget
1,100	1,100	0	0%	No Change
856	856	0	0%	No Change
500	0	(500)	(100%)	Decrease
435	0	(435)	(100%)	Decrease
300	300	0	0%	No Change
250	250	0	0%	No Change
120	119	(1)	(1%)	Decrease
30	30	0	0%	No Change
0	40	40	100%	Increase

Program Account Number	YTD Adopted Budget \$ ' 000	YTD Actual \$ ' 000	YTD \$ Variance (Fav)/Unfav \$ ' 000	2019/2020 Adopted Budget \$ ' 000	2019/2020 Q1 Forecast Review \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav \$ ' 000	Adopt v Q1 Variance (Fav)/Unfav %	Traffic Light
Waste Management	250	219	(31)	500	749	249	50%	
Cosgrove 3 Site Infrastructure	250	141	(109)	250	265	15	6%	Rebudget
Cosgrove 2 Capping Installation	0	11	11	0	68	68	100%	Rebudget
Cosgrove 3 Clay Pit Works	0	3	3	250	250	0	0%	No Change
Cosgrove 2 Cell 4 Sideline Extension	0	(0)	(0)	0	6	6	100%	Rebudget
Cosgrove 3 Cell 1 Construction	0	64	64	0	160	160	100%	Rebudget
Grand Total	13,562	10,390	(3,171)	73,676	72,976	(700)	(1%)	

ATTACHMENT TO AGENDA ITEM

Ordinary Meeting

15 October 2019

Agenda Item 9.4 2018-2019 Annual Report

**Attachment 1 Greater Shepparton City Council Annual Report
2018/2019 322**





TRADITIONAL OWNERS

We, Greater Shepparton City Council, acknowledge 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.



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Find out all about Greater Shepparton and your Council.

Part Two - Performance Report 47

Details how we have set about achieving the goals of the 2017-2021 Council Plan.

Includes what we have undertaken to achieve economic, social and environmental outcomes, and the capital works we have completed over the last financial year.

Part Three - Governance Report 89

Presents the corporate governance and statutory information.

Part Four - Financial Report 101

Presents the audited performance and financial statements detailing our financial performance over the last financial year.

A quick and easy-to-read summary of the finances is provided to make the finances easy to understand and transparent.

Performance Statement 152

A report on key strategic activities.

Message from the Mayor

I am pleased to present the 2018-2019 Annual Report.

This edition reports against the second year of the Council Plan for 2017-2021. We are well on our way to achieving the actions in the Council Plan and expect that over the next two years we will have even more completed.



The Annual Report is a statutory requirement but I hope it is more than that for the reader. It is not only a great way to review what we have achieved as a Council and where we might go in the future, it also showcases our highlights, successes and breadth of activities.

There have been lots of achievements during the 2018-2019 financial year which have connected Council more strongly with our community, enhanced our environment, improved our infrastructure and consolidated our financial position. I do encourage you to take some time to read the Annual Report and learn about Council.

Council will continue to ask both State and Federal governments to fund major projects, which is critical as Council cannot fund these alone. Funding for the new Shepparton Art Museum, which is now well underway with completion set for late 2020, is just one of those projects. The Shepparton Bypass received funding from the Federal Government of \$208m to deliver Stage One of the project. We warmly welcomed this funding which is the culmination of strong advocacy over a number of years. There are other projects on our list which require State and Federal government funding including the redevelopment of the Maude Street Mall, the Stadium at Sports City, Aquamoves and Riverlinks Master Plan future redevelopment works and the continued improvement of our passenger rail services.

I am pleased to report that 225 people became new citizens in our municipality in 2018-2019. Our

community continues to be a welcoming place for people from many countries, as it has been over many decades. Hopefully we can continue to be a showcase for harmonious resettlement and continue to lead the way for Australia.

Council is committed to supporting industry, business and growth for our municipality for long-term sustainability including supporting export opportunities and attracting major international, national and state tourism and event activities. We continue to attract major sporting events to our region which has a positive impact on our economy.

I have enjoyed the second term of being Mayor and the chance to listen to and serve the community. Along with my team of fellow Councillors I have been committed to making decisions for a better municipality. During the year I have attended many Council meetings, consultations and community events.

I have also had the opportunity for successful meetings with many ministers as well as visits to Parliament House in Melbourne, and Canberra, to lobby for the needs of Greater Shepparton. I visited China and Hong Kong to promote our horticultural industry and to attract investment and opportunities for Greater Shepparton.

The input from our residents is welcomed, I want to hear what you have to say and I value that contact. In particular, the Small Town Mayor and CEO catch-ups have been a great way of getting out into our smaller communities to hear about the issues for your towns. Thank you to everyone that has been in touch, whether formally or informally.

I am very positive about the future of Greater Shepparton and I look forward to continuing my service as a Councillor with Greater Shepparton City Council well into the future.

A handwritten signature in black ink that reads "Kim O'Keeffe".

Cr Kim O'Keeffe,
Mayor
August 2019

Message from the CEO

It is my pleasure to present this Annual Report for the 2018/19 Financial Year.

I wish to only highlight three important matters and they are:

1. Reconciliation Action Plan (RAP)

This plan sets out our actions for working with the Aboriginal and Torres Strait Islander communities over the next 12 months. Importantly, it is Council's first written attempt to tell the truth of Aboriginal and Torres Strait Islander disadvantage and displacement since white settlement. As part of this plan, Council has achieved its target of two per cent Aboriginal and Torres Strait Islander employment 12 months ahead of schedule. I will now set a higher target.

2. Gender Equity

The Gender Equity Strategy and Action Plan implemented in 2018 will continue to be progressed; although our statistics are generally very good, there is a need to work on gender culture and ensure that this organisation sets the highest standards in this regard. Gender equity is a foundation value of this organisation and we need to continue to work in this space to ensure this is the case.



3. Shepparton Statement

The Shepparton Statement was launched in 2018/19 and has led to youth engagement in high numbers. The sheppartonstatement.com.au website is a platform for youth to have a voice, which is a direction in Council's adopted Youth Strategy and Action Plan. The aim is to continue to seek the advice of the youth of Greater Shepparton on environmental matters into the future.

I take this opportunity to thank all staff who have assisted in delivering projects and services this year and look forward to continuing this good work into the future.

Thank you also to the Councillors for their contributions and direction in what has been a very busy year.

A handwritten signature in black ink, appearing to read 'P. Harriott'.

Peter Harriott,
Chief Executive Officer
August 2019



WELCOME

Welcome to the 2018-2019 Annual Report for Greater Shepparton City Council.

This report provides a comprehensive account of Council's achievements, challenges and aspirations for the future.

The Victorian Local Government Act (1989) requires all Councils to present an Annual Report to the Minister by 30 September each year.

The report details our performance against our commitments as set out in the Council Plan 2017–2021 and provides an analysis of our financial performance. This report also demonstrates the breadth of our operations and the diversity of services delivered on a daily basis to the Greater Shepparton communities.

The Annual Report is also an opportunity to acknowledge all of the great things that have been happening across the municipality and note the challenges that have marked the year.

We hope you enjoy reading about the 2018-2019 year and we thank our community for their continued support and direction.

How the Annual Report integrates with our planning, reviewing and reporting

The diagram below details how planning, measurement and reporting are undertaken at Council.



The **Council Plan**, developed in consultation with our community, details the vision, goals and strategies to guide Council's actions and work over a four-year period.

The **Strategic Resource Plan** describes how key actions and strategies will be resourced over the four years, while the **Annual Budget** sets out funding for projects and services to be undertaken over 12 months.

Departmental Business Plans provide the road map as to how services and projects will be delivered and sets out key performance indicators to be achieved.

The **Annual Report** describes progress in achieving the overall goals of the Council Plan and reports the results at the end of each financial year.

How to Read this Report

This Report is designed to serve both the needs of our community in informing them of what we've been doing, how we've followed through on the Council Plan and how we performed over the past 12 months, as well as to meet legislative requirements.

The Report presents the information that our community might find most interesting at the start of the report, with information that is more detailed and specific such as the financial report, contained towards the back of the document.

The Report is divided into:

Part One - Overview

Find out all about Greater Shepparton and your Council.

Part Two - Performance Report

Details how we have set about achieving the goals of the Council Plan.

Includes what we have undertaken to achieve leadership, economic, social, built and environmental outcomes, and the capital works we have completed over the last financial year as well as our Sustainability Report.

Part Three - Governance Report

Presents the corporate governance and statutory information.

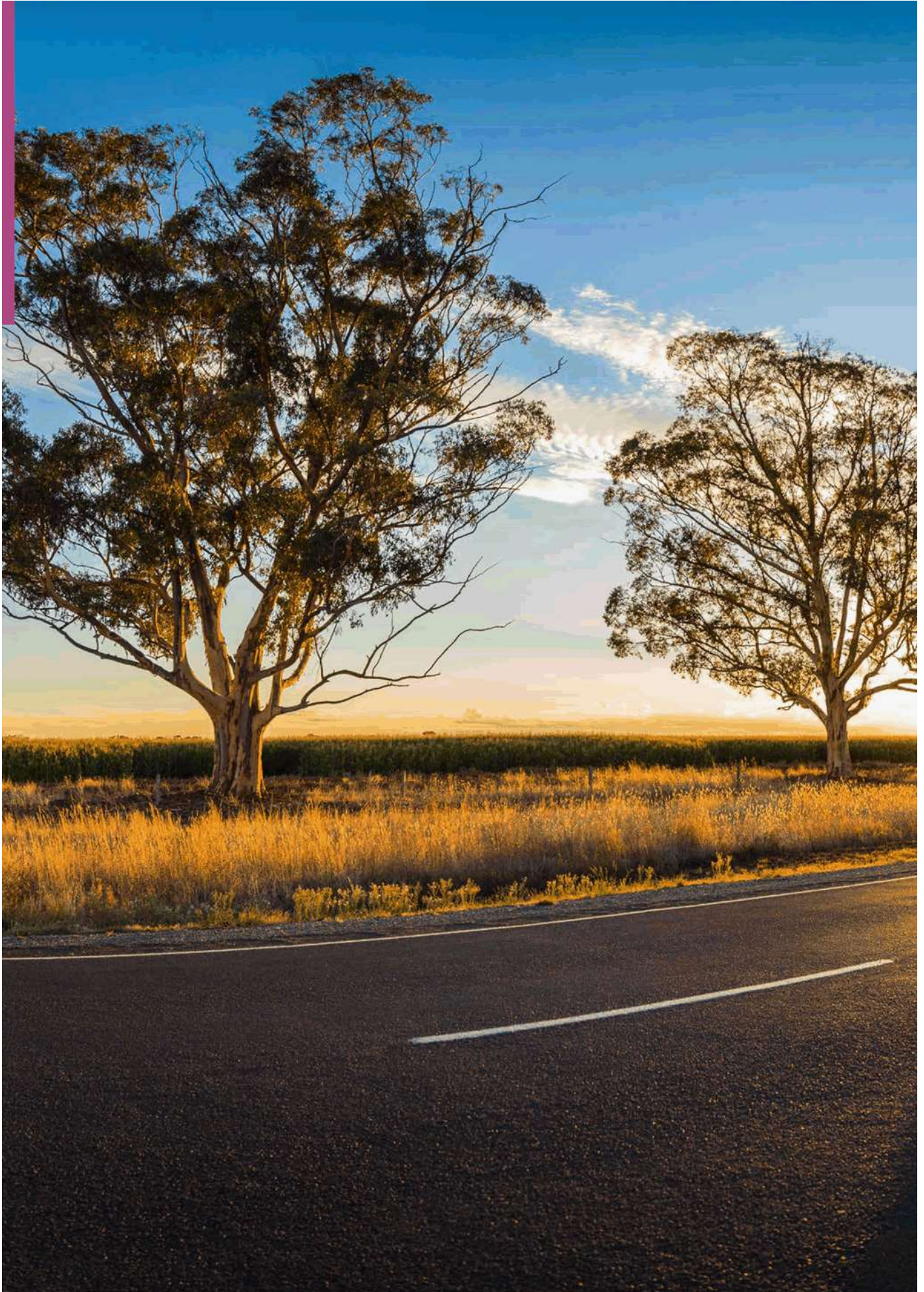
Part Four - Financial Report

Presents the audited performance and financial statements detailing our financial performance over the last financial year. A quick and easy-to-read summary of the finances is provided to make the finances easy to understand and transparent.

Giving Feedback

We are really eager to hear any thoughts or ideas regarding the Annual Report. If there is information that you think needs to be included or any ideas of how we can improve the report please let us know -

council@shepparton.vic.gov.au



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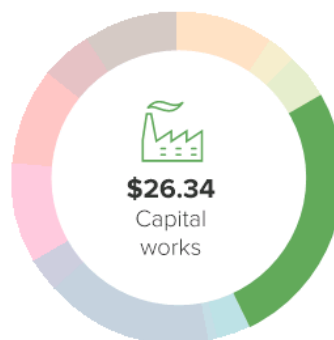
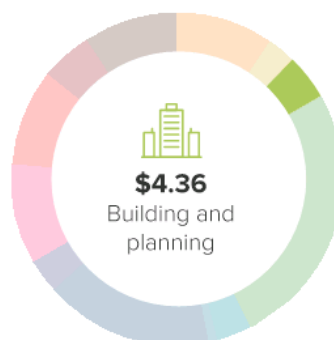
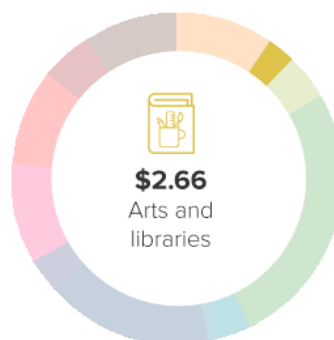
PART ONE: OVERVIEW

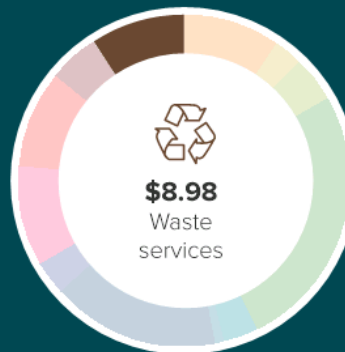
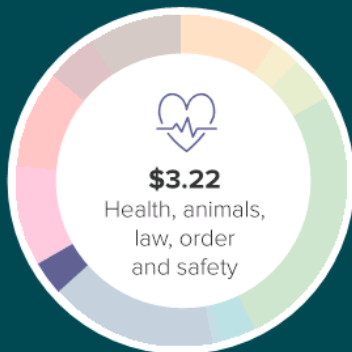
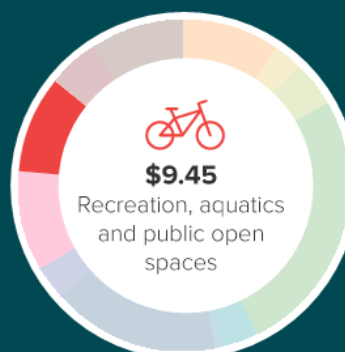
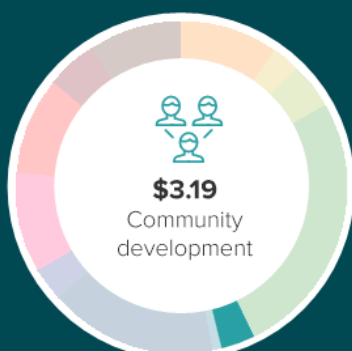
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WHERE YOUR RATES WERE SPENT IN 2018/2019

For every \$100 of rates income, you are helping fund your local community in these ways





Our Vision

Greater Shepparton,
Greater Future.

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

Our Purpose

To serve our community
through providing leadership,
making decisions, and
advocating for equitable
services and infrastructure.



PART ONE: OVERVIEW

About Greater Shepparton

Greater Shepparton is a vibrant, diverse community located approximately two hours north of Melbourne in the heart of the Goulburn Valley, the foodbowl of Australia.

Our central location is a major advantage and has seen our urban centre emerge as the retail, industry and services hub for central Victoria. Located at the intersection of the Midland and Goulburn Valley Highways, Greater Shepparton provides straightforward access to Adelaide, Sydney, Brisbane and Melbourne.

Along with our location, Greater Shepparton's critical mass of population and significant infrastructure provides the base of many key competitive advantages:

- An established manufacturing sector, with multinational companies such as SPC, Tatura Milk, Campbell's, Freedom Foods, Pental Soaps and Unilever calling Greater Shepparton home
- Extensive road transport industry with Shepparton often being referred to as the transport hub of regional Victoria
- Thriving food production industry with most-recent annual agricultural output \$664.1m leading to exports of \$295.4m
- Affordable residential and commercial real estate
- Access to a high standard of telecommunications and IT infrastructure
- Excellent health, leisure, arts facilities and services
- Education facilities that encourage career advancement, trade qualifications and meet ongoing cultural demand
- Recognition as a regional sporting capital, hosting many regional, state, national and international major sporting events

In conclusion, the mild climate and high level of activity coupled with a diverse culture makes Greater Shepparton an exciting place to be.

Location

The Goulburn River forms the backbone and lifeblood of the region, winding its way through beautiful countryside, native forests and fertile farmlands, bringing life to the rich agricultural landscape which has made the area renowned as Australia's foodbowl. This vibrant and dynamic region is the heart and soul of Australia's fruit and dairy processing industries.

Greater Shepparton is the fifth-largest regional centre in Victoria extending over 2,421 square kilometres.

Our region's population is almost evenly split between the main urban centres of Shepparton, Mooroopna and Tatura (53 per cent) with the remaining 47 per cent of the population residing in the surrounding rural areas, including the smaller townships of Murchison, Dookie, Merrigum, Congupna, Toolamba, Undera, Katandra and Tallygaroopna. This split reflects the wide range of lifestyle choices available across the municipality, from small urban blocks close to high-quality amenities, through to large working orchards and farms.



People

As a growing regional centre with a vibrant cultural mix of people, our community comprises 66,007 residents living within 60+ localities. However Shepparton does service a much larger population of approximately 250,000 people as it is the main service centre in northern Victoria.

Greater Shepparton enjoys a young demographic with growing families, with 2016 census data showing the proportion of couples with children nearly three per cent above the regional Victorian average, at 27.8 per cent. Although the number of couples with children has increased from 6,768 to 6,791 the total percentage of the population in this category is less than it was in 2011. It is still three per cent higher than the regional average.

The overall population is forecast to grow from 65,593 in 2017 to 83,234 by 2036. Our community understands that an expanding population will increase demand for services and infrastructure - particularly those that provide for our health and wellbeing. The challenge for all levels of government is to provide essential services and infrastructure in a timely manner.

At the same time we need to be creative and broaden the economy by attracting investment and generating jobs in sectors that complement our lifestyle and environment.

Socially we connect through friendships, gatherings, events and celebrations. Local strengths include high levels of citizen participation, embracing a strong volunteering ethos, participation in community events, the arts and organised sport, with a high level of community ownership and pride. Greater Shepparton delivers a wealth of community leaders, where the community is committed to seeking local solutions to local issues. Like most Victorian regions, people in Greater Shepparton are highly engaged in their community, with 20.6 per cent of the population involved in voluntary work.

The community are also active in engaging with their local issues, responding well to local government community consultations, and participating in large numbers in local politics, with 26 candidates at the last local government election in 2016.







Aboriginal and Torres Strait Islander

Greater Shepparton enjoys its position as one of the most culturally-diverse regional cities in Australia, continuing to provide people with vibrant opportunities.

It's our diversity that brings Greater Shepparton to life. Greater Shepparton has a significant Aboriginal and Torres Strait Islander population with a strong history of advocacy and leadership both nationally and internationally.

The Aboriginal and Torres Strait Islander population is represented in the census as one of the largest in regional Victoria, with an estimated 2,186 residents having Aboriginal or Torres Strait Islander heritage. However, anecdotally it is believed to be three times higher. Aboriginal and Torres Strait Islander residents represent many tribes including the local tribes of Yorta Yorta, Bangerang, Kalitheban, Wollithiga, Moira, Ulupna, Kwat Kwat, Yalaba Yalaba and Nguaria-iliam-wurrung. Part of Shepparton's strong Aboriginal and Torres Strait Islander culture includes the Bangerang Cultural Centre, Kaiela Arts and The Flats.

Diversity

Our point of difference and strength is the diversity of our people. We celebrate all cultures and we represent different countries around the world, bringing with us many languages, faiths and cultures. We live together in harmony, respecting the past and each other's identity.

Our community is culturally rich with a large proportion of the population born overseas (14.8 per cent), with many residents immigrating from India, United Kingdom, Italy, Afghanistan, New Zealand, Iraq and the Philippines. Italian, Arabic, Persian/Dari, Punjabi, Turkish, Albanian, Mandarin, Filipino/ Tagalog and Malayalam are the most commonly-spoken languages other than English. During the 2018/19 year 225 people received Australian citizenship.

Shepparton is home to many cultural experiences including the Albanian Mosque, Turkish Cultural Centre and Mosque, and a Sikh Temple.

Liveability

Greater Shepparton provides an enviable, well-rounded lifestyle that is hard to beat.

Greater Shepparton is a vibrant and progressive community that offers the best of both provincial and metropolitan lifestyles. With its central location being a major strength, Greater Shepparton is the ideal regional location in which to live, work, invest and visit.

The municipality offers affordable real estate, business opportunities and diversified farming practices. Residents enjoy a wide range of entertainment and leisure options, including many coffee shops and restaurants.

Our history of migration has evolved our selection of local cuisine, whether it's Turkish, Japanese, Indian, Thai, Lebanese, Mexican, Chinese, Italian or a bistro meal, you can find it all in Shepparton's Central Business District (CBD), shopping centres and surrounding townships.

Local wineries and farmer's markets provide an added gourmet touch to celebrate and promote the region's repertoire.

Scenic open places, shared pathways and our river system add to our environment, and encourage social connection and improved lifestyle behaviours. Greater Shepparton is a retail centre for regional Victoria, constantly attracting new brands, and there are an abundance of events and leisure activities available to the community.



Art and Culture

As the vibrant heart of one of Victoria's most diversified tourist destinations, there is always something new to discover in and around Greater Shepparton.

Greater Shepparton has continued to develop a very strong sense of self, and that confidence is reflected in its commitment to art and culture.

The arts scene is thriving with regular traveling performances, exhibitions and artists visiting the region. Riverlinks brings touring programs and community performances into the Eastbank and Westside Performing Arts Centres and into smaller towns.

The Shepparton Art Museum (SAM) houses a fine collection of contemporary and Indigenous art plus one of Australia's leading ceramics collections and regularly hosts significant and acclaimed exhibitions.

Our award-winning Aboriginal Street Art can be found across Shepparton's CBD in laneways and on the Eastbank building in Welsford Street.

Greater Shepparton's Moooving Art herd brighten streets and major buildings.

The Shepparton Festival has gained recognition for cultural and artistic experiences with people coming from far and wide to participate in the many activities on offer.



Economy

Located in the heart of Victoria's Goulburn Valley, our central location, extensive infrastructure, entrepreneurial community spirit, quality fresh food, and manufacturing excellence, all combine to provide an ideal environment and climate to grow and thrive.

The region has a strong and well-developed economy, based primarily on irrigated agriculture, food processing, retail and road transport.

In 2017-2018, the gross value of agricultural production in the Shepparton region was \$1.9b, which was 13 per cent of the total gross value of agricultural production in Victoria (\$15b).

The Shepparton region has a diverse agricultural sector. The most important commodities in the Shepparton region based on the gross value of agricultural production were milk (\$570m), followed by cattle and calves (\$242m) and apples (\$158m). These commodities together contributed 52 per cent of the total value of agricultural production in the region. In 2015-2016 the Shepparton region accounted for 74 per cent (\$51.4m) of the total value of Victoria's pear production.

Local entrepreneurs and small businesses are the backbone of our communities equating to 35.6 per cent of the business sector. Council will continue to support them to prosper and grow, thus retaining local knowledge, building skills and employment in the region.

Tourism and events represents another important sector for Greater Shepparton. In 2017/18 the total economic impact of major events in Greater Shepparton was \$44.3m while the tourism impact was \$176m.

In terms of employment, people within Greater Shepparton are primarily employed in the following sectors:

- Health Care and Social Assistance (5,668 people or 17 per cent)
- Agriculture (3,227 or 9.8 per cent)
- Retail Trade (3,550 people or 10.8 per cent)
- Manufacturing (3,101 people or 9.4 per cent)
- Closely followed by construction, education and training, accommodation and food services and professional services.

The unemployment rate for Greater Shepparton is currently at 4.7 per cent (March 2019).

NOTE: Statistics quoted in this section have been sourced from the Australian Bureau of Statistics and Australian Department of Agriculture and Water Resources.

greater-shepparton.com.au/region/profile/statistics

www.agriculture.gov.au/abares/researchtopics/aboutmyregion/vic-shepparton#agriculturalsector



Education

Greater Shepparton sustains strong, diverse and sustainable business, health and education sectors.

Greater Shepparton has a range of educational facilities including a Council-run Family Day Care service, 15 long day care facilities, 27 kindergartens (17 Council-run), and 26 primary schools, several of which are located just outside of Shepparton (five to 20 minutes' drive). There are six secondary colleges (including Catholic and Grammar schools) and three tertiary institutions - GOTAFE, LaTrobe University and University of Melbourne, (campuses in Shepparton and Dookie).

Compared to regional Victoria, there is a lower proportion of people holding formal qualifications (Bachelor or higher degree; Advanced Diploma or Diploma; or vocational qualifications), and a higher proportion of people with no formal qualifications residing in Greater Shepparton.

Overall, 36.1 per cent went on to complete Year 12 or equivalent.



Health

Integrated Public Health planning for Greater Shepparton is delivered and reported at three levels that have been developed to meet statutory requirements of the *Public Health and Wellbeing Act 2008* and the Local Government Act 1989.

1. Greater Shepparton Public Health Strategic Plan 2018 – 2028

This plan reflects the long-term approach to guide the direction of collective public health efforts across the region. This Strategic Plan has been developed in consultation with the Greater Shepparton Public Health Advisory Committee and is the focus of this report. This plan “tells the story” of our unique municipality and Council’s vision is to create Greater Shepparton as the most liveable region.

2. Greater Shepparton Council Plan 2017 – 2021

Council’s four-year strategic plan incorporates health and wellbeing as part of its design shaped by the Environments for Health Framework. The Environments for Health Framework aims to make public health a central focus for local government and to increase capacity to prevent ill health and increase wellbeing. It is based on a social model for health which recognises the impact of the social, built, economic and natural environments on community health and wellbeing.

3. Greater Shepparton Public Health Implementation Plan

Developed annually, this plan identifies key targets, actions and measures relevant to the achievement of public health outcomes aimed at addressing the strategic direction and priorities outlined in the Greater Shepparton Public Health Strategic Plan and Council Plan.

Four areas of focus for the next 12 months will be targeting the adverse effects of alcohol and other drugs, interventions further addressing overweight and obesity particularly amongst children, gambling and homelessness.

The purpose of the Advisory Committee is to guide the strategic direction for health and wellbeing matters for Greater Shepparton in partnership, support the delivery of projects and initiatives to encourage health prevention strategies and identify emerging health and wellbeing issues.

Our community has access to quality health and medical facilities which offer a comprehensive range of services. These include two hospitals, retirement accommodation and Residential Aged Care Facilities. The city offers specialist and diagnostic services, oncology, family counselling and youth services to meet increasing demand.

Shepparton is home to the University of Melbourne’s Faculty of Medicine, Dentistry and Health Sciences and the Shepparton Medical Clinic. The Clinical School provides clinical rotations and education for the final three years of the Doctor of Medicine degree.



Environment

Our beautiful natural environment is a product of our fertile land, abundance of waterways and number of sunny days.

The heritage-listed Goulburn River, and its numerous tributaries, form vital refuges for indigenous flora and fauna and act as a living corridor for wildlife movement between the mountains and the Murray. The Goulburn River is bordered by Gemmill Swamp on the west bank and Reedy Swamp on the east bank within the Shepparton-Mooroopna town boundaries. Both wetlands are vital refuges for wildlife. Reedy Swamp marks the southernmost section of the Lower Goulburn National Park and is a renowned bird-watching site.

Situated on the Lower Goulburn River Floodplain, this fertile soil and access to water has made our area a highly productive agricultural area. But this has had a significant impact on our natural environment with less than three per cent remaining. The wildlife that depends on this habitat face further threats from the impacts of a drying and warming climate.

Greater Shepparton City Council is proactive in trying to address this issue through the overarching objective of Greening Shepparton.

Some of the projects that are helping to Green Shepparton are the One Tree Per Child Program, the Urban Forest Strategy, Water Sensitive Urban Design for stormwater treatment, National Tree Day and educating our community about the benefits of native vegetation.

Greater Shepparton City Council has installed 275 kWh of solar panels on four buildings over the last two years.

Council strongly supports solar opportunities within Greater Shepparton. The Greater Shepparton region has a demonstrated affinity with the advancement of solar energy and is committed to providing developers with the assistance required to identify a preferred site.

Environmental sustainability is a key objective to the Greater Shepparton City Council and the community as demonstrated by a number of successful partnerships such as RiverConnect and Goulburn Broken Greenhouse Alliance. Over 5,000 residents and visitors participated in a number of RiverConnect activities and events, connecting them to the history, culture and biodiversity of our unique river environment. The 2017/18 target of planting 17,664 local indigenous plants was exceeded each year through the One Tree Per Child project with a total of 56,000 plants planted.



Organisation

Council's main responsibilities are to set the overall directions and goals for the municipality and then monitor their implementation and success. The tools for setting these directions and goals are the major strategic plans.

These include the Council Plan, the Strategic Resources Plan, the Municipal Strategic Statement and the Municipal Public Health Plan. The most important of these are the Council Plan and the Strategic Resource Plan. Both of these plans are four-year plans which set the objectives and strategies of our Council and calculate how these may be resourced.

Greater Shepparton City Council is governed by nine elected Councillors, and operates in accordance with the Local Government Act 1989. As a local government authority, Greater Shepparton City Council exercises a wide range of government functions and powers for the "peace, order and good government" of our municipality.

Greater Shepparton City Council is one of the largest regional councils in Victoria and we strive to achieve our community's vision of a "Greater Shepparton".

As a local government we protect and strengthen Greater Shepparton's economic prosperity and the health, wellbeing and safety of our residents.

We endeavour to plan and build a connected regional community which is safe, easy to navigate and provides a healthy and prosperous lifestyle, now and into the future. Our purpose is to deliver services, implement strategic initiatives and develop policies and plans that are in the best interests of our community.

We are committed to making a difference in our community and creating a Greater Shepparton that provides access to world-class educational and employment opportunities and health and wellbeing facilities.



Services

Greater Shepparton City Council delivers in excess of 120 services for our community.

For families

- Best Start
- Child care
- Children's services
- Family Day Care
- Fun groups and play groups
- Immunisation
- KidsTown
- Kindergartens
- Maternal and Child Health
- Word and Mouth
- Youth Development

For older people and those with disabilities

- Aged and disability services
- Senior citizen's centres
- Social support services

For business

- Building and planning permits
- Building services
- Business Centre
- Business and industry development
- Food safety regulation programs
- Investment Attraction
- Parking permits and enforcement
- Shepparton Show Me
- Support for energy efficiency upgrades
- Tourism
- Trading permits
- Workshops and training

For the community

- Active Living programs
- Actively engaging our local indigenous community
- Actively engaging our new arrivals, migrants and refugees

- Advocating for the needs of our community with the state and federal governments
- Aquamoves
- Building and planning permits
- Collection and management of waste
- Creating and maintaining recreation and parks and gardens and sporting facilities
- Enforcing local laws
- Environmental education
- Environmental services
- Events and community festivals and activities
- Graffiti removal and prevention
- Hosting citizenship ceremonies
- Libraries
- Maintaining of playgrounds, play equipment and community facilities
- Managing facilities such as Tatura Park, Sports Stadium, Shepparton Showgrounds and Eastbank
- Managing road and footpath maintenance
- Outdoor pools
- Parking permits
- Pet registrations
- Provision of funding and grants for community facilities, sport, art, community, youth, sustainability and community-based events and regional towns
- Raising awareness of gender equity and family violence
- Riverlinks
- School crossing supervisors
- Shepparton Art Museum (SAM)
- Street lighting and signage
- Street Rider Bus
- Streetscaping
- Sustainability grants
- Undertaking strategic planning to ensure that Greater Shepparton has a sustainable and prosperous future
- Working with our regional towns in planning their futures

Councillors

Greater Shepparton City Council comprises nine democratically-elected Councillors who represent our community. As the locally-elected representatives they advocate on behalf of residents and undertake key tasks such as approving the Council Plan and Council Budget.

They have a responsibility, as stewards of community resources, to manage the Council's assets, provide a wide range of services and facilities and ensure finances are allocated in the best interests of the whole community.

The Councillors set the Council's direction by making decisions on key issues and policies that affect people's lives and community prosperity. Council is also responsible for making statutory decisions, adopting policy, advocacy and the appointment of the Chief Executive Officer. Councillors work closely with the Chief Executive Officer to make important decisions and determine service priorities. The Chief Executive Officer then delegates tasks to members of his administration to be actioned.

Councillors are bound by their Code of Conduct under the provision of the Local Government Act 1989. The code outlines legislative requirements and expectations of Councillors when representing their Council and in their dealings with the community, Council staff and each other.

The Mayor is elected by at least a majority vote, where the position becomes the leader of all the Councillors whether they supported an individual or not. What this means is that the Mayor has responsibilities towards, and is accountable to, all Councillors.

The Mayor is the ceremonial head, chairs Council meetings and is Greater Shepparton's representative at civic, business and governmental meetings and events and is the official spokesperson for Council.

COUNCILLORS	FIRST ELECTED
Cr Kim O'Keeffe Mayor	2016
Cr Shelley Sutton Deputy Mayor	2016
Cr Seema Abdullah	2016
Cr Dinny Adem	June 2014
Cr Bruce Giovanetti	2016
Cr Chris Hazelman	1997
Cr Les Oroszvary	2012
Cr Dennis Patterson	2012
Cr Fern Summer	2012





Cr Kim O'Keeffe Mayor

I have lived in Shepparton most of my life.

I have run my own business in the service and training industry for the past 28 years. I have expanded my business nationally taking on the role as National Education and Marketing Manager for the Salons Group. I also have my own makeup brand that is sold across Australia. I have worked with both small and large businesses and companies, who I continue to support and mentor.

For the past 20 years I have been a volunteer for The Look Good Feel Better program, for Women with cancer. I have also been a volunteer for the Shine program and the Make A Wish foundation. I am also passionate about women's health and wellbeing.

I am married to Brendan and we have raised our two daughters here in Shepparton.

We live in a beautiful region and my vision is for growth, and to prosper with forward thinking and a progressive approach. I am passionate about my community and I see opportunity, diversity and so much potential for our region. I want the Council to work together and strive for successful outcomes for our community.

I want a positive, transparent and productive Council that is engaged with the community. Greater Shepparton offers a wonderful lifestyle and really is a wonderful place to live and work.

I am approachable and I will listen to the community that has elected me.

**Cr Shelley Sutton** Deputy Mayor

*Diploma of Business
(Community
Service & Health
Management)*

I moved with my family to Shepparton in 1984, and worked in various organisations, including the City of Greater Shepparton, for many years. In 2005 I opened a fashion business in the CBD of Shepparton which I managed until 2018. I was elected as a Councillor for Greater Shepparton in 2016 and was honoured to be elected as Deputy Mayor in 2018, a position that I have really enjoyed.

During my term Council has been very proactive in the community and has delivered many major projects. The Sports Precinct in North Shepparton is a great example of a major achievement for our region, SAM is another major project that is now being progressed, along with new Public Conveniences in both Vaughan Street and Victoria Park Lake, to name a few.

My aim to revitalise the CBD has been slowly progressing with the plans for the Maude Street Mall currently in the design phase, but there is much more work to do to bring life back into the heart of Shepparton. I will continue to work with the community and to listen to any issues that they may have. I want to see Greater Shepparton grow and prosper in the coming years.



Cr Seema Abdullah

Master of Information Systems (MSc. Analysis, Design and Management of Information Systems)

Master of Business Administration (MBA)

Bachelor of Science

Certified Project Management Professional, Project Management Institute (PMI, USA)

I grew up in Pakistan and migrated to Australia in 2004.

I am a PMI (Project Management Institute) certified Project Management Professional. My qualifications include a Master of Business Administration and a Master of Science in Information Systems, from London School of Economics. I moved to Shepparton in 2009 with my husband and two children due to my husband's work commitments.

As a Councillor, I aim to bring my passion for community combined with the skill-set and competence to provide team leadership and deliver positive outcomes.

My interests include reading, gardening, cooking, listening to music and spending time with family and my large circle of friends.

While on Council, one of my goals is to provide strong leadership for the promotion of the positive aspects of our region and towns within Greater Shepparton. I would like to be a strong advocate for everything that is needed to enhance the liveability and attractiveness of our towns for residents and tourists.

There are a number of things that are great about our region. We have a strong sense of community, multicultural mix, diversity, openness and acceptance within the community, a beautiful lake, river, river walks, trees, open spaces, sporting facilities and relaxed pace of life within two hours of Melbourne.



Cr Dinny Adem

I was born in Shepparton, and I live with my wife Rita on a rural property in Shepparton East.

My wife and I have two daughters and three grandchildren. Born and raised on a farm, I have also worked for large corporations, as well as operating family-owned businesses.

My vision is to revitalise Greater Shepparton by attracting industry and other substantial employers to our municipality, for the benefit of all.

I believe that a successful Council is at the core of economic and community progress – a belief I aim to uphold. Clear and focused advocacy, combined with direct action policy is, I believe, the more effective way forward to address the equal challenges and opportunities that inevitably lie before us.



Cr Bruce Giovanetti

Graduate Diploma of Health Management

As I enter my final year as a Councillor at Greater Shepparton City Council it is timely to reflect on the journey of the past three years.



Prior to joining Council, I was CEO of the largest disability agency in the region where I worked for 23 years and developed the agency to a position of strength and stability. I successfully gained a Graduate Diploma of Health Management whilst a CEO of a public hospital for over 10 years in country Victoria.

When I first joined Council, it had the reputation of having a fractured relationship between the Councillors, I'm pleased to say I have not experienced this in my time as a Councillor. Councillors and staff as a whole have worked together well which has seen a real and tangible growth in the municipality. I can see a genuine belief in our community that the municipality is moving in a forward direction with growth in housing and industry and jobs being established.

Cr Chris Hazelman OAM

Master of Business Administration

I have lived in Shepparton with my family for most of my life. I obtained a Master of Business Administration and am a graduate of



Harvard University and Kennedy School of Government Senior Executives Program in Public Policy Development.

After almost 30 years in various roles for the Victorian Government, I established an enterprise to provide consultancy services. I am a former Shire President of the Shire of Shepparton and former Mayor of the City of Greater Shepparton.

I am the Manager of the Ethnic Council of Shepparton and I'm actively involved with many community and sporting organisations including Board positions with the Shepparton Harness Racing Club, Primary Care Partnership, Fairley Leadership Program and Trots Club Victoria.

Cr Les Oroszvary

I am a member of the Victoria Police with 39 years' service. I am the Sergeant in Charge of the Legal Services Unit at Shepparton.

I have lived in the Shepparton area for over 30 years and I am second-term councillor.

I am a team player with a can-do attitude. My key focus continues to be on successful outcomes for the community in terms of quality service delivery, capital projects being completed and positive outcomes for the community in whatever form they may take. Greater Shepparton has all the natural advantages of location, climate and a strong community.

I will strive to ensure that Council continues to provide greater accountability and transparency with its community.

**Cr Dennis Patterson**

I am now in my seventh year as a councillor for the City of Greater Shepparton. I am still passionate about the place we all call home.

We certainly have our challenges like the CBD but I see a great future for our city.

Developments like Museum of Vehicle Evolution (MOVE), SAM and the new fish hatchery will put us front and centre on the tourist map and attract a whole new group of tourists that we have not attracted before.

I am particularly interested in the Murray Darling Basin Plan that is causing so much grief to our irrigation sector and damaging our heritage-listed Goulburn River. I represent Council on the Murray Darling Association and chair Region Two of that Association which takes in most of Northern Victoria and Southern NSW. I will continue to work for our ratepayers to the best of my ability.



Cr Fern Summer*Bachelor of Nursing**Certified Division 1
Nurse**Graduated the
Company Director
Course*

I am a local nurse and mother who was elected in 2012.

I graduated from Goulburn Valley Grammar School, hold a Bachelor's degree from Deakin University and believe I am a credible and informed voice for the people.

Greater Shepparton is a magnificent place to be. Our strong points of difference are the rivers, small towns, retail sectors, tourism and agricultural industries, which all afford unlimited opportunity in moving forward.

Greater Shepparton is a fast growing municipality, which presents many challenges. It's imperative that Council transition the community from a 'town', to an important regional city, whilst keeping up with investment, infrastructure, services, employment and culture.

I believe everyone has a responsibility to make a positive contribution to society and my focus will be balancing the needs of our community with health promotion and social justice. Together, we can position Greater Shepparton as the premier place to live, work and play.

Directors

The Greater Shepparton City Council is led by the Chief Executive Officer (CEO) with the support of the Executive Leadership Team which comprises four Directors. The CEO and the Directors meet weekly to plan, co-ordinate and monitor the progress of Council's goals and strategic direction, financial management and statutory responsibilities. The team operate in accordance with the organisational values and the organisation's governance principles.



Chief Executive Officer

Peter Harriott

*Bachelor of Civil
Engineering*

*Masters of
Business
Administration*

*Building Surveyor
Certificate*

*Engineer for Water
Supply Certificate*

*Municipal Engineers
Certificate*



Peter has worked throughout Victoria and South Australia in local government over the past 35 years.

Peter has an interest in our changing climate and the impact our human footprint has on it. He believes action is required to ensure a sustainable future for our way of life and economic growth. He also places importance on culture and the arts as well as ensuring we all have a knowledge of the truth of our past settlement of the land.

As the Chief Executive Officer Peter is responsible for:

- Assisting the Council in the update and implementation of long-term strategic directions in operational terms.
- Providing leadership and authoritative advice to the Council and Committees on the strategic directions, policies and review mechanisms for Council.
- Promoting and representing the Council to governments and government authorities in order to gain support and investment to achieve Council goals and best outcomes for Greater Shepparton.
- Leading and developing the Council to ensure that it maintains its status as a high-functioning organisation and that its functions are benchmarked against best national and international practice.

Director Corporate Services

Chris Teitzel

Certified Practising Accountant

Bachelor of Business

Graduate Certificate in Management



Chris has been with Greater Shepparton City Council as Director Corporate Services since 2014 and has almost 30 years local government and private sector experience in both Queensland and Victoria. Chris has held many senior roles including CEO, Director Community and Environmental Services, Director Corporate Services and Manager Finance as well a position of Commercial Manager in the private sector.

Chris is a strategic, community-focused individual with exceptional corporate governance, finance and operation planning skills. Chris has a strong interest in the important role local government plays in improving the economic and environmental sustainability of communities in regional Australia. He is focused on delivering cost-effective and efficient services to the Greater Shepparton region and ensuring the ongoing financial sustainability of Council.

As the Director Corporate Services, Chris is responsible for:

- Finance and Rates
 - › Financial Accounting
 - › Management Accounting
 - › Revenue & Rates
 - › Accounting Operations
- Information and Communication Technology
 - › Application & Systems Development
 - › Systems Infrastructure
 - › Systems Support
- Corporate Governance
 - › Information Management
 - › Contracts & Procurement
 - › Risk & Assurance
 - › Governance
 - › Corporate Planning
- Citizen Services
 - › Customer Service
 - › Local Laws & Animal Management
 - › Parking Enforcement
- Marketing and Communications
 - › Digital Media & Design
 - › Marketing & Communications
 - › Shepparton Show Me
- People and Development
 - › Payroll
 - › People & Workforce
 - › Learning & Development
 - › Occupational Health & Safety

Director Community

Kaye Thomson

*Graduate Diploma
from the Australian
Institute of
Company Directors*

*Bachelor of
Applied Science/
Community Health*

*General Nurse,
Midwife, Maternal and
Child Health Nurse*



Kaye commenced her role as the Director Community with Greater Shepparton City Council in November 2012.

Kaye has over 35 years of experience in the health and local government sector. Prior to Greater Shepparton City Council, Kaye was with the neighbouring Moira Shire Council as Director Community Sustainability and other various roles over 17 years.

Her passion is community engagement and capacity building, to ensure communities are involved in shaping their future. Kaye is committed to quality service delivery.

As the Director Community Kaye is responsible for:

- Active Living
 - › Aquamoves
 - › KidsTown
 - › Outdoor Pools
 - › Health and Wellbeing
 - › Stadiums
- Children and Youth Services
 - › Early Childhood Education and Services
 - › Maternal and Child Health Services
 - › Youth Development
 - › Word and Mouth
- Neighbourhoods
- Aged & Disability Services
- Community Engagement
- Community Planning
 - › Community Safety
 - › Community Strengthening
 - › Multicultural Development and Aboriginal Development
 - › Social Planning
- Riverlinks/Performing Arts
- Shepparton Art Museum (SAM)
- Libraries/GVRL
- Emergency Management

Director Infrastructure

Phillip Hoare

*Bachelor of Engineering
(Civil)*

*Post Graduate
Diplomas in Water
Engineering,
Municipal
Engineering and
Management*



Phil has a strong connection to Greater Shepparton having been born, raised and educated in the area. He also lives locally and comes from a family with a farming background in the area.

Phil was also a participant in the Fairley Leadership program in 2001.

With a career of approximately 30 years, Phil worked initially in local government, including time with the City of Shepparton in the late 80's to early 90's, before moving to the water industry where he worked with Goulburn Murray Water for 22 years.

Phil's experience includes senior management roles across a broad range of business functions including infrastructure management activities such as design and construction, strategic asset management, project management; customer service and operational roles covering administration, strategic business planning, customer engagement and consultation.

As the Director Infrastructure, Phil is responsible for:

- Projects
 - › Capital Works Planning
 - › Design Services
 - › Development Engineering
 - › Project Management Office
- Parks, Sport and Recreation
 - › Park Construction
 - › Parks and Parks Furniture Maintenance
 - › Public Open Space
 - › Sports Facility Development and Maintenance
 - › Recreational Planning
 - › Showgrounds
 - › Management of Shepparton's Urban Forest and rural trees
- Strategic Assets
 - › Asset Condition Surveys
 - › Asset Inspections
 - › Asset Management Planning
 - › Building Maintenance
 - › Fleet and Stores
 - › Property Services
 - › Saleyards
 - › Victoria Park Caravan Park
- Works and Waste
 - › Aerodrome Management
 - › Drainage
 - › Footpaths
 - › Kerb and Channel
 - › Road Construction
 - › Roads and Road Furniture Maintenance
 - › Street Sweeping
 - › Traffic Engineering
 - › Transport Strategic Planning
- Strategic Waste
 - › Landfill
 - › Litter Bins
 - › Street Collections
 - › Transfer Stations

Director Sustainable Development

Geraldine Christou

*Bachelor of Business
(Human Resource
Management)*

Geraldine was appointed to the position of Director Sustainable Development in January 2018, after seven years leading the Economic Development team at Council.



Having grown up in Shepparton and raised a family here, Geraldine is very passionate about the community in which she lives. Geraldine has extensive experience in local government, having worked in the sector for over 16 years, following 12 years in the private sector ensuring a thorough understanding of the challenges that business and industry face. Geraldine has subsequently developed strong connections with the sector, working with them to facilitate new investment, growth and implement sustainability measures and maintain global competitiveness.

Geraldine has strong links to our community, representing Council on a number of boards and committees including the La Trobe University Regional Advisory Board, Shepparton Show Me, the Rail Freight Alliance and the Food Bowl Inland Rail Alliance. She has been a strong advocate on a number of key regional issues including passenger, high speed and inland rail, CBD revitalisation, water security and works actively with the Greater Shepparton Lighthouse Project on engaging youth in education, and is a member of the Shepparton Central Rotary Club.

Geraldine is working hard to ensure that the level of infrastructure and services for our community supports sustainable growth of the municipality and allows capitalisation of our many unique attributes.

As the Director Sustainable Development Geraldine is responsible for:

- Environment
 - › Environmental Health
 - › Immunisation
 - › RiverConnect
 - › Sustainability and Environment
- Investment Attraction
 - › Business Centre
 - › Business and Industry Development
 - › Business and Industry Promotion
 - › Events and Tourism
 - › Grants Facilitation and Co-ordination
- Planning and Building Services
 - › Building Approvals
 - › Building Enforcement
 - › Statutory Planning
 - › Strategic Planning


Staff

Greater Shepparton City Council is one of the north-east region's largest employers. We employ 974 staff in a variety of permanent and temporary roles on a full-time, part-time and casual basis. Three-quarters of our staff also live within the municipality. This means our people are able to bring a local passion, perspective and knowledge to the services they provide.

Council provides a range of flexible employment arrangements. Two-thirds of staff are female and

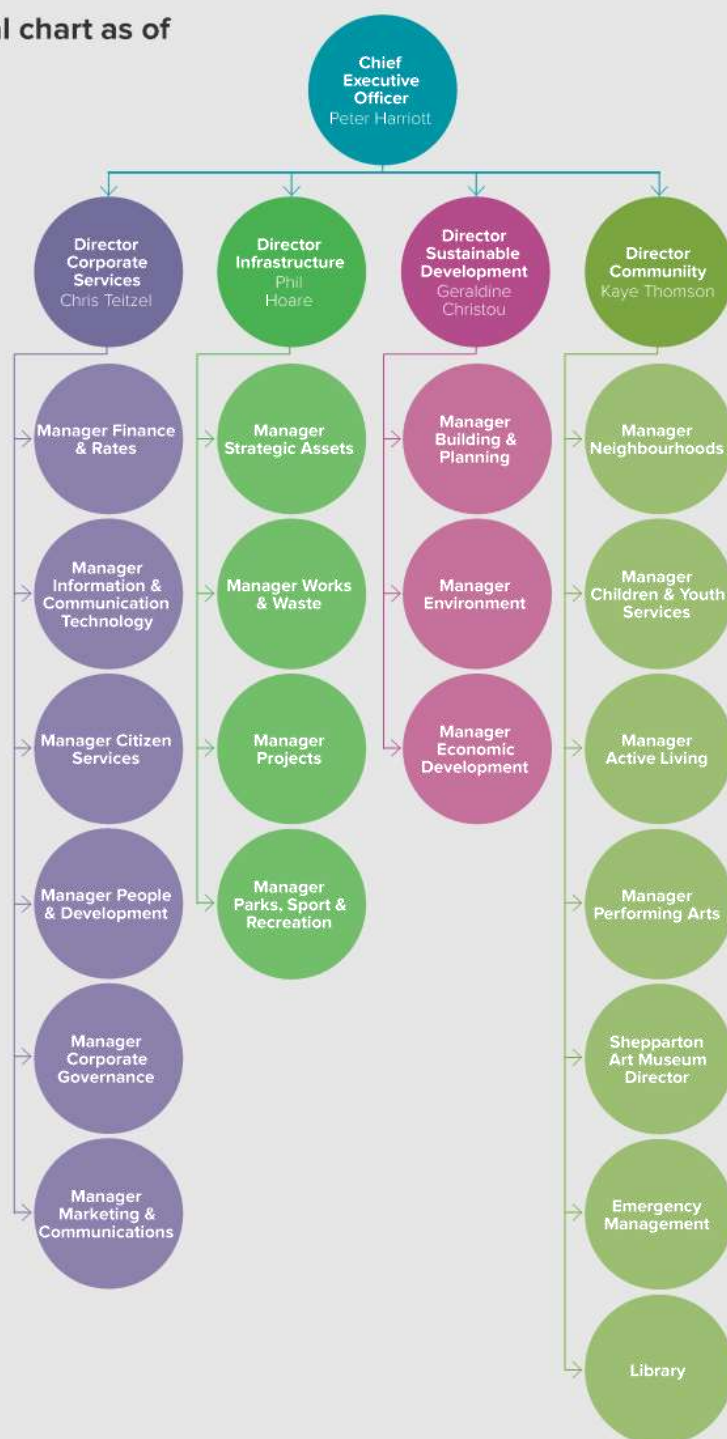
the tables below demonstrate a significant portion of the female workforce is made up of part-time and casual staff at different levels within the organisation.

There is a workforce growth of approximately 4.5 per cent with the biggest increases in the Community Directorate, however the total EFT has remained static. This increase in the workforce is representing an increase in the number of casual employees spread across the same amount of hours.



Employment breakdown by gender			
	342	632	974
Employment by gender - full time, part time and casual staff			
Full time	218.00	171.00	389.00
Part time	6.25	125.06	131.31
Casual	14.41	34.99	49.4
Total	238.66	331.05	569.71
Employment by organisation structure and gender			
Office of the CEO	1.00	1.00	2.00
Corporate Services Directorate	33.04	77.05	110.09
Community Directorate	31.93	183.85	215.78
Infrastructure Directorate	147.89	27.60	175.49
Sustainable Development Directorate	24.80	41.55	66.35
Total	238.66	331.05	569.71
Employment by bands and gender			
Band 1	1.20	3.86	5.06
Band 2	27.40	6.14	33.54
Band 3	62.29	48.20	110.49
Band 4	33.76	89.63	123.39
Band 5	34.92	69.07	103.99
Band 6	28.00	31.69	59.69
Band 7	25.84	27.98	53.82
Band 8	7.00	2.00	9.00
Other	18.25	52.47	70.72
Total	238.66	331.05	569.71

Organisational chart as of 30 June 2019



People and Development

As a local government organisation and a business it is important we understand our current workforce and Legislative framework under which we operate.

Legislation requires a Council to have an organisational structure and the necessary employees in place to effectively manage the operations in accordance with the Council Plan. The Council's existing organisational structure is based on functional activity and common objectives in order to meet the community's needs, provide quality and efficient services, support the stimulation and strengthening of the local economy and provide efficient and effective administration of the organisation.

Under the existing organisational structure, a range of full-time, part-time and casual staff are employed with a diverse skills base across a wide range of professions and disciplines. Council's 2017 Enterprise Agreement was agreed by the Fair Work Commission and came into effect on 27 June 2018 and is underpinned by the National Employment Standards, the Victorian Local Authorities Award 2001 and the Nurses and Midwives (VPHSSIE) Enterprise Agreement 2016 - 2020. The agreement encourages workplace flexibility and multiskilling and delivers to employees sound terms and conditions of employment. Improved conditions negotiated included, amongst other things, a Job Security clause, a Family Violence clause, and improved conditions in the event of a redundancy.

Strategic Human Resource Management

Constant reviewing of the organisational structure and functionality is undertaken by Council. This is conducted using a Job Analysis and Authority to Recruit process that requires all Directors and Managers to strategically review a position in the structure when it becomes vacant. This process is also to be followed when there is a request for a new position to be placed into the organisational structure, including roles which are externally funded, or when additional hours or budget are requested for a current position. This allows for a constant strategic review of the organisational structure. Service Planning also assists the organisation to ensure that the best possible value is being provided to the Community through appropriate resourcing of service delivery functions.

Child Safe Organisation

As part of Council's adherence to Child Safe Standards, which resulted from the Child Wellbeing and Safety Amendment (Child Safe Standards) Act 2015, Council is committed to promoting and protecting the interests and safety of children, and acknowledges that everyone working at Greater Shepparton City Council is responsible for the care and protection of children and reporting information about child abuse.

Learning Organisation

Council prides itself on being a learning organisation, one which is committed to providing ongoing learning and development opportunities for all employees. The strategic vision is to enable its employees to achieve multiskilling, increase flexibility, and enhance productivity, performance, personal development and career development opportunities.

Council will continue to provide learning and development opportunities to:

- Achieve corporate objectives, initiatives and priorities, as set out in the Council Plan and individual departmental business plans
- Enable continuous improvement for both individuals and teams
- Implement and improve quality management systems
- Enable effective job and work design
- Improve career opportunities and job satisfaction of employees
- Provide specific skills to ensure the effective and efficient operation of the organisation
- Build and grow our leaders for the future

One of the purposes of learning and development programs is to ensure that employees acquire and utilise the specialist skills and knowledge, managerial and interpersonal skills required to perform the duties of their current position and to prepare them for the future requirements of Council in meeting the needs of the community. These programs are provided through a variety of formats including blended learning, face-to-face and online training.

Reviewing and Building our Workforce Plan

The aim of reviewing and building the workforce plan is to ensure that Council is strategically planning to meet the needs of its current workforce, but also that Council is planning for what its workforce in the future will look like. There are an increasing number of departments within Council that are difficult to recruit for, whether the market is too competitive or the quantity of qualified candidates are not available. Therefore Council is including a 'Grow Our Own' strategy within workforce planning, taking advantage of progressive roles within departments and increasing the number of apprentices and graduate appointments.

A further aim of reviewing the workforce plan has been to ensure the demographics of people employed at Council genuinely reflects the demographics of the community. A focus on increasing diversity of the workforce and a commitment to improving the number of Indigenous employees has led to Council signing up to the Algabonyah Agreement which aims to have a two per cent Indigenous workforce by 2020. A variety of activities have been undertaken to improve and increase employment opportunities for the Aboriginal and Torres Strait Islander community, including advertising Special Measures positions, providing Recruitment Workshops, working more closely with local Indigenous Organisations such as Ganbina, ASHE, Kaiela Institute, and Rumbalara Aboriginal Cooperative. This has led to Council being able to achieve the Algabonyah target of two per cent one year early.

Recognition Awards

Recognition of Retirement

When a staff member retires after 20 (or more) years of service, they receive a letter from the Mayor and are recognised at Council's 'All Staff Meetings'.

The following staff members retired in 2018-2019 after more than 20 years:

- Angela Sellwood – 20 Years
- Patricia Preston – 22 Years
- Geoff Griffin – 32 Years

Years of Service

Staff are recognised for their length of service and receive a certificate signed by the CEO and the Mayor. Those that have completed 10 years of service or more also receive gift vouchers. The recipients for the 2018-2019 financial year are detailed below:

5 Years

Abigail Sheed	Jayden Doyle	Michelle Stanton
Brendan Redding	Jeremy Bianco	Rebecca Harrington
Carla Gilbert	Jessica Kirwin	Rennae Danaher
Carmel Redmond Perkins	Jodie Sessions	Ronald Cain
Charlene Norton	John Lloyd	Samuel Scott
Cherydene Kane	Justin Hayes	Sarah Murch
Chinedu Eziokwu	Kalen Swift	Shay Powels
Chris Stojanovski	Karen Liversidge	Silvi Kadillari
Clifton Brewer	Kate Boyd	Sonja King
Connor Thomson	Kate Ceh	Stacey East
Dale Thomson	Kate Flynn	Sue Lau
Damien Mitchell	Katherine Cartwright	Tara Hogan
Doriana Shaholli	Kayla Best	Tracey Ginnane
Emma German	Kerrie Mactier	Tracy Watt
Emma Hofmeyer	Kevin Barolli	Trish Johnson
Erin Cowan	Kyrra Rea	Warren Davies
Fiona Wallace	Mardi Qose	Wendee Long
Giulietta Rachele	Mat Innes-Irons	Wendy Byrne
Helen Everist	Matthew Ashcroft	Zoe Boldiston
Jack O'Brien	Mel Sporry	
James Collett	Mia Fallon	

10 Years

Andrew Moore
 Bec Good
 Brett Keele
 Catherine Redwood
 Christine Perkins
 David Rowan
 Debbie Chandler
 Debra Guy-Smith
 Edwina Breen
 Grahame Ryan
 Helen Everist
 Jacqui Byrnes
 Jenna Neville
 Jim Nicolopoulos
 Jo Prentice
 Joan McDonald
 Karen Hosie
 Kristy Woodman
 Leanne Houkes-Wilson
 Leon Preston
 Leonie King
 Lesley Thompson
 Lynne Parker
 Maree Agius
 Marg Madden
 Mel Moxey
 Merryn Weavers
 Michelle Swift
 Pam Nappa
 Pembe Scarcella
 Rachael Newman
 Ray McNally
 Rebecca Owins
 Rick Canobie
 Romola Hopman
 Rose Massloch
 Sara Niglia
 Sarah Petrovski
 Stephen Whitford
 Suzanne Carkeek

15 Years

Angie Frame
 Belinda Whitelaw
 Carmen Nicholson
 Chris Giles
 Darren Buchanan
 Doug Cousins
 Jenny Prosser
 Keith Arundel
 Ken Morelli
 Leigh Simpson
 Linda Laws
 Liz Capuano
 Maree Glasson
 Nick Rowston
 Nicole Damon
 Pam Gaylard
 Peter Alexander
 Rosie Dickins
 Saleem Shaikh
 Scherre L'Estrange
 Sean Harrap
 Shane Eddy
 Shane Newling
 Tim Zak
 Tina Follett
 Toni Serra
 Vanessa Loverso

20 Years

Angela Sellwood
 Bernadette Brooks
 Chris Widdicombe
 Colin Kalms
 Jennifer Lovell
 Judith Pedretti
 Julie Muir
 Karen Franklin
 Karen Mitchell
 Robyn Quigley
 Sam Costa
 Sarah Ryan

25 Years

Greg Howard
 Jenny Rogers
 Tony Ellis

30 Years

Brendan Walsh (pictured)



Employee Wellbeing

Council undertakes a number of employee health and wellbeing initiatives and programs, aimed at providing employees with information, tools and website links enabling them to make healthy choices, benefitting them, whilst creating significant advantages for Council that include improved productivity, engagement and retention and the ability to attract the best employees.

Pre Employment Screening is utilised as part of the recruitment process to ensure that all preferred candidates have the ability to carry out the inherent requirements of the role and that no potential employee is put at risk in a position that does not suit them physically. It also enables Council to make reasonable adjustments to the role or workplace to ensure the best person for the role is not disadvantaged in any way.

Inherent Physical Requirement Assessments are being carried out on all roles within Council. These assessments are used to inform the Occupational Therapists conducting the Pre Employment Screen to assess the applicant's suitability to perform the role he or she has applied for. They can also be used to assist treatment providers and the Early Intervention Officer with injury management and determine suitable duties, where appropriate, for return-to-work planning.

Council is committed to ensuring all employees across the organisation have access to information and training regarding health and wellbeing. A Health and Wellbeing Committee introduced a new program called My Lifestyle based upon four key areas, Eating Healthy, Keeping Active, Staying Mentally Strong and Making Healthy Choices. The program incorporates activities such as current internal communications plus new campaigns to be promoted, health checks and healthy eating challenges, promotion of current available physical activity opportunities and access to

fitness advice and challenges, providing mental health and resilience workshops and information on mindfulness, plus promotion of healthy choice initiatives such as Quit Smoking, and Alcohol and Drug Awareness. The Program draws upon the huge number of both internal and external resources available, maximising Council's current offering and introducing new initiatives.

My Lifestyle initiatives include:

- Free fruit to work program
- Employee Health Checks
- Eight Week Challenge across the organisation which resulted in 153 participants
- Sit Stand Desks offered to staff who have a proven medical requirement or work in a mainly sedentary role
- Promotion of local fitness clubs, walk and bike trails, fitness and wellbeing apps
- Pedometer Challenge
- Promoting Mindfulness through EAP provision, positive wellbeing posters and wellness sessions
- Improvements to the catering options offered at meetings
- Council-sponsored gym membership and salary sacrifice program

Council also celebrated Men's and Women's Health Week by providing Health Packs containing information, tools and items to encourage healthy lifestyle choices and provided information sessions. Speakers included Oncology Nurses from GV Health, Occupational Therapists from Work Healthy Australia and even internal staff specialising in Nutrition or talking about their personal health journeys. Topics included Breast, Prostate and Bowel Cancer, Coping with Endometriosis, Men's Health at various ages, Nutrition and hidden sugars, and general physical health.

Employee Assistance Program

The EAP provides a confidential portal through which people are able to access a range of professional services at no cost to them. Council's EAP provider is called Converge International and they were chosen specifically for their ability to provide a local face-to-face service and also assistance through specialist helplines (ATSI, Eldercare, Family and Domestic Violence and LGBTIQ). The utilisation rate of EAP's services amongst Council staff and their families between July 2018 and June 2019 was 3.4 per cent in comparison to the Public Administration/ Government benchmark of 6.9 per cent.

The information provided by Converge International for the July 2018 to June 2019 period indicates the following:

- The gender ratio shows that 78.1 per cent of EAP clients during this period are female, 18.8 per cent are male and 3.1 per cent preferred not to disclose that information.
- This is a turnaround from last year where 78 per cent of the clients were male.

Of the 32 new clients who contacted EAP during this period 50 hours were utilised in face-to-face contact and 35 hours were utilised over the telephone, totalling 85 hours. (Note some clients may have contacted EAP more than once for a range of issues).

	JULY 2018 – JUNE 2019	%
Work issues	5	15.6
Personal issues	26	81.25
Family assist	1	3.15
Total number of new referrals	32	

Feedback following first EAP session: for the 30-day period prior to the first EAP session, clients indicate they were absent from work due to an issue(s) an average of two and a half days, and were unproductive 25 per cent of the time.

Feedback following final EAP session: for the 30 day period following the conclusion of EAP sessions, clients indicate they were absent from work due to the issue(s) an average of two days, and were unproductive 23 per cent of the time.

This is a reduction of one day per month in absenteeism and a two hours per week increase in productivity. For an employee whose productive work is worth \$60k/year to a company, this equates to a productivity saving of around \$1,500 and a ROI (Return on investment) for the EAP program of at least \$3-\$4 for every \$1 spent.

Workplace Health and Safety

Council takes its responsibilities for providing a safe workplace very seriously. Last year a three year OHS Implementation Plan was adopted by the Executive Leadership Team and launched throughout Council, with a major focus on reviewing the OHS Safety Management Plan, Policies and Procedures.

Actions achieved in year one include:

- A full review of all OHS Policies and procedures identifying duplications, gaps in information and required updated legislation.
- Implementation of a Monthly OHS Dashboard reporting on all key areas of MySafety and WorkCover.
- Improved reporting through Council's OHS reporting system Elumina including tracking and monitoring of Workplace Inspections, Toolbox meetings and outstanding actions.
- Development of a monthly OHS Newsletter and an improved OHS Induction program.

The OHS team and OHS Committee aims to facilitate a culture of safety throughout the organisation and promote initiatives and processes that ensure the health and wellbeing of all employees, customers, contractors, volunteers and visitors within all workplaces.

Early Intervention

Management of both work-related and non-work-related injuries continued to be a focus for Early Intervention. Employees incurring an injury either inside or outside of work are offered appointments free of charge at Council's provider Work Healthy Australia. If the employee's injury or illness prevents them from fulfilling the inherent requirements of their role Council's Early Intervention Officer works with the provider and the individual to develop a Care Plan or a Return to Work Plan to assist them to return to work or stay at work.

By having the assessment undertaken and comparing it to the documented inherent requirements of the role, it is possible to create a list of specific tasks that the employee will or will not be able to undertake and build a care plan or return to work plan around these tasks. If possible, alternative duties are sought to keep the employee in the workplace. These are not necessarily in the same role or department as the employee's substantive position. By utilising Work Healthy Australia and working closely with the employee and their Supervisor, results show the majority of employees suffering some kind of injury are able to remain on full duties and full hours throughout their treatment period.

Council actively utilises these Early Intervention strategies to reduce its Work Cover premiums, and Lost Time Injuries. If the employee does put in a Work Cover claim and is unable to work for a period of time Council works closely with the employee's treating practitioners and concentrates on providing return to work plans that will enable the employee to attend work in some capacity. In the last Premium year seven Standard Claims have been lodged and 12 Minor Claims.

POLICY YEAR	CLAIMS SUBMITTED	STANDARD CLAIM STATUS OPEN
2018	19	2
2017	9	1
2016	14	1
2015	5	1
2014	5	0

Volunteers

Council acknowledges that volunteering is an investment in our community. It strengthens the fabric of our society, providing a sense of belonging and builds positive relationships. Whether volunteering in Council programs, or in one of the many organisations or groups that utilise volunteers within Greater Shepparton, Council recognises the services and support that volunteers provide to our community.

In 2018, Council finalised the delivery of the Greater Shepparton Volunteer Strategy and Action Plan 2014-2018. Greater Shepparton City Council saw a three per cent increase in volunteer participation within the local area and the strengthening of volunteer networks, both internal and external. The promotion and celebration of volunteer opportunities occurred through the distribution of promotional material and recognition of volunteers at the annual recognition awards evening during National Volunteer Week in May.

Consultation for the development of the current Greater Shepparton Volunteer Strategy and Action plan commenced in September 2018, with multiple methods utilised to engage with Greater Shepparton residents and key stakeholders to inform the future direction of the new Strategy and Action Plan.

In March 2019, Council adopted the Greater Shepparton Volunteer Strategy and Action Plan 2019-2022. This Strategy aimed to build upon the progress of the past Volunteer Strategy and Action Plan and support the existing volunteer frameworks within our community, while identifying potential opportunities to expand volunteer options within the Greater Shepparton area in a supportive and sustainable manner.

The Greater Shepparton Volunteer Strategy and Action Plan 2019-2022 highlights the actions that Council will undertake to support the volunteer sector and strive for best practice for the volunteers of Greater Shepparton. The action plan consists of identified activities Council and Volunteer Managers/Coordinators will undertake during 2019-2022 in four strategic directions:

Key Strategic Direction 1: Promotion

Promote and inform on the benefits of Volunteering

Key Strategic Direction 2: Recruitment

Implement leading practices and high-quality standards

Key Strategic Direction 3: Supporting Volunteers

Ongoing commitment to volunteer participation, support and development

Key Strategic Direction 4: Celebrate and Recognise

Volunteers are appreciated, acknowledged and celebrated

Occurring in unison with the consultation and development of the Volunteer Strategy and Action Plan, Council has also reviewed its Volunteer Policy. This review occurred as part of an annual review cycle and resulted in changes to ensure Council's commitment to volunteering and align with the National standards of volunteering.

The Council programs and departments that utilise volunteers include:

- Active Living Department - Activities in the Park, Twilight Stroll, KidsTown and KidsFest
- Events and Tourism Department - general events and the Visitor Centre
- Neighbourhoods Department - Community Plan Groups, Meals on Wheels, Social Connections, Street Rider, Section 86 Committees
- Riverlinks - ushers and technicians for performances at Eastbank and WestSide
- Shepparton Art Museum (SAM) - museum education, and administration assistance
- Sustainability and Environment Department - revegetation activities

Council recognises volunteers within the municipality through the Volunteer Recognition Awards. These awards are held annually during National Volunteer Week in May. The awards are in their ninth year. There are six categories in which volunteers from the municipality can be nominated.

The 2019 winners were:

- Female: Linda Wood
- Male: Dhami Singh
- Youth: Mehdi Khademi
- Rural: Michelle Viney
- Team: Brian and Carol Merrett
- Long Serving: Stan Jezewski and Lorna Chandler

Council in partnership with the Volunteer Managers Network have developed a resource - Quick Reference Guide to Volunteering, to inspire the volunteer within you! This guide showcases the volunteering opportunities within the municipality and is available on the Council website and in hard copy at Customer Service. The Volunteer Managers Network is made up of volunteer managers, coordinators and volunteer organisations from across the municipality that support and share resources to explore, evaluate, and enhance the function of volunteering and volunteer management.







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PART TWO: PERFORMANCE REPORT

This part of the Annual Report provides a summary of how we're performing in the five key areas identified in the second year of the 2017-2021 Council Plan.

The strategic goals that we are aiming to achieve are:



Leadership and Governance

Provide strong civic leadership, advocacy and good governance in the operation of Greater Shepparton City Council.



Social

Develop resilient, inclusive, healthy communities that make Greater Shepparton a safe and harmonious place to live, work, learn and play.



Economic

Build a thriving, resilient economy where Greater Shepparton is recognised as a competitive place to invest and grow business.



Built

Provide and support appealing relevant infrastructure that makes Greater Shepparton an attractive, liveable regional city.



Environment

Enhance and protect the clean, green environment that makes Greater Shepparton the unique place it is.

As you'll read from this performance report in some areas we have performed well, while in other areas we could have done better. This report enables us to identify the areas that we may need to focus our attention on improving results in the coming 12 months and other areas that might actually need a different approach. It also shares some of the challenges that we have encountered along the way.

This section of the report gives you an idea of the next steps, priorities and future directions for the remainder of the 2017-2021 Council Plan.

Objectives:

- 1.1 Council demonstrates strong regional and local partnerships to improve health and wellbeing access and inequity.
- 1.2 Council works closely with/is guided by the Department of Health and Human Services to develop and report annual targets of the Municipal Health and Wellbeing Implementation Plan.
- 1.3 Council demonstrates strong leadership and sound decision making in the best interests of the community.
- 1.4 Financial management is responsible and effective in responding to challenges and constraints with a focus on the financial sustainability of the Council.
- 1.5 Council is high performing; customer focused and is marked by great people and quality outcomes.
- 1.6 Gender equity and equality is embedded into Council policy and decision making and employment processes.
- 1.7 Council advocates on issues, priorities and needs that matter to our community in partnership with key stakeholders.
- 1.8 Consultation that is transparent, robust and accessible, and clear, consistent and timely communication provided to inform, educate and engage with the community.
- 1.9 Service standards and service delivery models are realistic and meet community expectations and demand while being financial viable and in line with Council's core business.

Measures of Success:

MEASURE	EXPLANATION	TARGET	ACTUAL	OUTCOME
Adjusted underlying surplus (or deficit) as a percentage of underlying revenue	Early receipt of 50% of 2019/20 Federal Financial Assistance Grant funds (approx. \$6.5m) in June 2019 has impacted the underlying operating result in 2018/19.	2%	4.24%	Achieved
Community satisfaction with community consultation and engagement	For 2018-19 Community Satisfaction Survey the Council received a score of 55 for satisfaction with community consultation and engagement.	53	55	Achieved
Community satisfaction with council decisions	For 2018-19 Community Satisfaction Survey the Council received a score of 53 for satisfaction with Council decisions.	48	53	Achieved
Community satisfaction with level of advocacy	For 2018-19 Community Satisfaction Survey the Council received a score of 57 for satisfaction with level of advocacy.	49.5	57	Achieved
Community satisfaction with services	For 2018-19 Community Satisfaction Survey the Council received a score of 68 for satisfaction with services.	62.50	68	Achieved
Council decisions made at meetings closed to the public	1.4% of Council decisions were made at meetings closed to the public.	5%	1.4%	Achieved
Councillor attendance at council meetings	Councillor attendance at council meetings for 2018-19 was 85.42% Several Councillors have been on leave in Quarters 3 and 4.	90%	85.42%	Not achieved
Current assets as a percentage of current liabilities	Current assets ending balance influenced by invested funds relating to re-budgeted capital works from 2018/2019 and early receipt of 50% of the 2019/2020 Federal Financial Assistance Grant funds.	150%	271%	Achieved
Customer responsiveness	For 2018-19 Community Satisfaction Survey the Council received a score of 71 for customer responsiveness.	70%	71%	Achieved
Loans and borrowings as a percentage of rates	No new borrowings for the 2018/2019 financial year	40%	22.03%	Achieved
Municipal HWB Implementation Plan reported annually to DHHS	Ongoing.	100%	100%	Achieved
Overall Council Direction	For 2018-19 Community Satisfaction Survey the Council received a score of 60 for Overall Council Direction.	47%	60%	Achieved
Overall performance community satisfaction rate	For 2018-19 Community Satisfaction Survey the Council received a score of 62 for Overall Performance.	49.50%	62%	Achieved



Leadership and Governance Highlights

Two Council meeting rooms re-named on **International Women's Day** after the first female Mayor and first female CEO.

Australia Day celebrations held across towns in Greater Shepparton.

Supporting Strategies & Plans:

Council (current)

- Councillor Code of Conduct
- Customer Service Charter
- Domestic Animal Management Plan (2017-21)
- Greater Shepparton 2030 Strategy
- Greater Shepparton Women's Charter
- Rating Strategy 2017 - 2021
- Staff Code of Conduct
- Workforce Health and Safety Plan

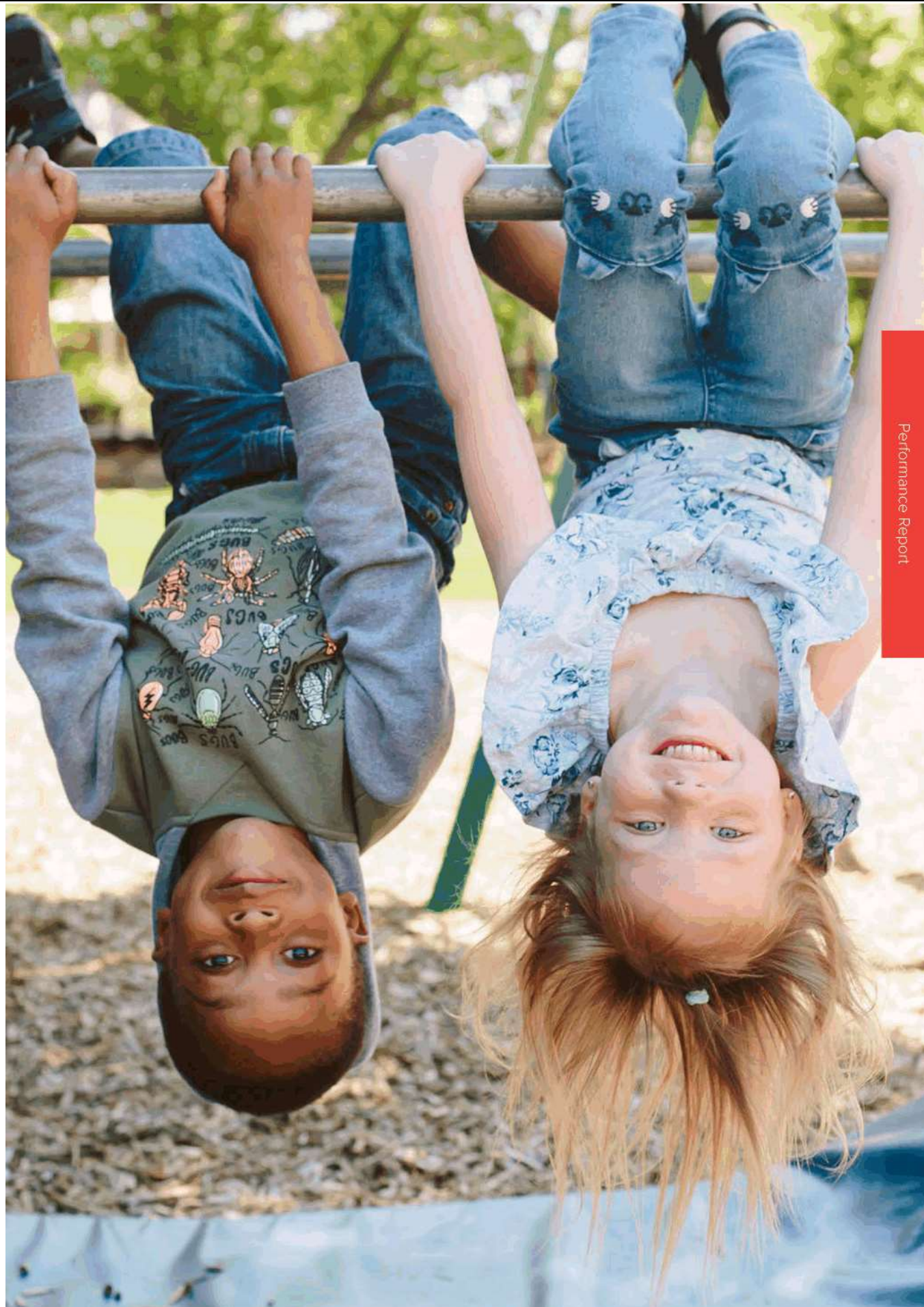
Council (to be developed)

- Greater Shepparton 2050 Strategy
- People and Development Strategy (2017-2021)



Objectives:

- 2.1 Greater Shepparton is a welcoming, inclusive and safe place for all.
- 2.2 Our community is supported to achieve and sustain physical, emotional and spiritual health and wellbeing.
- 2.3 Lifelong learning is valued and fostered in our community.
- 2.4 Social and cultural, educational and employment opportunities are created to enable children, young people, individuals and families to actively participate in their community.
- 2.5 Creativity and participation in arts and culture is nurtured and encouraged.
- 2.6 Volunteering is promoted and encouraged along with other measures to improve community resilience.
- 2.7 Greater Shepparton is valued for cultural celebrations, inclusion and engagement of our diverse communities.
- 2.8 Aboriginal culture and people are valued and celebrated, with collaborative actions undertaken to enable peaceful, healthy and productive lives in a safe environment.
- 2.9 Public places, open space and community facilities are safe and accessible for all and presented to a high quality.
- 2.10 Council demonstrates strong regional and local partnership efforts across health and wellbeing.
- 2.11 Implement strategies that align with the Royal Commission into Family Violence.



Performance Report

Measures of Success:

MEASURE	EXPLANATION	TARGET	ACTUAL	OUTCOME
Active library members in municipality	9.7% of the community are active library members in the municipality based on GVRL data. There have been 150,966 library visits and 233,609 items have been borrowed from a collection of 68,405 items of which 33,997 are less than 5 years old.	16%	9.70%	Not achieved
Compliance with Home Care Standards	There has been 100% compliance with Home Care Standards through the Australian Aged Care Quality Agency audit.	100%	100%	Achieved
GSCC to achieve 2% indigenous employment by 2020 as per the Algabonyah Agreement	Current identified Aboriginal and Torres Strait Islander employees - 2% target has been achieved one year earlier than planned.	1.3%	2%	Achieved
Immunisation coverage rate	As at the end of June 2019 - Immunisation coverage rate is 93.50%	93%	93.5%	Achieved
Number of people attending performing arts events	Total annual attendance to performances was 47,096.	47,012	47,096	Achieved
Number of people attending SAM	For 2018-19 there were 33,393 people attending SAM.	32,805	33,393	Achieved
Number of people cycling to work within Greater Shepparton	Super Tuesday count from March 2019. 21% reduction on 2018	688	408	Not achieved
Number of people that participate in Council-run Active Living programs	For 2018-19 749,199 people participated in Council's Active Living Program.	725,000	749,199	Achieved
Participation in the Maternal & Child Health (MCH) Service	For 2018-19 there has been a 76.78% participation in the Maternal and Child Health service.	75%	76.78%	Achieved
Participation in the MCH service by Aboriginal children	For 2018-19 there has been a 74.85% participation in the Maternal and Child Health service by Aboriginal children.	65%	74.85%	Achieved
The Actions identified in the Municipal Public Health and Wellbeing Annual Action Plan linked to the Social Theme are addressed.	Ongoing.	100%	100%	Achieved

Key Capital Projects:

- Construction of a new SAM
- Victoria Park Lake Masterplan implementation
- Eastbank Centre Refurbishment
- Implementation of Community Plan projects

Supporting Strategies & Plans:**Council (current)**

- Algabonyah Agreement
- Best Start Early Years Plan 2015-2019
- Best Value Strategy
- Community Plans - Arcadia, Congupna, Dhurringile, Dookie & District, Katandra West, Merrigum, Mooroopna, Murchison and District, Shepparton East, Tallygaroopna, Tatura, Toolamba and District and Undera
- Community Safety Strategy 2018-2021
- Gender Equity Strategy and Action Plan 2018-2020
- Greater Shepparton Cycling Strategy 2013-2017
- Greater Shepparton Football Strategy
- Greater Shepparton City Council Seasonal Pools Review and Strategy
- Greater Shepparton Public Health Strategic Plan 2018-2028
- Greater Shepparton Volunteer Strategy and Action Plan 2019-2022
- Greater Shepparton Women's Charter Advisory Committee Action Plan 2018-2021
- Greater Shepparton Youth Strategy and Action Plan 2019-2023
- KidsTown Future Directions Plan: Food Hub Concept
- Multicultural Strategy 2019-2022
- Neighbourhood Plans - Boulevard and Golf Estates, Kialla Lakes, Seven Creeks and St George's Road,.
- Open Space and Recreation Strategy
- Playground Provision Strategy
- Reconciliation Action Plan 2019
- Recreation Plan
- SAM Fundraising Strategy
- Small Towns Youth Recreation Spaces Strategy
- Universal Access and Inclusion Plan 2018-2021

Council (to be developed)

- Aquamoves Master Plan
- Community Engagement Strategy
- Creative City Plan
- Liveability Indicators Plan


State Government

- Victorian Public Health and Wellbeing Plan
- Victorian Public Health and Wellbeing Outcomes Framework
- Victorian Gender Equality Strategy





Photo MaxFilm!

A young man with dark hair, wearing a red and blue Spider-Man costume, is shown from the chest up. He is looking towards the camera with a slight smile. The background is a workshop or garage with various tools and equipment visible.

Yhonnie Scarce
announced 2018
Indigenous Ceramic
Award \$20,000 prize
winner.

Regional Victoria's
biggest pop culture
event **Nerdmania** held
for the fourth time in
July.

Family Day Care
Educator **Toni Serra**
is Regional Winner for
**Excellence in Family Day
Care** awards with Family
Day Care Australia.

**Tallygaroopna
Men's Shed**
opened with support
from all levels of
government and
several community
groups.

Performance Report

**Social Highlights****Good Access=
Good Events**

checklist developed
with Moira and
Strathbogie Shires.

Website
translated into
Arabic and
Dari.

2018-2028
**Public Health
Strategic Plan**
endorsed.

Council's first
**Reconciliation
Action Plan** adopted
in June 2019.





2019-2022
**Volunteer
Strategy**
endorsed.

The Flats new
signage installed
based on an idea by
**Wilmot Road Primary
School** students.

Aquamoves
names indoor
pool hall after long-
serving swim teacher
Willy O'Callaghan.

**Culture
Corner** in the
mall starts with
Malaysian, Iraqi
and Filipino
communities.

2019 **Volunteer
Recognition Awards**
winners announced.

Performance Report

Objectives:

- 3.1 The Greater Shepparton economy is prosperous, high value and a focus of choice for business, investment and employment.
- 3.2 Strong global, national and local business connections are developed and nurtured.
- 3.3 Greater Shepparton is a major destination for events and tourism (e.g. progression of the business case for the Greater Victoria Commonwealth Games bid).
- 3.4 Water is protected and managed to optimise sustainable benefits for industry, the environment and the community.
- 3.5 Shepparton is the regional city centre supported by well-planned and designed existing and emerging commercial activity centres.



Measures of Success:

MEASURE	EXPLANATION	TARGET	ACTUAL	OUTCOME
Average length of stay per visitor	Average length of stay per visitor for the financial year was 2.5 days.	2.32 days	2.5 days	Achieved
Economic yield from Council events	Economic yield from Council events is \$44.3M as at August 2018.	\$44m	\$44.3m	Achieved
Number of employed residents	There were 30,906 employed residents in 2018 (National Institute of Economic and Industry Research).	29,977	30,906	Achieved
Number of existing businesses Council assists to expand their operations in Greater Shepparton	Council assisted 20 businesses to expand operations in 2018-19.	20	20	Achieved
Number of local jobs	The number of local jobs in 2019 is 33,011 (based on Employment (total) by industry - Economy ID)	30,110	33,011	Achieved
Number of new businesses Council assists to invest in Greater Shepparton	Council assisted 29 new businesses in 2018-19.	20	29	Achieved
Reduction in the Greater Shepparton retail vacancy rate	Current vacancy rate is 10.7% as at June 2019	10.7%	10.7%	Achieved
The Actions identified in the Municipal Public Health and Wellbeing Annual Action Plan linked to the Economic Theme are addressed	Ongoing	100%	100%	Achieved
Value of gross regional product	Value of gross regional product is \$3.5Bn (NIEIR 2018)	\$2.91Bn	\$3.51Bn	Achieved
Value of non-residential building approvals	The value of non-residential building approvals for 2018-19 was over \$211.4m.	\$45m	\$211.4m	Achieved
Visitor numbers increase	Our latest data available is for period January to December 2018	969,493	1,681,200	Achieved



Economic Highlights

Key Capital Projects:

- Shepparton Showgrounds Multi-Purpose Pavilion Multi Use Extension
- St Georges Road Retail Precinct Streetscape and Amenity Improvements
- Maude Street Mall Activation
- CBD Revitalisation

Supporting Strategies & Plans:**Council (current)**

- City of Greater Shepparton Commercial Activity Centres Strategy 2015
- Economic Development Tourism and Major Events Strategy 2017–2021
- Greater Shepparton International Engagement Strategy
- Shepparton CBD Strategy 2008
- Shepparton Central Business District Parking Precinct Plan
- Shepparton Regional Saleyards – Long Term Strategy

New Business Grants awarded to Schnitz, Shepparton Brewery and an Italian restaurant, yet to be opened.

Shepparton Show Me Inaugural Spring Expo and Summer Styling Fashion Show held.





Workshops held in Murchison, Tatura, Mooroopna and Dookie to support **small businesses**.

Delegation visits China, Hong Kong and Jakarta attending Asia **Fruit Logistica** with positive reports on potential business growth for the Goulburn Valley's food industry.

Shepparton Show Me holds **Winter City Market** attracting thousands to the Shepparton CBD.

Melbourne City Football Club announces 3-year partnership for pre-season matches.

UCI BMX Supercross World Cup announces Shepparton as the location for international event.

Performance Report

**Economic Highlights****Sir Bob Geldof**

visits Shepparton as a result of Shepp Square to talk with **700 guests** at Eastbank.

AFL JLT Match and VLine Cup held in Shepparton.

First outdoor live music free event **Goulburn Vibes** held.

Shepparton showcased at **Horticultural Innovations Conference** through Great Things Happen Here campaign.





Objectives:

- 4.1 Growth is well planned and managed for the future.
- 4.2 Urban and rural development is sustainable and prosperous.
- 4.3 Greater Shepparton's heritage places, cultural landscapes, and objects are protected and conserved for future generations.
- 4.4 Quality infrastructure is provided and maintained to acceptable standards.
- 4.5 Assets are well managed and their renewal is being planned through long term renewal strategies.
- 4.6 Accessible digital infrastructure across Greater Shepparton supports connectivity and enterprising capability.
- 4.7 Reliable, safe, more frequent and connected local and broader transport system supporting the connection of people within, across and outside of Greater Shepparton.
- 4.8 Active transport (cycling, walking) is encouraged through safe, connected and improved linkages.
- 4.8 Freight and logistics infrastructure is developed to accommodate future growth.
- 4.9 Transport routes are efficient and local roads are protected from unnecessary freight, through opportunities involving the intermodal hub and Goulburn Valley Highway Shepparton Bypass.



Measures of Success:

MEASURE	EXPLANATION	TARGET	ACTUAL	OUTCOME
Asset renewal funding as a percentage of total depreciation	Indicator of assets being renewed as planned. High or increasing percentages for this indicator indicate improvement in capacity to meet long-term obligations.	100%	101%	Achieved
Building applications decided within 14 days (for complete applications)		100%	100%	Achieved
Community satisfaction with condition of sealed local roads	For 2018-19 Community Satisfaction Survey the Council received a score of 57 for satisfaction with condition of sealed local roads.	47.5	57	Achieved
Increase in kilometres of cycling and walking routes in Greater Shepparton	There are 159.51kms of cycling and walking routes in Greater Shepparton Cycle Lanes – 65.37km Recreation Path (walking) – 43.18km Shared Path – 50.96km	115.73km	159.51km	Achieved
Infrastructure asset defects addressed within relevant intervention period by class of asset	10199 defects addressed within relevant intervention period 3823 defects addressed outside relevant intervention period 1267 defects remain outstanding outside of relevant intervention period	90%	54%	Not achieved
Maturity of Council's asset management practices and processes	Our current NAMA (National Asset Management Assessment Framework) score is 907. There are a number of actions that will improve this score including finalising the Asset Management Strategy and Asset Management Plans.	1,100	907	Not achieved
Number of Federal and ministerial meetings and briefings held per year in advocating for projects, services and programs	There were 49 Federal and ministerial meetings in 2018-19.	10	49	Achieved
Percentage of capital projects completed at the conclusion of the financial year (based on number of projects)	128 out of 148 projects completed.	93%	86.48%	Not achieved

MEASURE	EXPLANATION	TARGET	ACTUAL	OUTCOME
Planning applications decided within 60 days	59% of planning applications decided within 60 days	78%	59%	Not achieved
Planning applications issued within 10 working days (PPARS)	55% of planning applications were issued within 10 working days (PPARS)	100%	55%	Not achieved
The Actions identified in the Municipal Public Health and Wellbeing Annual Action Plan linked to the Built Theme are addressed.	Ongoing.	100%	100%	Achieved

Key Ongoing Capital Projects:

- Maude Street upgrades Stages 1B and 1C
- Balaclava/Verney/New Dookie Roads intersection upgrade
- On-going Road Sealing Program - Urban, Rural and Final Seals
- Public Toilet Replacement Program
- New Dookie Road/Verney Road Stages 2, 3 & 4
- Bridge Renewals Program 2016-2026
- Progress the Shepparton Sports Stadium
- Progress the relocation of the Shepparton Aerodrome
- Footpaths Missing Links program
- Bicycle Strategy implemented
- Cosgrove 3 Landfill



Supporting Strategies & Plans:

Council (current)

- Asset Management Policy and Strategy Review
- City of Greater Shepparton Industrial Land Review 2011
- City of Greater Shepparton Strategic Review of Tatura Industrial Land 2011
- Commercial Activities Centres Strategy
- Congupna Urban Drainage Strategy
- Greater Shepparton 2030 Strategy
- Greater Shepparton City Council Seasonal Pools Review and Strategy
- Greater Shepparton Cycling Strategy 2013-2017
- Greater Shepparton Freight and Land Use Study 2013
- Greater Shepparton Heritage Study 2013
- Greater Shepparton Housing Strategy 2011
- Greater Shepparton Industrial Development Guidelines
- Greater Shepparton Movement and Place Strategy – Draft Challenges and Opportunities Paper
- Greater Shepparton Planning Scheme
- Greater Shepparton Urban Forest Strategy 2013-2023
- Infrastructure Design Manual
- Investigation Area 1 – Goulburn Valley Harness & Greyhound Racing Precinct Feasibility Study & Masterplan
- Investigation Area 3 – Adams Road Area, Kialla
- Liveability Framework and Indicators Plan
- Mooroopna West Growth Corridor 2009
- Northern Victoria Regional Transport Strategy
- Regional Land Use Strategy 2008
- Roadside Management Strategy
- Shepparton Aerodrome Relocation Strategy
- Shepparton North South Growth Corridor 2003
- Shepparton Sports Stadium Future Directions plan

- Southern Gateway Landscape Strategy
- South Shepparton Community Infrastructure Needs Assessment 2011
- Tatura Milk Industries Master Plan 2011
- Urban Design Manual
- Unilever Tatura Master Plan 2014
- Urban Design Framework – Shepparton North and South Business Areas 2006
- Urban Development Program – Residential and Industrial Land Supply Assessments 2016

Council (to be developed)

- Greater Shepparton Heritage Strategy 2017-2021
- Shepparton Sports Stadium detailed design





Built Highlights

Heritage Open Day held in **March** with tours of private homesteads, hotels, halls and churches.

Victorian Planning Authority and Council prepare the **Shepparton Mooroopna 2050: Regional City Growth Plan**.

Katandra West War Memorial restoration completed.

New all-abilities toilets at the **Tatura Netball Association** facilities.







Built Highlights

Work commenced on the **Maude Street Bus interchange** and plaza.

Kane Constructions Pty Ltd awarded tender to build the **new SAM** with work started in April.

Road safety upgrades carried out on **Watt Road**.





Objectives:

- 5.1 Greening Greater Shepparton has created an attractive, vibrant and liveable place with well-connected green spaces that are valued by the community.
- 5.2 The region's environmental assets are planned and managed to ensure they are enhanced and sustainable for future generations.
- 5.3 Waste is managed in a sustainable way that is environmentally friendly, reliable and sustainable for future generations.
- 5.4 Council has positioned itself to be a leader in building Greater Shepparton's response to climate change issues, in partnership with key stakeholders.
- 5.5 Alternative energy sources with both environmental and economic gains are promoted and encouraged.
- 5.6 Floodplain management minimises the consequences of flooding to life, property, community wellbeing and the economy.



Measures of Success:

MEASURE	EXPLANATION	TARGET	ACTUAL	OUTCOME
Improve Council's energy efficiency rating in accordance with the Energy Reduction plan	Anticipate reaching target of 20% in 2020. Solar installations will enable target to be reached.	10%	18%	Achieved
Kerbside collection waste diverted from landfill	51% of kerbside collection waste has been diverted from landfill.	43.5%	51%	Achieved
Percentage of Native Vegetation cover (NVC)	7287Ha of Native Vegetation Cover	7,287Ha	7,287Ha	Achieved
Percentage of tree canopy cover	Currently planting trees but will take 10 years to reach maturity	23%	23%	Achieved
The Actions identified in the Municipal Public Health and Wellbeing Annual Action Plan linked to the Environment Theme are addressed.	Ongoing.	100%	100%	Achieved
Trees planted per year (including One Tree Per Child)	One Tree Per Child program target achieved for the 2018-19 financial year.	10,993	22,165	Achieved

Key Capital Projects:

- Cosgrove 3 – Waste Centre and Landfill construction
- Street Tree New and Renewals Program
- Large site Solar Powered Generation
- Wetland and Native Infrastructure Renewal
- Greening Shepparton Tree Planting program

- Mosquito Management Plan
- RiverConnect Strategy
- Roadside Management Strategy
- Streetscape Plan
- Storm Water Management Plan
- Waste Management Strategy 2013-2023

Supporting Strategies & Plans:

Council (current)

- Climate Adaptation Plan
- Domestic Wastewater Management Plan (DWMP)
- Energy Reduction Plan
- Food Safety Strategy
- Greater Shepparton Environmental Sustainability Strategy 2014-2030
- Greater Shepparton Resource Recovery Precinct Feasibility and Site Study 2016
- Greater Shepparton Urban Forest Strategy 2013-2023
- Greening Greater Shepparton
- Local Floodplain Development Plans/Precincts

Council (to be developed)

- Greater Shepparton Resource Recovery Master Plan





Environment Highlights

**Environmental
Upgrade Agreements**
extended to farmers.

Heritage Grants
for conservation
works provided to
12 applicants.

Council working with
other organisations to
restore **Calder Woodburn
Memorial Avenue.**



Lease for proposed **solar farm** at **GV Link** signed with GVCE Mooroopna Solar for **25 years**.

Shepparton Mooroopna plans to manage **flood risk** adopted.

Council prepares for **ban** on **electronic waste** to tackle fastest growing landfill issue.

2013-2023 **Waste and Resource Recovery Management Strategy** to reduce landfill, greenhouse gases and increase recycling adopted.

RiverConnect, Shepparton Canoe Club and Veolia had the first **clean up day** for the Goulburn River.

Solar panels installed at Mooroopna Hub and Doyles Road Complex reducing energy consumption by **42%** and **32%** respectively.

Major Capital Works Report

By the end of June 2019 there were 88 per cent of capital works projects completed - 113 out of 128 projects. Below are some of the main projects completed during the last financial year.

Active Living	\$98,667
Arcadia Recreation Reserve Car Park	\$64,573
Building Renewals	\$1,014,246
BMX Track Bitumen Berms	\$132,389
Central Park Netball Court Reconstruction	\$316,713
Colaura Gardens Toolamba Playground	\$60,000
Kialla Park Recreation Reserve Oval Lighting	\$21,610
Merrigum Splash Park	\$315,416
Roads Renewals Project	\$3,529,205
Roads Sealing Program	\$1,857,322
Shade Structures – Congupna, Tatura Northlinks & Murchison Playgrounds	\$58,378
Small Town Recreational Spaces Spots	\$80,211
Solar Projects – Doyles Road Complex & Mooroopna Hub	\$324,999
St Georges Road – Flagpoles, Signage, Sculpture & Shade Structure	\$29,837
Tallygaroopna Reserve Kitchen Upgrade	\$29,114
Victoria Park Public Toilets	\$344,018
Watt Road Upgrade	\$74,304

Below are some of the main projects that were started during the last financial year.

Balaclava Road / Verney Road / New Dookie Road / Hawdon Street Intersection Upgrade	\$1,178,742
Bridge Renewals (Toolamba Bridge)	\$620,905
Cosgrove 3 Cell & Infrastructure	\$8,012,163
Maude Street Redevelopment	\$1,426,024
New SAM	\$3,194,034
Skene Street Centre Road Parking	\$217,603
Southdown Street Upgrade	\$136,932
Tatura Museum Extension	\$382,206

Sustainability Reports

Our Commitment – we are committed to planning and actions that will progress our municipality, enhancing and preserving the quality of life for our community, while ensuring that Council is financially sustainable and environmentally responsible.

Financial Sustainability

One of Greater Shepparton City Council's financial goals is to achieve financial sustainability for the long-term.

The Victorian State Government's Fair Go Rates System (FGRS) has capped rates increases by Victorian councils to the forecast movement in the Consumer Price Index (CPI).

The FGRS provides an additional challenge to Council to remain financially sustainable while balancing the service delivery and infrastructure needs and expectations of a growing municipality.

In planning for our long-term financial sustainability Council utilises a number of financial indicators to assess our financial health and performance.

Liquidity

Also referred to as Working Capital, Liquidity is the difference between Council's current assets and non-current assets.

The broad objective of this indicator is to ensure Council has sufficient working capital available to pay bills when they fall due.

At the end of 2017/18, Council reported a Liquidity of 270 per cent which was slightly below the average of similar large regional city councils and lower than the average of all Victorian councils.

Victorian Auditor General

With Liquidity (Working Capital), the Victorian Auditor General's Office (VAGO) considers anything under 75 per cent to be "high-risk", between 75 per cent and 100 per cent to be "medium-risk" and greater than 100 per cent as "low-risk" in the context of a Council's ongoing financial sustainability.

In 2018/19 Greater Shepparton City Council recorded a working capital of 269 per cent which is considered low risk. This has been impacted by the early receipt of 50 per cent of the 2019/20 Federal Financial Assistance Grant in 2018/19.

Strategic Resource Plan and Long Term Financial Plan

Through annual revisions to our Strategic Resource Plan and Long Term Financial Plan Council will continue to focus on identifying sustainable cost savings that will enable it to remain financially sustainable when delivering high-quality, responsive and accessible services to the Community.

Council will also continue to work towards achieving the following underlying financial principles in regards to financial sustainability:

- a. generate an operating surplus;
- b. fully fund asset renewals; and
- c. borrow responsibly

Environmental Sustainability

The Environmental Sustainability Strategy continues to be implemented with the following notable achievements:

RiverConnect

Community activities delivered through the program include:

- Spotlight walks along the river, encountering gliders, possums, birds and other wildlife
- Canoeing along the Goulburn River
- Breakfast with the Birds (in partnership with Birdlife Australia)
- Photography, art and traditional weaving sessions held along the river
- Turtle and Bat information sessions and workshops
- Rubbish clean-up and plogging sessions (including some on canoes)
- Illegal dumping campaign
- Participation in carbon sequestration research and monitoring at a local wetland
- Nurture Nature school holiday events and Primary School Days bringing all the local environment educators together to introduce kids to the value of our environment

School and kindergarten activities delivered through the program include:

- Tree planting along the river environment
- Rubbish clean-ups
- Construction and installation of nest boxes
- Wildlife monitoring through installation of cameras to advise habitat improvement works
- Weed removal
- Workshops at local wetlands including Landcare, traditional owners, Turtles Australia
- Bush kinder to foster an understanding and love of nature

In summary, 2,665 people were involved in 52 community-engagement activities and 3,167 school students from 117 school visits and nine kindergartens learnt about the environment in outdoor classrooms.

Shepparton Statement

The Shepparton Statement is an environmental message from the youth of Greater Shepparton to the leaders of their community. It is designed to give our youth a voice in discussing their concerns about climate change and what they want their leaders to do in addressing the issue.

Solar Installations and Energy Reduction

Council installed a 99kW solar PV system at the Doyles Road Complex (Council depot) and a 56kW system at the Mooroopna Community Hub (includes library, child care centre and community spaces) to reduce non-renewable energy consumption at these sites. These sites are included in the Council's top 10 energy consuming facilities.

Council tracks all its energy and water consumption and uses this as a basis for sustainability projects. Council is working towards meeting the targets of its Energy Reduction Plan, which is a 20 per cent energy reduction over 2014/15 levels by 2020. This reduction in carbon emissions will assist in the mitigation of climate change.

Council facilitates Environmental Upgrade Agreements (EUAs), whereby local businesses can access finance for environmental works and pay these costs back through their rates. These are delivered through Council's Economic Development Team.

One Tree Per Child

Council and the community planted 19,665 local native plants of 65 different species during the year, to increase habitat for our local wildlife and improve biodiversity. A total of 32 planting sites were used, with 18 schools, two kindergartens, 21 community groups and three Landcare groups involved.

Waste

- Council operates a three bin waste collection system (general, green and recyclable) to reduce the amount of waste going to landfill and contributing to greenhouse gas emissions. The green waste collected is turned into high-quality mulch and reused through the municipality.
- Council has a recycled goods resale shop that operates out of the Shepparton transfer station to divert waste from landfill.
- Council manages concrete and brick crushing and green waste shredding for recycling at Resource Recovery Centres (RRC).
- Ongoing Waste Education in schools and with community groups. A Waste Education Centre is opening soon at the Cosgrove 3 Landfill.
- Follow Your Rubbish tours – taking residents, schools and community groups to Cosgrove, Shepparton RRC and Western Composting (where green waste is turned into compost) for guided tours
- Clean-up days with community groups
- Council manages a number of Gross Pollutant Traps (GPTs) that collect waste from our stormwater system prior to the system discharging to our rivers and wetlands. These traps are cleaned out bi-annually.

Native Vegetation Forum

Council coordinated a Native Vegetation Forum to promote the retention of native vegetation in our agricultural areas.

Year of the Paddock Tree

Council is involved in a partnership to promote the benefits of paddock trees.

Sustainability Grants

Council awarded \$7800 in Community Sustainability Grants. These grants were awarded to groups for a film festival, community workshops to assist in reducing their impact on the changing environment and saving money, installation of water tanks for a community garden, and a healthy lifestyle garden.

Goulburn Broken Greenhouse Alliance

Council is a member of the Goulburn Broken Greenhouse Alliance, which is a partnership of 11 councils, two Catchment Management Authorities and DELWP Hume whose mission is to lead by raising awareness and capacity of the region to mitigate and adapt to climate change.

As part of this Alliance, Council has:

- Partnered in a project to assess a Business Case for main road street lighting to consider options for reducing energy consumption of main road street lights
- Investigated opportunities to procure renewable electricity to supply Council's energy needs through a power purchasing agreement
- Partnered in a project investigating the installation of public electric vehicle charging infrastructure throughout the state
- Participated in strategic planning and developing objectives to reduce the impact of climate change on our environment.

Fleet

Council has committed to the purchase of two electric vehicles and associated charging infrastructure for its passenger pool fleet, to reduce its reliance on high carbon-emitting fossil-fuelled vehicles. The majority of Council's pool vehicle fleet are hybrid vehicles. Council has also investigated the viability of purchasing electric trucks for the heavy vehicle fleet.

Sustainability Working Group

Council's internal Sustainability Working Group meets regularly to discuss and implement opportunities for Council to be more sustainable. This group has coordinated the purchase and distribution of branded reusable bags, held community information sessions on backyard chooks and water-wise gardening using cactus, developed a single-use plastic policy, celebrated nude food day with information on beeswax wraps and cutting down on single-use plastics, and advocating for better change rooms at Council offices to encourage staff to walk and ride to work rather than use cars.



Social Sustainability

Council has a range of strategies and action plans to ensure that diversity is respected, that there is equity in the services that Council delivers and that social connectedness is nurtured. Council is committed to those that live in Greater Shepparton to enable them to enjoy a high-quality lifestyle that provides opportunities for members of our community to reach their full potential. This includes providing services and actions that foster a good quality of life for all in regards to health, housing, education, employment and safety.

Best Start Early Years Plan

The Best Start Early Years Plan 2015 – 2019 reinforces Council's commitment to the children and families of the municipality. The plan consists of four outcome areas:

- Every child enjoys a healthy start to life
- Every child is supported to become a confident learner
- Greater Shepparton is a child and family-friendly community
- Collaboration to achieve collective impact

Community Plans

A Community Plan is a written document which identifies a community's vision for the future and the priorities it has identified to achieve this vision. Greater Shepparton City Council is committed to work in partnership with communities to develop Community Plans for small towns, localities and neighbourhoods.

Community Safety Strategy

The Community Safety Strategy 2018-2021 addresses high-priority relevant community safety issues facing Greater Shepparton that were identified using local agency knowledge, statistics and community feedback. The strategy includes an action plan that sets out objectives to be achieved throughout the four-year period.

Multicultural Strategy

The Multicultural Strategy 2019-2022 supports Council in continuing its work towards creating a vibrant, cohesive society that celebrates and incorporates aspects of cultural diversity within daily life. The Strategy is based on valuing our community's diversity, creating opportunities, recognising contributions to our society and celebrating the many cultures and diversity in our community.

Housing Strategy

This Strategy has been developed to respond to existing and future housing needs in the municipality to the year 2031. It includes objectives, strategies and actions to guide housing delivery and sets a long-term direction for future residential growth. The strategy informs and guides decision making by landowners, Council, service authorities and the general community about residential land and housing needs and locations.

Public Health Strategic Plan and Municipal Health and Wellbeing Action Plan

The Public Health Strategic Plan and Municipal Health and Wellbeing Action Plan takes a liveability approach to public health planning. The strategic plan and associated action plan aim to address the following liveability indicators in relation to the social environment – arts and culture, access to food, community participation, crime and safety, health and social services in partnerships with key stakeholders and local community members.

Universal Access and Inclusion Plan

The Universal Access and Inclusion Plan is a whole-of-Council approach that will guide Council's priorities and ensure equity for people of all abilities in our diverse and inclusive municipality. The Plan has an associated Action Plan with aims to be achieved over a four-year period.

Volunteer Strategy and Action Plan

The Volunteer Strategy and Action Plan 2019-2022 sets out Council's vision and approach to support volunteering in our region. This Strategy provides a framework for the promotion, recruitment/retention, recognition and celebration of Council's volunteers at a local level, encouraging a responsive and supportive environment for all volunteers. Council recognises, where there is a vibrant culture of volunteering, communities are stronger due to the inclusiveness volunteering promotes in the community.

Women's Charter Alliance

The Women's Charter Alliance Advisory Committee provides advice to Council on issues relating to the Victorian Government Women's Charter and its key principles. A three-point action plan focussing on Gender Equity, Diversity, and Active Citizenship guides the key strategic objectives of this Committee who make recommendations to encourage delivery of initiatives to ensure there are opportunities for the women of Greater Shepparton to access information, share knowledge and be aware of local leadership opportunities.

Youth Strategy

The Youth Strategy and Action Plan will inform how we work in partnership with the youth sector, young people and their families to ensure that young people are provided with every opportunity to actively participate in their community including those with diverse social, economic or cultural backgrounds.









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Council Meetings

Council meetings are held at 5.30pm on the third Tuesday of each month including public question time. Public questions must be submitted five clear business days prior to the Council meeting. Special Council Meetings are also held as required.

There were 11 Ordinary Council Meetings and five Special Council Meetings in 2018-2019.

Meetings of the Council are open to the public unless the Council resolves to close the meeting. Council is committed to transparent governance and therefore Council Meetings are only closed when considering confidential reports.

All Council Meetings are generally held in the Council Boardroom, with the times and venue of Council meetings being advertised in the Shepparton News, on Council's website and Facebook page. In addition Council Meetings are live-streamed to the Council's Facebook page with recordings then available on the website.

A video summary of meeting outcomes is presented by the Mayor or available Councillor on the Wednesday following each meeting. This is made available on Council's website and YouTube channel.

Briefing Sessions

In addition to regular Council Meetings, there are weekly briefing sessions where Council officers make presentations to Councillors on policy matters, projects and initiatives and issues of importance to the Council and the Greater Shepparton community.

Briefing sessions are not decision-making forums. They enable Councillors to ascertain critical information required to assist them in making a formal decision at a Council Meeting.

Council Committees

Section 86 Committees (established)

Council can appoint committees with special delegated power. There are 21 Section 86 committees made up of community volunteers. Most of the committees have delegated functions for community facilities such as recreation reserves, community centres and halls.

- Arcadia Community Centre Committee of Management
- Australian Botanic Gardens Shepparton Special Committee
- Bunbartha Recreation Reserve Committee of Management
- Caniambo Hall Committee of Management
- Central Park Recreation Reserve Committee of Management
- Congupna Recreation Reserve and Community Centre Committee of Management
- Development Hearings Panel
- Dhurringile Recreation Reserve and Community Centre Committee of Management
- Dookie Memorial Hall Committee of Management
- Dookie Recreation Reserve and Community Centre Committee of Management
- Harston Hall Committee of Management
- Karramomus Recreation Reserve and Community Centre Committee of Management
- Katandra West Community Facilities Committee of Management
- Kialla District Hall Committee of Management
- Kialla West Recreation Reserve Committee of Management
- Lemnos Recreation Reserve Committee of Management
- Murchison Community Centre Committee of Management
- Shepparton Show Me Committee of Management
- Tallygaroopna Memorial Hall Committee of Management
- Tallygaroopna Recreation Reserve Committee of Management
- Toolamba Recreation Reserve & Community Centre Committee of Management

Advisory Committees

Council also has 21 advisory committees with community representatives. Advisory committees provide advice to Council but, unlike a Section 86 committee, have no delegated authority.

- Audit and Risk Management Committee
- Calder Woodburn Memorial Advisory Committee
- Cussen Park Advisory Committee
- Deakin Reserve Advisory Committee
- Dhurringile Prison Community Advisory Group
- Goulburn Valley Highway Shepparton Bypass Action Group
- Greater Shepparton Aerodrome Advisory Committee
- Greater Shepparton Disability Advisory Committee
- Greater Shepparton Health and Wellbeing Advisory Committee
- Greater Shepparton Heritage Advisory Committee
- Greater Shepparton Off Leash Dog Park Advisory Committee
- Greater Shepparton Positive Ageing Advisory Committee
- Greater Shepparton Safer Communities Advisory Committee
- Greater Shepparton Sports Hall of Fame Advisory Committee
- Greater Shepparton Women's Charter Alliance Advisory Committee
- RiverConnect Implementation Advisory Committee
- Shepparton Art Museum Advisory Committee
- Shepparton Regional Saleyards Advisory Committee
- Shepparton Showgrounds Advisory Committee
- Sir Murray Bouchier Memorial Advisory Committee
- Tatura Park Advisory Board

Audit and Risk Management Committee

The Audit and Risk Management Committee is an independent Advisory Committee to Council formed pursuant to Section 139 of the Local Government Act 1989.

The primary objective of the ARMC is to assist Council in the effective conduct of its responsibilities for financial reporting, management of risk, maintaining a reliable system of internal controls and ensuring that Council obtains value for money.

The Committee comprises two Councillors and four external independent people appointed by Council. The membership of the Committee in 2018/2019:

- Kim O'Keeffe (Councillor)
- Chris Hazelman (Councillor)
- Geoff Cobbledick
- Graeme Jolly
- Anne O'Connor
- John Calleja
- David Kortum - commenced 23 April 2019
- Goran Mitrevski - commenced 22 May 2019

The Committee oversees the activities and reports of the internal auditor Crowe Howarth, and the external auditor (Victorian Auditor General's Office). The Committee also provides advice on Council's annual financial reporting, insurance, risk management and compliance issues.

The annual internal audit program and the scope of the works to be performed is set by the Committee and the Committee reviews each of the reports made pursuant to that program.

The committee met five times during the year with the following activities carried out:

- Financial Statements, Standard Statements and Performance Statement for the year ended 30 June 2019 were considered and recommended 'in principle' for adoption by Council.
- Received quarterly risk management reports including insurance claims.
- Received quarterly updates on Occupational Health and Safety incidents and statistics.
- Received the internal audit plan for 2018/2019.
- Received and considered Council's monthly financial reports.
- Received a variety of final reports presented by Crowe Horwath on internal audits conducted throughout the year.
- Information to be made available to the public.

Greater Shepparton City Council is committed to open and transparent governance. In accordance with Regulation 12 of the Local Government (General) Regulations (2015), the following information is available for public inspection at Council's Welsford Street office:

- Details of overseas or interstate travel (with the exception of interstate travel by land for less than three days) undertaken in an official capacity by Councillors or any member of Council staff in the previous 12 months, including the names of the Councillors or members of Council staff and

the dates, destination, purpose and total cost of the overseas or interstate travel, including accommodation costs.

- The agendas for and minutes of ordinary and special meetings held in the previous 12 months which are kept under section 93 of the Act, other than those agendas and minutes relating to parts of meetings which have been closed to members of the public under section 89 of the Act.
- Minutes of meetings of special committees established under section 86 of the Act and held in the previous 12 months except if the minutes relate to parts of meetings which have been closed to members of the public under section 89 of the Act and are confidential information within the meaning of the section 77 (2) of the Act.
- A register of delegations kept under sections 87 (1) and 98 (4) of the Act, including the dates on which the last reviews under section 86(6) and 98(6) of the Act took place.
- A document containing details of all leases involving land which were entered into by the Council as lessor, including the lessee and the terms and value of the lease.
- A register of authorised officers appointed under section 224 (1A) of the Act.
- A list of donations and grants made by the Council during the previous 12 months, including the names of persons or bodies which have received a donation or grant and the amount of each donation or grant.

Councillor Expenses

2018/2019	TRAVEL EXPENSES (\$)	CAR MILEAGE EXPENSES (\$)	CHILDCARE EXPENSES (\$)	INFORMATION & COMMUNICATIONS TECHNOLOGY (\$)	CONFERENCE AND TRAINING EXPENSES (\$)
Cr Dinny Adem	2,173			614	
Cr Les Oroszvary				117	
Cr Dennis Patterson	701			614	635
Cr Chris Hazelman				614	
Cr Fern Summer				614	
Cr Seema Abdullah	1,293			136	1,960
Cr Shelley Sutton				614	11
Cr Bruce Giovanetti	894			614	211
Cr Kim O'Keeffe	6,825	13,986		870	200
	11,886	13,986	0	4,805	3,018

Freedom of Information

Greater Shepparton City Council maintains both paper-based and electronic documents in respect to its operational, general administrative, financial and investment functions.

The disposal of these records is governed by the *Public Records Act (1973)* and no records are destroyed or otherwise disposed of except in accordance with the relevant standards.

The *Freedom of Information Act (1982)* gives any individual or organisation the right to access information held by Greater Shepparton City Council unless that information is deemed exempt under the Act.

The *Freedom of Information Act (1982)* embodies the four following basic principles:

- Members of the public have a legal right of access to information in documentary form.
- Government departments and agencies are required to publish information concerning the documents they hold.
- People may ask for inaccurate, incomplete, out-of-date or misleading information in their personal records to be amended.
- People may appeal against a decision not to give access to the information or not to amend a personal record.

During the 2018-2019 financial year Greater Shepparton City Council received the following requests for information:

Freedom of Information Activity 2018-2019

DESCRIPTION	NUMBER
Applications received	23
Carried forward from last year	5
Access granted in full	8
Access granted in part	7
Number not finalised	4
Not proceeded with / Withdrawn	4
No documents exist	2
Documents provided outside of FOI Act	0
Request transferred to another agency	0
Access denied in full	2

Requests for information should be directed to the Governance Compliance Officer, Greater Shepparton City Council, Locked Bag 1000, Shepparton, Victoria, 3632 or phone (03) 5832 9897.

Current Local Laws

Local Law No 1 Community Living

This local law provides for the peace, order and good government of the municipal district of the Greater Shepparton City Council; provides for those matters which require a Local Law under the Local Government Act 1989, and any other Act; and provides for the administration of Council powers and functions, and for the issue of permits and infringement notices.

It prohibits, regulates and controls activities, physical works including construction, events, practices or behaviour in the municipal district so that no detriment is caused to the amenity of the neighbourhood, nor nuisance to a person, nor detrimental effect to the environment or property.

It regulates and controls the consumption of liquor and possession of liquor other than in a sealed container and protects the assets vested in Council.

It regulates the droving, grazing and movement of livestock throughout the municipal district, to minimise the damage to road surfaces, formations, drainage, native vegetation and surrounding areas arising from livestock and to alert other road users to the presence of livestock on roads in the interests of road safety.

It enhances public safety and community amenity; and supports the Council to undertake its powers and duties in relation to drains and drainage of land.

Local Law No 2 Procedures for Council Meetings and Common Seal

This local law regulates and controls processes for the election of Mayor, Deputy Mayor and chairpersons of committees, procedures for formal Council and committee meetings and use of the Common Seal.

Protected Disclosure Act

Council is committed to the aims and objectives of the Protected Disclosure Act 2012 and does not tolerate improper conduct by its employees, nor the taking of reprisals against those who come forward to disclose such conduct.

Council recognises the value of transparency and accountability in its administrative and management practices, and supports the making of disclosures that reveal corrupt conduct, conduct involving a substantial mismanagement of public resources, or conduct involving a substantial risk to public health and safety or the environment.

Council will take all reasonable steps to protect people who make such disclosures from any detrimental action in reprisal for making the disclosure, and will also afford natural justice to the person who is the subject of the disclosure.

The Act commenced operation in 2013, and a Policy has been developed to establish a system for reporting disclosures of improper conduct or detrimental action by employees of the Council. This Policy is publicly available and can be accessed at the Council offices or via Council's website.

For the 2018/2019 period, Council's Protected Disclosure Officers are the people holding the position of:

- Team Leader Governance
- Manager People and Development
- Team Leader Information Management

The Protected Disclosure Welfare Officer is the Team Leader of People and Workforce.

The Protected Disclosure Coordinator is the Manager Corporate Governance.

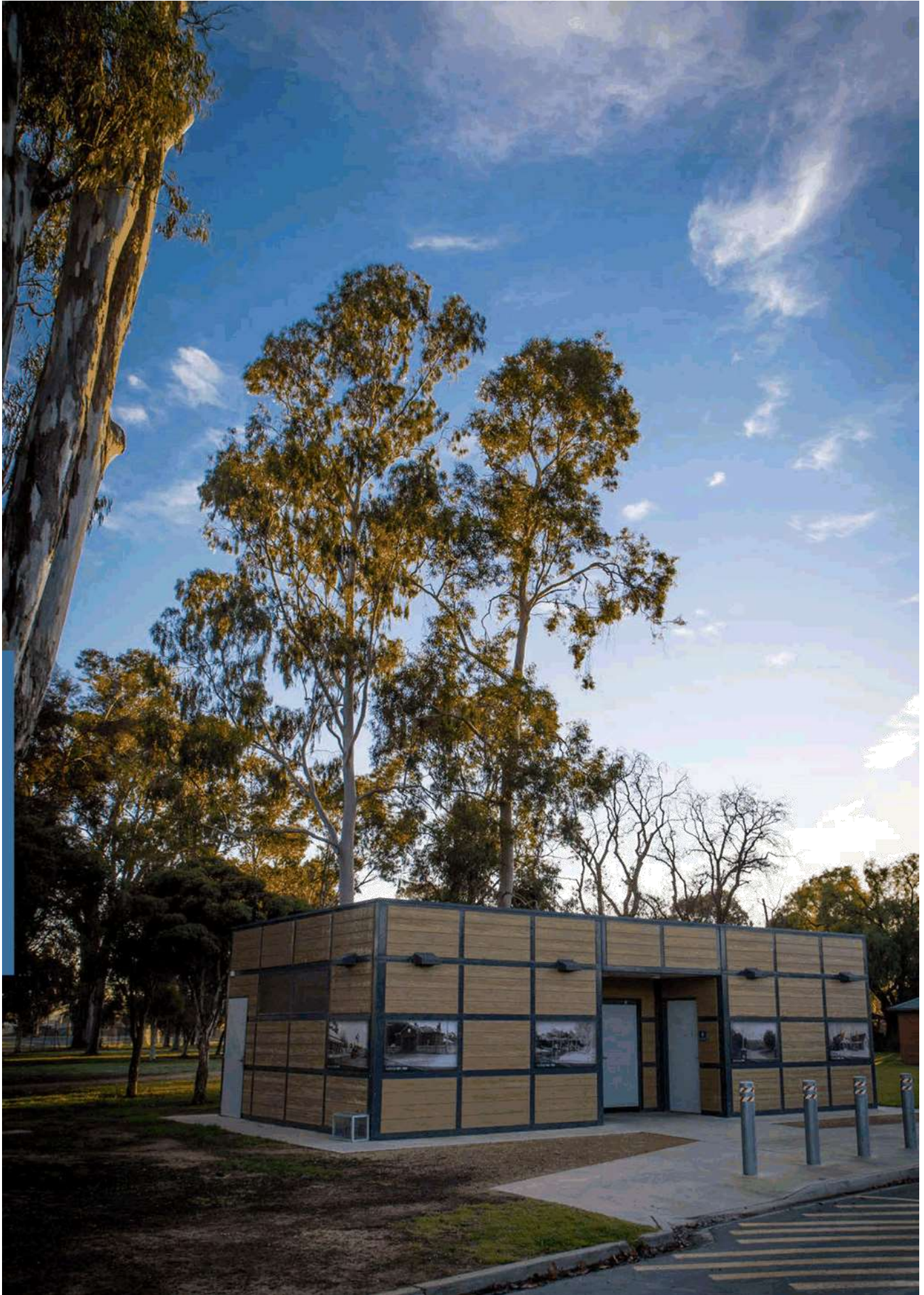
Protected Disclosure Activity 2018-2019

DESCRIPTION	NUMBER
Number and type of disclosures made to the Council during the year	0
Number of disclosures referred to the Ombudsman for determination	0
Number and type of disclosed matters referred to the Council by the Ombudsman for investigation	0
Number and type of disclosed matters referred by the Council to the Ombudsman for investigation	0
Number and type of investigations taken over from the Council by the Ombudsman	0
Number of requests made by a Discloser to the Ombudsman to take over an investigation by the Council	0
Number and types of disclosed matters that the Council has declined to investigate	0
Number and type of disclosed matters that were substantiated upon investigation and action taken on completion of the investigation	0
Any recommendations made by the Ombudsman that relate to the public body	0

Procurement

In accordance with the Local Government Act 1989 procurement breaches greater than the public threshold to be reported:

BREACH NO.	GOODS/SERVICES PROCURED	BREACH DETAILS (WHO, WHAT, WHEN, IMPACT ETC.)	REPORTED TO	AMOUNT
1	Installation and Supply of Photocopier Hardware and Services	A greater than average timeframe for tendering resulted in the current off-contract vendor continuing the supply of services during the tender and post-award changeover period.	Director Corporate Services	\$180,487.65



National Competition Policy

In April 1995, the Commonwealth and the States and Territories agreed to the implementation of a National Competition Policy (NCP).

A key objective of the NCP is the promotion of more efficient public resource allocation decisions by all levels of government. NCP requires an assessment of how government conducts business activities that compete, or potentially compete, with the market.

During 2017/2018, Greater Shepparton City Council formalised its processes and controls in place for the NCP for implementation from 2018/2019 onwards. These procedures include an assessment of possible significant business activities as part of Council's annual budget development process and, should a Council activity be deemed significant business activity, implementation of NCP measures to ensure compliance is achieved.

During 2018/2019, a number of Council business activities were assessed under these formalised processes. Council will continue to assess and monitor these activities to ensure any necessary compliance with the NCP is achieved.

Disclosure Relating to Contracts

Section 186 of Local Government Act 1989 requires Council to seek public tenders before entering into contracts valued at greater than \$150,000 for goods and services and \$200,000 for works. Councils are required to make available to the public a list of contracts above these amounts which were entered into during the financial year without first engaging in a competitive process. A public list is available by contacting Council on (03) 5832 9700.

Infrastructure and Development Contributions

Total DCP levies received in 2018-19

DCP NAME (YEAR APPROVED)	LEVIES RECEIVED IN 2018-19 FINANCIAL YEAR (\$)
Mooroopna West Growth Corridor DCP (2010)	\$620,042
South Growth Corridor DCP (2003)	\$327,925
North Growth Corridor DCP (2003)	\$123,463
TOTAL	\$1,071,430

DCP land, works, services or facilities accepted in-kind in 2018-19

DCP NAME (YEAR APPROVED)	PROJECT ID	PROJECT DESCRIPTION	ITEM PURPOSE	PROJECT VALUE
Nil	Nil	Nil	Nil	Nil
TOTAL				

Total DCP contributions received and expended to date
(for DCP's approved after 1 June 2016)

DCP NAME (YEAR APPROVED)	TOTAL LEVIES RECEIVED (\$)	TOTAL LEVIES EXPENDED (\$)	TOTAL WORKS-IN-KIND ACCEPTED (\$)	TOTAL DCP CONTRIBUTIONS RECEIVED (LEVIES AND WORKS-IN-KIND) (\$)
No DCP's approved after June 2016 so N/A				
TOTAL	\$0	\$0	\$0	\$0

Land, works, services or facilities delivered in 2018-19 from DCP levies collected

PROJECT DESCRIPTION	PROJECT ID	DCP NAME (YEAR APPROVED)	DCP FUND EXPENDED (\$)	WORKS IN KIND ACCEPTED (\$)	COUNCILS CONTRIBUTION (\$)	TOTAL PROJECT EXPENDITURE (\$)	PERCENTAGE OF ITEM DELIVERED
Extension of shared path adjacent to the stage of development	Bike Path	South Growth Corridor (2003)	\$56,659	\$0	\$56,659	\$113,318	50%
Seven Creeks wetland plant supply	Drainage & Wetland	South Growth Corridor (2003)	\$48,867	\$0	\$0	\$48,867	75%
Design of drainage system	Drainage & Wetland	North Growth Corridor (2003)	\$18,995	\$0	\$0	\$18,995	15%
Intersection construction	R003 MacIsaac Rd Intersection	Mooroopna West Growth Corridor (2010)	\$196,864	\$0	\$514,380	\$711,430	100%
Intersection construction	R004 Midland Hwy Intersection	Mooroopna West Growth Corridor (2009)	\$197,478	\$0	\$390,902	\$588,380	100%
Land acquisition associated with north / south collector road	R001 NthSth Collector Rd	Mooroopna West Growth Corridor (2009)	\$20,000	\$0	\$0	\$20,000	100%
TOTAL			\$538,863	\$0	\$961,941	\$1,500,990	







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FINANCIAL SUMMARY

Council achieved a net operating surplus of \$24.85 million compared to a budgeted surplus of \$19.17 million. Excluding all capital items the “true” operating surplus for 2018/19 was \$6.38 million.

The variance between the budgeted and actual surplus (\$5.68 million) is largely due to the early receipt in 2018/19 of 50% of the Federal Financial Assistance Grant funding allocation for 2019/20 (\$6.6 million).

Council recorded \$38.76 million in capital works for 2018/19 with asset renewal expenditure of \$26.41 million or 101% of the total depreciation expense.

Council's working capital ratio for the year was 2.71:1, however, Council does have a Restricted Funds and Intended Allocations balance of \$19.55 million which means not all working capital is considered available for discretionary use.

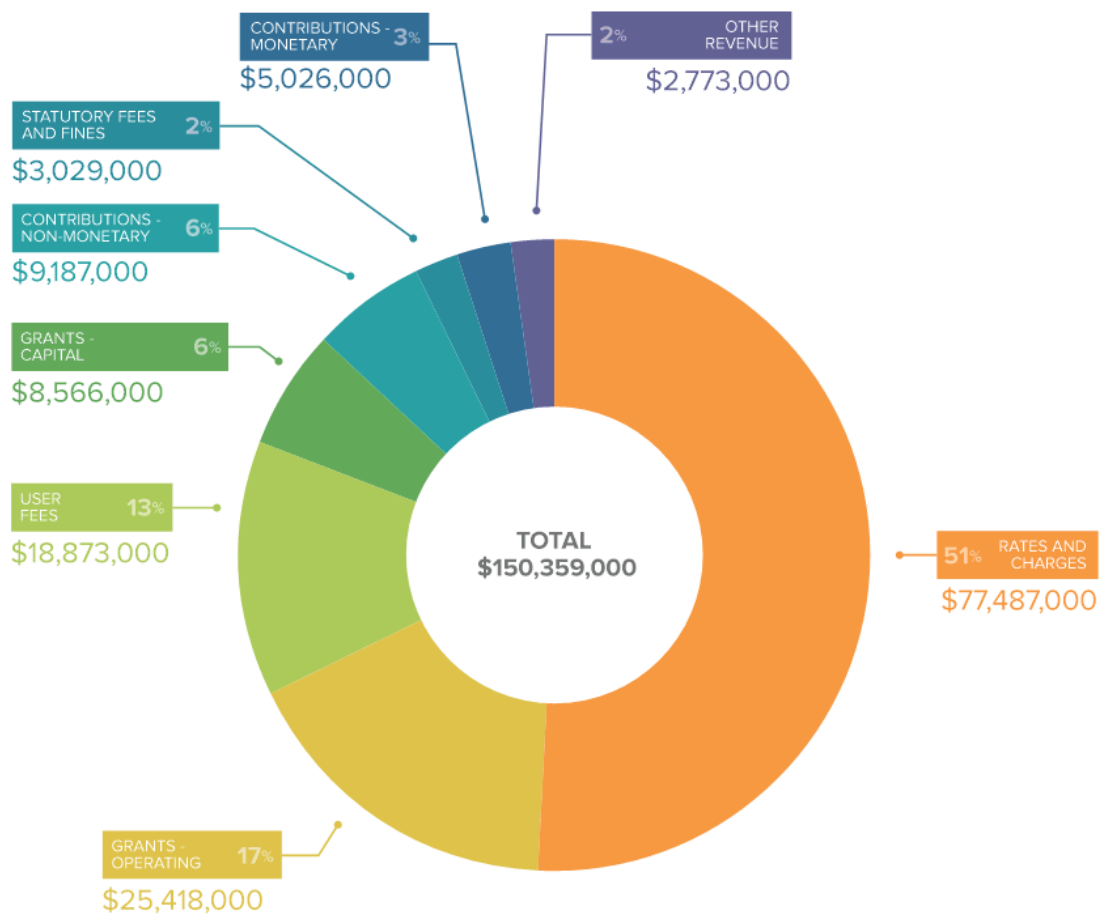
Highlights

- Total Operating Revenues (excluding capital): \$131.1 million.
- Total Operating Expenses: \$125.5 million.
- Total Capital Revenues: \$19.3 million.
- Capital Works completed: \$38.76 million.

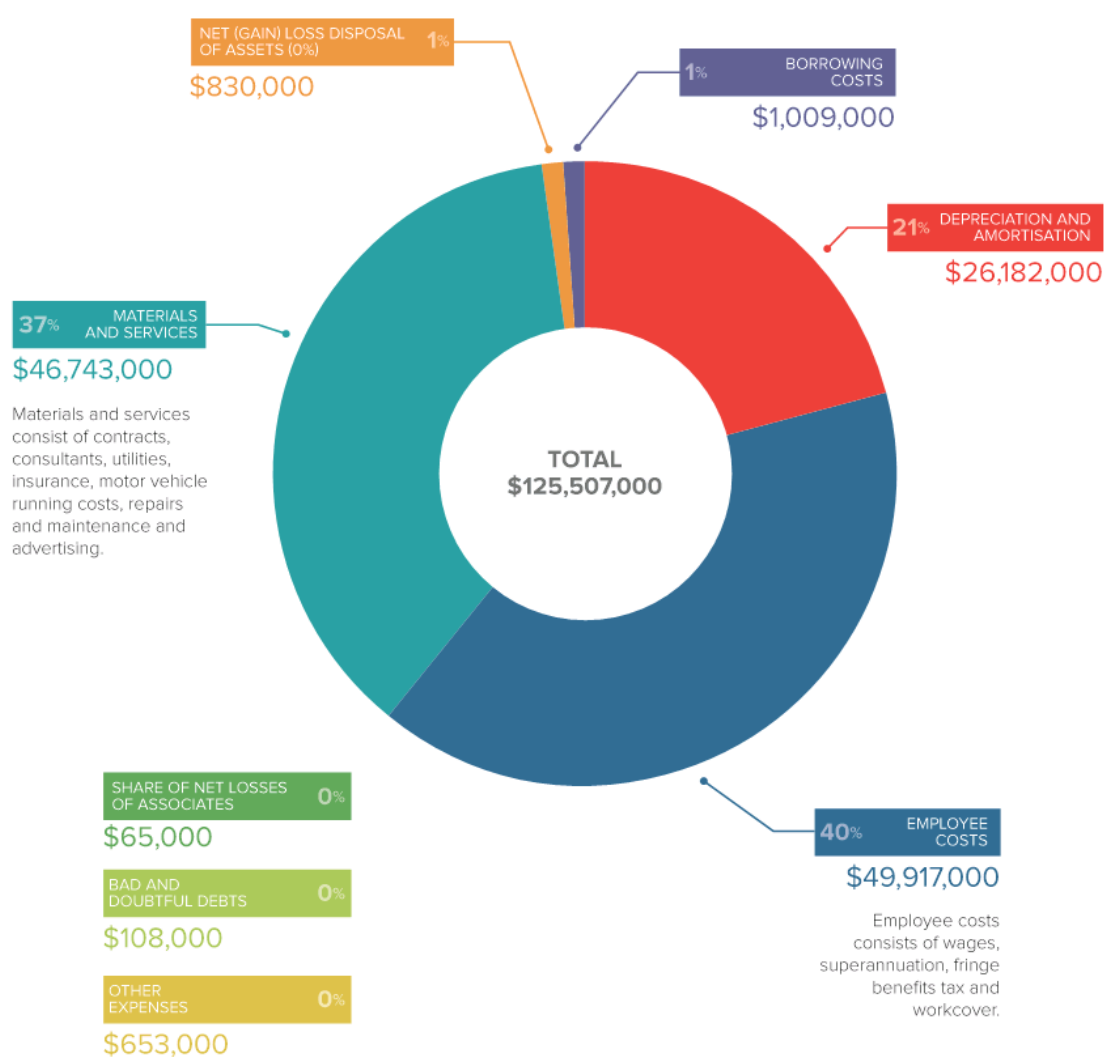


PART 4: FINANCIAL REPORT

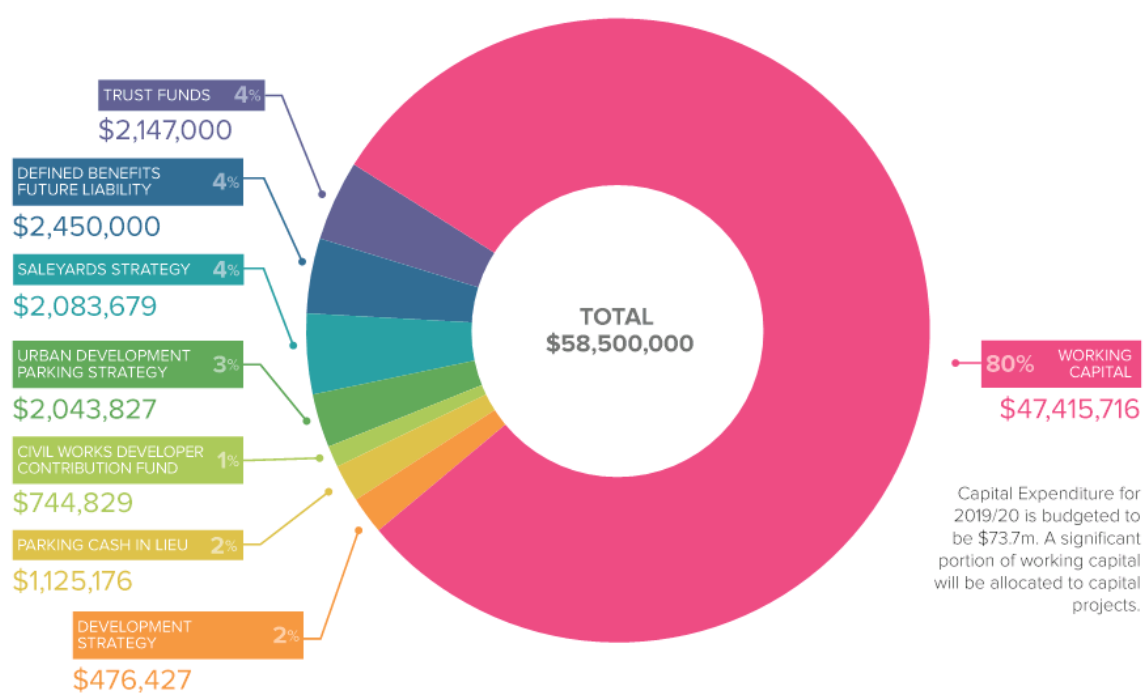
2018 – 2019 Operating Income



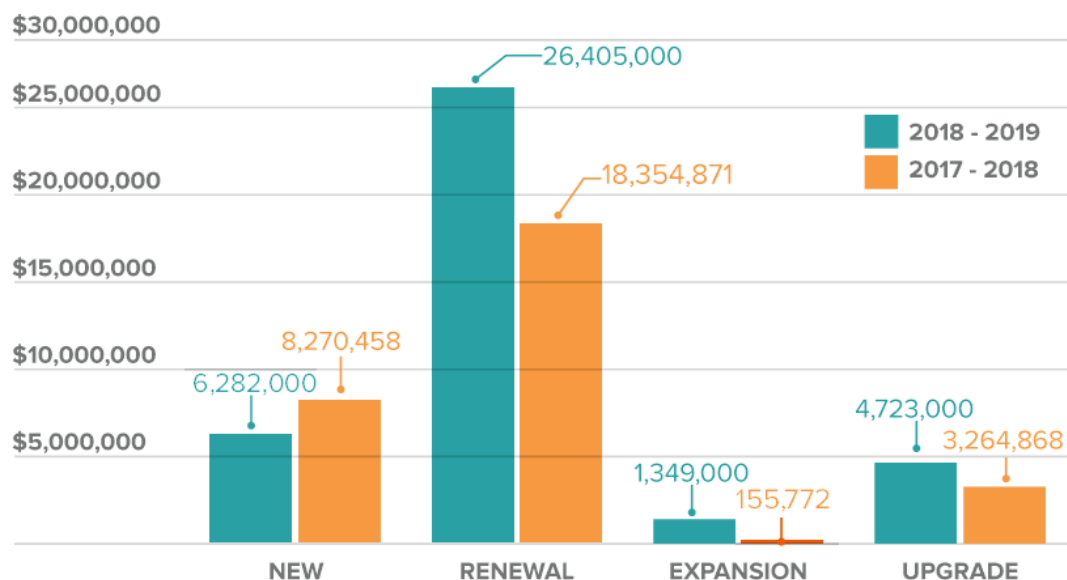
2018 – 2019 Operating Expense



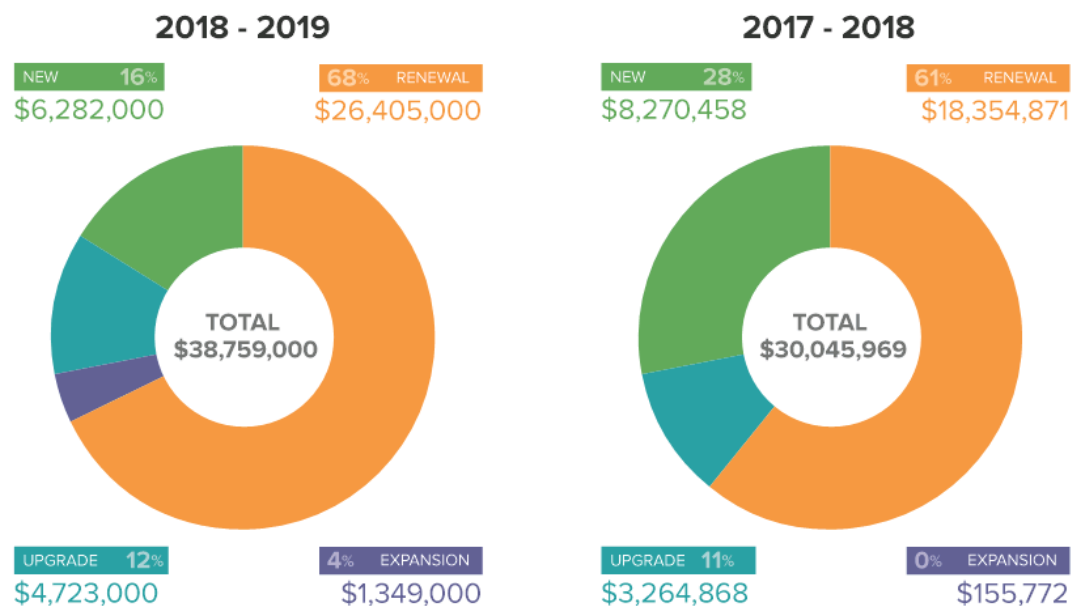
2018 – 2019 Council Investments



2018 - 2019 Capital Expenditure Comparison



2018 - 2019 Capital Expenditure by Type



**Greater Shepparton City Council
2018/2019 Financial Report**

Certification of the Financial Statements

In my opinion, the accompanying financial statements have been prepared in accordance with the *Local Government Act 1989*, the *Local Government (Planning and Reporting) Regulations 2014*, the Australian Accounting Standards and other mandatory professional reporting requirements.



Matthew Jarvis CPA
Principal Accounting Officer

Date : 18-September-2019

Shepparton

In our opinion the accompanying financial statements present fairly the financial transactions of Greater Shepparton City Council for the year ended 30 June 2019 and the financial position of the Council as at that date.

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

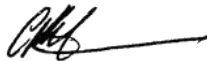
We have been authorised by the Council and by the *Local Government (Planning and Reporting) Regulations 2014* to certify the financial statements in their final form.



Cr Kim O'Keeffe - Mayor
Councillor

Date : 18-September-2019

Shepparton



Cr Chris Hazelman
Councillor

Date : 18-September-2019

Shepparton



Peter Harriott
Chief Executive Officer

Date : 18-September-2019

Shepparton



Independent Auditor's Report

To the Councillors of Greater Shepparton City Council

Opinion	<p>I have audited the financial report of Greater Shepparton City Council (the council) which comprises the:</p> <ul style="list-style-type: none"> • balance sheet as at 30 June 2019 • comprehensive income statement for the year then ended • statement of changes in equity for the year then ended • statement of cash flows for the year then ended • statement of capital works for the year then ended • notes to the financial statements, including significant accounting policies • certification of the financial statements. <p>In my opinion the financial report presents fairly, in all material respects, the financial position of the council as at 30 June 2019 and its financial performance and cash flows for the year then ended in accordance with the financial reporting requirements of Part 6 of the <i>Local Government Act 1989</i> and applicable Australian Accounting Standards.</p>
Basis for Opinion	<p>I have conducted my audit in accordance with the <i>Audit Act 1994</i> which incorporates the Australian Auditing Standards. I further describe my responsibilities under that Act and those standards in the <i>Auditor's Responsibilities for the Audit of the Financial Report</i> section of my report.</p> <p>My independence is established by the <i>Constitution Act 1975</i>. My staff and I are independent of the council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 <i>Code of Ethics for Professional Accountants</i> (the Code) that are relevant to my audit of the financial report in Victoria. My staff and I have also fulfilled our other ethical responsibilities in accordance with the Code.</p> <p>I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.</p>
Councillors' responsibilities for the financial report	<p>The Councillors of the council are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards and the <i>Local Government Act 1989</i>, and for such internal control as the Councillors determine is necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error.</p> <p>In preparing the financial report, the Councillors are responsible for assessing the council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless it is inappropriate to do so.</p>

Level 31 / 35 Collins Street, Melbourne Vic 3000
T 03 8601 7000 enquiries@audit.vic.gov.au www.audit.vic.gov.au

Auditor's responsibilities for the audit of the financial report	<p>As required by the <i>Audit Act 1994</i>, my responsibility is to express an opinion on the financial report based on the audit. My objectives for the audit are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.</p> <p>As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:</p> <ul style="list-style-type: none"> • identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. • obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the council's internal control • evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Councillors • conclude on the appropriateness of the Councillors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the council's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the council to cease to continue as a going concern. • evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation. <p>I communicate with the Councillors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.</p>
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MELBOURNE
26 September 2019


 Jonathan Kyvelidis
as delegate for the Auditor-General of Victoria

FINANCIAL STATEMENTS

FOR THE YEAR ENDING 30 JUNE 2019

Comprehensive Income Statement

	NOTE	2019 \$'000	2018 \$'000
INCOME			
Rates and charges	3.1	77,487	74,577
Statutory fees and fines	3.2	3,029	3,265
User fees	3.3	18,873	17,694
Grants - operating	3.4	25,418	23,412
Grants - capital	3.4	8,566	5,570
Contributions - monetary	3.5	5,026	5,269
Contributions - non-monetary	3.5	9,187	10,763
Other income	3.7	2,773	2,313
Total income		150,359	142,864
EXPENSES			
Employee costs	4.1	(49,917)	(46,905)
Materials and services	4.2	(46,743)	(44,619)
Depreciation	4.3	(26,182)	(24,068)
Bad and doubtful debts	4.4	(108)	(265)
Net gain / (loss) on disposal of property, infrastructure, plant and equipment	3.6	(830)	(825)
Borrowing costs	4.5	(1,009)	(1,142)
Share of net loss of associates and joint ventures	6.3	(65)	(54)
Other expenses	4.6	(653)	(1,192)
Total expenses		(125,507)	(119,071)
Surplus for the year		24,852	23,793
Other items of income and expense included in net result			
Net loss on revaluation of land under roads *		-	(150,980)
Surplus/(deficit) for the year		24,852	(127,187)
OTHER COMPREHENSIVE INCOME			
Items that will not be reclassified to surplus or deficit in future periods			
Net asset revaluation increment	9.1	-	116,979
Total comprehensive result		24,852	(10,207)

* 2018 net loss on revaluation of land under roads resulted from a change in methodology employed by Council's independent valuers in determining the discount factors applicable to urban, suburban and rural land under roads. Further details can be found in the 2017/18 Annual Report.

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

Balance Sheet

	NOTE	2019 \$'000	2018 \$'000
ASSETS			
<i>CURRENT ASSETS</i>			
Cash and cash equivalents	5.1	32,742	23,810
Trade and other receivables	5.1	7,721	8,976
Other financial assets	5.1	32,000	31,500
Inventories	5.2	107	120
Non-current assets classified as held for sale	6.1	55	248
Other assets	5.2	1,698	1,375
Total current assets		74,323	66,029
<i>NON-CURRENT ASSETS</i>			
Investments in associates, joint arrangements and subsidiaries	6.3	1,393	1,457
Property, infrastructure, plant and equipment	6.2	1,056,130	1,036,461
Total non-current assets		1,057,523	1,037,917
Total assets		1,131,846	1,103,947
LIABILITIES			
<i>CURRENT LIABILITIES</i>			
Trade and other payables	5.3	13,479	11,041
Trust funds and deposits	5.3	2,805	2,836
Provisions	5.5	9,762	9,221
Interest-bearing liabilities	5.4	1,429	1,362
Total current liabilities		27,475	24,460
<i>NON-CURRENT LIABILITIES</i>			
Provisions	5.5	8,572	7,108
Interest-bearing liabilities	5.4	15,641	17,074
Total non-current liabilities		24,213	24,182
Total liabilities		51,688	48,641
Net assets		1,080,158	1,055,306
EQUITY			
Accumulated surplus		417,272	392,420
Reserves	9.1	662,886	662,886
Total Equity		1,080,158	1,055,306

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

Statement of Changes in Equity

2019	NOTE	TOTAL \$'000	ACCUMULATED SURPLUS \$'000	REVALUATION RESERVES \$'000
Balance at beginning of the financial year		1,055,306	392,420	662,886
Surplus for the year		24,852	24,852	-
Balance at end of the financial year		1,080,158	417,272	662,886

2018	NOTE	TOTAL \$'000	ACCUMULATED SURPLUS \$'000	REVALUATION RESERVES \$'000
Balance at beginning of the financial year		1,065,514	519,607	545,907
Deficit for the year		(127,187)	(127,187)	-
Net asset revaluation increment/(decrement)	6.2	116,979	-	116,979
Balance at end of the financial year		1,055,306	392,420	662,886

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

Statement of Cash Flows

	NOTE	2019 INFLOWS/ (OUTFLOWS) \$'000	2018 INFLOWS/ (OUTFLOWS) \$'000
CASH FLOWS FROM OPERATING ACTIVITIES			
Rates and charges		77,556	72,384
Statutory fees and fines		2,575	3,265
User fees		18,873	17,330
Grants - operating		25,418	23,412
Grants - capital		8,566	5,570
Contributions - monetary		5,026	5,269
Interest received		1,136	812
Trust funds and deposits taken / (repaid)		(31)	120
Other receipts		3,483	1,502
Net GST Refund/(Payment)		(579)	1,169
Employee costs		(48,839)	(46,359)
Materials and services		(43,714)	(40,466)
Net cash provided by operating activities	9.2	49,470	44,006
CASH FLOWS FROM INVESTING ACTIVITIES			
Payments for property, infrastructure, plant and equipment	6.2	(38,203)	(29,122)
Proceeds from sale of property, infrastructure, plant and equipment		481	563
Payments for investments		(500)	(14,500)
Net cash used in investing activities		(38,222)	(43,059)
CASH FLOWS FROM FINANCING ACTIVITIES			
Finance costs		(950)	(1,142)
Repayment of borrowings		(1,366)	(1,299)
Net cash used in financing activities		(2,316)	(2,441)
Net increase/(decrease) in cash and cash equivalents		8,932	(1,494)
Cash and cash equivalents at the beginning of the financial year		23,810	25,303
Cash and cash equivalents at the end of the financial year		32,742	23,810
Financing arrangements	5.6		
Restrictions on cash assets	5.1		

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

Statement of Capital Works

	NOTE	2019 \$'000	2018 \$'000
PROPERTY			
Land		468	-
Land improvements		905	585
Buildings		5,220	4,877
Total property		6,593	5,463
PLANT AND EQUIPMENT			
Plant, machinery and equipment		3,096	1,111
Fixtures, fittings and furniture		332	717
Computers and telecommunications		1,139	307
Total plant and equipment		4,567	2,135
INFRASTRUCTURE			
Roads		12,846	12,831
Bridges		662	389
Footpaths and cycleways		843	603
Drainage		343	265
Recreational, leisure and community facilities		2,133	4,260
Waste management		8,975	2,831
Parks, open space and streetscapes		1,427	856
Aerodromes		36	369
Off street car parks		69	46
Other infrastructure		265	-
Total infrastructure		27,599	22,448
Total capital works expenditure		38,759	30,046
REPRESENTED BY:			
New asset expenditure		6,282	8,270
Asset renewal expenditure		26,405	18,355
Asset expansion expenditure		1,349	156
Asset upgrade expenditure		4,723	3,265
Total capital works expenditure		38,759	30,046

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

NOTES TO THE FINANCIAL REPORT

FOR THE YEAR ENDING 30 JUNE 2019

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

Statement of compliance

These financial statements are a general purpose financial report that consists of a Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows, Statement of Capital Works and Notes accompanying these financial statements. The general purpose financial report complies with the Australian Accounting Standards (AAS), other authoritative pronouncements of the Australian Accounting Standards Board, the *Local Government Act 1989*, and the *Local Government (Planning and Reporting) Regulations 2014*.

Significant accounting policies

(a) Basis of accounting

The accrual basis of accounting has been used in the preparation of these financial statements, whereby assets, liabilities, equity, income and expenses are recognised in the reporting period to which they relate, regardless of when cash is received or paid.

Judgements, estimates and assumptions are required to be made about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated judgements are based on professional judgement derived from historical experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

Revisions to accounting estimates are recognised in the period in which the estimate is revised and also in future periods that are affected by the revision. Judgements and assumptions made by management in the application of AAS's that have significant effects on the financial statements and estimates relate to:

- the fair value of land, buildings, infrastructure, plant and equipment (refer to Note 6.2)
- the determination of depreciation for buildings, infrastructure, plant and equipment (refer to Note 6.2)
- the determination of employee provisions (refer to Note 5.5)
- the determination of landfill provisions (refer to Note 5.5)

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

Note 1 – Performance against budget

The performance against budget notes compare Council's financial plan, expressed through its annual budget, with actual performance. The *Local Government (Planning and Reporting) Regulations 2014* requires explanation of any material variances. Council has adopted a materiality threshold of 10 percent and \$100,000 where further explanation is warranted. Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material because of its nature.

The budget figures detailed below are those adopted by Council on 19 June 2018. The Budget was based on assumptions that were relevant at the time of adoption. Council sets guidelines and parameters for income and expense targets in this budget in order to meet Council's planning and financial performance targets for both the short and long-term. The budget did not reflect any changes to equity resulting from asset revaluations, as their impacts were not considered predictable.

These notes are prepared to meet the requirements of the *Local Government Act 1989* and the *Local Government (Planning and Reporting) Regulations 2014*.

1.1 INCOME AND EXPENDITURE	BUDGET 2019 \$'000	ACTUAL 2019 \$'000	VARIANCE 2019 \$'000	VARIANCE 2019 %	REF
INCOME					
Rates and charges	77,427	77,487	60	0.1%	
Statutory fees and fines	3,395	3,029	(366)	(10.8%)	1
User fees	18,748	18,873	125	0.7%	
Grants - operating	17,602	25,418	7,816	44.4%	2
Grants - capital	8,700	8,566	(134)	(1.5%)	
Contributions - monetary	2,269	5,026	2,757	121.5%	3
Contributions - non monetary	13,842	9,187	(4,655)	(33.6%)	4
Net loss on disposal of property, infrastructure, plant and equipment	(150)	(830)	(680)	453.3%	5
Share of net losses of associates and joint ventures	-	(65)	(65)	0.0%	
Other income	1,992	2,773	781	39.2%	6
Total income	143,825	149,464	5,639	3.9%	
EXPENSES					
Employee costs	49,543	49,917	(374)	(0.8%)	
Materials and services	49,746	46,743	3,003	6.0%	7
Depreciation and amortisation	23,603	26,182	(2,579)	(10.9%)	8
Bad and doubtful debts	174	108	66	37.9%	
Borrowing costs	1,002	1,009	(7)	(0.7%)	
Other expenses	587	653	(66)	(11.2%)	
Total expenses	124,655	124,612	43	(0.0%)	
Surplus/(deficit) for the year	19,170	24,852	5,682	29.6%	

(i) Explanation of material variations

VARIANCE REF	ITEM	EXPLANATION
1	Statutory Fees and Fines	Less than budget by \$366,000 due to lower valued Building (\$129,000) and Planning (\$247,000) permits issued.
2	Grants - Operating	More than budget by \$7.82 million largely due to the early receipt of 50% of the 2019/2020 Federal Financial Assistance Grant Funding allocation (\$6.57million)
3	Contributions - monetary	More than budget by \$2.76 million due to increased contributions for projects including Karibok Park retardation basin and recreational areas (\$1.82 million). Also due to increased developer contributions for Recreational Land Fund, Cash in Lieu of Car Parks, and estate developments (\$573,000).
4	Contributions - Non monetary	Less than budget by \$4.66 million largely due to the timing of asset contributions from developers which are often difficult to predict. Largest variances relate to Grammar Park Gardens stages 5 & 6 (\$1.61 million), Tatura Waters stage 1 (\$1.58 million) and Woodlands stage 2 (\$689,000).
5	Net loss on disposal of property, infrastructure, plant and equipment	More than budget by \$680,000 largely due to the write down of assets removed (\$771,000) offset by additional sales of plant items due to prior year replacement delays (\$91,000).
6	Other income	More than budget by \$781,000 largely due to additional interest income (\$672,000) from a higher level of investment and Solar Panel rebates (\$77,000).
7	Materials and services	Less than budget by \$3.0 million largely due to operational savings in Waste Operations including kerbside organics contract payments (\$1.01 million), and savings in road and drainage maintenance (\$550,000).
8	Depreciation	More than budget by \$2.58 million due to asset revaluations in 2017/2018 which resulted in an increase in asset values.

1.2 CAPITAL WORKS	BUDGET 2019 \$'000	ACTUAL 2019 \$'000	VARIANCE 2019 \$'000	VARIANCE 2019 %	REF
PROPERTY					
Land	649	468	(181)	(27.9%)	1
Land improvements	1,206	905	(301)	(25.0%)	2
Buildings	9,929	5,220	(4,709)	(47.4%)	3
Total property	11,784	6,593	(5,191)	(44.1%)	
Plant, machinery and equipment	2,795	3,096	301	10.8%	4
Fixtures, fittings and furniture	349	332	(17)	(4.9%)	
Computers and telecommunications	1,405	1,139	(266)	(18.9%)	5
Total plant and equipment	4,549	4,567	18	0.4%	
INFRASTRUCTURE					
Roads	16,219	12,846	(3,373)	(20.8%)	6
Bridges	450	662	212	47.1%	7
Footpaths and cycleways	1,641	843	(798)	(48.6%)	8
Drainage	1,076	343	(733)	(68.1%)	9
Recreational, leisure and community facilities	1,624	2,133	509	31.3%	10
Waste management	5,510	8,975	3,465	62.9%	11
Parks, open space and streetscapes	1,646	1,427	(219)	(13.3%)	12
Aerodromes	399	36	(363)	(91.0%)	13
Off street car parks	65	69	4	6.2%	
Other infrastructure	392	265	(127)	(32.4%)	14
Total infrastructure	29,023	27,599	(1,424)	(4.9%)	
Project Management Office	1,000	-	(1,000)	(100.0%)	15
Total capital works expenditure	46,356	38,759	(7,597)	(16.4%)	
REPRESENTED BY:					
New asset expenditure	12,014	6,282	(5,732)	(47.7%)	
Asset renewal expenditure	23,385	26,405	3,020	12.9%	
Asset expansion expenditure	8,362	1,349	(7,013)	(83.9%)	
Asset upgrade expenditure	2,595	4,723	2,128	82.0%	
Total capital works expenditure	46,356	38,759	(7,597)	(16.4%)	

(i) Explanation of material variations

VARIANCE	ITEM	EXPLANATION
1	Land	Less than budget by \$181,000 largely due to deferral of land acquisition in North Growth Corridor structure plan (\$605,000) partially offset by the acquisition of land for the Southdown Precinct structure plan (\$430,000).
2	Land Improvements	Less than budget by \$301,000 largely due to a reduction in scope for the Saleyards Trade Waste Treatment project (\$353,000).
3	Buildings	Less than budget by \$4.71 million mainly due to the carry forward of New Shepparton Art Museum construction works into future financial years (\$4.31 million).
4	Plant, Machinery and Equipment	More than budget by \$301,000 largely due to the carry forward of renewal of large plant items from prior year (2017/2018) into 2018/2019 (\$292,000).
5	Computers and Telecommunications	Less than budget by \$266,000 largely due to the carry forward of the Primary Compute and Storage Refresh project (\$78,000) and the Uninterrupted Power Supply project (\$75,000) into future financial years.
6	Roads	Less than budget by \$3.37 million mainly due to the carry forward of Maude Street Upgrade - High Street to Ashenden Street (\$1.78 million) and Balaclava Verney Dookie Road Intersection (\$1.15 million) projects into 2019/2020.
7	Bridges	More than budget by \$212,000 mainly due to additional works on Toolamba Bridge as per Fixing Country Roads Grant funding.
8	Footpaths and Cycleways	Less than budget by \$798,000 largely due to the carry forward of Dookie Rail Trail - Stage 2 works (\$531,000) and Shared Path Extension Riverconnect Routes 3 and 5 (\$216,000) into 2019/2020.
9	Drainage	Less than budget by \$733,000 mainly due to the carry forward of North Growth Corridor structure plan drainage works (\$401,000) and Marlboro Precinct structure plan drainage works (\$236,000) into 2019/2020.
10	Recreational, Leisure and Community Facilities	More than budget by \$509,000 due to the Central Park Netball Court Upgrade as per funding from Sports Victoria's Country Football Netball Program (\$338,000) and remaining works at the Greater Shepparton Regional Sports Precinct as per the Federal funding agreement (\$165,000).
11	Waste Management	More than budget by \$3.47 million mainly due to the carry forward of Cosgrove Landfill 3 Cell 1 Construction works from 2017/2018 into 2018/2019 (\$3.7 million).
12	Parks, open space and streetscapes	Less than budget by \$219,000 largely due to delays on upgrade works to Kialla Park Recreation Reserve caused by wet weather.
13	Aerodromes	Less than budget by \$363,000 largely due to the carry forward of Shepparton Aerodrome Plane Parking Area CASA Compliance works into 2019/2020 (\$377,000).
14	Other Infrastructure	Less than budget by \$127,000 largely due to unspent contingency on the Installation of Solar Panels on Council Buildings project.
15	Project Management Office	Less than budget by \$1.0 million due to Project Management Office costs, incurred solely in the management of Council's capital works being allocated to the various capital projects during the financial year.

Note 2 – Results by program

Note 2.1 Analysis of Council results by program

Council delivers its functions and activities through the following Directorates.

Community

The Community Directorate includes services for Community, Children & Youth, Active Living, Performing Arts, Shepparton Art Museum, Library and Emergency Management.

Corporate Services

The Corporate Services Directorate includes Finance, Rates & Valuations, Information and Communication Technology, Marketing and Communications, People and Development, Citizen Services and Corporate Governance.

Infrastructure

The Infrastructure Directorate services includes Works and Waste, Projects, Parks, Sport and Recreation and managing Strategic Assets.

Sustainable Development

The Sustainable Development Directorate provides Building and Planning, Environment and Economic Development services.

Analysis of Council results by program

SUMMARY OF REVENUES, EXPENSES, ASSETS AND CAPITAL EXPENSES BY PROGRAM	INCOME \$0'000	EXPENSES \$0'000	SURPLUS/ (DEFICIT) \$0'000	GRANTS INCLUDED IN INCOME \$0'000	TOTAL ASSETS \$0'000
2019					
Community	20,059	(29,248)	(9,189)	11,451	1,393
Corporate Services	91,572	(44,623)	46,949	9,941	74,323
Infrastructure	35,103	(40,577)	(5,474)	11,994	1,056,130
Sustainable Development	3,625	(11,059)	(7,434)	598	-
	150,359	(125,507)	24,852	33,984	1,131,846
2018					
Community	19,600	(28,720)	(9,120)	10,448	1,457
Corporate Services	90,329	(39,248)	51,081	9,399	65,660
Infrastructure *	29,509	(191,293)	(161,784)	8,798	1,036,830
Sustainable Development	3,426	(10,790)	(7,364)	338	-
	142,864	(270,051)	(127,187)	28,983	1,103,947

* 2018 Infrastructure expenses includes net loss on revaluation of land under roads (\$150.98m)

Note 3 – Funding for the delivery of our services

3.1 RATES AND CHARGES	2019 \$'000	2018 \$'000
Council uses Capital Improved Value (CIV) as the basis of valuation of all properties within the municipal district. The CIV of a property is its market value, which takes into account the land and all improvements fixed to the land. The valuation base used to calculate general rates for 2018/19 was \$10.228 billion (2017/18 \$9.587 billion).		
General rates	60,739	56,330
Municipal charge	5,890	7,820
Waste management charge	9,753	9,428
Supplementary rates and rate adjustments	868	813
Interest on rates and charges	237	186
Total rates and charges	77,487	74,577

The date of the latest general revaluation of land for rating purposes within the municipal district was 1 January 2018 and the valuation was first applied in the rating year commencing 1 July 2018. General revaluations will occur annually from 2018/19 financial year.

Annual rates and charges are recognised as revenues when Council issues annual rates notices. Supplementary rates are recognised when a valuation and reassessment is completed and a supplementary rates notice issued.

3.2 STATUTORY FEES AND FINES	2019 \$'000	2018 \$'000
Infringements and costs	1,302	1,405
Town planning fees	518	638
Land information certificates	64	63
Permits	1,143	1,129
Other	2	30
Total statutory fees and fines	3,029	3,265

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

3.3 USER FEES	2019 \$'000	2018 \$'000
Aged and Disability services	748	649
Animal Control	170	98
Aquatic Facilities	3,543	3,564
Arts and Culture	128	121
Children's Services	1,856	2,290
Development Facilities	741	356
Environmental Health	8	20
Financial Services	346	536
Parking	1,188	1,259
Recreation Facilities	1,042	1,313
Saleyards	1,747	1,283
Tourism	1,029	1,102
Waste Management services	5,340	4,490
Other	987	613
Total user fees	18,873	17,694

User fees are recognised as revenue when the service has been provided or council has otherwise earned the income.

3.4 FUNDING FROM OTHER LEVELS OF GOVERNMENT	2019 \$'000	2018 \$'000
Grants were received in respect of the following:		
SUMMARY OF GRANTS		
Commonwealth funded grants	18,774	20,784
State funded grants	15,210	8,198
Total grants received	33,984	28,982

3.4 FUNDING FROM OTHER LEVELS OF GOVERNMENT	2019 \$'000	2018 \$'000
(A) OPERATING GRANTS		
<i>RECURRENT - COMMONWEALTH GOVERNMENT</i>		
Federal Financial Assistance Grants	9,682	9,335
People and Development	-	3
Active Living	-	5
Children's and Youth services	3,176	2,292
Neighbourhoods	2,464	2,355
Projects	3,159	3,065
Environmental Health	7	6
<i>RECURRENT - STATE GOVERNMENT</i>		
Neighbourhoods	996	1,535
Children's and Youth services	4,025	3,552
Environmental Health	181	97
Arts and Culture	220	120
Emergency Management	120	120
Economic Development	3	3
Saleyards	-	6
Citizen Services	145	-
Total recurrent operating grants	24,178	22,494
<i>NON-RECURRENT - COMMONWEALTH GOVERNMENT</i>		
Children's and Youth services	10	-
Saleyards	94	-
Works and Waste	8	-
<i>NON-RECURRENT - STATE GOVERNMENT</i>		
Children's and Youth services	60	123
Arts and Culture	222	146
Neighbourhoods	105	169
Active Living	53	30
Environment	7	114
Finance and Rates	110	62
Economic Development	273	89
Planning and Building	127	-
Infrastructure	-	29
Recreation and Parks	96	90
Works and Waste	70	66
Citizen Services	5	-
Total non-recurrent operating grants	1,240	918
Total operating grants	25,418	23,412

3.4 FUNDING FROM OTHER LEVELS OF GOVERNMENT	2019 \$'000	2018 \$'000
(B) CAPITAL GRANTS		
<i>RECURRENT - COMMONWEALTH GOVERNMENT</i>		
Roads to recovery	-	2,958
Total recurrent capital grants	-	2,958
<i>NON-RECURRENT - COMMONWEALTH GOVERNMENT</i>		
Projects	174	-
Infrastructure	-	16
Recreation and Parks	-	749
<i>NON-RECURRENT - STATE GOVERNMENT</i>		
Arts and Culture	4,500	-
Projects	3,628	-
Infrastructure	-	231
Recreation and Parks	264	198
Buildings	-	1,238
Plant, machinery and equipment	-	180
Total non-recurrent capital grants	8,566	2,612
Total capital grants	8,566	5,570
(C) UNSPENT GRANTS RECEIVED ON CONDITION THAT THEY BE SPENT IN A SPECIFIC MANNER		
Balance at start of year	6,837	8,245
Received during the financial year and remained unspent at balance date	8,739	6,577
Received in prior years and spent during the financial year	(6,704)	(7,985)
Balance at year end	8,872	6,837
Grant income is recognised when Council obtains control of the contribution. Control is normally obtained upon receipt (or acquittal).		

3.5 CONTRIBUTIONS	2019 \$'000	2018 \$'000
Monetary	5,026	5,269
Non-monetary	9,187	10,763
Total contributions	14,213	16,033
<i>Contributions of non monetary assets were received in relation to the following asset classes.</i>		
Land	228	1,332
Roads	4,336	4,799
Other infrastructure	4,623	4,632
Total non-monetary contributions	9,187	10,763

Monetary and non monetary contributions are recognised as revenue when Council obtains control over the contributed asset.

3.6 NET GAIN/(LOSS) ON DISPOSAL OF PROPERTY, INFRASTRUCTURE, PLANT AND EQUIPMENT	2019 \$'000	2018 \$'000
Proceeds of sale	481	563
Written down value of assets disposed	(1,311)	(1,388)
Total net gain/(loss) on disposal of property, infrastructure, plant and equipment	(830)	(825)

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

3.7 OTHER INCOME	2019 \$'000	2018 \$'000
Interest	1,252	812
Rent	431	418
Other	1,090	1,083
Total other income	2,773	2,313

Interest is recognised as it is earned.

Other income is measured at the fair value of the consideration received or receivable and is recognised when Council gains control over the right to receive the income.

Note 4 – The cost of delivering services

4.1	2019 \$'000	2018 \$'000
(A) EMPLOYEE COSTS		
Wages and salaries	44,578	41,628
WorkCover	733	593
Superannuation	4,398	4,493
Fringe benefits tax	209	191
Total employee costs	49,917	46,905
(B) SUPERANNUATION		
Council made contributions to the following funds:		
<i>DEFINED BENEFIT FUND</i>		
Employer contributions to Local Authorities Superannuation Fund (Vision Super)	137	141
Employer contributions - other funds	10	10
	147	151
Employer contributions payable at reporting date.	-	-
<i>ACCUMULATION FUNDS</i>		
Employer contributions to Local Authorities Superannuation Fund (Vision Super)	2,742	2,970
Employer contributions - other funds	1,509	1,372
	4,251	4,342
Employer contributions payable at reporting date.	133	-

Refer to note 9.3 for further information relating to Council's superannuation obligations.

4.2 MATERIALS AND SERVICES	2019 \$'000	2018 \$'000
Utilities	2,907	2,537
Training and Development	610	490
Information Technology	2,092	1,878
Building Maintenance	1,725	1,562
Motor Vehicle Expenses	1,807	1,298
General Maintenance	3,769	4,160
Insurance	803	954
Waste Management	9,997	7,774
Advertising and Marketing	1,546	1,588
Consultants	1,627	1,334
EPA Levy	1,486	956
Legal Fees	1,290	1,246
Sponsorships & Contributions	3,433	2,794
Non Council Asset Works	1,880	2,749
Operational Supplies and Services	11,771	13,299
Total materials and services	46,743	44,619

4.3 DEPRECIATION	2019 \$'000	2018 \$'000
Property	1,952	1,811
Plant and equipment	2,239	2,268
Infrastructure	21,991	19,988
Total depreciation	26,182	24,068

Refer to note 6.2 for a more detailed breakdown of depreciation charges and accounting policy.

4.4 BAD AND DOUBTFUL DEBTS	2019 \$'000	2018 \$'000
Parking fine debtors	105	243
Rates debtors	-	5
Other debtors	3	17
Total bad and doubtful debts	108	265

MOVEMENT IN PROVISIONS FOR DOUBTFUL DEBTS

Balance at the beginning of the year	(277)	(116)
New provisions recognised during the year	(105)	(426)
Amounts already provided for and written off as uncollectible	85	265
Adjustment due to recalculation in line with AASB 9	12	-
Balance at end of year	(285)	(277)

Provision for doubtful debt is recognised based on an expected credit loss model. This model considers both historic and forward looking information in determining the level of impairment.

4.5 BORROWING COSTS	2019 \$'000	2018 \$'000
Interest - Borrowings	1,009	1,142
Total borrowing costs	1,009	1,142

Borrowing costs are recognised as an expense in the period in which they are incurred, except where they are capitalised as part of a qualifying asset constructed by Council.

4.6 OTHER EXPENSES	2019 \$'000	2018 \$'000
Auditors' remuneration - VAGO - audit of the financial statements, performance statement and grant acquittals	46	68
Auditors' remuneration - Internal	93	24
Councillors' allowances	310	304
Operating lease rentals	204	42
Write down of intangible assets	-	754
Total other expenses	653	1,192

Note 5 – Our financial position

5.1 FINANCIAL ASSETS	2019 \$'000	2018 \$'000
(A) CASH AND CASH EQUIVALENTS		
Cash on hand	10	10
Cash at bank	6,232	7,300
Term deposits	26,500	16,500
Total cash and cash equivalents	32,742	23,810
(B) OTHER FINANCIAL ASSETS		
Term deposits - current	32,000	31,500
Total other financial assets	32,000	31,500
Total financial assets	64,742	55,310

Council's cash and cash equivalents are subject to external restrictions that limit amounts available for discretionary use. These include:

- Trust funds and deposits (Note 5.3)	2,805	2,836
- Funds held on a statutory basis	2,360	2,360
Total restricted funds	5,165	5,196
Total unrestricted cash and cash equivalents	27,577	18,613

INTENDED ALLOCATIONS

Although not externally restricted the following amounts have been allocated for specific future purposes by Council:

- Cash held to fund carried forward capital works	5,516	5,524
- Conditional grants unspent (Note 3.4(c))	8,872	6,837
Total funds subject to intended allocations	14,388	12,361

Cash and cash equivalents include cash on hand, deposits at call, and other highly liquid investments with original maturities of three months or less.

Other financial assets are valued at fair value, at balance date. Term deposits are measured at original cost.

Any unrealised gains and losses on holdings at balance date are recognised as either a revenue or expense.

5.1 FINANCIAL ASSETS	2019 \$'000	2018 \$'000
(C) TRADE AND OTHER RECEIVABLES		
CURRENT		
<i>STATUTORY RECEIVABLES</i>		
Rates debtors	2,666	2,735
Infringement debtors	1,400	1,034
Provision for doubtful debts - infringements	(267)	(247)
Net GST receivable	1,748	1,169
<i>NON STATUTORY RECEIVABLES</i>		
Other debtors	2,192	4,315
Provision for doubtful debts - other debtors	(18)	(30)
Total trade and other receivables	7,721	8,976
Short term receivables are carried at invoice amount. Long term receivables are carried at amortised cost using the effective interest rate method.		
(D) AGEING OF RECEIVABLES		
The ageing of the Council's trade and other receivables (excluding statutory receivables) was:		
Current (not yet due)	1,906	1,229
Past due by up to 30 days	153	2,034
Past due between 31 and 60 days	34	96
Past due between 61 and 90 days	17	237
Past due by more than 91 days	82	719
Total trade and other receivables	2,192	4,315
(E) PROVISION FOR DOUBTFUL DEBTS		

At balance date, other debtors included sundry debtors with a nominal value of \$2,192,238 (2018: \$4,339,987). In determining the value of the provision for doubtful debts required, an expected credit loss model was used, incorporating a combination of historical trends, knowledge of individual issues and forward-looking expected losses. The amount of the provision raised against these debtors was \$18,085 (2018: \$30,000). Many of the long outstanding past due amounts have been lodged with Council's debt collectors or are on payment arrangements.

5.2 NON-FINANCIAL ASSETS	2019 \$'000	2018 \$'000
(A) INVENTORIES		
Inventories held for distribution	107	120
Total inventories	107	120
Inventories held for distribution are measured at cost, adjusted when applicable for any loss of service potential.		
(B) OTHER ASSETS		
Prepaid Expenses	899	677
Accrued income	798	697
Other	1	1
Total other assets	1,698	1,375

5.3 PAYABLES	2019 \$'000	2018 \$'000
(A) TRADE AND OTHER PAYABLES		
Trade payables	2,240	1,833
Prepaid income	142	306
Accrued expenses	8,961	8,665
Other payables	2,136	237
Total trade and other payables	13,479	11,041
(B) TRUST FUNDS AND DEPOSITS		
Refundable deposits	2,147	2,127
Fire services levy	257	314
Retention amounts	401	395
Total trust funds and deposits	2,805	2,836

Amounts received as deposits and retention amounts controlled by Council are recognised as trust funds until they are returned, transferred in accordance with the purpose of the receipt, or forfeited. Trust funds that are forfeited, resulting in council gaining control of the funds, are to be recognised as revenue at the time of forfeit.

Purpose and nature of items

Refundable deposits - Deposits are taken by council as a form of surety in a number of circumstances, including in relation to building works, tender deposits, contract deposits and the use of civic facilities.

Fire Service Levy - Council is the collection agent for fire services levy on behalf of the State Government. Council remits amounts received on a quarterly basis. Amounts disclosed here will be remitted to the state government in line with that process.

Retention Amounts - Council has a contractual right to retain certain amounts until a contractor has met certain requirements or a related warrant or defect period has elapsed. Subject to the satisfactory completion of the contractual obligations, or the elapsing of time, these amounts will be paid to the relevant contractor in line with Council's contractual obligations.

5.4 INTEREST-BEARING LIABILITIES	2019 \$'000	2018 \$'000
CURRENT		
Borrowings - secured	1,429	1,362
	1,429	1,362
NON-CURRENT		
Borrowings - secured	15,641	17,074
	15,641	17,074
Total	17,070	18,436
Borrowings are secured by general rates as per <i>Local Government Act - Section 148 (1)(a)</i> .		
The maturity profile for Council's borrowings is:		
Not later than one year	1,429	1,362
Later than one year and not later than five years	6,484	6,170
Later than five years	9,157	10,904
	17,070	18,436

Borrowings are initially measured at fair value, being the cost of the interest bearing liabilities, net of transaction costs. The measurement basis subsequent to initial recognition is at amortised cost. Any difference between the initial recognised amount and the redemption value is recognised in net result over the period of the borrowing using the effective interest method.

5.5 PROVISIONS	EMPLOYEE \$'000	LANDFILL RESTORATION \$'000	TOTAL \$'000
2019			
Balance at beginning of the financial year	10,192	6,137	16,329
Additional provisions	4,620	1,631	6,251
Amounts used	(4,102)	(556)	(4,658)
Change in the discounted amount arising because of time and the effect of any change in the discount rate	412	(1)	411
Balance at the end of the financial year	11,123	7,211	18,334
2018			
Balance at beginning of the financial year	10,520	6,694	17,214
Additional provisions	3,874	857	4,731
Amounts used	(4,189)	(929)	(5,118)
Change in the discounted amount arising because of time and the effect of any change in the discount rate	(13)	(485)	(498)
Balance at the end of the financial year	10,192	6,137	16,329

5.5 PROVISIONS	2019 \$'000	2018 \$'000
(A) EMPLOYEE PROVISIONS		
<i>CURRENT PROVISIONS EXPECTED TO BE WHOLLY SETTLED WITHIN 12 MONTHS</i>		
Annual leave	2,784	2,675
Long service leave	957	725
	3,741	3,400
<i>CURRENT PROVISIONS EXPECTED TO BE WHOLLY SETTLED AFTER 12 MONTHS</i>		
Annual leave	689	727
Long service leave	5,252	4,794
	5,941	5,521
Total current employee provisions	9,682	8,921
<i>NON-CURRENT</i>		
Long service leave	1,441	1,271
Total non-current employee provisions	1,441	1,271
<i>AGGREGATE CARRYING AMOUNT OF EMPLOYEE PROVISIONS:</i>		
Current	9,682	8,921
Non-current	1,441	1,271
Total aggregate carrying amount of employee provisions	11,123	10,192

The calculation of employee costs and benefits includes all relevant on-costs and are calculated as follows at reporting date.

Wages and salaries and annual leave

Liabilities for annual leave and accumulated sick leave expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits in respect of employee services up to the reporting date, classified as current liabilities and measured at their nominal values.

Liabilities that are not expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits as current liabilities, measured at the present value of the amounts expected to be paid when the liabilities are settled using the remuneration rate expected to apply at the time of settlement.

Long service leave

Liability for long service leave (LSL) is recognised in the provision for employee benefits. LSL is measured at present value. Unconditional LSL is disclosed as a current liability. Conditional LSL that has been accrued, where an employee is yet to reach a qualifying term of employment, is disclosed as a non - current liability.

5.5 PROVISIONS	2019 \$'000	2018 \$'000
Key assumptions:		
- discount rate	1.34%	2.65%
- index rate	1.50%	1.50%

5.5 PROVISIONS	2019 \$'000	2018 \$'000
(B) LANDFILL RESTORATION		
Current	80	300
Non-current	7,131	5,837
	7,211	6,137

Council is obligated to restore the Cosgrove landfill site to a particular standard. The forecast life of the site is based on current estimates of remaining capacity and the forecast rate of infill. The provision for landfill restoration has been calculated based on the present value of the expected cost of works to be undertaken. The expected cost of works has been estimated based on current understanding of work required to reinstate the site to a suitable standard. Accordingly, the estimation of the provision required is dependent on the accuracy of the forecast timing of the work, work required and related costs.

Key assumptions:

- discount rate	0.96% - 1.92%	1.91% - 2.69%
- index rate	1.30%	2.10%
- estimated cost to rehabilitate	7,452	6,558

5.6 FINANCING ARRANGEMENTS	2019 \$'000	2019 \$'000
The Council has the following funding arrangements in place as at 30 June 2019:		
Bank guarantees	200	200
Credit card facilities	100	100
Interest bearing loans	17,070	18,436
Total facilities	17,370	18,736
<i>USED FACILITIES</i>		
Bank guarantees	30	199
Credit card facilities	20	24
Interest bearing loans	17,070	18,436
Total used facilities	17,120	18,659
Unused facilities	250	77

5.7 COMMITMENTS	NOT LATER THAN 1 YEAR \$'000	LATER THAN 1 YEAR AND NOT LATER THAN 2 YEARS \$'000	LATER THAN 2 YEARS AND NOT LATER THAN 5 YEARS \$'000	LATER THAN 5 YEARS \$'000	TOTAL \$'000
The Council has entered into the following commitments. Commitments are not recognised in the Balance Sheet. Commitments are disclosed at their nominal value and presented inclusive of the GST payable.					
2019					
<i>OPERATING</i>					
Kerbside collection and disposal	5,594	5,594	12,282	-	23,470
Open space management	374	387	817	-	1,578
Services	1,903	1,496	1,652	-	5,051
Home care services	268	-	-	-	268
Cleaning contracts for council buildings	476	488	-	-	964
Total	8,615	7,965	14,751	-	31,331
<i>CAPITAL</i>					
Buildings	36,252	8,067	-	-	44,319
Roads	3,784	-	-	-	3,784
Waste	70	-	-	-	70
Other	201	98	304	-	603
Total	40,307	8,165	304	-	48,776
2018					
<i>OPERATING</i>					
Kerbside collection and disposal	4,764	4,852	14,407	-	24,023
Open space management	500	-	-	-	500
Services	2,743	1,632	1,629	254	6,259
Home care services	2,016	-	-	-	2,016
Cleaning contracts for council buildings	380	-	-	-	380
Meals for delivery	412	-	-	-	412
Total	10,815	6,484	16,036	254	33,590
<i>CAPITAL</i>					
Buildings	1,548	67	20	-	1,634
Roads	24	-	-	-	24
Drainage	111	-	-	-	111
Waste Management	4,178	-	-	-	4,178
Other	20	-	-	-	20
Total	5,880	67	20	-	5,966

5.7 COMMITMENTS	2019 \$'000	2018 \$'000
OPERATING LEASE COMMITMENTS		
At the reporting date, the Council had the following obligations under non-cancellable operating leases for the lease of equipment and land and buildings for use within Council's activities (these obligations are not recognised as liabilities):		
Not later than one year	419	579
Later than one year and not later than five years	466	912
	885	1,491

Lease payments for operating leases are required by the accounting standard to be recognised on a straight line basis, rather than expensed in the years in which they are incurred.

Note 6 – Assets we manage

6.1 NON CURRENT ASSETS CLASSIFIED AS HELD FOR SALE	2019 \$'000	2019 \$'000
Cost of acquisition	55	248
Total non current assets classified as held for sale	55	248

Non-current assets classified as held for sale (including disposal groups) are measured at the lower of its carrying amount and fair value less costs of disposal, and are not subject to depreciation. Non-current assets, disposal groups and related liabilities and assets are treated as current and classified as held for sale if their carrying amount will be recovered through a sale transaction rather than through continuing use. This condition is regarded as met only when the sale is highly probable and the asset's sale (or disposal group sale) is expected to be completed within 12 months from the date of classification.

6.2 PROPERTY, INFRASTRUCTURE, PLANT AND EQUIPMENT

SUMMARY OF PROPERTY, INFRASTRUCTURE, PLANT AND EQUIPMENT

	AT FAIR VALUE 30 JUNE 2018 \$'000	ADDITIONS \$'000	CONTRIBUTIONS \$'000	REVALUATION \$'000	DEPRECIATION \$'000	DISPOSAL \$'000	WRITE-OFF \$'000	TRANSFERS \$'000	AT FAIR VALUE 30 JUNE 2019 \$'000
Property	77,779	417	175	-	(198)	(38)	-	636	78,771
Buildings	75,217	445	53	-	(1,754)	(171)	-	560	74,350
Plant and equipment	29,086	3,206	-	-	(2,239)	(245)	-	458	30,266
Infrastructure	828,255	10,479	8,959	-	(21,991)	(857)	-	5,071	829,916
Work in progress	26,125	23,656	-	-	-	-	(421)	(6,532)	42,828
Total	1,036,461	38,203	9,187	-	(26,182)	(1,311)	(421)	193	1,056,130

6.2 PROPERTY, INFRASTRUCTURE, PLANT AND EQUIPMENT**SUMMARY OF WORK IN PROGRESS**

	OPENING WIP \$'000	ADDITIONS \$'000	WRITE-OFF \$'000	TRANSFERS \$'000	CLOSING WIP \$'000
Property	4,193	5,010	(108)	(1,086)	8,009
Plant and equipment	472	1,205	(15)	(457)	1,205
Infrastructure	21,460	17,441	(298)	(4,989)	33,614
Total	26,125	23,656	(421)	(6,532)	42,828

6.2**(A) PROPERTY**

	LAND - SPECIALISED \$'000	LAND - NON SPECIALISED \$'000	LAND IMPROVEMENTS \$'000	TOTAL LAND & LAND IMPROVEMENTS \$'000	HERITAGE BUILDINGS \$'000	BUILDINGS - SPECIALISED \$'000	TOTAL BUILDINGS \$'000	WORK IN PROGRESS \$'000	TOTAL PROPERTY \$'000
At fair value 1 July 2018	26,414	44,069	8,158	78,641	34,907	88,922	123,829	4,193	206,663
Accumulated depreciation at 1 July 2018	-	-	(862)	(862)	(13,542)	(35,070)	(48,612)	-	(49,474)
	26,414	44,069	7,297	77,779	21,365	53,852	75,217	4,193	157,189
MOVEMENTS IN FAIR VALUE									
Additions	-	40	377	417	26	419	445	5,010	5,872
Contributions	107	-	68	175	-	53	53	-	228
Disposal	-	(35)	(7)	(42)	-	(739)	(738)	-	(780)
Write-off	-	-	-	-	-	-	-	(108)	(108)
Transfers	-	111	(1)	110	-	-	-	-	110
Transfers - WIP	-	260	266	526	55	505	560	(1,086)	-
	107	376	703	1,186	81	239	320	3,816	5,322
MOVEMENTS IN ACCUMULATED DEPRECIATION									
Depreciation	-	-	(198)	(198)	(532)	(1,222)	(1,754)	-	(1,952)
Accumulated depreciation of disposals	-	-	3	3	-	568	568	-	571
	-	-	(195)	(195)	(532)	(654)	(1,186)	-	(1,381)
At fair value 30 June 2019	26,521	44,445	8,861	79,827	34,988	89,161	124,149	8,009	211,985
Accumulated depreciation at 30 June 2019	-	-	(1,057)	(1,057)	(14,074)	(35,724)	(49,798)	-	(50,855)
	26,521	44,445	7,805	78,770	20,914	53,437	74,351	8,009	161,130

6.2

(B) PLANT AND EQUIPMENT

	PLANT MACHINERY AND EQUIPMENT \$'000	FIXTURES FITTINGS AND FURNITURE \$'000	COMPUTERS AND TELECOMMS \$'000	WORK IN PROGRESS \$'000	TOTAL PLANT AND EQUIPMENT \$'000
At fair value 1 July 2018	14,730	25,008	7,352	472	47,562
Accumulated depreciation at 1 July 2018	(7,949)	(4,608)	(5,448)	-	(18,005)
	6,781	20,400	1,904	472	29,557
<i>MOVEMENTS IN FAIR VALUE</i>					
Additions	3,085	91	29	1,205	4,410
Disposal	(1,384)	(80)	-	-	(1,464)
Write-off	-	-	-	(14)	(14)
Transfers - WIP	262	131	63	(456)	-
	1,963	142	92	735	2,932
<i>MOVEMENTS IN ACCUMULATED DEPRECIATION</i>					
Depreciation	(1,496)	(282)	(461)	-	(2,239)
Accumulated depreciation of disposals	1,153	66	-	-	1,219
	(343)	(216)	(461)	-	(1,020)
At fair value 30 June 2019	16,693	25,150	7,444	1,207	50,494
Accumulated depreciation at 30 June 2019	(8,292)	(4,824)	(5,909)	-	(19,025)
	8,401	20,326	1,535	1,207	31,469

6.2

(C) INFRASTRUCTURE

	ROADS \$'000	BRIDGES \$'000	FOOTPATHS AND CYCLEWAYS \$'000	DRAINAGE \$'000	RECREATIONAL, LEISURE AND COMMUNITY \$'000	WASTE MANAGEMENT \$'000	PARKS OPEN SPACES AND STREETSCAPES \$'000	AERODROMES \$'000	OFF STREET CAR PARKS \$'000	OTHER INFRASTRUCTURE \$'000	WORK IN PROGRESS \$'000	TOTAL INFRASTRUCTURE \$'000
At fair value 1 July 2018	632,790	22,775	75,766	177,561	146,268	9,413	51,479	8,318	12,320	12,865	21,460	1,171,015
Accumulated depreciation at 1 July 2018	(161,941)	(8,465)	(21,828)	(61,186)	(52,520)	(3,043)	(6,062)	(276)	(1,178)	(4,803)	-	(321,300)
	470,849	14,310	53,939	116,375	93,748	6,370	45,418	8,043	11,141	8,063	21,460	849,715
<i>MOVEMENTS IN FAIR VALUE</i>												
Additions	8,785	-	193	32	838	-	543	13	-	74	17,443	27,921
Contributions	4,336	-	1,428	2,743	-	-	392	-	-	60	-	8,959
Disposal	(113)	(267)	(49)	(240)	(58)	-	(548)	-	(5)	(101)	-	(1,381)
Write-off	-	-	-	-	-	-	-	-	-	-	(298)	(298)
Transfers	-	-	2	-	-	-	81	-	-	(1)	-	82
Transfers - WIP	1,267	376	306	74	1,858	4	805	-	-	300	(4,990)	-
	14,275	109	1,880	2,609	2,638	4	1,273	13	(5)	332	12,155	35,283
<i>MOVEMENTS IN ACCUMULATED DEPRECIATION</i>												
Depreciation	(14,066)	(255)	(1,205)	(2,004)	(2,974)	(227)	(580)	(35)	(102)	(543)	-	(21,991)
Accumulated depreciation of disposals	26	109	15	89	20	-	222	-	4	38	-	523
	(14,040)	(146)	(1,190)	(1,915)	(2,954)	(227)	(358)	(35)	(98)	(505)	-	(21,468)
At fair value 30 June 2019	647,065	22,884	77,646	180,170	148,906	9,417	52,752	8,331	12,315	13,197	33,615	1,206,298
Accumulated depreciation at 30 June 2019	(175,981)	(8,611)	(23,018)	(63,101)	(55,474)	(3,270)	(6,420)	(311)	(1,276)	(5,308)	-	(342,768)
	471,084	14,273	54,629	117,069	93,432	6,147	46,333	8,021	11,038	7,890	33,615	863,530

ACQUISITION

The purchase method of accounting is used for all acquisitions of assets, being the fair value of assets provided as consideration at the date of acquisition plus any incidental costs attributable to the acquisition. Fair value is the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date.

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

In accordance with Council's policy, the threshold limits have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year.

	DEPRECIATION PERIOD	THRESHOLD LIMIT (\$)
ASSET RECOGNITION THRESHOLDS AND DEPRECIATION PERIODS		
Land & land improvements		
land	-	1
land improvements	15 - 60 years	10,000
land under roads	-	1
Buildings		
buildings	10 - 100 years	5,000
Heritage Assets		
heritage assets	10 - 100 years	5,000
Plant and Equipment		
plant, machinery and equipment	2 - 10 years	500
furniture, equipment and computers	2 - 13 years	1,500
art collection and civic regalia	-	3,000
Roads		
roads - surface and seal	12 - 60 years	20,000
spray seal		500m ²
asphalt		150m ²
concrete		55m ²
road pavement	53 - 60 years	290m ²
roads - kerb, channel and minor culverts	60 - 90 years	1
Bridges and major culverts	40 - 100 years	1
Footpaths and cycleways		
footpaths	10 - 70 years	1
bike paths	10 - 70 years	1
Drainage	50 - 90 years	1
Other infrastructure		
naturestrip trees	50 years	1
regulatory signs	7 - 35 years	1
street furniture	5 - 50 years	1

LAND UNDER ROADS

Council recognises land under roads it controls at fair value.

DEPRECIATION AND AMORTISATION

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

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

Road earthworks are not depreciated on the basis that they are assessed as not having a limited useful life.

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

Depreciation periods used are listed above and are consistent with the prior year unless otherwise stated.

REPAIRS AND MAINTENANCE

Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

VALUATION OF LAND AND BUILDINGS

Valuation of land and buildings were undertaken by a qualified independent valuer, LG Valuations (Principal - Marcus Hann, Valuer No.62901). The valuation of land and buildings is at fair value, being market value based on highest and best use permitted by relevant land planning provisions. Where land use is restricted through existing planning provisions the valuation is reduced to reflect this limitation. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Specialised land is valued at fair value using site values adjusted for englobo (undeveloped and/or unserviced) characteristics, access rights and private interests of other parties and entitlements of infrastructure assets and services. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Any significant movements in the unobservable inputs for land and land under roads will have a significant impact on the fair value of these assets.

The date of the current valuation is detailed in the following table. A full revaluation of these assets will be conducted in 2020/21.

Details of the Council's land and buildings and information about the fair value hierarchy as at 30 June 2019 are as follows:

	LEVEL 1	LEVEL 2	LEVEL 3	DATE OF VALUATION
Land	-	44,444	-	January 2018
Specialised land	-	-	26,521	January 2018
Land improvements	-	-	7,805	January 2018
Heritage Buildings	-	-	20,914	January 2018
Buildings	-	-	53,436	January 2018
Total	-	44,444	108,676	

VALUATION OF INFRASTRUCTURE

Valuation of infrastructure assets has been determined in accordance with an internal valuation undertaken by Team Leader Strategic Assets, (Bachelor Technology Civil Engineering).

The date of the current valuation is detailed in the following table.

The valuation is at fair value based on replacement cost less accumulated depreciation as at the date of valuation.

Details of the Council's infrastructure and information about the fair value hierarchy as at 30 June 2019 are as follows

	LEVEL 1	LEVEL 2	LEVEL 3	DATE OF VALUATION
Roads	-	-	471,084	June 2018
Bridges	-	-	14,273	June 2018
Footpaths and cycleways	-	-	54,629	June 2018
Drainage	-	-	117,069	June 2018
Recreational, leisure and community facilities	-	-	93,432	June 2018
Waste management	-	-	6,147	June 2018
Parks, open space and streetscapes	-	-	46,332	June 2018
Aerodromes	-	-	8,021	June 2018
Off street car parks	-	-	11,038	June 2018
Other infrastructure	-	-	7,888	June 2018
Total	-	-	829,913	

DESCRIPTION OF SIGNIFICANT UNOBSERVABLE INPUTS INTO LEVEL 3 VALUATIONS

Specialised land and land under roads is valued using a market based direct comparison technique. Significant unobservable inputs include the extent and impact of restriction of use and the market cost of land per square metre. The extent and impact of restrictions on use varies and results in a reduction to surrounding land values between 75% and 95%. The market value of land varies significantly depending on the location of the land and the current market conditions. Currently land values range between \$0.05 and \$899.73 per square metre.

Specialised buildings are valued using a depreciated replacement cost technique. Significant unobservable inputs include the current replacement cost and remaining useful lives of buildings. Current replacement costs is calculated on a square metre basis and ranges from \$35.00 to \$16,500.00 per square metre. The remaining useful lives of buildings are determined on the basis of the current condition of buildings and vary from 20 years to 100 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of buildings are sensitive to changes in expectations or requirements that could either shorten or extend the useful lives of buildings.

Infrastructure assets are valued based on the depreciated replacement cost. Significant unobservable inputs include the current replacement cost and remaining useful lives of infrastructure. The remaining useful lives of infrastructure assets are determined on the basis of the current condition of the asset and vary from 5 years to 100 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of infrastructure are sensitive to changes in use, expectations or requirements that could either shorten or extend the useful lives of infrastructure assets.

	2019 \$'000	2018 \$'000
<i>RECONCILIATION OF SPECIALISED LAND</i>		
Land under roads	26,521	26,414
Total specialised land	26,521	26,414

6.3 INVESTMENTS IN ASSOCIATES, JOINT ARRANGEMENTS AND SUBSIDIARIES**2019
\$'000****2019
\$'000****(A) INVESTMENTS IN ASSOCIATES**

Investments in associates accounted for by the equity method are:

- Goulburn Valley Regional Library Corporation (GVRLC)

1,393

1,457

GOULBURN VALLEY REGIONAL LIBRARY CORPORATION**BACKGROUND**

The Goulburn Valley Regional Library Corporation is an entity which has been established to serve three northern Victorian councils; the Greater Shepparton City Council, Moira Shire Council and the Strathbogie Shire Council. Each Council has two representatives on the Board of the Corporation.

Each of the member Councils contributes financially to the operation of the Corporation based on the ratio of their population base. Contribution payments are considered a 'fee for service' on a commercial basis and are relative to the services the Corporation provides. The amount of financial contribution does not bring with it any additional voting rights or influence on the library activities and therefore no greater power or control.

COUNCIL'S SHARE OF ACCUMULATED SURPLUS/(DEFICIT)

Council's share of accumulated surplus(deficit) at start of year

(322)

(268)

Reported surplus(deficit) for year

(65)

(54)

Council's share of accumulated surplus(deficit) at end of year

(387)**(322)****COUNCIL'S SHARE OF RESERVES**

Council's share of reserves at start of year

1,780

1,780

Adjustment to prior year's share of reserves

-

-

Council's share of reserves at end of year

1,780**1,780****MOVEMENT IN CARRYING VALUE OF SPECIFIC INVESTMENT**

Carrying value of investment at start of year

1,457

1,512

Share of surplus(deficit) for year

(65)

(54)

% share of equity adjustment

1

-

Adjustment to prior year's equity share

-

(1)

Carrying value of investment at end of year

1,393**1,457**

Associates are all entities over which Council has significant influence but not control or joint control. Investments in associates are accounted for using the equity method of accounting, after initially being recognised at cost.

Note 7 – People and relationships

7.1 COUNCIL AND KEY MANAGEMENT REMUNERATION		2019 NO.	2018 NO
(A) RELATED PARTIES			
<i>PARENT ENTITY</i>			
Greater Shepparton City Council is the parent entity.			
<i>ASSOCIATES</i>			
Interests in subsidiaries and associates are detailed in Note 6.3.			
(B) KEY MANAGEMENT PERSONNEL			
Details of persons holding the position of Councillor or other members of key management personnel at any time during the year are:			
Councillors	Councillor Kim O'Keeffe (Mayor)		
	Councillor Shelley Sutton		
	Councillor Dinny Adem		
	Councillor Seema Abdullah		
	Councillor Bruce Giovanetti		
	Councillor Chris Hazelman		
	Councillor Les Oroszvary		
	Councillor Dennis Patterson		
	Councillor Fern Summer		
Executive Management	Chief Executive Officer		
	Director - Community		
	Director - Corporate Services		
	Director - Infrastructure		
	Director - Sustainable Development		
Total Number of Councillors		9	9
Total of Chief Executive Officer and other Key Management Personnel		5	6
Total Number of Key Management Personnel		14	15
(C) REMUNERATION OF KEY MANAGEMENT PERSONNEL			
Total remuneration of key management personnel was as follows:			
Short-term benefits		1,391	1,308
Long-term benefits		27	28
Post-employment benefits		132	126
Total		1,550	1,462

* A correction of \$346k was made to prior year figures as they incorrectly included the total long service leave entitlements at the end of the year rather than accrued entitlements during the year.

7.1 COUNCIL AND KEY MANAGEMENT REMUNERATION	2019 NO.	2018 NO
The numbers of key management personnel whose total remuneration from Council and any related entities, fall within the following bands:		
\$20,000 - \$29,999	8	7
\$40,000 - \$49,999	-	1
\$60,000 - \$69,999	-	2
\$80,000 - \$89,999	1	-
\$140,000 - \$149,999	-	1
\$170,000 - \$179,999	-	1
\$210,000 - \$219,999	3	1
\$220,000 - \$229,999	1	1
\$300,000 - \$309,999	-	1
\$320,000 - \$329,999	1	-
	14	15
(D) SENIOR OFFICER REMUNERATION		
A Senior Officer is an officer of Council, other than Key Management Personnel, who:		
a) has management responsibilities and reports directly to the Chief Executive; or		
b) whose total annual remuneration exceeds \$148,000		
The number of Senior Officers are shown below in their relevant income bands:		
Income Range:		
\$148,000 - \$149,999	2	1
\$150,000 - \$159,999	8	7
\$170,000 - \$179,999	1	1
	11	9
	\$'000	\$'000
Total Remuneration for the reporting year for Senior Officers included above, amounted to	1,706	1,384

* A correction of \$34k was made to prior year figures as they did not include entitlements accrued during the year.

7.2 RELATED PARTY DISCLOSURE**(A) TRANSACTIONS WITH RELATED PARTIES**

During the period Council entered into the following transactions with related parties.

Payments to Goulburn Valley Regional Library Corporation

1,618	1,580
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Annual fees paid for provision of library services to the Council. Library services were provided to Shepparton, Mooroopna and Tatura townships, whilst a mobile library serviced nine additional towns within the municipality of the Greater Shepparton City Council.

Receipts from Goulburn Valley Regional Library Corporation

67	62
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Annual fees received for provision of financial and human resource services, being accounts payable, accounts receivable, asset management, treasury, financial reporting and payroll services.

During the period the Corporation entered into the following other related party transactions:

Payments to entities controlled by key management personnel ^{1,2,3,4,5,6}

Receipts from entities controlled by key management personnel ^{7,8,9,10}

Notes:

1. Payment of \$44,377 to Goulburn Murray Community Leadership Program as contribution to the Fairley Leadership Program and professional development courses (Cr. Hazelman has an interest).
2. Payment of \$26,393 to Tallygaroopna Recreation Reserve Committee of Management by way of Our Sporting Future grant funding and maintenance grant allocations (Cr. Hazelman has an interest).
3. Payment of \$3,200 to the Ethnic Council of Shepparton by way of a community matching grant (Cr. Hazelman has an interest).
4. Payment of \$35,268 to Goulburn Valley Waste and Resource Recovery Group, of which, the Greater Shepparton City Council is a contribution partner (Cr. Abdullah has an interest).
5. Payment of \$16,121 to LaTrobe University for contributions to scholarship programs (Dir. Sustainable Development has an interest).
6. Payment of \$2,728 to AFL Goulburn Murray as a promotional events partner (Dir. Sustainable Development has an interest).
7. Receipts of \$44,856 from Goulburn Valley Waste and Resource Recovery Group for provision of financial and payroll services (Cr. Abdullah has an interest).
8. Receipts of \$11,587 from LaTrobe University for facilities hire, Council services and contributions to community programs (Dir. Sustainable Development has an interest).
9. Receipts of \$697 from AFL Goulburn Murray for facilities hire (Dir. Sustainable Development has an interest).
10. Receipts of \$1,043 from the Ethnic Council of Shepparton as contributions to Council events (Cr. Hazelman has an interest).

Any close family member of key management personnel are employed through an arm's length process. They are paid in accordance with the award for the job they perform. Council employs 974 permanent, part-time and casual staff of which two were close family members of key management personnel.

(B) OUTSTANDING BALANCES WITH RELATED PARTIES

There were no outstanding balances at the end of the reporting period in relation to transactions with related parties.

(C) LOANS TO/FROM RELATED PARTIES

There were no loans in existence at balance date that have been made, guaranteed or secured by the council to a related party.

(D) COMMITMENTS TO/FROM RELATED PARTIES

There were no commitments in existence at balance date that have been made, guaranteed or secured by the council to a related party.

Note 8 – Managing uncertainties

8.1 CONTINGENT ASSETS AND LIABILITIES

CONTINGENT LIABILITIES

SUPERANNUATION

Council has obligations under a defined benefit superannuation scheme that may result in the need to make additional contributions to the scheme, matters relating to this potential obligation are outlined below. As a result of the volatility in financial markets the likelihood of making such contributions in future periods exists.

LANDFILL

Council operates a landfill. Council has taken up a financial provision for site rehabilitation works in the future (refer Note 5.5). This provision is based on expert estimates and assumptions covering a 30 year period, and as such, Council is unable to accurately assess the financial implications of such works.

LIABILITIES THROUGH ASSOCIATION WITH MAV

Council is a participant of the MAV Liability Mutual Insurance (LMI) Scheme. The LMI scheme provides public liability and professional indemnity insurance cover. The LMI scheme states that each participant will remain liable to make further contributions to the scheme in respect of any insurance year in which it was a participant to the extent of its participant's share of any shortfall in the provision set aside in respect of that insurance year, and such liability will continue whether or not the participant remains a participant in future insurance years.

8.2 CHANGE IN ACCOUNTING STANDARDS

Financial Instruments (AASB9)

This standard simplifies the model for classifying and recognising financial assets and adopts an expected loss model for impairment assessment, where the expected losses are recognised throughout the life of the financial asset, not only after a loss event has been identified. As a result, impairment losses will be recognised earlier and at more regular intervals.

The application of AASB9 has not significantly impacted Council's financials, however it has changed the model for calculating the provision for doubtful debt from an incurred loss model to an expected loss model (refer note 5.1(e)).

The following new AASB's have been issued that are not mandatory for the 30 June 2019 reporting period. Council has assessed these pending standards and has identified the following potential impacts will flow from the application of these standards in future reporting periods.

Revenue from contracts with customers (AASB 15) (applies 2019/20 for LG sector)

The standard shifts the focus from the transaction-level to a contract-based approach. Recognition is determined based on what the customer expects to be entitled to (rights and obligations), while measurement encompasses estimation by the entity of the amount expected to be entitled for performing under the contract. The full impact of this standard is not known however it is most likely to impact where contracts extend over time, where there are rights and obligations that may vary the timing or amount of the consideration, or where there are multiple performance elements. This has the potential to impact on the recognition of certain grant income.

Amendments to Australian Accounting Standards – Deferral of AASB 15 for Not-for-Profit Entities (AASB 2016-7) (applies 2019/20)
This Standard defers the mandatory effective date of AASB 15 for not-for-profit entities from 1 January 2018 to 1 January 2019.

Leases (AASB 16) (applies 2019/20)

The classification of leases as either finance leases or operating leases is eliminated for lessees. Leases will be recognised in the Balance Sheet by capitalising the present value of the minimum lease payments and showing a 'right-of-use' asset, while future lease payments will be recognised as a financial liability. The nature of the expense recognised in the profit or loss will change. Rather than being shown as rent, or as leasing costs, it will be recognised as depreciation on the 'right-of-use' asset, and an interest charge on the lease liability. The interest charge will be calculated using the effective interest method, which will result in a gradual reduction of interest expense over the lease term.

Council has elected to adopt the modified retrospective approach to the transition to the new lease standard. This will mean that only existing operating leases for non low value assets, with remaining terms greater than 12 months, will be recognised on transition (1 July 2019). Based on our current lease commitments and an assumption of a continuation of the current leasing arrangements Council expects that the transition to the new standard will see the initial recognition of \$524,448 in lease related assets and an equivalent liability.

Income of Not-for-Profit Entities (AASB 1058) (applies 2019/20)

This standard is expected to apply to certain transactions currently accounted for under AASB 1004 Contributions and establishes revenue recognition principles for transactions where the consideration to acquire an asset is significantly less than fair value to enable a not-for-profit entity to further its objectives.

8.3 FINANCIAL INSTRUMENTS

(A) OBJECTIVES AND POLICIES

The Council's principal financial instruments comprise cash assets, term deposits, receivables (excluding statutory receivables), payables (excluding statutory payables) and bank borrowings. Details of the significant accounting policies and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument is disclosed in the notes of the financial statements. Risk management is carried out by senior management under policies approved by the Council. These policies include identification and analysis of the risk exposure to Council and appropriate procedures, controls and risk minimisation.

(B) MARKET RISK

Market risk is the risk that the fair value or future cash flows of council financial instruments will fluctuate because of changes in market prices. The Council's exposure to market risk is primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk.

INTEREST RATE RISK

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Council's interest rate liability risk arises primarily from long term loans and borrowings at fixed rates which exposes council to fair value interest rate risk. Council does not hold any interest bearing financial instruments that are measured at fair value, and therefore has no exposure to fair value interest rate risk. Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Council has minimal exposure to cash flow interest rate risk through its cash and deposits that are at floating rates.

Investment of surplus funds is made with approved financial institutions under the *Local Government Act 1989*. Council manages interest rate risk by adopting an investment policy that ensures:

- diversification of investment product;
- monitoring of return on investment; and
- benchmarking of returns and comparison with budget.

There has been no significant change in the Council's exposure, or its objectives, policies and processes for managing interest rate risk or the methods used to measure this risk from the previous reporting period.

Interest rate movements have not been sufficiently significant during the year to have an impact on the Council's year end result.

(C) CREDIT RISK

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause Council to make a financial loss. Council have exposure to credit risk on some financial assets included in the balance sheet. Particularly significant areas of credit risk exist in relation to outstanding fees and fines as well as loans and receivables from sporting clubs and associations. To help manage this risk:

- council have a policy for establishing credit limits for the entities council deal with;
- council may require collateral where appropriate; and
- council only invest surplus funds with financial institutions which have a recognised credit rating specified in council's investment policy.

Receivables consist of a large number of customers, spread across the ratepayer, business and government sectors.

Credit risk associated with the council's financial assets is minimal because the main debtor is secured by a charge over the rateable property.

There are no material financial assets which are individually determined to be impaired.

The maximum exposure to credit risk at the reporting date to recognised financial assets is the carrying amount, net of any provisions for impairment of those assets, as disclosed in the balance sheet and notes to the financial statements. Council does not hold any collateral.

8.3 FINANCIAL INSTRUMENTS

(D) LIQUIDITY RISK

Liquidity risk includes the risk that, as a result of council's operational liquidity requirements it will not have sufficient funds to settle a transaction when required or will be forced to sell a financial asset at below value or may be unable to settle or recover a financial asset.

To help reduce these risks Council:

- have a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- have readily accessible standby facilities and other funding arrangements in place;
- have a liquidity portfolio structure that requires surplus funds to be invested within various bands of liquid instruments;
- monitor budget to actual performance on a regular basis; and
- set limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

The Council's maximum exposure to liquidity risk is the carrying amounts of financial liabilities as disclosed on the face of the balance sheet and is deemed insignificant based on prior periods' data and current assessment of risk.

There has been no significant change in Council's exposure, or its objectives, policies and processes for managing liquidity risk or the methods used to measure this risk from the previous reporting period.

With the exception of borrowings, all financial liabilities are expected to be settled within normal terms of trade. Details of the maturity profile for borrowings are disclosed at Note 5.4.

Unless otherwise stated, the carrying amounts of financial instruments reflect their fair value.

(E) SENSITIVITY DISCLOSURE ANALYSIS

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, Council believes the following movements are 'reasonably possible' over the next 12 months:

- A parallel shift of + 0.0% and -1.0% in market interest rates (AUD) from year-end rates of 2.16%.

These movements will not have a material impact on the valuation of Council's financial assets and liabilities, nor will they have a material impact on the results of Council's operations.

8.4 FAIR VALUE MEASUREMENT

FAIR VALUE HIERARCHY

Council's financial assets and liabilities are not valued in accordance with the fair value hierarchy, Council's financial assets and liabilities are measured at amortised cost.

Council measures certain assets and liabilities at fair value where required or permitted by Australian Accounting Standards. AASB 13 Fair value measurement, aims to improve consistency and reduce complexity by providing a definition of fair value and a single source of fair value measurement and disclosure requirements for use across Australian Accounting Standards.

AASB 13 defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value under AASB 13 is an exit price regardless of whether that price is directly observable or estimated using another valuation technique.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within a fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and

Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For the purpose of fair value disclosures, Council has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

In addition, Council determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

REVALUATION

Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, are measured at their fair value, being the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. At balance date, the Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date, the class of asset was revalued.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use of an asset result in changes to the permissible or practical highest and best use of the asset. In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis ranging from 3 to 5 years. The valuation is performed either by experienced council officers or independent experts.

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

IMPAIRMENT OF ASSETS

At each reporting date, the Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs of disposal and value in use, is compared to the assets carrying value. Any excess of the assets carrying value over its recoverable amount is expensed to the comprehensive income statement, unless the asset is carried at the revalued amount in which case, the impairment loss is recognised directly against the revaluation surplus in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset.

8.5 EVENTS OCCURRING AFTER BALANCE DATE

No matters have occurred after balance date that require disclosure in the financial report.

Note 9 – Other matters

9.1 RESERVES	BALANCE AT BEGINNING OF REPORTING PERIOD \$'000	INCREMENT (DECREMENT) \$'000	BALANCE AT END OF REPORTING PERIOD \$'000
(A) ASSET REVALUATION RESERVES			
2019			
PROPERTY			
Land - specialised	-	-	-
Land - non specialised	5,905	-	5,905
Land improvements	5,657	-	5,657
Heritage buildings	1,390	-	1,390
Buildings	7,205	-	7,205
	20,157	-	20,157
PLANT & EQUIPMENT			
Artwork and regalia	14,165	-	14,165
	14,165	-	14,165

9.1 RESERVES	BALANCE AT BEGINNING OF REPORTING PERIOD \$'000	INCREMENT (DECREMENT) \$'000	BALANCE AT END OF REPORTING PERIOD \$'000
<i>INFRASTRUCTURE</i>			
Roads	409,837	-	409,837
Bridges	19,042	-	19,042
Footpaths and cycleways	52,702	-	52,702
Drainage	60,369	-	60,369
Recreational, leisure and community facilities	51,967	-	51,967
Waste management	394	-	394
Parks, open space and streetscapes	21,887	-	21,887
Aerodromes	2,271	-	2,271
Offstreet car parks	7,247	-	7,247
Other infrastructure	2,848	-	2,848
	628,564	-	628,564
Total asset revaluation reserves	662,886	-	662,886
2018			
PROPERTY			
Land - specialised	3,322	(3,322)	-
Land - non specialised	1,572	4,333	5,905
Land improvements	4,540	1,117	5,657
Heritage buildings	339	1,051	1,390
Buildings	2,821	4,384	7,205
	12,594	7,563	20,157
<i>PLANT & EQUIPMENT</i>			
Artwork and regalia	13,516	649	14,165
	13,516	649	14,165
<i>INFRASTRUCTURE</i>			
Roads	343,536	66,301	409,837
Bridges	18,819	223	19,042
Footpaths and cycleways	37,805	14,897	52,702
Drainage	43,113	17,256	60,369
Recreational, leisure and community facilities	53,821	(1,854)	51,967
Waste management	228	166	394
Parks, open space and streetscapes	15,031	6,856	21,887
Aerodromes	1,129	1,142	2,271
Offstreet car parks	5,184	2,063	7,247
Other infrastructure	1,131	1,717	2,848
	519,797	108,767	628,564
Total asset revaluation reserves	545,907	116,979	662,886

The asset revaluation reserve is used to record the increased (net) value of Council's assets over time.

9.2 RECONCILIATION OF CASH FLOWS FROM OPERATING ACTIVITIES TO SURPLUS/(DEFICIT)	2019 \$'000	2018 \$'000
Surplus/(deficit) for the year	24,852	23,793
Depreciation/amortisation	26,182	24,068
(Profit)/loss on disposal of property, infrastructure, plant and equipment	830	825
Contributions - Non-monetary assets	(9,187)	(10,763)
Finance costs	1,009	1,142
Assets written off	421	-
Bad debts	108	-
Share of net (profits) or loss of associates and joint ventures	65	54
Net write-off of intangibles	-	754
Project costs expended on non-council assets	-	2,258
Change in assets and liabilities:		
(Increase)/decrease in trade and other receivables	1,147	(1,767)
(Increase)/decrease in prepayments	(323)	(3)
Increase/(decrease) in accrued income	-	(364)
Increase/(decrease) in trade and other payables	2,379	4,821
Increase/(decrease) in other liabilities	(31)	120
(Increase)/decrease in inventories	13	(46)
Increase/(decrease) in employee provisions	931	(328)
Increase/(decrease) in landfill provisions	1,074	(557)
(Increase)/decrease in other assets	-	(1)
Net cash provided by operating activities	49,470	44,006
9.3 SUPERANNUATION		

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

ACCUMULATION

The Fund's accumulation categories, Vision MySuper/Vision Super Saver receive both employer and employee contributions on a progressive basis. Employer contributions are normally based on a fixed percentage of employee earnings (for the year ended 30 June 2019, this was 9.5% as required under Superannuation Guarantee legislation).

DEFINED BENEFIT

Council does not use defined benefit accounting for its defined benefit obligations under the Fund's Defined Benefit category. This is because the Fund's Defined Benefit category is a pooled multi-employer sponsored plan.

FUNDING ARRANGEMENTS

Council makes employer contributions to the Defined Benefit category of the Fund at rates determined by the Trustee on the advice of the Fund Actuary. For the year ended 30 June 2019, this rate was 9.5% of members' salaries (9.5% in 2017/2018).

As at 30 June 2018, an interim actuarial investigation was held as the Fund provides lifetime pensions in the Defined Benefit category. The vested benefit index (VBI) of the Defined Benefit category of which Council is a contributing employer was 106.0%.

The financial assumptions used to calculate the VBIs were:

- Net investment returns 6.0% pa
- Salary information 3.5% pa
- Price inflation (CPI) 2.0% pa.

Vision Super has advised that the estimated VBI at 30 June 2019 was 107.1%.

The VBI is to be used as the primary funding indicator. Because the VBI was above 100%, the 30 June 2018 actuarial investigation determined the Defined Benefit category was in a satisfactory financial position and that no change was necessary to the Defined Benefit category's funding arrangements from prior years.

THE 2018 INTERIM ACTUARIAL INVESTIGATION SURPLUS AMOUNTS

An actuarial investigation is conducted annually for the Defined Benefit category of which Greater Shepparton City Council is a contributing employer. Generally, a full actuarial investigation conducted every three years and interim actuarial investigations are conducted for each intervening year. An interim investigation was conducted as at 30 June 2018 and a full actuarial investigation was conducted as at 30 June 2017.

The Fund's actuarial investigation as at 30 June 2018 identified the following in the defined benefit category of which Council is a contributing employer:

- A VBI surplus of \$131.9 million
- A total service liability surplus of \$218.3 million.
- A discounted accrued benefits surplus of \$249.1 million.

The VBI surplus means that the market value of the fund's assets supporting the defined benefit obligations exceed the vested benefits that the defined benefit members would have been entitled to if they had all exited on 30 June 2018.

An interim actuarial investigation will be conducted for the Fund's position as at 30 June 2019. It is anticipated that this actuarial investigation will be completed in December 2019.

PERFORMANCE STATEMENT

For the year ended 30 June 2019

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

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

The following table details the Key Strategic Activities and performance target and measures contained in the Council's 2018-19 budget compared to the actual results for the year.

Description of municipality

Greater Shepparton is a vibrant, diverse community located approximately two hours north of Melbourne in the heart of the Goulburn Valley, the food bowl of Australia.

As a growing regional centre with a vibrant cultural mix of people, the community comprises approximately 66,000 residents living within 60 localities. However Shepparton services a much larger population of approximately 250,000 people as the main service centre for northern Victoria.

Greater Shepparton enjoys a young demographic with growing families, with 2016 census data showing the proportion of couples with children nearly three per cent above the regional Victorian average, at 27.8 per cent.

Our community is culturally rich with a large proportion of the population born overseas (13 per cent), with many residents immigrating from India, Afghanistan, Sudan, Italy, Iraq, Turkey, New Zealand and the Philippines. Italian, Arabic, Persian/Dari, Turkish, Albanian, Punjabi, Greek, Macedonian, Mandarin and Filipino/Tagalog are the most commonly spoken languages other than English.

Greater Shepparton is also the home to regional Victoria's largest Aboriginal community, making up approximately 3.5 per cent of the population.

Two hours north of Melbourne, Greater Shepparton's central location is a major advantage and has seen our urban centre emerge as the retail, industry and services hub for central Victoria. Located at the intersection of the Midland and Goulburn Valley Highways, Greater Shepparton provides easy access to Adelaide, Sydney, Brisbane and Melbourne.

The city of Shepparton acts as a major industrial, employment and service centre for a wide catchment, including many rural settlements within and beyond its municipal boundaries, with its gross regional product totalling \$3.48 billion per annum.

Greater Shepparton forms part of the 'Food Bowl of Australia', which accounts for 25 per cent of the total value of Victoria's agricultural production. We are a national centre for dairy and horticulture, exporting reliable premium quality fresh and value-added produce via innovative practices and a world class irrigation system. Shepparton is also often referred to as the transport hub of regional Victoria due to its extensive road transport industry.

Major industries for the region include manufacturing, retail trade, health care and social assistance, agriculture and construction. Greater Shepparton is home to several multinational and iconic companies such as Campbell's Soups, SPC, Tatura Milk Industries (Bega), Unilever, Visy, Pental Soaps and Pactum Dairy (Australian Consolidated Milk). Several multinational companies also reside just outside of the Greater Shepparton municipal boundary, such as Nestle, Murray Goulburn and Bega.

These companies utilise Shepparton as their major hub and home to their transport and logistics operations.

REPORT OF OPERATIONS

Service Performance Indicators

For the year ended 30 June 2019

INDICATOR/MEASURE	RESULTS 2016	RESULTS 2017	RESULTS 2018	RESULTS 2019	MATERIAL VARIATIONS
Aquatic Facilities					
Service standard					
Health inspections of aquatic facilities [Number of authorised officer inspections of Council aquatic facilities / Number of Council aquatic facilities]	1	1	0	1	
Health and Safety					
Reportable safety incidents at aquatic facilities [Number of WorkSafe reportable aquatic facility safety incidents]	3	0	1	2	
Service cost					
Cost of indoor aquatic facilities [Direct cost of indoor aquatic facilities less income received / Number of visits to indoor aquatic facilities]	\$115	\$0.98	\$0.79	\$1.33	There has been a significant increase in utility costs for 2018-19.
Service Cost					
Cost of outdoor aquatic facilities [Direct cost of outdoor aquatic facilities less income received / Number of visits to outdoor aquatic facilities]	\$8.09	\$10.56	\$9.79	\$13.31	Attendance in 2018-19 lower due to the impact of weather conditions on the number of days open compared to previous year.
Animal Management					
Timeliness					
Time taken to action animal management requests [Number of days between receipt and first response action for all animal management requests / Number of animal management requests]	1	1	1	1	
Service standard					
Animals reclaimed [Number of animals reclaimed / Number of animals collected] x100	44.22%	41.27%	39.97%	47.14%	

INDICATOR/MEASURE	RESULTS 2016	RESULTS 2017	RESULTS 2018	RESULTS 2019	MATERIAL VARIATIONS
Service cost					
Cost of animal management service [Direct cost of the animal management service / Number of registered animals]	\$55.64	\$57.47	\$65.24	\$65.92	.
<i>External labour costs associated with Animal Management were not included in the 2016 figures.</i>					
Food Safety					
Timeliness					
Time taken to action food complaints [Number of days between receipt and first response action for all food complaints / Number of food complaints]	4.97	4.60	2.18	2.58	
Service standard					
Food safety assessments [Number of registered class 1 food premises and class 2 food premises that receive an annual food safety assessment in accordance with the Food Act 1984 / Number of registered class 1 food premises and class 2 food premises that require an annual food safety assessment in accordance with the Food Act 1984] x100	80.76%	67.65%	82.37%	67.31%	Food safety assessments have decreased from 341 in 2017-18 to 280 in 2018-19
Service cost					
Cost of food safety service [Direct cost of the food safety service / Number of food premises registered or notified in accordance with the Food Act 1984]	\$669.46	\$610.70	\$635.09	\$641.69	
Governance					
Transparency					
Council decisions made at meetings closed to the public [Number of Council resolutions made at ordinary or special meetings of Council, or at meetings of a special committee consisting only of Councillors, closed to the public / Number of Council resolutions made at ordinary or special meetings of Council or at meetings of a special committee consisting only of Councillors] x100	4.56%	2.23%	2.59%	1.40%	There were only 3 decisions made at meetings closed to the public in 2018-19 compared with 6 in 2017-18.
Consultation and engagement					
Satisfaction with community consultation and engagement Community satisfaction rating out of 100 with how Council has performed on community consultation and engagement	51	53	57	55	

INDICATOR/MEASURE	RESULTS 2016	RESULTS 2017	RESULTS 2018	RESULTS 2019	MATERIAL VARIATIONS
Attendance					
Councillor attendance at council meetings [The sum of the number of Councillors who attended each ordinary and special Council meeting / (Number of ordinary and special Council meetings) × (Number of Councillors elected at the last Council general election)] × 100	89.52%	92.31%	92.36%	85.42%	There was higher Councillor leave in 2018-19
Service cost					
Cost of governance [Direct cost of the governance service / Number of Councillors elected at the last Council general election]	\$74,780.00	\$51,505.78	\$40,364.78	\$41,253.44	
Home and Community Care (HACC)					
Timeliness					
Time taken to commence the HACC service [Number of days between the referral of a new client and the commencement of HACC service / Number of new clients who have received a HACC service]	0.00	N/A	N/A	N/A	Reporting on HACC ceased on 1 July 2016 due to the introduction of the Commonwealth Government's NDIS and CHSP programs.
Service standard					
Compliance with Community Care Common Standards [Number of Community Care Common Standards expected outcomes met / Number of expected outcomes under the Community Care Common Standards] × 100	88.89%	N/A	N/A	N/A	Reporting on HACC ceased on 1 July 2016 due to the introduction of the Commonwealth Government's NDIS and CHSP programs.
Service cost					
Cost of domestic care service [Cost of the domestic care service / Hours of domestic care service provided]	\$38.67	N/A	N/A	N/A	Reporting on HACC ceased on 1 July 2016 due to the introduction of the Commonwealth Government's NDIS and CHSP programs.
Service cost					
Cost of personal care service [Cost of the personal care service / Hours of personal care service provided]	\$48.32	N/A	N/A	N/A	Reporting on HACC ceased on 1 July 2016 due to the introduction of the Commonwealth Government's NDIS and CHSP programs.
Service cost					
Cost of respite care service [Cost of the respite care service / Hours of respite care service provided]	\$46.04	N/A	N/A	N/A	Reporting on HACC ceased on 1 July 2016 due to the introduction of the Commonwealth Government's NDIS and CHSP programs.

INDICATOR/MEASURE	RESULTS 2016	RESULTS 2017	RESULTS 2018	RESULTS 2019	MATERIAL VARIATIONS
Libraries					
Utilisation					
Library collection usage [Number of library collection item loans / Number of library collection items]	2.98	3.10	3.28	3.42	Number of items borrowed per visit continues to increase each year.
Resource standard					
Standard of library collection [Number of library collection items purchased in the last 5 years / Number of library collection items] x100	41.08%	41.25%	45.98%	49.70%	The standard of the library collection continues to improve each year with around half of the collection less than 5 years old.
Service cost					
Cost of library service [Direct cost of the library service / Number of visits]	\$712	\$7.27	\$7.82	\$8.14	
Maternal and Child Health (MCH)					
Satisfaction					
Participation in first MCH home visit [Number of first MCH home visits / Number of birth notifications received] x100	96.52%	102.08%	101.45%	101.86%	
Service standard					
Infant enrolments in the MCH service [Number of infants enrolled in the MCH service (from birth notifications received) / Number of birth notifications received] x100	95.29%	100%	100%	100%	
Service cost					
Cost of the MCH service [Cost of the MCH service / Hours worked by MCH nurses]	\$59.35	\$60.22	\$62.88	\$62.48	
Roads					
Satisfaction of use					
Sealed local road requests [Number of sealed local road requests / Kilometres of sealed local roads] x100	17.81	27.68	24.13	19.48	
Condition					
Sealed local roads maintained to condition standards [Number of kilometres of sealed local roads below the renewal intervention level set by Council / Kilometres of sealed local roads] x100	94.40%	94.43%	97.05%	97.07%	
Service Cost					

INDICATOR/MEASURE	RESULTS 2016	RESULTS 2017	RESULTS 2018	RESULTS 2019	MATERIAL VARIATIONS
Cost of sealed local road reconstruction [Direct cost of sealed local road reconstruction / Square metres of sealed local roads reconstructed]	\$56.98	\$85.89	\$186.75	\$28.40	
Service Cost					
Cost of sealed local road resealing [Direct cost of sealed local road resealing / Square metres of sealed local roads resealed]	\$8.24	\$4.54	\$4.29	\$5.21	
Statutory Planning					
Timeliness					
Time taken to decide planning applications [The median number of days between receipt of a planning application and a decision on the application]	51	43	53	55	
Service standard					
Planning applications decided within required timeframes [Number of planning application decisions made within 60 days / Number of planning application decisions made] x100	76.94%	85.50%	73.50%	58.29%	
Service cost					
Cost of statutory planning service [Direct cost of the statutory planning service / Number of planning applications received]	\$2,318.74	\$2,059.75	\$2,516.59	\$3,147.81	
					The increase in the cost of the statutory planning service is due to the reduction in number of applications from 435 in 2017-18 to 337 in 2018-19.
Waste Collection					
Satisfaction					
Kerbside bin collection requests [Number of kerbside garbage and recycling bin collection requests / Number of kerbside bin collection households] x1000	38.23	30.27	24.12	30.51	
Service standard					
Kerbside collection bins missed [Number of kerbside garbage and recycling collection bins missed / Number of scheduled kerbside garbage and recycling collection bin lifts] x10,000	2.01	2.34	9.22	3.03	
Service cost					

INDICATOR/MEASURE	RESULTS 2016	RESULTS 2017	RESULTS 2018	RESULTS 2019	MATERIAL VARIATIONS
Cost of kerbside garbage bin collection service [Direct cost of the kerbside garbage bin collection service / Number of kerbside garbage collection bins]	\$46.15	\$39.85	\$44.94	\$43.91	
Service cost					
Cost of kerbside recyclables collection service [Direct cost of the kerbside recyclables bin collection service / Number of kerbside recyclables collection bins]	\$25.83	\$23.67	\$36.09	\$51.13	Cost of kerbside recyclables collection has continued to increase due to higher costs since China implemented their waste import policy in 2018.

REPORT OF OPERATIONS

Sustainable Capacity Indicators

For the year ended 30 June 2019

INDICATOR/MEASURE	RESULTS 2016	RESULTS 2017	RESULTS 2018	RESULTS 2019	MATERIAL VARIATIONS
Own-source revenue					
Own-source revenue per head of municipal population [Own-source revenue / Municipal population]	\$1,431	\$1,450	\$1,492	\$1,548	
Recurrent grants					
Recurrent grants per head of municipal population [Recurrent grants / Municipal population]	\$314	\$488	\$388	\$366	The 2016-17 result includes the full 2016-17 allocation of Federal Financial Assistance Grant funds and 50% of the 2017-18 allocation of Federal Financial Assistance Grant funds.
Population					
Expenses per head of municipal population [Total expenses / Municipal population]	\$1,964	\$1,715	\$1,815	\$1,901	
Infrastructure per head of municipal population [Value of infrastructure / Municipal population]	\$12,268	\$12,800	\$14,616	\$14,807	
Population density per length of road [Municipal population / Kilometres of local roads]	28	28	29	29	
Disadvantage					
Relative socio-economic disadvantage [Index of Relative Socio-economic Disadvantage by decile]	2	2	2	2	

Definitions

“infrastructure” means non-current property, plant and equipment excluding land

“local road” means a sealed or unsealed road for which the Council is the responsible road authority under the Road Management Act 2004

“own-source revenue” means adjusted underlying revenue other than revenue that is not under the control of Council (including government grants)

“population” means Estimated Resident Population (ERP) sourced from the Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0)

“relative socio-economic disadvantage”, in relation to a municipality, means the relative socio-economic disadvantage, expressed as a decile for the relevant financial year, of the area in which the municipality is located according to the Index of Relative Socio-Economic Disadvantage (Catalogue Number 2033.0.55.001) of SEIFA

“SEIFA” means the Socio-Economic Indexes for Areas published from time to time by the Australian Bureau of Statistics on its Internet website

Service Performance Indicators

For the year ended 30 June 2019

SERVICE/INDICATOR/MEASURE	RESULTS 2016	RESULTS 2017	RESULTS 2018	RESULTS 2019	MATERIAL VARIATIONS
Governance					
Satisfaction					
Satisfaction with Council decisions [Community satisfaction rating out of 100 with how Council has performed in making decisions in the interest of the community]	46	49	55	53	
Statutory Planning					
Decision making					
Council planning decisions upheld at VCAT [Number of VCAT decisions that did not set aside Council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications] x100 In 2018-19 there were 3 out of 4 Council planning decisions upheld at VCAT compared to 5 out of 5 in 2017-18	100%	25%	100%	50%	In 2018-19 there were 2 out of 4 Council planning decisions upheld at VCAT compared to 5 out of 5 in 2017-18.
Roads					
Satisfaction					
Satisfaction with sealed local roads [Community satisfaction rating out of 100 with how Council has performed on the condition of sealed local roads]	48	40	55	57	
Libraries					
Participation					

SERVICE/INDICATOR/MEASURE	RESULTS	RESULTS	RESULTS 2018	RESULTS 2019	MATERIAL VARIATIONS
Active library members [Number of active library members / Municipal population] x100	13%	10%	9%	10%	-
Waste Collection					
Waste diversion					
Kerbside collection waste diverted from landfill [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100	37%	52%	50%	51%	
Aquatic facilities					
Utilisation					
Utilisation of aquatic facilities [Number of visits to aquatic facilities / Municipal population]	10	10	10	9	
Animal management					
Health and safety					
Animal management prosecutions [Number of successful animal management prosecutions]	1	3	4	6	The increase in prosecutions include two unregistered domestic animal businesses which occurred as a result of new puppy farm legislation.
Food safety					
Health and safety					
Critical and major non-compliance notifications [Number of critical non-compliance notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance notifications and major non-compliance notifications about food premises] x100	100%	0%	100%	0%	In 2018 there were 6 notifications while in 2019 there were no critical or major non-compliance notifications.
Home and community care					
Participation					
Participation in HACC service [Number of people that received a HACC service / Municipal target population for HACC services] x100	17%	N/A	N/A	N/A	
Participation					
Participation in HACC service by CALD people [Number of CALD people who receive a HACC service / Municipal target population in relation to CALD people for HACC services] x100	10%	N/A	N/A	N/A	
Maternal and child health					

SERVICE/INDICATOR/MEASURE	RESULTS	RESULTS	RESULTS 2018	RESULTS 2019	MATERIAL VARIATIONS
Participation					
Participation in the MCH service [Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100	77%	78%	79%	77%	
Participation					
Participation in the MCH service by Aboriginal children [Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100	64%	70%	77%	75%	

Definitions

“Aboriginal child” means a child who is an Aboriginal person

“Aboriginal person” has the same meaning as in the Aboriginal Heritage Act 2006

“active library member” means a member of a library who has borrowed a book from the library

“annual report” means an annual report prepared by a council under sections 131, 132 and 133 of the Act

“CALD” means culturally and linguistically diverse and refers to persons born outside Australia in a country whose national language is not English

“class 1 food premises” means food premises, within the meaning of the Food Act 1984, that have been declared as class 1 food premises under section 19C of that Act

“class 2 food premises” means food premises, within the meaning of the Food Act 1984, that have been declared as class 2 food premises under section 19C of that Act

“Community Care Common Standards” means the Community Care Common Standards for the delivery of HACC services, published from time to time by the Commonwealth

“critical non-compliance outcome notification” means a notification received by council under section 19N(3) or (4) of the Food Act 1984, or advice given to council by an authorized officer under that Act, of a deficiency that poses an immediate serious threat to public health

“food premises” has the same meaning as in the Food Act 1984

“HACC program” means the Home and Community Care program established under the Agreement entered into for the purpose of the Home and Community Care Act 1985 of the Commonwealth

“HACC service” means home help, personal care or community respite provided under the HACC program

“local road” means a sealed or unsealed road for which the council is the responsible road authority under the Road Management Act 2004

“major non-compliance outcome notification” means a notification received by a council under section 19N(3) or (4) of the Food Act 1984, or advice given to council by an authorized officer under that Act, of a deficiency that does not pose an immediate serious threat to public health but may do so if no remedial action is taken

“MCH” means the Maternal and Child Health Service provided by a council to support the health and development of children within the municipality from birth until school age

“population” means Estimated Resident Population (ERP) sourced from the Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0)

“target population” has the same meaning as in the Agreement entered into for the purposes of the Home and Community Care Act 1985 of the Commonwealth.

Financial Performance Indicators

For the year ended 30 June 2019

DIMENSION/ INDICATOR/MEASURE	RESULTS				FORECASTS				MATERIAL VARIATIONS
	2016	2017	2018	2019	2020	2021	2022	2023	
OPERATING POSITION									
Adjusted underlying result									Future year forecast (2019/2020) impacted by early receipt of 50% of the 2019/2020 Federal Financial Assistance Grant funds in 2018/2019.
Adjusted underlying surplus (or deficit)	-9%	14%	5%	4%	-3%	2%	3%	4%	
[Adjusted underlying surplus (deficit)/ Adjusted underlying revenue] x100									
LIQUIDITY									
Working capital									Reduction in 2020 and 2021 reflects increased capital expenditure on significant capital items including the New Shepparton Art Museum. Forecasts show Council remains above low risk with this indicator.
Current assets compared to current liabilities	186%	249%	270%	271%	144%	103%	134%	174%	
[Current assets / Current liabilities] x100									
Unrestricted cash									2015-16 to 2017-18 results include cash held in investments classified as other financial assets in the balance sheet.
Unrestricted cash compared to current liabilities	136%	133%	164%	48%	52%	22%	22%	22%	
[Unrestricted cash / Current liabilities] x100									
OBLIGATIONS									
Loans and borrowings									Movement between 2017/2018 and 2018/2019 results due to no new borrowings and payment of principal on existing debt.
Loans and borrowings compared to rates	27%	27%	25%	22%	19%	21%	18%	16%	
[Interest bearing loans and borrowings / Rate revenue] x100									
Loans and borrowings repayments compared to rates									
[Interest and principal repayments on interest bearing loans and borrowings / Rate revenue] x100	2%	5%	3%	3%	3%	3%	3%	3%	

DIMENSION/ INDICATOR/MEASURE	RESULTS				FORECASTS				MATERIAL VARIATIONS
	2016	2017	2018	2019	2020	2021	2022	2023	
Indebtedness									
Non-current liabilities compared to own source revenue	26%	27%	25%	24%	20%	21%	19%	17%	
[Non-current liabilities / Own source revenue] x100									
Asset renewal									
Asset renewal compared to depreciation									2018/2019 and prior year results impacted by the amount of Cosgrove Landfill renewal works. Expectation that planned future years renewal expenditure will increase upon completion of 10 year capital works program and Asset Management Plans.
[Asset renewal expenses / Asset depreciation] x100	82%	108%	76%	101%	69%	51%	41%	60%	
STABILITY									
Rates concentration									
Rates compared to adjusted underlying revenue	60%	56%	59%	59%	65%	63%	63%	64%	
[Rate revenue / Adjusted underlying revenue] x100									
Rates effort									
Rates compared to property values	0.7%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	
[Rate revenue / Capital improved value of rateable properties in the municipality] x100									
EFFICIENCY									
Expenditure level									
Expenses per property assessment	\$4,141	\$3,655	\$3,867	\$4,076	\$4,092	\$4,060	\$4,087	\$4,114	
[Total expenses / Number of property assessments]									

DIMENSION/ INDICATOR/MEASURE	RESULTS				FORECASTS				MATERIAL VARIATIONS
	2016	2017	2018	2019	2020	2021	2022	2023	
Revenue level									
Average residential rate per residential property assessment	\$1,803	\$1,870	\$1,919	\$1,920	\$1,958	\$1,977	\$1,977	\$2,017	
[Residential rate revenue / Number of residential property assessments]									
Workforce turnover									
Resignations and terminations compared to average staff									
[Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year] x100	13%	10%	11%	9%	7%	7%	7%	7%	

Definitions

“adjusted underlying revenue” means total income other than—

- (a) non-recurrent grants used to fund capital expenditure; and
- (b) non-monetary asset contributions; and
- (c) contributions to fund capital expenditure from sources other than those referred to in paragraphs (a) and (b)

“adjusted underlying surplus (or deficit)” means adjusted underlying revenue less total expenditure

“asset renewal expenditure” means expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability

“current assets” has the same meaning as in the AAS

“current liabilities” has the same meaning as in the AAS

“non-current assets” means all assets other than current assets

“non-current liabilities” means all liabilities other than current liabilities

“non-recurrent grant” means a grant obtained on the condition that it be expended in a specified manner and is not expected to be received again during the period covered by a council’s Strategic Resource Plan

“own-source revenue” means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)

“population” means the resident population estimated by council

“rate revenue” means revenue from general rates, municipal charges, service rates and service charges

“recurrent grant” means a grant other than a non-recurrent grant

“residential rates” means revenue from general rates, municipal charges, service rates and service charges levied on residential properties

“restricted cash” means cash and cash equivalents, within the meaning of the AAS, that are not available for use other than for a purpose for which it is restricted, and includes cash to be used to fund capital works expenditure from the previous financial year

“unrestricted cash” means all cash and cash equivalents other than restricted cash.

Other Information

1. Basis of preparation

Council is required to prepare and include a performance statement within its annual report. The performance statement includes the results of the prescribed sustainable capacity, service performance and financial performance indicators and measures together with a description of the municipal district and an explanation of material variations in the results. This statement has been prepared to meet the requirements of the Local Government Act 1989 and Local Government (Planning and Reporting) Regulations 2014.

Where applicable the results in the performance statement have been prepared on accounting bases consistent with those reported in the Financial Statements. The other results are based on information drawn from council information systems or from third parties (e.g. Australian Bureau of Statistics).

The performance statement presents the actual results for the current year for the prescribed financial performance indicators and measures as well as the results forecast by the council's strategic resource plan.

The Local Government (Planning and Reporting) Regulations 2014 requires explanation of any material variations in the results contained in the performance statement. Council has adopted the materiality thresholds as per Appendix B – Materiality Guidelines of the Local Government Better Practice Guide 2014-15 Performance Statement. Explanations have not been provided for variations below the materiality thresholds unless the variance is considered to be material of its nature.

The forecast figures included in the performance statement are those adopted by council in its adopted budget and strategic resource plan on 18 June 2019. The strategic resource plan includes estimates based on key assumptions about the future that were relevant at the time of adoption and aimed at achieving sustainability over the long term.

Detailed information on the actual financial results is contained in the General Purpose Financial Statements. The strategic resource plan can be obtained by visiting www.greatershepparton.com.au



Certification of the Performance Statement

In my opinion, the accompanying performance statement has been prepared in accordance with the *Local Government Act 1989* and the *Local Government (Planning and Reporting) Regulations 2014*.



Matthew Jarvis CPA
Principal Accounting Officer

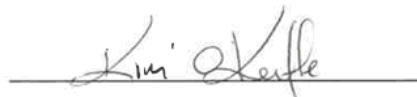
Dated: Wednesday 18 September 2019

In our opinion, the accompanying performance statement of the Greater Shepparton City Council for the year ended 30 June 2019 presents fairly the results of Council's performance in accordance with the *Local Government Act 1989* and the *Local Government (Planning and Reporting) Regulations 2014*.

The performance statement contains the relevant performance indicators, measures and results in relation to service performance, financial performance and sustainable capacity.

At the date of signing, we are not aware of any circumstances that would render the particulars in the performance statement to be misleading or inaccurate.

We have been authorised by the Council and by the *Local Government (Planning and Reporting) Regulations 2014* to certify this performance statement in its final form.



Cr Kim O'Keeffe
Mayor

Dated: Wednesday 18 September 2019



Cr Chris Hazelman

Dated: Wednesday 18 September 2019



Peter Harriott
Chief Executive Officer

Dated: Wednesday 18 September 2019



Independent Auditor's Report

To the Councillors of Greater Shepparton City Council

Opinion	<p>I have audited the accompanying performance statement of Greater Shepparton City Council (the council) which comprises the:</p> <ul style="list-style-type: none"> • description of municipality for the year ended 30 June 2019 • sustainable capacity indicators for the year ended 30 June 2019 • service performance indicators for the year ended 30 June 2019 • financial performance indicators for the year ended 30 June 2019 • other information for the year ended 30 June 2019 (basis of preparation) • certification of the performance statement. <p>In my opinion, the performance statement presents fairly, in all material respects, the performance of the council for the year ended 30 June 2019, in accordance with the performance reporting requirements of Part 6 of the <i>Local Government Act 1989</i>.</p>
Basis for Opinion	<p>I have conducted my audit in accordance with the <i>Audit Act 1994</i> which incorporates the Australian Standards on Assurance Engagements. I further describe my responsibilities under that Act and those standards in the <i>Auditor's Responsibilities for the Audit of the Performance Statement</i> section of my report.</p> <p>My independence is established by the <i>Constitution Act 1975</i>. My staff and I are independent of the council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 <i>Code of Ethics for Professional Accountants</i> (the Code) that are relevant to my audit of the performance statement in Victoria. My staff and I have also fulfilled our other ethical responsibilities in accordance with the Code.</p> <p>I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.</p>
Councillors' responsibilities for the performance statement	<p>The Councillors of the council are responsible for the preparation and fair presentation of the performance statement in accordance with the performance reporting requirements of the <i>Local Government Act 1989</i>, and for such internal control as the Councillors determine is necessary to enable the preparation and fair presentation of the statement of performance that is free from material misstatement, whether due to fraud or error.</p>
Auditor's responsibilities for the audit of the performance statement	<p>As required by the <i>Audit Act 1994</i>, my responsibility is to express an opinion on the performance statement based on the audit. My objectives for the audit are to obtain reasonable assurance about whether the performance statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Standards on Assurance</p>

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Engagements will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the decisions of users taken on the basis of this performance statement.

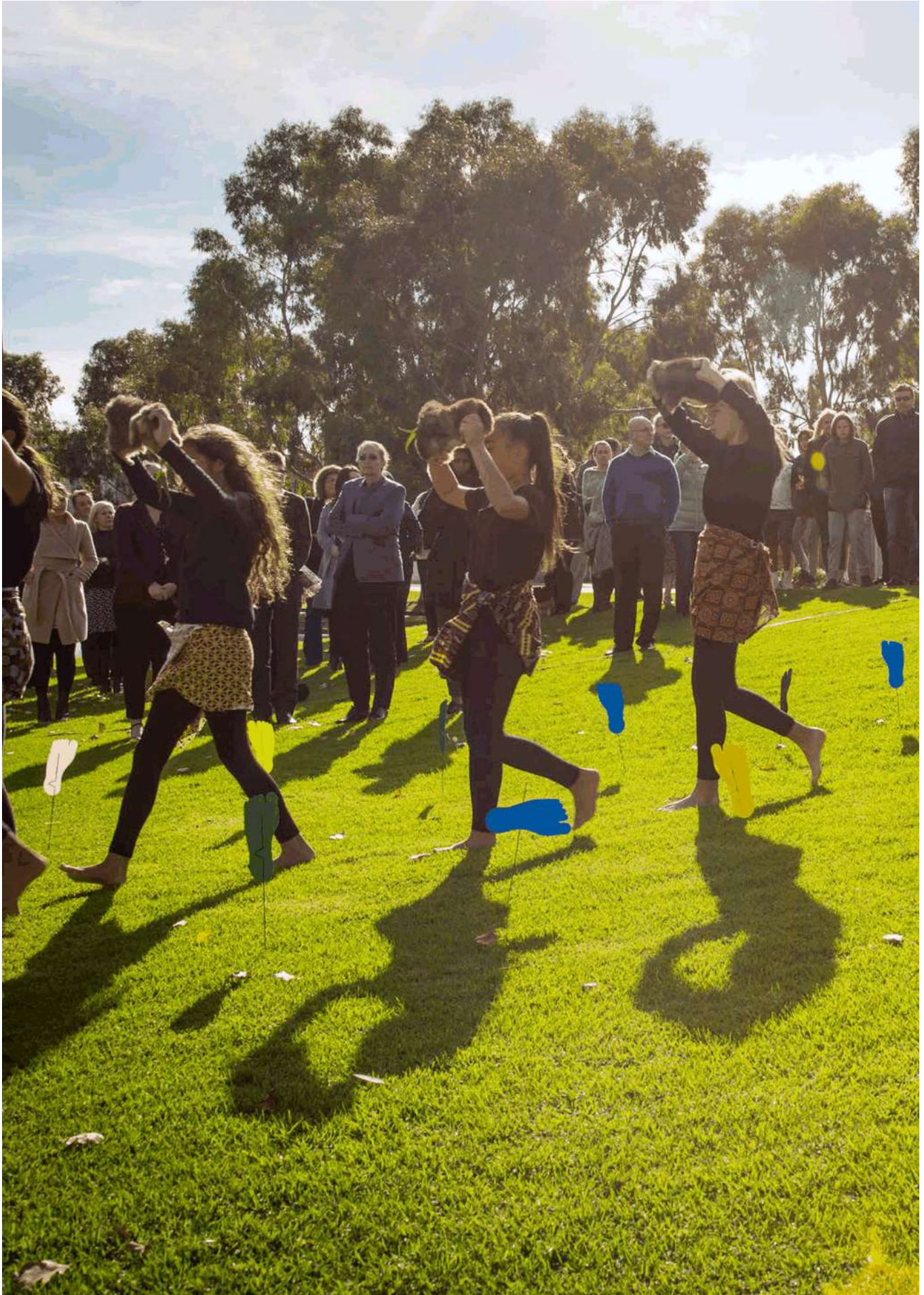
As part of an audit in accordance with the Australian Standards on Assurance Engagements, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- identify and assess the risks of material misstatement of the performance statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the council's internal control
- evaluate the overall presentation, structure and content of the performance statement, including the disclosures, and whether the performance statement represents the underlying events and results in a manner that achieves fair presentation.


I communicate with the Councillors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

MELBOURNE
26 September 2019


Jonathan Kyvelidis
as delegate for the Auditor-General of Victoria







CONTACT US

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


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Join the conversation:    

Greater Shepparton City Council is NRS friendly. If you are deaf, hearing-impaired, or speech-impaired, we ask that you call us via the National Relay Service:

TTY users: 133 677 then ask for (03) 5832 9700.

Speak & Listen users: (speech-to-speech relay) 1300 555 727 then ask for (03) 5832 9700.

Internet relay users: Connect to the National Relay Service via www.relayservice.com.au and then ask for (03) 5832 9700.

A hearing loop is also available at Council's customer service centre and Council meeting rooms.



Interpreter service available.

ATTACHMENT TO AGENDA ITEM

Ordinary Meeting

15 October 2019

**Agenda Item 10.2 Planning Permit Application 2018-264 - Two lot
subdivision at 560 Archer Road, Kialla**

Attachment 1 Marlboro Drive Concept Plan..... 497

Attachment 2 Marlboro Drive Concept Plan Planning Report 498

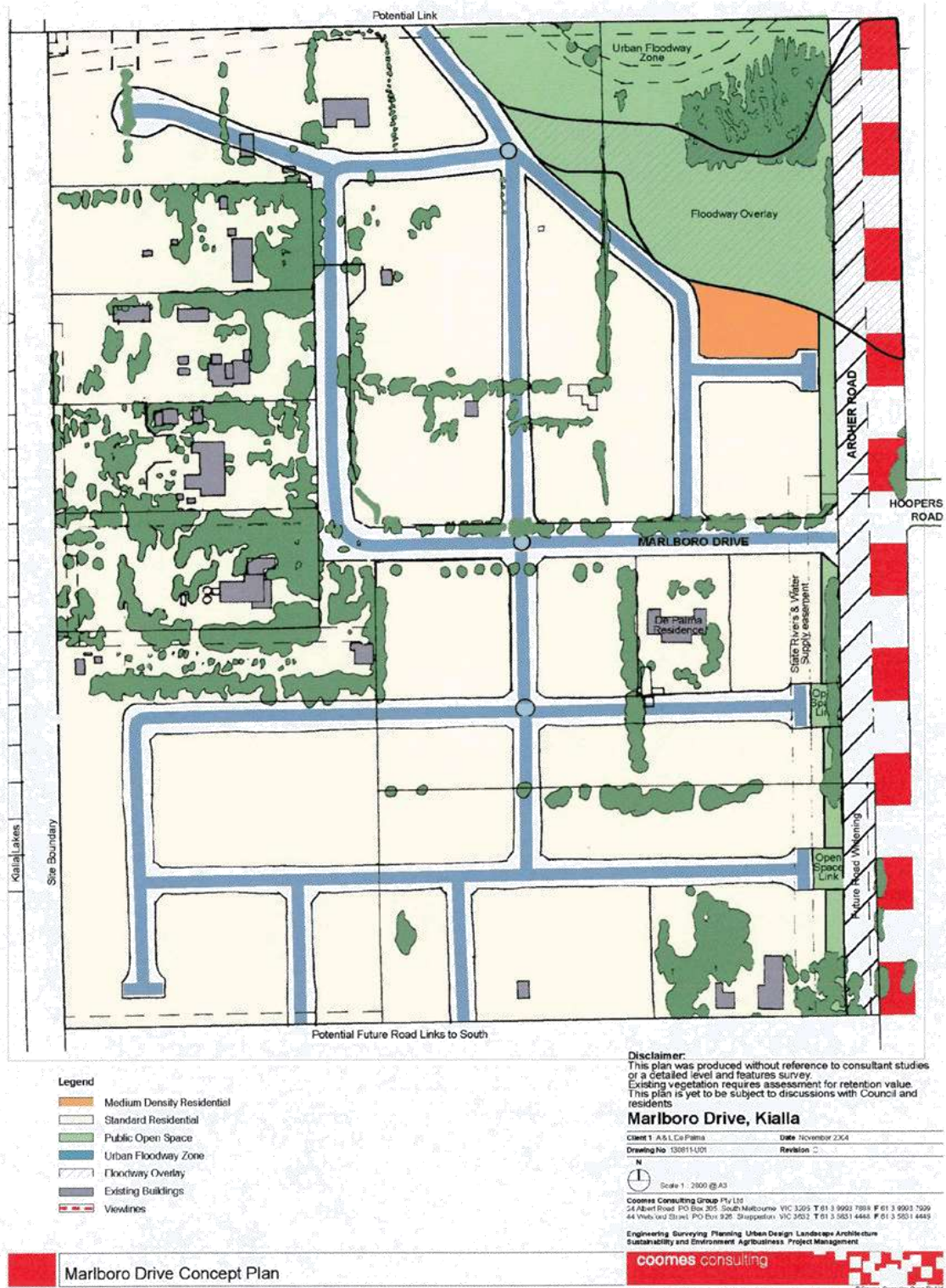


Figure 3-4 Marlboro Drive Concept Plan

GREATER SHEPPARTON PLANNING SCHEME AMENDMENT C57
PANEL REPORT: JUNE, 2005

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Marlboro Drive, Kialla
Concept Plan
Planning Report

December 2004
Prepared by Coomes Consulting Group

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1 Introduction

This Planning Report and Concept Plan are prepared in support of the rezoning of the Marlboro Drive area to Residential 1 Zone, and to provide a framework for the future development of the area.

This Report presents the planning framework for the Marlboro Drive Concept Plan, and outlines the requirements for the preparation of a development plan for all or part of the land forming part of the Concept Plan area.

1.1 Overview

The site comprises an area of approximately 26 hectares and is made up of nine individual allotments. It is located 5.5 kilometres to the south of Shepparton Central Activity District, and immediately south and east of the developing residential neighbourhood of Kialla Lakes (refer Site Location Plan).

For the purposes of this report, the nine allotments for the Marlboro Drive Concept Plan are referred to as "the site". The Greater Shepparton Planning Scheme includes the site within an area identified for long term residential potential.

1.2 Concept Plan

The Concept Plan prepared for the Marlboro Drive area provides an overall plan for the residential development of the area. The Concept Plan has had regard to the principles and objectives of the applicable planning provisions and policy, and the site's opportunities and constraints. In this manner the planning process seeks to ensure the co-ordinated development of this land over time.

The Concept Plan is referred to in the schedule to the Development Plan Overlay, and as such will inform the more detailed development plans which are required to be prepared prior to subdivision approvals.

Detailed assessments of the site's ecological, archaeological, arboricultural, environmental values and the like are required to support the development plan prepared for each portion of the land as it becomes available for residential development.

The Concept Plan addresses:

- description of principles for subdivision design and urban character
- the layout of the development of the land including roads, areas of public open space and density of housing allotments.
- landscape master plan, including design philosophy and street tree species
- vehicular and pedestrian access to and movement within the site
- discussion of the application of development levies and contributions
- summary of the infrastructure services and the general manner in which they are to be provided

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2 Planning Context

The Greater Shepparton Planning Scheme contains State and local planning policies which provide a framework for the strategic direction for growth areas in the municipality. Together with the Municipal Strategic Statement within the planning scheme, these policies have a significant influence on the development of the subject site.

The applicable policies are listed below, and information contained within this Report demonstrates how the proposed planning scheme amendment, development plan and subdivision achieves their objectives and intended outcomes.

2.1 State Planning Policies

Settlement

- Clause 14.01 – Planning for urban settlement

Environment

- Clause 15.01 – Protection of catchments, waterways and groundwater
- Clause 15.02 – Floodplain management
- Clause 15.06 – Soil contamination
- Clause 15.09 – Conservation of native flora and fauna
- Clause 15.10 – Open space
- Clause 15.11 – Heritage
- Clause 15.12 – Energy efficiency

Housing

- Clause 16.01 – Residential development for single dwellings
- Clause 16.02 – Medium density housing

Economic Development

- Clause 17.05 – Agriculture

Infrastructure

- Clause 18.01 – Declared highways, railways and tramways
- Clause 18.02 – Car parking and public transport access to development
- Clause 18.03 – Bicycle transport
- Clause 18.09 – Water supply, sewerage and drainage
- Clause 18.10 – Waste management
- Clause 18.11 – High pressure pipelines
- Clause 18.12 – Developer contributions to infrastructure

Particular uses and development

- Clause 19.01 – Subdivision

2.2 Municipal Strategic Statement and Local Planning Policies

- Clause 21.04 – Looking ahead
- Clause 21.05 – Strategic directions
- Clause 22.03 – Natural resource management
- Clause 22.04 – Goulburn Valley Highway environs
- Clause 22.06 – Streetscape, landscaping and urban design
- Clause 22.07 – Building lines

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3 Site Context and Analysis

3.1 Site Description

The site comprises nine separate titles which together total approximately 26 hectares in area, and is situated 5.5 kilometres south of the Shepparton town centre (refer Site Locality Plan). Marlboro Drive, which provides access to all but one of the allotments, extends west from Archer Road.

The site is generally bound by Archer Road to the east, areas for which a development plan has been approved for standard residential development forming part of Kialla Lakes to the north and west and rural residential development to the south.

Four of the allotments are 1 hectare in size and these are located alongside the western boundary of the Marlboro Drive area. The remaining five properties vary in size from 3.7 hectares to 5.5 hectares. Three of these share a boundary with Archer Road.

The site includes the following properties:

– 2 Marlboro Drive, Kialla	Lot 6 LP127594	3.7 hectares
– 3 Marlboro Drive, Kialla	Lot 5 LP127594	4.5 hectares
– 4 Marlboro Drive, Kialla	Lot 4 LP127594	1.0 hectare
– 5 Marlboro Drive, Kialla	Lot 3 LP127594	1.0 hectare
– 6 Marlboro Drive, Kialla	Lot 2 LP127594	1.0 hectare
– 7 Marlboro Drive, Kialla	Lot 1 LP127594	1.0 hectare
– 8 Marlboro Drive, Kialla	Lot 8 LP127594	5.0 hectares
– 10 Marlboro Drive, Kialla	Lot 7 LP127594	5.5 hectares
– 560 Archer Road, Kialla	Lot 6 LP112600	4.0 hectares

3.2 Land Use

The subject properties would have been formerly used for agriculture, including cropping, orcharding and dairying. More recently the properties have been developed for residential purposes. Some of the larger allotments may have some hobby rural uses such as agistment of cattle or planting a small vineyard (refer Site Photographs).

The allotments generally contain a dwelling and associated outbuildings. The smaller allotments have landscaped front and back gardens. The larger properties are generally cleared, save for some trees around the dwellings and/or along boundary fencing.

In regard to infrastructure, irrigation channels traverse the site, with the water supply coming from the open channel located alongside the western boundary.

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3.3 Site Context

Located immediately east and south of the Kialla Lakes Estate, the Marlboro Drive area is situated at the interface between urban development to the north and west, and rural living land uses to the east and south. The developing stages of Kialla Lakes are transforming the character of the area to a more established residential precinct, and the pocket of land forming the subject site fits neatly into this establishing residential setting. The development of this area is consistent with Council's strategic vision for residential growth areas in and around Shepparton.

It is acknowledged that the rural land uses provide an important function by defining the rural-urban interface and contributing to Shepparton's identity as a provincial city located in Victoria's agricultural heartland. Furthermore, the adjoining rural living land to the south and east provides pleasant views of a 'countryside' landscapes for people who reside in the nearby growth areas.

3.4 Neighbourhood Context

In regard to services and facilities, the site and adjoining neighbourhoods have ready access to the following (refer Site Location Plan):

Commercial /Business Facilities

- Local shopping centre, cnr Archer/Stanley Sts 2.5 kilometres north
- Shepparton Central Activity Centre 5.5 kilometres north east
- Neighbourhood shop, cnr Archer St/Benalla Rd 5.0 kilometres north east
- Shepparton Market Place, Benalla Road 5.0 kilometres north east

Education

- Wilmot Road Primary School 3.0 kilometres north
- St Mel's Catholic Primary School 4.0 kilometres north
- McGuire College Secondary College 3.0 kilometres north
- Goulburn Ovens TAFE 5.5 kilometre north
- Melb Uni Campus, Graham Street 7.5 kilometres north

Health

- Goulburn Valley Base Hospital 7.0 kilometres north
- Infant Welfare Centre, Dorset Court 3.0 kilometres north

Transport

- Shepparton Transit Bus Routes No. 1 & 5 1.5 kilometres north & east
- Shepparton Train/Bus Station 5.0 kilometres north
- Goulburn Valley Highway 1.5 kilometres west
- Midland Highway 3.0 kilometres north
- Shepparton Aerodrome 1.0 kilometres west

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Recreation

- | | |
|--------------------------------------|---------------------------|
| – Kialla Park | 1.5 kilometres west |
| – Shepparton Shared Pathways Network | 1.5 kilometres north |
| – Ross Edwards Reserve | 1.5 kilometres north |
| – VE Vibert Reserve | 3.0 kilometre north |
| – Victoria Park Lake | 3.5 kilometres north east |
| – Aquamoves Lakeside Rec Centre | 3.5 kilometres north east |

Natural Environment

- | | |
|----------------|----------------------|
| – Broken River | 1.5 kilometres north |
|----------------|----------------------|

3.5 Landform

The land is generally flat with a gentle fall to the north east where a shallow depression is located. It is this area which is currently subject to the Urban Floodway Zone and Floodway Overlay as per the Greater Shepparton Planning Scheme.

3.6 Access

Vehicular access to all but one property, being 560 Archer Road within the area is currently available from Marlboro Drive. Marlboro Drive is a two way local road extending west from Archer Road for 350 metres before turning north and terminating at the entrance to 8 Marlboro Drive.

Archer Road is a two lane sealed road providing access between Shepparton and Shepparton - Euroa Road. It is a collector road and there are plans for the future widening of this road, with a reservation adjacent to the eastern boundary of the subject site.

3.7 Zoning and Encumbrances

The properties are included in the following zones and overlays:

- Rural Zone
- Urban Floodway Zone
- Land Subject to Inundation Overlay
- Development Plan Overlay – Schedule 1

A request is made to the Greater Shepparton City Council to amend the planning scheme so that the land currently within the Rural Zone is rezoned to Residential 1 Zone. In addition it is proposed to include the site in a new schedule to the Development Plan Overlay.

There are a number of easements extending across the site, most of which are for irrigation purposes. It is likely that these easements will become redundant as properties are developed for residential purposes.

Archer Road is within the Road Zone - Category 2.

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4 Opportunities and Constraints

The subject site has been identified within the Greater Shepparton MSS for long term residential development, and presents an ideal opportunity for such development. The primary opportunities and constraints for the development of the site are:

4.1 Opportunities

- Kialla Lakes Estate to the north and west of the site is to be a fully serviced conventional residential development. The opportunity exists to provide consistency in adjoining land uses in an area identified for residential growth.
- An opportunity exists for vehicular and/or pedestrian linkages to be provided between Kialla Lakes and Marlboro Drive through a road connection to the north west and/or openings at the end of courts.
- Proximity to Archer Road provides high quality vehicular access to the Shepparton business/activity centre as well as to the arterial road network, including the Goulburn Valley Highway.
- While located within proximity to the Shepparton aerodrome, the flight paths and approaches will not interfere with the potential residential development of this site.
- Investment has been made in the construction of the local road network, including Kialla Lakes Drive and Marlboro Drive, and these can be improved to service the new development.
- Historic settlement of the subject site has resulted in alteration to the natural environment, including removal of vegetation. The site is therefore not considered as possessing significant environmental or ecological value.
- The site provides viewlines towards a local riverine environment.
- The site is relatively flat and therefore minimal cut and fill is required prior to development.
- Public transport services to Shepparton central area along Archer Road.

4.2 Constraints

- The current zone (Rural Zone) restricts intensification of land use for residential purposes.
- Flooding issues towards the north eastern corner of the site.
- The multiple land ownerships within the subject site, and the associated intentions and/or timeframes for future development.
- Scattering of existing trees across the site requires a different design response to those trees located in stands.
- Lack of integrated planning between the site and Kialla Lakes, especially along the northern and western interfaces of the subject site.
- An open irrigation channel along the western boundary of the site may create amenity concerns and requires sensitive urban design treatment.

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5 The Concept Plan

5.1 The Vision

In developing a vision for the Marlboro Drive development, the opportunities and constraints presented by the site and the directives of the Greater Shepparton Planning Scheme provided valuable reference.

The Concept Plan has sought to identify the site's key features from which a sense of place and community can be developed. The topography associated with the site, the location adjacent the developing neighbourhoods of Kialla Lakes and the nearby floodplain are some of the key features that provide the site with its character. The vision is for these elements to be retained where practical and enhanced to create a development characterised by picturesque views, integration with the surrounding residential development (albeit visual) and a 'village green' area of public open space (refer Concept Plan).

The plan incorporates the following elements:

- urban design concept and structure plan for the subject site,
- internal road layout with details relating to road function and point of connection to Archer Road via Marlboro Drive,
- suggested locations for medium density housing
- new service infrastructure requirements,
- areas of public and community open space.

In particular, the Concept Plan responds to the opportunities and constraints identified in the remainder of this report.

5.2 Urban Design Objectives

The objectives of the Concept Plan are as follows:

- to provide a traditional grid layout that maximises solar access to allotments as well as vehicular, pedestrian and visual permeability through the site;
- to provide a framework that respects land ownership, existing house locations and title boundaries, and allows for the incremental development of the area by individual property owners
- to provide the flexibility of retaining existing houses in larger allotments along the western boundary;
- to provide the possibility for future links to the south and north;
- to allow for the future widening of Archer Road;
- to utilise the existing floodway as public open space, and create a continued linear corridor of parkland and open space to the north, through to Kialla Lakes.
- to provide for the retention of existing vegetation in allotments where practical;
- to provide a treed interface and pedestrian links to Archers Road;
- to provide for medium density development around open space;

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- to provide a variety of lot sizes that respond to the surrounding character and features of the site;
- to maximise access to, and passive surveillance of open space (including the flood zones);
- to provide roundabouts at four way intersections to control vehicle speed and access;
- to provide flexibility for incorporating water sensitive urban design into road reserves in the form of swales and infiltration systems.

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6 Housing

Clause 16.01 of the Greater Shepparton Planning Scheme addresses housing, and includes the objective of:

"to encourage subdivisions in locations with access to physical and community infrastructure and providing a range of lot sizes, a convenient and safe road network, appropriate pedestrian and cycle paths, sufficient useable public open space and low vulnerability to fire".

The Concept Plan responds positively to this objective in regard to the provision of diversity of lots sizes and housing type, and energy efficiency.

In response to the needs of a 'diverse and changing population', the Concept Plan provides the opportunity for housing diversity by identifying areas that are potentially suitable for medium density housing and by proposing a mix of lot sizes within the subdivision layout. Diversity of housing is considered essential to both cater for these various demands and to create 'interest and identity' within this new urban environment.

Apart from the new schedule to the Development Plan Overlay, which will provide the guidelines for future subdivision and development of the subject site, any future application for subdivision and residential development of any part of the site will be required to be assessed against the State and local planning policy Frameworks as well as Clause 56 of the Planning Scheme. These contain clear directions in relation to ensuring variety and choice in terms of lot size and dwelling type is achieved to suit a range of household types. The Marlboro Drive Concept Plan takes into account this direction.

The Concept Plan provides for the inclusion of a variety of lot sizes which should be reflected in development plans prepared for each land parcel. Medium density lots are concentrated around open space. The majority of lots are oriented in an east west and north south alignment to provide maximum passive solar access.

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7 Landscape Design

7.1 Existing Landscape Values

The essence of Marlboro Drive's landscape character lies as much in its past natural and historical states as it does in its existing form. As with the surrounding area, the landscape is characterised by its use as grazing land for the past 150 years, which has resulted in the removal of the majority of remnant indigenous vegetation on site.

As the site topography is generally flat, the most significant existing landscape features are planted exotic and native windbreaks/shelterbelts along property boundaries.

7.2 Vision

Given the highly modified state of the subject site, proposed landscape themes will be strengthened by responding not only to current conditions but also by relating back to previous historical and ecological states. The emphasis of these states or layers will serve to enliven the existing landscape and contribute to the formation of an authentic sense of place. A key layer that will underlie the proposed landscape masterplan is the rural character of the site.

In terms of this character, dating back to 1848, the subject site has a history of sheep and cattle grazing and more recently small hobby farms and dairy cattle. Windbreak plantings, post & wire fencing and existing residences and sheds are markers of this history.

7.3 Design Objectives

The landscape design objectives to be achieved are:

- retain where practical and possible existing mature and regenerating Eucalypts and enhance the habitat values of the site through additional planting of indigenous species
- augment vegetation with revegetation and use of compatible species within reserves where appropriate
- retain and enhance existing windbreaks and groups of trees that have significant landscape value related to the agricultural history of the site
- utilise heritage marker trees at key locations to reference back to existing rural use and character
- select plant species for both aesthetic and environmental qualities, that are suited to the site conditions, provide seasonal colour, variety in form, and relate to the historical character of the site
- interconnect open space areas and pedestrian paths both internally and externally to create networks of passive and active recreational space.
- consolidate buffer plantings alongside Archer Road
- create a distinctive and engaging entry into the site by means of avenue planting along Marlboro Drive

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7.4 Street Trees

Street trees will be selected to achieve consistency with nearby precincts identified within the Shepparton Street-tree Masterplan. These selected trees will be chosen for aesthetic and environmental characteristics and are suited to the site conditions and provide seasonal colour and variety in form. Furthermore, the street trees used will relate directly to the historical character of the site and emphasise the rural.

- *Corymbia maculata* (Spotted Gum) or similar large canopy native tree along Marlboro Drive
- *Gleditsia triacanthos* Shademaster (Honey Locust) or similar ornamental deciduous tree delineating the primary north-south axis;
- Street trees on local access streets will be hardy native species of a smaller scale to fit in with the hierarchy established by the larger trees above. It is recommended to include *Tristanopsis laurina*, *Acacia implexa*, and *Hymenosporum flavum*
- Courts will include smaller scale deciduous ornamental species such as *Pyrus calleryana* 'Aristocrat' and *Prunus cerasifera* 'Vesuvius'.
- Transitioning into the Urban Floodway Zone, *Acacia melanoxylon* (Blackwood) and *Acacia implexa* (lightwood) will be used in combination with other native and indigenous species.
- The Archer Road tree reserves will comprise an avenue of *Eucalyptus polyanthemos* (Red Box) with windows or openings in areas where open space links connect with local streets.

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8 Open Space

The open space of approximately 2.4 hectares will be located to the north east of the Concept Plan area, and will serve as a social, recreational and visual focus of the development. This open space will form part of a larger liner network of open space that generally accords with the Urban Floodway Zone, which connects through to the north. This location optimises accessibility for future residents via pedestrian and cycle linkages between Archer Street and Kialla Lakes. Surrounding allotments can be oriented towards the reserve and key roads have been aligned to create strong axial viewlines.

Elements and objectives to be considered for this space are:

- Cluster medium density housing around the open space
- Where allotments directly abut areas of public open space, the dwellings be required to face the open space and open pool type fencing be used along the common boundary
- Incorporate an open woodland area utilising Eucalyptus species such as Eucalyptus microcarpa (Grey Box)
- Provide an open grassed area for passive use and recreation.
- Consider earth mounding within and around the park
- Plant trees in linear bands reminiscent of windbreaks to define spaces and create distinct edges
- Utilise and integrate multi-functional elements (eg. artwork & play opportunities)
- Provide seating and or picnic / BBQ areas

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9 Management of the Environment

9.1 Ecological Values

A development plan prepared for any part or all of site must take into account the ecological features and values as the site. These features and values should be identified through an ecological assessment of the applicable land undertaken by a suitably qualified person.

Such an assessment should have regard to the provisions of *Victoria's Native Vegetation Management – A Framework for Action* (Department of Natural Resources and Environment, 2002).

The design of the residential development as proposed in the development plan should respond appropriate to any features and/or values identified through the ecological assessment.

9.2 Archaeological Values

A development plan prepared for any part or all of site must take into account the archaeological features and values as the site. These features and values should be identified through an archaeological assessment of the applicable land undertaken by a suitably qualified person.

Such an assessment should be undertaken for both Aboriginal and European cultural and heritage features and values.

The design of the residential development as proposed in the development plan should respond appropriate to any features and/or values identified through the archaeological assessment.

9.3 Arboricultural Values

A development plan prepared for any part or all of site must take into account the arboricultural values as the site. These values should be identified through an arboricultural assessment of the applicable land undertaken by a suitably qualified person.

The design of the residential development as proposed in the development plan should respond appropriate to any values identified through the arboricultural assessment.

9.4 Soil Contamination

A development plan prepared for any part or all of site must take into account the findings of a preliminary site investigation into the likelihood of the soil being contaminated. Such an investigation should be in accordance with *Australian Standard 4482.1, 1997 – Guide to the Sampling and Investigation of Potentially Contaminated Soil Part 1: Non-volatile and Semi-volatile Compounds*.

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10 Interface with agricultural land uses

Given the zoning of the land to the south of the Marlboro Drive area, the situation may arise where there may be rural uses within (and adjacent to) the subject site. It is therefore necessary to manage the interface and off-site impacts of rural and urban uses in an appropriate manner.

Although conflicts between residential uses and rural uses may occur, given the changing nature and character of this area, it is considered less likely that such situations will arise.

Generally, the main conflicts that may occur between the residential uses and primary production include:

- spray drift from chemicals used in production
- noise from machinery, farm operations and animals
- dust from farm operations
- odours from farm waste and so on.

There are a number of management techniques that the Council could adopt in regard to the urban/rural interface. One approach is to include a buffer between agricultural activities that may cause nuisance and adjoining residential development.

This buffer distance may be varied depending on the agricultural use, the environmental and topographic features of land separating the residential development from the agricultural land use. Appropriate tree planting in the buffer should also be encouraged. Such a buffer should comprise various species with a variety of leaf shapes and heights, and located in a manner that provides for airflow through the buffer, but limits the drift of sprays.

Where appropriate, the staging of subdivision should reflect adjoining agricultural uses and the need to maintain the buffer for as long as the adjoining agricultural use is operational.

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11 Traffic and Transport

11.1 Objective

Within residential developments the road network should facilitate the movement of traffic, public transport, pedestrians and cyclists in an efficient and safe manner. The design of the road hierarchy and the transport network within the Marlboro Drive area and beyond is recognised as an important aspect of the liveability of the development as it directly impacts on accessibility to services and movement efficiency.

The existing Marlboro Drive sealed road will be upgraded to collector road status as land is developed and traffic volumes increase.

11.2 Traffic generation

The development of the Marlboro Drive Concept Plan area is estimated to create approximately 255 new residential lots. Using trip rates of 10 vehicle trips per day per lot, as have been adopted for residential estates in regional areas, this equates to an additional 2,550 vehicles per day (vpd) onto the road network. It is estimated that currently there is approximately 90 vehicle trips per day along Marlboro Drive from the existing 9 residences.

General destinations for traffic from the site will be to the north and south. Initially it is expected that the primary traffic flows to and from the development would be to the north via Archer Street.

11.3 Internal Roads

Marlboro Drive would be required to be widened from 6.1metre sealed width to 6.9 metre with kerb and channel.

This collector road will be designed to collect traffic from the access streets and can accommodate up to 3,000 vehicles per day. It will have 1.5metre wide footpaths on both sides of the street.

The local roads throughout Marlboro Drive development will be based on the anticipated level of traffic, location and function of the road.

The typical cross section for local roads include a 5.5metre pavement providing parking on one side of the carriageway only while allowing the passage of a lane of traffic. These roads are generally less than 100 metres in length and will on the whole cater for traffic volumes up to 1,000 vpd. In these roads, a 1.5metre wide footpath will be provided on one side.

The local roads will be designed to ensure that safety is not compromised. Intersection spacing or the distance between traffic management devices is approximately 200 metres to assist in keeping speeds down and aiding safety.

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11.4 External roads

Marlboro Drive currently connects with Archer Road.

With the extra traffic expected to be generated from within the development, a type C right turn lane will be required into the development, as the ultimate treatment, to accommodate the necessary turning movements.

The existing sealed pavement along Archer Road is not wide enough to accommodate such turning movements and with limited room to the east side, all necessary road widening works are to be included onto the west side of Archer Road.

The appropriate road widening and taper is required to be constructed for approximately 150m to the north of the intersection of Marlboro Drive and Archer Road, and for 96m to the south for an 80km/hr speed zone.

Knowledge Creativity Performance
Engineering Surveying Planning Urban Design Landscape Architecture
Sustainability and Environment Agribusiness Project Management

Marlboro Drive, Kialla
Concept Plan Report

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12 Physical Infrastructure

12.1 Water

The existing site is not serviced by Goulburn Valley Water's existing water infrastructure. A main would need to be constructed from the Kialla Lakes Drive/Archer Road intersection to the site.

12.2 Sewer

The existing site is not serviced by Goulburn Valley Water's existing gravity sewer system. The site can be serviced by the construction of approximately 1.0km of branch sewer south of Mokoan Avenue near Adams Road.

An additional sewer pump station will need to be constructed to service the site due to the flat terrain.

12.3 Drainage

The site appears to be generally flat, with a slight fall north towards a depression that is the upstream part of the Amaroo Lake.

Council has advised that stormwater flows will need to be retarded to pre-developed rates, prior to discharge into Amaroo Lake. Stormwater will also incorporate Water Sensitive Urban Design in the form of a wetland to improve water quality to acceptable standards prior to discharging into Amaroo Lake (refer Concept Drainage Plan).

12.4 Electricity

Electricity is available to the development from Archer Road. An existing overhead power line, that traverses Marlboro Drive will be progressively undergrounded as part of the development process.

12.5 Gas Supply & Telecommunications

Telstra will provide telecommunications. Specialist companies may provide other services such as cable and internet access.

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13 Development Contribution Assessment

Clause 18.12 of the Greater Shepparton Planning Scheme applies to Developer Contributions to Infrastructure. The objective of this clause is:

“To provide for partial funding of physical and community infrastructure by use of development contributions”.

Development contributions are:

- monetary contributions
- works in kind, and in some cases
- land dedication

toward the provision of additional physical and/or community infrastructure required as a result of an increased demand placed on these facilities through new development.

In regard to the development contributions for Marlboro Drive, a schedule of contributions will be prepared for inclusion in a Section 173 Agreement each development plan as prepared.

The contributions will be made towards:

- Collector roads including the cost of upgrading intersections and constructing roads to a standard greater than local access
- Drainage works to provide for the collection, conveyancing, retardation and water quality of the stormwater, including drainage infrastructure, retention basins and wetlands.
- Landscaping of public open space

In regard to public open space, it is proposed that the areas of public open space affected by the Urban Floodway Zone (which cannot be developed for residential purposes) be transferred to Council, and the Council will acquire the areas of public open space within the Floodway Overlay. All landowners would be required to pay 5% in accordance with Clause 52.01 of the Greater Shepparton Planning Scheme.

The estimated cost associated with the development for the abovementioned items is \$949,475. Based on a developable area of approximately 22.57 hectares, the anticipated developer contribution is \$42,064/hectare.

Council will agree to consider works in kind if the developer's timing of the works was to accord that of the Council.

Marlboro Drive, Kialla
Concept Plan Report

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14 Development Staging

Due to the subject site being contained in nine individual land holdings and ownerships, the staging of the future residential development is somewhat difficult to plan or predict.

The Concept Plan has been designed so each parcel of land can be developed without being dependent on the prior development of another parcel.

The site is relatively small in area, approximately 26 hectares and given the surrounding development, there is no preference for certain properties to be developed prior to others.

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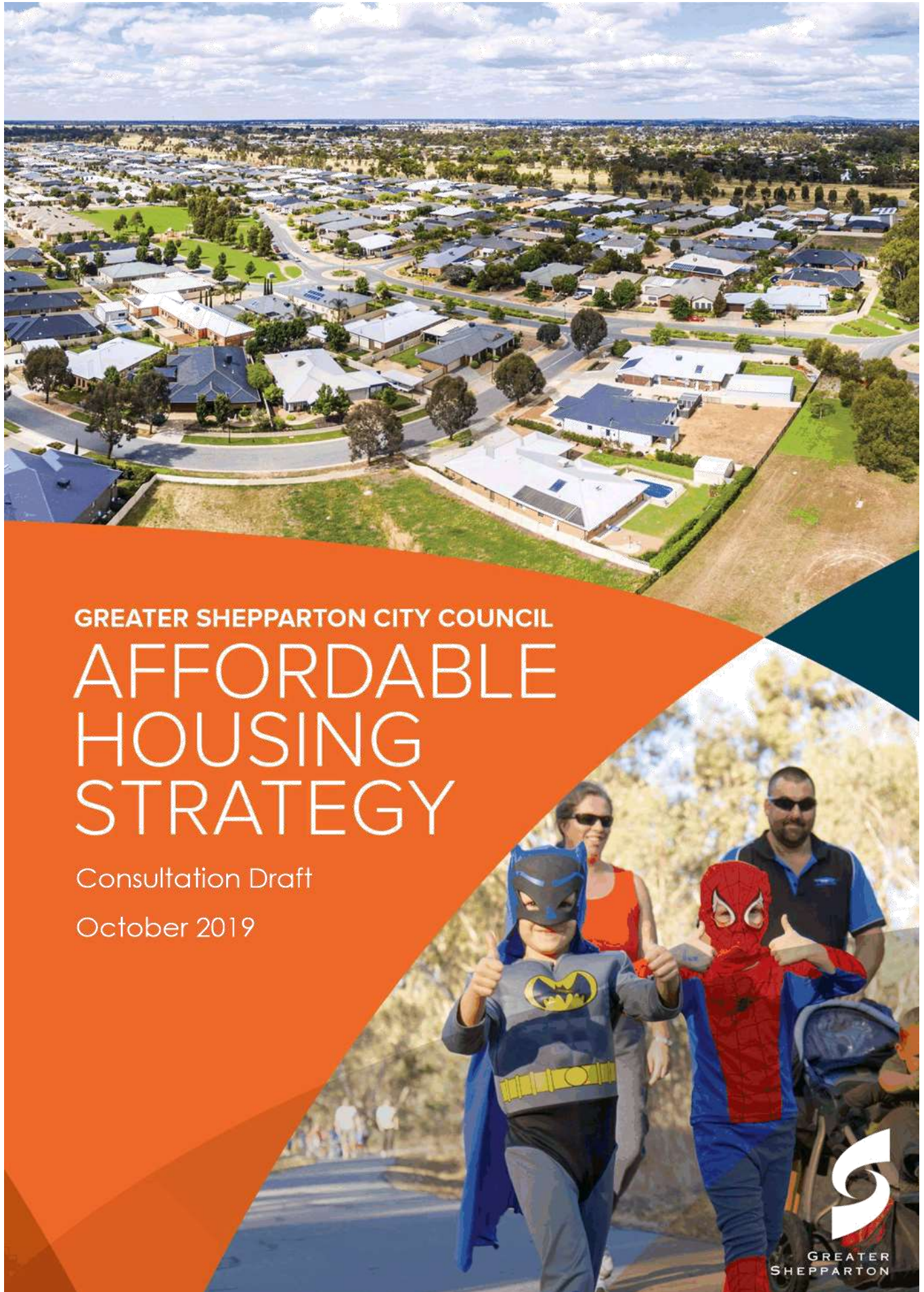
ATTACHMENT TO AGENDA ITEM

Ordinary Meeting

15 October 2019

**Agenda Item 10.5 Draft Greater Shepparton Affordable Housing Strategy -
October 2019**

Attachment 1 Draft Affordable Housing Strategy 2019 521



Acknowledgement

We, Greater Shepparton City Council, acknowledge 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.

Prepared by

Greater Shepparton City Council

And

Affordable Development Outcomes

With assistance from

Beyond Housing

Rumbalara Aboriginal Cooperative Ltd

Department of Health and Human Services

Ethnic Council of Shepparton & District Inc.

The Bridge Youth Service & Education First Youth Foyer

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Introduction

Greater Shepparton City Council (Council) recognises adequate housing as a basic human right and the foundation on which our region's liveability, health and wellbeing, productivity, and community participation is built.

However, not everyone in the community currently has access to appropriate and secure housing that suits their needs and their housing journey.

A lack of dedicated Affordable Housing impacts on residents' health and well-being, and their capacity to participate in community. Housing shortages have social and economic impacts across the whole community.

Homelessness is the most urgent aspect of bigger issues of housing insecurity, taking many forms, including people living in unsafe, overcrowded and short-term housing or motels, as well as those 'sleeping rough' on the street.

The evidence of housing need is alarming, with Greater Shepparton estimated to have a rate of 5.56 homeless persons per 1,000 people – the highest in regional Victoria.

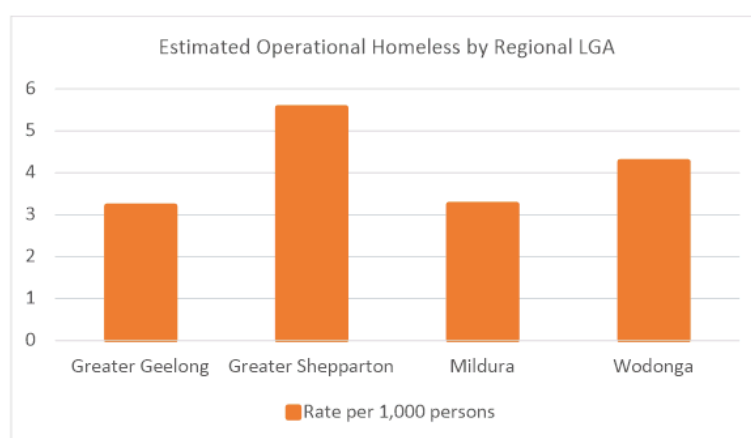


Figure 1: Estimated 'operational homeless' by Regional LGA, 2016 (ABS Census)

In 2018-2019, over 1,700 households registered with homeless support services in the Greater Shepparton region, with key reasons people seeking supporting including inadequate or inappropriate dwellings, domestic or family violence, relationship breakdown and/or housing crisis.

In total, there is an estimated shortfall of 1,751 Affordable Housing dwellings that are accessible for lower income households in Greater Shepparton.



In June 2018, changes to the *Planning and Environment Act 1987* expanded the role that Council is able to play in facilitating the provision of Affordable Housing.

The Greater Shepparton Affordable Housing Strategy and Action Plan sets out Council's Vision, Targets, Objectives and Actions to respond to housing stress and homelessness and facilitate an increase in Affordable Housing in the community.

Council's Vision is:

All members of the Greater Shepparton community have access to safe, affordable and appropriate housing.

The Vision and resulting Strategy builds on a range of other Council policies, in particular the *2018-2028 Public Health Strategy* and the *Greater Shepparton Housing Strategy 2011*.

The first stage of its development explored the evidence of need for Affordable Housing in Greater Shepparton, drawing on a variety of data sources and extensive input obtained through stakeholder and community surveys, meetings and a workshop held with representatives of government, housing agencies, and the not-for-profit sector, as well as interested local professionals and land developers.

The *Affordable Housing Strategy 2019* sets out the range of planning, advocacy and community development actions by which Council, through a targeted and collaborative approach, seeks to collaborate and respond.

Addressing the problem and supporting the development of new Affordable Housing will take time and significant resources.

For example, it is estimated that approximately \$87 million in new investment will be required to house just the 485 households on the Victorian Housing Register who are identified as being in priority need of Social Housing in Greater Shepparton in June 2019.¹ There are a further 556 households on the Register without the complicating factors, such as family violence, serious health issues or disability, that qualify for 'priority access'. Significant additional investment will also be required to provide support to households in housing stress to reduce the likelihood of slipping into a crisis situation or longer-term homelessness.

However, the cost of not acting is too great to ignore.

Greater Shepparton Council looks forward to working in partnership with the community, key stakeholders, and the Federal and State Government, to respond to the evidence of need and support the delivery of new, appropriate and quality Affordable Housing outcomes in our community.

Context and Evidence of Need

What is Affordable Housing?

Affordable Housing is defined as ‘housing, including Social Housing, that is appropriate for the housing needs of very low, low and moderate income households.’ⁱⁱ

Affordable Housing includes housing outcomes that are affordable for a household to rent or purchase.

Social Housing is one type of Affordable Housing and includes Public Housing owned by the State Government and Community Housing – housing owned and/or managed by the not-for-profit sector or Indigenous owned organisations.

Delivery and management of Affordable Housing typically requires investment by government or other organisations to bridge the gap between market costs and lower income household income capacity.

What is the Problem?

The Strategy establishesⁱⁱⁱ the evidence of significant unmet Affordable Housing need and highlights three levels of need that require action:

1. **Acute Housing Need** – experienced by people who are **homeless**^{iv} which is defined as people living in improvised dwellings, tents, or cars, supported accommodation, boarding houses, other temporary lodging, or living in severely overcrowded dwellings or ‘couch surfing’. Acute housing need also includes those who are **marginally housed**, defined as households living in other crowded or improvised dwellings, or marginally housed in caravan parks.



An estimated 345 people were homeless in Greater Shepparton in 2016, and a further 459 people marginally housed.



1,704 households were recorded as clients of homeless service providers in the Greater Shepparton area in 2018-2019. 45% were new clients and 22% (375) were living in 'non-conventional' accommodation.



1,041 households were registered on the Social Housing waiting list for housing in the Goulburn (Shepparton) region in June 2019, with 485 in priority need of assistance.



Homelessness affects many groups, including families with children (especially single parents), single persons, young people, older people, and Aboriginal and Torres Strait Islander people.

2. **'At risk' Housing Need** – people who are in housing stress (whether renting or buying), who are renting without a lease, or otherwise experiencing hardship and are vulnerable to trigger events that may prompt a housing crisis or eviction, such as illness, an accident, or redundancy.



2,716 low income households were in housing stress in Greater Shepparton in 2016, representing 27% of all low income households.



An estimated 3,315 low income households required Affordable Housing in 2016, with only 1,564 of these households supported into Social Housing.



Greater Shepparton has an estimated shortfall of 1,751 Affordable Housing dwellings for lower income households. An estimated 42% of all forecast dwelling supply would need to be delivered as Affordable Housing to meet estimated demand to 2036.

3. **Potential Housing Need** – people that cannot afford to enter the property market or could fall into housing stress if declines in housing affordability and low levels of housing diversity continue and there is no increase in Affordable Housing supply.



Mismatch of housing stock to household needs with only 3% one-bedroom dwellings and 15% two-bedroom dwellings in the market that to meet the housing needs of 25% of single person households.



Despite relative market affordability, very low and low income households are expected to struggle to afford median priced rentals in Greater Shepparton.



10% decline in the affordability of the private rental market between 2008 and 2018. Only 30% one-bedroom rental lettings in 2018 were affordable for a single person on Newstart.

Why Act?

Ensuring all members of the Greater Shepparton community have access to safe, affordable and appropriate housing is one of the cornerstones of ensuring we achieve our broader liveability objectives.

Having access to Affordable Housing or other forms of housing support has a range of direct benefits for the individuals and households that benefit, including improved health and wellbeing, capacity to participate in education, the workforce and the community, and decreased reliance on government support.

Access to Affordable Housing at a time of crisis is particularly critical to assisting a person to avoid homelessness and begin to re-build their life.

Supporting the provision of Affordable Housing also has a range of direct economic benefits for the wider community, including:

- Reductions in homelessness supports, health and other human services, emergency services and criminal justice costs;
- Improved education and training outcomes and reduced social disadvantage;
- Supporting the expansion of services such as hospital and education facilities by ensuring there appropriate and affordable housing options for key workers and ancillary support staff;
- Increased expenditure through construction of Affordable Housing and by freeing up individual household income for non-housing expenditure in the community.

Community surveys undertaken by Council in June 2019 found that 96% of all respondents consider Affordable Housing as an issue that is 'important' or 'very important' to Greater Shepparton's social and economic growth.

Moving a person from crisis accommodation into a stable and affordable long-term dwelling is estimated to reduce government costs by an average of \$11,935 in FY19 dollars per person, per year, as a result of reduced interaction with services.^v For every \$1 invested in 'last resort' crisis accommodation beds to address homelessness, \$2.70 worth of benefits is also expected to be generated for the community.^{vi}

Adequate Affordable Housing supply also underpins the future productivity of Greater Shepparton by enabling inward migration to support expansion of our hospital, educational institutions, and sporting facilities, as well as enabling workers to live near their employment and within their community, with ongoing benefit to family functioning, social cohesion and the environment.

The estimated gap in Affordable Housing supply represents a significant proportion of projected housing supply. To address this need requires whole-of-government investment and intervention, partnerships and a multi-dimensional, incremental approach.

Overview of the Strategy and Actions

While housing provision is not a direct function of Council, there are a range of actions which can be undertaken in line with Council roles as Leader and Advocate, Land Use Planning Authority, and Community Developer.

Three clear and measurable **Targets** have been identified to respond to the identified need and to enable monitoring of progress:

- | | |
|-----------------|---|
| Target 1 | Decrease the proportion of population in acute housing need from a 2016 baseline of 12.6 persons per 1,000. |
| Target 2 | Decrease the proportion of low income households (bottom 40% of incomes) in housing stress from a 2016 baseline of 27%. |
| Target 3 | Increase Affordable Housing supply from 5% to 12% of all housing stock. |

The following **Objectives** have been identified that respond to the Vision and support a focus on tangible actions towards achieving the Targets:

- | | |
|--------------------|---|
| Objective 1 | Increased investment in Crisis Accommodation and long-term Social Housing, that supports new partnerships and delivery models. |
| Objective 2 | Dedicated and appropriate Affordable Housing responses to meet the needs of priority groups, such as the Indigenous community, youth and older women. |
| Objective 3 | Improved housing diversity, with emphasis on increased supply of one and two-bedroom dwellings. |
| Objective 4 | Support for at-risk households to reduce housing stress |

A range of Actions Council will take to respond to the evidence of need and support new Affordable Housing supply being delivered.

Key actions in line with the Vision and Objectives include:

- Working in collaboration with local housing and allied service providers to support enhanced and coordinated advocacy to the Federal and State Governments, for new investment in Greater Shepparton to supply housing assistance, homeless support services, crisis accommodation, Social Housing and other forms of specialised Affordable Housing for priority groups;
- Identifying and undertaking an assessment of underutilised Council owned land for potential development as Affordable Housing in partnership with governments, housing agencies and the private sector.
- Responding to changes to the *Planning and Environment Act 1987* that make the facilitation of Affordable Housing an objective of the Greater Shepparton Planning Scheme;
- Ongoing engagement with the local community to support further exploration and understanding of the issue and potential solutions; and
- Engaging with private landowners to explore opportunities to incorporate Affordable Housing outcomes as a result of the planning process in line with State Government policy guidance.

The full range of Actions are set out in Section 2.

Navigating the Strategy

Section 1 provides the context for the Strategy, including further detail on the key concepts of housing affordability and Affordable Housing, and summarises key information on the range of rental and home ownership programs that form part of the Affordable Housing continuum. **Appendix 1** sets out the evidence base in detail, providing a clear strategic justification for action. **Appendix 2** provides a summary of the broad community input that was obtained through pre-draft consultation, which has informed Section 1. A summary of the local, state and national policy context, stakeholders and key challenges and opportunities in relation to Affordable Housing demand and supply in Greater Shepparton are highlighted, with more detailed explanations contained in **Appendix 3**.

Section 2 sets out the Council Vision, Targets, Objectives and a detailed Action Plan that identifies Council's multi-directional approach for the next five years. This is supported by an Affordable Housing Framework that highlights key characteristics of the built-form required to respond to need, and a draft Development Negotiation Framework, set out in **Appendix 4**, that is intended provide a basis for Council to negotiate with landowners and developers to implement Affordable Housing provision through the planning process.

Monitoring and Evaluation

Council will work with key stakeholders to implement the Strategy and is proposing to establish a **Greater Shepparton Affordable Housing Stakeholder Reference Group** to advise Council on the delivery of key actions and new opportunities to meet the Targets.

A review of the Strategy will be undertaken in 2025.

Summary

Greater Shepparton City Council recognises access to a stable, secure and affordable home is a core foundation for a liveable and healthy community.

The evidence of Affordable Housing need highlights that this is a significant issue facing members of the community that requires action.

Achieving Council's vision that '**all members of the Greater Shepparton community have access to safe, affordable and appropriate housing**' will require strategic and coordinated effort by all levels of government in partnership with the not-for-profit and private sectors.

The Greater Shepparton Affordable Housing Strategy and Action Plan sets out the vision, targets, objectives and actions that Council will take in partnership with the community to respond to this challenge.

"You cannot have certainty when you have no home, you get depression, things don't connect, you feel unvalued as a person, a failure." Survey respondent

Section 1: Strategic Context

1. Key Concepts

Housing Affordability

'Housing affordability' refers to the cost of housing compared to the financial capacity of a household to meet their housing costs, whether rent or mortgage payments.

A household is considered to be in 'housing stress' if it spends more than 30% of its income on housing costs and the household's earnings place them in the bottom 40% of incomes in the area.^{vii} Higher housing costs can reduce a household's capacity to pay for other essentials such as food, heating, health care and repairs.

Housing provision and affordability is influenced by a range of factors that are controlled or influenced by Federal, State and/or Local Government and the private market, including:

- Availability and cost of land;
- Planning controls;
- Construction and infrastructure costs (materials and labour);
- Availability and costs of finance;
- Taxation;
- Housing typology and tenure; and
- Employment, income and household financial capacity.

Council actions to date have focussed on ensuring the sufficient supply of land, investment in early infrastructure in new estates and encouraging housing diversity. Improving housing affordability is not the same as delivering Affordable Housing.

Affordable Housing

'Affordable Housing' is a specific type of housing response, defined as:

Housing, including Social Housing, that is appropriate for the housing needs of very low, low and moderate income households.

To assess whether a proposed built form will be appropriate for Affordable Housing use by very low, low or moderate income households, a range of criteria has been established by the State Government, summarised in Figure 3. This provides a framework for establishing the type of Affordable Housing products Greater Shepparton requires to respond to housing need.

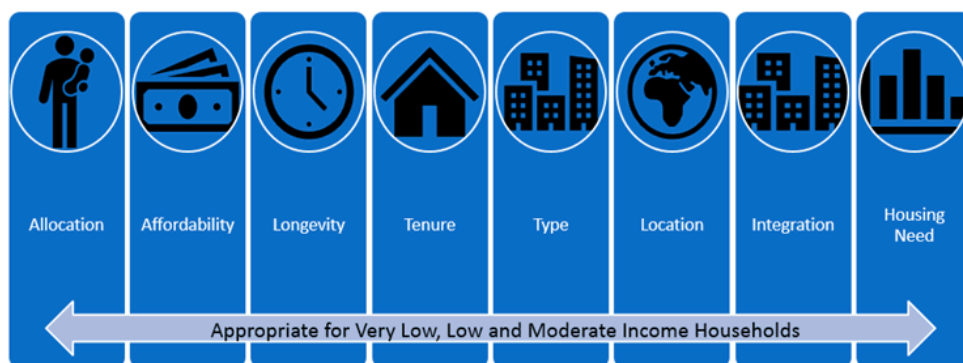


Figure 2: Range of Matters under the Affordable Housing definition

Affordable Housing is therefore a dwelling, such as a flat, apartment or house, that is affordable and appropriate in terms of location, tenure, dwelling size and integration with market housing and made available to rent or purchase by a very low, low or moderate income household.

Affordable Housing covers a spectrum of housing program responses that cater to the housing needs of very low, low and moderate income households who are at risk of or experiencing homelessness or would otherwise be in housing stress, or face discrimination in the private housing market.

Affordable Housing includes Social Housing, other types of Affordable Rental Housing and Affordable Home Purchase such as Shared Equity.

Whilst there is no single rent or sale price that is affordable for every household, indicative Affordable rents and purchase price points for very low, low and moderate income have been estimated for Greater Shepparton for 2019/2020 (Table 1).^{viii}

These price points are intended to provide guidance to support Council and stakeholders to identify gaps in the market and the extent of subsidy or investment that may be required to bridge this gap for different households and income ranges. Council will publish updated estimated price points annually following the update of income eligibility by the State Government.

Household type	Very low Income			Low Income			Social Housing Register of Interest ('moderate income')		
	Income Limit	Affordable Rent / week	Affordable Purchase	Income Limit	Affordable Rent / week	Affordable Purchase	Income Limit	Affordable Rent / week	Affordable Purchase
Single	<\$18,380	< \$106	<\$79,512	<\$29,400	< \$170	<\$127,184	<\$52,873	< \$305	<\$228,728
Couple	<\$27,560	< \$159	<\$119,224	<\$44,100	< \$254	<\$190,776	<\$80,926	< \$467	<\$350,085
Family*	<\$38,590	< \$223	<\$166,940	<\$61,750	< \$356	<\$267,129	<\$109,083	< \$629	<\$471,891

Table 1: Estimated Affordable Rent and Purchase, 2019/2020^{ix}

An analysis of the current affordability of the Greater Shepparton rental and purchase market against these rents and price points is set out in Appendix 1 and indicates that very low and low income households are expected to be unable to afford median priced dwellings in Greater Shepparton in 2019.

Of the subject groups, only moderate income households are likely to have reasonable housing choice and affordability outcomes subject to there being sufficient housing supply. Single person households are particularly vulnerable to housing stress due to lower income generating capacity and the limited supply of one and two-bedroom dwellings in the private market.

Types of Affordable Housing

Characteristics of the primary Affordable Housing types or programs are illustrated below. New programs are expected to also emerge over time.

AFFORDABLE HOUSING								
Tenure	Rental					Home Ownership		
Subset	Social Housing			Affordable Rental Housing		Affordable Home Ownership		
Program Examples	Crisis and Supported Housing	Public Housing	Community Housing & Indigenous Housing	NFP owned or managed Affordable Rental	Privately owned Affordable Rental	Shared Equity	Affordable Rent-to-Buy	Affordable Purchase
Affordability Mechanism	Various models, including means testing	Capped rent 20-30% of household income, no Rent Assistance	Capped rent 20-30% of household income plus Rent Assistance	Minimum 25% discount to market rent, or maximum 30% household income	Discount varies, generally 20 – 25% discount to market rent	Social equity contribution, FHOG, Stamp Duty concessions	Incremental purchase and potential locked in future price. FHOG, Stamp Duty concessions	Market priced affordable. FHOG, Stamp Duty concessions, Deposit Schemes or saving programs
Subsidy required	Government subsidy							
Ownership	State Gov't NFP Sector	State Gov't	NFP Sector	Investors	Individual households			
Eligibility	Priority Access			Register of Interest		State Government	P&E Act Moderate Income*	
	Single	<\$29,565 (\$565 / wk)		<\$52,873 (\$1,014 / wk)		<\$77,325 (\$1,482 / wk)	< \$44,100 (\$846 / wk)	
	Couple	<\$51,465 (\$981 / wk)		<\$80,926 (\$1,552 / wk)		<\$97,945 (\$1,878 / wk)	< \$66,160 (\$1,269 / wk)	
	Family **	<\$54,906 (\$1,053 / wk)		<\$109,083 (\$2,092 / wk)		<\$115,000 (\$2,205 / wk)***	< \$92,610 (\$1,776 / wk)	

Table 2: Affordable Housing Spectrum and Income Eligibility (as at September 2019)

Notes:

*Refers to *Planning and Environment Act 1987* Affordable Housing gross household income bands for 'Rest of State' as published in Government Gazette for the period 1 July 2019 – 30 June 2020 and updated annually. Due to methodological differences, these income bands are lower than Social Housing income bands that apply across Victoria.

**Family is defined as one or two adults and two dependant children. A Family can earn an additional \$339 per additional child and be eligible for Social Housing.

*** 'BuyAssist' Family Income eligibility test 2019-2020 is referenced as this is higher than HomesVic which does not include a 'family' income category

Examples of Affordable Housing Programs

Crisis Housing, Supported and Transitional Accommodation

Accommodation including supported housing and not-for-profit run Boarding Houses that provides housing and other support services for residents.

Social Housing

An umbrella term for Public Housing that is owned and managed by the Director of Housing, and Community Housing that is owned or managed by a Registered Housing Agency where the dwelling is allocated to a household that meets the State Government published Social Housing income and asset eligibility requirements. Some agencies focus on specific high-risk groups, such as Aboriginal and Torres Strait Islander households, households with a disability or older people.

Affordable Rental Housing

Housing that is rented at a discount to market cost and allocated to households that meet the *Planning and Environment Act 1987* Affordable Housing income eligibility requirements or other Government program requirements, such as the National Rental Affordability Scheme. Dwellings may be owned and/or managed by a community housing agency or the private sector.

Shared Equity Home Ownership

Sale of a dwelling to a household that has limited capacity to borrow funds from a bank but needs support to bridge the gap between their financing and the market price. The difference is met by either government grant, provision of land, or a landowner contribution and is repaid and reinvested on the future sale of the dwelling or refinancing.

Affordable Home Purchase

Housing that is deemed to be affordable at its estimated market price and is sold to a Eligible Household that meets an income eligibility test. No discounting or subsidy or ongoing requirement to maintain the dwelling as affordable. Typically the dwelling is relatively more affordable in the market.

In 2019 the primary type of Affordable Housing in Greater Shepparton was Social Housing, with an estimated 1,635 Social Housing dwellings, 11 crisis supported accommodation and 60 transitional housing properties.

2. Basis for Action

Adoption of the Affordable Housing Strategy is driven by a need for Council to proactively respond to legislative and policy obligations, Council and community aspirations, social and economic drivers and the significant evidence of current and forecast need for Affordable Housing in the community. These items are highlighted below and emphasise the strong strategic justification for action.

Legislated Responsibility

While housing provision is outside Council's primary responsibility, as the Responsible Authority under the Greater Shepparton Planning Scheme, Council has an important role in supporting housing affordability and diversity. To date, Council has responded to this responsibility by releasing new land supply, promoting more intense development within Shepparton's central business district and key activity centres, encouraging broader housing diversity in type and size, and managing delivery of infrastructure in new communities.

Since June 2018, Council is required, as the Responsible Authority, to give regard to Objective f(a) of the *Planning and Environment Act 1983*, "to facilitate the provision of Affordable Housing in Victoria". This requires Council to consider the need and opportunity to respond to Affordable Housing outcomes when undertaking land use planning, planning scheme amendments and permit approvals to address the evidence of Affordable Housing need.

Evidence of Need

Appendix 1 sets out in detail the significant evidence of Affordable Housing supply and demand in Greater Shepparton, confirming the need for a specific strategy and action plan. Of note:

- As of 30 June 2019, there was an estimated 1,564 long-term Social Housing dwellings in Greater Shepparton, representing approximately 5.74% of all dwellings in the municipality.^x The majority of Social Housing dwellings (991 dwellings) are owned and managed by the State Government and are in Shepparton and Mooroopna.^{xi}
- Affordability of the private rental market for households on government allowances has declined by nearly 10% over a ten year period, from 75% of all properties made available to rent in 2008 (new lettings) to 66% in 2018 (Figure 3).
- The decline in private rental affordability is most pronounced for one-bedroom dwellings, with only 30% of one-bedroom dwellings available to rent in 2018 affordable for a single person on Newstart compared to 53% in 2008. Affordability of two-bedroom dwellings also declined during the same period from 80% of two-bedroom new lettings in 2008 to 70% in 2018.^{xii}

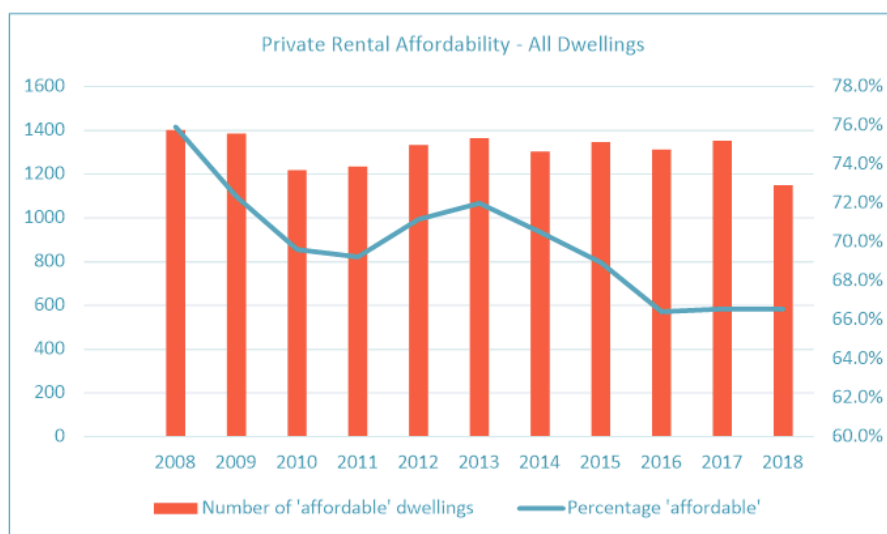


Figure 3: Changes in affordability of private rental dwellings, 2008 – 2018, Greater Shepparton, All Dwellings

Between July 2018 and June 2019, the three 'Opening Doors' homeless services access points that operate in the Greater Shepparton area registered a combined total of 1,704 household clients.^{xiii} Of note, this only counts the primary person presenting as a 'household', with children and other family members who do not present not counted in the household figure and no easy way to determine the number of people requiring assistance or impacted by the issues.

The main reason for a household seeking assistance was financial difficulties followed by relationship or family breakdown, domestic or family violence.

Key statistics are highlighted in Figure 5 and set out in Appendix 1.

Characteristics of people accessing homeless support services in Greater Shepparton in 2018/2019:



Figure 4: 2018-2019 Homelessness Services Clients, Key Statistics

Estimated Affordable Housing Supply Gap

An analysis of the evidence of demand in Greater Shepparton, summarised in Table 3, estimated that 3,315 very low and low income households required Affordable Housing in Greater Shepparton in 2016 (Affordable Housing Demand) compared to an estimated Affordable Housing Supply of 1,564 Social Housing dwellings (Affordable Housing Supply).

It is subsequently estimated there is a current gap or need for 1,751 new Affordable Housing dwellings in Greater Shepparton to support very low and low income households that are in housing stress:

If this need was met, 12% of all dwellings in Greater Shepparton would be Affordable Housing, compared to the 2019 supply of 5.74% of dwellings:

- To address the estimated unmet need, and ensure Affordable Housing supply responds to forecast population requirements, it is estimated that at least 4,254 Affordable Housing dwellings will be required by 2036;

- To meet projected Affordable Housing need, and assuming current projected market dwelling supply, would require approximately 158 dwellings of projected new supply per annum to be delivered as dedicated Affordable Housing for very low to low income households;
- This equates to approximate 42% of all projected supply that would ideally need to be delivered as Affordable Housing, primarily as Social Housing or other forms of Affordable Rental Housing, to meet unmet and forecast demand.

There are also an expected number of moderate income households in private rental market who are in housing stress in the market, occupying lower cost rental housing and/or creating bottlenecks in the housing system that require an Affordable Rental Housing or Affordable Home Purchase outcome.

	2016	2036
Affordable Housing Demand		
Estimated number of low income households	9,966	12,791
Very low income households in estimated to require Affordable Housing, comprising of:	2,694	3,633
- 814 persons estimated to be homeless		
- 50% of low income renters in housing stress (totalling 937 households)		
Low income households living in Affordable Housing (Social Housing)	1,564	1,564*
Estimated Affordable Housing Demand (total of all households estimated to require Affordable Housing plus households living in Social Housing).	3,315	4,254*
Demand as a percentage of all dwellings	12.17%	12.24%
Affordable Housing Supply		
Affordable Housing Supply (Number Social Housing units)	1,564	1,564*
Supply as a percentage of all dwellings	5.74%	4.5%*
Affordable Housing Gap		
Unmet demand (Affordable Housing Gap; estimated demand less supply)	1,751	2,690
Gap as a percentage of all dwellings	6.43%	7.74%
Affordable Housing Supply required to meet the estimated Gap (dwellings per annum between 2016 and 2036)	158 dwellings per annum	
Percentage of all forecast new dwellings required as Affordable Housing to address demand	42% of forecast dwelling supply	

Table 3: Summary of estimated Affordable Housing supply and demand* Forecast demand and supply assumes the percentage of low income households and percentage in housing stress remains the same over time and there is no increase or decline in 2019 rates of Social Housing

Human Rights

Access to an adequate standard of living, of which housing is a foundation, is foremost a human rights issue as without appropriate shelter, a person's ability to live and participate in their society to their full potential is significantly decreased.

This was recognised by several respondents to the 2019 Greater Shepparton Affordable Housing Community Survey who indicated 'basic human right' as the primary reason for considering the issue to be very important to the social and economic growth of Greater Shepparton. The importance of housing to human rights and liveability is also reflected in the Greater Shepparton 2018-2028 Public Health Strategic Plan.

Alignment to Council Goals, Roles and Values

The availability of Affordable Housing is increasing in importance as an element to achieve Council's goals to 'develop resilient, inclusive healthy communities that make Greater Shepparton a safe and harmonious place to live, work, learn and play', and to 'provide and support appealing, relevant infrastructure that makes Greater Shepparton an attractive, liveable regional city'^{xiv}.

Council undertakes a number of roles to pursue these goals, in accordance with its purpose 'to serve the community through providing leadership, making decisions, and advocating for equitable services and infrastructure'^{xv}. Council offers services, support and funding that provide direct and indirect assistance to residents in acute housing need, and/or who are on low incomes:

- Continuing advocacy to the State and Federal Governments to obtain funding for local Registered Housing Agencies;
- Funding to support community organisations that provide food, transport, financial counselling, and family violence and addiction recovery programs;
- Funding and resourcing for community facilities and services such as Neighbourhood Houses, Kindergarten and child care places, Community Grants, Sporting Chance Scholarships, Meals on Wheels and food skills education, Word and Mouth youth organisation, a range of low or no cost activities, and 24 hour toilet/shower facilities at Harry Bird Reserve; and
- Support for community advocacy for the needs of 'at risk' groups through the Positive Ageing, Disability, and Women's Charter committees.

While Council's role does not include housing provision, as Planning Authority it has continually worked to ensure a consistent and appropriate supply of land for housing, to balance market supply with demand. The changes to the *Planning and Environment Act 1987* have enabled broader action to respond to Affordable Housing needs.

The Affordable Housing Strategy reflects Council's values to courageously lead, work together, and continually innovate, and its commitment to protecting and enhancing liveability.

Alignment to Existing Council Strategies

Several existing Council policies, summarised in the Strategy and Appendix 3, highlight the importance of Affordable Housing as an area of Council concern and action. Of note, Council's 2018-2028 Public Health Strategic Plan, the Health and Well-Being Implementation Plan and the Greater Shepparton Housing Strategy 2011 each recognise access to Affordable Housing as a critical health and well-being and an issue of priority in Greater Shepparton.

The Public Health Strategic Plan in particular, notes and establishes targets in relation to reducing housing stress and increasing supply reflected in this Strategy.

"Addressing issues in housing affordability is an essential part of building inclusive and equitable communities which provide access to a basic human need. The Council is committed to providing all residents with the opportunity to access adequate and quality housing that is affordable".^{xvi}

Greater Shepparton Housing Strategy 2011

Council's actions to date have primarily focussed on wider housing affordability initiatives, particularly ensuring there is enough land supply to accommodate population growth, delivering upfront infrastructure in new communities and encouraging more diverse housing. Examples of Council actions include:

- Advocating to the Federal and State Governments for new and equitable investment in Affordable Housing in Greater Shepparton;
- Administering a Federal Government funding program in 2009/10 supporting early infrastructure and first home owners in west Mooroopna;
- Supporting the delivery of the Youth Foyer in Shepparton.

The Strategy identifies there are a range of other actions Council will take going forward.

"The rate of homeless residents in Shepparton is concerning and it is so widely known that it can affect people wishing to move here. Personally I don't rent in Shepparton as it is not affordable... I have purchased land outside of the Shepparton municipality as it was proving difficult to get anything in a reasonable price range." Survey respondent

Community Expectations

The development of the Strategy involved engagement with a range of stakeholders including land owners, developers, housing agencies and service organisations and sought to identify key issues and opportunities (see *Greater Shepparton Affordable Housing Engagement Summary*). The draft Strategy was also released for public consultation prior to finalisation.

Two surveys of stakeholders, Council staff and the community were undertaken in June 2019 with the majority of respondents (72%) indicating that the issue of Affordable Housing provision was 'very important' and a further 24% considering it 'important' to Greater Shepparton's social and economic growth. Primary reasons for selecting the ranking are illustrated in Figure 6.



Figure 5: Primary reason by Affordable Housing is considered very important or important (created with WordItOut)

"Housing is very expensive in this region and there are many people who are unable to pay the rents. I understand there are many people who are living in cars or without homes. This is a big problem for our community." Survey respondent

3. Government Policy Overview

All three levels of government have a crucial role in addressing Affordable Housing need, with opportunities for Council to establish policies and actions to advocate for funding, demonstrate leadership, administer land-use planning and undertake community development to support social outcomes.

The range of primary legislation and policy documents form part of the overarching context for the Affordable Housing Strategy and Action Plan are illustrated in Figure 6.

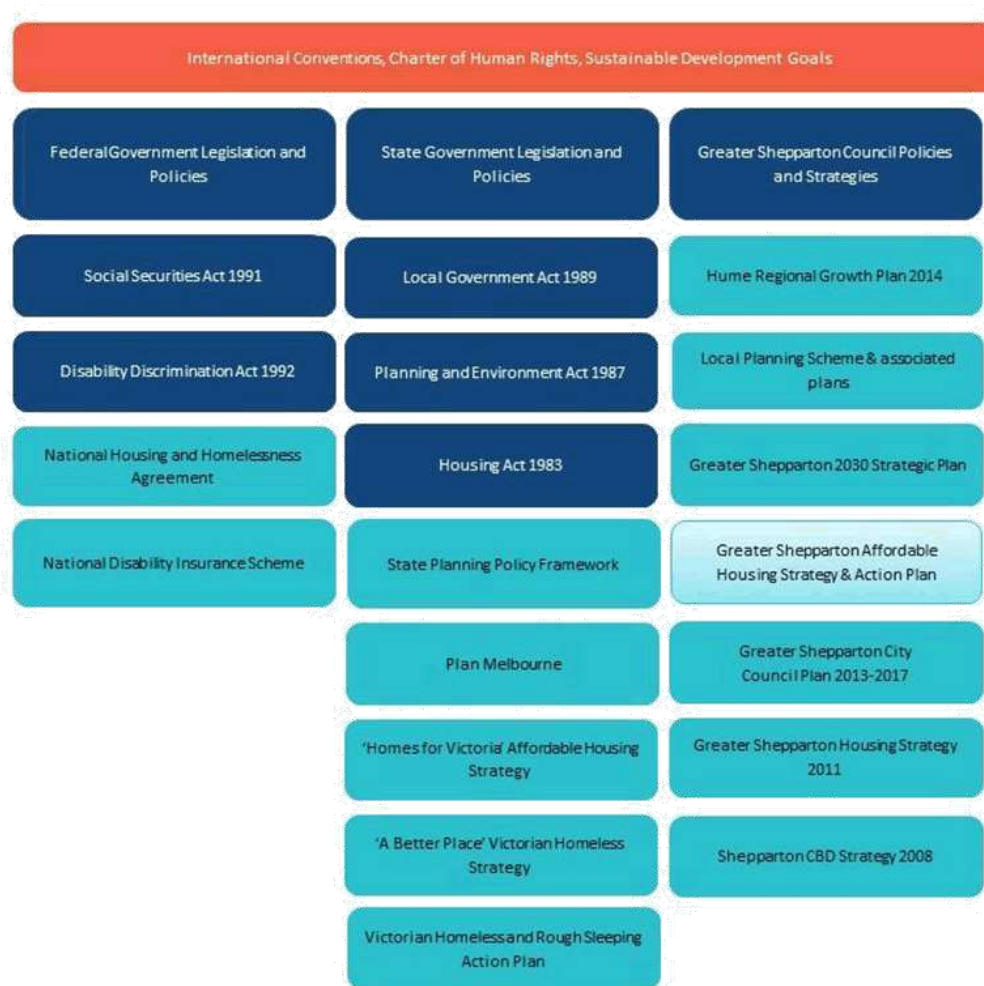


Figure 6: Policy Framework

Federal Government

Whilst the Federal Government has to date played a limited direct role in delivering Affordable Housing, it controls a range of policy settings that influence housing policy and affordability includes taxation levers, funding for Social Housing and homelessness services, welfare payments, and assistance for first home buyers.

Key Affordable Housing related policy and investments by the Federal Government as at September 2019 include:

- The **National Housing and Homelessness Agreement** – the key national framework governing Federal – State funding and policy. Between July 2018 and June 2023, Victoria will receive an estimated \$2.03 billion towards Social Housing with the Victorian Government required to match the Commonwealth's homelessness funding, estimated at \$122.8 million over the five year period.^{xvii}
- The **National Housing Finance and Investment Corporation (NHFIC)** - dedicated to improving housing affordability, the NHFIC is responsible for managing the National Housing Infrastructure Facility (NHIF) which will provide loans, equity investments and grants to local, state and territory governments, government corporations and registered community housing providers to support housing-related infrastructure projects. NHFIC also manage an 'Affordable Housing Bond Aggregator' to support low cost loans for Registered Housing Agencies.^{xviii}

Other initiatives positioned as improving housing affordability but that do not guarantee an Affordable Housing outcome include:

- **First Home Super Saver Scheme** which allows households to withdraw voluntary made superannuation contributions towards their home purchase.^{xix}
- **First Home Loan Deposit Scheme** to support up to 10,000 first home buyer loans each year nationally. Under the Scheme the Federal Government via the NHFIC will guarantee up to 20% of a purchase price resulting in households not needing to have a full 20% deposit or pay lenders mortgage insurance. Single people earning up to \$125,000 and couples earning up to \$200,000 will be eligible for the scheme if they have saved 5% of the value of the home. The Scheme is expected to come into operation in 2020.^{xx}

State Government

The State Government is the largest Affordable Housing operator in the State with over 64,000 Public Housing dwellings under its control, including nearly 1,000 in Greater Shepparton.^{xxi} The State Government also implements and oversees a range of taxation, legislative and regulatory policies relating that impact on housing availability, affordability and diversity.

Since 2017 the Victorian Government has played a more active role in the funding, financing and delivery of Affordable Housing. Two key pieces of legislation are:

- The **Housing Act 1983**, which focusses on Social Housing for very low income households, particularly housing owned and managed as Public Housing by the State Government.
- The **Planning and Environment Act 1987**, which establishes an overarching legislative framework under which planning policy is set and administered. Council must give regards to the objectives set out in the Act and the Victorian Planning Provisions. In 2018 the State Government incorporated a new objective within the Act **“to facilitate the provision of Affordable Housing in Victoria”**, making this a key consideration of Council in undertaking land-use planning.

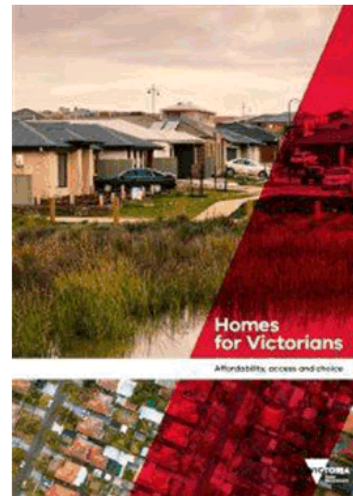
Other legislation that cover real estate and residential tenancies and building codes can also impact on affordability and delivery of housing and Affordable Housing.

Key policies – *Homes for Victorians (2017)* and *Plan Melbourne 2017-2050* set out the State Government’s commitments in relation to Affordable Housing facilitation, investment and delivery and reflect that there are several tools the Government can use to facilitate increased Affordable Housing outcomes. *Plan Melbourne Outcome 7* recognises the importance of regions to Victoria’s growth.^{xxii}

Key initiatives set out in these policies cover the application of government land, funding, financing and land-use planning instruments, including:

- Provision of capital and recurrent grant funding and low-cost financing for Registered Housing Agencies under the Social Housing Growth Fund;
- Redevelopment of public housing assets;
- Sale of underutilised State Government owned land with an Affordable Housing requirement;
- Support for Shared Equity Home Ownership programs;
- First Homeowner Grants;
- Vacancy tax on private properties; and
- Support for Responsible Authorities and landowners to negotiate an Affordable Housing inclusion through the planning process.

In 2018 the State Government released policy guidance to support a Responsible Authority to seek to negotiate and reach agreement to an Affordable Housing inclusion with a landowner as part of the planning process. The guidance sets out requirements to inform local policy and a negotiation process.^{xxiii}



Homelessness policy and operations

The Victorian Homelessness Strategy 'A Better Place' (2010) aims to deliver a more strategic, targeted and coordinated approach to homelessness, with goals to halve overall homelessness and offer supported accommodation to all rough sleepers who need it by 2020.

Access to Victoria's Homelessness Service System is organised under the 'Opening Doors Framework' which is designed to provide an integrated and coordinated response for consumers by having a single point to assess a household requirement and prioritise and connect people to the services and resources they need.

In February 2017 the State Government released a policy on 'Responding to people who are sleeping rough in extreme weather' that aims to minimise immediate and ongoing risk to the health and wellbeing of people sleeping rough during temperature extremes.

Other Housing Assistance Programs

Other housing assistance programs that aim to support households to maintain private rental housing include:

- Commonwealth Rent Assistance (CRA);
- Private Rental Assistance Program;
- Housing Establishment Fund; and
- Sustaining Tenancies at Risk (STAR).

The later three programs are administered by local housing agencies under funding provided by the State. CRA is a direct payment to households renting in the private rental market and who receive a Commonwealth income payment. CRA is intended to improve housing affordability for these households but does not guarantee housing will be affordable (i.e. less than 30% of the household income on rent).

4. Local Policy Context

The primary objective of Council is to promote the social, economic and environmental viability and sustainability of the municipality and to improve the overall quality of life of people in the local community.^{xxiv}

The *Public Health and Wellbeing Act 2008* requires Council to address a broad range of health indicators and social determinants of health to support a range of holistic health outcomes including reducing inequalities in the community.

The Greater Shepparton 2018 – 2028 Public Health Strategic Plan recognises housing and access to Affordable Housing as a key objective and one of six Liveability Domains, with the following targets:

- Decrease homelessness from a baseline of 6.7%;
- Decrease the proportion of households with housing costs that represent 30% or more of household gross income;
- Decrease the population of people living in households below the 50% poverty line.^{xxv}



Figure 7: Liveability Factors, 2018 – 2028 Public Health Strategic Plan

Several other Council policies provide strategic recognition of the need to encourage a variety of housing types to support housing diversity and affordability, including the delivery of Affordable Housing.

As at September 2019 these policies included:

- Hume Regional Growth Plan;
- Greater Shepparton 2030 Strategic Plan;
- Greater Shepparton Housing Strategy 2011;
- Shepparton and Mooroopna: 2050 Regional City Growth Plan (under development);
- Shepparton CBD Strategy; and
- Shepparton North East Structure Plan (subject to adoption).

Further details of these policies are set out in Appendix 1.

Council is also developing a new integrated Planning Policy Framework and Municipal Planning Strategy which is expected to reflect the new objective of planning relating to Affordable Housing facilitation.

5. Key Stakeholders

The delivery of Affordable Housing requires participation and investment from a range of stakeholders, particularly the Federal and State Governments. Each stakeholder has an important role and requirements to operate effectively if they are to support delivery.

Key stakeholders Council expects to work with to achieve the Vision and Targets are noted below:

Federal and State Government

The Federal and State Governments are critical stakeholders and investors in addressing homelessness and increasing Affordable Housing. Both levels of government control a number of financing, funding and regulatory levers that can enable or constrain Council or other stakeholders and subsequent outcomes. The State Government manages the largest number of Social Housing dwellings, of which there are nearly 1,000 located in Greater Shepparton, and controls the planning framework under which Council must operate.

Investment by Federal and State Governments is critical to bridging the gap between market and Affordable Housing delivery and meeting the Targets established in the Strategy.

Financiers, Landowners and developers

Financiers, landowners and developers are critical stakeholders in the provision of housing in Greater Shepparton. Landowners require appropriate return for their land in order to sell it for development. Developers in turn take risks when purchasing and developing property. There are several requirements and hurdles a developer must achieve in order to progress a project to delivery with significant market risk. Financiers are critical 'gatekeepers' to funding and in turn, the decision as to whether a development will proceed. A range of global, national and local factors influence financiers' interest and capacity to support investment in housing and specifically Affordable Housing.

Development of Affordable Housing will depend significantly on participation of the private sector given their control over land and their building capacity and skills.

Registered Housing Agencies

A Registered Housing Agency refers to an organisation that is a not-for-profit organisation that is registered by the Victorian Government under the *Housing Act 1983* as a provider or operator of Affordable Housing. Housing Agencies have a dedicated charitable purpose to deliver and manage Affordable Housing and are the primary recipients of Government grants or financial support when it is available.

Registration means that the organisation's work in providing Affordable Housing must comply with a range of standards and reporting obligations that are monitored by an independent Housing Registrar. Agencies are also regulated as charities by the Australian Charities and Not-for-profit Commission and the Australian Taxation Office. Other organisations may also provide and/or manage Affordable Housing or provide other support services to tenants but may not be registered as a Housing Agency under the Act.

Agencies have strong links to wrap-around services and can connect households to services when other supports are required.

Ways in which a Housing Agency can partner and support an increase in Affordable Housing supply include:

- Developing their own land assets, often former Public Housing dwellings;
- Securing government grants to enable land development and/or purchasing of completed dwellings from the private sector typically at a discount;
- Raising debt finance from banks to support capital costs of development or purchase;
- Utilising limited surplus rental revenue as equity to support development or purchases; and
- Supporting arrangements between responsible authorities and land owners under a planning negotiation either by accepting gifting of dwellings or land for development or agreeing to purchase dwellings at an appropriate discount rate.

The main housing agencies operating in Greater Shepparton in 2019 are Beyond Housing, which currently owns and/or manages over 700 Social Housing dwellings across the Goulburn and Ovens Murray region and is the primary Opening Doors homeless services access point in Greater Shepparton, and Aboriginal Housing Victoria (AHV), which is the largest Aboriginal housing organisation in Australia.

Other Housing Agencies operating in the Greater Shepparton area in 2019 include Community Housing Limited, Haven; Home Safe and Common Equity Housing Ltd.

Indigenous community-run organisations *Rumbalara Aboriginal Cooperative* and *Yorta Yorta Nation Aboriginal Cooperative* also provide a range of services to Indigenous residents of the Greater Shepparton region. Rumbalara Aboriginal Cooperative owns 54 dwellings in Greater Shepparton that they manage as community housing. Rumbalara also operates an aged care facility and owns a small number of Independent Living Units adjacent to the facility and is an access point under the Opening Doors homeless system, supporting Aboriginal and Torres Strait Islander identifying households to access and maintain rental housing in the private rental market.^{xxxvi}

Housing Agencies are key stakeholders, recognised as vehicles for Social Housing growth by the State Government and critical to the realisation of the Strategy Vision, Targets and Objectives.

6. Key Challenges

A range of issues that impact on housing affordability and specifically, the availability and delivery of Affordable Housing in Greater Shepparton, were identified in the development of the Strategy and include:

- Historical and current underfunding and limited Federal and State Government investment relative to demand, with highly competitive funding applications when available;
- Limitations on the role of Council to directly invest, further limited by rate capping;
- Wider planning and development challenges limiting the delivery of one and two-bedroom dwellings in the market that could support improved market affordability and potentially specific market-priced Affordable Housing for singles and couples to rent or purchase;
- High cost of construction relative to returns on Affordable Housing, meaning that subsidy or other investment is generally required to meet the gap; and
- Limitations on how the planning system can be drawn on by a Council to support Affordable Housing delivery on privately owned land.

Key issues identified in the *Shepparton & Mooroopna 2050 Regional Growth Plan – Key Issues and Opportunities Report* (2019) included a need for more diverse and smaller dwelling typologies to accommodate smaller households and an ageing population and a need to improve and increase Social Housing supply.^{xxvii}

There is an identified need to improve the condition of the existing social housing stock and identify locations for further social housing, as well as planning for the delivery of crisis accommodation.

Shepparton & Mooroopna 2050 Regional Growth Plan – Key Issues and Opportunities

Category	Key Issues / Challenges
Housing Market and Housing Affordability	<ul style="list-style-type: none"> • Range of difficulties associated with facilitating urban consolidation due to: <ul style="list-style-type: none"> - Reasonable land supply opportunities outside of the centre; - Higher costs of construction of medium – high density development; - High sale revenue required for medium and higher density dwellings relative to lower scale, detached housing; - Heritage requirements; and - Market understanding and perceptions of demand for smaller, centrally located dwellings. • Mismatch of housing stock (including Public Housing owned by DHHS) to household types, with predominance of three and four-bedroom stock not suited to one and two person households • Reliance on private sector to develop and deliver on smaller lot/dwelling typologies with perceived lack of demand for two-bedroom dwelling coupled with relatively higher cost per square meter compared to three-bedroom + dwellings. • Challenges associated with costs and delivery of infrastructure in growth areas impacting on delivery to market and housing affordability. • Limited Affordable Housing supply, with a significant gap between estimated demand and supply for Social and Affordable Rental Housing for very low and low income households to access. • Limited crisis and transitional housing options. • Declining supply of affordably priced and quality private rental housing. • Poor quality housing and limited sustainability requirements leading to high running costs.
Planning	<ul style="list-style-type: none"> • Council has minimal capacity to influence the market's decision to deliver housing supply and diversity until applications are lodged, other than to set the high level strategic framework for where growth should occur and the type of housing outcomes that are desired and built-form requirements (set-backs etc.). • No mandatory requirement for Affordable Housing under the <i>Planning and Environment Act 1987</i>. • Affordable Housing can only be included on privately owned land by agreement with a landowner, with no single percentage requirement or delivery model set by the State Government. Each site is a separate negotiation. • Limitations on Council's ability to provide planning incentives to private land owners to support Affordable Housing inclusion within planning requirements. • Drivers for changes in planning controls to support increased density and smaller lots and dwellings are not widely understood and/or supported in the community. • Growth areas and smaller townships have limited access to service provisions, such as schools, transport and services.
Funding and	<ul style="list-style-type: none"> • Limited and insufficient Federal and State Government funding available to redevelop Public Housing assets, support Registered Housing Agencies to

Category	Key Issues / Challenges
Financing	<p>develop sites and/or purchase dwellings, and provide appropriate levels of private rental assistance. Any new funding is typically limited and is highly competitive.</p> <ul style="list-style-type: none"> • Limited capacity of Registered Housing Agencies to borrow funds due to the low rental returns. • Not the primary role of private sector to fund Affordable Housing. • Not the primary role of Council to fund Affordable Housing. • Rate capping limiting stretched Council resources. • Market is constrained in its ability to access to development finance and mortgage finance. • High costs of infrastructure required to be met by Council and recovered through development contributions, often well after outlay. Issues such as drainage requirements adding further costs to development. • No institutional investment in Affordable Housing in Australia and expected limited interest in regional areas due to need for scale and strong capital growth.
Community	<ul style="list-style-type: none"> • Mixed level of understanding in the community of Affordable Housing - why it may be required, how the locality benefits, and who needs it, resulting in stigmatisation particularly of Public Housing • Community concerns around urban consolidation / density, neighbourhood character and traffic / parking can become conflated when coupled with an Affordable Housing proposal. • Limited understanding of development economics and viability and how this informs whether Affordable Housing can be viably delivered. • Changing population – increase in older and single-person households. Some migrant and Indigenous families also require larger housing options.

Table 4: Overview of Key Issues, Greater Shepparton

7. Key Opportunities

The development of the Strategy identified a range of potential opportunities for Council to act, work in partnership and support 'on-the-ground' outcomes.

Key opportunities include:

- Exploration of the use of Council land for Affordable Housing development in partnership with the not-for-profit housing sector and residential development industry;
- Investigation of opportunities for Council to coordinate a funding application to the National Housing Infrastructure Finance Facility (NHIFF) to support infrastructure delivery in growth areas on the basis of an inclusion of Affordable Housing;
- Collaborating with stakeholders to develop a coordinated advocacy to the Federal and State Governments to seek new investment into Affordable Housing;
- Early advocacy for potential vacant State Government owned land to be provided into an Affordable Housing purpose;
- Providing a specific ATSI housing focus as part of tangible reconciliation action to support improved economic and social outcomes for Indigenous households; and
- Implementing a framework and process to negotiate with private land owners to incorporate Affordable Housing where relevant and feasible as part of the planning amendment and approval process.

Specialised Affordable Housing Requirements

There is a significant need and opportunity to ensure that Affordable Housing is provided to support households that are particularly vulnerable to housing stress, discrimination and insecurity in the private rental market and require tailored housing responses.

These groups are identified as priority households for new Affordable Housing in Greater Shepparton.

People with a Disability

People with disabilities face additional barriers to accessing suitable and affordable housing that are different to other cohorts of the population. They require homes that are accessible and adaptable, and enable informal support as well as independent living, and that encourage social inclusion, economic participation and health and wellbeing.^{xxviii}

Older Persons

Older persons, particularly women, are a vulnerable group particularly if they haven't achieved home ownership by retirement. Older people may require housing that is accessible, such as step-less entries and modified bathrooms. Income capacity of older people on the aged pension is constrained, limiting their capacity to participate in the rental market. Housing insecurity is a particularly concerning issue for older people who greatly benefit from staying within their community where they can maintain access to medical and other services and community connections.

Older women aged 55 years and over are the fastest growing cohort of homeless Australians, increasing by 31% between 2011 and 2016.^{xxix} Older women are a particular 'at-risk' group as they often have had

lower rates of employment history, minimal superannuation and assets and are increased risk of experiencing family violence.

Young people

Young people are particularly constrained by very low incomes and limited rental history. Whilst young people may have greater propensity to sharing a house, for some young people this is not a suitable housing option. Young people are also particularly vulnerable to family violence and are more likely to couch surf or live in other inappropriate housing circumstances.

Aboriginal and Torres Strait Islander Households

Aboriginal and Torres Strait Islander (ATSI) identifying households can have specific housing needs to ensure cultural appropriateness of housing and capacity for households to respond to changing family circumstances and responsibilities, cultural needs, and discrimination.^{xxx}

Of note:

- Whilst ATSI households comprise an estimated 3.4% of the Greater Shepparton population, 27% of household clients presenting to homeless service providers in 2018-2019 identified as Aboriginal and/or Torres Strait Islander.^{xxxi}
- ATSI households are significantly more likely to be in private rental housing (54%) compared to 22% of all households in private rental in Greater Shepparton.
- 28% of ATSI households were purchasing their home and 11% fully owned their dwelling compared to 31% ownership and 31% purchasing across all the population.^{xxxii}

Section 2: Action Plan

1. Vision

Council's vision is that:

All members of the Greater Shepparton community have access to safe, affordable and appropriate housing.

2. Targets and Objectives

To achieve our Vision, the City of Greater Shepparton will work with key stakeholders and the community to advocate for and where appropriate, facilitate an increase in Affordable Housing.

The Vision is underpinned by three Targets:

Target 1

Decrease the proportion of population in acute housing need from a 2016 baseline of 5.56 persons per 1,000

Target 2

Decrease the proportion of low income households (bottom 40% of incomes) in housing stress from a 2016 baseline of 27%.

Target 3

Increase Affordable Housing supply from 5% to a target of 12% of all housing stock.

The following four **Objectives** respond to the Vision and focus actions on tangible steps towards achieving the Targets. Key sub-objectives are highlighted.

Objective 1

Increased investment in Crisis Accommodation and long-term Social Housing.

- 1.1 Support for community housing organisations to partner and deliver new, high quality, Affordable (Social) Housing close to transport and services.
- 1.2 The redevelopment of poor quality and underutilised public housing assets.
- 1.3 The provision of land to support private sector and community housing partnerships to deliver Affordable Housing outcomes.
- 1.4 Tailored housing solutions for different priority household groups including the aged, people with a disability, Indigenous households and young people.
- 1.5 Enhanced community understanding of Affordable Housing need and responses.

Objective 2

Dedicated and appropriate crisis and long-term housing responses to the Affordable Housing needs of high-risk groups, such as the Indigenous community, youth and older women.

- 2.1 New investment to increase crisis and transitional accommodation that caters for different priority groups, including young people and Indigenous persons, supported by appropriate wrap-around services.
- 2.2 Increased investment in new Indigenous owned and managed Social Housing, including innovative housing typologies that accommodate diverse household requirements.
- 2.3 Investigation of alternative housing models and advocacy for investment.
- 2.4 Dedicated opportunities to support increased home ownership for Indigenous households.

Objective 3

Improved housing diversity, with increased supply of one and two-bedroom dwellings.

- 4.1 Planning to ensure adequate land supply into the future and associated investment in infrastructure and services.
- 4.2 Planning for the delivery of land parcels suitable for one and/or two-bedroom dwellings to support housing affordability and choice.
- 4.3 Increased development and specifically Affordable Housing development within the Shepparton CBD and around key activity centres.

Objective 4

Support for households to maintain and improve housing affordability and reduce housing stress and risk of homelessness..

- 4.1 Increased early intervention support for households at-risk of homelessness to maintain tenancies.
- 4.2 Support for more long-term private rental housing options.
- 4.3 Increased support for lower income households in the private rental sector to reduce housing stress and the incidence of homelessness.
- 4.4 Support for households to participate to their capacity in the community.

3. Framework to Guide Built Form Outcomes and Allocation of Affordable Housing

In accordance with the *Planning and Environment Act 1987* definition of Affordable Housing, a range of 'matters' or criteria are required to be considered to determine the characteristics of Affordable Housing

need in an area to inform and ensure that outcomes delivered will be appropriate for very low, low or moderate income households.

These matters have been considered in light of the evidence set out in Appendix 1 and reflected in a framework, set out in Table 5. This framework will guide Council and stakeholder decisions around future priority built form outcomes and the allocation of Affordable Housing in Greater Shepparton going forward.

Of note, and reflecting the evidence of Affordable Housing need:

- There is an estimated Affordable Housing Gap of 1,751 dwellings (2019) and a forecast Affordable Housing supply requirement for 2,690 new Affordable Housing dwellings by 2036. To meet unmet and forecast demand, would require 42% of all projected dwelling supply to be delivered as housing that is appropriate, affordable and allocated for very low and low income households.
- The main type of Affordable Housing required to respond to Affordable Housing need in Greater Shepparton is one and two-bedroom dwellings that can support very low and low income households, particularly single person households, young people, people with a disability and Indigenous households.
- Areas that are well located close to transport and services, particularly areas within and close to the Shepparton and Mooroopna Central Business Areas are identified as priority locations. Growth areas are also recognised as potential locations for Affordable Housing as they are the primary areas for new housing supply.
- A tailored and culturally appropriate response to respond to the housing needs of the ATSI community is also recognised reflecting unique cultural needs, responsibilities associated with caring for extended families, the disproportionate number of households that present to homeless services and the significantly higher rate of households in private rental relative to the general population.
- Specialised Affordable Housing responses are required that are appropriate for other priority households including older people, women, people with a disability and young people that can no longer live at home.

State Government published Matters	Response and Framework for Action
Housing Need	<ul style="list-style-type: none"> There is a clear need for Affordable Housing in Greater Shepparton, primarily in Shepparton and Mooroopna, with an estimated 1,751 new Affordable Housing dwellings required to respond to the housing needs of very low and low income households in the community. The need is greatest for very low and low income households, particularly singles and couples for whom one and two-bedroom Social Housing is required. There is a gap in affordability of home purchase for very low and low income singles and couples and families.
Location	<ul style="list-style-type: none"> Shepparton and Mooroopna are priority locations for Affordable Housing due to their convenient access to services and amenities. Other locations in the municipality that have reasonable access to transport and services may also be considered suitable for Affordable Housing provision, this includes growth areas and smaller towns. Government owned land in reasonable locations is also a priority for Affordable Housing reflecting the opportunity. This includes current school sites that may eventually become surplus to education needs and available for redevelopment. Locations that are identified as being suitable for smaller dwellings such as flats, duplexes and apartments are priority areas noting the need for more one and two-bedroom dwellings.
Type	<ul style="list-style-type: none"> One and two-bedroom dwellings are the priority built-form to meet the unmet and forecast Affordable Housing need in Greater Shepparton. Affordable Housing should be built to reflect market standards and measures such as water-sensitive urban design, with consideration to long-term affordability features balanced against upfront capital costs. Adaptable design should also be incorporated to allow for changing household needs.
Tenure	<ul style="list-style-type: none"> Both affordable rental and ownership tenures are required to respond to the evidence of need, with emphasis on Social Housing and Affordable Rental Housing for lower income households. Affordable rental tenures could include housing owned or managed by a Registered Housing Agency (Social Housing) or dwelling managed under an appropriately regulated privately owned Affordable Housing arrangement.
Allocation	<ul style="list-style-type: none"> A clear and accountable process of ensuring any dwellings delivered as Affordable Housing are allocated to households that meet either the <i>Planning and Environment Act 1987</i> published Affordable Housing income bands or Social Housing income eligibility is required. Dwellings proposed to result in the ownership and/or management by a Registered Housing Agency will meet this requirement. Dwellings proposed for a home purchase arrangement by an individual Eligible Purchaser must be allocated through an appropriately regulated process with an established process of income checking. Priority households for Affordable Housing are single people, ATSI households, older people, people with a disability and younger people.
Affordability	<ul style="list-style-type: none"> Dwellings proposed as Affordable Housing must be clearly intended to be affordable for the proposed household target group. An acceptable benchmark is that very low, low or moderate income households should not pay more than 30% of their household income on housing costs. Ownership and/or management by a Registered Housing Agency will meet this requirement. Evidence that a sale price or shared equity arrangement will be affordable for intended target groups will be required for any proposed home purchase model.
Longevity of outcome	<ul style="list-style-type: none"> The evidence indicates a forecast need for Affordable Housing. Affordable Housing that is delivered is expected to therefore be intended for long-term use or the value provided re-invested in new Affordable Housing over time should the dwelling be sold.
Integration	<ul style="list-style-type: none"> Affordable Housing should not look externally different from market housing and should be equal in design quality and standards. Integration of Affordable Housing built form across a site is prioritised, with an objective that Affordable Housing is not concentrated in any one single location unless supported by a Registered Housing Agency. Clustering of Affordable Housing dwellings may be appropriate in some circumstances due to proximity to

State Government published Matters	Response and Framework for Action
	transport and/or availability of land or sites or government redevelopment or investment strategy.

Table 5: Framework to Guide Affordable Housing Built Form and Allocations in Greater Shepparton

Intent to negotiate

In line with Council's responsibilities under the *Planning and Environment Act 1987* and in response to the evidence of need, Council will seek to apply the framework to planning negotiations, with the following proposed percentages of Affordable Housing proposed to incrementally apply to developments over 15 lots or dwellings that meet the site and planning application criteria set out in the 'Affordable Housing Negotiation Framework' set out in at **Appendix 3**.

Time of lodgement	Affordable Housing Outcome (proposed % of total estimated dwellings/lots)
2020 – 2023	2 per cent
2024 – 2027	3 per cent
2028 – 2031	5 per cent

Table 6: Proposed Affordable Housing inclusion over time

Of note, the proposed Affordable Housing inclusions are significantly below the estimated need reflecting that provision of Affordable Housing through the planning system is one of a number of mechanisms required to respond to need.

4. Action Plan

The following sets actions by which Council aims to respond to the identified objectives, issues and opportunities. Actions and proposed to be delivered within the following timeframes:

- Immediate - in the next 12 months
- Short term – 12 months to 3 years
- Medium term – 3 years to 6 years.

Social Planner and Community Developer

Council will apply an Affordable Housing lens when planning the development of social services and facilities and collaborating across all levels of government, community service providers, developers and residents.

Our priority Social Planning and Community Developer Actions are:

Action #	Timeframe for Action	Objective #
1. Work with homeless service provides and DHHS to develop a Council protocol for responding to homeless persons and a rough sleeping in extreme weather action plan.	Immediate	3.1
2. Investigate potential grant programs to support improvements in private rental housing quality and environmental performance in exchange for sub-letting into an Affordable Housing purpose.	Short Term	5.1
3. Explore opportunities for Council to assist housing agencies to support households at-risk of homelessness to maintain private rental tenancies.	Term	5.1
4. Improve community awareness of the issue through developing and implementing an Affordable Housing community information and engagement plan with a focus on engaging with landowners, builders, and real estate agents.	Short Term	1.4
5. Investigate 'alternative' housing models, such as cohousing and deliberative development.	Short Term	2.2
6. Explore opportunities to support tenant engagement and participation in improving and maintaining landscaping of Affordable Housing properties, including Council resources, engagement with service groups, and volunteer programs.	Medium Term	1.2 & 1.5
7. Engage with DHHS to explore opportunities for planning to enhance the development potential of DHHS owned assets to support an increase in Affordable Housing supply.	Short – Medium Term	1.2

Advocacy and Leadership

Council, as representatives of the community, has an important role to demonstrate leadership in areas of community importance and to advocate to other tiers of government for funding or policy reform to address local issues.

Council's Advocacy and Leadership Actions are to:

Action #	Timeframe for Action	Objective #
8. Establish an Affordable Housing Stakeholder Reference Group to work with Council to deliver the Action Plan and utilise emerging opportunities to facilitate Affordable Housing.	Immediate	1
9. Drawing on the Strategy objectives, develop an advocacy strategy with local stakeholders to support a coordinated and concerted engagement with the Federal and State Governments to maximise potential for government investment.	Immediate	1, 2 & 3
10. Advocate to the State Government for the application of the Government's Shared Equity program 'HomesVic' to be rolled out to regional areas, including dedicated home ownership opportunities for Indigenous households.	Short Term	All
11. Investigate the potential use of surplus or underutilised Council owned assets for Affordable Housing including crisis housing, e.g. at grade car parking, land for future projects that may suit transportable shorter term and innovative housing.	Immediate	1.1 & 1.3
12. Liaise with State government agencies to investigate the potential use of surplus or underutilised land for Affordable Housing.	Short – Medium Term	1.1 & 1.3
13. Take a lead in coordinating and promoting a regional advocacy campaign for new Federal and State funding for Affordable Housing in the Hume area including for: <ul style="list-style-type: none"> - Fair share of allocation of State investment relative to population and Affordable Housing need; - Federal investment via the National Housing Infrastructure Facility grant program; - A regional specific Shared Equity program. 	Medium Term	1, 2 & 3
14. Advocate with stakeholders for a standardised and appropriate approach to Affordable Housing to be included under the Planning and Environment Act.	Ongoing	4.1
15. Promote the Affordable Housing Strategy in the community, to stakeholders and the State Government and reference objectives as relevant to other Council activity and briefings.	Ongoing	1.4
16. Undertake ongoing engagement with Indigenous housing and service agencies to understand and reflect specific Indigenous housing needs in advocacy and action.	Ongoing	2
17. Investigate opportunities to support the building and development industry to develop and showcase quality, smaller built form housing typologies to	Medium	4.2

Action #	Timeframe for Action	Objective #
the community.	Term	

Land Use Planning

As the Responsible Authority Council has an important role to effectively establish and administer land use planning to ensure the provision and sustainable development of land to support the needs of the community. This includes a need to respond to an objective of planning to facilitate the provision of Affordable Housing.

Council priority Land Use Planning Actions are:

Action #	Timeframe for Action	Objective #
18. Prepare an amendment to the Local Planning Policy Framework to reflect the new objective of planning 'to facilitate the provision of Affordable Housing' and the objectives and actions contained in the Strategy.	Short Term	1.1, 2.1 & 4.1
19. Draw on the draft Affordable Housing Development Negotiation Framework set out within the Strategy as a basis for seeking to negotiate the provision of Affordable Housing on suitable sites that meet the framework criteria.	Ongoing	1.1, 2.1 & 4.1
20. Support Council staff capacity building and training in securing Affordable Housing through planning negotiations.	Short Term	1.1, 2.1 & 4.1
21. Explore opportunities to include Affordable Housing provisions within the South East Growth Area Structure Plan and any future growth/structure plans.	Short Term / Ongoing	4.1
22. Investigate opportunities to access Federal Government National Housing Infrastructure Funding for greenfield sites to support early infrastructure and delivery of Affordable Housing.	Short Term	1.1
23. Review the CBD Strategy to identify barriers to implementation of residential development in the CBD area and identify options for enhanced Council action including to support Affordable Housing delivery.	Short Term	4.1
24. Map community infrastructure to identify of priority areas and opportunities for Affordable Housing delivery.	Short Term	1
25. Develop a Council position in relation to the redevelopment of any potential vacant school sites or other State Government owned sites to advocate for Affordable (Social) Housing to be recognised as a minimum requirement of any land sale and redevelopment.	Short - Medium Term	1.3
26. Continue to facilitate planning for new growth areas and support housing diversity and affordability through inclusion of smaller lots.	Ongoing	4.1



5. Monitoring and Reporting

The Strategy implementation is expected to be driven by Council with annual reporting on targets, actions and reflection of priorities within the Council action plan.

The establishment of a Stakeholder Reference Group is a priority Action to provide guidance to Council on the implementation of specific actions.

6. Review

The Strategy and actions will be reviewed in 2025.

Appendices

Appendix 1: Evidence of Affordable Housing Need

Affordable Housing Supply and Demand Analysis

1. Key Statistics Influencing Affordable Housing Demand

	Key statistics – Greater Shepparton
Population Characteristics	<ul style="list-style-type: none"> 63,837 persons with an average household size of 2.4 persons. 5.12% growth in population from 2011 to 2016. 27.8% of households have children, 24.7% of families are sole parent households and 25.2% of households comprise one person. 3.4% of households identify as Aboriginal or Torres Strait Islander. 9,966 low income households (bottom 40% of all incomes). 31% of all households have a mortgage and 27% of households rent. 19,944 households are in receipt of a Commonwealth income support payment (Dec 2018).
Housing Diversity	<ul style="list-style-type: none"> Majority of properties (86.8%) are separate dwellings. 71.9% of dwellings have three or more bedrooms. 3.5% of dwellings have one bedroom and 15.1% have two bedrooms. 6.1% Social Housing (1,564 dwellings).
Housing Affordability	<ul style="list-style-type: none"> 51.7% of all low-income households are in rental stress (1,874 households). 40.5% of all low-income households are in mortgage stress (842 households). 66% (1,149 dwellings) of all private lettings available to rent in 2018 were affordable for households on a statutory income, a decline from 75.9% in 2008. Only 30% (45 dwellings) of all private lettings available to rent in 2018 were affordable for a single person on a statutory income (very low income), a decline from 53% in 2008. 37.09% increase in market value for units between 2008 and 2018. Estimated Affordable Housing shortfall of 1,751 dwellings across the municipality as at 2016. 12.17% of all new forecast dwelling supply between 2019 and 2036 is estimated to be required to be provided as dedicated Affordable Housing to meet household needs.
Homelessness	<ul style="list-style-type: none"> 355 persons estimated to be homeless in Greater Shepparton in the 2016 Census - a decrease of 2.28% since 2011. A further 459 persons were living in marginal housing. A total of 5,207 presentations in 2014, including majority of females (61.21%) and high percentage of Indigenous and immigrant populations, which are projected to increase. Highest household rent with percentages that are affordable dropping from 76% in 2004 to 70.5% in 2014.

Table 7: Overview of household and housing characteristics

Of note:

- The majority of households are couples with children (27.8%), lone persons (25.2%) and couples without children (24.7%), with 11.1% of households are single-person households whilst the predominant housing type is three or more bedrooms (71.9%);^{xxxiii}

- Only 3.5% of dwellings had zero to one-bedrooms and 15.1% had two-bedrooms;^{xxxiv}
- Between 2011 and 2016, there was an 80% increase in households identifying as Aboriginal and Torres Strait Islander living in the City of Greater Shepparton, with 3.4% of all households in 2016 identifying as Indigenous. Indigenous identifying households are significantly more likely to be in private rental housing (54.8%) compared to 22% of all households, and only 11.6% of Indigenous households fully own and 28% are purchasing, resulting in further generational disadvantage and likelihood of higher rates of tenure insecurity and vulnerability;^{xxxv} and
- Between 2001 and 2016 there was an increase in retirees and older persons moving to the City Greater Shepparton which may relate to a number of new 'lifestyle villages' that were constructed during this period. There was also a flow of families into the City of Greater Shepparton from overseas and from surrounding rural areas and losses of young people to larger centres.^{xxxvi}

2. Household Income profile

The median weekly household income (equivalised) in 2016 was \$1,163 per week.

Out of a total 20,141 households living in Greater Shepparton 6,095 households (30.3%) earn less than \$494 per week, and a further 5,822 households (28.9%) earn between \$495 and \$864 per week (Table 9).^{xxxvii}

Quartile group	Equivalised Household Weekly Income	Number of households	Greater Shepparton%	Regional VIC%
Lowest group	\$0 - \$494	6,098	30.3%	30.7%
Medium lowest	\$495 - \$864	5,822	28.9%	29.2%
Medium highest	\$865 - \$1,392	5,020	24.9%	23.9%
Highest group	\$1,393 or more	3,199	15.9%	16.2%
Total Households		20,141	100%	100%

Table 8: Households by income Greater Shepparton, 2016

In relation to lower income households:

- There are approximately 18,000 recipients of Commonwealth income support payments living in the municipality;
- The most common payment received is the Aged Pension at 42.47% of recipients, followed by the Disability Support Pension (17.03%) and Newstart Allowance (15.33%);^{xxxviii} and
- There were 5,208 recipients of Commonwealth Rent Assistance (CRA) in December 2018. CRA is a top-up subsidy for households that receive a government allowance or tax benefit and who rent in the private rental market. It does not guarantee that rents will be affordable.^{xxxix}

3. Land supply, development proposals and building approvals

As at 2016, estimated land supply in the Greater Shepparton region within zoned areas was predicted to increase from previous averages of 212 lots/dwellings per annum to 440 lots/dwellings per annum.

The majority of zoned residential allotments (Low Density Residential or Rural Living) were in the Shepparton urban centre (total 831 lots) with an estimated 9% vacant. The median size of established homes sold in 2017 was 766 m².^{xi}

Approximately 7,366 broad-hectare sites, of currently unzoned land with normal residential density has been identified as potential stock within the Urban Growth Areas, the majority located in Shepparton urban centre (6,596 lots).^{xii}

From July 2018 to March 2019 there were 288 residential buildings approved to be built in Greater Shepparton. 99% of approvals were for houses with only four units approved.

In the 2017-18 financial year there was a total 369 residential building approvals including 17 unit developments – the highest number of total approvals since 2009-2010 (570 approvals). Approvals have otherwise remained generally consistent over the last 20 years.

4. Home Purchasing and Ownership

In the Greater Shepparton Local Government Area:

- In 2016, 31% of all households (7,579 households) owned their home and 31% (7,569 households) had a mortgage. Indigenous identifying households had lower rates of ownership (11.6% of Indigenous households or 112 households), with 28% (271 households) purchasing;^{xiii}
- Of those households that owned their own house, 49% (3,786 households) were low income households and of those households that had a mortgage, 27% (2,080 households) were low income households (earning in the bottom 40% of incomes);^{xiii}
- Between 2011 and 2016 there was a very small decline in households that fully owned their dwelling from 31.6% to 31.1%, and a decrease in households with a mortgage from 33.2% to 31.0%;^{xiv}
- Sales between January and December 2018 indicate a median land price of \$128,750 unit price of \$187,000 and a median house price of \$277,500. Sales were concentrated in Shepparton, Mooroopna, Kialla, Kyabram and Tatura with 944 house sales, 134 unit sales and 414 sales of vacant land blocks in 2018 across the municipality;^{xiv} and
- The median value of units decreased by 0.93% between 2008 and 2018 while the median price of houses increased by 23.33% and the median price of vacant land increased by 26.32% during the same period (Figure 8). The change in house prices has an impact on affordability for lower income households who can either no longer afford to purchase or are paying higher rents due to increases in the property's capital value. The minimal change in unit prices is unusual particularly given there has been very little change in the number of units sold in 2008 (125 sales) to 2018 (134 sales).

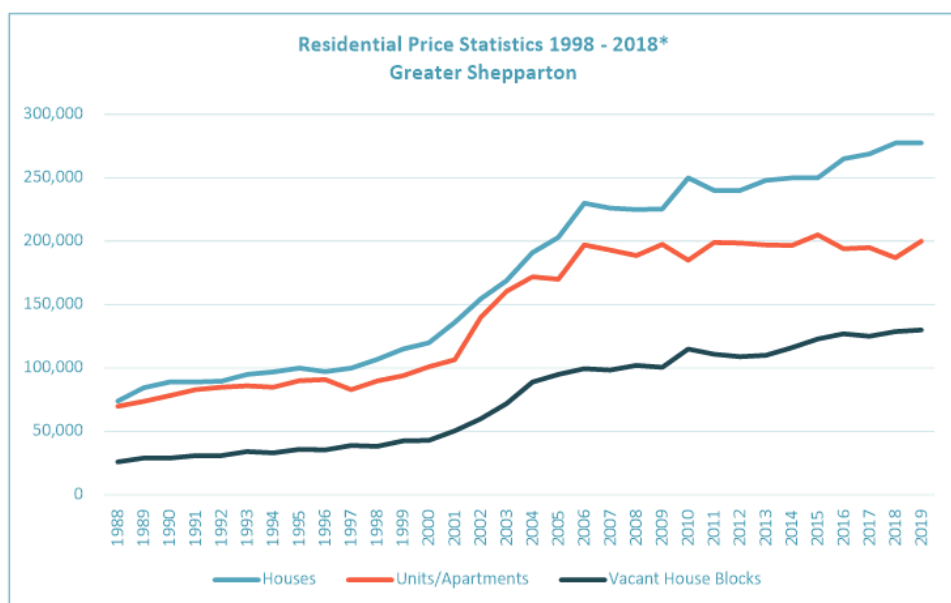


Figure 8: Residential Price Statistics, 1987 - 2019, Greater Shepparton Local Government Area (*2019 is based on a small number of sales and is preliminary only)^{vi}

5. Homelessness

The 2016 Census reported a total of 345 person as homeless in Greater Shepparton (defined as living in improvised dwellings, tents, sleeping out, in supported accommodation or boarding houses, staying temporarily with other households living in severely overcrowded dwellings), and a further 459 persons living in 'other marginal housing' including other crowded dwellings, improvised dwellings or people marginally housed in caravan parks (Table 9).^{xlvii}

HOMELESS OPERATIONAL GROUP	
Persons living in improvised dwellings, tents, or sleeping out	37
Persons in supported accommodation for the homeless	110
Persons staying temporarily with other households	56
Persons living in boarding houses	11
Persons in other temporary lodgings	0
Persons living in 'severely' crowded dwellings	131
<i>All homeless persons</i>	345
OTHER MARGINAL HOUSING	
Persons living in other crowded dwellings	324
Persons in other improvised dwellings	15
Persons who are marginally housed in caravan parks	120
<i>All Persons in Other Marginal Housing</i>	459

Table 9: Homeless by operational group by selected Local Government Area, 2016

Compared to other regional areas, Greater Shepparton had a higher rate of estimated homeless per 1,000 persons (Table 10).

	Greater Shepparton	Greater Geelong	Mildura	Wodonga
Homeless Operational Group (# persons)	345	750	175	168
Rate per 1,000 persons	5.56	3.21	3.25	4.27

Table 10: Estimated Homeless Operational Group by Local Government Area, 2016^{xlviii}

Three 'Opening Doors' homeless services access points operate in the Greater Shepparton area – Beyond Housing, St Vincent de Paul Marion Centre and Rumbalara Co-operative.

Between July 2018 and June 2019, the three services registered a combined total of 1,704 household clients. Of these clients:

- 89.7% (1,528) were born in Australia (Table 11);
- 61.3% (1,045) were female;
- 41.8% (713) were single, while 23.1% (393) were single-parent families and a further 7.2% (122) were couples with child(ren) (Figure 9);
- 59.3% (1,011) were aged between 26 and 45 years old (Table 12);

- 27.8% (4,74) identified as Aboriginal and/or Torres Strait Islander;
- 8.9% (152) were in full or part-time employment;
- 37.3% (635) were in receipt of the Newstart payment, 20.7% (352) were in receipt of a parenting payment and 19.7% (336) were in receipt of the disability support pension;
- 45.7% (779) were a new client for the agency;^{xlix}
- 22.2% (378) were living in non-conventional accommodation;
- 51.5% (878) had been in permanent housing less than one week prior, whilst 15.66% (267) had not been in permanent accommodation for over 6 months (35 for over 5 years) (Figure 10);
- 60% (1,024) last permanent address was in Greater Shepparton, with the majority living in Shepparton or Mooroopna;
- 'Financial difficulties' was the main reason for presenting (Table 13).^l

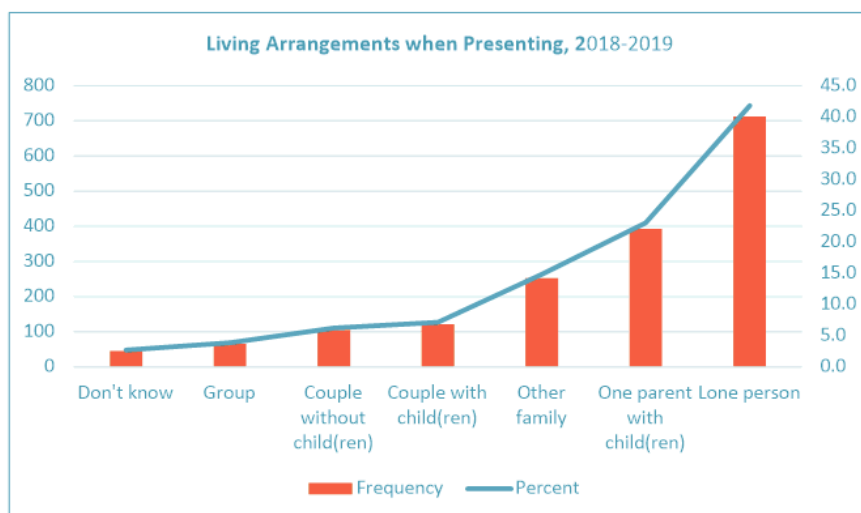


Figure 9: Living arrangements when presenting (by householder recorded as client), 2018/2019

Country of Birth	No. Households	%
Australia	1,528	89.67%
Afghanistan	24	1.41%
Iraq	16	0.94%
Philippines	15	0.88%
New Zealand	15	0.88%
Malaysia	10	0.59%
Other	96	5.63%

Country of Birth	No. Households	%
Total	1704	

Table 11: Country of Birth of Client

Age Range	Frequency	Percent
0 - 11 years	17	1.00%
12 - 14 years	3	0.18%
15 - 17 years	13	0.76%
18 - 20 years	76	4.46%
21 - 25 years	221	12.97%
26 - 35 years	505	29.64%
36 - 45 years	506	29.69%
46 - 55 years	239	14.03%
56 - 65 years	87	5.11%
66 - 85 years	32	1.88%

Table 12: Age of main client presenting

Main Reason for Presenting	No. Households where reason was recorded*
Non-family violence	30
Transition from custodial arrangement	49
Employment difficulties	53
Problematic drug or substance abuse	108
Medical Issues	110
Unemployment	158
Lack family and/or community support	169
Mental Health issues	241
Time out from Family	248

Main Reason for Presenting	No. Households where reason was recorded*
Housing Crisis	403
Relationship / Family Breakdown	430
Domestic and family violence	447
Inadequate or Inappropriate dwelling condition	699
Financial Difficulties	862

Table 13: Main reasons for presenting, *Note, more than one reason may be recorded

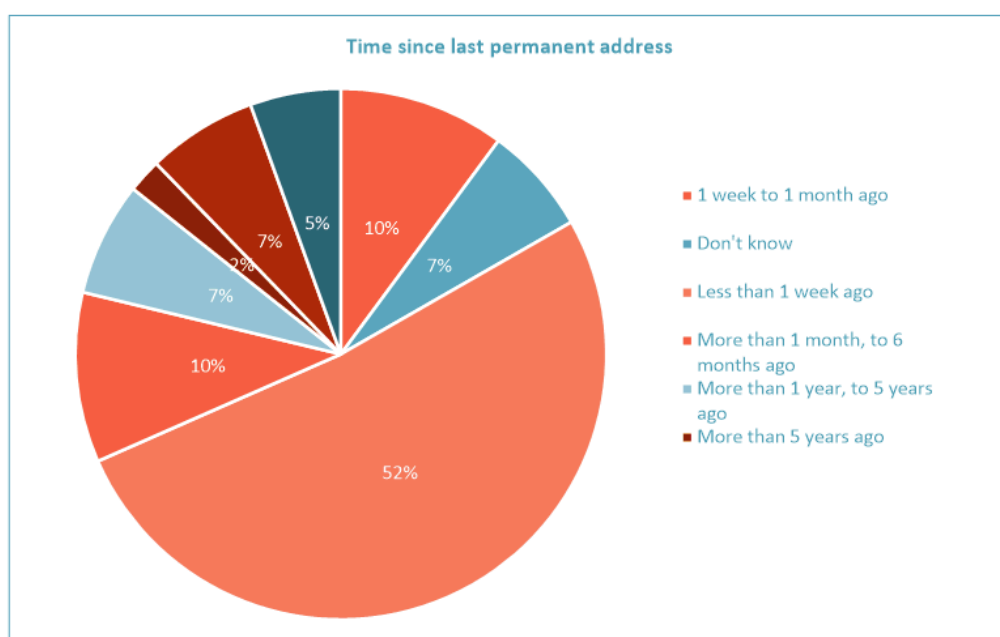


Figure 10: Time since last permanent address

6. Social Housing Supply

As of 30 June 2018, DHHS recorded 1,564 long-term Social Housing dwellings in the Greater Shepparton Local Government Area, indicating approximately 6.1% of all households were living in Social Housing (5.7% of all dwellings). The majority (991 dwellings) were Public Housing dwellings.

A further 11 DHHS supported crisis accommodation dwellings and 60 transitional housing dwellings were also available in the Greater Shepparton area (Table 14).ⁱⁱ

Social Housing (June 2019)	# Properties
Public Housing	991 properties
Community Housing	370 properties
Indigenous Community Housing	203 properties
Crisis Supported Accommodation	11 properties
Transitional Housing	60 properties
Total Social Housing	1,635 dwellings

Table 14: Social Housing Dwellings as at June 2019

7. Private Rental

Between 2011 and 2016 there was very little increase in the percentage of households in Greater Shepparton that rented in the private market from 21.6% to 21.9% of all households (totalling 5,346 households as at 2016).ⁱⁱⁱ

Consumer Affairs data based on rental bond lodgements indicates a median rent of private rental dwellings was \$280 / week from January 2018 to December 2018, with median rents ranging from:

- \$170 per week for a one-bedroom unit;
- \$248 per week for a two-bedroom unit or house; and
- \$368 per week for a three or four-bedroom house.ⁱⁱⁱⁱ

It is important to note that there are dwellings both higher and lower priced than these medians, with a scan of rentals as at July 2019 indicating a shift to higher pricing of rentals is occurring. This is likely to relate to the low vacancy rate with a vacancy rate for the Shepparton and Goulburn area in March 2019 of only 1.6% indicating a lack of supply of private rental housing.^{liv}

Median rents of all dwellings have increased by 41% from \$198 per week to \$280 per week between 2008 and 2018.^{lv}

8. Rooming Houses

A rooming house is a building where one or more rooms are available to rent, and four or more people occupy the rooms. From 31 March 2013, rooming house operators must comply with minimum standards set out in the Residential Tenancies (Rooming House Standards) Regulations 2012. These standards relate to privacy, security, safety and amenity in rooming houses. There is no requirement in relation to rent setting. As at June 2019 there were two registered 'rooming houses' in Greater Shepparton, one of which is focussed on student housing.

9. Housing Stress

In 2016, it was estimated a total 2,716 lower income households (earning in the bottom 40% of household incomes) were in housing stress in Greater Shepparton in 2016, representing 27% of all lower income households.

Of these households 1,874 were in living in private rental and were assessed to be in rental stress, representing:

- 28.5% of all households in the private rental market; and
- 51.7% of all low-income renter households in Greater Shepparton.

842 of all lower income households in housing stress were mortgage holders, paying more than 30% of their income on mortgage repayments, representing:

- 11.1% of all households with a mortgage; and
- 40.5% of all low-income households with a mortgage.^{lvi}

Lower income households in rental and mortgage stress were more likely to live in Shepparton South and Shepparton South East.^{lvii}

Analysis undertaken by RMIT for Council in 2018 found a large proportion of neighbourhoods across Shepparton township area are spending more than 30% of their income on housing with “up to 66% of lower income households within Shepparton spending more than 30% of their gross incomes on housing costs”.^{lviii}

10. Declining Rental Affordability

Whilst affordability of the private market may appear relatively high, 36% of all new rentals over this period were un-affordable for lower income households that receive a government payment.

Affordability of private rental housing does not guarantee that a lower income household will be prioritised to rent the dwelling, with higher income households often occupying lower priced rental housing. This is reflective of the market nature of private market with rents and allocation not regulated by the State Government.

The affordability of one-bedroom dwellings is particularly an issue, with an average of only 19.3 dwellings per quarter considered affordable for a very low income single person household on a statutory (Commonwealth Government) payment.

Over a two year period from January 2017 to December 2018, 46.78% (2,501 dwellings) of all private lettings made available to rent in Greater Shepparton were affordable to households on a statutory income. This included:

- 87 one-bedroom dwellings (27%) that were affordable for a single person on Newstart;
- 805 two-bedroom dwellings (72%) that were affordable for a single parent with one child; and
- 1,609 three and four-bedroom dwellings (66%) that were affordable for a family on Newstart.^{lix}

The affordability of one-bedroom dwellings is particularly an issue, with an average of only 19.3 one-bedroom dwellings available to rent per quarter assessed as being affordable for a very low income single person household on a statutory payment.

Affordability of the private rental market for households on statutory incomes has declined significantly over time despite increases in land supply and development:

- From 75.9% of all properties made available to rent in 2008 (new lettings) to 66.6% in 2018 (Figure 11);
- From 53.3% of one-bedroom new lettings in 2008 to 30.1% in 2018 (Figure 12);
- From 80.2% of two-bedroom new lettings in 2008 to 70.5% in 2018 (Figure 13); and
- 77.5% of three-bedroom new lettings to 65.8% in 2018 (Figure 14).^{ix}

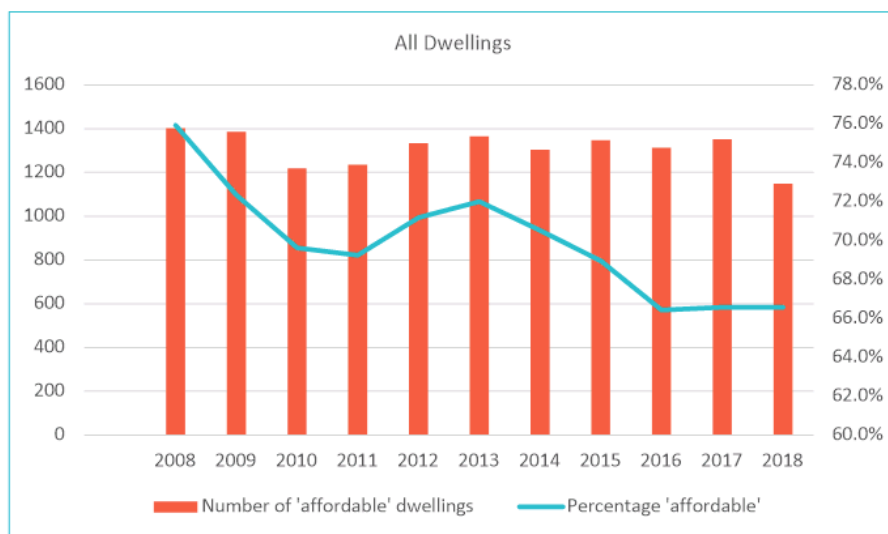


Figure 11: Private rental affordability, Greater Shepparton, 2008 – 2018, all dwellings

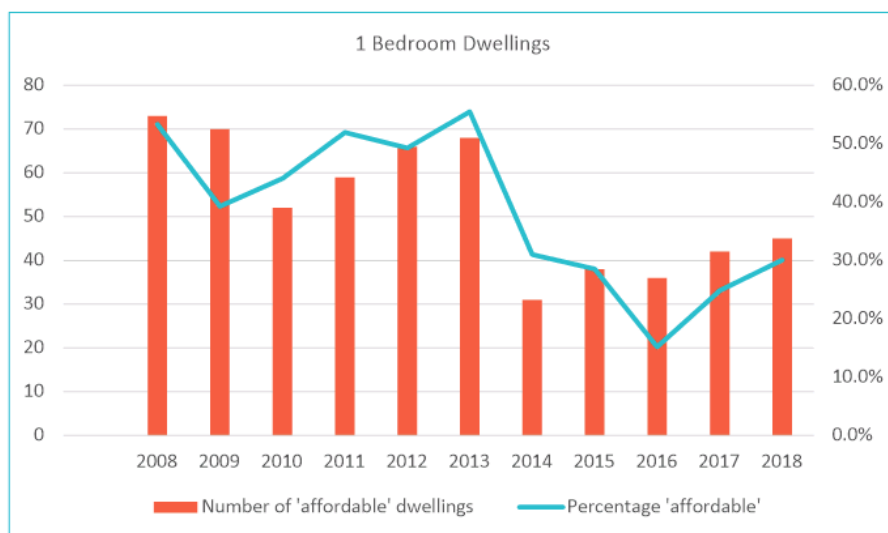


Figure 12: Private rental affordability, Greater Shepparton 2008 to 2018, 1 Bedroom dwellings

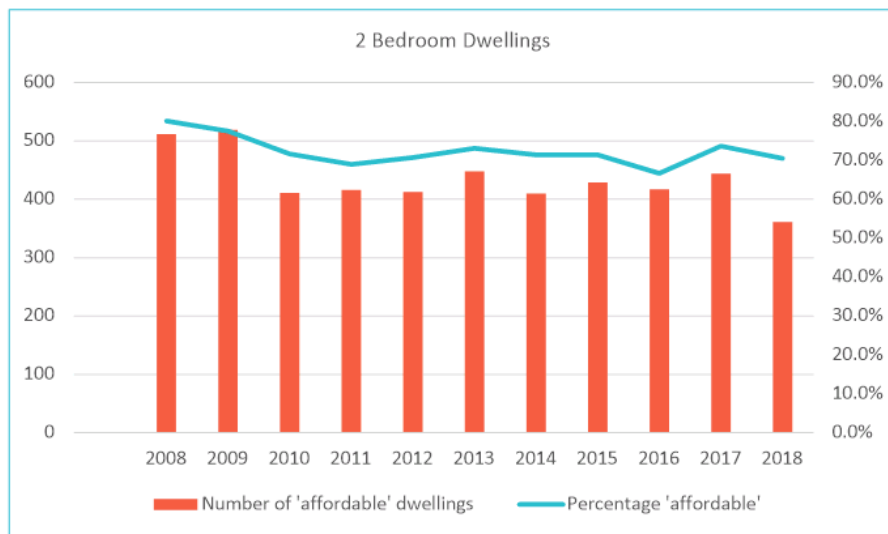


Figure 13: Private rental affordability, Greater Shepparton 2008 – 2018, 2 Bedroom dwellings

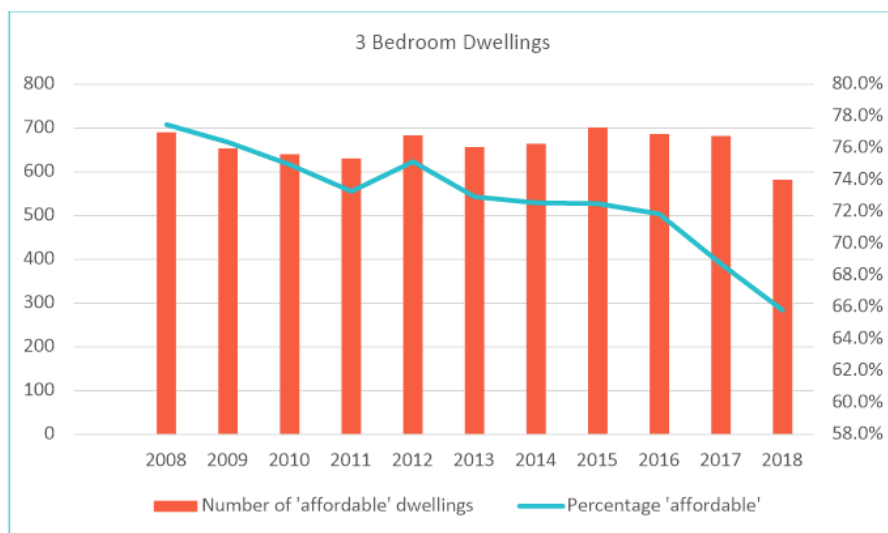


Figure 14: Private rental affordability, Greater Shepparton 2007 – 2018, 3 Bedroom dwelling

12. Estimated 'Affordability Gap'

A preliminary assessment of the 'affordability gap' has been undertaken to assess the gap between income capacity of different households and the median rents and purchase prices in Greater Shepparton. This informs the understanding of which household groups are most likely to have difficulty in participating in the market and could find themselves in housing stress and who would therefore benefit from intervention. Where there are dwellings that are affordable for lower income households they are also not necessarily owned or rented by them due to the competitive nature of the private market.

The modelling assumes one and two-bedroom units are appropriate for singles and three-plus bedroom dwellings are appropriate for couples and families (Table 15).

	Housing Type	Median Rent	Median Sale Price
Single Person Household	1 – 2 Bedroom unit	\$225 / week	\$187,000
Couple, Family	3 – 4 Bedroom house	\$285 / week	\$287,000

Table 15: Estimated median rents and price points, Greater Shepparton, September 2019

An assessment of what would be affordable for these households has then been undertaken using a 30% income on housing costs measures and a range of assumptions in relation to home purchase, summarised in Table 16.

Household type	Very low Income			Low Income			Social Housing Register of Interest ('moderate income')		
	Income Limit	Affordable Rent / week	Affordable Purchase	Income Limit	Affordable Rent / week	Affordable Purchase	Income Limit	Affordable Rent / week	Affordable Purchase
Single	\$18,380	\$106	\$79,512	\$29,400	\$170	\$127,184	\$52,873	\$305	\$228,728
Couple	\$27,560	\$159	\$119,224	\$44,100	\$254	\$190,776	\$80,926	\$467	\$350,085
Family	\$38,590	\$223	\$166,940	\$61,750	\$356	\$267,129	\$109,083*	\$629	\$471,891


Table 16: Estimated Affordable Rent and Purchase, Affordable and Social Housing Income Limits¹⁶ *Moderate income family assumes one-two adults and up to two dependents.

Using these estimates, to be affordable:

- A one or two-bedroom dwelling would need to be priced at less than \$228,00 for a single person on the top end moderate / Social Housing eligibility to afford to purchase; and
- A three-bedroom plus dwelling would need to be less than \$350,000 for a couple on a top end moderate / Social Housing eligibility to purchase or \$471,00 for a family to afford.

The analysis then deducts the amount a household could pay on rent or a mortgage (using a 30% of income measure) from the median rental or purchase price.

Table 17 indicates where there is an estimated a gap between the household income for each household type and median market prices for the Greater Shepparton municipality, with a gap shown in red.



Household type	Very Low Income			Low Income			Social Housing Register of Interest		
	Income Limit	Rental Gap	Purchase Gap	Income Limit	Rental Gap	Purchase Gap	Income Limit	Rental Gap	Purchase Gap
Single	\$18,380	-\$119	-\$107,488	\$29,400	-\$55	-\$59,816	\$52,873	\$80	\$41,728
Couple	\$27,560	-\$126	-\$157,776	\$44,100	-\$31	-\$86,224	\$80,926	\$182	\$73,085
Family	\$38,590	-\$62	-\$110,060	\$61,750	\$71	-\$9,871	\$109,083	\$344	\$194,891

Table 17: Indicative Affordability Gap Assessment by Household Type

This analysis highlights:

- Very low income households of all types are likely to struggle to find affordable rental in the Greater Shepparton area. The gap is also expected to be greater due to the limited supply of one and two-bedroom dwellings, meaning singles may also need to be trying to rent a three bedroom dwelling;
- Low income singles and couples are unlikely to find an affordably priced rental and home ownership remains out of reach for these households. Low income families are generally expected to be able to afford private rental, but home ownership may be challenging for some; and
- Moderate income households on the top end of the Social Housing income eligibility are expected to be able to afford both private rental and home purchase in Greater Shepparton.

Appendix 2: Greater Shepparton Affordable Housing Policy Pre-draft Consultation Report

Summary of Stakeholder Workshop Notes

Consultation with key stakeholders was undertaken to inform an understanding of the issues and opportunities. This has included one-on-one meetings and a Stakeholder Forum hosted by Council. A survey for Council staff and key stakeholders was undertaken with 27 respondents. Council also promoted a survey for the general public with 30 respondents as at 5 July 2019.

The *Greater Shepparton Affordable Housing Stakeholder Forum* was well attended, including the Mayor, Councillors, CEO, and staff from across Council, and representatives from the Department of Health and Human Services (DHHS), Beyond Housing, Rumbalara Aboriginal Cooperative Ltd, Ethnic Council of Shepparton & District Inc., The Bridge Youth Service, Catholic Care Sandhurst, Ray Dobson Real Estate, Your Sold Real Estate, Bruce Mactier Building Designers, Southern Vale Homes, and the Committee for Greater Shepparton. Attendees provided thoughts on a potential vision, key challenges and opportunities to increase Affordable Housing supply.

This report summarises input from the forum and a summary of the stakeholder survey responses.



Vision

Stakeholders contributed the following ideas to a potential vision for Affordable Housing in Greater Shepparton:

What it is needed for what is accessible - Efficient & effective action	Use existing housing (large blocks to double housing)	Create connected community	Innovative & sustainable house design	Adaptive age requirements eg. Solar technology
Housing plays a huge role in Health outcomes	Maintaining integrity and quality of homes with low affordability	Identify & address broad scope of needs	Increase availability of social housing	Health communities – need a home
Affordable housing needs to be smart; prevent rental stress, design	Securing adequate rentals for large families	Affordable housing insisted on in new developments, minimum %	Housing that's affordable to live in not just rent or buy	Affordable housing to meet demand for everyone especially the most vulnerable
Support Social Housing Providers to make affordable and sustainable eg. Rates /land packages/ Planning permits	Increase home ownership in ATSI community	Increase in Affordable Housing	Partnerships with Council & investors	Tiny houses that are adaptive for changing circumstances
Student accommodation Rooftop accommodation	To have a housing market that caters for all	Social inclusion regardless of income	Natural established community hubs in development	Flexible, adaptive affordable housing for young people
Capitalise on the opportunities for investment in short-term housing for young people (philanthropic)	Supported housing for youth prior to establishments such as Youth foyer	Meet the needs of the Aboriginal community	Community pride and exhibition	Tree change – community improvements
Energy Efficient, robust, high quality builds	Change community perception – Good will to roofs over heads	Buildings that adapt to family needs ie. modular builds		

Key issues identified by stakeholders include:

Housing stock doesn't reflect type needed	NIMBYism	Government will never fund the amount of housing needed	No crisis accommodation (except a little for Family Violence)	Data on demand inaccurate, not everyone applies due to long waits	Too expensive to rent!
Social determinants of health (chicken & egg)	GSCC dependant on 'Free market'	ATSI local people homeless on their own traditional land	Shortage of rentals!	Housing is expensive and takes a long time to realise	Shifting cultural perception around 'low income housing'
Homelessness is not a crisis – it's a journey for a person, a family, a community	Access to services; Bus, Doctors, Schools	Affordable Housing stigma	Developers – how do we encourage/ influence to include social housing	Planning laws	Developing a system which enables the private sector to be more involved in Affordable Housing
Provision of services; Doctors/MCH, Kindergartens, Schools	Provision of open spaces; playgrounds, natural reserves	Having affordable rentals that are liveable for CALD community, not meeting demand due to shortage	Flexibility in Funding	Vacant properties	Secondary migration & larger dwellings
Impact of children in out of home care; affordability, availability, housing stress, design / flexibility	Design of open spaces for use & inclusion of all ages. Many covers older children or grandparents	Transport & access to transport, especially to services	Access to open spaces – wider footpaths, footpaths on both sides of the street, walkability	Women and their children experiencing Family violence, along with those who are lower socio-economically disadvantaged	Rental market is pushing low income people / families out of property altogether
Shepparton has highest homelessness in Victoria, & projections are that it will get worse – need to act now	Temporary / substandard accommodation providers are exploiting homelessness	Settlement – large families with 6 or more children	Resources – rate capping	Development design; solar orientation & running costs – higher density living & affordability, boarding homes policy regulation, homelessness stigma	

Potential roles for Council to respond to opportunities include:

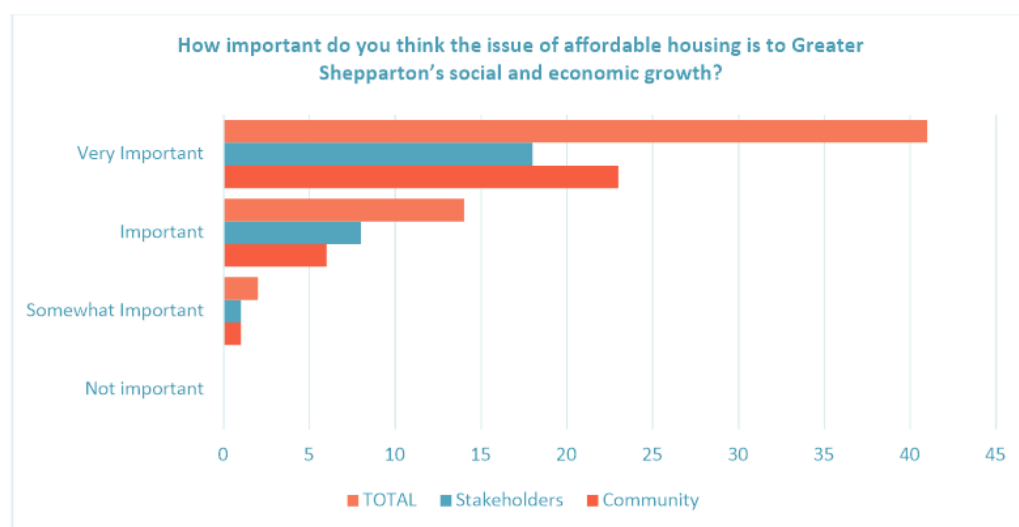
<i>I see an opportunity for Council to draw on its role as...</i>	<i>To respond to (issue)...</i>	<i>By...</i>
Leader & Advocate	Long-term homelessness – need for affordable housing as a community responsibility	<p>Creating a collective / consortium of organisations locally to pool resources / funds / ideas to make change, and change attitudes, this could include:</p> <ul style="list-style-type: none"> - Lobbying government for more resources / funding - Educating the community - Compounding \$ to purchase land/property - Review & enforce Developer Contribution system
Leader & Advocate by example, Land use planner & development facilitator	<p>Social housing stigma & understanding supportive housing providers in the community the need for a 'whole' of community response and wellbeing.</p> <p>Over representation of homelessness or Housing Affordability challenges in the Aboriginal community.</p>	<ul style="list-style-type: none"> - Continuing dialogue - Lead by example, promote innovation - Tangible actions that make a difference; zoning / rates / land / planning & development - More interaction with Housing providers – we have a shared challenge but specific needs - Facilitate development partnerships - Sharing data & needs assessment / analysis - Look at opportunity for land as result of super school
Leader & Advocate & Land use Planner	The supply of special housing and facilitating development outcomes on known /sold development sites or waiving development fees for infrastructure	<ul style="list-style-type: none"> - Waive / aid in paying infrastructure outcomes / costs - Advocating for investment - Facilitate inner urban land consolidation to allow for medium density housing in CBD locations
		Share the statistics and stories we have for the community that we do not have enough resources to match the vulnerability of our population
		Figure out a way to utilise the large black pub in the middle of town currently being wasted
Facilitator of Partnerships	That there are vacant houses in the district that are empty, yet we have hundreds of people homeless each night.	<ul style="list-style-type: none"> - To utilise the infrastructure (both govt & private) we already have in an innovative way. - Bring property owners together to discuss and incentivise a response
	To flood proof CBD of Mooroopna to encourage development close into Mooroopna. Shortage of Affordable Housing in Mooroopna.	<p>After flood proofing, this would allow areas around CBD of Mooroopna to be available for Affordable Housing.</p> <p>At the moment flooding issues in Mooroopna do not allow further development within these areas.</p>
Land Use Planner	Lack of housing	<p>More supply to stop Landlords increasing rent, making it affordable.</p> <p>Council need to look for housing with availability to put properties at back for emergency accommodation.</p>
	Lack of housing stock	Working with existing landlords and homeowners to better use their land eg. Adding multiple units or dwellings to increase housing stock, therefore choices for prospective tenants and the rental market levels out or even decreases.
	Low income family homelessness	<p>Gifting unused / disposable land to develop residential co-op housing.</p> <p>I like the idea of common equity housing.</p>
Land Developer	Short-medium term homelessness	Re-purposing the empty 'spare change' and other vacant buildings in the CBD area for use by people experiencing homelessness.

Land use Planner & Developer	Connectivity to Affordable Housing, increasing amenity, drive down stigma	Public Community space eg. Park, community hubs. Opening up / identify / attaining smaller public use space for recreation, community hubs etc. Creating Communities who can take ownership of space & place.
Land Use Planner, Leader & Advocate	Free up unused land/buildings to create spot for more housing. Provide more funding.	Looking into unused land / buildings. Lobby for more funding to provide more homes.
Leader, Land Use Planner, Facilitator	Supply / demand Homelessness – crisis accommodation	<ul style="list-style-type: none"> - Removing rates for AH provides on the condition they can prove reinvestment of that amount back into affordable housing. - Lobbying State govt for planning law changes that INSIST on a % affordable housing (ownership & rental) in each new development and if that's not suitable developers to pay a larger development contribution back to council which council will then pass onto an affordable housing provider to invest in AH. - Provide land owned by council for social housing. - Higher density CBD living (retail won't revitalise, housing will!)
Social Planner	Housing shortfall	Partnership in rental properties with other welfare groups, with other free market rentals. School sites left over from closing high schools to develop super school – use for affordable & market housing.
All roles	More affordable housing	Long term – developing more AH of course. But short term – we need more AH now – utilising vacant houses / buildings, approaching owners making it worthwhile for them too. Maybe have more programs in place to support transitional housing, so they can move into private renting.
	Affordable Housing Homelessness crisis	<ol style="list-style-type: none"> 1. Using a stepped approach to relieving the homelessness crisis: 2. Relax planning & building restrictions to accommodate demand 3. Work with services to form a sustainable model that builds on stage 1 <p>Council leads all the discussions / planning re-suitable affordable housing & council must commit to a 20 year plan.</p>
	Review some of its inner CBD properties to provide housing over these sites. Shortages of Affordable Housing	Eg. By selling / leasing air space over Hixon / Maude St carpark to allow affordable housing above carpark. Retain parking below.

Survey Responses

Two surveys were conducted – one with key stakeholders and Council staff and Councillors, the other a wider community survey. A collation of responses is set out below.

To the question ‘How important do you think the issue of affordable housing is to Greater Shepparton’s social and economic growth?’, the vast majority of respondents indicated it was very important or important:



Reasons for this response (not important, somewhat important, important, very important) included a range of responses outlined below:

Stakeholder survey responses:

- Very important - we need an understanding of where people can afford to live and why. If housing becomes too expensive to many of people who traditionally lived and worked here, the businesses won't be able to find a workforce, or be forced to bus the workforces in, or have boarding houses. This doesn't lead to good liveability for the other residents. Further, if housing affordability increases and people are left homeless, this puts extra strain on NGOs and Housing Department.
- Affordable housing provides the opportunity to reduce the risk of homelessness and consequently assist people to maintain employment.
- High rate of homeless and inappropriate dwellings for large families.
- Housing stability is THE basic tenant that is required for people to be able to live a full and healthy life. Stable housing means people can focus on education, community, health, wellbeing, parenting, etc.

- I hear about family / housing stress as part of our services to families.
- Every person in Greater Shepparton has the right to feel safe and stable in their housing. The negative flow on effect when housing is not safe and stable to the community is huge and effects people's health, wellbeing, life expectancy, educational outcomes and can create generations of families living below of on the poverty line.
- Shepparton isn't growing at a rapid rate so it is important, but not very important.
- Housing is a basic need and helps with stability for households. Without affordable housing people will struggle to have enough money to look after themselves and their children. If people have stability they can work and therefore contribute to the economy.
- Every human being should have the right to a safe place to live.
- Having affordable housing stock in Shepparton is important to the continued economic growth. Reason affordable housing is one of the drawcards that attract people to the region
- My reason is based on the amount of homeless people that camp at the rear of our premises.
- Housing is very expensive in this region and there are many people who are unable to pay the expensive rents required. I understand there are many people who are living in cars or without homes at the moment. This is a big problem for our community.
- There are a large number of youth or young families who require more affordable housing.
- For social growth we need to provide safe and secure housing which in turn will assist with reputation and hopefully avoid any anti-social behaviour and reduce crime (people will be less at risk by having their basic needs met). Economic growth will be enhanced because businesses will feel confident to invest and reputation will be enhanced. I know that some businesses struggle because they are near squatting sheds etc that detract from business and can cause security issues.
- Affordable provides stability and when community members are not under housing stress, they can explore other opportunities such as education, employment, etc
- Key to attracting people to our area
- There is a serious issue of homelessness in the area.
- It's needed to improve the look and development of the area. If we are seen as slums i.e. increased homeless less likely to bring skilled work to the area therefore decreasing invest chances

- Very important. Shepparton has some very nice areas and some very poor areas but not much in the middle for moderate income households
- Cost of housing is a contributor to the overall cost of living. Being able to provide affordable housing for a wide variety of people increases incentive for people to move to this area.
- The rate of homeless residents in Shepparton is concerning and it is so widely known that it can affect people wishing to move here. Personally I don't rent in Shepparton as it is not affordable and also have purchased land outside of the Shepparton Municipality as it was proving difficult to get anything in a reasonable price range.
- Affordable Housing is one of the Social Determinants of Health. If people's wellbeing is negatively affected including mental and physical health, connections to community and feeling safe then there will be poor outcomes for people to contribute to social and economic growth.
- We support many people in the very low, low income bracket and the number of people is increasing. We need a local response to this need not just a State government response. Stability of housing would improve the lives of many in the Shepparton region and therefore providing a base for social and economic wellbeing
- I am aware of homelessness in Shepparton and couch-surfing by youth.
- Homelessness rates are increasing - including in Greater Shepparton. Rough sleepers are increasing. Rental accommodation is highly competitive and there is a shortage of affordable housing. Add those issues to the local demographic - low incomes (relatively), high unemployment or under employment, poor school retention rates and it's a recipe for disaster. Housing is fundamental to the safety, security, health and wellbeing of residents and there isn't enough affordable housing.

Community Survey Responses:

- Reduces domestic violence.
- Reduce reliance on support agencies.
- Rent is so high.
- Increasing wealth inequality.
- Lack of employment opportunities.
- Loss of skilled workers.
- Impact on local economy/growth.
- Ensure equality & greater social dynamic.
- Vital aspiration for young people/migrants.
- Basic human need/right, safety. *(8 respondents identified this as a reason)*
- Mental health impacts - uncertainty, depression, feeling unvalued, feeling a failure, things don't connect.
- Base for community belonging and contribution.
- Foundation for future.
- Provides psychological stability.
- Benefits the community.

- Difficult for new arrivals to get housing other than shared - few options, rent is expensive, can't buy til established in job.
- Council should reduce rates to make rental ownership more attractive.
- High local homelessness, esp 'hidden' eg couch surfing. *(3 respondents identified this as a reason)*
- Published information is alarming/issue is bigger than expected.
- Housing is difficult to find for seasonal work eg fruit picking, cannery.
- Impacts on children - constant moving, mental health, unknown/unsafe people sharing, overcrowding.
- Sacrificing items such as food to afford housing.
- General shortage of rental units.

Respondents were asked what they saw as the key challenges or issues impacting on the delivery of new Affordable Housing in Greater Shepparton, with the following responses indicating a good understanding of issues:

Stakeholder Survey Responses:

- Access to services, building of medium density housing near services.
- Not council core business. Lack of insight or lack of real perspective on homelessness.
- Community objections, government funding/priority, lack of political will, lack of engagement from the people in need of housing
- I don't think there is a great deal of incentive for developers to incorporate affordable land and/or housing in new housing developments.
- Low number of houses available at a reasonable rental cost. Young people feeling that they will never be able to afford a house. More 20 something adults still living with their parents.
- New estates are constructed slowly due to slow uptake of blocks. Old estates have houses that are dilapidated and take major reinvestment to get up to scratch.
- Funding.
- Land/property values. Low numbers of multi-unit developments. Red tape and inconsistent planning decisions on the part of councils planning department.
- The lack of Government funding in this area to build a facility to assist with this problem.
- Needs funding and support from State Government People need to be more aware of how big an issue this is.
- Very low incomes and single resident homes. We have a high number of unemployed or people on a disability/aged pension who live alone. When on a single pension it is very hard to find an affordable home or unit. There needs to be large growth in the \$150-\$200 per week rental market. The units/homes would need to be close to services and transport to ensure that people can live comfortably in their community.
- Having a community that has stable employment. Affordable housing options that meet the needs of the community and pathways to home ownership. Reduction in investment property that are not utilised.
- Stigma of "affordable housing".
- The willingness of government and landholders and developers to commit to the delivery.
- Space. Development of new buildings.
- Affordable housing that is still safe and in a secure area.
- Cost of development, cost of building, demand for housing, people's expectations. By providing more affordable housing you may be drawing the wrong type of people to the Shepparton region. I would imagine that this would be likely to increase the level of crime in the Shepparton region.
- Availability of land and objection from land owners.

- Stigma, cookie cutter approach, sustainability, community perceptions.
- The identification of resources (housing stock) and the coordination of services around the use of some stock if it becomes available.
- Define what is affordable housing for Greater Shepparton. Access to rental market, creation of new rental markets where needed, set a target that can be achieved within a defined period.
- Cost and time to deliver - housing is expensive and takes time. Also what is the definition of affordable housing we're talking about? affordable home purchase or affordable home rental. they're not the same thing and the ways we address them may be different. location of affordable housing in terms of proximity to services, schools and CBD - greenfield sites are getting further and further away with public transport limited. The time it takes for applications to get through planning community engagement - community don't necessarily see homelessness and affordable housing issues as priorities. there is still a view that homeless people have done this to themselves and empathy is low.

Community Survey Responses:

- Not financially viable when market can support higher rental.
- Landlords and real estate agents maximising rents.
- DHHS inflated prices of private rental through purchase for social housing.
- High demand for smaller housing.
- High demand for rental, very competitive.
- Process to apply is time consuming, house-hunting can mean time off work.
- Getting community support - concerns over property damage.
- Ensuring residents have income to pay household costs, developing skills to support themselves.
- Government potential to remove negative gearing.
- Lack of public transport to enable use of cheaper outer areas
- Lack of access to services.
- No work.
- High cost of rates.
- Available land - integration is undesirable as it devalues neighbouring properties
- Red tape.
- Poor planning.
- Council doesn't know what ratepayers want.
- Population.
- Lack of available properties/land.
- Getting support for physical, mental emotional health issues to maintain tenancy.
- Government water policies.
- Low wages.
- Lack of government investment in the region.
- Ensuring maintenance of properties.
- Lack of DHHS housing.
- Council not seeing as core business.
- Quality of housing.

Respondents of the Stakeholder Survey were asked to consider the role of Local Government and identify their level of support for each of the following potential Council actions? It was noted that these options are listed for survey purposes only and are not currently endorsed Council positions.

Of note there was strong support for most actions, particularly for increased advocacy, negotiation with private land owners and community engagement to enhance knowledge.

	DO NOT SUPPORT	SUPPORT	STRONGLY SUPPORT	UNSURE	TOTAL RESPONDENTS
Advocate for increased Federal and State Government investment in Affordable Housing	4% 1	23% 6	73% 19	4% 1	27
Provide Council land to Housing Agencies for development as Affordable Housing	18% 5	26% 7	48 % 13	11% 3	27
Seek to negotiate with private land owners to have Affordable Housing included in developments	4% 1	33% 9	59% 16	4% 1	27
Support budgeting courses for lower income households to assist them to manage housing costs	11 % 3	33% 9	44% 12	11% 3	27
Implement a community engagement and education process to increase community support for Affordable Housing	0% 0	44% 12	56% 15	0% 0	27
Allow increased development of private sites if Affordable Housing is provided (for example, more development yield)	4% 1	41% 11	37% 10	19% 5	27
Fast-tracking planning applications for Affordable Housing	4% 1	37% 10	48% 13	11% 3	27

Further to this question, respondents to the stakeholder survey were asked to indicate their level of support for the following potential incentives that Council could offer private land owners to encourage Affordable Housing. There was a majority of support for these potential concessions.

	DO NOT SUPPORT	SUPPORT	STRONGLY SUPPORT	UNSURE	TOTAL RESPONDENTS
Increased development yield / capacity (i.e. build more dwellings)	3 (11%)	13 (48%)	9 (33%)	2 (7%)	27
Reduced planning contributions	3 (11%)	6 (22%)	10 (37%)	8 (30%)	27
Other incentives such as reduced rates for Housing Agencies	2 (7%)	7 (26%)	14 (52%)	4 (15%)	27

Respondents were also asked what type of Affordable Housing responses they think Council should focus on, with the majority indicating both affordable rental and home ownership.

	RESPONSES
Social Housing or other forms of affordable rental housing	26% 7
Affordable home ownership	4% 1
Both affordable rental and home ownership	70% 19
TOTAL	27

Areas considered prioritise for Affordable Housing were 'all areas' followed by Shepparton, Mooroopna and Kialla:

Which areas do you think Council should prioritise for Affordable Housing?	Community Survey	Stakeholder Survey	Total	Percentage
Shepparton/Mooroopna/Kialla	14	11	25	39%
Larger townships	2	3	5	7%
Smaller townships	2	0	2	3%
All areas	18	12	30	46%
Unsure	1	1	2	3%
	37	27	64	

A range of specific opportunities were identified by respondents as to where they would like Council to consider supporting or taking action to increase the supply of Affordable Housing:

Stakeholder Survey Responses:

- Help with locating and fitting out more emergency crisis temporary accommodation for people sleeping rough.
- Form partnership with DHHS and place transportable units on land earmarked for long term development, utilize schools and community to landscape, build shelter communal BBQ area raised garden veggie beds.
- Develop a homeless shelter.
- I wonder if there is a way that Council can work with real estate agents to prioritise those experiencing housing stress or homelessness for private rental? Though maintaining a tenancy is a difficult thing if money is an issue. Maybe consider making developers offer a certain amount of affordable land blocks in new developments. That is: If a developer is developing 10 blocks, one of those has to be less expensive and earmarked for affordable housing. Explore the use of land that is not currently utilised for temporary dwellings for homeless.
- The St Georges Road development I have been working on for up to 30 / 2 bedroom units which is close to the CBD.
- I think having a caravan park that operates as long term leasing is a great option for people. I realise Council have a caravan park for tourists and backpackers but I think operating another site

or supporting private investment in local caravan sites can be an effective way of increasing affordable housing.

- Incentives for business owners to rezone commercial buildings in the CBD and allow for residential developments above businesses.
- Research has shown us that if people are involved in a process - if they are part of the journey and have a voice and not being talked at or done to then their sense of ownership, commitment and pride increases.
- Utilisation of current stock.
- Combination of youth hostel/backpackers hostel to provide for labour market for local primary industry
- Council land - make available for social housing Lobby - government for inclusionary zoning and raise local homelessness issues. Instead of blaming local services for the homelessness crisis, consider understanding the issue and the limitations services have and lobby the state government for appropriate funding levels.

Community Survey Responses:

- Open up land for residential housing.
- Encourage state government support to increase housing stock.
- Assist development of alternative housing, housing cooperatives, self-build communities.
- Council subsidy for self-build communities, assistance with planning and subdivision, and qualified building supervision.
- Open boarding houses for single people, managed by Council or approved organisation, to free up units and houses for couples and families.
- Increase choice for residents.
- Expand public transport in Shepparton and to outlying towns.
- Increase rent assistance to keep pace with market values.
- Increase options for single residents beyond 1 bedroom units.
- Smaller 1-2 bedroom units for single people.
- Units close to amenities, public transport.

Other Comments received include:

- Council needs to drive housing, when I have an 80 year old with not housing sleeping in a car in minus degree weather because there is no emergency or affordable housing for a lady who requires a wheelie walker to ambulate. I ask where is our community. What chance do homeless people have of renting with no rental history. A tent is not housing when a man comes to council crying as he cannot find a rental and wants his kids out from under canvass for the winter, has been unsuccessful on 22 applications for a rental and believes it is the way he looks (disfigured from an accident) had a good rental history in QLD and is paying \$276 to have a tent at the caravan park and a further \$38 for one extension cord for power. We have a problem.
- This issue has become a real problem in our community and is in everyone's face regardless of where you live or what you do in this area. We can't just move to another suburb to avoid seeing it!
- Please avoid creating another Olympic Ave.
- This is a great initiative and I hope council commits to taking some real steps.

Appendix 3: Policy Context

Local Council Plans

As at September 2019 the following Council policies were of relevance to the need for increased Affordable Housing in Greater Shepparton:

Hume Regional Growth Plan provides broad direction for regional land use and development in the region and more detailed planning frameworks for key regional centres with Shepparton and Mooroopna as key growth areas within Greater Shepparton.

The Growth Plan includes objectives to maximise the range of available and affordable housing choices to meet changing community needs and a priority for new housing developments to include a variety of diverse and affordable housing options for all income levels. The Plan also recommends Affordable Housing provision. Council is committed to the Plan and the priority areas for growth (Figure 16).

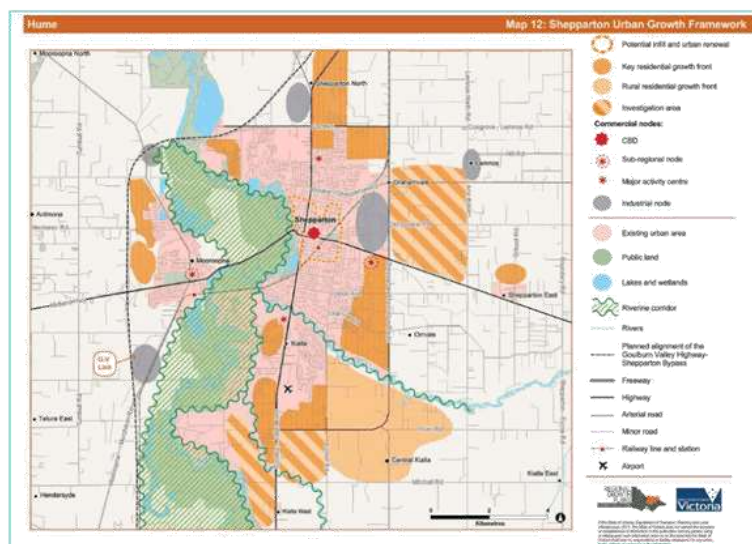


Figure 15: Hume Regional Growth Plan – Map 12: Shepparton Urban Growth Framework

The **Greater Shepparton 2030 Strategic Plan 2006** objective is to ‘achieve a wide choice of affordable and market housing’ and sets out actions to guide Council to support improved housing affordability by enacting a range of overall housing goals, including strategies to encourage a variety of housing types, particularly in terms of tenure and price, to contribute to housing diversity and affordability.

The Plan also notes the need to increase public housing stock and identifies priority projects including the revitalisation of the North Shepparton and the Parkside public housing estate renewal.

The **Greater Shepparton Housing Strategy 2011** seeks to achieve a wide choice of affordable and market housing with strategies to:

- Strengthen the relationship with key stakeholders including developers and local housing associations;
- Investigate opportunities for partnering with local private housing developers to deliver a best-practice housing development which present opportunities to create environmentally friendly housing and increase affordable housing supply;
- Investigate the feasibility of adopting local policies relating to affordable housing. This is noted to include a proposed action to seek State Government support for an inclusionary zoning policy;
- Investigate how Council can assist in maximising funding for housing affordability initiatives;
- Promote innovative neighbourhood design, environmentally friendly housing and new Affordable Housing in suitable locations.

As at June 2019 the **Shepparton and Mooroopna: 2050 Regional City Growth Plan** was under development and aims to guide the sustainable development of the Shepparton - Mooroopna urban area.

The 2019 *Key Issues and Opportunities Paper* identified the following draft vision for the area:

"Shepparton and Mooroopna will be a thriving Regional City with a diverse and sustainable economy supported by essential infrastructure. New residents and investors will be drawn to the area due to the affordable and liveable lifestyle."^{xlii}

Proposed outcomes include 'A City of liveable neighbourhoods' and 'A City of growth and renewal', with one of ten principles being 'An inclusive and healthy community' - all of which relate to Affordable Housing.

Areas under investigation are highlighted in Figure 17 and are expected to deliver land to provide housing for approximately 22,000 people by 2050, with an emphasis on encouraging a mix of lot sizes to support housing diversity and affordability. The Growth Plan is expected to be finalised by the end of 2019.

The **Shepparton CBD Strategy** guides changes to future land use, built form, access and public spaces in the Shepparton CBD up to 2030 and seeks to create residential opportunities and expanding housing choice within the CBD through supporting medium density housing integrated in the peripheral CBD area, maximising residential opportunities close to services. The Strategy identified the need to provide housing stock catering for an aging population and a growing rental market and places emphasis on providing a range of higher density housing types/sizes/costs and a quality living environment.

As at September 2019 the **Shepparton North East Precinct Structure Plan** was recommended by Council to be adopted within the Greater Shepparton Planning Scheme (Amendment C118). The Structure Plan intends to apply to an area of 177 hectares proposed to be rezoned to Urban Growth Zone with a vision for 1,500 new homes, a local convenience centre and community facility, a district park, four local parks, the retention and potential expansion of two school sites, and drainage and transport networks.

If adopted, an overall minimum average density of 10 dwellings per net developable hectare is proposed with a range of lot sizes suitable for the delivery of medium density housing encouraged on land within walkable distance of the community facilities and public transport.

A requirement of the Structure Plan will be for landowners to demonstrate how a subdivision will contribute to the delivery of a diversity of housing. As at September 2019 the Amendment was endorsed by Council and is subject to the Minister for Planning approval.

A **Shepparton South East Precinct Structure Plan** is also under development that is expected to support approximately 2,200 new lots for development. The Amendment is expected to go on public exhibition in 2020 and presents a new opportunity to consider the facilitation of Affordable Housing.

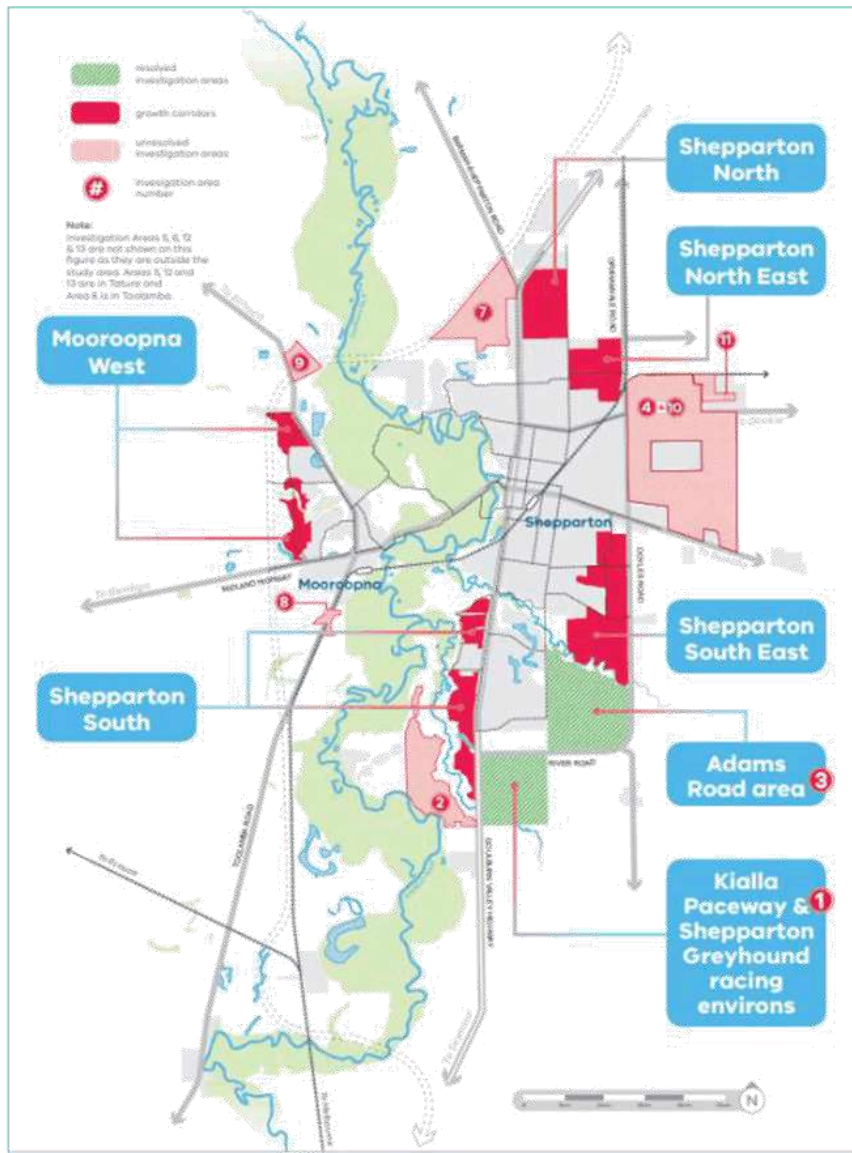


Figure 16: Growth Corridors and Investigations Areas as at 2019

Appendix 4: Greater Shepparton Draft Affordable Housing Negotiation Framework

In accordance with the *Planning and Environment Act 1987*, the State Government voluntary negotiation policy guidance (available at <https://www.planning.vic.gov.au/policy-and-strategy/affordable-housing>), and the evidence of Affordable Housing need, Greater Shepparton City Council intends to seek to negotiate the inclusion of Affordable Housing on privately owned land as part of the planning amendment and/or permit process.

The following Draft Affordable Housing Negotiation Framework provides initial guidance as to the circumstances where Council will seek to negotiate and the type of built form outcomes the Council is seeking to have delivered. Council will further develop the framework in consultation with industry and as a result of learnings from practical implementation.

Strategic Basis for the Framework	<p>Council is required under Section 4 of the <i>Planning and Environment Act 1987</i> to facilitate the provision of Affordable Housing through local land-use planning policy and administration.</p> <p>The State Government supports Responsible Authorities to seek to enter an Affordable Housing Agreement with a Planning Applicant as part of the planning approval process in response to evidence of housing need, and to securing this agreement through a Section 173 Agreement.</p> <p>A range of Council policies recognise the importance of Affordable Housing to the social and economic growth and sustainability of the municipality.</p> <p>The <i>Greater Shepparton Affordable Housing Strategy</i> confirms there is significant unmet need for Affordable Housing in the municipality with an estimated shortfall of 1,751 Affordable Housing dwellings as at 2016.</p> <p>In accordance with these points, Council intends to seek to negotiate the inclusion of Affordable Housing through the planning amendment and/or approval process on sites that meet identified criteria for Affordable Housing supply.</p>
Affordable Housing Definition	<p>Affordable Housing is defined in the <i>Planning and Environment Act 1987</i> as “housing, including Social Housing that is appropriate for the housing needs of very low, low and moderate income households.” Household income eligibility for Affordable Housing is set out in the Government Gazette and updated annually by the State Government.</p> <p>Affordable Housing includes Social Housing, other Affordable Rental Housing and Affordable Home Ownership, including Shared Equity Home Ownership.</p>
Process	<p>Council’s objective is to engage in a process with landowners of sites that meet the criteria set out within this Framework. This process is expected to include:</p> <ul style="list-style-type: none"> • Early discussions prior to planning lodgement of the Affordable Housing need and application of the framework; • Support for landowners to engage with Registered Housing Agencies to confirm a suitable delivery arrangement; • Development of permit requirements and a Section 173 Agreement to reflect the inclusion.
Council Facilitation	<p>When appropriate, Council may seek to facilitate the delivery of Affordable Housing outcomes by:</p> <ul style="list-style-type: none"> • Supporting Planning Applicants to understand the intended application of the Framework to a site-specific planning application. • Introducing and supporting Planning Applicants to connect with Registered Housing Agencies at the start of the negotiation process and to assisting them to understand the sector.

	<ul style="list-style-type: none"> Considering the application of value-enhancing provisions through the planning process on an individual application and site basis. Identifying opportunities and considering opportunities to support to Planning Applicants and/or their delivery partners to attract any available Federal and/or State Government funding to support outcomes being delivered, particularly on very large sites subject to a rezoning. 								
Application Criteria – Site and/or Planning Characteristics	The Framework applies to sites within Shepparton, Mooroopna or in a township where the land is located relatively close to services, where a planning permit application and/or a planning scheme amendment is lodged where the application seeks to increase the site's residential density (land lots and/or dwellings) to 15 or more estimated lots or dwellings.								
Affordable Housing Inclusion	<p>The following percentage of Affordable Housing are proposed as a basis for negotiation, based on the point in time that the applicant lodges the planning application:</p> <table> <tr> <th>Time of lodgement</th><th>Affordable Housing Outcome (proposed % of total estimated dwellings/lots)</th></tr> <tr> <td>2019 – 2023</td><td>2%</td></tr> <tr> <td>2024 – 2027</td><td>3%</td></tr> <tr> <td>2028 - 2031</td><td>5%</td></tr> </table> <p>The Framework is not intended to apply to planning applications proposing less than 15 estimated lots or dwellings unless otherwise agreed by Council and a landowner.</p> <p>Where the number of proposed lots or dwellings is unknown at the point of planning application, Council and the Planning Applicant will determine an estimated number of lots or dwellings for the purposes of application of the Framework, to be determined with regards to proposed planning zone, estimated lot or dwelling size, and site infrastructure requirements.</p>	Time of lodgement	Affordable Housing Outcome (proposed % of total estimated dwellings/lots)	2019 – 2023	2%	2024 – 2027	3%	2028 - 2031	5%
Time of lodgement	Affordable Housing Outcome (proposed % of total estimated dwellings/lots)								
2019 – 2023	2%								
2024 – 2027	3%								
2028 - 2031	5%								
Affordable Housing Program Outcome (tenure and ownership)	<p>The dwellings that are agreed to be delivered under this policy must result in Affordable Housing as defined by the <i>Planning and Environment Act 1987</i>. This could include:</p> <ul style="list-style-type: none"> Social Housing Affordable Rental Housing Affordable Home Purchase (including Shared Equity Home Ownership). 								
Affordable Housing Delivery Arrangement	<p>Council's priority is for outcomes to be delivered on the site that is subject to the planning application.</p> <p>Where the application of the Framework and relevant percentage would result in one or more lots or dwellings being provided to an Affordable Housing purpose, Council's objective is that the outcome is delivered in the form of a completed dwelling provided at nil cost to a Registered Housing Agency unless otherwise agreed.</p> <p>On sites where a large number of Affordable Housing dwellings would result due to the application of the proposed percentage, Council and the Planning Applicant may agree to other delivery arrangements, including the sale of dwellings to individuals under an Affordable Home Purchase or Shared Equity arrangement and/or the discounted sale of dwellings to a Registered Housing Agency.</p> <p>Where less than one dwelling is agreed to be provided as Affordable Housing, options for a discounted sale arrangement of land or dwellings or the provision of cash-in-lieu may be considered. A formula to calculate the value of the proposed contribution is set out in the Framework.</p>								
Dwelling Typology	<p>The priority built-form for Affordable Housing is one and two-bedroom dwellings.</p> <p>Other dwelling types will also be considered with regards to the site context and planning circumstances.</p> <p>The final Affordable Housing dwelling mix for a site is proposed to be determined by the Planning Applicant in consultation with a Registered Housing Agency or Indigenous Housing Agency.</p>								
Integration	<p>Affordable Housing should be integrated with and be the same quality and external visual appearance as market housing located within the development and the surrounding neighbourhood.</p> <p>Clustering of Affordable Housing within a site may be supported if a Registered Housing Agency agrees</p>								

	to the location of dwellings/lots or where the delivery model provides land to a Registered Housing Agency to develop Affordable Housing.
Delivery Timeframes	<p>Affordable Housing should be delivered in parallel to the market housing component on the site.</p> <p>On large sites a staged approach to delivering Affordable Housing may be agreed with Council. Advice of a Registered Housing Agency may be required to support a staged approach.</p> <p>A landowner seeking a staged approach will be required to provide Council with a site-specific strategy setting out the way in which they intend to deliver the agreed outcome over the project stages, and to report on this strategy during each stage of the development.</p>
Securing an Agreement	<p>An agreement and delivery arrangement is expected to be reflected in a Section 173 Agreement between the landowner and Council as per the Planning and Environment Act. It may also be reflected in a new planning control or permit condition if appropriate.</p> <p>The Section 173 Agreement is expected to document the process and timeframes for the landowner to achieve the agreed Affordable Housing inclusion.</p>
Verification	<p>The Section 173 Agreement will require the landowner to demonstrate delivery of agreed outcomes in accordance with the Section 173 Agreement and planning controls.</p> <p>Council may seek confirmation from the nominated Housing Agency that the dwellings were delivered in accordance with the agreed strategy.</p>
Policy Review	The Framework will be reviewed as required, with a first review intended in 2024/25.

Table 18: Greater Shepparton Draft Affordable Housing Negotiation Framework

Endnotes

ⁱ Assuming cost to Government of \$180,000 per dwelling potentially plus land value, and assuming all 485 households on the Victorian Housing Register Priority List as at June 2019 were to be housed.

ⁱⁱ *Planning and Environment Act 1987*

ⁱⁱⁱ

^{iv} The Australian Bureau of Statistics (ABS) understands 'homelessness' as 'home'lessness, not 'roof'lessness. The statistical definition states that when a person does not have suitable accommodation alternatives they are considered homeless if their current living arrangement is in a dwelling that is inadequate; or has no tenure, or if their initial tenure is short and not extendable; or does not allow them to have control of, and access to space for social relations.

(<https://www.abs.gov.au/ausstats/abs@.nsf/Latestproducts/4922.0Main%20Features22012?opendocument&tabname=Summary&prodno=4922.0&issue=2012&num=&view=>)

^v https://mckellinstitute.org.au/research/articles/how-government-investment-in-housing-can-boost-the-economy/#_edn9

^{vi} Witte, E. 2017 'The case for investing in last resort housing', MSSI Issues Paper No. 10, Melbourne Sustainable Society Institute, The University of Melbourne.

^{vii} Nepal, B., Tanton, R. & Harding, A. 2010, 'Measuring Housing Stress: How Much do Definitions Matter?', Urban Policy and Research, Vol. 28, No. 2, p. 211-24.

^{viii} Australian Housing And Urban Research Institute (AHURI), <https://www.ahuri.edu.au/policy/ahuri-briefs/3040-indicator>

^{ix} Very low and low income bands are published by the State Government via Gazette under the Planning and Environment Act 1987 and are applicable from 1 July 2019 – 30 June 2020. The moderate income band limits is adopted from the Social Housing Register of Interest as this is higher than Planning and Environment Act income eligibility for 'Rest of State'. Estimated Affordable Purchase price points have been calculated assuming 30% of income on housing costs, a 10 % deposit, average 6.69% interest rate, and 30 year term.

^x Department of Health and Human Services (DHHS) (2019) Social Housing as at June 2019

^{xi} Greater Shepparton Council (2019) Rates data

^{xii} DHHS (2018) Rental Report, Time Series, published March 2019, Author's analysis

^{xiii} Data provided by agencies and combined by Affordable Development Outcomes. Note that a person may contact a service but not be recorded as a client.

^{xiv} Greater Shepparton City Council (2017) Council Plan 2017 - 2021

^{xv} Greater Shepparton City Council, Council Vision, Objectives and Values, <http://greatershepparton.com.au/council/vision-objectives-values>

^{xvi} David Locke & Associates and Greater Shepparton City Council (2011), Greater Shepparton Housing Strategy, p.31

^{xvii} http://www.federalfinancialrelations.gov.au/content/housing_homelessness_agreement.aspx

^{xviii} <https://nhfc.gov.au/>

^{xix} <https://www.ato.gov.au/individuals/super/withdrawing-and-using-your-super/first-home-super-saver-scheme/>

^{xx} <https://www.liberal.org.au/latest-news/2019/05/12/helping-australians-buy-their-first-home>

^{xxi} <https://www.aihw.gov.au/reports/hou/296/housing-assistance-in-australia-2018/contents/social-housing-dwellings>

^{xxii} Government of Victoria (2017) Plan Melbourne 2017 - 2050

^{xxiii} Department of Environment, Land, Water and Planning (2019), Planning Mechanisms for Affordable Housing, version dated 30/5/19

^{xxiv} Parliament of Victoria, *Local Government Act 1989*

^{xxv} Greater Shepparton City Council (2018) 2018 – 2028 Public Health Strategic Plan

^{xxvi} Rumbalara Aboriginal Cooperative, <https://www.rumbalara.org.au/community-services>

^{xxvii} Victorian Planning Authority (VPA) and Greater Shepparton (2019), Shepparton & Mooroopna 2050 Regional Growth Plan – Key Issues and Opportunities

^{xxviii} Wiesel, I. and Habibis, D. (2015) NDIS, housing assistance and choice and control for people with disability, AHURI Final Report 258, Australian Housing and Urban Research Institute, Melbourne

^{xxix} Australian Human Rights Commission (2019) <https://www.humanrights.gov.au/our-work/age-discrimination/projects/risk-homelessness-older-women>

- ^{xxx} Aboriginal Housing Victoria, Victorian Aboriginal Housing and Homelessness Summit - Documents and Background Papers, 2019. Available at: <https://ahvic.org.au/communications-and-resources/vahhf>
- ^{xxxi} Data provided by agencies and combined by Affordable Development Outcomes.
- ^{xxxii} ID Consulting (2019) Community profile
- ^{xxxiii} ID Consulting (2019) Social Atlas
- ^{xxxiv} ID Consulting (2019) Social Atlas
- ^{xxxv} ID Consulting (2019) Community profile
- ^{xxxvi} ID Consulting (2019) Population forecast
- ^{xxxvii} ID Consulting (2019) Community Profile
- ^{xxxviii} Department of Social Services (DSS) (2018) DSS Payment Demographic Data, December 2018, Greater Shepparton, author's analysis
- ^{xxxix} DSS (2018) *ibid*
- ^{xi} The State of Victoria, Department of Environment, Land, Water and Planning (2018) *A Guide to Property Values, Annual data and analysis from Valuer-General Victoria 2017*; median prices, Greater Shepparton 2017
- ^{xii} Spatial Economics (2016), *City of Greater Shepparton Residential Land Supply Assessment*, Future Residential Land Supply
- ^{xiii} ID Consulting (2019) Community Profile
- ^{xliii} ID Consulting+ special catalogue order; Australian Bureau of Statistics- 2016 Census of Population and Housing - June Release - ID: 2016OUTPUT- for Dwelling Records- Local Government Areas (2016 Boundaries), tenure by households in the bottom 40 % of household income
- ^{xliii} ID Consulting (2019) Social Atlas
- ^{xliii} Department of Environment, Land, Water and Planning (2019) Victorian Property Sales Report, sales by house and unit types by suburb, October 2017 – December 2018
- ^{xliii} Victorian Valuer General (2019) Residential Price Statistics 1998 – 2019, Greater Shepparton
- ^{xliii} ABS (2016) 20490DO006_2016 Census of Population and Housing: Estimating homelessness, 2016,
- ^{xliii} ABS (2016) 20490DO006_2016 Census of Population and Housing: Estimating homelessness, 2016, Table 6.1, author's analysis
- ^{xlix} Note that whilst considered a small proportion, a person may present and be recorded as a client at more than one agency and therefore be represented more than once in the data.
- ⁱ Data provided by agencies and combined by Affordable Development Outcomes. Note that a person may contact a service but not be recorded as a client.
- ⁱⁱ Department of Health and Human Services (DHHS), Housing Assistance Delivery Data 2017 – 18. As this data is expected to be more robust than self-reported Census data, the DHHS figure is used for the purposes of analysis. When comparing against 2016 dwelling numbers, the DHHS reported number of Social Housing dwellings as at 2015-2016 (1,635 dwellings) is used.
- ⁱⁱⁱ ID Consulting (2019) Community Profile
- ⁱⁱⁱ DHHS (2019) Rental Report, Time Series, 2017-18 median rents by dwelling type, <https://www.abc.net.au/news/2019-04-01/melbourne-spreads-and-regional-renters-struggle-to-find-a-home/10929658>
- ^{iv} DHHS (2019) Rental Report, Time Series, 2017-18 median rents by dwelling type, author's analysis
- ^{iv} ID Consulting (2019) Social Atlas, with further analysis by Affordable Development Outcomes using ABS data
- ^{ivii} ID Consulting (2019) Social Atlas
- ^{ivii} Davern, M., Roberts, R. & Higgs, C. (2018), *Neighbourhood Liveability Assessment of Shepparton: The application of indicators as evidence to plan for a healthy and liveable regional city*. RMIT University, Melbourne, Australia
- ^{lix} DHHS (2019) Rental Report, Time Series, published March 2019, Author's analysis
- ^{lx} DHHS (2018) Rental Report, Time Series, published March 2019, Author's analysis
- ^{lxi} Affordable Purchase assumes 30 % of income on housing costs, 10 per cent deposit, average 6.69 per cent interest rate, 30 year term
- ^{lxii} Victorian Planning Authority (VPA) and Greater Shepparton (2019), *Shepparton & Mooroopna 2050 Regional Growth Plan – Key Issues and Opportunities*, p.13

ATTACHMENT TO AGENDA ITEM

Ordinary Meeting

15 October 2019

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RESIDENTIAL LAND SUPPLY & DEMAND ASSESSMENT

City of Greater Shepparton

September 2019

Final



23/09/2019

Final Version 1.0

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EXECUTIVE SUMMARY

The following report provides a detailed assessment of the historic, current and future assessment of residential land supply and demand cross Greater Shepparton.

Historic Population Growth

Population Growth

Population growth has increased on an average annual basis of 1.0% or 609 persons per annum from 2011 to 2018. The estimated population in Greater Shepparton in 2018 was 66,007.

Residential Development Activity

Residential Building Approvals

As measured from 2001/02 to 2018/19* (as at February 2019), residential building approvals within the City of Greater Shepparton averaged 374 per annum. Between 2001 and 2018, the annual number of residential buildings approved has gradually declined, with an average of 420 per annum between 2001 to 2008, down to an average of 319 from 2011 to 2018.

Residential Lot Construction

From 2008 to 2019 residential lot construction activity has averaged 352 per annum (compared to 355 residential building approvals). However, since 2015/16, residential lot construction activity has averaged 497.

Of the lot construction activity measured since 2015/16 to the March Quarter 2019:

- 3% was rural residential (14 lots per annum);
- 6% was aged care facilities – measured in the number of bed places (32 beds/places per annum);
- 10% was aged/lifestyle lots (37 lots per annum);
- 10% was dispersed/minor infill (50 lots per annum); and
- 73% was broadhectare (363 lots per annum).

From 2015/16 to the March quarter 2019, 87% of all residential lot construction was within the urban centre of Shepparton/Mooroopna or 432 lots per annum. Of the remaining lot construction activity:

- 9% was located in the township of Tatura (average of 46 per annum); and
- 2% outside of township boundaries (12 per annum).

Of the broadhectare lot construction activity:

- 0.2% were compact (sized less than 300 sqm);
- 6% were suburban (sized 300 to 500 sqm);
- 80% were large suburban (500 to 1,000 sqm); and
- 14% low density suburban (over 1,000 sqm).

The median sales value of a vacant residential allotment in 2017 was:

- \$125,500 across Greater Shepparton;
- \$128,000 in Kialla;
- \$125,500 in Shepparton;
- \$115,000 in Shepparton North
- \$107,500 in Mooroopna; and
- \$105,000 in Tatura

Since 2007, the median sales value of vacant residential lots has modestly increased in Greater Shepparton from \$98,500 in 2007 to \$125,000 in 2017 – an annual average growth of 2.4% per annum – compared to 4.5% across regional Victoria.



Residential Land Supply**Broadhectare Land Stocks**

In total, Greater Shepparton currently has capacity for the future provision of approximately 10,000 additional dwellings (including areas that are as yet, not zoned for residential development purposes), on broadhectare sites.

This capacity is comprised of:

- 6,668 unzoned broadhectare lots (67% of supply); and
- 3,353 zoned broadhectare lots (33% of supply).

Feedback from the development industry regarding their market expectations and development intentions suggests that over the next five years on average, **283 lots/dwellings** per annum will be constructed within existing zoned broadhectare sites. Historically, over the last five years, lot construction on broadhectare sites has averaged 344 per annum

Rural Residential

Currently across the City of Greater Shepparton there was a total stock of 1,232 rural residential allotments. Of this stock, only 132 lots (11%) were vacant. Vacant rural residential lots as a supply type is comparatively low across the City of Greater Shepparton when compared to other regional municipalities in Victoria.

There are significant stocks of land identified for future rural residential use/zoning. There is a total of 2,011 hectares of land identified for future rural residential zoning, of which, 989 hectares is identified for future Low Density Residential (LDRZ) and 1,022 hectares for future Rural Living (RLZ).

Projected Housing Demand

Spatial Economics have presented two projected demand scenarios based on the most recently available evidence. These demand scenarios are outlined below.

Scenario One: idForecast – dwelling forecasts undertaken for the City of Greater Shepparton by ForecastID. Dwelling requirements from 2016 to 2036 at 376 per annum or a 1.2% per annum growth rate (note this is comparable to the dwelling growth as measured by the ABS Census from 2011 to 2016).

Scenario Two: Recent trend high growth) – simply assumes recent residential lot construction activity as measured from 2015/16. Dwelling requirements from 2016 to 2036 at 497 per annum or 1.6% per annum growth rate.

The largest and fastest growth in households across Greater Shepparton will be households with no children (*lone person and couples without children households*), growing at an average annual rate of 1.3% or 206 households per annum from 2016 and 2036. This household type is projected to represent 57% of the change in household structure to 2036.

The next largest (in terms of absolute growth) is households with children (*couples with kids & single parent families*), projected to grow at 141 households per annum or a 1.2% growth rate, with the larger gain expected to occur between 2016 and 2026.



Adequacy of Land Stocks**Years Supply – Broadhectare**

In terms of zoned broadhectare/major infill residential land stocks it is estimated based on the identified supply and projected demand scenarios, there are sufficient land stocks to satisfy between 5 to 9 years of demand across Greater Shepparton municipality.

In addition, there are sufficient unzoned broadhectare residential land stocks to satisfy between 16 to 21 years of demand.

Shepparton/Mooroopna

In terms of zoned broadhectare residential land stocks, it is estimated based on the identified supply and projected demand scenarios, there are sufficient land stocks to satisfy between 7 to 9 years of demand for the Shepparton/Mooroopna urban centre.

Tatura

In terms of zoned broadhectare residential land stocks, it is estimated based on the identified supply and projected demand scenarios, there are sufficient land stocks to satisfy between 4 to 8 years of demand for the Tatura township.

Spatial Economics recommend:

1. Increasing the stock of zoned broadhectare land for the urban centre of Shepparton in the short to medium term.

It is acknowledged that the North East Shepparton PSP land release area will be available for development in the short-term. However, Spatial Economics consider it would be prudent (to maintain industry competition, housing affordability and the continued provision of geographic competition and choice) to achieve additional rezoning of identified potential residential lands. In addition, this approach would ensure sufficient zoned residential broadhectare land stocks available for development if the North East Shepparton PSP land release area is not actively developed in the short to medium term.

2. Increasing the stock of zoned broadhectare land for the township of Tatura in the short-term.

As previously outlined, the stock of residential broadhectare land in Tatura with active development intentions is effectively depleted. Over recent years the Northlinks estate has been in high demand and is currently largely fully developed.



1.0 Introduction

1.1 Context

The following report is a residential land supply and demand assessment for the City of Greater Shepparton.

The assessment includes:

- the identification of historical and current residential lot construction activity by supply type and location;
- identification of all zoned and unzoned broadhectare residential land supply stocks including estimates of lot yields on a project by project basis;
- identification of anticipated broadhectare residential lot construction activity (development timing);
- estimation of the capacity (lots) of rural residential land stocks;
- examination of the quantum and composition of future residential demand;
- presentation of potential future demand scenarios; and
- estimation of the years of supply of undeveloped broadhectare residential land stocks.

The assessment provides a robust and transparent assessment of the supply and demand for residential land across Greater Shepparton. The assessment will facilitate informed decision making in terms of the existing and future broadhectare residential land supply requirements.

In addition, the information will be of assistance to other related planning processes such as infrastructure and service planning.

1.2 Purpose

The monitoring of land supply is a key tool to assist in the management and development of growth across the municipal area of Greater Shepparton. The primary purpose of monitoring residential land supply is to improve the management of urban growth by ensuring that council, public utilities, government and the development industry have access to up-to-date and accurate information on residential land availability, development trends, new growth fronts, and their implications for planning and infrastructure investment.

The following report provides accurate, consistent and updated intelligence on residential land supply, demand and consumption. This in turn assists decision-makers in:

- maintaining an adequate supply of residential land for future housing purposes;
- providing information to underpin strategic planning in urban centres;
- linking land use with infrastructure and service planning and provision;
- taking early action to address potential land supply shortfalls and infrastructure constraints; and
- contributing to the containment of public sector costs by the planned, coordinated provision of infrastructure to service the staged release of land for urban development.

2.0 Approach & Scope

The following provides a brief outline of the major methodologies and approach in the assessment of recent residential lot construction, residential land supply areas, dwelling demand scenarios and determination of assessing adequacy of residential land stocks.

The methodology that Spatial Economics has employed for this project is based on the simple premise of matching the supply type with demand. This methodology assesses recent construction



and future supply using the same criteria with the supply type definitions based on outcomes and on a lot by lot basis rather than administrative boundaries.

The methodology used by Spatial Economics is consistent with other State Government methodologies around Australia, including the Victorian State Governments Regional Urban Development Program. The criteria used to define the supply types are explained below.

Future Dwelling Requirements

Population and dwelling projections undertaken by id Consulting commissioned by the Greater Shepparton City Council provide a sound basis for potential dwelling growth requirements.

In addition, an alternative dwelling demand scenario is presented based on actual recent growth trends.

The Victorian State Government population and household projections undertaken by the Department of Environment, Land, Water & Planning (VIF2016) are considered 'out-dated' to be utilised in the following land supply assessment – primarily due to VIF2016 being based on 2011 ABS Census data.

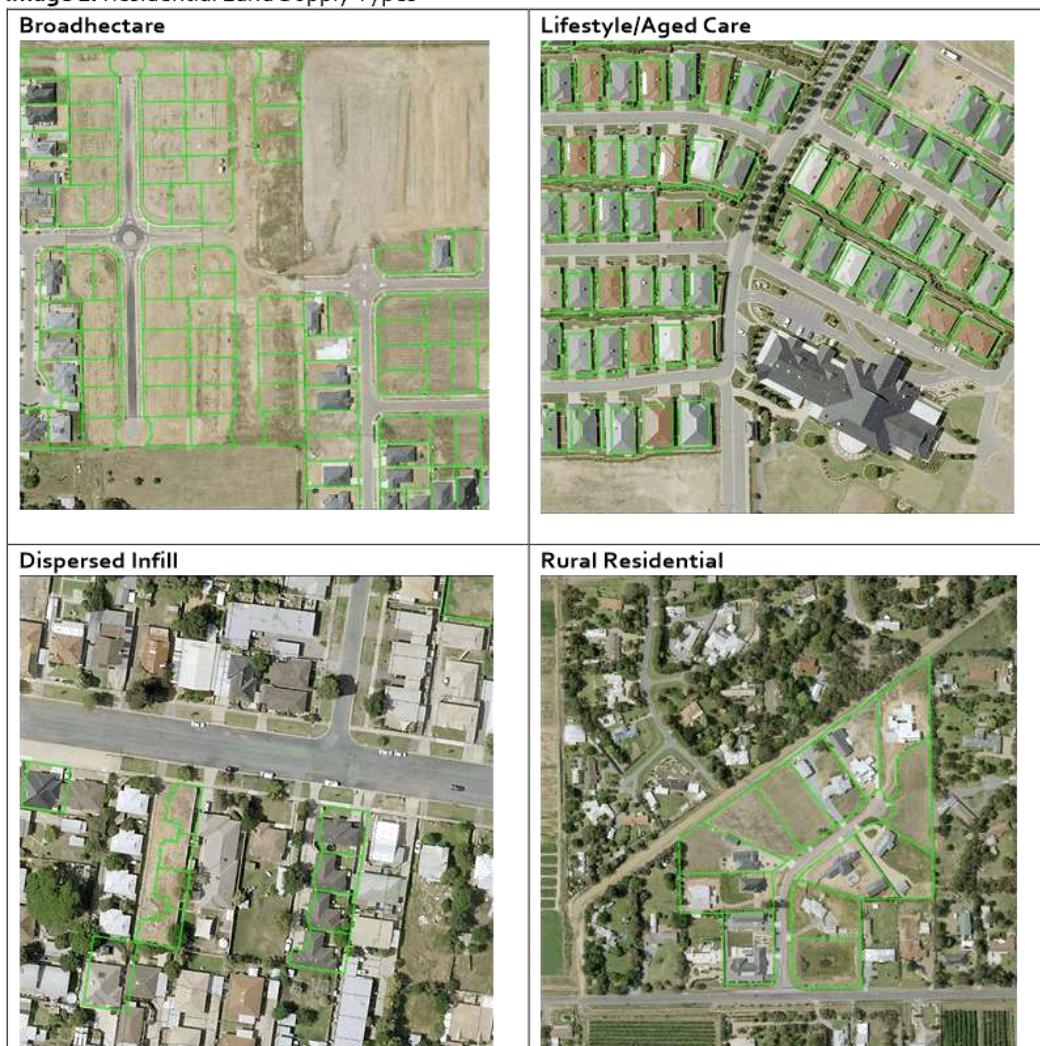
Land Supply Type Definitions

1. **Broadhectare** is defined as residential development on greenfield sites (sites that have not been used previously for urban development purposes or previously subdivided for normal/urban density development) and typically located on/or near the urban fringe.
2. **Dispersed Infill** is from a lot/dwelling construction perspective, residential development occurring within the established urban area (not on broadhectare sites) that yield less than 10 dwellings per individual construction project. Typically, it entails 'backyard' style subdivision projects.
3. **Lifestyle/Aged Care** is from a lot/dwelling construction perspective, housing outcomes that are specifically targeted for aged persons/households. Typically (in the case for Shepparton) these are detached dwellings within lifestyle villages.
4. **Rural Residential** is from a dwelling construction perspective, all activity on land zoned Rural Residential and Low Density Residential.



The images below illustrate the supply types.

Image 1: Residential Land Supply Types



Geography

The following geographic areas are utilised for the land supply assessment and demographic analysis.

Townships: Township boundaries are sourced from the City of Greater Shepparton Municipal Strategic Statement. These boundaries represent the urban centre/township geographic extent.

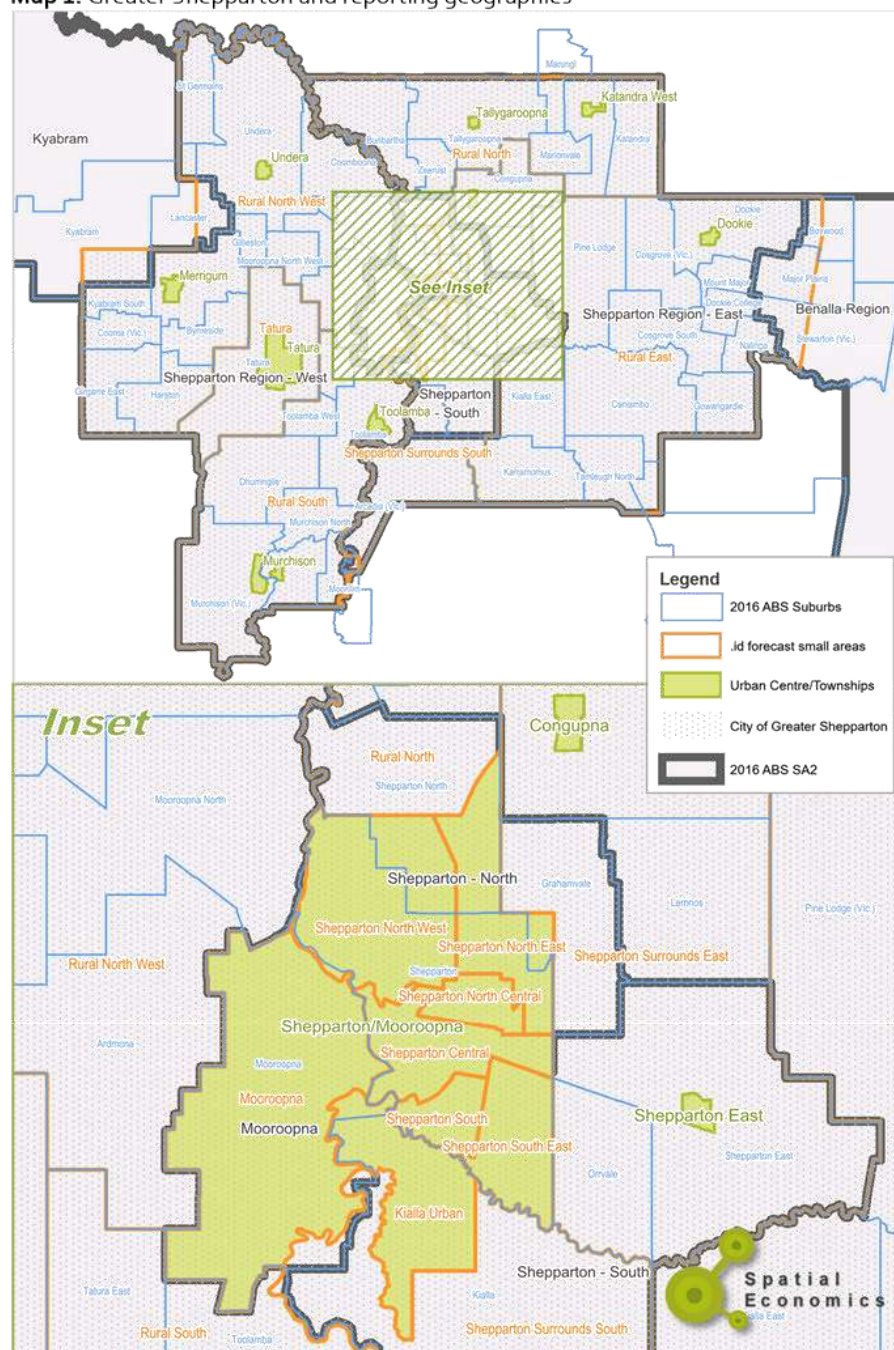
ABS Suburbs: Are an ABS approximation of localities gazetted by the Geographical Place Name authority in each State and Territory. Gazetted Localities are the officially recognised boundaries of suburbs (in cities and larger towns) and localities (outside cities and larger towns).

idForecast Small Area: Developed by idForecast for small area demographic projections, these boundaries broadly represent distinct housing market areas and distinct population centres.

2016 ABS SA2: Australian Bureau of Statistics geographic definition that are a general-purpose medium sized area built from whole SA1s. Their aim is to represent a community that interacts



Map 1: Greater Shepparton and reporting geographies



Residential Lot Construction

Residential lot construction has been determined via the assessment of the residential cadastre and the application of this cadastre to the land supply types identified above.

A constructed lot is defined by the year of construction and the finalisation of certificate of title.

Lot construction is only captured if it is for residential purposes.

It is noted, where new lot construction occurs (typically within mixed use type zones) and one lot results in multiple dwellings, the dwelling count is collected. Lot construction from the following assessment will largely result in one net additional dwelling.

Construction activity has been assessed on an annual financial year basis from 2008 to March 2019.

Lot and dwelling construction have been undertaken for the following supply types:

- Rural Residential;
- Dispersed Infill;
- Lifestyle/Aged Care; and
- Broadhectare.

Lot Yields

Lot yields on a site basis has been undertaken for only broadhectare and rural residential supply types.

In establishing the lot yield for each individual land parcel, the following information was used: incidence and location of native vegetation, zoning, natural features such as creeks, escarpments, floodways, localised current/recent market yields, ability to be sewerred, existing studies such as structure plans.

In addition to site specific issues, 'standard' land development take-outs are employed, including local and regional. The amount/proportion of such take-outs are dependent on the land parcel i.e. a 1ha site will have less take-outs than say a 50ha site. Further intelligence and verification are sourced from the local land development industry and Council officers.

Years of Supply

With the amount of supply and demand estimated, adequacy is described in years of supply. For example, it can be stated that there are X years of supply based on projected demand within a given geographic area.

In assessing the number of years of broadhectare residential land supply, only a component of the total projected demand is apportioned to estimate future demand. The remainder is apportioned for future demand of other forms of residential supply such as dispersed infill and rural residential.



3.0 Population Growth

Key Findings

Population growth for the City of Greater Shepparton has been modest - an average annualized growth of 1% from 2011 to 2018 or 609 persons per annum. In recent years, the rate of population growth has been subdued at around 0.7% per annum.

The greatest rate of population growth has been located within the residential greenfield locations of Shepparton, in the north, east and south (Kialla) urban fringe.

Population growth was subdued in the rural areas of the municipality, however the township of Tatura has experienced relatively strong growth.

The established urban areas of Shepparton and Mooroopna have experienced marginal rates of population growth.

The following section of the report details actual population and dwelling growth for the City of Greater Shepparton and its composite SA2 areas.

In addition, where appropriate, comparison to other Victorian municipalities, the Hume Region and the Rest of Victoria is undertaken.

The Hume Region includes the municipalities of Alpine (S), Benalla (RC), Indigo (S), Mansfield (S), Mitchell (S), Moira (S), Murrindindi (S), Strathbogie (S), Towong (S), Wangaratta (RC), Wodonga (C) and Greater Shepparton (C). For this report, data for the Hume Region excludes Greater Shepparton (C).

3.1 Historical Population Growth

Historical Population Change

The following assessment of historical population growth is sourced from the Australian Bureau of Statistics Estimated Resident Population (ERPs) publication. The Shepparton – North, Shepparton – South, Mooroopna, Shepparton Region – West and Shepparton Region – East population estimates are collected at an ABS SA2 level. These are valuable and provide a source to examine historic rates of population growth and comparative population growth to other jurisdictions.

The ERP is calculated each year by the ABS and re-based after each Census with revised (final) estimates then re-published for the preceding five years. Most municipal level projections use ERPs as a base, rather than Census counts. Census data is great for telling us about the characteristics of the population, while ERPs are a better measure of the total number of people who normally reside in an area.

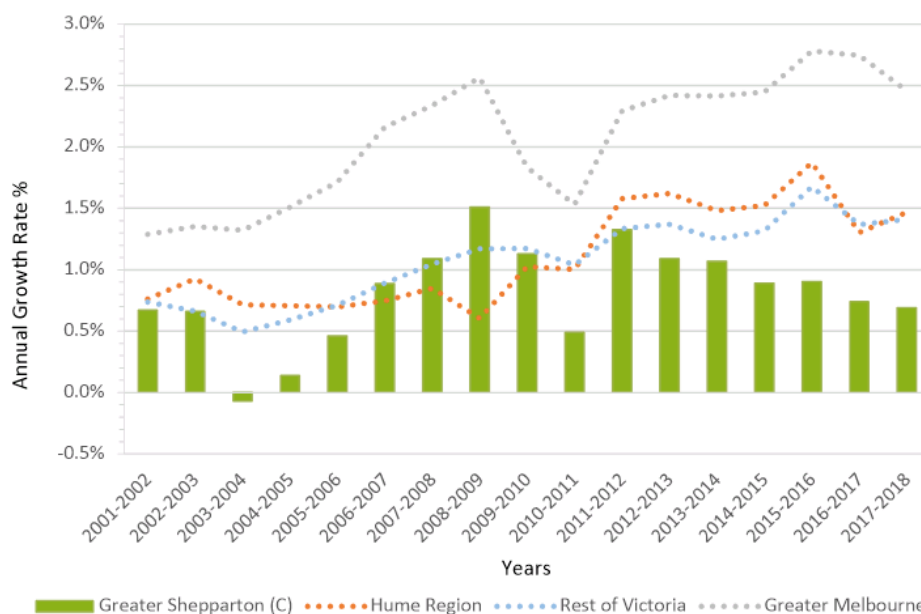
The most recent estimate of Greater Shepparton's population is 66,007 people at 30 June 2018. The population grew by 935 people (0.7%) from the 30 June 2016 figure. This figure is the last available preliminary population estimate before all Estimated Resident Population (ERPs) are rebased in late 2019 using data from the 2016 Census and the preliminary 2018 total.

From 2011 to 2018, the resident population increased by 1.0% per annum. In the recent two years, population growth has declined to around 0.7% per annum.

Historically, the Hume Region has generally experienced slightly higher growth rates when compared to the 'Rest of Victoria'. With exception to the 2006 to 2010 period, Greater Shepparton has constantly experienced lower growth rates when compared to the Hume Region and Rest of Victoria.

In the last seven years, Greater Shepparton's growth rate has been in decline and in 2017/2018, was approximately half the rate experienced compared to the rest of the Hume Region (0.7% versus 1.5%).



Graph 1: Estimated Resident Population Annual Growth Rate, 2001 to 2018 (%) – Selected Jurisdictions

Note: Hume Region includes Alpine (S), Benalla (RC), Indigo (S), Mansfield (S), Mitchell (S), Moira (S), Murrindindi (S), Strathbogie (S), Towong (S), Wangaratta (RC), Wodonga (C) and Greater Shepparton (C). Hume Region data in this report EXCLUDES Greater Shepparton (C).

Source: Australian Bureau of Statistics. Estimated Resident Population

During the 2011-2016 period, the City Greater Shepparton experienced net out migration i.e. to Greater Melbourne and interstate (-1,600 persons total).

Other significant net losses were to Greater Geelong and Greater Bendigo (-290 persons and -225 persons respectively) and the broadhectare housing estates in Greater Melbourne, most notably in Casey, Hume, Whittlesea and Wyndham (approximately -500 persons in total).

However, the City of Greater Shepparton did experience some net gains from neighbouring municipalities, the most significant from Moira (+240 persons) and Campaspe +110 persons).

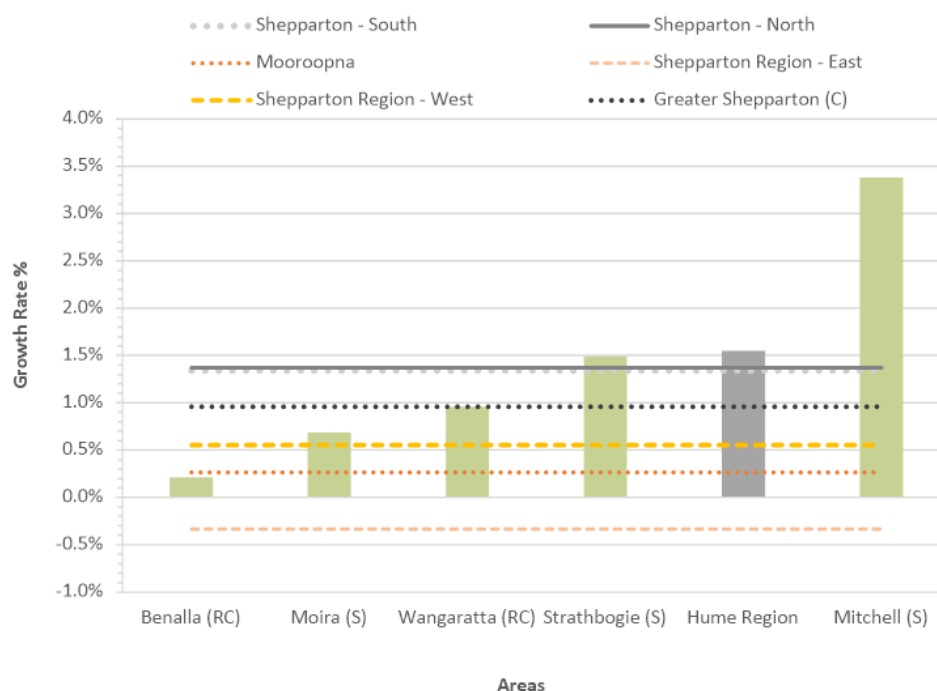
From 2011 to 2016, the most transient population to migrate out of Shepparton were those aged 18 to 24, this age cohort comprised approximately two-thirds of the net out migration. This suggests the departure of young adults moving to Greater Geelong (-120 persons), Greater Bendigo (-150 persons) and Greater Melbourne (-800 persons) were for tertiary education, lifestyle choices and access to service/employment opportunities.

Albeit smaller in numbers, this age group interestingly accounted for the most significant in-migration into the municipality, mainly from the neighbouring municipalities of Moira and Campaspe (+110 persons total). Shepparton also experienced some gain of persons aged 65 years and over, mainly from the neighbouring municipalities of Moira and Strathbogie (+85 persons total).

Historical Population – A Comparison of SA2 areas

During the 2011 and 2018 period, the urban areas of Greater Shepparton – Shepparton-South (1.3%) and Shepparton-North (1.4%) SA2s - experienced moderate growth rates and remained notably higher than that of Greater Shepparton (1.0%) and were comparable to the growth rate of the Hume Region (1.5%).



Graph 2: Estimated Resident Population Growth Rate, 2011 to 2018 (%) – Greater Shepparton SA2s Vs Selected Jurisdictions

Note: Hume Region includes Alpine (S), Benalla (RC), Indigo (S), Mansfield (S), Mitchell (S), Moira (S), Murrindindi (S), Strathbogie (S), Towong (S), Wangaratta (RC), Wodonga (C) and Greater Shepparton (C). Hume Region data in this report excludes Greater Shepparton (C).

Source: Australian Bureau of Statistics. Estimated Resident Population

During the 2011 to 2018 period, the rural SA2s areas experienced significantly lower growth rates compared to the municipal total, the Shepparton Region-East SA2 experienced negative growth. Greater Shepparton and Wangaratta had similar growth rates between 2011 and 2018.

Key Issues

Whilst Greater Shepparton experienced modest population growth in the last decade, and recently declining levels of population growth – as will be illustrated later, the quantum of recent residential development activity is strong.

This illustrates the importance of regular monitoring of a variety of demand indicators and the planning for a range of growth scenarios.



4.0 Recent Residential Development Activity

Key Findings

Development Activity

As measured from 2001/02 to 2018/19* (as at February 2019), residential building approvals within the City of Greater Shepparton averaged 374 per annum. Between 2001 and 2018, the annual number of residential buildings approved has gradually declined, with an average of 420 per annum between 2001 to 2008, down to an average of 319 from 2011 to 2018.

The vast majority of building approvals (95%) since 2001/02 have been for separate houses with the residual being semi-detached dwellings/units.

From 2008 to 2019 residential lot construction activity has averaged 352 per annum (compared to 355 residential building approvals). However, since 2015/16, residential lot construction activity has averaged 497.

Of the lot construction activity measured since 2015/16 to the March Quarter 2019: 3% was rural residential (14 lots per annum); 6% was aged care facilities – measured in the number of bed places (32 beds/places per annum); 10% was aged/lifestyle lots (37 lots per annum); 10% was dispersed/minor infill (50 lots per annum); and 73% was broadhectare (363 lots per annum).

Residential lot construction activity as measured from 2015/16 to the March quarter 2019 was concentrated within the urban centre of Shepparton/Mooroopna at 87% of all lot construction activity or 432 lots per annum. Of the remaining lot construction activity:

- 9% was located in the township of Tatura (average of 46 per annum); and
- 2% outside of township boundaries (12 per annum).

As previously outlined, broadhectare lot construction activity has averaged 363 lots per annum from 2015/16 to the March Q 2019. Of the broadhectare lot construction activity:

- 0.2% were compact (sized less than 300 sqm);
- 6% were suburban (sized 300 to 500 sqm);
- 80% were large suburban (500 to 1,000 sqm); and
- 14% low density suburban (over 1,000 sqm).

Vacant Residential Lot Sales Activity

The median sales value of a vacant residential allotment in 2017 was:

- \$125,500 across Greater Shepparton;
- \$128,000 in Kialla;
- \$125,500 in Shepparton;
- \$115,000 in Shepparton North
- \$107,500 in Mooroopna; and
- \$105,000 in Tatura

Since 2007, the median sales value of vacant residential lots has modestly increased in Greater Shepparton from \$98,500 in 2007 to \$125,000 in 2017 – an annual average growth of 2.4% per annum – compared to 4.5% across regional Victoria.



Section 4.0 of this report details the recent activity of residential lot construction and dwelling approvals in across the City of Greater Shepparton. Residential lot construction activity is detailed from July 2008 to March 2019.

This section of the report details residential lot construction by location, supply type, achieved densities, project size/yield and sales pricing of constructed residential lots.

Where appropriate, comparisons to other regional Victorian jurisdictions is included.

4.1 Residential Building Approvals

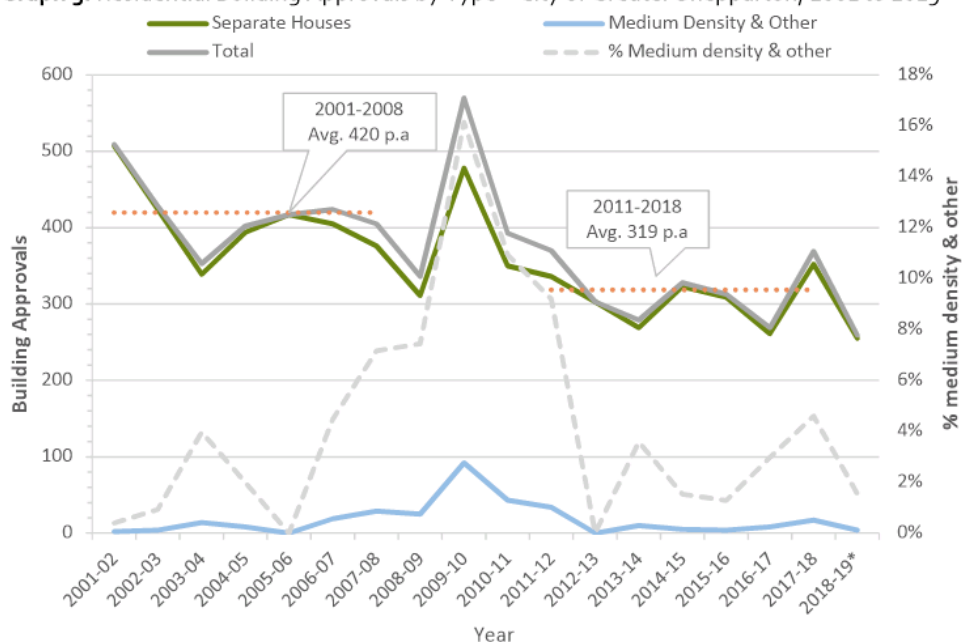
As measured from 2001/02 to 2018/19* (FYTD), residential building approvals within the City of Greater Shepparton averaged 374 per annum. Of which, 95% were for separate dwellings whilst 5% were for medium density housing.

Between 2001 and 2018, the annual number of residential buildings approved has gradually declined, with an average of 420 per annum between 2001 to 2008, down to an average of 319 from 2011 to 2018. During this period, volumes of residential building approvals have "tested new lows". Greater Shepparton had a peak of nearly 600 residential buildings approved in 2009/10 with nearly 100 (or 16%) of these being for medium density dwelling forms.

Please note that the 2018/19 residential building approvals data is incomplete and is financial year-to-date at February 2019. Upon completion of the 2018/19 data, it can be assumed that the total residential dwelling approvals will likely exceed the average approvals experienced from 2011 to 2018.

This slowing demand for new housing is consistent with population data from the Census.

Graph 3: Residential Building Approvals by Type – City of Greater Shepparton, 2001 to 2019*



* 2018-2019 Financial year to date (to Feb 2019)

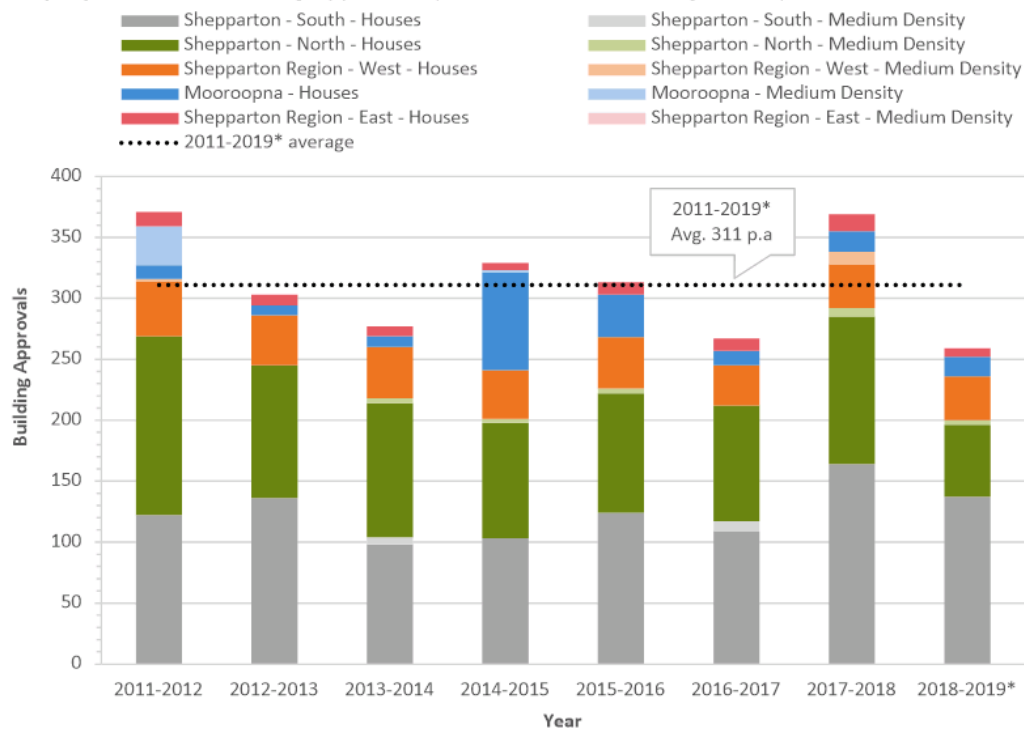
Source: Australian Bureau of Statistics

An examination of ABS SA2 residential building approvals data from 2011 to 2019* (Feb FYTD) reveal most of these residential building approvals have been for separate houses in Shepparton – South and Shepparton – North SA2 areas. Approvals for separate houses in these "urbanising" SA2 areas accounted for nearly three-quarters of total residential building approvals in the municipality



(73%). This was driven by development fronts in the suburbs of Kialla, Shepparton and Shepparton North.

Graph 4: Residential Building Approvals by ABS SA2s - 2011 to 2019* (Feb fytd)



* 2018-2019 Financial year to date (to Feb 2019)

Source: Australian Bureau of Statistics

The Mooroopna SA2 accounted for 8% of total residential approvals between 2011 and 2019* with the majority approved during the 2014/15 and 2015/16 financial years.

Outside of the urban area of Shepparton, the Shepparton Region – West SA2 accounted for 13% of total residential approvals during this period, driven primarily by development in Tatura.



4.2 Residential Lot Construction

Analysis has been undertaken to determine, on a lot by lot basis, the location, supply type and quantum of residential lot construction across the City of Greater Shepparton by financial year from 2008 to March 2019. Lot construction activity has been classified into distinct supply types and/or supply locations.

Compared to building approvals, residential lot construction is markedly more cyclical. From 2008 to 2019 residential lot construction activity has averaged 352 per annum (compared to 355 residential building approvals). However, since 2015/16, residential lot construction activity has averaged 497. Lot construction activity peaked at 703 in 2015/16, declining to a low of 269 the following year and is illustrating significant volumes at 372 in the current financial year (up to the March quarter 2019).

Of the lot construction activity measured since 2015/16 to the March Quarter 2019:

- 3% was rural residential (14 lots per annum);
- 6% was aged care facilities – measured in the number of bed places (32 beds/places per annum);
- 10% was aged/lifestyle lots (37 lots per annum);
- 10% was dispersed/minor infill (50 lots per annum); and
- 73% was broadhectare (363 lots per annum).

4.3 Location of Residential Development Activity

Residential lot construction activity as measured from 2015/16 to March quarter 2019 was concentrated within the urban centre of Shepparton/Mooroopna at 87% of all lot construction activity or 432 lots per annum. Of the remaining lot construction activity:

- 9% was located in the township of Tatura (average of 46 per annum); and
- 2% outside of township boundaries (12 per annum).

There was minimal to no residential lot construction activity within the remaining townships within the municipality of Shepparton.

4.4 Lot Construction by Supply Type

Broadhectare residential lot construction has been and is currently the dominant form of residential development activity. Since 2008, this form of development activity has averaged 70% of the total. However, since 2015/16, broadhectare lot construction activity has increased to 73% of total residential construction activity.

As will be detailed later in the report, it is not expected that the reliance of broadhectare development activity will change in the short to medium term.

Dispersed infill development has consistently delivered approximately 12% of all lot construction activity. This is an important supply source, as will be detailed later it provides:

- a wide range of residential land products;
- a major land supply source within the smaller townships;
- distributed widely across the established urban area; and
- contributes to urban containment/development of under-utilised land parcels.

In addition, dispersed infill development across the Greater Shepparton municipality is not simply developing 'low hanging fruit'. Infill development is characterised by a wide range of yields, densities and project sizes. Dispersed infill development is currently a valuable and strategically important supply source, this as a supply source will become increasingly important over-time.

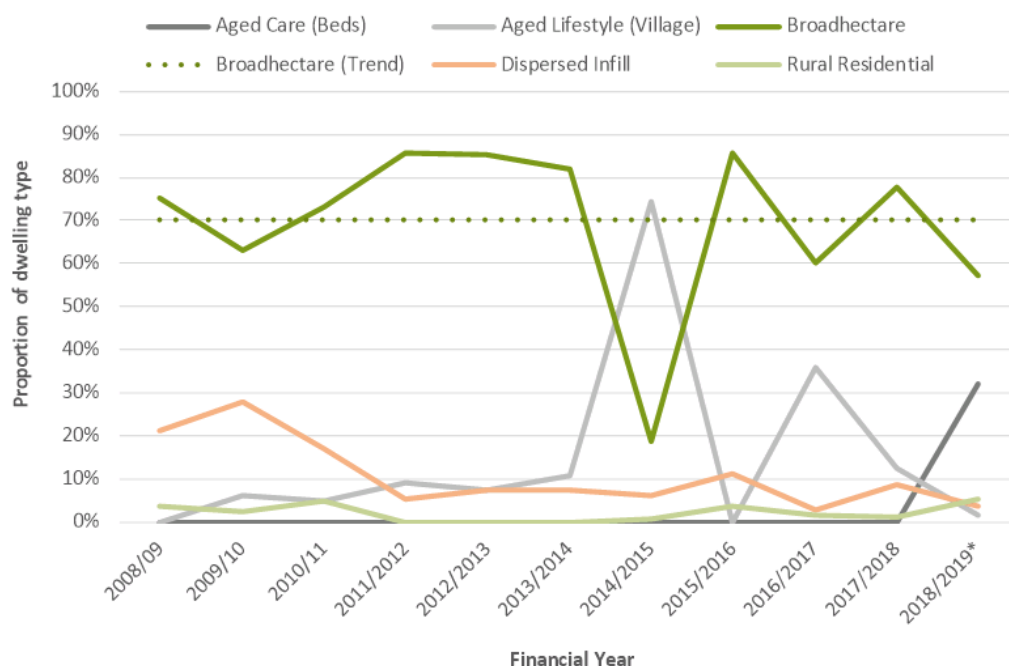


The contribution of rural residential lot construction activity is more sporadic and is not a major residential supply source – contributing typically around 2% of lot construction.

Aged care and retirement living construction is a major residential land supply source, combined since 2008 contributing 16% of all residential lot construction.

Graph 5 below illustrates the continued dominance of broadhectare lot construction activity.

Graph 5: Share of Residential Development Activity by Supply Type – City of Greater Shepparton



Source: Spatial Economics Pty Ltd
* 2018/19 measured to March quarter 2019

4.5 Dispersed/Minor Infill Lot Construction

The following provides an overview of the development outcomes of dispersed infill development activity across the City of Greater Shepparton. Dispersed infill activity is a significant supply source across the municipality, accounting for 12% of lot construction activity since 2008/09. It is important to understand the characteristics of dispersed infill development, so land use planning policy can further enhance development outcomes and optimize this as a supply source in the future.

4.5.1 Dispersed/Minor Infill Supply – Achieved Densities

Dispersed infill lot construction activity across the City of Greater Shepparton municipality is achieving both 1) a wide range of densities and 2) a high proportion of medium density land products.

The experience in Geelong, Ballarat, Bendigo, Torquay, Bacchus Marsh and Melbourne suggests that as the supply of larger parent lots decreases, and land prices continue to rise in the established urban area, the development industry will find it profitable to re-subdivide smaller parent lots.

The size distribution of newly constructed minor infill lots is shown in the graph below.

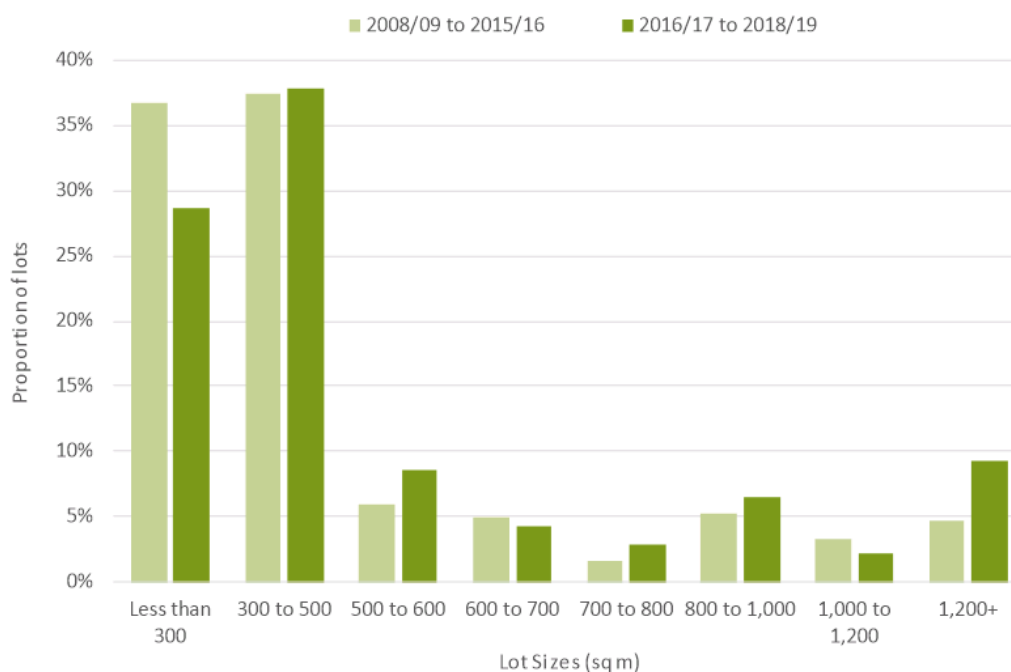
In the last 3 years 29% of all minor infill development activity was sized less than 300 sqm, compared to 37% from 2008 to 2015. The size of minor infill lot construction over the last 3 years is slightly increasing. It is suspected that in the short to medium term, this trend will likely to continue in response to consumer demand.



Since 2016/17, the majority of minor infill lot construction activity (66%) was sized less than 500 sqm. Nearly 34% of minor infill lot construction resulted in lots sized greater than 600 sqm. These 'larger' lots were typically constructed within the smaller townships outside of Shepparton and Mooroopna.

The graph below illustrates the lot size range for constructed dispersed infill lots across the City of Greater Shepparton.

Graph 6: Dispersed Infill - Achieved Lot Size Cohorts, 2008 to 2019



Source: Spatial Economics Pty Ltd

The median size of a constructed dispersed infill lot is approximately 350 sqm, this has varied over-time, however, in recent years there is a distinct trend of decreasing achieved densities.

In summary, dispersed infill lot construction across the City of Greater Shepparton is characterised by medium density outcomes and a diverse range of larger lot sizes.

4.5.2 Dispersed/Minor Infill Supply – Parent Lot Size

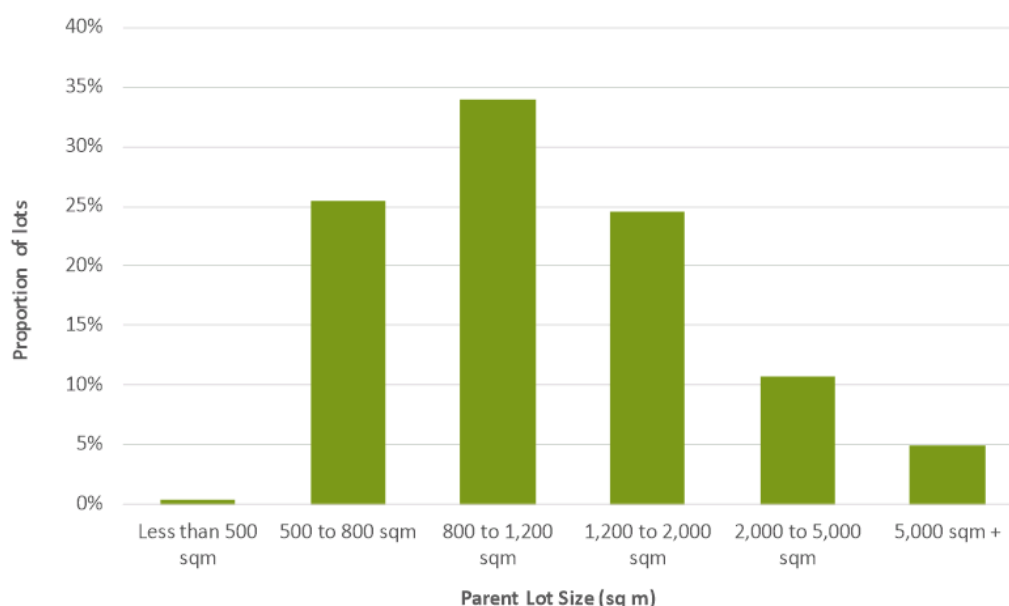
Dispersed residential infill development across the City of Greater Shepparton is primarily sourced from 'moderately' sized 'parent' lots, whether vacant or with an existing dwelling. The graph below illustrates the 'parent' lot size distribution for dispersed infill projects.

Of particular strategic importance is the significant volume of dispersed infill projects sourced from parent lots sized from 500 to 800 sqm and 800 to 1,200 sqm. Approximately 59% of all dispersed infill projects were sourced from parent lots sized from 500 to 1,200 sqm.

This reliance on relatively smaller parent lot sizes (particularly within the established urban area of Shepparton and Mooroopna) illustrates the significant latent supply potential. There is not a significant reliance on 'larger' sized parent lots as a supply source for dispersed infill residential projects i.e. sized above 2,000 sqm.

Note: - parent lot size refers to the size of the allotment prior to subdivision.



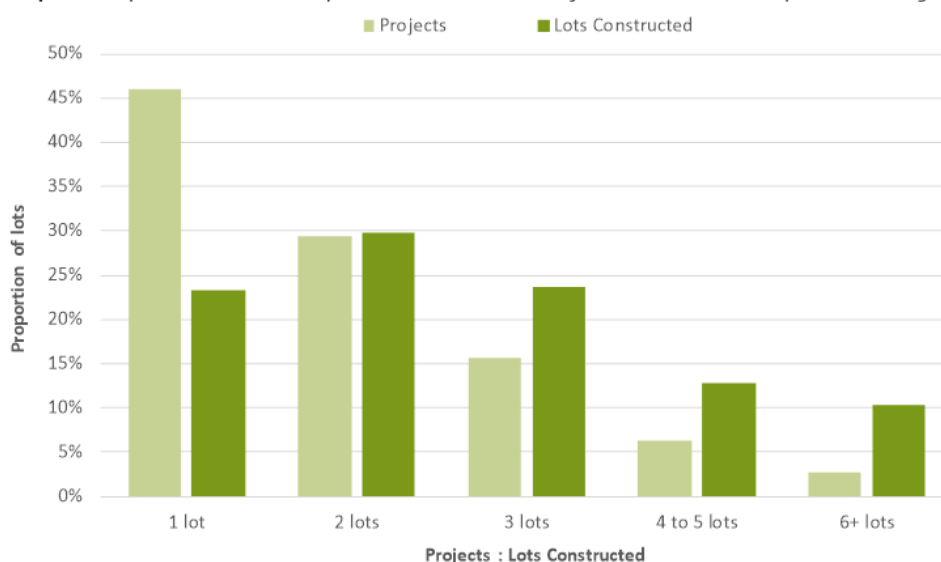
Graph 7: Parent Lot Size of Dispersed Infill Projects (Greater Shepparton), 2008 to 2019

Source: Spatial Economics Pty Ltd

4.5.3 Dispersed/Minor Infill Supply – Project Size and Yield

In addition to the 1) diverse lot sizes delivered and 2) significant proportion of medium density lot size outcomes from dispersed infill development – dispersed infill development projects have relatively 'significant' **net** lot yields (in the context of a municipality with the dominant form of land supply sourced from greenfield land). This form of development can be categorised as typically suburban backyard subdivision projects undertaken by the cottage building industry.

Of the dispersed infill lots constructed 77% yielded two or more net lots/dwellings, 10% of lot construction activity was within projects yielding over six dwellings.

Graph 8: Dispersed Infill Development – Lot Yield & Project Size Distribution, 2008 to 2019

Source: Spatial Economics Pty Ltd



Image 2: Dispersed Infill Lot Construction – City of Greater Shepparton

4.6 Broadhectare Lot Construction

As previously outlined, broadhectare lot construction activity has averaged:

- 245 lots per annum from 2008/09 to the March Q 2019;
- 182 lots per annum from 2008/09 to 2014/15; and
- 363 lots per annum from 2015/16 to the March Q 2019.

As outlined previously broadhectare lot construction represents approximately 73% of all residential lot construction activity across the municipality since 2015/16. This contribution measured over-time has been relatively consistent. Spatial Economics based on 1) the existing composition of demand and 2) the existing and planned composition of residential land stocks, consider that the contribution of broadhectare development will remain at these levels for the medium to longer term.



Since 2015/16, the vast majority (88%) of broadhectare lot construction activity was located in the township boundary of Shepparton/Mooroopna, 11% of the broadhectare development activity was located in Tatura. Within the township boundary of Shepparton/Mooroopna the majority of development activity was located in the suburb of Kialla (157 lots per annum), followed by:

- Shepparton North (59 lots per annum);
- Shepparton (56 lots per annum); and
- Mooroopna (47 lots per annum).

4.6.1 Broadhectare Lot Construction – Diversity

Lots constructed from broadhectare supply sources across the City of Greater Shepparton are typically larger in size when compared to other larger regional Victorian urban centres. Graph 9 below illustrates the diversity of broadhectare lot construction.

Of the broadhectare lot construction activity since 2015/16:

- 0.2% were compact (sized less than 300 sqm);
- 6% were suburban (sized 300 to 500 sqm);
- 80% were large suburban (500 to 1,000 sqm); and
- 14% low density suburban (over 1,000 sqm).

The construction of larger lots has been a response by the development industry to consumer preferences. Through consultation with the local land development industry it was constantly stated that there was “*minimal consumer demand for smaller lots sized below 500 sqm.*”

In recent years, the proportion of constructed larger sized broadhectare lots has increased, conversely, the proportion of smaller broadhectare lots has decreased.

Graphs 9 and 10 below illustrate both the median size and diversity of broadhectare residential lot construction. The median lot size of constructed broadhectare lots has remained relatively consistent over-time, varying from 720 sqm to 826 sqm. However, there is a general trend of decreasing densities of broadhectare lot construction activity.

In 2009, the median size of a constructed broadhectare lot was 756 sqm, increasing to 826 sqm in 2017/18 and to around 783 sqm in the current financial year.

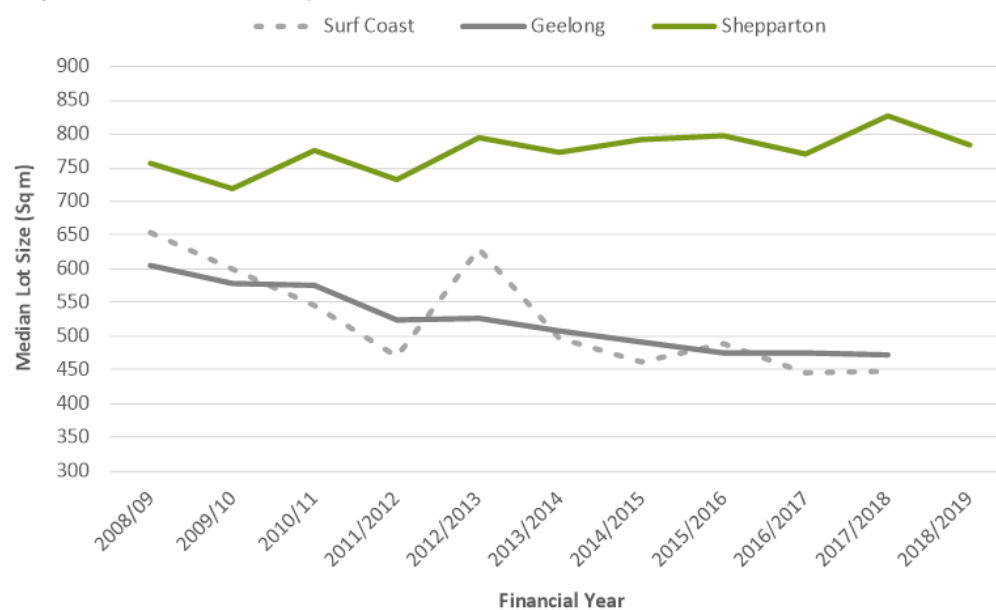
Across the majority of major urban centres in Victoria, the median lot size of constructed broadhectare lots is: a) rapidly declining; and b) significantly lower than compared to Shepparton. The declining densities of constructed broadhectare lots in other major urban centres is largely driven by affordability/consumer pricing points and to a lesser degree changing demographic characteristics.

Across the City of Greater Shepparton however, broadhectare lot construction has: a) maintained relative and absolute levels of broadhectare land affordability, in the context of providing consumers their preferred land product (larger lots) and b) provided small lot products within urban lifestyle villages (outlined later in the report), to respond to the demands of the changing demographic composition.



Graph 9: Broadhectare Lot Construction Size Distribution – City of Greater Shepparton

Source: Spatial Economics Pty Ltd

Graph 10: Median Lot Size (sqm) – Broadhectare Lot Construction

Source: Spatial Economics Pty Ltd

4.6 Aged/Lifestyle Living

Aged/Lifestyle living lot construction is a significant residential supply source across the municipal area of Shepparton, representing 16% of all residential development activity since 2008 – averaging approximately 50 lots per annum since 2015/16.

The overwhelming majority of the aged care/lifestyle development activity has been located on broadhectare sites.



Typically, lots/dwellings constructed within these estates have a density of 212 sqm.

Aged/lifestyle village dwelling supply is dominated by two major estates located in the east of the Shepparton urban area, these include:

- Lifestyle Shepparton (65 Channel Road, Shepparton); and
- Kensington Gardens (80 Channel Road, Shepparton).

As will be outlined later in the report, there is currently and projected significant growth in the 'aged' population. It is expected that the underlying demand for this housing type to continue into the future.

4.7 Rural Residential Lot Construction

Rural residential lot construction activity since 2015/16 has represented 3% of all lot construction activity across the municipal area – or 14 lots per annum

Rural residential lot construction in recent years has significantly increased (albeit at low volumes), increasing from an average annual lot production of five from 2008/09 to 2014/15 to 14 from 2015/16.

Of the total rural residential lot construction activity as measured from 2008/09 to the March Quarter 2019, 81% was zoned Low Density (LDRZ), the remaining zoned Rural Living (RLZ).

Nearly 70% of rural residential lot construction was located in Shepparton or surrounding suburbs of Shepparton. From 2008/09 to 2019, there was a total production of rural residential lots by suburb of:

- Mooroopna – 2 lots;
- Shepparton North – 9 lots;
- Kialla – 10 lots;
- Kialla West – 14 lots;
- Grahamvale – 29 lots

There were 19 rural residential lots constructed in Tatura (21% of construction activity) and five lots in Toolamba.

The typical constructed lot size was around 4,300 sqm for lots zoned LDRZ and 2.1 hectares for lots zoned RLZ.

Spatial Economics have observed (compared to many regional Victorian municipalities) that the City of Greater Shepparton has a relatively low contribution of rural residential lot construction. This is not supply related (as will be outlined later) and it is suggested that it is based on consumer preferences being fulfilled by typically larger constructed broadhectare lots.

4.8 Vacant Residential Lot Sales Pricing

The sales value of vacant residential lots is a prime outcome indicator of the 'state of the land supply' market. It is a simple measure that captures both supply and demand dynamics.

Since 2007, the median sales value of vacant residential lots has modestly increased in Greater Shepparton from \$98,500 in 2007 to \$125,000 in 2017 – an annual average growth of 2.4% per annum – compared to 4.5% across regional Victoria.

During this period, neighbouring municipalities of Benalla increased from \$85,000 to \$113,000 (1.0% per annum), Wangaratta increased from \$100,000 to \$140,000 (3.4% per annum).

Between 2007 and 2017, there was a:

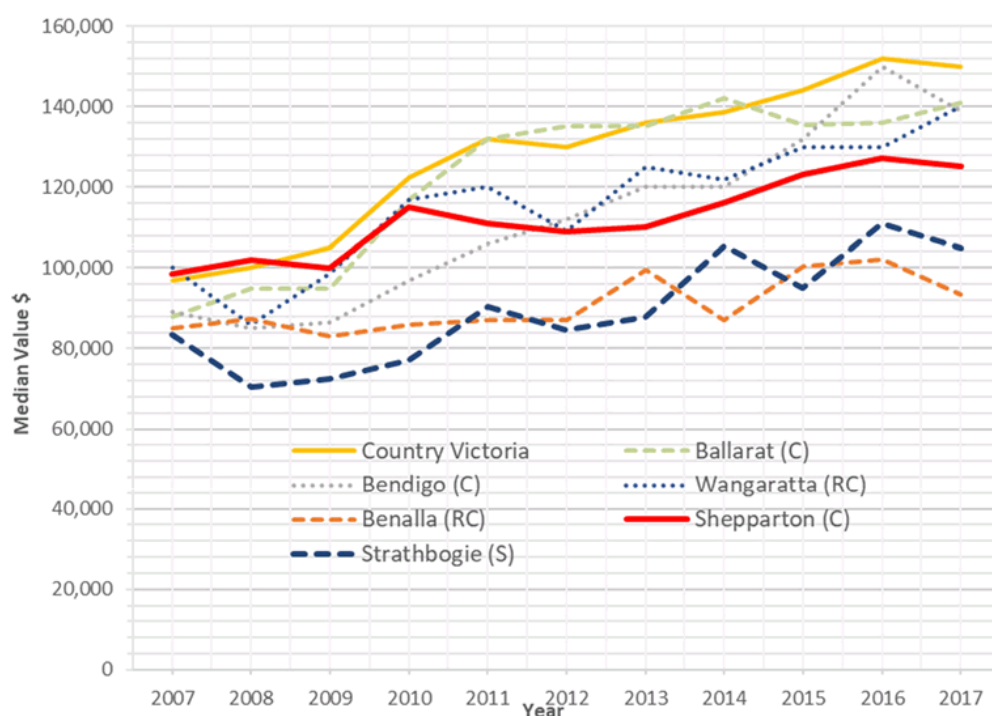
- 2.4% average annual increase across Greater Shepparton;



- 3.4% average annual increase across Wangaratta;
- 4.8% average annual increase across Ballarat;
- 4.6% average annual increase across Bendigo; and
- 2.3% average annual increase across Strathbogie.

Vacant Residential land sales values across the municipal area of Shepparton has relatively only moderately increased over-time, in addition residential sales values are currently relatively affordable to both regional Victoria and other major regional centres.

Graph 11: Median Sales Values – Vacant residential lots, 2007-2017 – Greater Shepparton Vs Selected Jurisdictions



Source: Valuer General Victoria

Vacant residential lots in Greater Shepparton have historically sold at a significant discount compared to those sold across regional Victoria. In 2017, it can be said that vacant residential lots sold in Greater Shepparton attracted a 17% discount to those sold across regional Victoria. This level of purchaser 'discount' has been relatively consistent since 2011, prior to 2011 sales values were relatively comparable.

Analysis of vacant residential land sales values by locality illustrates the differences within Greater Shepparton. Kialla has generally attracted a premium over other localities in the municipality, especially during the 2011 and 2013 period, when the area experienced significant residential growth.

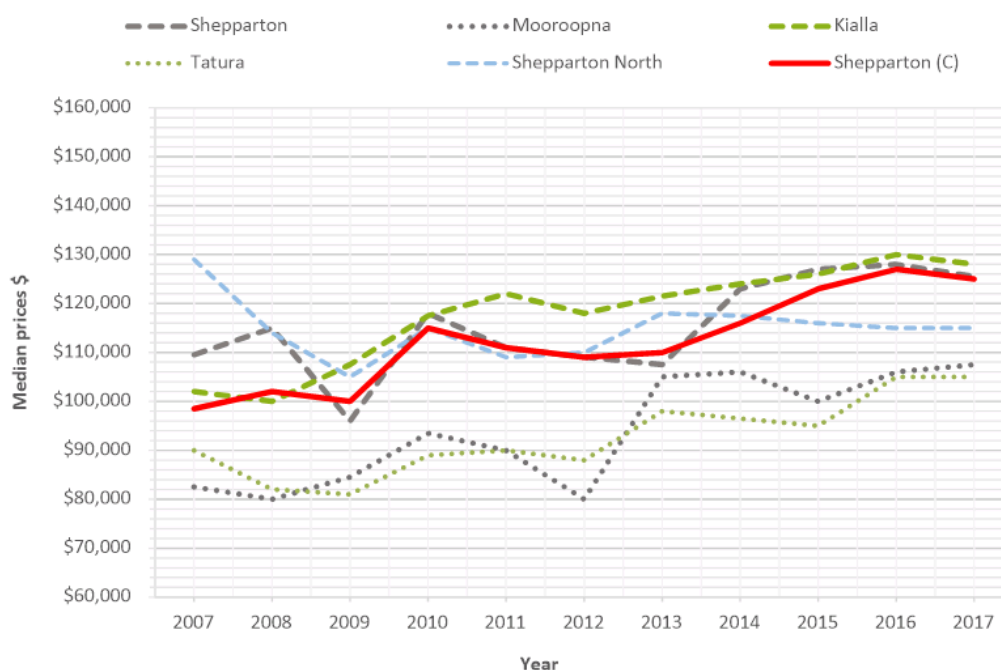
From 2015 onwards, the median values of vacant residential lots in Kialla and Shepparton trended closely to the median values in Greater Shepparton as a whole. Shepparton North is the only locality to experience a slight drop in its median value during this period going from \$129,000 in 2007 to \$115,000 in 2017. The localities of Mooroopna and Tatura share a similar pattern of growth between 2007 and 2017 and have had some notable increase from 2012 onwards.



In 2017, the median sales value of a vacant residential lot by suburb was:

- Kialla - \$128,000;
- Shepparton – \$125,500;
- Shepparton North - \$115,000
- Mooroopna - \$107,500;
- Tatura - \$105,000

Graph 12: Median Sales Values (\$) – Vacant residential lots, 2007-2017 – Greater Shepparton (S) Vs Selected localities



Source: Valuer General Victoria

Median values of vacant residential lots in all localities across Greater Shepparton have remained relatively stable between 2016 to 2017, this illustrates a functioning broadhectare land supply market i.e. amply zoned supply, lot construction activity relative to demand and geographic diversity of supply

From a pure price perspective, the broadhectare land market throughout Greater Shepparton has provided affordable land products in the context of providing typically 'larger' allotments.



Key Issues

As measured through residential lot construction activity, since 2015/16 there has been a sustained shift in increased demand levels for housing lots across Greater Shepparton, particularly in Shepparton and Tatura. This illustrates the need to plan for differing growth scenarios. Projecting future growth is an extremely difficult task.

To deal with this kind of uncertainty it is best to 'lean' on the side of assuming stronger growth overall and in any given market segment. That is to ensure that (within reason) there is scope to meet any unexpected upturn in demand. Secondly, to plan for a diversity of supply types and locations. Planning that locks in controls based on one set of demand projections is likely to make it very difficult for the market to adjust supply to cater for unexpected changes in housing demand.

Recent lot construction reveals the dominance of broadhectare lot construction compared to dispersed infill. There is ample latent supply that would readily support an increased share of dispersed infill development activity.

In the short to medium term, with an increase in housing demand levels, only the broadhectare land development industry has the 'ready' capacity of responding by increasing production. The dispersed infill land/housing industry simply does not have the resources and capacity to respond to short term increases in demand.

A prime outcome indicator of an imbalance of supply and demand is the rapid increase in sales values. Vacant residential lot sales pricing across the Shire has not experienced comparative excessive sales price increases.



5.0 Residential Land Supply

Key Findings

As at March 2019, there was a residential lot capacity within zoned broadhectare sites of approximately 3,353 across the municipal area of Shepparton.

Over 90% of the zoned broadhectare land stocks are located within the urban centre (township boundary) of Shepparton/Mooroopna. Within the urban centre of Shepparton/Mooroopna the zoned broadhectare lot supply is located in:

- Shepparton North West -124 lots;
- Mooroopna -375 lots;
- Shepparton South East – 461 lots;
- Shepparton North East -755 lots; and
- Kialla Urban – 1,257 lots.

In addition, there are approximately 1,261 hectares of land (with an estimated yield of 6,700 dwellings) identified for potential future broadhectare residential development across the municipal area as at March 2019. The vast majority of this identified land is located in Shepparton/Mooroopna and to a lesser degree Tatura.

Feedback from the development industry regarding their market expectations and development intentions suggests that over the next five years on average, **283 lots/dwellings** per annum will be constructed within existing zoned broadhectare sites. Historically, over the last five years, lot construction on broadhectare sites has averaged **344** per annum¹. It is expected and highly probable that this level of anticipated development activity will likely occur, if not exceed stated developer intentions.

Currently across the City of Greater Shepparton there was a total stock of 1,232 rural residential allotments. Of this stock, only 132 lots (11%) were vacant. Vacant rural residential lots as a supply type is comparatively low across the City of Greater Shepparton when compared to other regional municipalities in Victoria.

There are significant stocks of land identified for future rural residential use/zoning. There is a total of 2,011 hectares of land identified for future rural residential zoning, of which, 989 hectares is identified for future Low Density Residential (LDRZ) and 1,022 hectares for future Rural Living (RLZ).

Section 5.0 of the report details the stock (measured in lots) of broadhectare residential land supply across the municipal area of Greater Shepparton as at March 2019.

In addition, it provides an overview of current rural residential land stocks, rural residential lot capacity and the stock of vacant urban lots.

For broadhectare land supply areas, anticipated lot construction timing is presented. This refers to the likely timing of lot construction, not dwelling construction. It is highlighted and highly recognised that the timing presented is a guide, it will not equate to full completion of activity, but rather a guide to likely broad development construction initiation.

The location of the anticipated lot construction activity illustrated will generally commence development (e.g. 0-2 years), although complete 'build-out' may not be achieved within the stated time-frames.

¹ Includes lifestyle village lot/dwelling construction on broadhectare sites.



5.1 Stock of Zoned Broadhectare

As at March 2019, there was a residential lot capacity within zoned broadhectare sites of approximately 3,353 across the municipal area of Shepparton.

Over 90% of the zoned broadhectare land stocks are located within the urban centre (township boundary) of Shepparton/Mooroopna. Within the urban centre of Shepparton/Mooroopna the zoned broadhectare lot supply is located in:

- Shepparton North West -124 lots;
- Mooroopna -375; lots
- Shepparton South East – 461 lots;
- Shepparton North East -755 lots; and
- Kialla Urban – 1,257 lots.

Maps 4 to 9 illustrates the location/distribution of undeveloped residential broadhectare land stocks across the Shepparton/Mooroopna urban centre (zoned and unzoned).

Table 1 identifies the lot yield and estimated development timing of zoned broadhectare land stocks.

Table 1: Anticipated Broadhectare Lot Construction Activity, 2019

Urban Centre/Housing Market	Anticipated Development Timing					Total Zoned Lots	Potential Residential	UGZ - PSP Required	Total Lots
	0-2 years	3-5 years	6-10 years	11+ years	No Timing				
Merrigum							27		27
Murchison	5					5			5
Shepparton East			15		14	29			29
Tatura	33	18		6	144	201	1,068		1,269
Undera	5					5			5
Shepparton/Mooroopna	572	845	792	303	529	3,041	4,491		7,532
Kialla Urban	220	298	227	150	362	1,257			1,257
Mooroopna	56	202	10	98	9	375	791		1,166
Shepparton Central					15	15			15
Shepparton North Central		6			10	16			16
Shepparton North East	184	98	393		80	755	1,500		2,255
Shepparton North West			71		53	124			124
Shepparton South	8	30				38			38
Shepparton South East	104	211	91	55		461	2,200		2,661
Shepparton Rural Surrounds	32	40				72	82	1,000	1,154
Shepparton Surrounds South	32	40				72	82	1,000	1,154
City of Greater Shepparton	647	903	807	309	687	3,353	5,668	1,000	10,021

Source: Spatial Economics Pty Ltd

Based on existing planning permits, recent construction activity and Council/Development Industry feedback it is anticipated that over the next five years, on average, **283 lots/dwellings** per annum will be constructed within existing zoned broadhectare sites in Shepparton/Mooroopna. Historically, over the last five years, lot construction on broadhectare sites has averaged **344** per annum¹. It is expected and highly probable that this level of anticipated development activity will likely occur, if not exceed stated developer intentions.

¹ Includes lifestyle village lot/dwelling construction on broadhectare sites.



In addition to the identified zoned broadhectare land stocks with an estimated development timing, there is broadhectare land stocks where a no timing status and in some cases no yield have been established. This is primarily due to the identified site being highly likely to be developed at some point however, due to for example existing or underutilised uses, the likely development timing is highly speculative.

Of the development sites with an estimated lot/dwelling yield (with a No-Timing status), the majority are located within the urban centres of Shepparton/Mooroopna and Tatura. It is estimated that these sites will yield approximately 529 lots/dwellings in Shepparton/Mooroopna and 144 lots/dwellings in Tatura. These development sites are characterised with existing low-density residential uses. It is expected, that over the course of time, these sites will be redeveloped to higher density residential uses. However, there can be no certainty to the eventual timing of re-development.

There are a further 35 sites with a No Timing status (with no estimated yield estimates) with a total area of 308 hectares. These sites are typically located within the small settlements across the municipal area, in summary these include:

- Dookie - 156 hectares (6 sites);
- Katandra West - 60 hectares (8 sites);
- Merrigum - 50 hectares (5 sites);
- Murchison - 17 hectares (8 sites);
- Tallygaroopna - 6.5 hectares (3 sites);
- Tatura - 2.3 hectares (1 site);
- Toolamba - 2.2 hectares (2 sites); and
- Undera - 1.3 hectares (1 site).

5.2 Stock of Un-Zoned Broadhectare Land

Analysis has been undertaken in conjunction with Council planning officers to identify the location and expected lot yield of currently unzoned residential land stocks. Sites for future residential development are identified within various Council strategy planning documents. Structure planning, and rezoning processes are required before residential development can proceed on such sites.

There are approximately 1,261 hectares of land (with an estimated yield of 6,700 dwellings) identified for potential future broadhectare residential development across the municipal area. The vast majority of this identified land is located in Shepparton/Mooroopna and to a lesser degree Tatura. By Housing Market, the stock of potential (unzoned) broadhectare land are located in:

- Shepparton South East - 2,200 lots (352 hectares);
- Shepparton North East - 1,500 lots (173 hectares);
- Shepparton Surrounds South - 1,082 (444 hectares);
- Tatura - 1,068 lots (134 hectares); and
- Mooroopna - 791 lots (109 hectares).



A major future residential land supply source - the Shepparton North East Structure Plan area, located within the Shepparton North East housing market, this future land release area is summarised below.

Shepparton North East Precinct Structure Plan (PSP) Area

- The PSP applies to land within the North East Precinct Area, which is an area of 177 hectares bound by Verney Road to the west, Ford Road to the north, Grahamvale Road to the east and a Goulburn-Murray Water drainage reserve to the south.
- It is estimated to have a lot/dwelling yield of approximately 1,500.
- The Shepparton North East Precinct Structure Plan (the PSP) is being prepared by the City of Greater Shepparton Council (Council) with assistance from the Victorian Planning Authority (VPA) and in consultation with government agencies, service authorities and key stakeholders.
- City of Greater Shepparton and the VPA have recently prepared Amendment C118 to the Greater Shepparton Planning Scheme, which ultimately will provide for the implementation of the North East Precinct Structure Plan.
- Two Directions Hearings were held on Friday, 11 May 2018 and Thursday, 2 August 2018. The Panel Hearing was held on Monday 20 August 2018. The Panel Report recommends that Greater Shepparton Planning Scheme Amendment C118 be adopted.

5.3 Vacant Urban Lots

A parcel by parcel assessment was undertaken to identify minor infill supply, specifically zoned urban vacant allotments sized less than one hectare. The assessment is based on the latest aerial imagery - December 2018 to May 2019 (based on the availability of small area aerial imagery). The identification of vacant allotments sized less than one hectare does not provide an estimated dwelling yield. Rather it simply identifies the vacant allotment by lot size and location.

Dwelling yields on such allotments can vary significantly, examples range from:

- 800sqm vacant allotment within a broadacre estate typically would yield one dwelling;
- 800sqm vacant allotment within the urban centre, could typically range from one to four dwellings; and
- 5,000sqm allotment within a township zone (un-sewered) one dwelling compared with anything from five plus dwellings within a larger urban settlement.

Currently, there was 1,112 minor infill lots identified. Of these lots, 856 were sized less than 1,200sqm or 77% of the identified lots. In addition, there were:

- 129 vacant lots sized between 1,200sqm to 2,000sqm;
- 97 lots sized from 2,000sqm to 5,000sqm; and
- 30 lots sized from 5,000sqm to 10,000sqm.

All of these allotments have potential to yield multiple lots post subdivision. As noted previously, 12% of lot construction activity across Greater Shepparton was minor infill, and of this lot construction, 47% was from parent lots sized 1,200sqm or less.

The majority of minor infill supply is located in the suburbs of:

- Shepparton – 491 lots;
- Kialla – 295 lots;
- Tatura – 97 lots; and
- Mooroopna – 67 lots.



5.4 Rural Residential Land Stocks

The stock of both occupied and vacant rural residential allotments have been determined on a lot by lot basis from December 2018 to May 2019 (based on the availability of small area aerial imagery). Occupied is defined as having evidence of a 'habitable' dwelling, commercial use, or other significant capital-intensive land use. Vacant is defined as having no evidence of a significant capital-intensive use (as verified via the interpretation of aerial imagery).

Across the City of Greater Shepparton there was a total stock of 1,232 rural residential allotments. Of this stock, only 132 lots (11%) were vacant. Vacant rural residential lots as a supply type is comparatively low across the City of Greater Shepparton when compared to other regional municipalities in Victoria.

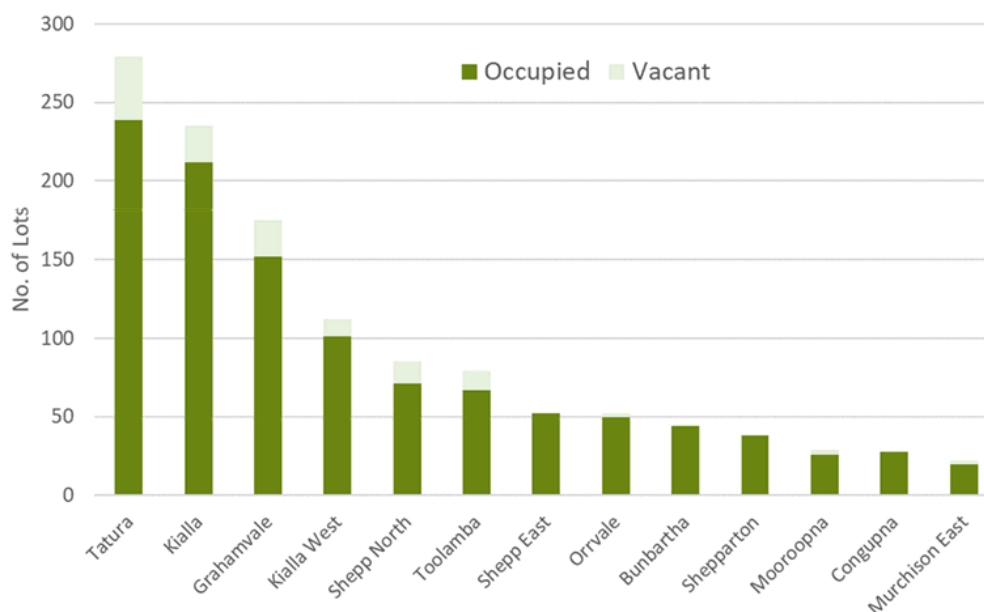
The majority (63%) of the rural residential lot stock is located outside of defined town boundaries. There is considerable stock located within Tatura (279 lots (40 vacant)) and Shepparton/Mooroopna (158 lots (19 vacant)).

Graph 14 summarises the stock (lots) of both occupied and vacant rural residential allotments by suburb.

There is approximately 392 hectares of vacant rural residential land across the municipality. Of this vacant lot stock, 231 hectares is zoned Low Density Residential (LDRZ), the remaining 161 hectares is zoned Rural Living (RLZ).

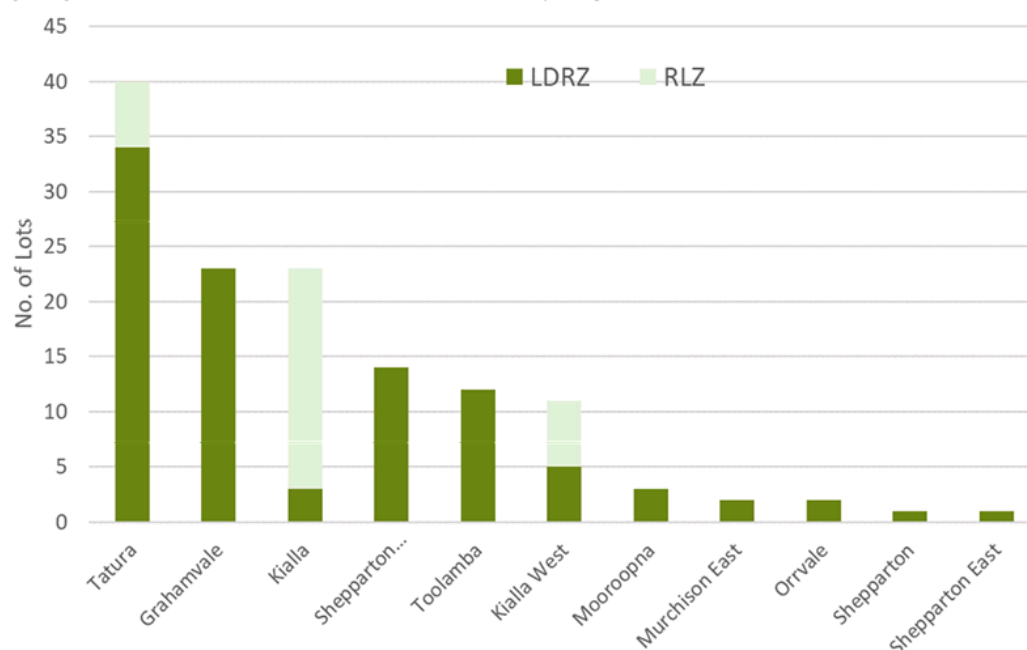
Graph 15 illustrates the size distribution of all existing rural residential allotments (occupied and vacant).

Graph 13: Stock of Rural Residential Allotments, 2019

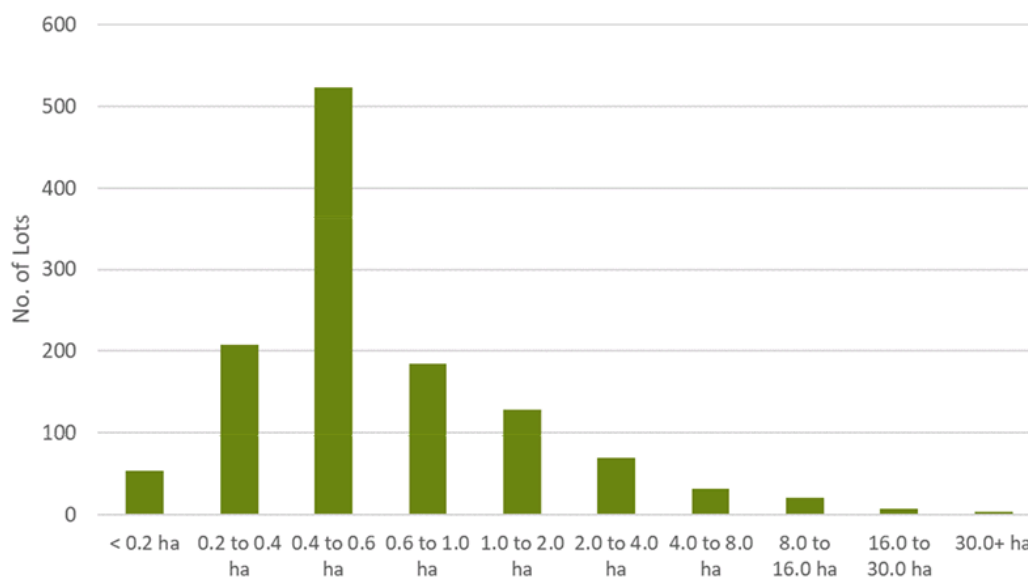


Source: Spatial Economics Pty Ltd



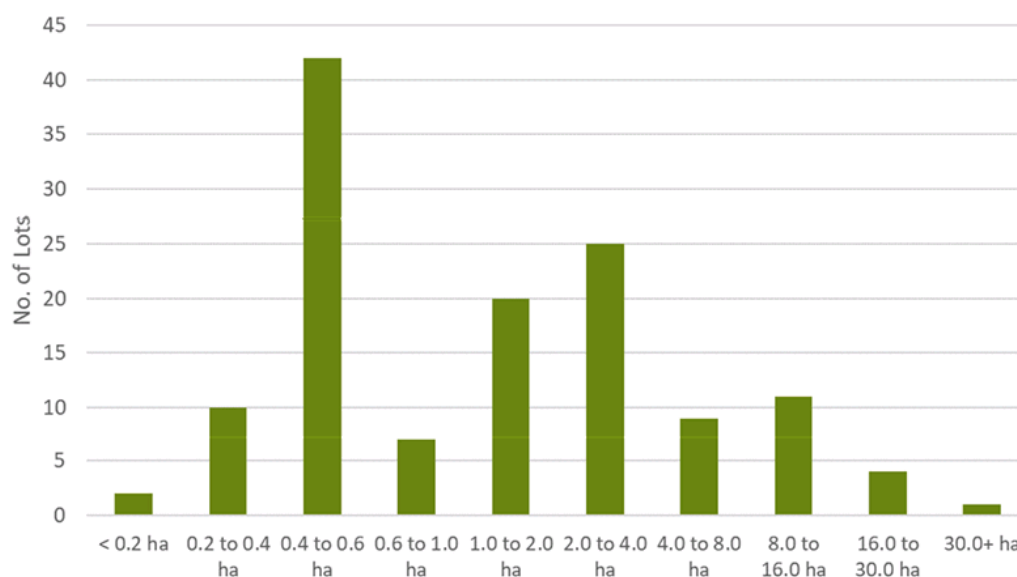
Graph 14: Stock of Vacant Rural Residential Allotments, 2019

Source: Spatial Economics Pty Ltd

Graph 15: Stock of Rural Residential' Allotments by Lot Size Cohort (occupied & vacant), 2019

Source: Spatial Economics Pty Ltd



Graph 16: Stock of Rural Residential' Allotments by Lot Size Cohort (vacant), 2019

Source: Spatial Economics Pty Ltd

Approximately 79% of the rural residential lot stock (both occupied and vacant) is less than one hectare in size. Only 5% of the rural residential lot stock (or 63 lots) is sized greater than four hectares. The high proportion of smaller rural residential allotments results in a significant limitation in terms of any future feasible re-subdivision.

5.4.1 Short-Term Future Lot Construction - Rural Residential

Since 2015/16, rural residential lot construction across the municipality has substantially increased compared to the longer-term average. From 2008/09 to 2014/15 rural residential lot construction averaged around five lots per annum, increasing to nearly 15 lots per annum in recent years.

Based on subdivision approval data, it is anticipated that this trend is likely to continue and most probably increase. Currently, there is a yield of 165 rural residential lots with current subdivision approval (95% are zoned LDRZ).

These sites are in:

- Shepparton North (75 lots);
- Tatura – 60 lots;
- Toolamba – 15 lots; and
- Kialla – 15 lots.

The estimated net lot yield of 165 rural residential lots is sourced from 21 (18 LDRZ and 3 RLZ) 'parent' lots, of which, eight are vacant and 13 have an existing dwelling. This illustrates the re-subdivision potential of both vacant and occupied rural residential lot stock.

The typical resultant density of the proposed rural residential subdivision is around 2,400 sqm.

5.4.2 Future (Unzoned) Rural Residential Land Stocks

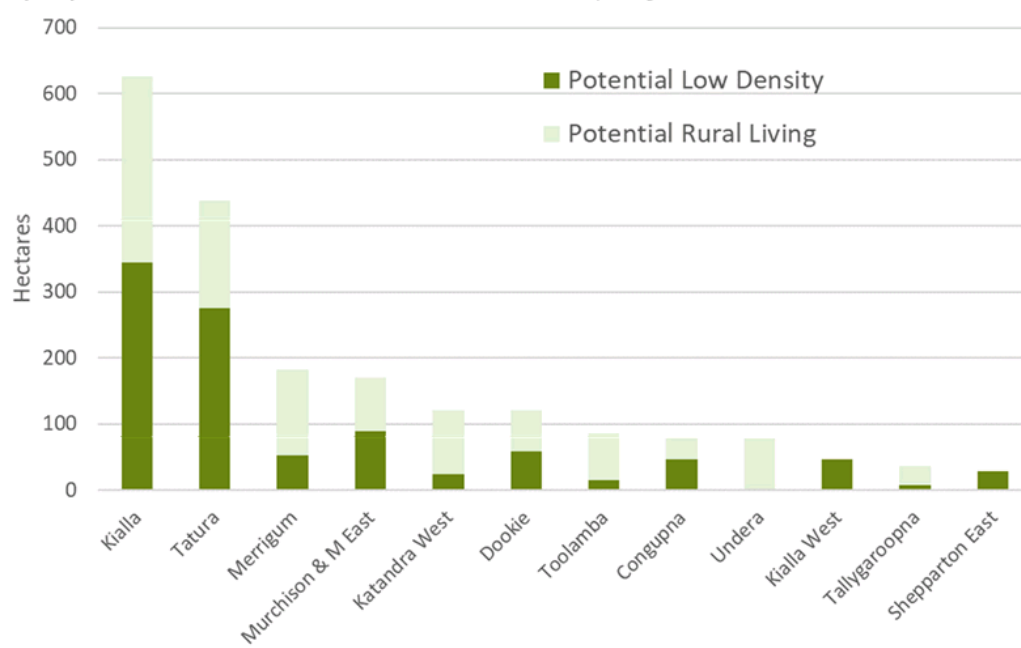
There are significant stocks of land identified for future rural residential use/zoning. Currently, this stock of future rural residential land is not zoned to support rural residential development and is



typically zoned Farm (FZ). This identified land stock is widely distributed across the municipality and all smaller towns are well provided for in terms of future rural residential land stocks.

There is a total of 2,011 hectares of land identified for future rural residential zoning, of which, 989 hectares is identified for future Low Density Residential (LDRZ) and 1,022 hectares for future Rural Living (RLZ).

Graph 17: Stock of Future Rural Residential (unzoned) Land, 2019



Source: Spatial Economics Pty Ltd

5.4.3 Lot Capacity - Rural Residential Land Stocks

Further work has been undertaken to identify the potential future capacity of existing and future rural residential land stocks. Assumptions were made to determine capacities of existing zoned vacant lots, re-subdivision of 'larger' occupied zoned lots and potential capacity of identified future (unzoned) rural residential land.

Recent re-subdivision activity and minimum lots size restrictions for re-subdivision (based on local planning statutes) were major assumptions. A discount for road infrastructure was assumed. The capacity assessment is based on known land development constraints, existing subdivision plans, standard land development take-outs (roads) depending on the size of the allotment and existing road patterns, provision of sewer and differing density assumptions. It is also highlighted that not all vacant rural residential lot stock will be subdivided, rather due to such factors as consumer preference the lots will remain un-subdivided i.e. preference for large allotments.

Three different growth scenarios based on a variety of assumptions were established to understand the levels of potential rural residential land capacities throughout Greater Shepparton. The three scenarios represent a minimum and maximum capacity range, the scenarios include:

- **Scenario 1: Vacant Take-up.** Assumes only existing zoned rural residential vacant lots are the supply source (with no further subdivision) and existing rural residential subdivision projects (with planning approval). This is seen as a highly conservative/base level capacity estimate as it assumes only:
 - existing subdivision projects with approval;



- existing vacant lots equating to one dwelling or no further subdivision (regardless of lot size);
 - no further subdivision of existing 'larger' occupied rural residential lot stock; and
 - no consideration of identified future (unzoned) rural residential land stocks.
- **Scenario 2: Market Approach.** This scenario assumes market-based subdivision density outcomes by zone type and location. Major supporting assumptions include:
 - One additional dwelling on vacant LDRZ lots sized less than 0.6 ha;
 - LDRZ 'market' assumptions apply only to existing vacant LDRZ lots sized between 0.6 ha to 8.0 ha;
 - LDRZ lots larger than 8.0 ha, 'market' assumptions applies, regardless of land status (vacant or occupied);
 - One additional dwelling on vacant RLZ lots sized less than 8.0 ha;
 - RLZ 'market' assumptions apply to RLZ lots (occupied and vacant) larger than 16.0 ha; and
 - Market based densities applied by zone type and location for all future (unzoned) rural residential land stocks.
 - **Scenario 3: Maximised Statutory Provisions.** The Greater Shepparton Planning Provisions provides statutes regarding lot size outcomes (minimum lot size) after subdivision. LDRZ (zoned) land with access to reticulated sewer infrastructure would have a 0.2 ha minimum lot size, while areas without reticulated sewer infrastructure would have a 0.4 ha minimum lot size. It also states that the minimum lot size for RLZ must be 8.0 ha. These assumptions also apply to all future rural residential land (unzoned).

Major supporting assumptions include:

 - One additional dwelling on vacant LDRZ lots sized less than 0.6 ha;
 - LDRZ 'planning' assumptions apply only to existing vacant LDRZ lots sized between 0.6 ha to 8.0 ha with assumed lot outcomes of between 0.2 to 0.4 ha post subdivision;
 - LDRZ lots larger than 8.0 ha, planning assumptions applies, regardless of land status (vacant or occupied);
 - One additional dwelling on vacant RLZ lots sized less than 8.0 ha;
 - RLZ 'planning provision' assumptions apply to RLZ lots (occupied and vacant) sized larger than 16.0 ha with assumed lot outcomes of 8.0 ha after subdivision;
 - Planning based provision densities applied by zone type and location for all future (unzoned) rural residential land stocks.

Tables 2a to 2c summarise the above assessment by housing market and suburb.

For existing zoned rural residential by capacity scenario results in:

- Scenario 1 – 248 LDRZ lots/dwellings and 41 RLZ lots/dwellings;
- Scenario 2 – 725 LDRZ lots/dwellings and 100 RLZ lots/dwellings; and
- Scenario 3 – 1,056 LDRZ lots/dwellings and 56 RLZ lots/dwellings.

For future (unzoned) rural residential by capacity scenario results in:

- Scenario 2 – 1,869 LDRZ lots/dwellings and 428 RLZ lots/dwellings; and
- Scenario 3 – 3,057 LDRZ lots/dwellings and 118 RLZ lots/dwellings.



Table 2a: Scenario 1 – Zoned Rural Residential Lot/Dwelling Capacity, 2019

Housing Market/Suburb	LDRZ	RLZ	Total
Kialla Urban		1	1
Kialla		1	1
Mooroopna	3		3
Mooroopna	3		3
Rural South	28		28
Murchison East	2		2
Toolamba	26		26
Shepparton North East	88		88
Shepparton	1		1
Shepparton North	87		87
Shepparton Surrounds East	26		26
Grahamvale	23		23
Orrvale	2		2
Shepparton East	1		1
Shepparton Surrounds South	14	34	48
Kialla	9	28	37
Kialla West	5	6	11
Tatura	89	6	95
Tatura	89	6	95
Greater Shepparton	248	41	289

Source: Spatial Economics Pty Ltd



Table 2b: Scenario 2 – Zoned & Unzoned Rural Residential Lot/Dwelling Capacity, 2019

Housing Market/Suburb	LDRZ	RLZ	Future LDRZ	Future RLZ	Total
Kialla Urban		1			1
Kialla		1			1
Mooroopna	8				8
Mooroopna	8				8
Rural East			129	26	155
Dookie			129	26	155
Rural North	0		69	52	121
Bunbartha	0				0
Katandra West			54	40	94
Tallygaroopna			15	12	27
Rural North West			94	86	180
Merrigum			94	54	148
Undera				32	32
Rural South	48	0	229	66	343
Murchison			170		170
Murchison East	5		29	33	67
Toolamba	43	0	30	33	106
Shepparton North East	382				382
Shepparton	1				1
Shepparton North	381				381
Shepparton Surrounds East	26		140	14	180
Congupna	0		77	14	91
Grahamvale	23				23
Orrvale	2				2
Shepparton East	1		63		64
Shepparton Surrounds South	17	78	646	116	857
Kialla	9	72	541	116	738
Kialla West	8	6	105		119
Tatura	244	21	562	68	895
Tatura	244	21	562	68	895
Greater Shepparton	725	100	1869	428	3122

Source: Spatial Economics Pty Ltd



Table 2c: Scenario 3 – Zoned & Unzoned Rural Residential Lot/Dwelling Capacity, 2019

Housing Market/Suburb	LDRZ	RLZ	Future LDRZ	Future RLZ	Total
Kialla Urban		1			1
Kialla		1			1
Mooroopna	10				10
Mooroopna	10				10
Rural East			121	7	128
Dookie			121	7	128
Rural North	0		66	14	80
Bunbartha	0				0
Katandra West			50	11	61
Tallygaroopna			16	3	19
Rural North West			223	23	246
Merrigum			223	15	238
Undera				8	8
Rural South	51	0	410	17	478
Murchison			322		322
Murchison East	8		56	9	73
Toolamba	43	0	32	8	83
Shepparton North East	510				510
Shepparton	1				1
Shepparton North	509				509
Shepparton Surrounds East	26		158	4	188
Congupna	0		98	4	102
Grahamvale	23				23
Orrvale	2				2
Shepparton East	1		60		61
Shepparton Surrounds South	23	45	909	34	1011
Kialla	11	39	711	34	795
Kialla West	12	6	198		216
Tatura	436	10	1170	19	1635
Tatura	436	10	1170	19	1635
Greater Shepparton	1056	56	3057	118	4287

Source: Spatial Economics Pty Ltd

5.5 Investigation Areas

Investigation Areas island which has been identified by Council for possible future urban development. Investigation areas are progressively being assessed to determine land conditions, servicing and development potential before future zoning options can be fully assessed and determined. No assessment has been undertaken to determine land suitability, future land use or dwelling/lot yields for this report.



Key Issues

The estimated lot/dwelling capacity of existing zoned broadacre land supply sites are essentially based on recent trends, planning permits and short to medium terms market expectations. Over the last ten years, the median constructed broadacre lot size within the growth areas of metropolitan Melbourne, Greater Geelong, Ballarat, Bendigo and smaller urban centres such as Torquay/Bacchus Marsh has dramatically declined. However, within Shepparton, the median constructed broadacre lot size has remained relatively consistent and comparatively larger.

This is a direct response from the development industry to provide land products based on consumer preference. The estimated lot yields for the identified broadacre development sites reflect the current achieved densities. Based on industry feedback there is minimal demand for smaller/compact allotments (outside of the lifestyle villages) and the consumer preference for larger allotments is likely to continue into the foreseeable future. Spatial Economics consider this a likely outcome if the development industry can maintain the current level of affordability/price points for larger allotments. If additional cost pressures emerge, this may result in smaller allotments to maintain similar pricing structures.

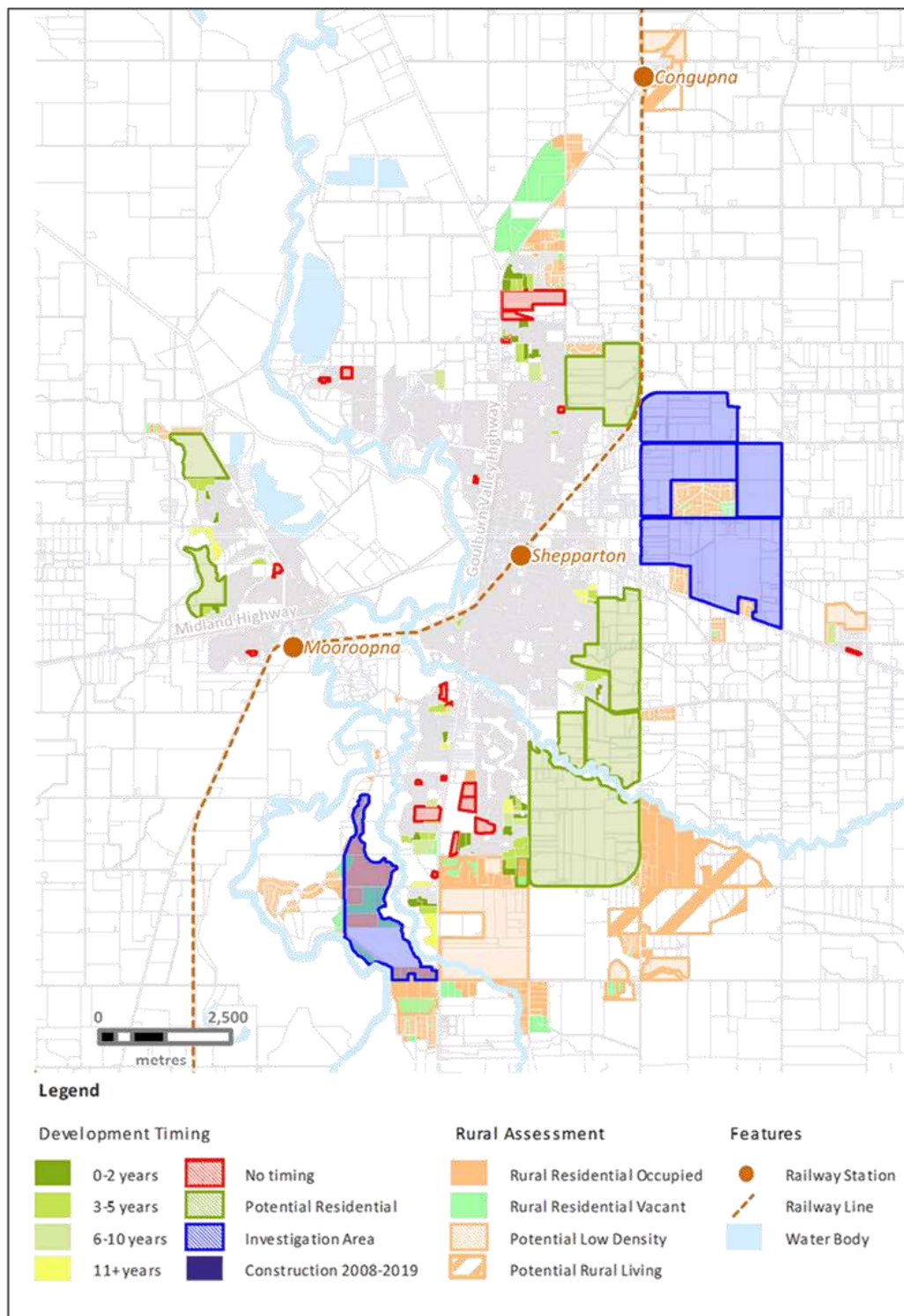
Based on industry/developer intentions, nearly 50% of the zoned broadacre land supply will be developed over the next five years. It is critical to maintain sufficient zoned broadacre land stocks for each differing localised housing market to maintain current levels of housing affordability and to meet underlying dwelling requirements.

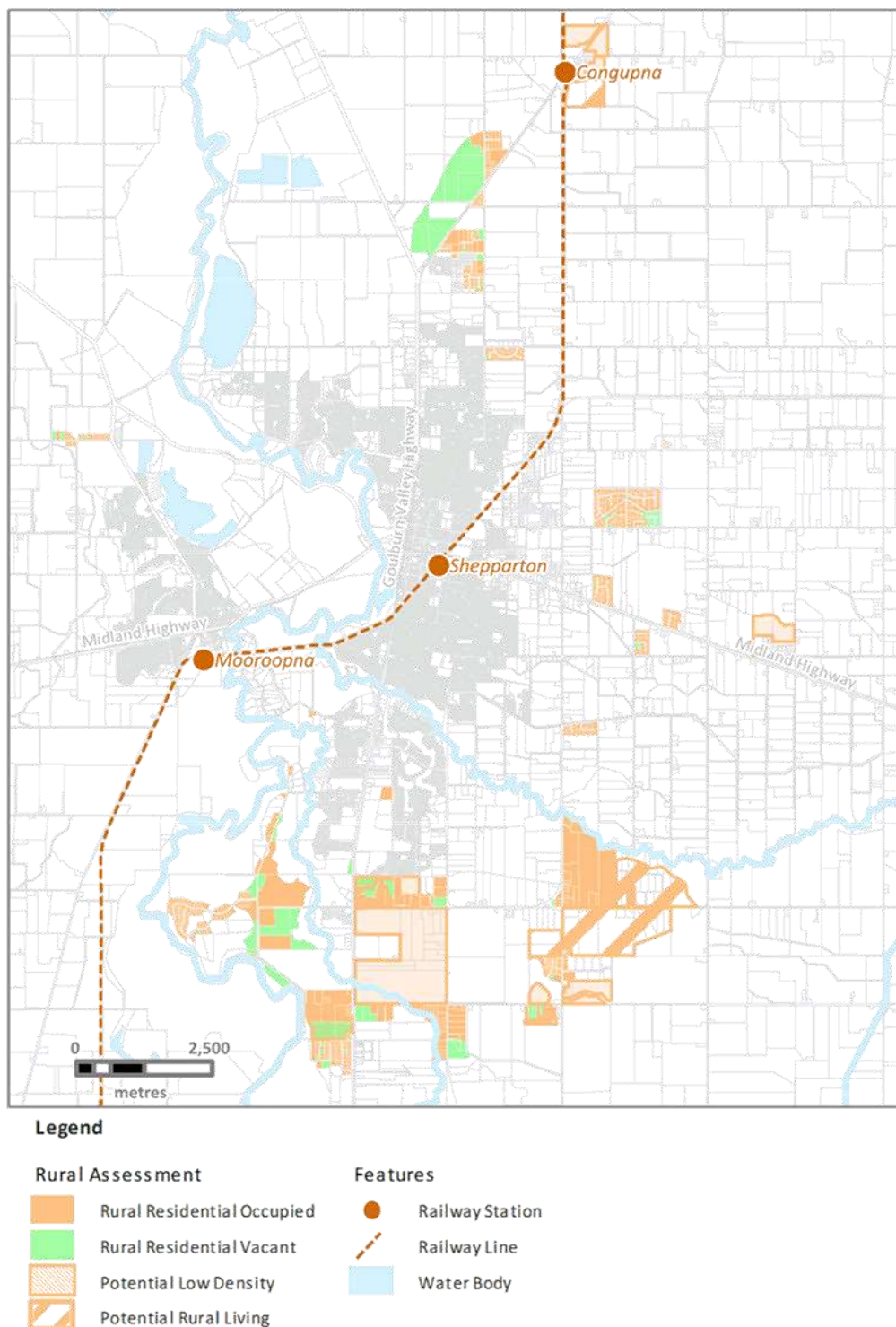
Retirement living is on the increase reflecting changing demographics and preferences. Future broadacre areas will need to accommodate this type of development.

Although not assessed within this study, it is observed (through considerable experience), there is a high capacity for dispersed infill redevelopment. This means that there are readily alternative residential land supply stocks outside of undeveloped broadacre estates - therefore a feasible opportunity to decrease the reliance on broadacre land.

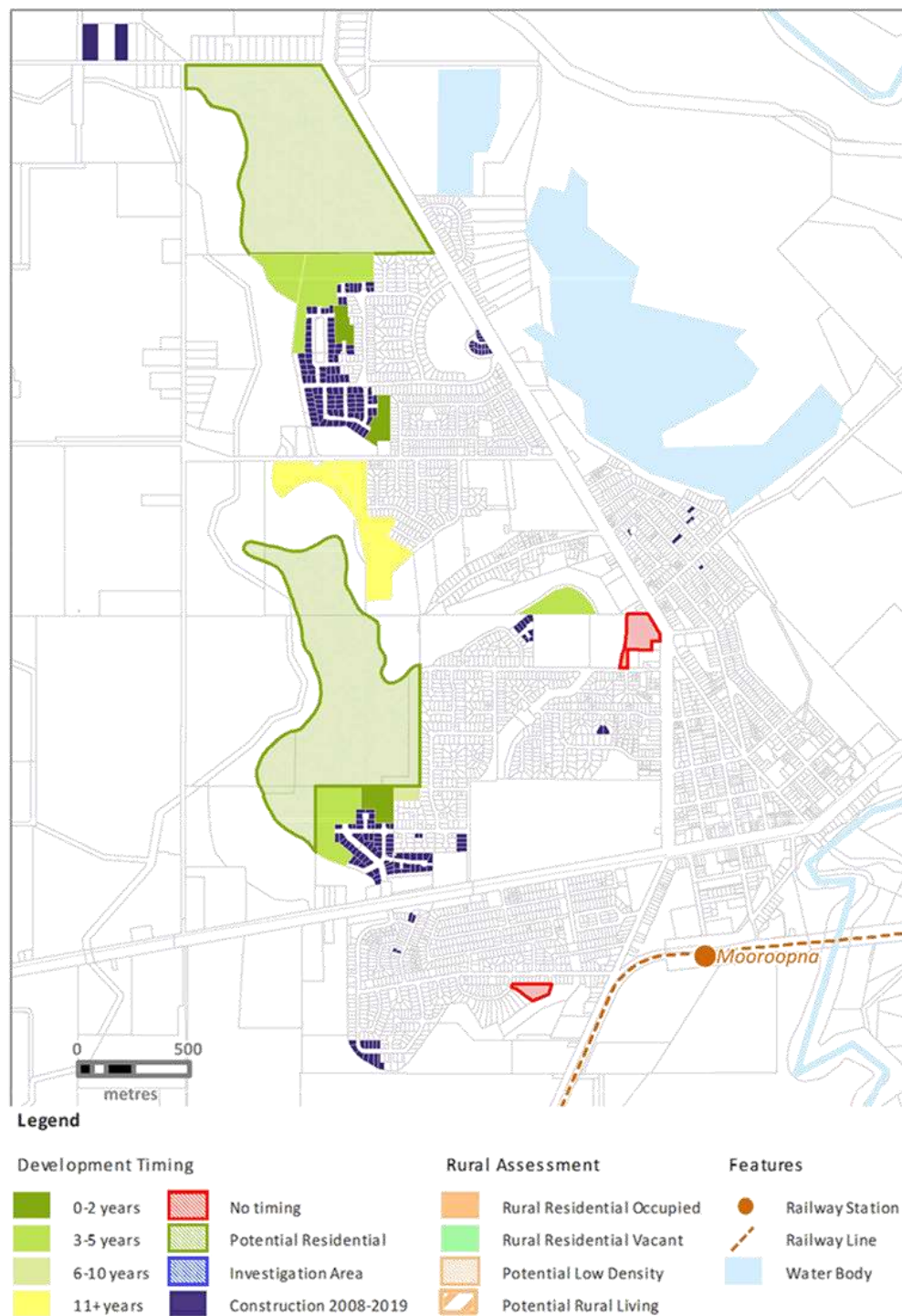
There is a significant supply of future rural residential land identified with over 2,000 hectares identified across the municipality, located within all urban settlements/townships.

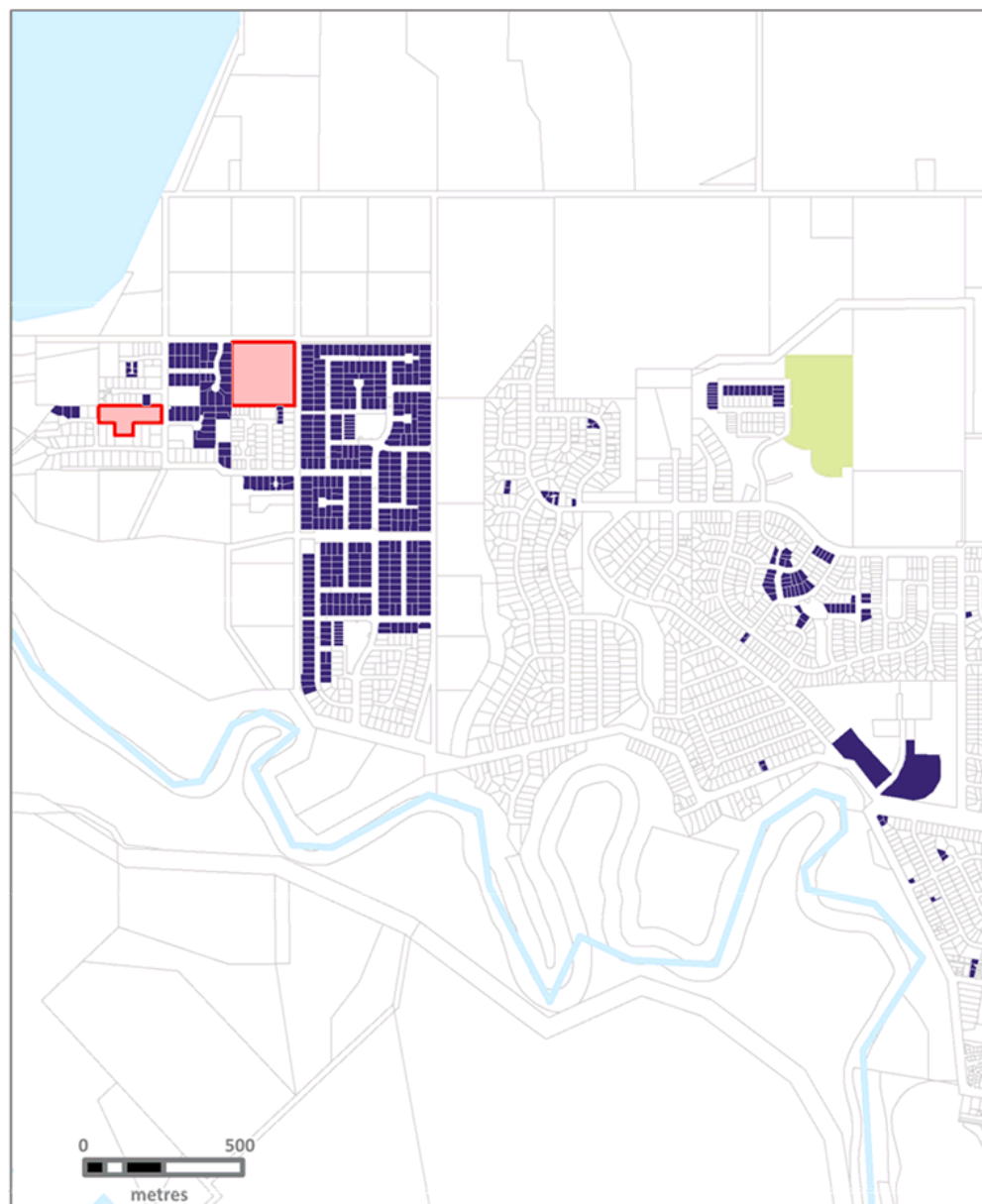


Map 2: Residential Land Supply Status Overview – Shepparton/Mooroopna

Map 3: Rural Residential Land Supply Status Overview – Shepparton/Mooroopna

Map 4: Residential Land Supply Status – Mooroopna



Map 5: Residential Land Supply Status – Shepparton North West**Legend****Development Timing**

	0-2 years		No timing
	3-5 years		Potential Residential
	6-10 years		Investigation Area
	11+ years		Construction 2008-2019

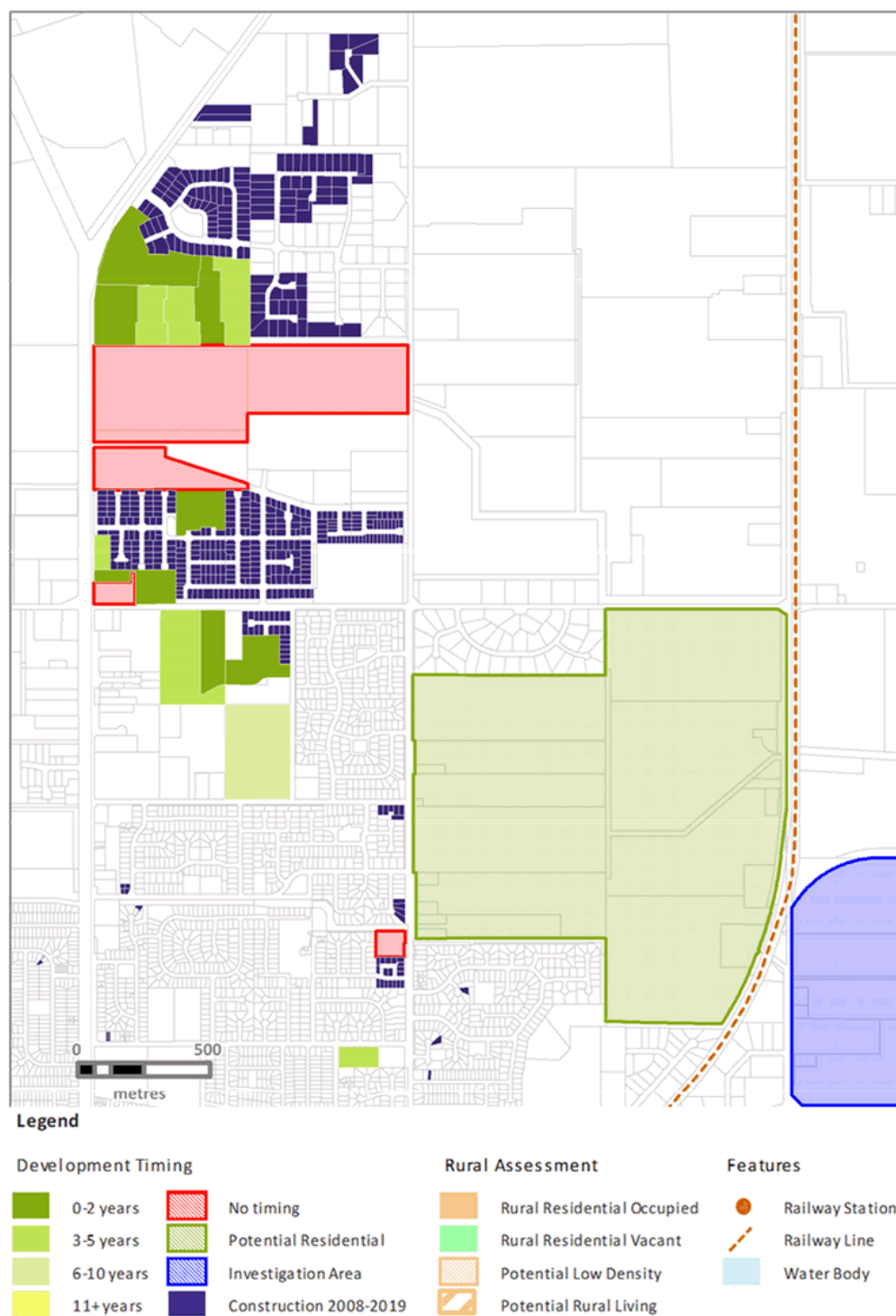
Rural Assessment

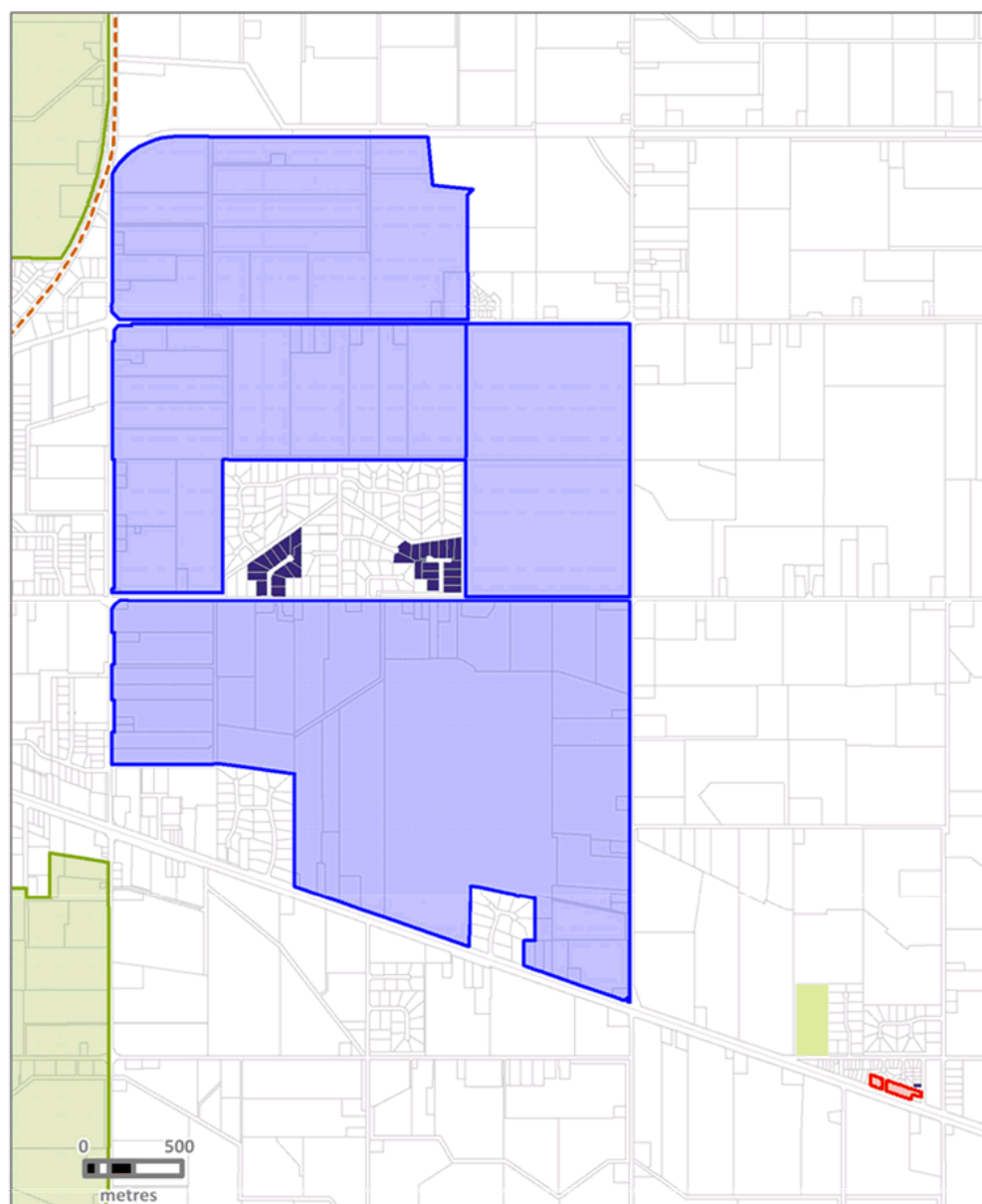
	Rural Residential Occupied
	Rural Residential Vacant
	Potential Low Density
	Potential Rural Living

Features

	Railway Station
	Railway Line
	Water Body



Map 6: Residential Land Supply Status – Shepparton North & North East

Map 7: Residential Land Supply Status – Shepparton East (Investigation Area)**Legend****Development Timing**

- 0-2 years
- 3-5 years
- 6-10 years
- 11+ years

- No timing
- Potential Residential
- Investigation Area
- Construction 2008-2019

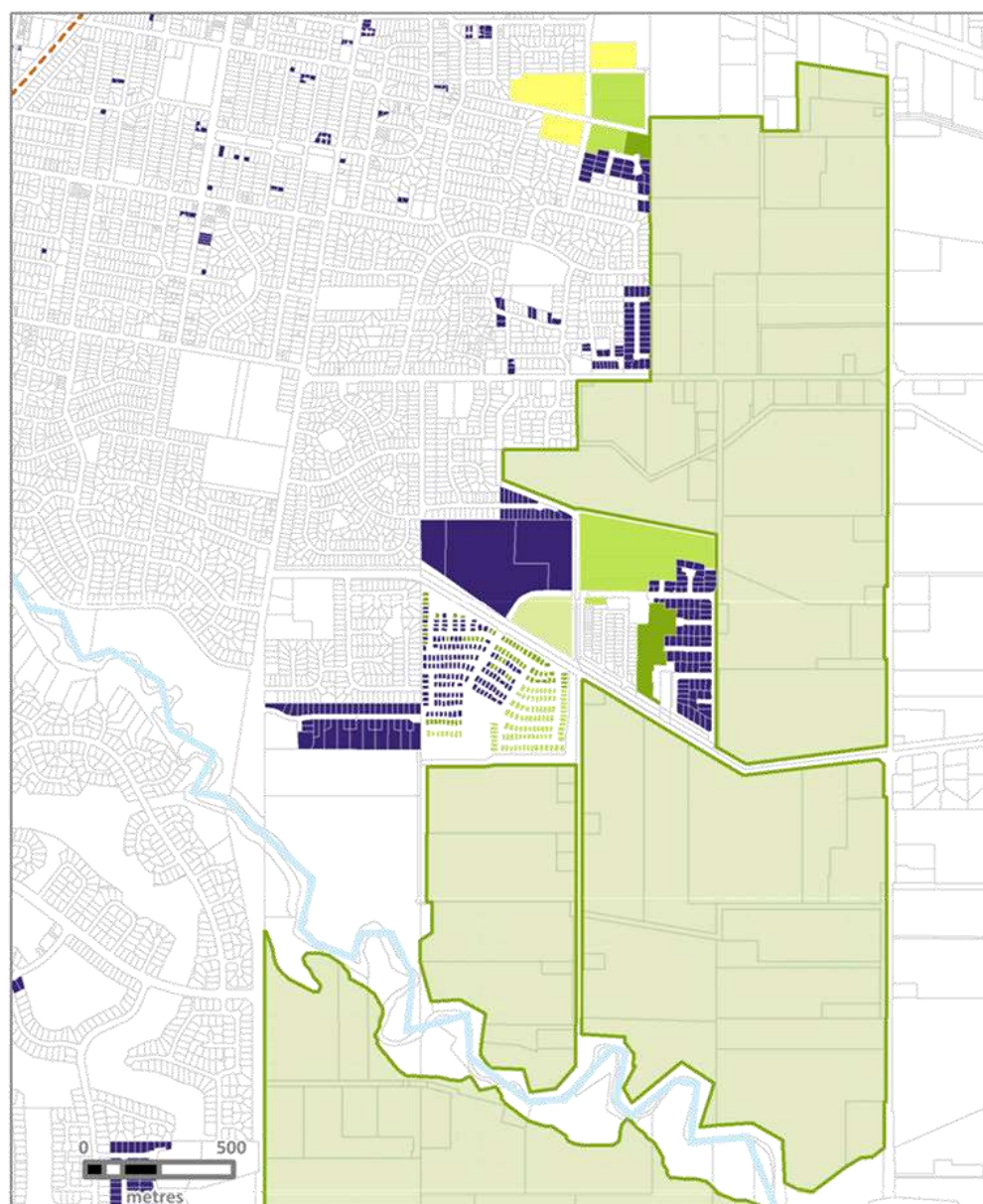
Rural Assessment

- Rural Residential Occupied
- Rural Residential Vacant
- Potential Low Density
- Potential Rural Living

Features

- Railway Station
- Railway Line
- Water Body



Map 8: Residential Land Supply Status – Shepparton East**Legend****Development Timing**

- 0-2 years
- 3-5 years
- 6-10 years
- 11+ years

- No timing
- Potential Residential
- Investigation Area
- Construction 2008-2019

Rural Assessment

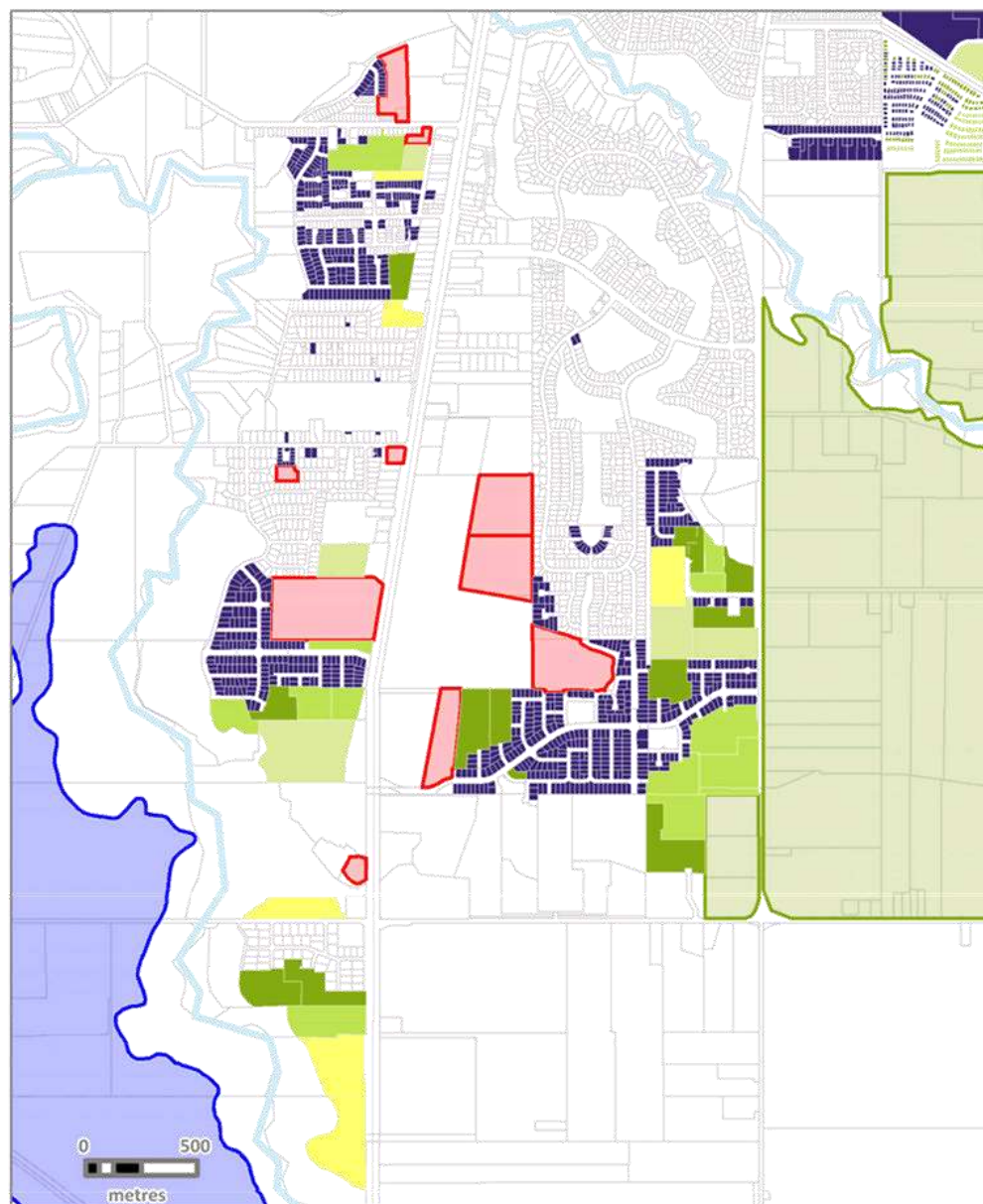
- Rural Residential Occupied
- Rural Residential Vacant
- Potential Low Density
- Potential Rural Living

Features

- Railway Station
- Railway Line
- Water Body



Map 9: Residential Land Supply Status – Kialla



Legend

Development Timing

 0-2 years	 No timing
 3-5 years	 Potential Residential
 6-10 years	 Investigation Area
 11+ years	 Construction 2008-2019

Rural Assessment

 Rural Residential Occupied	 Rural Residential Vacant
 Potential Low Density	 Potential Rural Living

Features

 Railway Station
 Railway Line
 Water Body



6.0 Projected Housing Demand

Key Findings

Spatial Economics have presented two projected demand scenarios based on the most recently available evidence. These demand scenarios are outlined below.

Scenario One: idForecast – dwelling forecasts undertaken for the City of Greater Shepparton by ForecastID. Dwelling requirements from 2016 to 2036 at 376 per annum or a 1.2% per annum growth rate (note this is comparable to the dwelling growth as measured by the ABS Census from 2011 to 2016).

Scenario Two: Recent trend high growth – simply assumes recent residential lot construction activity as measured from 2015/16. Dwelling requirements from 2016 to 2036 at 497 per annum or a 1.6% per annum growth rate.

The largest and fastest growth in households across Greater Shepparton will be households with no children (*lone person and couples without children households*), growing at an average annual rate of 1.3% or 206 households per annum from 2016 and 2036. This household type is projected to represent 57% of the change in household structure to 2036.

The next largest (in terms of absolute growth) is households with children (*couples with kids & single parent families*), projected to grow at 141 households per annum or a 1.2% growth rate,

The two age cohorts that are projected to increase at the greatest rates are:

- *Seniors* (70 to 84) at 2.3% per annum; and
- *Elderly aged* (85+) at 3.2% per annum.

The Victorian State Government has modified the FHOG to increase the FHOG to \$20,000 for eligible first-home buyers who buy or build their new home valued up to \$750,000 in regional Victoria. Greater Shepparton is defined as a regional area for the purpose of the FHOG. This assessment has not attempted to quantify the level of brought forward demand in the City of Greater Shepparton.

This assessment incorporates the most recently available demand figures to project dwelling requirements and future adequacy of residential land. These figures use dwelling projections undertaken by id Consulting (id Forecasts) for Greater Shepparton (updated at October 2017) as the basis for projecting dwelling requirements.

Projected dwelling requirements sourced id Forecast indicate that from 2016 to 2036 there will be a total dwelling requirement of **7,516** with an average annual growth of **376** dwellings or **1.2%** per annum.

It is expected that the growth areas of Kialla, Shepparton North-East, Shepparton South-East and Mooroopna will accommodate for about **75%** (or 5,600) of these dwellings at an average annual growth of 281 dwellings or 2.2% per annum.

For specific time cohorts, the average annual dwelling requirement across the **municipal area of Shepparton** include:

- 2016 to 2021 – 389 (1.4%);
- 2021 to 2026 – 372 (1.2%);
- 2026 to 2031 – 371 (1.2%); and
- 2031 to 2036 – 371 (1.1%).



For specific time cohorts, the average annual dwelling requirement within the **township boundary of Shepparton (including Mooroopna)** include:

- 2016 to 2021 – 339 (1.7%);
- 2021 to 2026 – 324 (1.5%);
- 2026 to 2031 – 322 (1.4%); and
- 2031 to 2036 – 322 (1.3%).

For specific time cohorts, the average annual dwelling requirement in **Tatura** include:

- 2016 to 2021 – 27 (1.3%);
- 2021 to 2026 – 27 (1.2%);
- 2026 to 2031 – 27 (1.1%); and
- 2031 to 2036 – 27 (1.1%).

The perfect 'demographic storm' Spatial Economics highlighted within the Geelong Settlement Strategy – background papers are gathering strength, just when it might have reached a point where it would not continue. The ingredients of that 'storm' were:

- high levels of net overseas migration (+237,200) to Australia in 2017/18, although this was down from the peak of 300,000 in 2007/08;
- but in Victoria's case this was embellished by a high share coming to Victoria - up to 36% in 2017/18 compared with the usual 20%-25%;
- record (at least since 1971) levels of net interstate migration to Victoria;
- high natural increase - record numbers of births. Although the fertility rate is going down migration adds to the pool of people who are in childbearing ages;
- deaths increasing but only slightly owing to continuing improvements in life expectancy; and
- in Shepparton's case, its attractiveness as a) regional economic centre and b) regional service centre in the Goulburn Valley.

Then in May 2017 there was a radical upward revision of Victoria's 2016 population estimates which flowed through to settlements such as Shepparton. In September 2017, we had the release of the March 2017 quarter population estimates for States and Territories. Importantly, what stands out, is the net overseas migration is again on the increase - up 45,000 in the year to 31st March 2017 compared with the year to March 2016.

Furthermore, Victoria's share remains high - at around 36%. With NSW, the two states account for 76% of net overseas migration (NOM). Victoria's NOM for 2016-17 is likely to be 16,000-18,000 higher than it was in 2015-16. There are several implications of this:

1. The high dwelling growth scenario presented below of 1.6% for Greater Shepparton is possible (likely to be a practical planning scenario).
2. The recent growth means that, when the ABS and DELWP do their next set of projections, there will be a considerable uplift in assumptions and the projected population for Melbourne by 2050. Spatial Economics estimate it will be closer to 9 million than 8 million. This new figure becomes a guide for planning, development and investment for Greater Melbourne (this includes implications/growth flow-on to major regional centres such as Shepparton).
3. This faster growth rate of population growth in Victoria has a marginal direct impact on Shepparton. But the greater impact is likely to be the indirect one - the more quickly Melbourne fills up and outwards, the sooner and greater will be the overflow to regional Victoria.



4. This combination of interstate and overseas migration adds to the pool of young adults. It adds to births, and 20-40 years down the track, adds to the pool of future procreators.

6.1 Housing Demand Scenarios

Up front, Spatial Economics acknowledges that all projections are 'wrong'. That is to say, they will almost never exactly match the actual amount and timing of population growth. However, when they point us in the right *direction* then they are doing what they are intended for. In this context it is often most sensible to use several scenarios with various growth rates. This can help decision makers to better understand the range of uncertainty and to plan in a way that minimises the adverse effects of underestimating or overestimating growth.

Another factor influencing the accuracy/achievement of projected growth numbers is the availability and composition of residential land supply. If the land supply is restricted this will prevent the underlying demand for housing being realised.

So, what is the best course of action? In planning terms, we really need to be prepared for a range of possible futures of population and dwelling growth – this means considering a range of realistic growth forecasts and supply options.

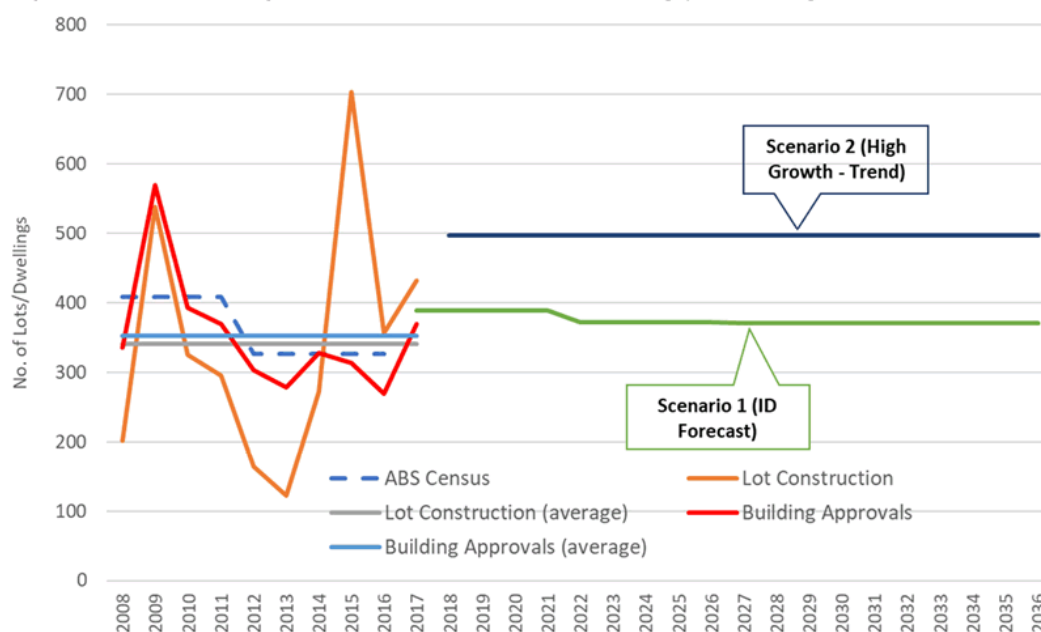
Spatial Economics have presented two projected demand scenarios based on the most recently available evidence. These demand scenarios are outlined below.

Scenario One: idForecast – dwelling forecasts undertaken for the City of Greater Shepparton by ForecastID. Dwelling requirements from 2016 to 2036 at 376 per annum or a 1.2% per annum growth rate (note this is comparable to the dwelling growth as measured by the ABS Census from 2011 to 2016).

Scenario Two: Recent trend high growth) – simply assumes recent residential lot construction activity as measured from 2015/16. Dwelling requirements from 2016 to 2036 at 497 per annum or 1.6% per annum growth rate.

Graph 16 summarises the projected demand scenarios for residential dwellings for the City of Greater Shepparton. In addition, it highlights historic 'actual' demand for residential dwellings in the form of residential lot construction and net dwelling growth identified by the ABS Census.



Graph 18: Historic and Projected Demand for Residential Dwellings, 2008 to 2036

Source: Forecast ID - Greater Shepparton
 Australian Bureau of Statistics – 2006, 2011 and 2016 Population and Housing Census
 Australian Bureau of Statistics – Building Approvals
 Lot Construction - Spatial Economics Pty Ltd

First Home Owners Grant (FHOG)

The Victorian State Government has modified the FHOG to increase the FHOG to \$20,000 for eligible first-home buyers who buy or build their new home valued up to \$750,000 in regional Victoria. Greater Shepparton is defined as a regional area for the purpose of the FHOG.

A new home includes:

- A newly built home;
- An existing property which is being sold for the first time as a new residential premise;
- A land and building package, or
- Vacant land on which you will build a new home.

The \$20,000 FHOG will be applicable to:

- Contracts entered into from 1 July 2017 to 30 June 2020 for the purchase of a new home in regional Victoria;
- Comprehensive home building contracts entered into from 1 July 2017 to 30 June 2020 by the owner of land wholly in regional Victoria, or a person who on completion of the contract will be the owner of land wholly in regional Victoria, to have a home built on the land; and
- The building of a home wholly in regional Victoria if the building work commences between 1 July 2017 and 30 June 2020 inclusive.

At a macro level, initiatives such as the FHOG (when there is no geographical differentiation) simply brings forward underlying housing demand. Overall housing demand decreases proportionally once the grant ends and/or underlying demand for housing is satisfied.



However, with the current FHOG, underlying demand will be both brought forward and transferred geographically from potential competing metropolitan areas. This will likely have a marginal effect for Greater Shepparton in terms of transferring of demand but will likely bring forward underlying demand.

Expressed demand levels for housing will increase during the implementation of the newly structured FHOG across Greater Shepparton. However, once this ceases, the level of expressed housing demand will be normalised (based on natural increase, household formation and population migration levels i.e. underlying demand).

This assessment has not attempted to quantify the level of brought forward demand in the City of Greater Shepparton.

6.2 Changing Composition of Future Housing Demand – Household Types

Projections by household type have been commissioned and produced by .id consultancy for the period of 2016 to 2036 for Greater Shepparton. Household type projections provide useful insights to potential changes to the composition of future demand drivers.

The type of households that people live in and changing preferences over time affects the way in which a population changes. As people grow from children to adults and into old age, they change the type of households that they live in. The traditional path has been to start as a child in a family household, move into a group or lone person household as a youth, becoming a part of a couple relationship within 5-10 years. Rearing of children is followed by an 'empty-nester' period and ultimately being a lone person, as partners die.

Households at different ages are likely to have differing economic positions and needs. Young people are often more concerned with location than space, middle aged lone person household may be looking for more space for part-time care of kids, older lone person households are likely to want to retain space for visiting family, but perhaps lower maintenance.

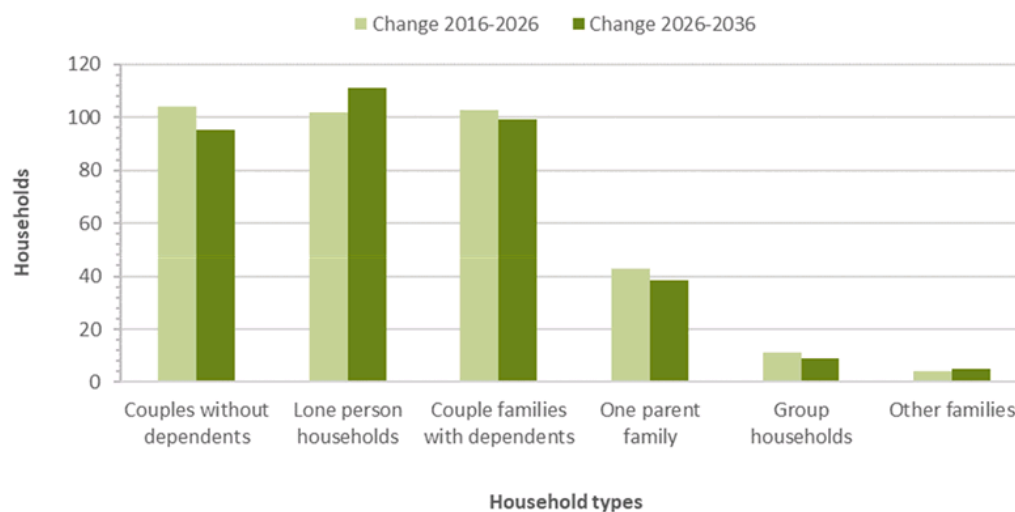
The implication is that the demand for these different types of housing may be met somewhat by the existing housing stock. However, over time it will require new and different approaches to planning and land development to enable this more diverse housing to be made available in the future.

Understanding the changes that people make at different ages in their life, and the different types of housing they are likely to consume at those life stages is therefore an important factor in forecasting future population and household types.

The largest and fastest growth in households across Greater Shepparton will be households with no children (*lone person and couples without children households*), growing at an average annual rate of 1.3% or 206 households per annum from 2016 and 2036. This household type is projected to represent 57% of the change in household structure to 2036.

The next largest (in terms of absolute growth) is households with children (*couples with kids & single parent families*), projected to grow at 141 households per annum or a 1.2% growth rate, with the larger gain expected to occur between 2016 and 2026.



Graph 19: Projected Average Annual Growth in Households by Type, Greater Shepparton – 2016 to 2036

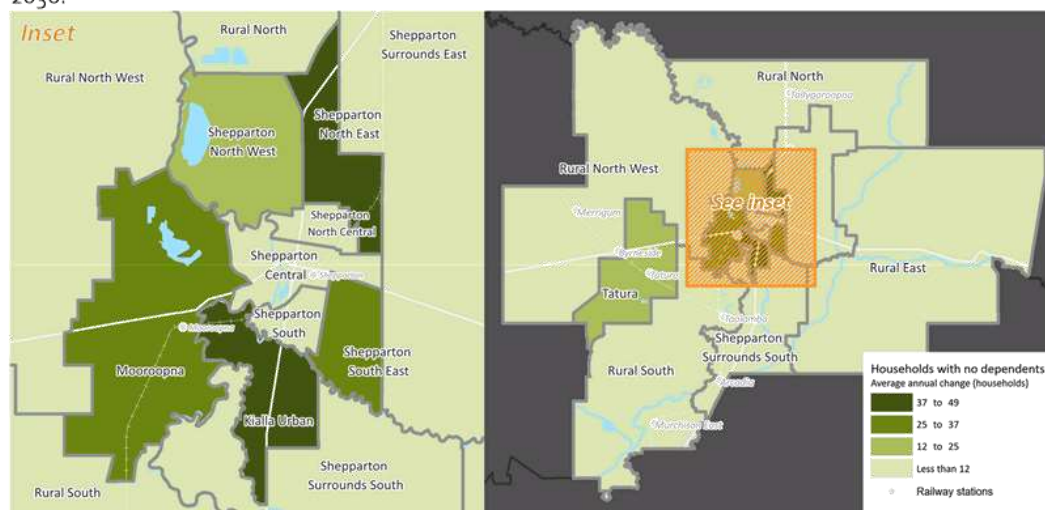
Source: forecast.id

The dominant growth of “*households without kids*” is largely reflecting the ageing of the existing population (i.e. children leaving home and retirees). Commissioned population forecasts by custom geographies forecast gains across the municipality, with the largest expected to occur in the existing growth areas of Kialla Urban (+ 49 households per annum) and Shepparton North East (+ 39 households per annum) between 2016 and 2036.

Currently areas with young families, it is expected that these areas will become “empty nester” households by 2036. Mooroopna and Shepparton South East will also experience notable levels of average annual change in “*households without kids*” (both + 32 households per annum). The established inner areas of Shepparton and the rural areas are likely to experience small gains of this household type, with Tatura being the most significant, forecasted to gain on average 15 “*households without kids*” per annum to 2036.



Image 3: Greater Shepparton - Average annual change of households without dependents, 2016 to 2036.

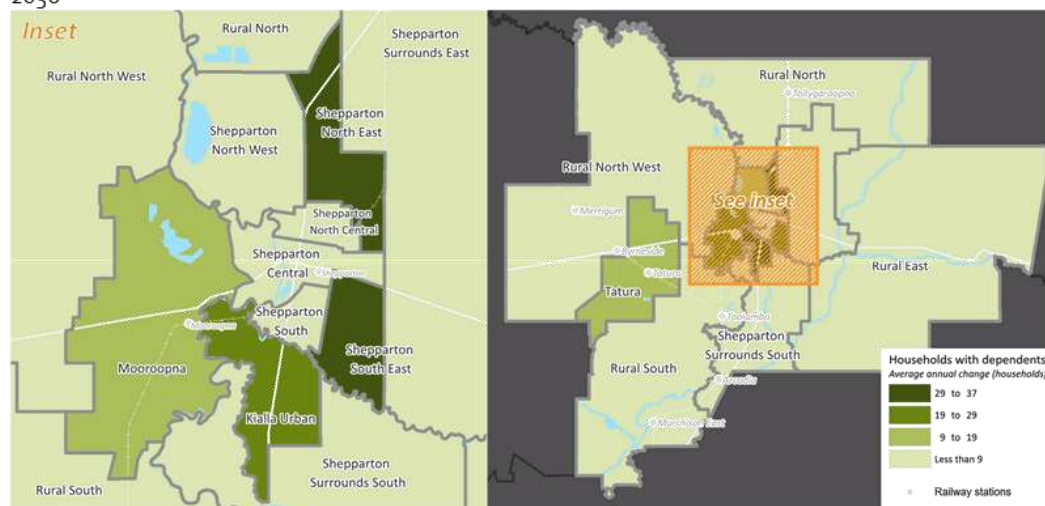


Source: forecast.id

The growth of “households with kids” correlates with the forecast residential development in the municipality. It is expected that the largest growth of this household type is likely to occur in Shepparton North East (+ 37 households per annum) and Shepparton South East (+ 31 households per annum). Some gains are also expected in Kialla Urban (+ 27 households per annum) between 2016 and 2036.

On a much lower scale, Mooroopna and Tatura will likely experience some growth of “households with kids” likely averaging 11-12 households per annum to 2036. Small gains are forecast in Shepparton’s established urban and the rural areas.

Image 4: Greater Shepparton - Average annual change of households with dependents, 2016 to 2036



Looking at the growth in smaller household types from a demand composition perspective, there is a significant opportunity for the housing development industry for the provision of diversification of dwelling stock, particularly medium density products. As outlined previously, this will cater not just



for new residents but offer opportunities for existing households to change dwelling types as household characteristics change.

6.3 Changing Composition of Future Housing Demand – Age Structure

The following provides an overview of the projected age structure of residents across the City of Greater Shepparton. Like household structures, it provides indications of influences and opportunities for future housing demand for differing housing types.

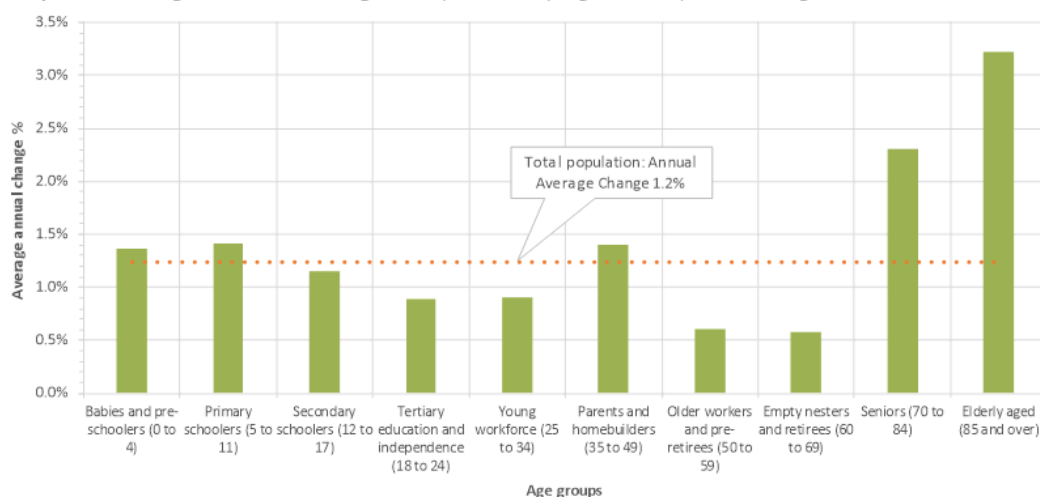
As Graph 18 illustrates the two age cohorts that are projected to increase at the greatest rates are:

- *Seniors (70 to 84)* at 2.3% per annum; and
- *Elderly aged (85+)* at 3.2% per annum.

This strong growth simply reflects the ageing of the existing resident population and to a lesser degree, likely regional migration to Shepparton to access higher-order health facilities. Along with the growth in seniors and the elderly, parents and homebuilders (35 to 49) and their dependents (0-17) also predominate projected population growth.

By 2036, it is forecasted that homebuilders, including their dependents will account for nearly 45% of the resident population of Greater Shepparton.

Graph 20: Average Annual % Change in Population by Age Cohort, 2016 to 2036



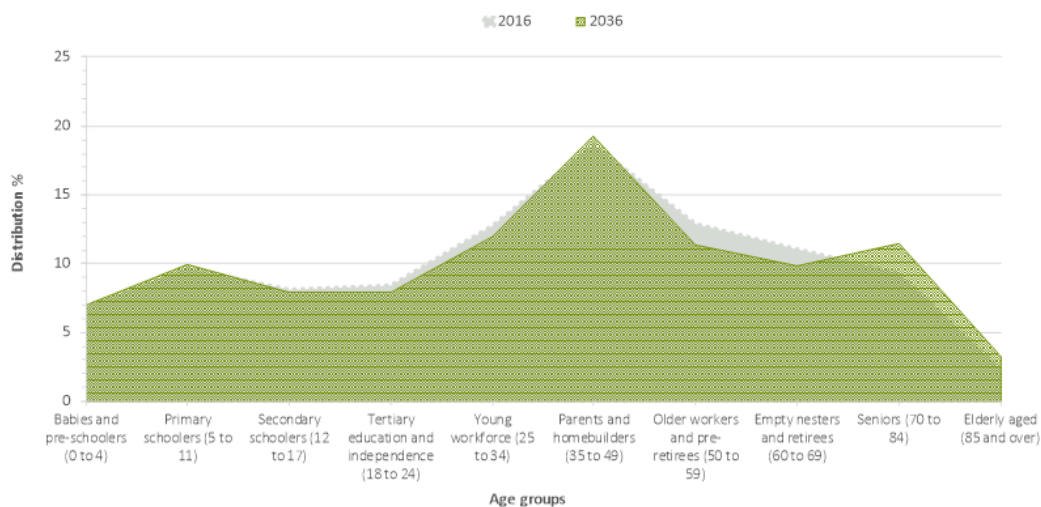
Source: Forecast id

It is often highlighted with various strategic planning exercises the issue of the ageing of the population and its various impacts on service provision and changing housing and accommodation needs. However, Graph 15 illustrates the proportional distribution of the population by age structure at 2016 and 2036.

It effectively illustrates the age structure will largely be the same during this period with exception to a slightly higher proportion in the older age groups. Specifically, in 2016, 9.3% of the population of Greater Shepparton is estimated to be aged 70 to 84, increasing to 11.5% of the population by 2036.

The key message is that there will be strong growth rates of elderly people in the future although the age structure will still be relatively likened to the current situation.



Graph 21: Proportional Population Distribution by Age Cohort, 2016 and 2036

Source: Forecast id

While there is not an available projection for dwellings by type for the City of Greater Shepparton, it is likely that most of the demand will be for separate houses, rather than medium or higher density dwellings. However, looking at the growth in smaller households, there may be some opportunity for smaller dwellings (even if they are smaller separate houses) to be offered for the growing and ageing population. This is currently being evidenced by the strong recent lot/housing construction of 'lifestyle' or retirement villages in Shepparton.



Key Issues

Up front, Spatial Economics state the notion that all projections are 'wrong'. That is to say, they are almost never *exactly* going to match the actual amount and timing of population growth. However, when they point us in the right *direction*, in particular giving us a picture of what the future is likely to be (with various growth rates), then they are doing exactly what they are intended for.

So, then what is the best course of action? In planning terms, we really need to be prepared for the range of possible futures of population and dwelling growth – this means considering a range of realistic options.

When planning for future housing demand (housing need) there are two key approaches can help with this kind of uncertainty:

First, to 'lean' on the side of assuming stronger growth overall and in any given market segment. That is to ensure that (within reason) there is scope to meet any unexpected upturn in demand; and secondly, to plan for a diversity of supply types and locations.

Planning that locks in controls based on one set of demand projections is likely to make it very difficult for the market to adjust supply to cater for unexpected changes in housing demand.

Greater Shepparton is projected to experience significant socio-demographic changes. Specifically, the majority of household growth will be for households with no children. This growth will be sourced by simply changing household structures and migration to the municipality. This significant household compositional change highlights the need/opportunity for the provision of diverse housing products across diverse locations.

The population across Greater Shepparton is ageing. That is, the proportion of older residents is increasing the most, with the fastest population growth of all age categories being in the 70 to 85+ year age group. This has implications in terms of ageing in place, service delivery, the potential 'churn' of housing stock i.e. downsizing of dwellings and the need for aged care housing (both independent and dependent housing/accommodation).

However, there will be significant, large amounts of growth of family aged adults, children and empty nesters. These household will likely demand and consume traditional separate dwellings.

The current FHOG, will bring forward underlying housing demand to the municipality.



7.0 Adequacy of Land Stocks

Key Findings

In terms of zoned broadhectare residential land stocks it is estimated based on the identified supply and projected demand scenarios, there are sufficient land stocks to satisfy between **5 to 9 years** of demand across the Greater Shepparton municipality.

In addition, there are sufficient unzoned broadhectare residential land stocks to satisfy between **16 to 21 years** of demand.

Shepparton/Mooroopna

In terms of zoned broadhectare residential land stocks, it is estimated based on the identified supply and projected demand scenarios, there are sufficient land stocks to satisfy between **7 to 9 years** of demand for the Shepparton/Mooroopna urban centre.

Tatura

In terms of zoned broadhectare residential land stocks, it is estimated based on the identified supply and projected demand scenarios, there are sufficient land stocks to satisfy between **4 to 8 years** of demand for the Tatura township.

With the amount of supply and demand estimated, it is possible to describe the results in years of supply (a simple and understandable measure). For example, it can be stated that there are X years of supply based on projected demand within a given housing market and by supply type.

This succinct way of describing adequacy is standard across most State Governments in Australia and incorporates a wealth of information into a single figure. A series of adequacy numbers can be provided to reflect differing demand scenarios.

It is also possible to describe adequacy in a qualitative sense but with both the private and public sector familiar to this methodology, it seems appropriate to adopt the above approach.

Years of supply can also be linked to trigger points relating to the need for additional land and more importantly triggering specific strategic land use planning responses. The adequacy of broadhectare/major infill residential land supply sources is calculated as a residual taking into account the state of the other supply types.

Analysis has been undertaken to estimate the years of broadhectare residential land stocks for the municipal area of Greater Shepparton – this is outlined below.

7.1 Years of Supply – Greater Shepparton

Two future demand scenarios are used and assessed against the identified stock of undeveloped residential broadhectare land. The demand scenarios are detailed in the previous section of the report. In summary these include:

Scenario One: idForecast – dwelling forecasts undertaken for the City of Greater Shepparton by ForecastID. Dwelling requirements from 2016 to 2036 at 376 per annum or a 1.2% per annum growth rate (note this is comparable to the dwelling growth as measured by the ABS Census from 2011 to 2016).

Scenario Two: Recent trend high growth) – simply assumes recent residential lot construction activity as measured from 2015/16. Dwelling requirements from 2016 to 2036 at 497 per annum or a 1.6% per annum growth rate.



The share of broadhectare lot construction activity is assumed at

- 84% across the City of Greater Shepparton;
- 87% for Shepparton/Mooroopna; and
- 80% for Tatura.

The benchmarks above are assumed constant over-time and is seen as a conservative assumption¹.

Table 6 summarise the estimated years of broadhectare residential supply by demand scenario as at March 2019.

In terms of **zoned** broadhectare residential land stocks, it is estimated based on the identified supply and projected demand scenarios, there are sufficient land stocks to satisfy between **7 to 9 years** of demand across Greater Shepparton municipality. In addition, there are sufficient **unzoned** broadhectare residential land stocks (this includes the Shepparton North East PSP land release area) to satisfy between **16 to 21 years** of demand.

Shepparton/Mooroopna

In terms of **zoned** broadhectare residential land stocks, it is estimated based on the identified supply and projected demand scenarios, there are sufficient land stocks to satisfy between **7 to 9 years** of demand for the Shepparton/Mooroopna urban centre. In addition, there are sufficient **unzoned** broadhectare residential land stocks to satisfy between **15 to 19 years** of demand.

It is understood that the recently completed Shepparton North East Precinct Structure Plan (implemented via Amendment C118) will be available for development within the short-term. This land release area will approximately 1,500 dwellings, providing an additional four to five years supply of zoned broadhectare residential land stocks.

Tatura

In terms of **zoned** broadhectare residential land stocks, it is estimated based on the identified supply and projected demand scenarios, there are sufficient land stocks to satisfy between **4 to 8 years** of demand for the Tatura township. In addition, there are sufficient **unzoned** broadhectare residential land stocks to satisfy over **25 years** of demand.

However, Spatial Economics consider the stock of 'available' broadhectare land with clear short to medium term development intentions is largely depleted in Tatura. There are a number of broadhectare sites in Tatura with development capacity (particularly 1540 Murchison-Tatura Road) but is located in a) a low demand/amenity area; and b) the site has no clear development intentions

Table 3: Estimated Years of Broadhectare Residential Land Supply, 2019

		Zoned	Unzoned	Total
LGA	Scenario 1	9	21	25+
	Scenario 2	7	16	23
Shepparton/Mooroopna	Scenario 1	9	19	25+
	Scenario 2	7	15	22
Tatura	Scenario 1	8	25+	25+
	Scenario 2	4	25+	25+

Source: Spatial Economics Pty Ltd

Spatial Economics consider that the total stock of zoned broadhectare residential land is sufficient to meet short-term requirements. However, Spatial Economics recommend that the stock of zoned residential broadhectare land is increased in the short-term to maintain both a) a competitive land supply market; and b) meeting underlying dwelling requirements for the medium and longer term.

¹ Includes construction activity of lifestyle villages located on broadhectare sites



Spatial Economics recommend:

1. Increasing the stock of zoned broadhectare land for the urban centre of Shepparton in the short to medium term.

It is acknowledged that the North East Shepparton PSP land release area will be available for development in the short-term. However, Spatial Economics consider it would be prudent (to maintain industry competition, housing affordability and the continued provision of geographic competition and choice) to achieve additional rezoning of identified potential residential lands. In addition, this approach would ensure sufficient zoned residential broadhectare land stocks available for development if the North East Shepparton PSP land release area is not actively developed in the short to medium term.

2. Increasing the stock of zoned broadhectare land for the township of Tatura in the short-term.

As previously outlined, the stock of residential broadhectare land in Tatura with active development intentions is effectively depleted. Over recent years the Northlinks estate has been in high demand and is currently largely fully developed.

The years of supply is not only dependent on the projected number of dwellings in total, the share of total dwellings within broadhectare supply areas but also the timely realisation of the identified supply opportunities. Therefore, caution is highlighted in the interpretation of the years of broadhectare land supply, as a major assumption is that the identified supply is realised in a development timing setting.

7.2 Interpretation of the 'Adequacy' Benchmarks

Clause 11.02 of the State Planning Policy Framework includes under 'Strategies' the need to:

"Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis."

The State Planning Policy Framework states at Clause 11 that:

"Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure."

The relevant objective is at 11.02-1 Supply of urban land:

"To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses."

It is important to highlight a number of potential interpretations and considerations of the above clauses within the State Planning Framework:

- The framework cites at least a 15-year supply of land to meet expected demand, this benchmark is a **minimum supply target**.
Although Clause 11.02 states that this benchmark is to be applied at a **municipal level**, it is appropriate for the City of Greater Shepparton that this policy direction is applied at a **township basis**. Residential land supply and demand in for example Tatura, has little relevance to the supply and demand levels in Shepparton. The 15-year supply benchmark should be seen as a policy guide to maintain competitive housing market outcomes.
- The above benchmark was originally developed as a simple, relatively transparent indicator to ensure sufficient broadhectare land within the growth areas of metropolitan Melbourne – representing three business cycles. Other factors were examined within the context of this benchmark, including, but not limited to - the level of industry competition, the composition



of undeveloped land stocks and practicality/likelihood of identified supply being available for development to meet projected demand in the short, medium and longer term.

- The benchmark was seen as guide to decision making to determine the quantum, location and timing of the need to identify additional land stocks and start timely planning for additional supply.

The State Planning Framework identifies in the context of urban land supply the need to ensure a sufficient supply of residential land. The use of the 15-year minimum land supply benchmark is a guiding tool to measure the sufficiency of land supply.

The broadhectare residential supply assessment (the method employed replicates the current State Governments methodology), illustrates that there is between **7 to 9 years** zoned broadhectare residential land stocks at a municipal level.

It is observed that the current outcomes of residential development in Greater Shepparton is resulting in competitive outcomes, specifically: 1) diverse land products; 2) diverse locations of development; 3) affordable land prices; and 4) meeting underlying household demand.

The 15-year supply benchmark is not a 'magical' target, which once supply levels are below this, perverse housing market outcomes result. However, it is a solid guide that indicates planning for additional land supply sources should be under-way or strategic planning initiatives are initiated that changes the composition of demand for increased established urban area residential development.

It is noted that the City of Greater Shepparton has and is currently undertaking major strategic planning initiatives that identify additional supply sources, namely:

- Completion and progression of strategic land use assessments of identified investigation areas;
- Shepparton and Mooroopna 2050: Regional City Growth Plan;
- Shepparton Mooroopna flood mapping and flood intelligence study;
- Toolamba Townships Growth Plan; and
- Greater Shepparton Townships Framework Plan Review, 2018.



Key Issues

Clause 11.02 of the State Planning Policy Framework includes under 'Strategies' the need to:

"Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis."

The broadhectare residential supply assessment included within this assessment (the method employed replicates the current State Governments methodology), illustrates that there is between 7 to 9 years zoned broadhectare land stocks. A further 16 to 23 years of unzoned broadhectare land stocks are also identified, well over 25 years broadhectare land supply stocks (zoned and unzoned). Clearly, there is ample broadhectare residential land stocks to meet the requirements of Clause 11.02 of the State Planning Policy Framework.

Spatial Economics consider that the total stock of zoned broadhectare residential land is sufficient to meet short-term requirements. However, Spatial Economics recommend that the stock of zoned residential broadhectare land is increased in the short-term to maintain both a) a competitive land supply market; and b) meeting underlying dwelling requirements.

For both the urban centres of Shepparton/Mooroopna and Tatura, there is a need in the short-term to increase the stock of zoned broadhectare residential land to ensure ample zoned stocks are available to ensure a competitive land supply industry. This is particularly urgent for Tatura, as currently, undeveloped broadhectare land stocks are effectively depleted.

There are ample identified unzoned stocks in both urban centres to meet this need.

From a land supply and demand perspective Spatial Economics consider that to effectively maintain a competitive residential land supply market across distinct urban centres (i.e. Shepparton/Mooroopna and Tatura) there is need to maintain 10 to 15 years supply of zoned residential broadhectare land supply.

It is imperative that ample zoned residential supply opportunities are provided within each major identified housing market within Shepparton/Mooroopna to allow both a competitive land supply market and locational choice to meet consumer preference—in the context of established strategic land use planning objectives and land use capability.

It is recommended that any major rezoning of broadhectare land is prioritised based on localised/housing market needs in the context of existing zoned residential broadhectare stocks.

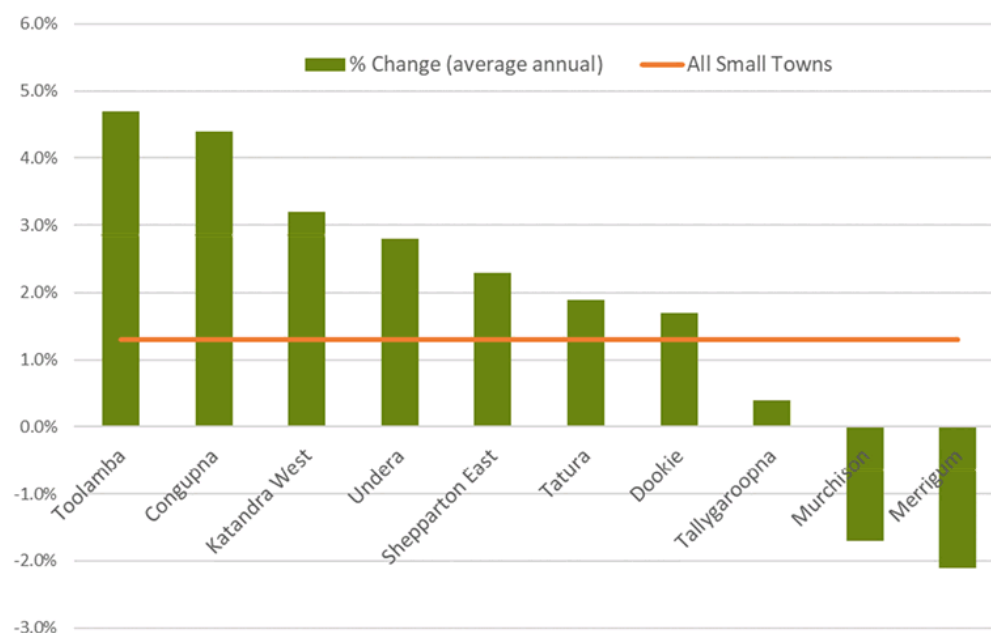


8.0 Small Town Profiles

The following provides a brief profile of the land supply stocks, existing and historic population/dwelling stock and recent residential lot construction activity for the 'small towns' within the municipal area of Shepparton. The information presented, is within the respective current township boundaries.

Overall, the population of the small towns illustrated relatively strong growth as measured from 2011 to 2016, increasing on an average annual basis of 1.3% or 88 person per annum. Population growth was disparate for the differing townships, increasing by 74 person per annum in Tatura to losing 6 persons per annum in Murchison.

Graph 22: Average Annual Population Change by Township, 2011 to 2016



Source: Australian Bureau of Statistics

As at 2016, there is an estimated population residing in these small towns of approximately 6,900. Population as at 2016 by township include:

- Undera - 99;
- Congupna - 200;
- Shepparton East - 207;
- Katandra West - 237;
- Dookie - 253;
- Tallygaroopna - 258;
- Toolamba - 352;
- Merrigum - 425;
- Murchison - 742; and
- Tatura - 4,122.



Net dwelling growth as measured from 2011 to 2016 averaged 39 per annum, whilst residential lot construction has averaged around 30 per annum (since 2008). This indicates that a significant proportion of dwelling growth within the small townships are constructed on existing vacant lots.

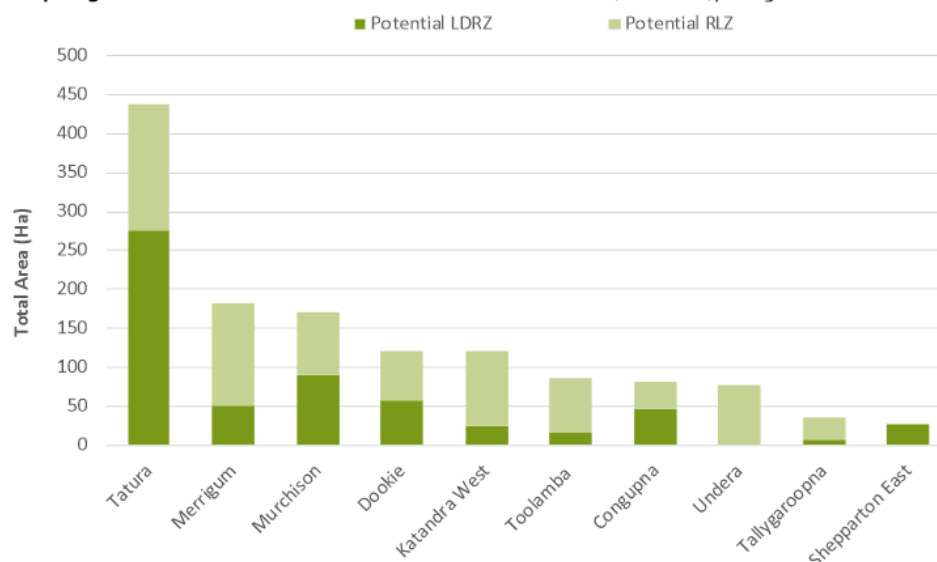
Existing vacant lots are an important land supply source for small townships, particularly where the cost of subdivision can be cost prohibitive relative to prevailing market sale prices.

There are currently around 153 vacant urban lots across the small townships and 100 hectares of vacant rural residential land. There are a number of townships that have no vacant urban lots, these include: Congupna, Shepparton East and Undera.

Overall, the small towns are well serviced with zoned undeveloped urban (broadhectare) land stocks, totalling 364 hectares. Only Congupna has no identified zoned undeveloped broadhectare land stocks. In addition, there is 134 hectares of land identified for future (currently unzoned to support urban development) urban development in Tatura and 4.7 hectares in Merrigum.

Each small township is well stocked with potential rural residential land (currently not zoned to support rural residential subdivision) with a total of 1340 hectares.

Graph 23: Stock of Potential Rural Residential Land Stocks (hectares), 2019



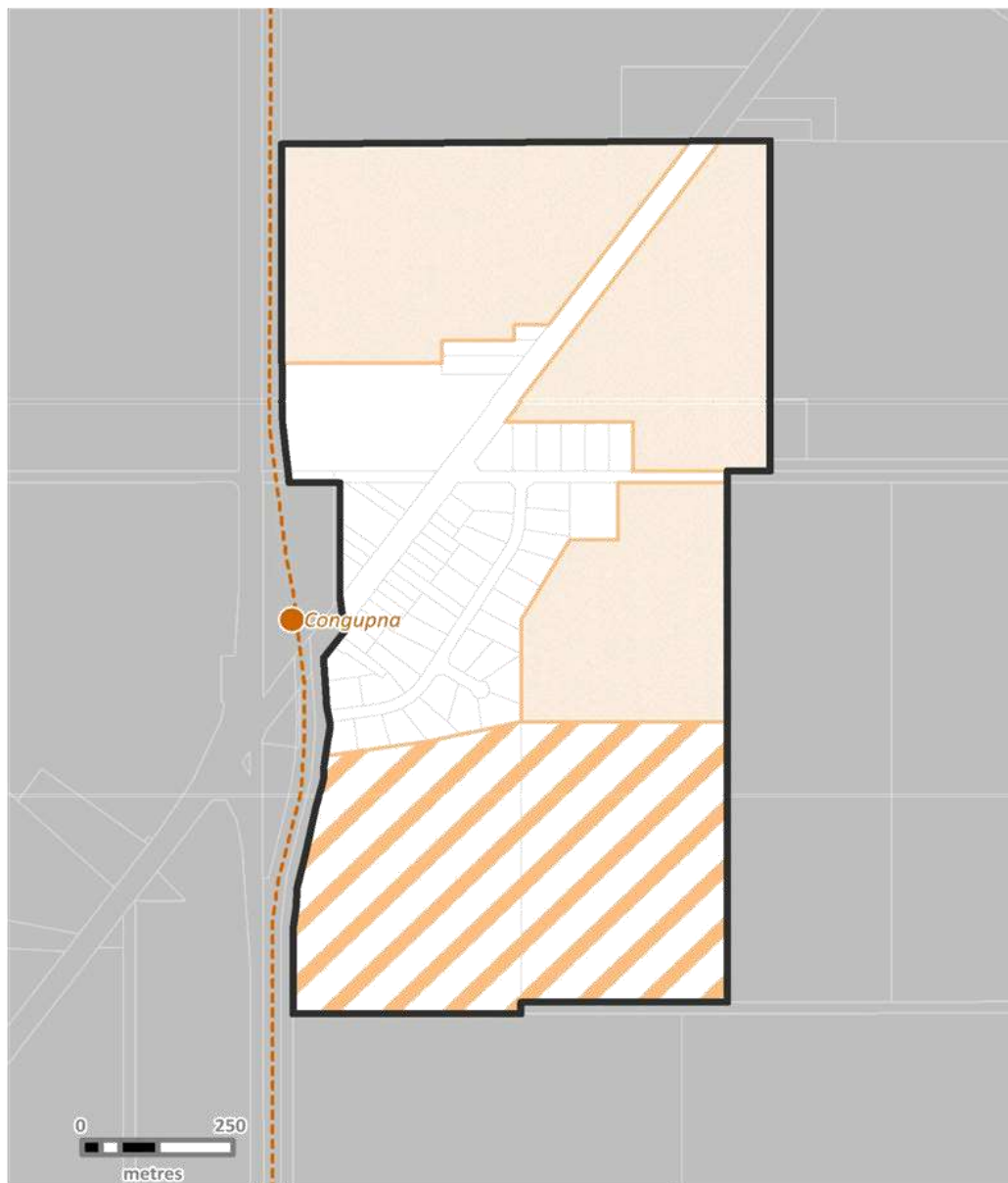
Source: Spatial Economics Pty Ltd

In summary, the small towns have illustrated since 2011 relatively strong growth and is currently well serviced in terms of a variety of residential land supply sources.



8.1 Congupna

Map 10: Land Supply Profile – Congupna



Legend

Rural Assessment

- Rural Residential Occupied
- Rural Residential Vacant
- Potential Low Density
- Potential Rural Living

Features

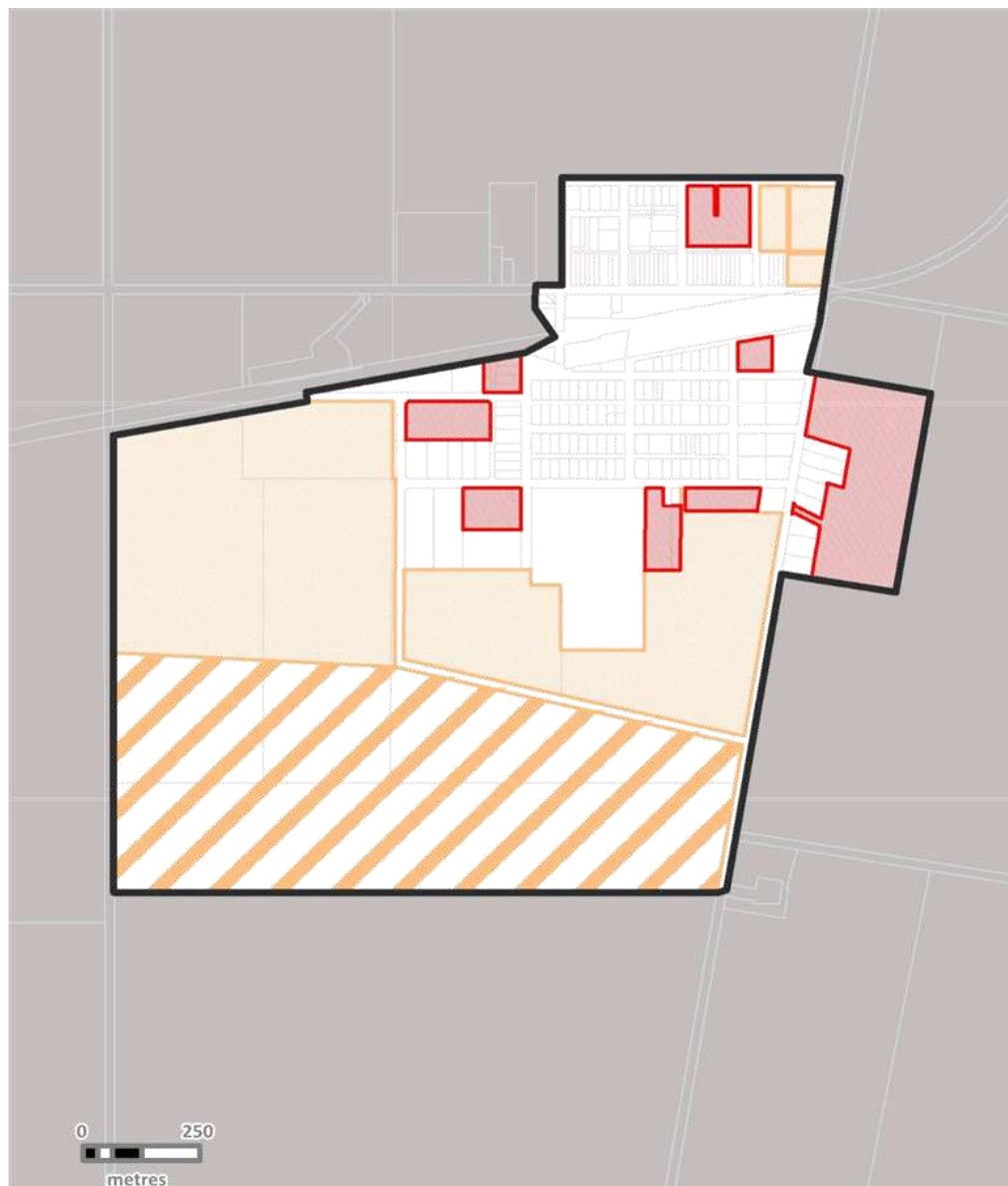
- Railway Station
- Railway Line
- Water Body



Table 4: Land Supply and Demand Profile - Congupna

Population 2016	200
Population Change % (2011 to 2016), avg annual	0.4%
Population Change # (2011 to 2016)	4
Dwelling Stock (2016)	88
Dwelling Change % (2011 to 2016), avg annual	4.4%
Dwelling Change # (2011 to 2016)	17
Lot Construction (total) 2018 to 2019	0
Vacant Lot Stock - urban	0
Broadhectare - Zoned (area - hectares)	0
Potential Residential (unzoned)- area/hectares	0
Vacant Lot Stock -rural residential (area/hectares)	0
Potential LDRZ (hectares)	47
Potential RLZ (hectares)	34



8.2 Dookie**Map 11:** Land Supply Profile – Dookie**Legend****Rural Assessment**

- Rural Residential Occupied
- Rural Residential Vacant
- Potential Low Density
- Potential Rural Living
- No timing

Features

- Railway Station
- Railway Line
- Water Body



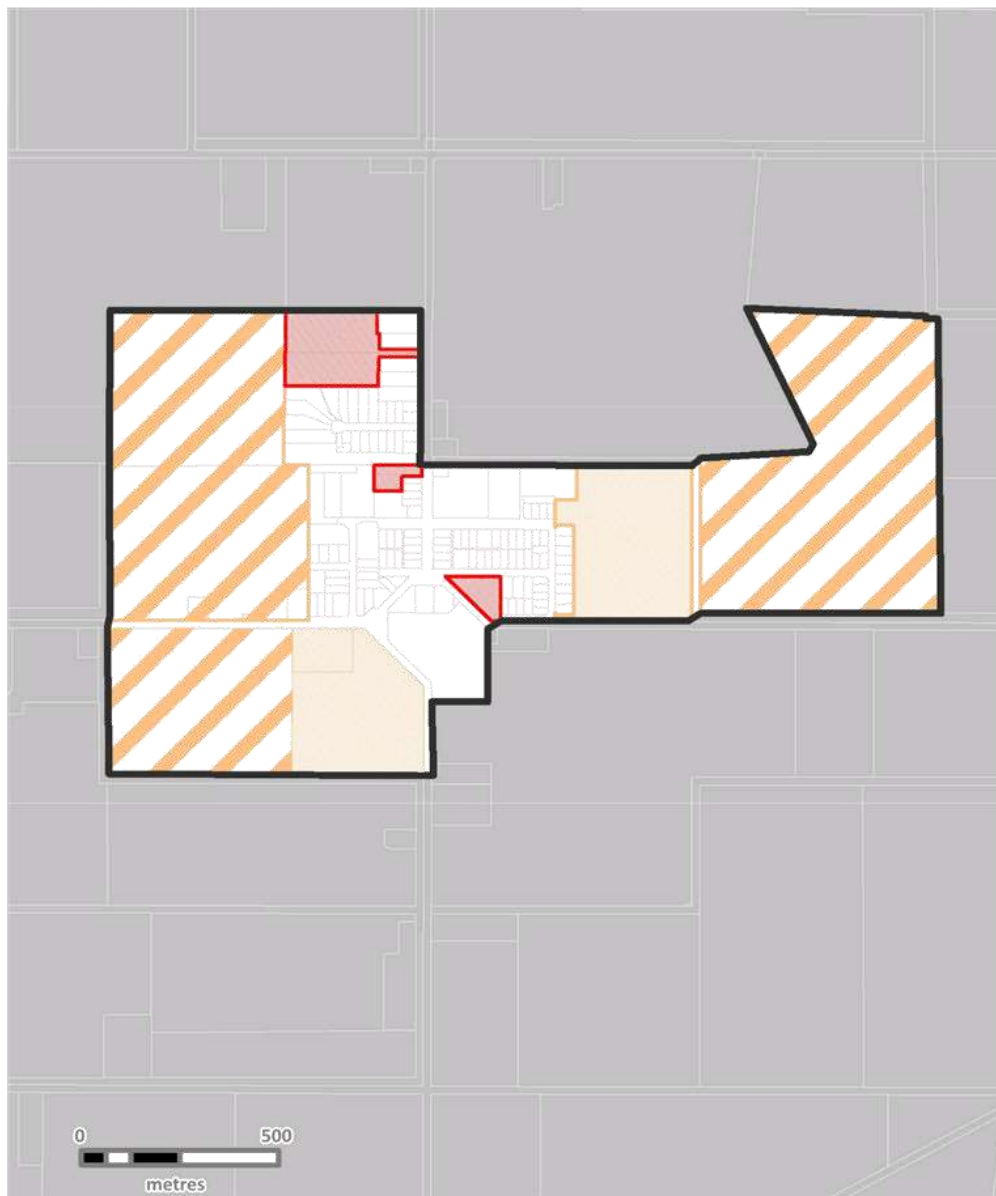
Table 5: Land Supply and Demand Profile - Dookie

Population 2016	253
Population Change % (2011 to 2016), avg annual	0.8%
Population Change # (2011 to 2016)	10
Dwelling Stock (2016)	123
Dwelling Change % (2011 to 2016), avg annual	1.7%
Dwelling Change # (2011 to 2016)	10
Lot Construction (total) 2018 to 2019	1
Vacant Lot Stock - urban	13
Broadhectare - Zoned (area - hectares)	16.7
Potential Residential (unzoned)- area/hectares	0
Vacant Lot Stock -rural residential (area/hectares)	0
Potential LDRZ (hectares)	58
Potential RLZ (hectares)	62








8.3 Katandra West

Map 12: Land Supply Profile – Katandra West



Legend

Rural Assessment

-  Rural Residential Occupied
-  Rural Residential Vacant
-  Potential Low Density
-  Potential Rural Living
-  No timing

Features

-  Railway Station
-  Railway Line
-  Water Body



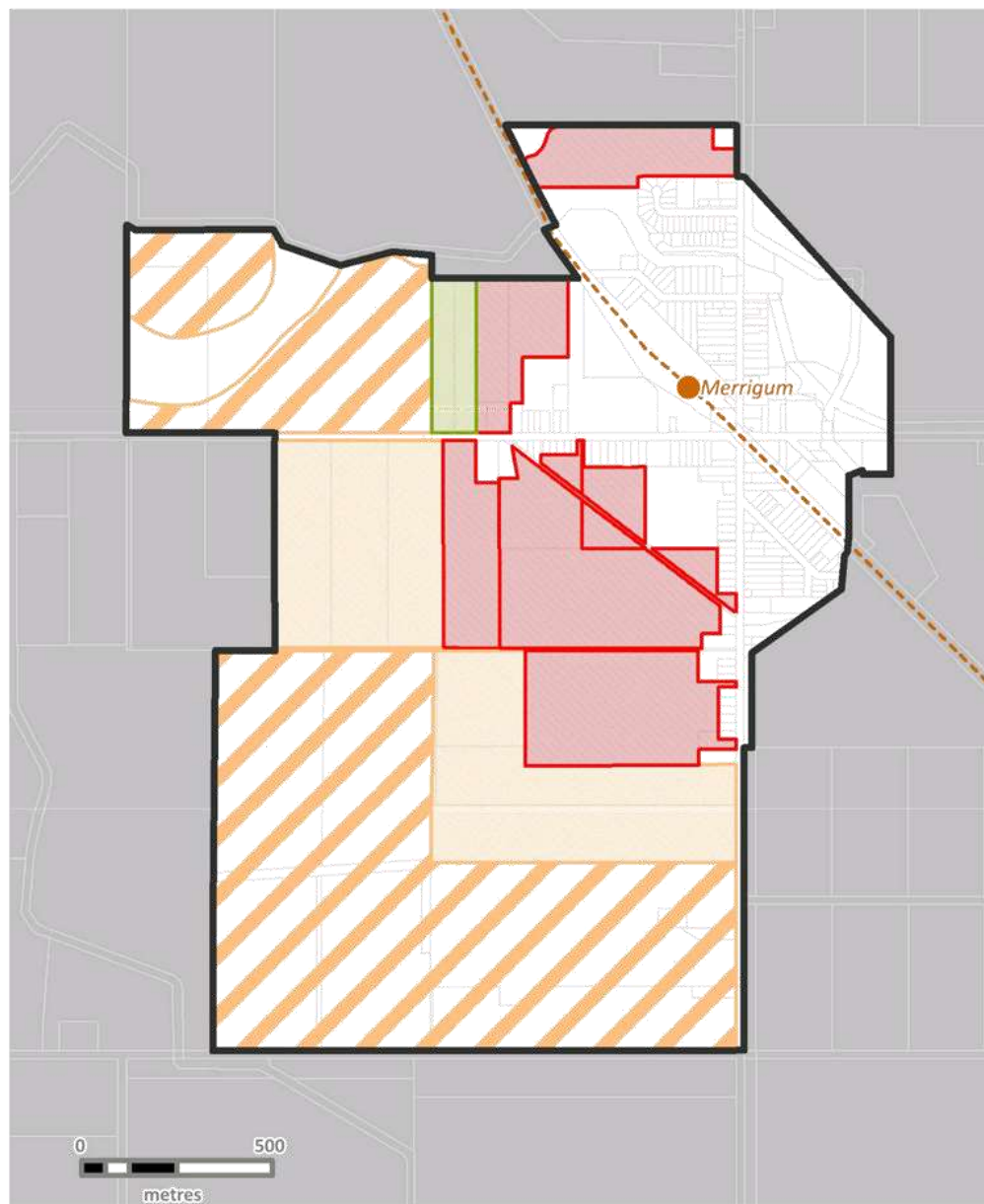
Table 6: Land Supply and Demand Profile – Katandra West

Population 2016	237
Population Change % (2011 to 2016), avg annual	1.5%
Population Change # (2011 to 2016)	17
Dwelling Stock (2016)	104
Dwelling Change % (2011 to 2016), avg annual	3.2%
Dwelling Change # (2011 to 2016)	15
Lot Construction (total) 2018 to 2019	0
Vacant Lot Stock - urban	9
Broadhectare - Zoned (area - hectares)	6.5
Potential Residential (unzoned)- area/hectares	0
Vacant Lot Stock -rural residential (area/hectares)	0
Potential LDRZ (hectares)	24
Potential RLZ (hectares)	96



8.4 Merrigum

Map 13: Land Supply Profile – Merrigum



Legend

Development Timing

0-2 years	No timing
3-5 years	Potential Residential
6-10 years	Investigation Area
11+ years	Construction 2008-2019

Rural Assessment

Rural Residential Occupied
Rural Residential Vacant
Potential Low Density
Potential Rural Living

Features

Railway Station
Railway Line
Water Body



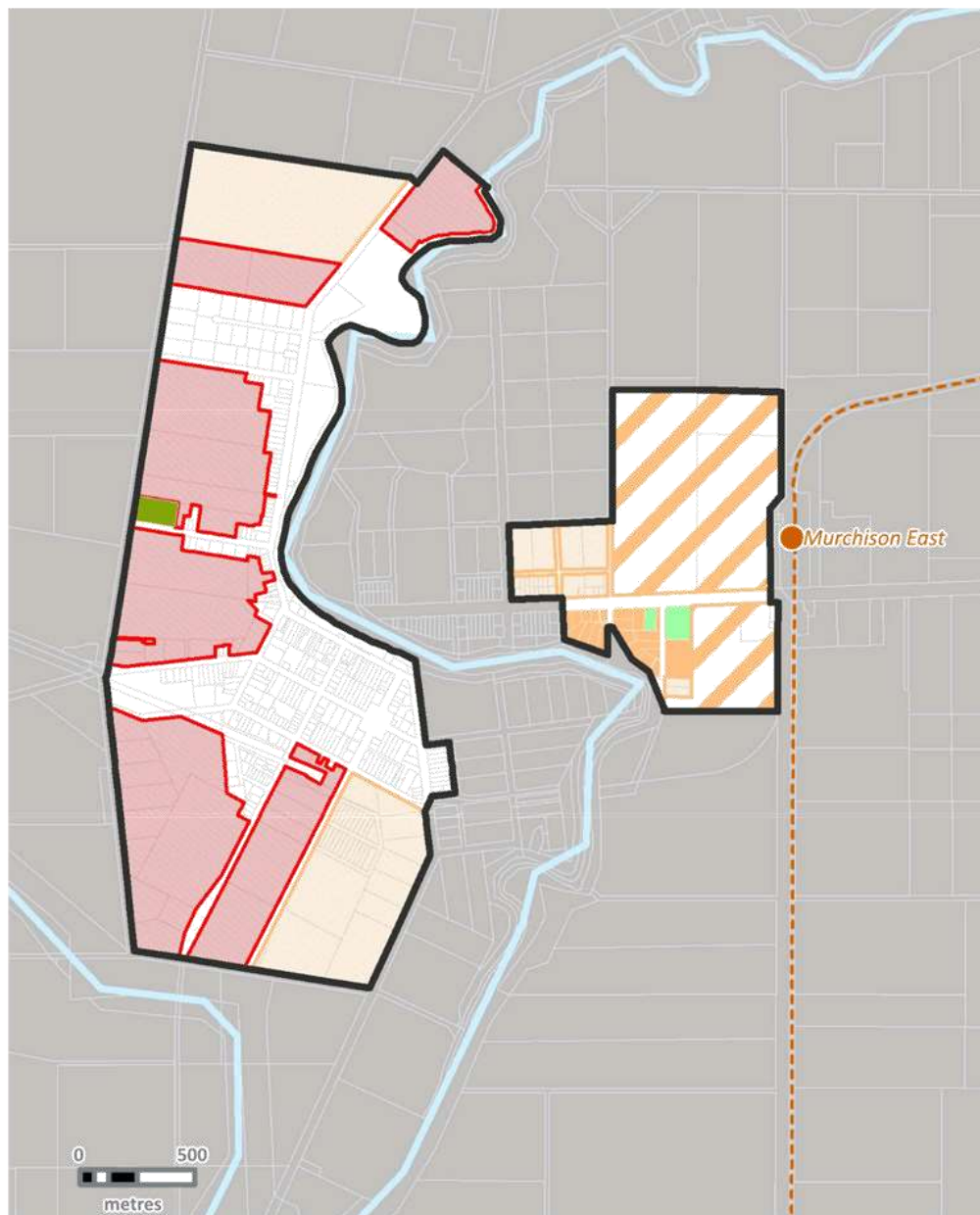
Table 7: Land Supply and Demand Profile - Merrigum

Population 2016	425
Population Change % (2011 to 2016), avg annual	1.3%
Population Change # (2011 to 2016)	26
Dwelling Stock (2016)	186
Dwelling Change % (2011 to 2016), avg annual	-2.1%
Dwelling Change # (2011 to 2016)	-21
Lot Construction (total) 2018 to 2019	13
Vacant Lot Stock - urban	12
Broadhectare - Zoned (area - hectares)	60
Potential Residential (unzoned)- area/hectares	4.7
Vacant Lot Stock -rural residential (area/hectares)	0
Potential LDRZ (hectares)	52
Potential RLZ (hectares)	130



8.5 Murchison/Murchison East

Map 14: Land Supply Profile – Murchison/Murchison East



Legend

Development Timing

	0-2 years		No timing
	3-5 years		Potential Residential
	6-10 years		Investigation Area
	11+ years		Construction 2008-2019

Rural Assessment

	Rural Residential Occupied
	Rural Residential Vacant
	Potential Low Density
	Potential Rural Living

Features

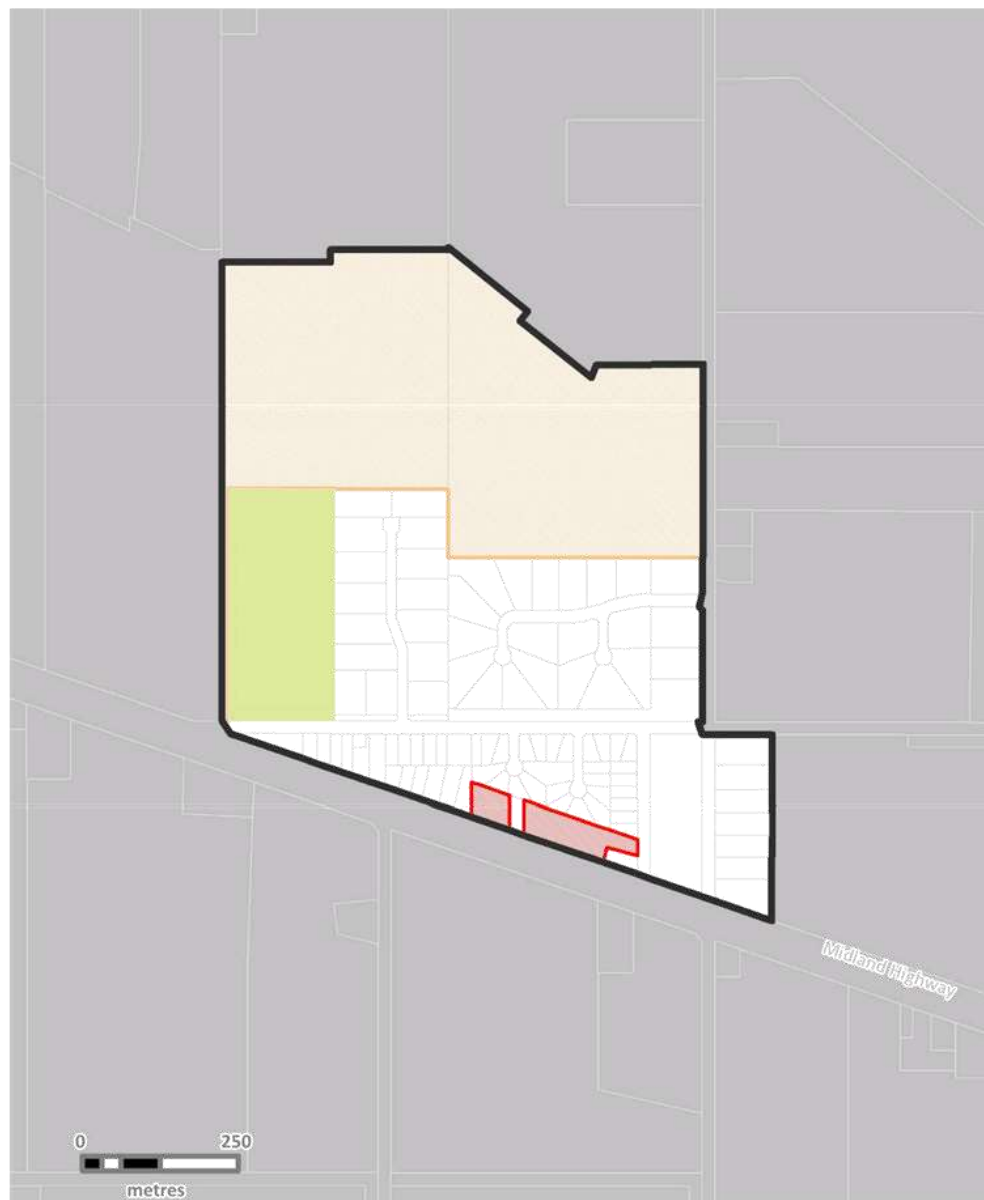
	Railway Station
	Railway Line
	Water Body



Table 8: Land Supply and Demand Profile – Murchison/Murchison East

Population 2016	742
Population Change % (2011 to 2016), avg annual	-0.8%
Population Change # (2011 to 2016)	-30
Dwelling Stock (2016)	339
Dwelling Change % (2011 to 2016), avg annual	-1.7%
Dwelling Change # (2011 to 2016)	-31
Lot Construction (total) 2018 to 2019	14
Vacant Lot Stock - urban	17
Broadhectare - Zoned (area - hectares)	156
Potential Residential (unzoned)- area/hectares	0
Vacant Lot Stock -rural residential (area/hectares)	2
Potential LDRZ (hectares)	90
Potential RLZ (hectares)	81



8.6 Shepparton East**Map 15:** Land Supply Profile – Shepparton East**Legend****Development Timing**

- 0-2 years
- 3-5 years
- 6-10 years
- 11+ years

- No timing
- Potential Residential
- Investigation Area
- Construction 2008-2019

Rural Assessment

- Rural Residential Occupied
- Rural Residential Vacant
- Potential Low Density
- Potential Rural Living

Features

- Railway Station
- Railway Line
- Water Body



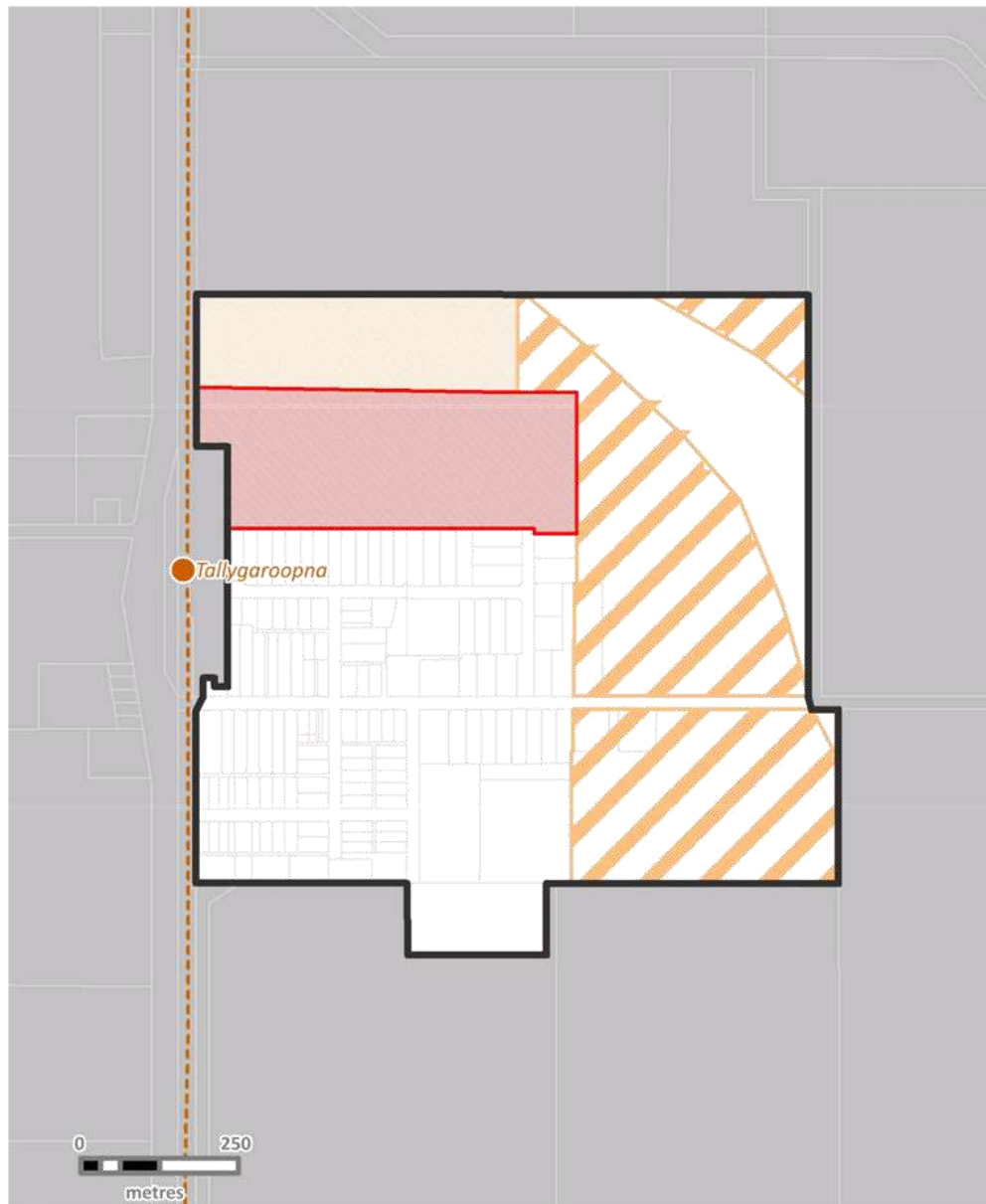
Table 9: Land Supply and Demand Profile – Shepparton East

Population 2016	207
Population Change % (2011 to 2016), avg annual	-1.8%
Population Change # (2011 to 2016)	-20
Dwelling Stock (2016)	85
Dwelling Change % (2011 to 2016), avg annual	2.3%
Dwelling Change # (2011 to 2016)	9
Lot Construction (total) 2018 to 2019	1
Vacant Lot Stock - urban	0
Broadhectare - Zoned (area - hectares)	7.5
Potential Residential (unzoned)- area/hectares	0
Vacant Lot Stock -rural residential (area/hectares)	0
Potential LDRZ (hectares)	28
Potential RLZ (hectares)	0



8.7 Tallygaroopna

Map 16: Land Supply Profile – Tallygaroopna



Legend

Rural Assessment

- Rural Residential Occupied
- Rural Residential Vacant
- Potential Low Density
- Potential Rural Living
- No timing

Features

- Railway Station
- Railway Line
- Water Body



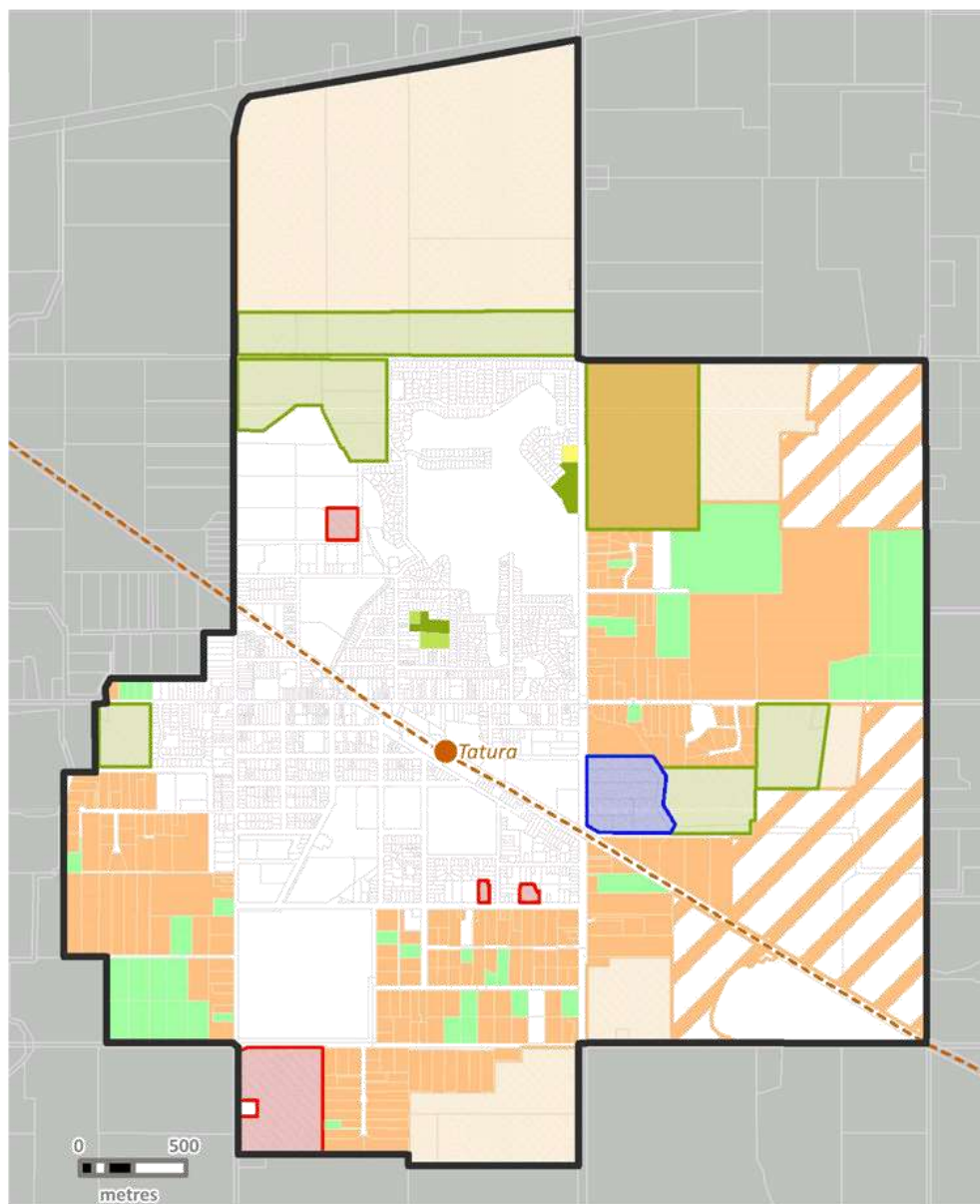
Table 10: Land Supply and Demand Profile - Tallygaroopna

Population 2016	258
Population Change % (2011 to 2016), avg annual	-0.4%
Population Change # (2011 to 2016)	-5
Dwelling Stock (2016)	98
Dwelling Change % (2011 to 2016), avg annual	0.4%
Dwelling Change # (2011 to 2016)	2
Lot Construction (total) 2018 to 2019	16
Vacant Lot Stock - urban	10
Broadhectare - Zoned (area - hectares)	13
Potential Residential (unzoned)- area/hectares	0
Vacant Lot Stock -rural residential (area/hectares)	0
Potential LDRZ (hectares)	8
Potential RLZ (hectares)	28



8.8 Tatura

Map 17: Land Supply Profile – Tatura



Legend

Development Timing

	0-2 years		No timing
	3-5 years		Potential Residential
	6-10 years		Investigation Area
	11+ years		Construction 2008-2019

Rural Assessment

	Rural Residential Occupied
	Rural Residential Vacant
	Potential Low Density
	Potential Rural Living

Features

	Railway Station
	Railway Line
	Water Body



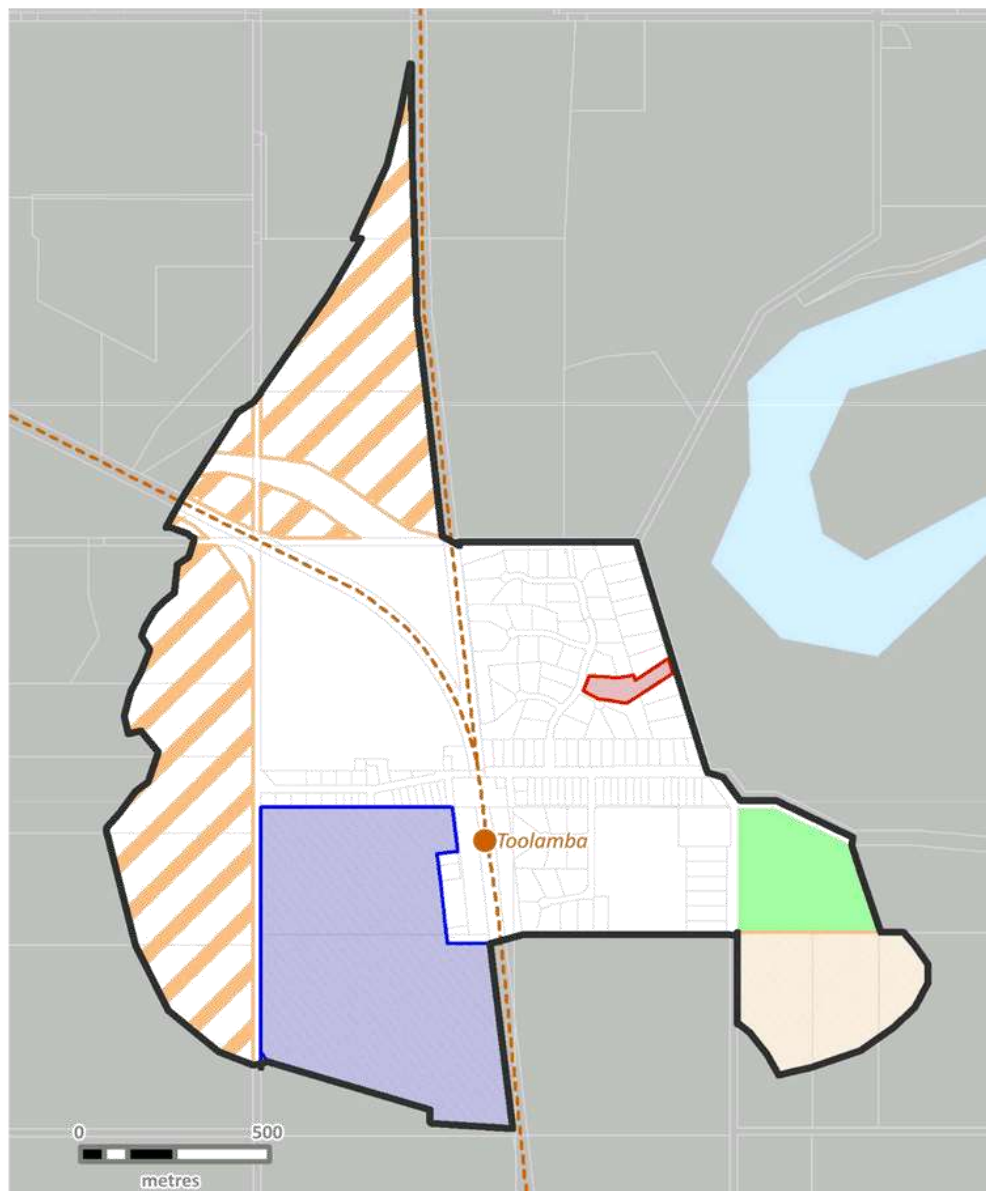
Table 11: Land Supply and Demand Profile - Tatura

Population 2016	4122
Population Change % (2011 to 2016), avg annual	1.9%
Population Change # (2011 to 2016)	369
Dwelling Stock (2016)	1824
Dwelling Change % (2011 to 2016), avg annual	1.9%
Dwelling Change # (2011 to 2016)	164
Lot Construction (total) 2018 to 2019	283
Vacant Lot Stock - urban	87
Broadhectare - Zoned (area - hectares)	5.4
Potential Residential (unzoned)- area/hectares	134
Vacant Lot Stock -rural residential (area/hectares)	88
Potential LDRZ (hectares)	276
Potential RLZ (hectares)	162



8.9 Toolamba & Old Toolamba

Map 18: Land Supply Profile – Toolamba/Old Toolamba



Legend

Development Timing

0-2 years	No timing
3-5 years	Potential Residential
6-10 years	Investigation Area
11+ years	Construction 2008-2019

Rural Assessment

Rural Residential Occupied
Rural Residential Vacant
Potential Low Density
Potential Rural Living

Features

Railway Station
Railway Line
Water Body



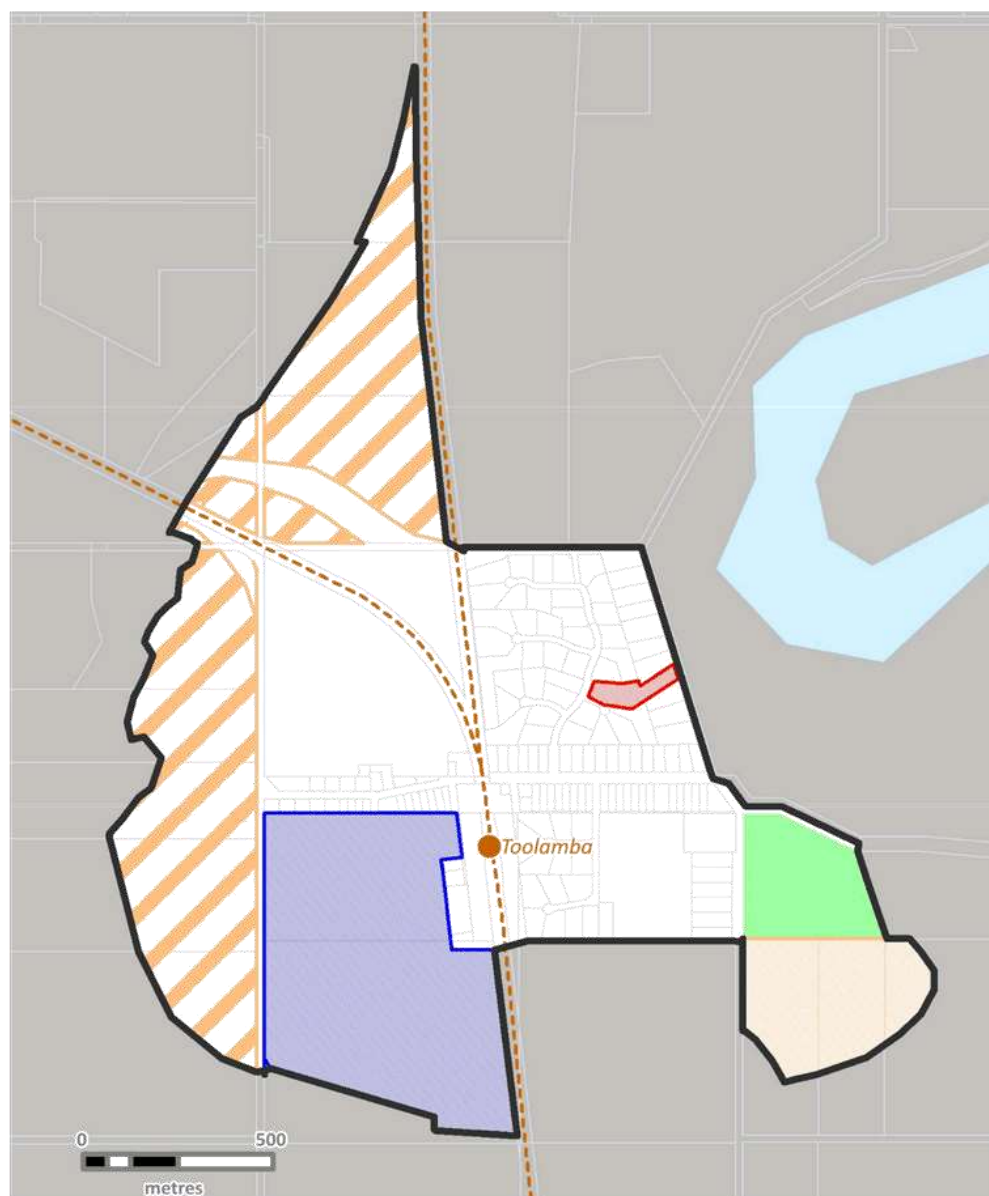
Table 12: Land Supply and Demand Profile – Toolamba & Old Toolamba

Population 2016	352
Population Change % (2011 to 2016), avg annual	3.9%
Population Change # (2011 to 2016)	61
Dwelling Stock (2016)	122
Dwelling Change % (2011 to 2016), avg annual	4.7%
Dwelling Change # (2011 to 2016)	25
Lot Construction (total) 2018 to 2019	24
Vacant Lot Stock - urban	5
Broadhectare - Zoned (area - hectares)	46
Potential Residential (unzoned)- area/hectares	0
Vacant Lot Stock -rural residential (area/hectares)	10
Potential LDRZ (hectares)	15
Potential RLZ (hectares)	70



8.10 Undera

Map 19: Land Supply Profile – Undera



Legend

Development Timing

- 0-2 years
- 3-5 years
- 6-10 years
- 11+ years

- No timing
- Potential Residential
- Investigation Area
- Construction 2008-2019

Rural Assessment

- Rural Residential Occupied
- Rural Residential Vacant
- Potential Low Density
- Potential Rural Living

Features

- Railway Station
- Railway Line
- Water Body



Table 13: Land Supply and Demand Profile - Undera

Population 2016	99
Population Change % (2011 to 2016), avg annual	1.5%
Population Change # (2011 to 2016)	7
Dwelling Stock (2016)	31
Dwelling Change % (2011 to 2016), avg annual	2.8%
Dwelling Change # (2011 to 2016)	4
Lot Construction (total) 2018 to 2019	0
Vacant Lot Stock - urban	0
Broadhectare - Zoned (area - hectares)	53
Potential Residential (unzoned)- area/hectares	0
Vacant Lot Stock -rural residential (area/hectares)	0
Potential LDRZ (hectares)	0
Potential RLZ (hectares)	78



INDUSTRIAL LAND SUPPLY & DEMAND ASSESSMENT

City of Greater Shepparton

September 2019

Final



23/09/2019

Final Version 1.0

Spatial Economics Pty Ltd

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EXECUTIVE SUMMARY

In 2016, Spatial Economics Pty Ltd undertook both a residential and industrial land supply assessment for the Greater Shepparton City Council. This report (industrial land component) provides an update of the assessment undertaken in 2016.

Supply of Industrial Land

As at March 2019, there was a total of 644.5 hectares of zoned industrial land stocks, of which 138 hectares were assessed as available (supply) for industrial purpose development¹. This quantum of zoned industrial supply relative to unavailable industrial land stocks equates to a total land area vacancy rate of 21%.

Compared to the previous industrial land supply assessment undertaken in 2016, the comparable land area vacancy rate for land zoned Industrial 1 (INZ1) and Industrial 2 (INZ2) has substantially decreased, from 34% to 23%.

In terms of the geographic spread of zoned industrial land stocks across Greater Shepparton, the large majority of industrial land is located in the industrial precinct of East Shepparton, with a total of 313 hectares 49% of the total zoned industrial land stocks.

The next largest industrial precinct is North Shepparton at 92 hectares, of which 12.7 hectares is identified as supply. The stock of industrial land for the remaining industrial precincts include:

- Lemnos – 58.7 hectares;
- Kialla – 54.7 hectares;
- North West Shepparton – 53.9 hectares;
- Mooroopna – 41.6 hectares; and
- Tatura – 30.4 hectares.

Of the industrial lots identified as supply across Greater Shepparton:

- 70 are located in the East Shepparton precinct;
- 21 in the Kialla precinct;
- 8 in the Mooroopna precinct;
- 4 in the North Shepparton precinct;
- 2 respectively in the Lemnos and Tatura precinct; and
- 1 in the North West Shepparton precinct.

There are five major sites (investigation areas) identified for future potential industrial zoning across Greater Shepparton. Of these sites two are located in Tatura (8 and 14 hectares respectively), one in Mooroopna (20 hectares), one in Lemnos (38 hectares) and one in North Shepparton (162 hectares).

Investigation Area 10 (Investigation Area 4 in Clause 21.04-1 Urban Consolidation and Growth) – East of Doyles Road, Grahamvale -has not been included in this assessment as potential (unzoned) industrial land. This is primarily due to the uncertainty of this area regarding its suitability for industrial development.

¹ Excludes industrial land zoned SUZ



Recent Subdivision Activity

Since 2015/16 there have been 57 industrial lots constructed. There has been a significant increase in the subdivision of lots sized from 0.5 to 5 hectares (50% of subdivision activity compared to 9% from 2008 to 2015). Again, the majority (61%) of this recent subdivision activity has been in the East Shepparton industrial precinct.

Industrial lot subdivision activity has decreased marginally since 2015/16, averaging 15 per annum. This compares to 19 lots per annum from 2008 to 2015.

Land Consumption

Consumption of industrial land across Greater Shepparton for various time periods include:

- 3.45 hectares per annum from 2009 to 2015;
- 6.27 hectares per annum from 2015 to 2017; and
- 7.51 hectares per annum from 2017 to 2019.

As measured from 2015 the distribution of industrial land consumption by industrial precinct includes:

- 3.9 hectares per annum in East Shepparton (57% of construction activity);
- 2 hectares per annum in North Shepparton (29% of activity); and
- 0.9 hectares per annum in Kialla (13% of activity).

Further analysis has been undertaken to establish the lot size distribution of consumed industrial land from 2009 to 2019. This is a prime indicator of expressed demand for new industrial built premises. In total there was 71 separate industrial lots that had industrial premises constructed. In summary:

- 70% or 50 lots were sized from 0.1 to 0.5 hectares;
- 17% or 12 lots were sized 0.5 to 1 hectare in size;
- 11% or 8 lots were sized 1 to 5 hectares; and
- 1 lot was sized greater than 5 hectares.

Indicators of Industrial Development Activity

In recent years, the value of industrial building approval activity has significantly increased compared to the medium-term average, this will directly correlate into increased levels of industrial land consumption.

From July 2011 to the March quarter 2019 there was an average annual value of \$14.7 million for select industrial building approval activity. In recent years, the value of industrial building approval activity has significantly increased. Increasing from \$13.8 million in 2016/17, to \$16 million in 2017/18 and to a record high as at the March quarter 2019 of over \$20 million.

Historically, the Gross Regional Product (GRP) for Greater Shepparton has been relatively consistent at around \$3,073 million per annum. However, since 2014 the GRP has increased by 14% to \$3,512 million in 2018.

Both the Manufacturing and Agricultural sectors are key drivers for the consumption of industrial land in Greater Shepparton, directly via manufacturing, processing of agricultural commodities and associated wholesaling, transport and distribution.

The Manufacturing and Agricultural sectors in Greater Shepparton combined equate to:

- 25% of the total value add of the local economy;



- 25% of total employment; and
- 50% of the localised export value.

Total employment in Greater Shepparton since 2010/11 has increased by 7%, however employment in the Agricultural sector has increased by 24%. Whereas, for the same period, employment in the Manufacturing sector declined by 12%.

The industrial sector in Greater Shepparton is experiencing strong growth in recent years, this will ultimately flow into the demand for industrial land, particularly for agricultural processing, transport logistics, warehousing and smaller support industries such as refrigeration repairs/maintenance, mechanical servicing etc.

Adequacy

In total, there is between **13 to 21 years** supply of industrial zoned land across Greater Shepparton and an additional **20 to 32** years supply of land identified for future industrial zoning/development.

The estimation of 13 to 21 years supply of zoned industrial land masks the current deficiency of zoned industrial land across Greater Shepparton.

Spatial Economics consider there are currently insufficient zoned broadhectare land stocks to meet the requirements in the medium to longer term. Greater Shepparton is currently experiencing a rapid increase in the actual consumption of industrial land at unprecedented levels.

In total, there are only 109 vacant industrial allotments, representing a lot vacancy rate of just 11%. Both the quantum and vacancy rate relative to metropolitan Melbourne and other major regional Victorian centres is considerably low. Typically, the lot vacancy rate is from 25 to 30%.

Outside of the industrial precincts of East Shepparton and Kialla there are minimal vacant zoned industrial lots, specifically by industrial precinct:

- Lemnos – 2 lots;
- Mooroopna – 8 lots;
- North Shepparton – 4 lots;
- North West Shepparton – 2 lots; and
- Tatura – 2 lots.

Furthermore, there are significant deficiencies in the lot size composition. Since 2009, 30% of all industrial land consumption was on lots sized greater than 0.5 hectares. Currently there are only 31 vacant lots sized over 0.5 hectares. In addition, there are only 5 lots sized greater than 5 hectares, and none over 10 hectares. This provides limited choice for potential large industrial land users and limited stock for further subdivision to smaller allotments.

There are currently 233 industrial land users on lots sized less than 1,000 sqm, but only 5 vacant lots in this size.



1.0 Introduction

1.1 Context

The following report is an industrial land supply and demand assessment for the City of Greater Shepparton.

The assessment includes:

- the identification of historical and current industrial lot construction activity by location;
- quantification of local demand drivers/activity for industrial land consumption;
- localised employment trends/composition;
- the identification of historical and current industrial land consumption by location;
- identification of all zoned and unzoned industrial land supply stocks including estimates of the net developable land area on a lot by lot basis;
- presentation of potential future land consumption scenarios; and
- estimation of the years of supply of undeveloped industrial land stocks.

The assessment provides a robust and transparent assessment of the supply and demand for industrial land across Greater Shepparton. The assessment will facilitate informed decision making in terms of the existing and future industrial land supply requirements.

In addition, the information will be of assistance to other related planning processes such as infrastructure and service planning.

1.2 Purpose

The monitoring of land supply is a key tool to assist in the management and development of urban growth across Greater Shepparton. The primary purpose of monitoring industrial land supply is to improve the management of urban growth by ensuring that council, public utilities, government and the development industry have access to up-to-date and accurate information on industrial land availability, development trends, new growth fronts, and their implications for planning and infrastructure investment.

The following report provides accurate, consistent and updated intelligence on industrial land supply and demand. This in turn assists decision-makers in:

- maintaining an adequate supply of industrial land for future employment purposes;
- providing information to underpin strategic planning in urban centres;
- linking land use with infrastructure and service planning and provision;
- taking early action to address potential land supply shortfalls and infrastructure constraints; and
- contributing to the containment of public sector costs by the planned, coordinated provision of infrastructure to service the staged release of land for urban development.



2.0 Approach & Methodology

The following provides a brief outline of the major methodologies and approach in the assessment of recent industrial lot construction, industrial land supply areas, industrial land consumption and associated demand projections and determination of assessing adequacy of industrial land stocks. A more detailed methodology is available titled "*Residential & Industrial Land Supply – Background Paper*" which is available at www.G21.vic.gov.au

2.1 Industrial Land Supply

Industrial land is used for a defined set of industrial uses although there are often a significant proportion of non-industrial uses that occupy industrial land. In line with the definition used by the State Government in the Metropolitan and Regional Urban Development Program, the zones that are considered primarily for industrial use across the municipality of Shepparton include: Industrial 1 Zone (IN1Z), Industrial 3 Zone (IN3Z), Commercial 2 Zone (C2 Zone), and select Special Use Zones (SUZ 6, 9 & 11).

Future (unzoned) industrial land is identified through various strategic planning policy documents and consultation with municipal officers. Future industrial land is currently unzoned to support industrial development; however the land is designated for future industrial purpose.

In this project every parcel of land is deemed to be unavailable or available as supply.

- *Supply* – zoned industrial land classified as available for industrial development. This includes land that is vacant, disused or assigned to marginal non-industrial uses with little capital value, such as farm sheds.
- *Unavailable* – zoned industrial land classified as unavailable for industrial development. This includes land already occupied by industrial uses, construction sites, major infrastructure, capital intensive farming operations, established residential premises or where it is known that the owner has strong intentions not to develop the land in the medium to long term or when there is a known development commitment.

For all industrial land, each individual parcel is recorded with its size and the applicable zone. This enables an assessment of the overall or gross stock of land either as unavailable or available as supply.

In instances where industrial land was in the process of being approved for rezoning to another use (for example a Commercial, Residential or Mixed Use Zone) and, based on Council feedback, the land is identified as unavailable.

In several instances, discrete parcels of land (within one title) have been created to demonstrate a high degree of availability for development on a particular site. For example, where there is a significant area of land with a specific use operating from a small portion of the land and it is understood the balance of the land is regarded as a potential development site, the title area has been split to show the occupied and vacant components of the land.

The supply of industrial land must take into account the likelihood of a reasonable level of infrastructure servicing. However, the level of servicing required for industrial land in small towns is not necessarily high and industrial land may be considered as supply with only limited services available.

All industrial land that is identified as available as supply, is assessed to determine the "net developable land" which is the land available to develop for industrial uses. This is after allowing for local roads and open space as well as allowing for any constraints that are on the land. These constraints including native vegetation, flooding, or terrain can be very



significant and have large effects on the availability of land. The determination of net developable land is done on a site by site basis with reference to any constraints.

2.2 Industrial Lot Construction

Analysis of the cadastral database on land zoned for industrial purposes from July 2008 to March 2019 was undertaken to determine the location, volume and resultant lot size of industrial lot subdivisions.

2.3 Industrial Land Consumption

To determine industrial land consumption, examination of aerial imagery between specific periods was undertaken and updated to March 2019 via a land use survey of each previously identified vacant industrial allotment.

In comparing the extent to which consumption has occurred, land has been 'back cast' against previous periods to ensure like for like areas have been compared. This has been done to ensure that the effect of the rezoning of new industrial land or the rezoning of industrial land to non-industrial uses does not distort the actual consumption that has occurred between periods.

2.4 Future Demand

Projected industrial land demand has been based on the recent industrial land consumption method that calculates the use of industrial land by location, by zone and importantly area. This method is utilised by State Governments' Metropolitan and Regional Urban Development Program.

This method is particularly appropriate for large metropolises, regional centres and townships where there is sufficient demand for industrial land as well as unconstrained supply.

Historical industrial land consumption under the above conditions is a sound base to assess future consumption of industrial land consumption. However, economic/employment activity can and will invariably change. Specifically, as local resident population increases so will the requirement for additional employment land to 'service' the resident population needs. In addition, there is always the likelihood of 'export' related industry development that would require additional industrial land.

Due to this uncertainty relating to forecasting industrial land requirements, three demand scenarios are presented, namely:

Scenario One: Long Term Trend – is assumed at an average annual rate of industrial land consumption of 4.8 hectares. This represents actual industrial land consumption from 2009 to 2019.

Scenario Two: Recent Trend - is assumed at an average annual rate of industrial land consumption of 6.9 hectares. This represents actual industrial land consumption from 2015 to 2019.

Scenario Three: Sustained Accelerated Growth – is assumed at an average annual rate of industrial land consumption of 7.5 hectares. This represents actual industrial land consumption from 2017 to 2019.

Due to the demand for industrial land being relatively 'lumpy' (compared to residential land) the above approach provides sensitivity testing to allow for plausible significant increases in demand for industrial land.



2.5 Adequacy of Industrial Land Stocks

Industrial land 'adequacy' is illustrated by using the number of years of supply through the interaction of both demand and supply. The number of 'years of supply' is measured by dividing estimates of both zoned and unzoned areas (net developable) by the average annual rate of industrial land consumption.

Demand scenarios have been developed for potential higher levels of future demand, to take into account either higher population growth or specific changes to the employment/industrial land market i.e. increased economic development activity.

Industrial land is usually clustered together in definitive nodes or clusters due to the negative external effects of industrial uses on other land uses. Hence, industrial land is analysed through identified industrial precincts.

For the City of Greater Shepparton, the following industrial precincts have been identified, and subsequently land supply information reported and assessed at an industrial precinct and municipal level.

- East Shepparton
- Kialla
- Lemnos
- Mooroopna
- North Shepparton
- North West Shepparton
- Tatura.

The adequacy of industrial land stocks is reported at a municipal level.



3.0 Recent Industrial Development Activity

Key Findings

From July 2011 to the March quarter 2019 there was an average annual value of \$14.7 million for select industrial building approval activity. In recent years the value of industrial building approval activity has significantly increased. Increasing from \$13.8 million in 2016/17, to \$16 million in 2017/18 and to a record high at the **March quarter 2019 of over \$20 million.**

Since 2015/16 there have been 57 industrial lots constructed. Industrial lot subdivision activity has decreased marginally since 2015/16, averaging **15 per annum**. This compares to 19 lots per annum from 2008 to 2015.

Consumption of industrial land across Greater Shepparton for various time periods include:

- 3.45 hectares per annum from 2009 to 2015;
- 6.27 hectares per annum from 2015 to 2017; and
- 7.51 hectares per annum from 2017 to 2019.

The Manufacturing and Agricultural sectors in Greater Shepparton combined equate to:

- 25% of the total value add of the local economy;
- 25% of total employment; and
- 50% of the localised export value.

The value adding of the Agricultural sector has increased by 54% since 2015/16, increasing from \$280 million to \$435 million.

The following provides an overview of the quantum, location and composition of industrial (and related) development activity in terms of:

- Industrial subdivision activity;
- Consumption of industrial land (construction);
- Value of building approvals;
- Value of Gross Regional Product;
- Value adding by specific industry sectors;
- Value of specific local exports; and
- Employment.

3.1 Industrial Subdivision Activity

Detailed analysis of the cadastral database of industrial zoned land across Greater Shepparton was undertaken to establish the location, volume and resultant lot size of industrial subdivision activity. Table 1 summarises the results of this analysis.

From July 2008 to July 2015 there were a total of 115 zoned industrial land subdivisions, with the majority (79 or 69%) located in the East Shepparton industrial precinct and a further 28 lots (24% of activity) located in Kialla. There was minimal industrial subdivision activity in Lemnos, Mooroopna and North Shepparton. There was no industrial subdivision over this period in Tatura.

The majority (75%) of subdivisions resulted in industrial allotments sized from 0.1 to 0.5 hectares and 15% of subdivision resulting in lots sized less than 1,000 sqm.

From July 2008 to July 2015, on average there was 19 industrial subdivisions.



Table 1: Number of Industrial Subdivisions by Lot Size, 2008/09 to 2014/15

Precinct/LGA	Less than 0.1 hectares	0.1 to 0.5 hectares	0.5 to 1 hectares	1 to 5 hectares	5+ hectares	Total
East Shepparton	10	61	3	3	2	79
Kialla	5	21	2			28
Lemnos		2	2			4
Mooroopna	2					2
North Shepparton		2				2
Greater Shepparton	17	86	7	3	2	115

Source: Spatial Economics Pty Ltd

Since 2015/16 there have been 57 industrial lots constructed (Table 2). There has been a significant increase in the subdivision of lots sized from 0.5 to 5 hectares (50% of subdivision activity compared to 9% for the previous period). Again, the majority (61%) of this recent subdivision activity has been in the East Shepparton industrial precinct.

Industrial lot subdivision activity has decreased marginally since 2015/16, averaging 15 per annum. This compares to 19 lots per annum from 2008 to 2015.

Table 2: Number of Industrial Subdivisions by Lot Size, 2015/16 to 2018/19¹

Precinct/LGA	Less than 0.1 hectares	0.1 to 0.5 hectares	0.5 to 1 hectares	1 to 5 hectares	5+ hectares	Total
East Shepparton		20	10	5		35
Kialla		1	1	1		3
Mooroopna	3					3
North Shepparton		3	1	3	1	8
Tatura		1	2	5		8
Greater Shepparton	3	25	14	14	1	57

Source: Spatial Economics Pty Ltd

¹: As at March quarter 2019

The majority (75% or 24 lots) of industrial subdivision activity has been on land zoned Industrial 1 (IN1Z), 14% or 24 lots zoned Commercial 2 (C2Z) and the remainder (11% or 19 lots) zoned Industrial 3 (IN3Z).

The resultant lot size from industrial land subdivision across Greater Shepparton is typically 2,900 sqm. However, there is significant variance across the differing industrial precincts, ranging from:

- 2,700 sqm in East Shepparton;
- 3,000 sqm in Kialla;
- 5,900 sqm in Lemnos;
- 6,200 sqm in North Shepparton; and
- 1.72 hectares in Tatura.



3.2 Consumption of Industrial Land

Detailed analysis of existing and historic aerial imagery combined with zoning/cadastral information and current comprehensive land use surveys from 2009 to 2019 has been used to establish the consumption of industrial land.

Consumption of industrial land refers to the construction on previously unoccupied industrial land over-time.

From this assessment the consumption of industrial land can be established by location, lot size and zoning. Consumption of industrial land is used as the primary indicator of future demand for industrial land and therefore the adequacy (years of supply) can be established.

There has been a steady and substantial increase over-time of the consumption of industrial land across the Greater Shepparton municipal area.

Consumption of industrial land across Greater Shepparton for various time periods include:

- 3.45 hectares per annum from 2009 to 2015;
- 6.27 hectares per annum from 2015 to 2017; and
- 7.51 hectares per annum from 2017 to 2019.

As measured from 2015 the distribution of industrial land consumption by industrial precinct includes:

- 3.9 hectares per annum in East Shepparton (57% of construction activity);
- 2 hectares per annum in North Shepparton (29% of activity); and
- 0.9 hectares per annum in Kialla (13% of activity).

Comparatively there was minimal industrial land consumption in the industrial precincts of Lemnos, Mooroopna, North West and Tatura.

As measured from 2009 to 2019, 48.25 hectares of industrial land was consumed across Greater Shepparton, the majority (61% or 29.6 hectares) of this consumption has been on land zoned Industrial 1 (INZ1). This is followed by land zoned Commercial 1 (C1Z) at 15 hectares and 3.6 hectares of land zoned Industrial 3 (INZ3).

Further analysis has been undertaken to establish the lot size distribution of consumed industrial land from 2009 to 2019. This is a prime indicator of expressed demand for new industrial built premises. In total there was 71 separate industrial lots that had industrial premises constructed. In summary:

- 70% or 50 lots were sized from 0.1 to 0.5 hectares;
- 17% or 12 lots were sized 0.5 to 1 hectare in size;
- 11% or 8 lots were sized 1 to 5 hectares; and
- 1 lot was sized greater than 5 hectares.

Over this period, there was 43 lots consumed in the East Shepparton industrial precinct, 15 in Kialla and 11 in North Shepparton.



3.3 Industrial Building Approval Activity

The following provides an overview of the value of selected industrial building approvals by type for Greater Shepparton, Table 3 summarises the outcomes.

Table 3: Value (\$ million) of Industrial Building Approvals by Type

	2011/ 12	2012/ 13	2013/ 14	2015/ 16	2016/ 17	2017/ 18	2018/ 19 ¹
Factories	0.60	10.28	2.09	3.54	4.90	2.62	9.03
Warehouses	7.53	5.93	2.49	5.26	4.68	4.19	8.96
Agricultural Buildings	3.15	0.79	1.48	4.93	3.84	8.01	0.74
Other industrial buildings	0.11	0.43	0.20	0.85	0.26	1.19	1.45
Greater Shepparton	11.39	17.43	6.27	14.58	13.68	16.00	20.19

Source: Australian Bureau of Statistics: Building Activity. Cat# 8752.0

1: As at March quarter 2019

From July 2011 to the March quarter 2019 there was an average annual value of \$14.7 million for select industrial building approval activity. In recent years, the value of industrial building approval activity has significantly increased. Increasing from \$13.8 million in 2016/17, to \$16 million in 2017/18 and to a record high at the March quarter 2019 of over \$20 million.

In 2018/19, there was \$9 million in building approvals for factories and nearly \$9 million of approvals for Warehouses. Whereas, in 2017/18 there was significant value (\$8 million) for Agricultural Buildings.

In recent years, the value of industrial building approval activity has significantly increased compared to the medium-term average, this will directly correlate into increased levels of industrial land consumption.

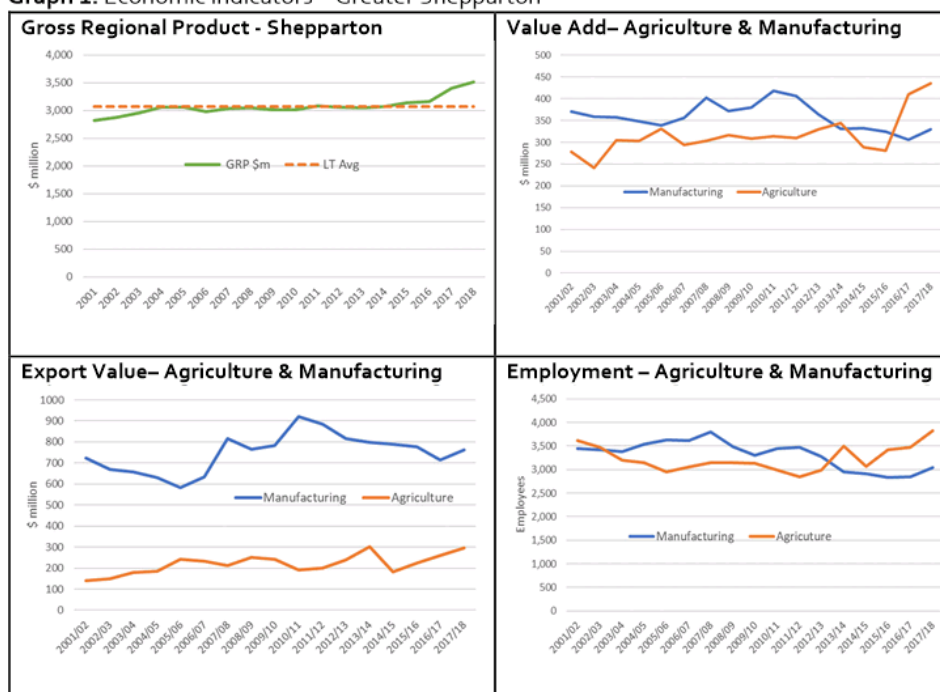
3.4 Supporting Indicators of Industrial Development Activity

The following provides a brief snapshot of economic activity trends in Greater Shepparton that provides an insight to the likely future industrial activity and therefore ultimately, informing industrial land requirements.

The Gross Regional Product (GRP) is a prime indicator of level of economic activity, in that the GRP is the market value of all final goods and services produced by all firms in an economy.

Historically, the GRP for Greater Shepparton has been relatively consistent at around \$3,073 million per annum. However, since 2014 the GRP has increased by 14% to \$3,512 million in 2018.



Graph 1: Economic Indicators – Greater Shepparton

Source: id community

Both the Manufacturing and Agricultural sectors are key drivers for the consumption of industrial land in Greater Shepparton, directly via manufacturing, processing of agricultural commodities and associated wholesaling, transport and distribution.

The Manufacturing and Agricultural sectors in Greater Shepparton combined equate to:

- 25% of the total value add of the local economy;
- 25% of total employment; and
- 50% of the localised export value.

Total employment in Greater Shepparton since 2010/11 has increased by 7%, however employment in the Agricultural sector has increased by 24%. Whereas, for the same period, employment in the Manufacturing sector declined by 12%.

The decline in Manufacturing employment is reflected in both the decline of the value adding value and export value of this sector. However, Manufacturing still remains a significant driver of the economy in Greater Shepparton (and therefore industrial land consumption). In 2017/18, the Manufacturing industry created \$761 million in export value compared to \$295 million for the Agricultural industry.

In recent years, the Agricultural industry in Greater Shepparton has experienced significant growth. In terms of total export value, in 2017/18 matched the previous peak of approximately \$295 million, increasing from a low of \$182 million in 2014/15.

Importantly, the value adding of the Agricultural sector has increased by 54% since 2015/16, increasing from \$280 million to \$435 million.

The industrial sector in Greater Shepparton is experiencing strong growth in recent years, this will ultimately flow into to the demand for industrial land, particularly for agricultural



processing, transport logistics, warehousing and smaller support industries such as refrigeration repairs/maintenance, mechanical servicing etc.

Key Issues

Greater Shepparton in recent years has experienced a significant increase in industrial activity, in terms of:

- Consumption of industrial land, up from 3.35 hectares historically to 7.5 hectares recently;*
- Value of select industrial building approvals up from \$6 million in 2013/14 to \$20 million at the March q 2019;*
- the value adding of the Agricultural sector has increased by 54% since 2015/16, increasing from \$280 million to \$435 million; and*
- employment in the Agricultural sector has increased by 24% since 2010/11.*

However, the quantum of industrial subdivision activity has been relatively constant over-time, with a slight decline in recent years. This indicates industrial development activity has been on existing vacant lot stock.

Of strategic importance is the clear observed significant increase in industrial development activity. It is unknown and difficult to accurately predict whether this level of development activity will sustain over the longer term. What is critical, is to plan for this level of development activity and hence plan for plausible demand scenarios.



4.0 Industrial Land Stocks

Key Findings

As at March 2019, there was a total of 644.5 hectares of zoned industrial land stocks, of which 138 hectares were assessed as available (supply) for industrial purpose development. This quantum of zoned industrial land supply relative to unavailable industrial land stocks equates to a total land area vacancy rate of 21%.

In terms of the geographic spread of zoned industrial land stocks across Greater Shepparton, the large majority of industrial land is located in the industrial precinct of East Shepparton, with a total of 313 hectares - 49% of the total zoned industrial land stocks.

The next largest industrial precinct is North Shepparton at 92 hectares. The stock of industrial land for the remaining industrial precincts include:

- Lemnos – 58.7 hectares;
- Kialla – 54.7 hectares;
- North West Shepparton – 53.9 hectares;
- Mooroopna – 41.6 hectares; and
- Tatura – 30.4 hectares.

Across Greater Shepparton there is a variety of industrial zone types, specifically there are:

- 40 hectares of land zoned Industrial 3 (INZ3);
- 96 hectares of land zoned Commercial 2 (C2Z);
- 253 hectares of land zoned Special Use (SUZ - 6, 9 & 11); and
- 509 hectares of land zoned Industrial 1 (INZ1).

There are five major sites identified for future potential industrial zoning across Greater Shepparton. Of these sites two are located in Tatura (8 and 14 hectares respectively), one in Mooroopna (20 hectares), one in Lemnos (38 hectares) and one in North Shepparton (162 hectares).

As at March 2019, there was a total of 961 zoned industrial allotments, of which 108 lots were identified as available supply.

Of the 961 industrial allotments 76% are sized below 0.5 hectares, specifically 238 lots are sized less than 1,000 sqm and 495 lots sized from 1,000 to 5,000 sqm. There are 228 lots sized greater than 5,000 sqm across the municipal area, of which only 30 are identified as supply.

The following section of the report provides an overview of:

- existing zoned industrial land stocks;
- identified future (unzoned) industrial land stocks;
- stock of available (supply) and unavailable industrial land stocks;
- lot size distribution; and
- estimated net developable area.

The industrial land market across Greater Shepparton is primarily located in the urban centres of Shepparton/Mooroopna and to a lesser degree Tatura. For this report, seven industrial precincts have been established on distinct geographical industrial sub-markets. These include: East Shepparton, Lemnos, North Shepparton, North West Shepparton, Mooroopna, Kialla and Tatura.

The majority of historical activity in terms of subdivision, construction and existing industrial uses are located within the East Shepparton industrial precinct.



4.1 Industrial Land Stocks - Area

As at March 2019², there was a total of 644.5 hectares of zoned industrial land stocks, of which 138 hectares were assessed as available (supply) for industrial purpose development. This quantum of zoned industrial land supply relative to unavailable industrial land stocks equates to a total land area vacancy rate of 21%.

Compared to the previous industrial land supply assessment undertaken in 2016, the comparable land vacancy rate for land zoned Industrial 1 (INZ1) and Industrial 2 (INZ2) has substantially decreased, from 34% to 23%. This simply illustrates the recent consumption levels and known commitments for the zoned industrial land stocks in recent years.

In terms of the geographic spread of zoned industrial land stocks across Greater Shepparton, the large majority of industrial land is located in the industrial precinct of East Shepparton, with a total of 313 hectares - 49% of the total zoned industrial land stocks. Of this industrial land located in East Shepparton, 52 hectares is identified as available supply (down from 98 hectares at the 2016 assessment), a 16% land area vacancy rate.

The next largest industrial precinct is North Shepparton at 92 hectares, of which 12.7 hectares is identified as supply. The stock of industrial land for the remaining industrial precincts include:

- Lemnos – 58.7 hectares;
- Kialla – 54.7 hectares;
- North West Shepparton – 53.9 hectares;
- Mooroopna – 41.6 hectares; and
- Tatura – 30.4 hectares.

Table 4 summarises the gross area of industrial land stocks by land status and zone type across Greater Shepparton by industrial precinct.

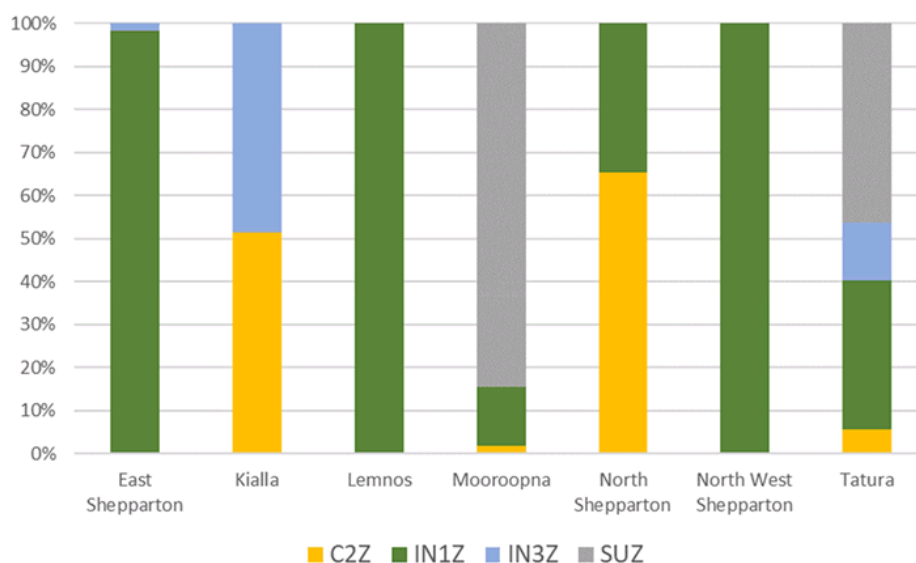
Across Greater Shepparton there is a variety of industrial zone types, specifically there are:

- 40 hectares of land zoned Industrial 3 (INZ3);
- 96 hectares of land zoned Commercial 2 (C2Z);
- 253 hectares of land zoned Special Use (SUZ - 6, 9 & 11); and
- 509 hectares of land zoned Industrial 1 (INZ1).

Graph 2 below illustrates the zoning composition by industrial precinct (measured in area).

² This figure excludes industrial land zoned SUZ that is designated for specific industrial use purposes, specifically SUZ 6, 9 & 11



Graph 2: Zoning Composition by Industrial Precinct (area), 2019

Source: Spatial Economics Pty Ltd

There are three separate areas zoned Special Use. The area zoned SUZ6 is reserved for and for uses associated with the GV Link Freight Logistics Centre. This land is currently undeveloped. This site will not be available for general industrial use. However, the specific location of a freight and logistics centre will mean that there is limited demand for industrial land for these purposes elsewhere across the City of Greater Shepparton.

The areas zones SUZ9 and SUZ11 are designated for Tatura Milk Industries and Unilever respectively and these two industries control all of the land, hence the land is deemed unavailable.

There are five major sites identified for future potential industrial zoning across Greater Shepparton. Of these sites two are located in Tatura (8 and 14 hectares respectively), one in Mooroopna (20 hectares), one in Lemnos (38 hectares) and one in North Shepparton (162 hectares).

Investigation Area 10 (Investigation Area 4 in Clause 21.04-1 Urban Consolidation and Growth) – East of Doyles Road, Grahamvale -has not been included in this assessment as potential (unzoned) industrial land. This is primarily due to the uncertainty of this area regarding its suitability for industrial development. There are a variety of strategic planning issues to be addressed including: access; drainage, flooding and proximity to sensitive land uses. At this stage it is unclear what the future land use or land uses will be.

4.2 Industrial Land Stocks – Lot Size Distribution

Table 6³ below details the number of zoned industrial lots by selected lot size cohorts. As at March 2019, there was a total of 961 zoned industrial allotments, of which 108 lots were identified as available supply.

Of the 961 industrial allotments 76% are sized below 0.5 hectares, specifically 238 lots are sized less than 1,000 sqm and 495 lots sized from 1,000 to 5,000 sqm. There are 228 lots

³ Excludes industrial land zoned SUZ that is designated for specific industrial use purposes, specifically SUZ 6, 9 & 11



sized greater than 5,000 sqm across the municipal area, of which only 30 are identified as supply.

Spatial Economics make the observation that the lot size distribution in Greater Shepparton has a higher proportion of larger lots compared to other major regional Victorian urban centres.

Of the industrial allotments located in the East Shepparton industrial precinct, there are 521 lots sized below 0.5 hectares, of which 57 are identified as supply. There is an additional 113 lots sized greater than 5,000 sqm, of which only 13 are identified as supply. East Shepparton has a lot vacancy rate of 11%, which is considered low.

Of the 109 industrial allotments in the Kialla industrial precinct, 21 have been identified as supply (19% lot vacancy rate).

For the remaining industrial precincts as at March 2019, there were:

- North Shepparton – total of 85 industrial lots (5% vacancy rate);
- Tatura – total of 51 industrial lots (4% vacancy rate);
- Mooroopna – total of 49 industrial lots (16% vacancy rate);
- Lemnos – total of 20 industrial lots (10% vacancy rate); and
- North West Shepparton – total of 13 industrial lots (8% vacancy rate).



Map 1: Industrial Precincts – Greater Shepparton

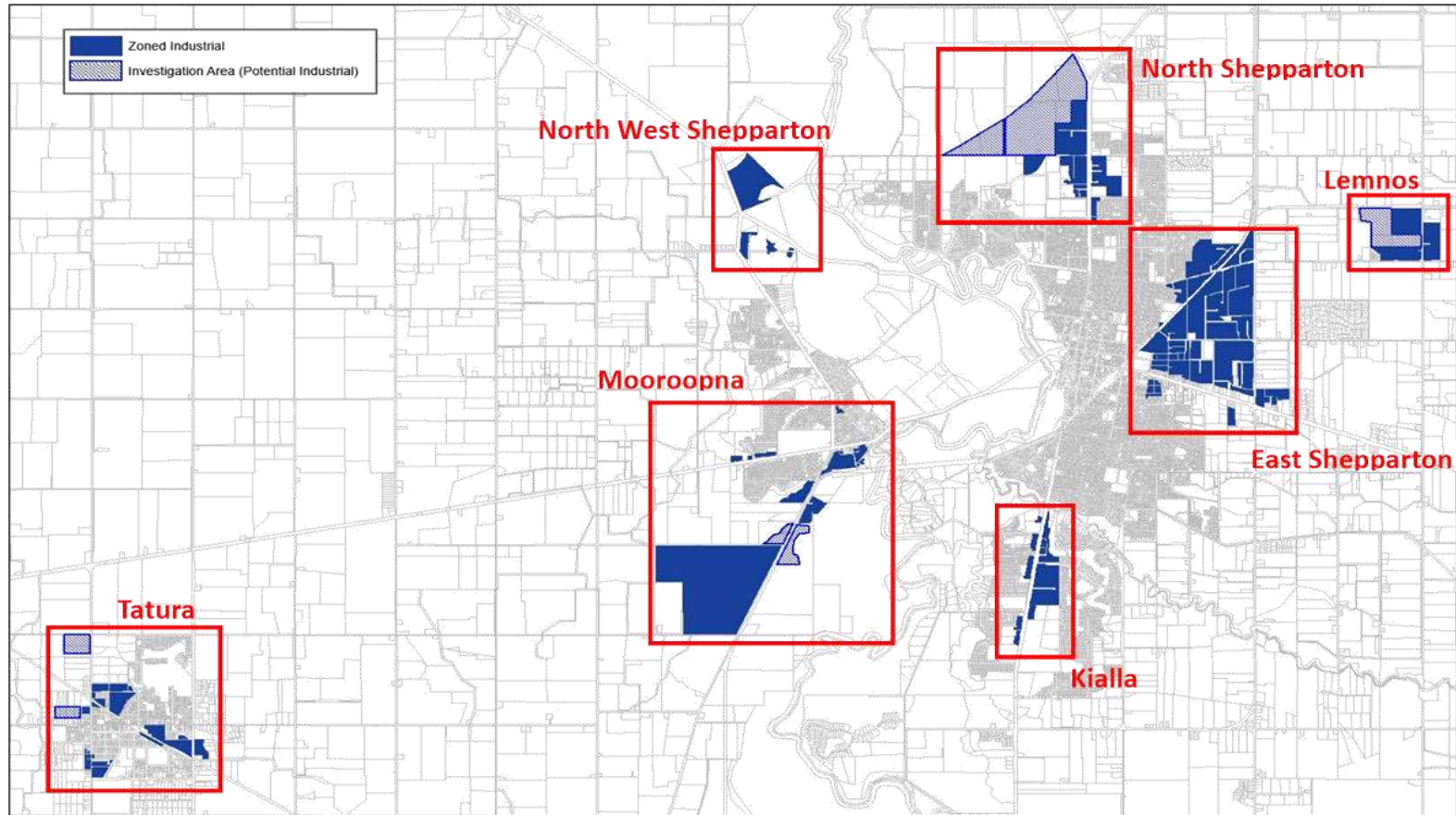


Table 4: Gross Area (hectares) of Industrial Land Stocks, 2019

Industrial Precinct/LGA	C2Z			IN1Z			IN3Z			Total Zoned Stocks			SUZ		
	Unavailable	Supply	Land Area Vacancy Rate %	Unavailable	Supply	Land Area Vacancy Rate %	Unavailable	Supply	Land Area Vacancy Rate %	Unavailable	Supply	Land Area Vacancy Rate %	Unavailable	Supply	Land Area Vacancy Rate %
East Shepparton				256.1	51.4	17%	5.5	0.2	3%	261.5	51.6	16%			
Kialla	23.5	4.8	17%				15.5	11.0	42%	39.0	15.8	29%			
Lemnos				54.6	4.2	7%				54.6	4.2	7%			
Mooroopna	3.7	0.8		30.0	7.1	19%				33.7	7.9	19%		226.5	100%
North Shepparton	53.5	6.6	11%	25.9	6.0	19%				79.4	12.7	14%			
North West Shepparton				9.1	44.9	83%				9.1	44.9	83%			
Tatura	3.2		0%	19.0	0.7	4%	7.5		0%	29.7	0.7	2%	26.3		0%
Greater Shepparton	83.9	12.2	13%	394.5	114.2	22%	28.5	11.2	28%	506.9	137.7	21%	26.3	226.5	90%

Source: Spatial Economics Pty Ltd

Table 5: Industrial Land Stocks - Lots, 2019

Industrial Precinct/LGA	C2Z			IN1Z			IN3Z			Total Zoned Stocks			SUZ		
	Unavailable	Supply	Lot Vacancy Rate %	Unavailable	Supply	Lot Vacancy Rate %	Unavailable	Supply	Lot Vacancy Rate %	Unavailable	Supply	Lot Vacancy Rate %	Unavailable	Supply	Lot Vacancy Rate %
East Shepparton				502	68	12%	62	2	3%	564	70	11%			
Kialla	71	8	10%				17	13	43%	88	21	19%			
Lemnos				19	2	10%				19	2	10%			
Mooroopna	6	2	25%	35	6	15%				41	8	16%	2		100%
North Shepparton	66	3	4%	15	1	6%				81	4	5%			
North West Shepparton				12	2	14%				12	2	14%			
Tatura	18		0%	22	2	8%	9		0%	49	2	4%	5		0%
Greater Shepparton	161	13	7%	605	81	12%	88	15	15%	854	109	11%	5	2	29%

Source: Spatial Economics Pty Ltd

Table 6: Number of Zoned Industrial Allotments by Lot Size Cohort, 2019⁴

Industrial Precinct/LGA	Less than 0.1 hectares			0.1 to 0.5 hectares			0.5 to 1 hectares			1 to 5 hectares			5 to 10 hectares			10+ hectares			Total Lots		
	Unavailable	Supply	Lot Vacancy Rate %	Unavailable	Supply	Lot Vacancy Rate %	Unavailable	Supply	Lot Vacancy Rate %	Unavailable	Supply	Lot Vacancy Rate %	Unavailable	Supply	Lot Vacancy Rate %	Unavailable	Supply	Lot Vacancy Rate %	Unavailable	Supply	Lot Vacancy Rate %
East Shepparton	190	5	3%	274	52	16%	53	4	7%	37	6	14%	9	3	25%	1		0%	564	70	11%
Kialla	9		0%	62	14	18%	11	3	21%	5	3	38%	1	1	50%				88	21	19%
Lemnos				6		0%	5	1	17%	5	1	17%	2		0%				18	2	10%
Mooroopna	16		0%	14	4	22%	2	1	33%	6	3	33%	3		0%				41	8	16%
North Shepparton	8		0%	38	1	3%	15		0%	17	2	11%	3	1	25%				81	4	5%
North West Shepparton				7		0%	3	1	25%	2		0%							12	1	8%
Tatura	10		0%	21	2	9%	13		0%	4		0%	1		0%				49	2	4%
Greater Shepparton	233	5	2%	422	73	15%	102	10	9%	76	15	16%	19	5	21%	1	0%		853	108	11%

Source: Spatial Economics Pty Ltd

⁴ This table excludes industrial land zoned SUZ that is designated for specific industrial use purposes, specifically SUZ 6, 9 & 11

4.3 Supply of Industrial Land

As previously outlined, there was, at March 2019, 138 gross hectares of zoned available industrial land supply (excluding land zoned Special Use).

Of this identified supply, there will be a proportion of land not available for development. Such land development take-outs including, but not limited to local and regional roads, supporting infrastructure, open space requirements, native vegetation, excessive slope and other environmental constraints (waterways). Land development take-outs vary by site and particularly the size of the allotment.

Specific land development take-outs have been assessed on a parcel by parcel basis and results in an estimate of the net developable area i.e. the area available for actual industrial site development.

In total for zoned industrial land stocks¹ across the municipal area there is approximately 100 net developable hectares and 125 hectares for the GV Link sites (SUZ6). In terms of future identified industrial land stocks (unzoned) there is an estimated 154 net developable hectares.

The graphs below illustrate the supply of industrial allotments by selected lot size cohort. The majority of industrial lot supply (68% or 73 lots) are sized between 0.1 and 0.5 hectares, with a further 5 allotments below 0.1 hectares. This reflects the distribution of recent consumption, subdivision and occupied industrial lot status across the municipality. In essence, reflecting the lot size configuration of historical and existing demand.

There are only 15 industrial lots identified as supply that are sized from 1 to 5 hectares, of which six are located in the East Shepparton industrial precinct and three respectively within the industrial precincts of Kialla and Mooroopna. The size of these allotments represents an opportunity for further/future subdivision.

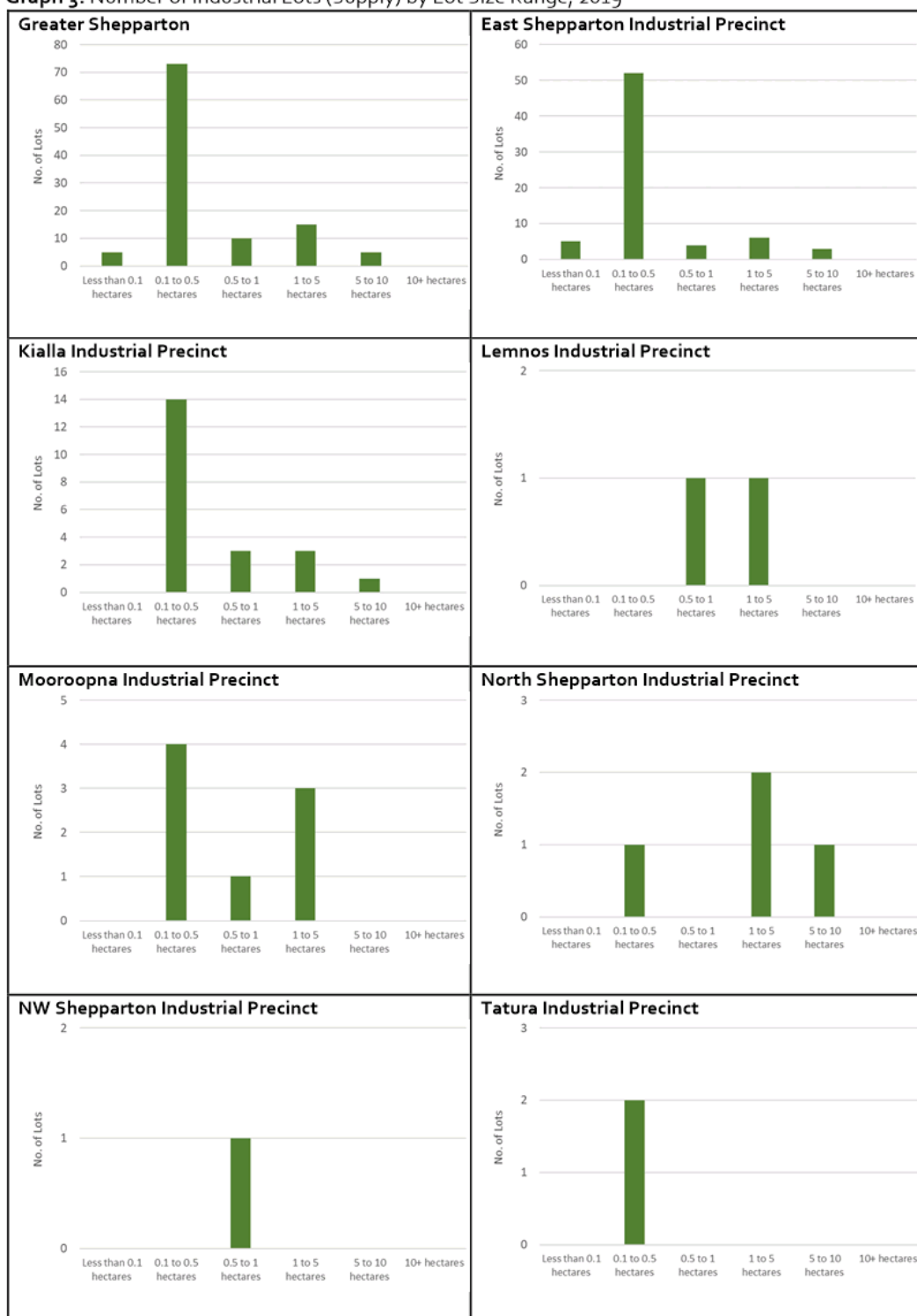
Of the industrial lots identified as supply across Greater Shepparton:

- 70 are located in the East Shepparton precinct;
- 21 in the Kialla precinct;
- 8 in the Mooroopna precinct;
- 4 in the North Shepparton precinct;
- 2 respectively in the Lemnos and Tatura precinct; and
- 1 in the North West Shepparton precinct.

It is clear that there are limited industrial lot stocks across Greater Shepparton, both in terms of smaller and larger allotments. The lack of larger allotments is an issue for potential large industrial land users to locate/expand in Shepparton and as a land supply source for potential subdivision.

¹ Industrial zones of C2Z, IN1Z and IN2Z



Graph 3: Number of Industrial Lots (Supply) by Lot Size Range, 2019

Source: Spatial Economics Pty Ltd



Key Issues

Spatial Economics have identified that there are insufficient stocks of zoned industrial land across Greater Shepparton to meet the underlying requirements in the medium term. As at March 2019, there was 138 gross hectares of zoned available industrial land supply (excluding land zoned Special Use). This is likely to equate to approximately 100 net developable hectares.

Of the industrial lots identified as supply across Greater Shepparton, there are only:

- 70 located in the East Shepparton precinct;
- 21 in the Kialla precinct;
- 8 in the Mooroopna precinct;
- 4 in the North Shepparton precinct;
- 2 respectively in the Lemnos and Tatura precinct; and
- 1 in the North West Shepparton precinct.

The majority of industrial lot supply (68% or 73 lots) are sized between 0.1 and 0.5 hectares, with a further 5 allotments below 0.1 hectares. There are only 15 industrial lots identified as supply that are sized from 1 to 5 hectares, of which six are located in the East Shepparton industrial precinct and three respectively within the industrial precincts of Kialla and Mooroopna. There are no lots identified as supplied sized above ten hectares.

It is clear that there are limited industrial lot stocks across Great Shepparton, both in terms of smaller and larger allotments. The lack of larger allotments is an issue for potential large industrial land users to locate/expand in Shepparton and as a land supply source for potential subdivision.



5.0 Adequacy of Industrial Land Stocks

Key Findings

In total, there is between **13 to 21 years** supply of zoned industrial land across Greater Shepparton and an additional **20 to 32 years** supply of land identified for future industrial zoning/development.

Spatial Economics consider there are currently insufficient zoned broadhectare land stocks to meet the requirements in the medium to longer term. Greater Shepparton is currently experiencing a rapid increase in the actual consumption of industrial land at unprecedented levels.

The adequacy of supply is measured by dividing estimates of the net developable area by the average annual rate of industrial land consumption. The result is a measure of adequacy expressed in years.

Firstly, identifying the future location and amount of consumption of industrial land is an uncertain task. Current levels of consumption are used as an indication of the adequacy of industrial land supply. However, the level and location of future consumption may change due to:

- the investment and business activity behaviour of the private sector;
- trends in the global economy;
- propensity for certain activities to agglomerate;
- directions in technology;
- population/employment trends;
- environmental impacts and adaptation; and
- social attitudes.

Historical industrial land consumption is a sound base to assess future consumption of industrial land. However, economic/employment activity can and will invariably change. Specifically, as local resident population increases so will the requirement for additional employment land to 'service' resident population needs. In addition, there is always the likelihood of 'export' related industry development that would require additional industrial land – this is particularly apt for Greater Shepparton.

Due to this uncertainty relating to forecasting industrial land requirements three demand scenarios and related adequacies are presented below.

Scenario One: Long Term Trend – is assumed at an average annual rate of industrial land consumption of 4.8 hectares. This represents actual industrial land consumption from 2009 to 2019.

Scenario Two: Recent Trend - is assumed at an average annual rate of industrial land consumption of 6.9 hectares. This represents actual industrial land consumption from 2015 to 2019.

Scenario Three: Sustained Accelerated Growth – is assumed at an average annual rate of industrial land consumption of 7.5 hectares. This represents actual industrial land consumption from 2017 to 2019.

These three demand scenarios are chosen as they are a simple, transparent and a relevant way to account for an unexpected increase in demand in the future. This approach to include sensitivity testing of projected industrial land consumption is an approach the State Governments' Regional Urban Development Program includes in their industrial land supply assessment.

In total, there is between **13 to 21 years** supply of zoned industrial land across Greater Shepparton and an additional **20 to 32 years** supply of land identified for future industrial zoning/development.



The 'years of supply' is primarily dependent on 1) the realised demand scenario; and 2) the major assumption that all identified supply is made available for development/market. In regard to the latter, there are many factors that may influence the identified land stocks not being available to the market such as ownership intentions, costs of development, land products not meeting industrial land user requirements (lot size, configuration, incompatible neighbouring uses etc).

It is imperative that there are sufficient zoned industrial land stocks, with diverse lot sizes to meet industrial land users' requirements. If suitable land stocks are not available, firms will readily locate to competing areas, most likely outside of Greater Shepparton.

Spatial Economics consider there are currently insufficient zoned industrial broadhectare land stocks to meet the requirements in the medium to longer term. Greater Shepparton is currently experiencing a rapid increase in the actual consumption of industrial land at unprecedented levels.

Furthermore, there is currently significant commitment from a variety of larger industrial land users to expand and locate their businesses e.g. Freedom Foods, Visy, Powercorp. These commitments (amongst other) equate to approximately 53 hectares of zoned industrial land and as at March 2019, have yet to start construction.

The estimation of 13 to 21 years supply of zoned industrial land masks the current deficiency of zoned industrial land across Greater Shepparton.

In total, there are only 109 vacant industrial allotments, representing a lot vacancy rate of just 11%. Both the quantum and vacancy rate relative to metropolitan Melbourne and other major regional Victorian centres is considerably low. Typically, the lot vacancy rate is from 25 to 30%.

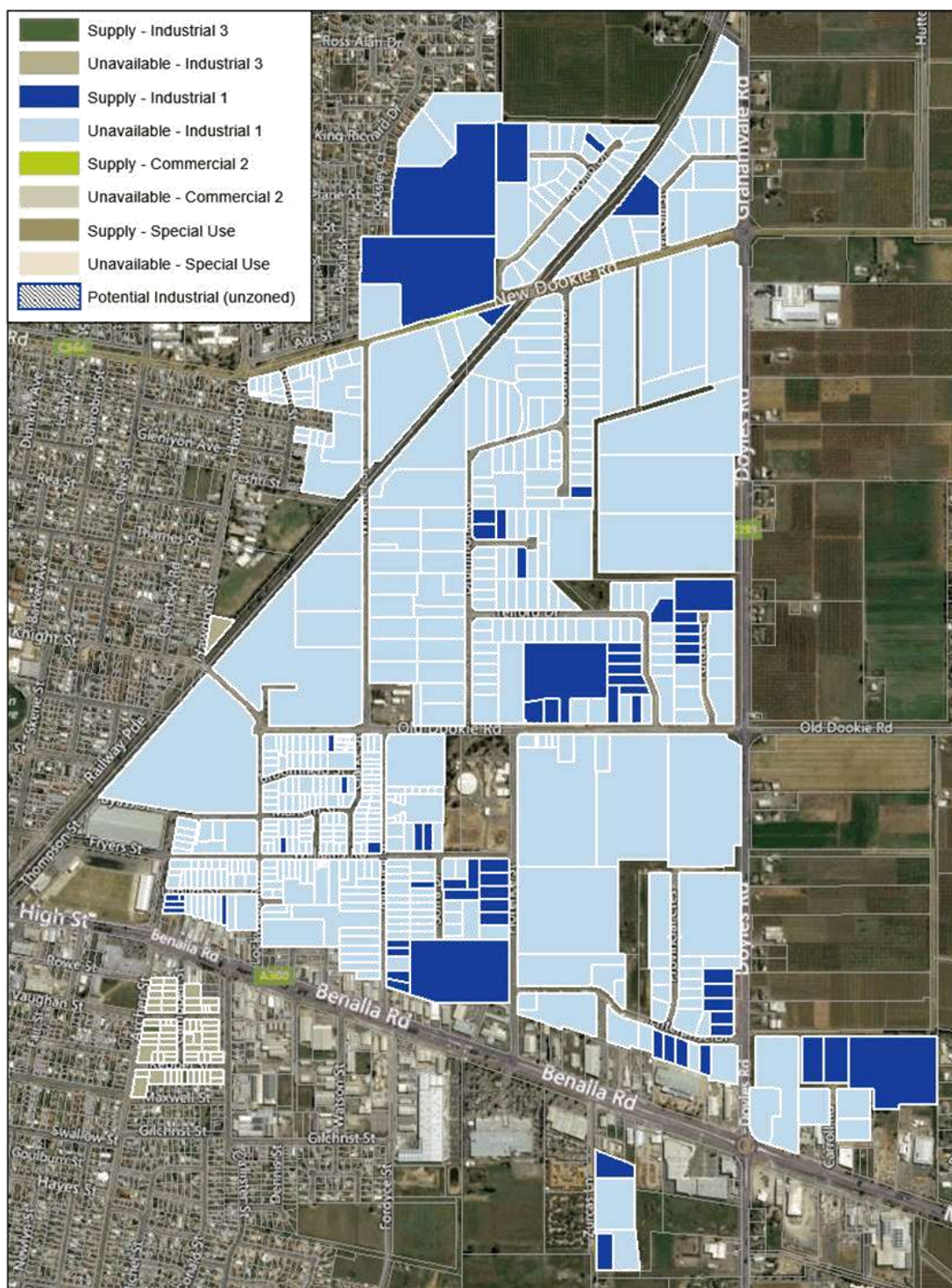
Outside of the industrial precincts of East Shepparton and Kialla there are minimal vacant zoned industrial lots, specifically by industrial precinct:

- Lemnos – 2 lots;
- Mooroopna – 8 lots;
- North Shepparton – 4 lots;
- North West Shepparton – 2 lots; and
- Tatura – 2 lots.

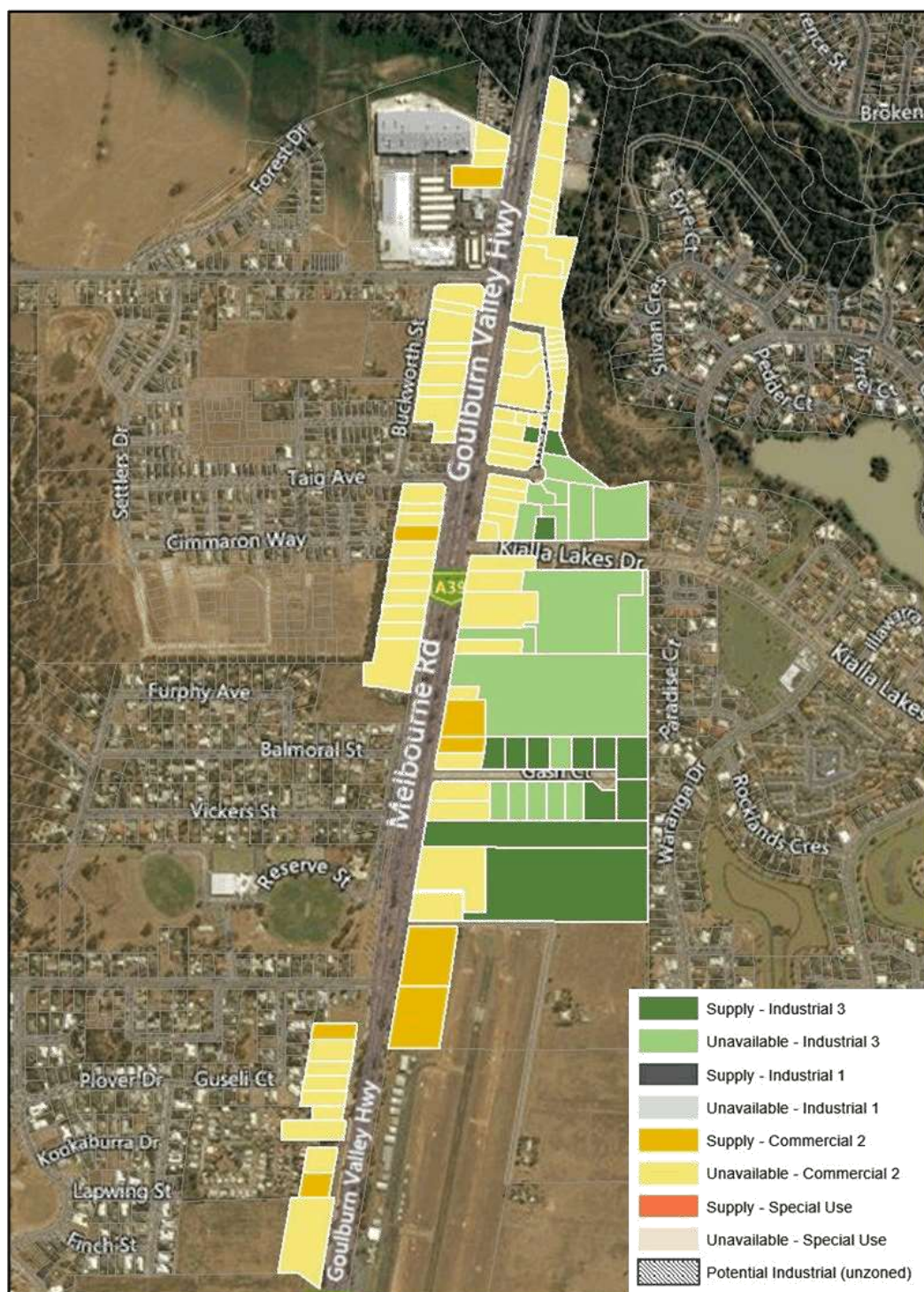
Furthermore, there are significant deficiencies in the lot size composition. Since 2009, 30% of all industrial land consumption was on lots sized greater than 0.5 hectares. Currently there are only 31 vacant lots sized over 0.5 hectares. In addition, there are only 5 lots sized greater than 5 hectares, and none over 10 hectares. This provides limited choice for potential large industrial land users and limited stock for further subdivision to smaller allotments.

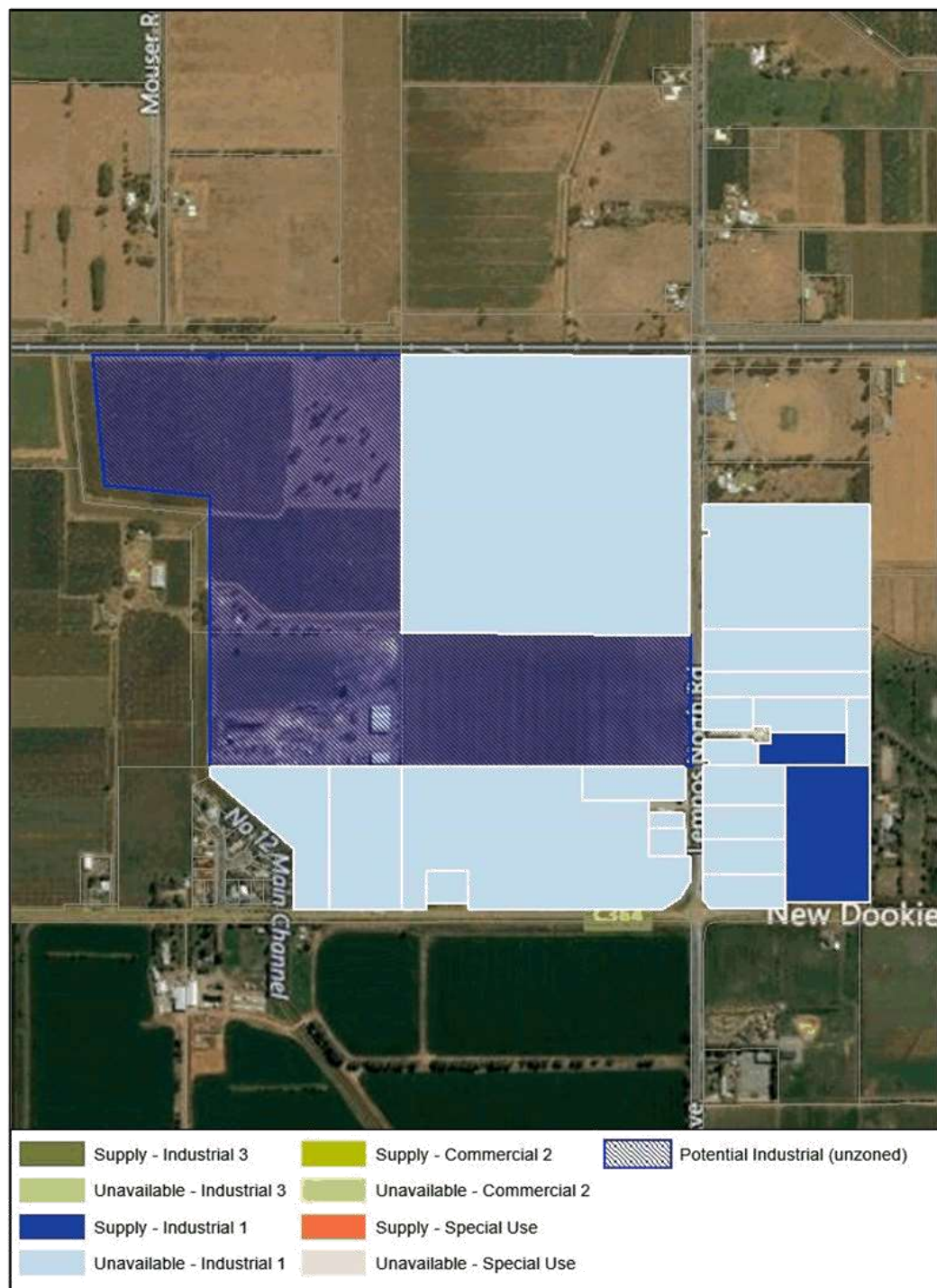
There are currently 233 industrial land users on lots sized less than 1,000 sqm, but only 5 vacant lots in this size.

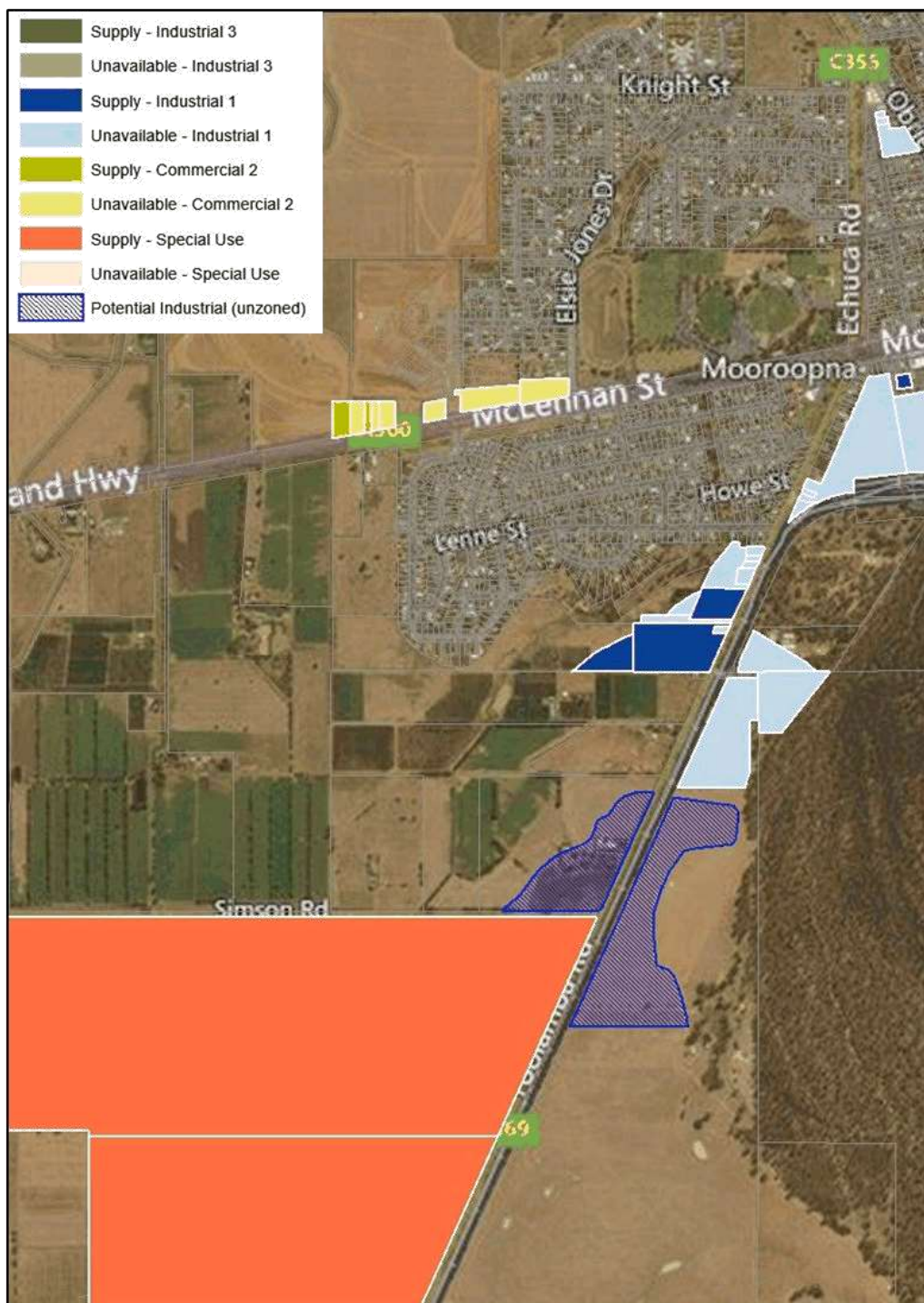


Map 2: East Shepparton Industrial Precinct

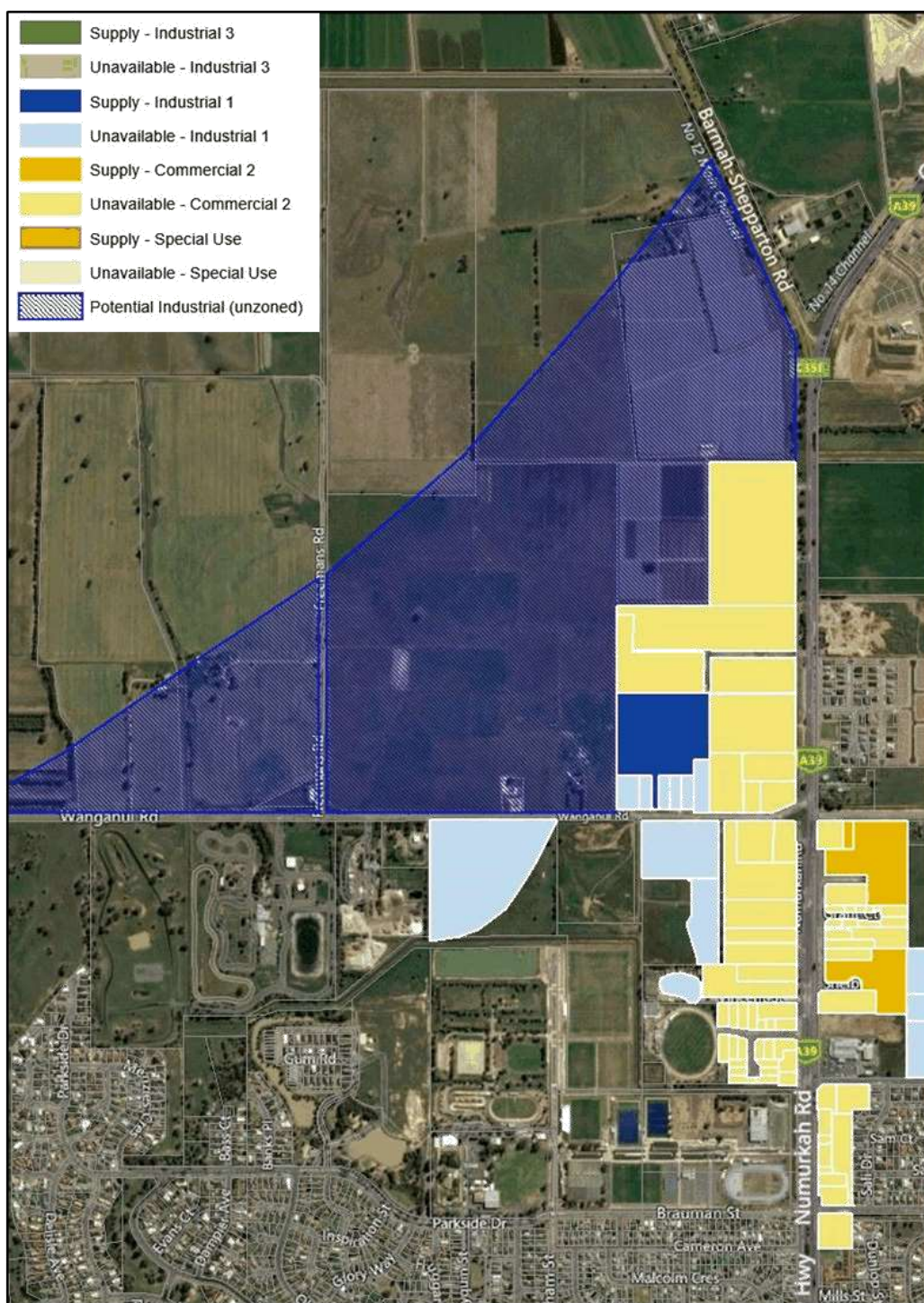
Map 3: Kialla Industrial Precinct

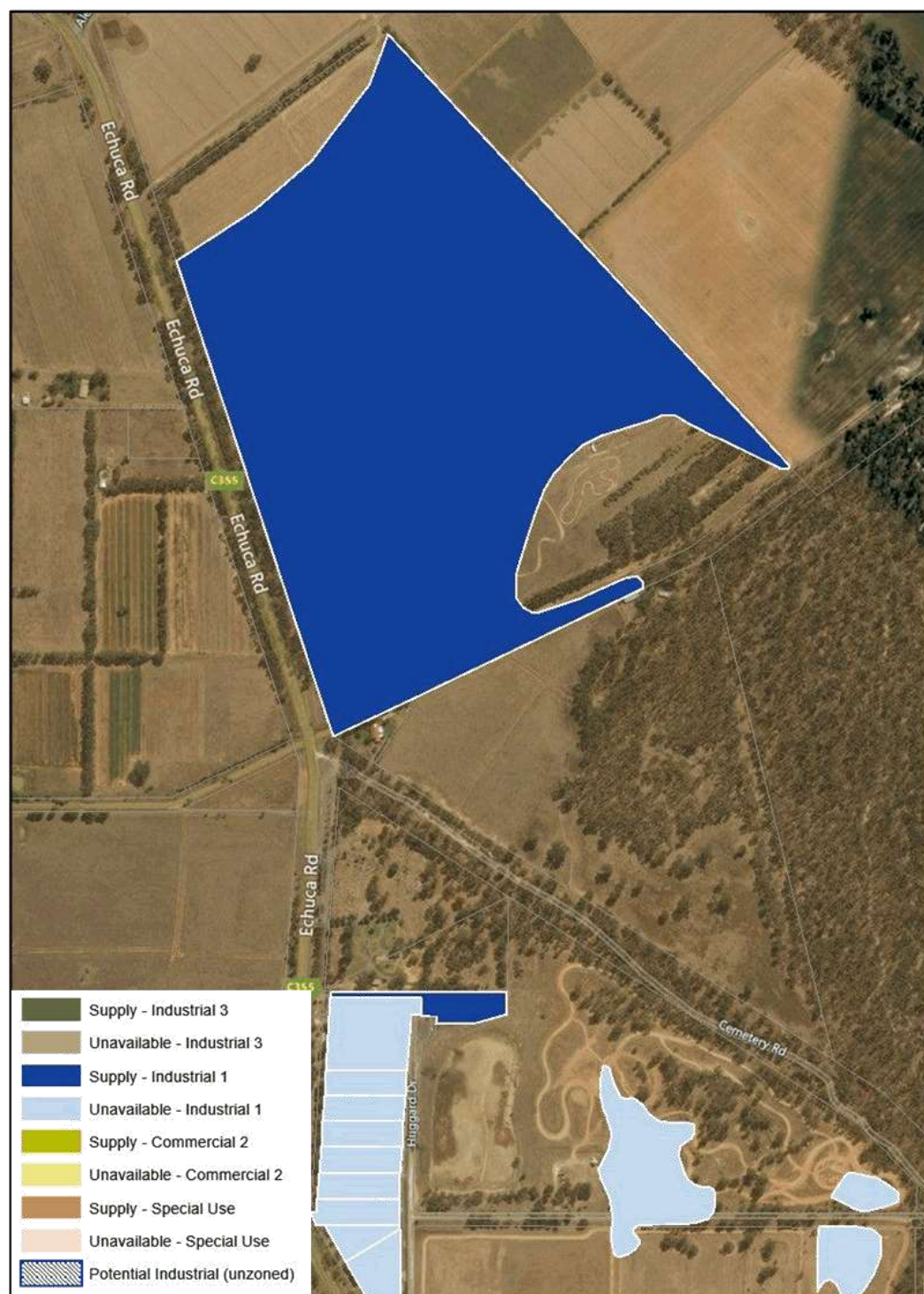


Map 4: Lemnos Industrial Precinct

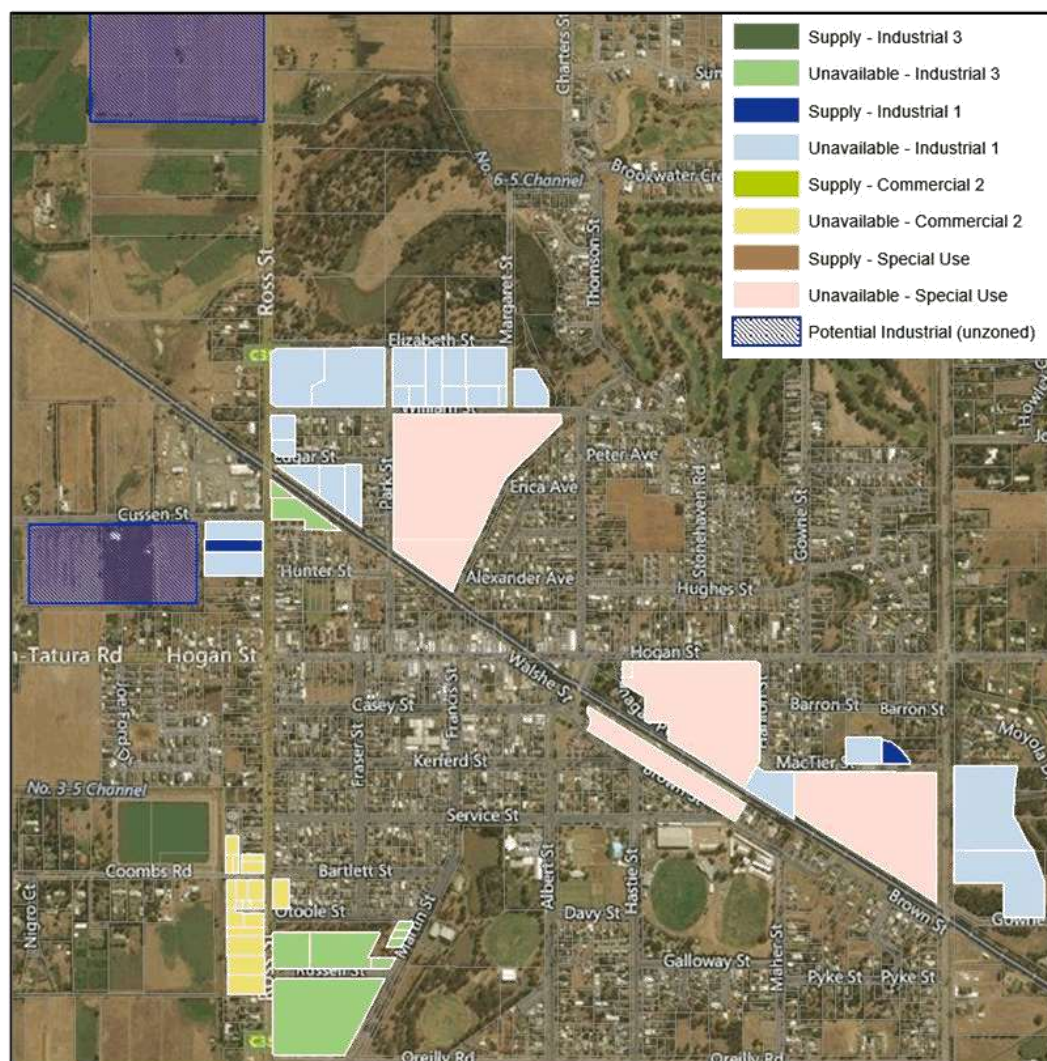
Map 5: Mooroopna Industrial Precinct

Map 6: North Shepparton Industrial Precinct



Map 7: North West Shepparton Industrial Precinct

Map 8: Tatura Industrial Precinct



Key Issues

Spatial Economics consider there are currently insufficient zoned industrial broadhectare land stocks to meet the requirements in the medium to longer term. Greater Shepparton is currently experiencing a rapid increase in the actual consumption of industrial land at unprecedented levels.

In total, there are only 109 vacant industrial allotments, representing a lot vacancy rate of just 11%. Both the quantum and vacancy rate relative to metropolitan Melbourne and other major regional Victorian centres is considerably low. Typically, the lot vacancy rate is from 25 to 30%.

Outside of the industrial precincts of East Shepparton and Kialla there are minimal vacant zoned industrial lots, specifically by industrial precinct:

- Lemnos – 2 lots;
- Mooroopna – 8 lots;
- North Shepparton – 4 lots;
- North West Shepparton – 2 lots; and
- Tatura – 2 lots.

Furthermore, there are significant deficiencies in the lot size composition. Since 2009, 30% of all industrial land consumption was on lots sized greater than 0.5 hectares. Currently there are only 31 vacant lots sized over 0.5 hectares. In addition, there are only 5 lots sized greater than 5 hectares, and none over 10 hectares. This provides limited choice for potential large industrial land users and limited stock for further subdivision to smaller allotments.

There are currently 233 industrial land users on lots sized less than 1,000 sqm, but only 5 vacant lots in this size.

With the eventual development of the GV Link Freight and Logistics Centre there will be less pressure for other precincts in Shepparton to provide land for logistic (or logistic related manufacturing). This means that there will be less demand for larger lots in the other precincts and it is likely that the larger lots will be subdivided for smaller uses. However, the GV Link Freight and Logistics Centre requires significant up-front infrastructure investment to enable the site for freight and logistic development.

For example, the highly successful Ballarat West Employment Zone (BWEZ) required upfront infrastructure investment from both the State and Federal Governments to enable subsequent private sector investment and development. The BWEZ has been designed and constructed to enhance business productivity, with a freight hub, access for high productivity freight vehicles, secure top-quality infrastructure and strong access to road, rail and ports. Without similar upfront infrastructure investment, the land within the GV Link Freight and Logistics Centre will unlikely come to market due to the upfront cost prohibitive infrastructure requirements.



GLOSSARY OF TERMS

Future industrial land

Land identified by the relevant municipal authority for future industrial development and current zoning not supportive of industrial development. Land which has an 'Urban Growth Zone' applied, and where a precinct structure plan has not yet been approved, may also fall into this category.

Gross industrial land area

Measures the area of industrial land at a cadastral lot/parcel level.

Industrial Precinct

An identified group of industrial allotments that are generally adjacent to each other or exhibit a high degree of substitutability between sites. In general, the smaller townships with industrial land have been allocated one industrial precinct each, with larger towns being divided into separate precincts based primarily on location.

Lot (industrial)

Discrete area of land defined by a parcel boundary identified in the Vicmap Property Database. Each lot has an associated land title and is either zoned for industrial purposes or identified for future industrial use.

Net industrial land supply

Measures the estimated area available for industrial development after accounting for local roads, open space, infrastructure and environmental considerations.

Supply (industrial land)

Zoned industrial land classified as suitable for industrial development. This includes land that is vacant, disused or assigned to marginal non-industrial uses with little capital value, such as farm sheds or vehicle storage.

Unavailable (industrial Land)

Zoned industrial land classified as unavailable for industrial development. This includes land already occupied by industrial uses, construction sites, major infrastructure, intensive farming operations, established residential premises or where ownership development intentions indicate the land will not be developed in the foreseeable future.



ATTACHMENT TO AGENDA ITEM

Ordinary Meeting

15 October 2019

**Agenda Item 10.7 Adoption of Amendment C212 to the Greater
Shepparton Planning Scheme - Greater Shepparton
Township Framework Plan Review**

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AMENDMENT 212 (Greater Shepparton Townships Framework Plan Review)

Submission closing date: 8 April 2019

Trim No: M19/30211

Sub No.	First Name	Last Name	Organisation	Content of Submission	Date Submission Received	Acknowledgement Letter Sent
1	Michael	Patten	Powercor	Submission makes comments:	6/03/2019	12/03/2019
2	Guy	Tierney	Goulburn Broken Catchment Management Authority	Submission makes comments:	13/03/2019	19/03/2019
3a	Jane	Macey	Spiire	Submission makes comments: The Amendment proposes changes to the designation of their clients land to Urban Growth Area and Potential Low Density. This is supported by their client.	4/04/2019	04/04/2019
3b	Jane	Macey	Spiire	Submission makes comments: Amendment proposes to change the designation of the land to Urban Growth Area on the western side of the land and Potential Low Density on the eastern side. Requests land on the eastern side of the lot be designated as Urban Growth Area as well.	28/05/2019	05/06/2019
4	Gary	Steigenberger	Chris Smith & Associates	Submission request changes: *Request the Toolamba settlement boundary is further adjusted to retain the land that was previously within the settlement boundary at 215 Rutherford Road, Toolamba.	8/03/2019	10/4/2019
5	Roger	Simpson	Environment Protection Authority Victoria	Submission makes comments	9/04/2019	10/4/2019
6	Steven	Evens	Department of Environment, Land, Water and Planning	Submission makes comments specific to each of the townships referred to in the Greater Shepparton Townships Framework Plan Review	10/4/2019	10/4/2019
7	Gary	Steigenberger	Chris Smith & Associates	Submission requests changes: *Requests the Tatura Framework plan be amended to include land at 95, 117 and 155 Dhurringile Road, Tatura within the settlement boundary. *Requests that the aforementioned parcels of land be designated to host 'general residential' development	10/04/2019	10/4/2019
8a	Jane	Macey	Spiire	Submission requests changes: *Requests the changes to the Toolamba Framework Plan to revise the designation of their clients land at 155 Rutherford Road, Toolamba to Low Density Residential Growth.	11/04/2019	12/04/2019
9	Jennifer	Baldry	Regional Roads Victoria	Submission makes comments and requests changes: *Requests the Explanatory Report be further amended to better respond to Clause 18.01-1S Land use and transport planning and Clause 18.01-2S Transport System. *The Review needs to provide more detail or clarity about further planning processes about future planning processes associated with land designated for future residential growth. *Any contingent planning studies or investigations known about be referenced in the Toolamba Townships Growth Plan 2019. *Suggests that the Review provide more detail on the proposed Goulburn Valley Highway - Shepparton Bypass.	17/04/2019	29/04/2019
10	RE and VL	Rokahr	Landowner	Submission makes comments: *Submission supports the amendment in its exhibited form	23/04/2019	29/04/2019

AMENDMENT 212 (Greater Shepparton Townships Framework Plan Review)**Submission closing date: 8 April 2019****Trim No: M19/30211**

11	Leah	Smith	Department of Transport	<p>Submission makes comments:</p> <p>*Recommends changes to Clause 21.04-1</p> <p>*As part of future planning processes, input from stakeholders including the Department of Transport be sought</p> <p>*All townships - Before progressing future rezoning in areas identified as capable of hosting a sensitive land use considerations should be given to any future proofing opportunities that integrates land use and transport outcomes</p> <p>*Congupna - Katamatite - Shepparton Road performs the role of an alternative freight route. Land to the east-west of the road is designated as 'Potential Low Density'. This can potentially operate on the future function of this road.</p> <p>*Tallygaroopna - The Goulburn Valley Highway is the logical boundary to any further westward growth</p> <p>*Undera - Echuca Road is a key freight route. The density of any rezoning would need to ensure an appropriate access regime is implemented.</p> <p>*Tatura - Murchison - Tatura Road and the Midland Highway provides a boundary to any future growth to the west. Any future potential rezoning along either of these roads would require consideration of an appropriate access regime.</p> <p>*Murchison - Murchison - Violet Town Road is a key freight route. Land denoted as 'Potential Low Density' to the east of the river would need to account of any possible impact on this road. This road is the logical boundary to any further growth.</p> <p>*Toolamba - The proposed PAO for the Goulburn Valley Highway - Shepparton Bypass provides a logical settlement boundary to any development further south. Any rezoning within the proximity of the Shepparton-Melbourne Rail Line would need to consider the functional requirements of the rail line.</p>	24/04/2019	29/04/2019
12	Darren	Viney	CFA	<p>Submission makes comments and requests changes:</p> <p>*Recommends Council prepare a bushfire report or an expanded Explanatory Report that will demonstrate how the Amendment will accord with Clause 13.02 in the VPP.</p> <p>*A detailed bushfire hazard or landscape scale bushfire behaviour has not been provided for comment. Further notes that several of the Township Framework Plans are located within a Bushfire Prone Area.</p>	26/04/2019	29/04/2019
13	Michael	Mielczarek	APA Group	<p>Submission makes comments:</p> <p>*Prior to any future rezoning of land within the Measurement Length (ML) (The ML area is the heat radiation zone associated with a full-bore pipeline rupture) that a Safety Management Study be prepared to the satisfaction of the APA.</p> <p>*Make comments on the Shepparton-Kyabram pipeline and that the easement is managed to an appropriate standard.</p> <p>*APA would not object to any future rezoning proposal of land at 95,117 and 155 Dhurringile Road, Tatura subject to:</p> <ul style="list-style-type: none"> - A Safety Management Study (SMS) being prepared prior to any rezoning; - No sensitive land uses to be located within the ML of the APA VTS pipeline without first consulting with APA Group; - APA require that pipeline easement be incorporated into linear open space but may consider the option of incorporation within residential lots greater than 2ha; -No roads other than a pipeline crossing approved by APA group are to be located on the pipeline easement; 	3/05/2019	6/05/2019
14	Ranine	McKenzie	Goulburn-Murray Water	<p>Submissions makes comments:</p> <p>*GMW notes that a number of key assets owned by GMW traverse the subject land affected by the Amendment.</p> <p>*Makes comments on specific channels and drains that traverse/adjoin the Congupna, Katandra West and Tatura settlement boundaries.</p> <p>*GMW customers should not be adversely impacted by any future residential development of the areas.</p> <p>*GMW requires residential development be set back 30m from any open channels and drains. Setbacks can be reduced if channels are converted to pipelines. Reduced setbacks can significantly alter the proposed lot layout and yield available, and overall result in a more desirable subdivision outcome.</p> <p>*Consideration should also be given to the suitability of the land to manage on-site wastewater. Setback distances for wastewater disposal from GMW's open channels and drains need to be achieved under the provisions of the code.</p> <p>*GMW assets team would need to be consulted regarding any proposals or modifications to drainage in the area.</p> <p>*Future subdivision applications of properties which hold delivery shares must make an application to GMW pursuant to sections 224 and 229 of the Water Act 1989.</p>	10/05/2019	13/05/2019

Planning and Environment Act 1987

Panel Report

Greater Shepparton Planning Scheme Amendment C212 Townships Framework Plan Review

23 August 2019

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the Act

Greater Shepparton Planning Scheme Amendment C212

Townships Framework Plan Review

23 August 2019

A handwritten signature in blue ink, appearing to be 'TOM' with a flourish.

Trevor McCullough, Chair

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Glossary and abbreviations

The Act	<i>Planning and Environment Act 1987</i>
APA Group	APA VTS Australia
CFA	Country Fire Authority
Council	Greater Shepparton City Council
DELWP	Department of Environment, Land, Water and Planning
EPA	Environment Protection Authority
LDRZ	Low Density Residential Zone
MSS	Municipal Strategic Statement
PAO	Public Acquisition Overlay
PPF	Planning Policy Framework

Overview

Amendment summary	
The Amendment	Greater Shepparton Planning Scheme Amendment C212
Common name	Townships Framework Plan Review
Brief description	Implement the recommendations of the Greater Shepparton Townships Framework Plan Review 2018 by revising the Framework Plans in the Municipal Strategic Statement
Subject land	The Townships Framework Plan Review included the townships of Congupna, Dookie, Katandra West, Merrigum, Murchison, Tallygaroopna, Tatura, Toolamba/Old Toolamba and Undera.
The Proponent	Greater Shepparton City Council
Planning Authority	Greater Shepparton City Council
Exhibition	7 March to 8 April 2019
Submissions	Number of Submissions: 14 Of these 6 were from referral authorities, 2 supported or partly supported, and 6 objected or requested changes. A list of submitters is provided at Appendix A.

Panel process	
The Panel	Trevor McCullough
Directions Hearing	Shepparton, 17 June 2019
Panel Hearing	Shepparton, 25 July 2019
Further information	Council Part C submission, 2 August 2019
Site inspections	Unaccompanied, 26 July 2019
Appearances	Greater Shepparton City Council represented by Michael MacDonagh CFA represented by Darren Viney Greenfields Property Developers represented by Gary Steigenberger of Chris Smith and Assoc. and Brendon Boyd Kapari Pty Ltd and Ray Rokahr represented by Jane Macey of Spiire Stuart Rea and Herdstown Pty Ltd represented by Gary Steigenberger of Chris Smith and Assoc. Rod Luscombe and others represented by Jane Macey of Spiire
Citation	Greater Shepparton PSA C212 [2019] PPV
Date of this Report	23 August 2019

Executive summary

Greater Shepparton Planning Scheme Amendment C212 (the Amendment) seeks to implement the recommendations of the *Greater Shepparton Townships Framework Plan Review 2018* (the Review) by revising the Framework Plans in the Municipal Strategic Statement of the Planning Scheme.

Specifically, the Amendment proposes the following changes to the Planning Scheme:

- Amend Clause 21.04 Settlement to implement the updated Framework Plans for the townships and revise relevant policy
- Amend Clause 21.09 Reference Documents to include the *Greater Shepparton Townships Framework Plan Review, 2018*.

The Amendment applies to land in the townships of Congupna, Dookie, Katandra West, Merrigum, Murchison, Tallygaroopna, Tatura, Toolamba/Old Toolamba and Undera.

The Amendment proposes no changes to the Framework Plans for Dookie, Merrigum, Murchison and Tallygaroopna and very minor changes to the framework plans for Congupna, Katandra West and Undera. No submissions were received in relation to these towns.

The Amendment proposes several changes to the Tatura and Toolamba structure plans to reflect the findings of the Review. The key issues raised by submitters in relation to Tatura and Toolamba were:

- Request for additional land to be included within town settlement boundaries
- Requests to change the future land use designation on specific land parcels
- Request to bring forward development of specific parcels from long term to more immediate development.

After reviewing the submissions and Amendment documentation, the Panel concludes that the Tatura Framework Plan should be adopted as exhibited subject to one change to show all of the land at 110 Ferguson Road as 'Urban Growth Area'.

The Panel concludes that the Toolamba Framework Plan should be adopted as exhibited subject to the settlement boundary being amended on the southern edge of 215 Rutherford Road to align with the Goulburn Valley Highway Public Acquisition Overlay boundary.

Several minor drafting changes to the Framework Plans are also recommended.

Council officers sought direction from the Panel regarding whether it is appropriate to remove Toolamba Framework Plan from Amendment C212 pending the finalisation of the Toolamba Townships Growth Plan. The Panel determined that changes to the Toolamba Framework Plan as part of this Amendment should proceed in the short term and will likely add value to future Growth Plan work.

The Country Fire Authority (CFA), Regional Roads Victoria and Transport for Victoria requested changes to the Explanatory Report, Clause 21.04 *Settlement* and the *Greater Shepparton Township Framework Plan Review 2018*.

CFA made a substantial submission raising concerns about the lack of bushfire risk assessment and more broadly how the Amendment complies with Clause 13.02 *Bushfire* proposing post-exhibition changes.

Changes to the Explanatory Report, Clause 21.04 *Settlement* and the *Greater Shepparton Township Framework Plan Review 2018* have been proposed by Council to resolve the issues raised by the CFA and other agencies and the Panel supports those changes.

The Panel reviewed the strategic basis for the Amendment and concludes that the Amendment is well founded and strategically justified, and the Amendment should proceed subject to recommendations addressing specific issues raised in submissions.

The Panel has distinguished below between recommendations in relation to the Amendment and recommendations for Council to consider for further work as a consequence of matters relating to the Amendment.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Greater Shepparton Planning Scheme Amendment C212 be adopted as exhibited subject to the following:

1. **Adopt the changes to Clause 21.04 *Settlement* as shown in Appendix B of this report, subject to further changes to Township Structure Plans identified in the Panel's recommendations.**
2. **Adopt the changes to the Explanatory Report as shown in Appendix B of this report.**
3. **Amend the Tatura Framework Plan to show the entire area of 110 Ferguson Road, Tatura as 'Urban Growth Area'.**
4. **Amend the Toolamba Framework Plan to show the southern boundary of the settlement boundary at 215 Rutherford Road to align with the boundary of the Goulburn Valley Highway Public Acquisition Overlay rather than Bridge Road.**
5. **Change the designation of 'Urban Growth Area' on the Framework Plans for the Dookie, Merrigum, Tatura (including 110 Ferguson Road) and Toolamba to 'Standard Density Residential' or similar.**
6. **Change the colour used to designate the Bushfire Management Overlay areas on the Murchison and Toolamba Framework Plans to avoid confusion with the legend colours on other framework plans.**

Further recommendations

The Panel makes the following further recommendations for further work by Council on matters relating to the Amendment:

Prior to forwarding the Amendment to the Minister for consideration, Council should consider the changes to the proposed reference document *Greater Shepparton Township Framework Plan Review 2018* as set out in Council's Part C submission to the Hearing.

Work on the Toolamba Growth Plan should examine the following issues in relation to 155 Rutherford Road:

- **The most appropriate residential zone and density for the site.**
- **The most appropriate timing of any development on the site.**

- **Whether it is feasible and desirable to connect reticulated sewerage to the site.**

Work on the Toolamba Growth Plan should examine appropriate future land use for the southern portion of 215 Rutherford Road south of Bridge Road and north of the Goulburn Valley Highway Public Acquisition Overlay.

Subsequent changes may be required to the Toolamba Structure Plan as result of the recommendations of the Toolamba Growth Plan. Any changes should be implemented as part of the any amendment to introduce the findings of the Toolamba Growth Plan into the planning scheme.

1 Introduction

1.1 The Amendment

The purpose of the Amendment is to implement the recommendations of the *Greater Shepparton Townships Framework Plan Review 2018* (the Review) by revising the Framework Plans in the Municipal Strategic Statement of the Planning Scheme.

The Review focused on nine of the ten townships that the *Greater Shepparton Housing Strategy 2011* provides Framework Plans for. i.e. excluding Shepparton East, and the urban areas of Shepparton, Mooroopna and Kialla.

The Amendment applies to land in the townships of Congupna, Dookie, Katandra West, Merrigum, Murchison, Tallygaroopna, Tatura, Toolamba/Old Toolamba and Undera.

Specifically, the Amendment proposes the following changes to the Planning Scheme:

- Amend Clause 21.04 Settlement to implement the updated Framework Plans for the townships and revise relevant policy
- Amend Clause 21.09 Reference Documents to include the *Greater Shepparton Townships Framework Plan Review, 2018*.

The Review proposed no changes to the framework plans for Dookie, Merrigum, Murchison and Tallygaroopna. No changes are proposed for these towns as part of the Amendment. No submissions were received in relation to these towns.

The Review proposed very minor changes to the framework plans for Congupna, Katandra West and Undera. The Amendment proposes corresponding minor changes. No submissions were received in relation to these towns.

The Review identified areas of Tatura and Toolamba suitable for short term or longer term residential development. The Amendment proposes several changes to both the Tatura and Toolamba structure plans to reflect the findings of the Review. The proposed changes for Tatura and Toolamba are shown in Chapters 4 and 5 respectively. Submissions were received in relation to Tatura and Toolamba.

Note that the Framework Plan for Toolamba is referred to as Toolamba/Old Toolamba, but no changes are proposed to Old Toolamba. The Panel refers throughout the report to the plan as the Toolamba Framework Plan.

1.2 Background

The *Greater Shepparton Housing Strategy 2011*, implemented into the Planning Scheme through Amendment C93, forms the strategic foundation for Amendment C212.

Council prepared a Draft *Greater Shepparton Township Framework Plan Review* in 2018. This included revision of the nine township Framework Plans in the Planning Scheme. After consultation though 2018, Council adopted the final *Greater Shepparton Township Framework Plan Review* (the Review) in September 2018.

1.3 Summary of issues raised in submissions

(i) Planning Authority

Council officers prepared a report to Council in May 2019 responding to submissions. Several changes are proposed to the Amendment documents in response to agency submissions as discussed below.

(ii) Relevant agencies

Submissions received from Powercor, Goulburn Broken Catchment Management Authority, Environment Protection Authority, Goulburn-Murray Water, Department of Environment, Land, Water and Planning and APA VTS Australia (APA Group) raised no objections nor requested any changes to the Amendment. The following agencies provided comment and requested changes:

Regional Roads Victoria

Regional Roads Victoria requested greater clarity on the future planning processes associated with rezoning land for future residential growth and greater detail regarding the proposed Public Acquisition Overlay for the Goulburn Valley Highway Shepparton Bypass. Council responded by proposing post-exhibition changes to the Amendment documentation clarifying the issues raised. Regional Roads Victoria responded that this resolved their concerns. The changes to clause 18.1 *Integrated transport* are included in the post-exhibition version attached as Appendix B to this report.

Transport for Victoria

Transport for Victoria requested changes to Clause 21.04-1, strengthening reference to integrated transport and connectivity of transport modes. Council has included the requested changes in the post-exhibition version attached as Appendix B to this report.

Country Fire Authority (CFA)

CFA made a written submission raising concerns about the lack of bushfire risk assessment and more broadly how the Amendment complies with Clause 13.02 *Bushfire*. Darren Viney of the CFA attended the Hearing to elaborate of the CFA's issues. He made submissions about:

- the importance of bushfire in planning for settlement growth
- the need for bushfire assessments
- element of bushfire risk mitigation.

The CFA highlighted the importance of the next stages of settlement planning complying with clause 13.02S.

At the Hearing, Council officers offered to continue to work with the CFA to agree appropriate changes to the Amendment documentation. This occurred immediately after the Hearing and the Panel received a Part C submission from Council on 2 August 2019. Council has proposed minor changes to the: Explanatory Report; Clause 21.04 Settlement and the Review to enhance the need to consider the risk of bushfire in the next stages of development planning. The changes are discussed briefly in Chapter 3 and shown in Appendix B of this report.

(iii) Individual submitters or groups of submitters

No submissions were received in relation to Dookie, Merrigum, Murchison, Tallygaroopna, Congupna, Katandra West, Undera or Old Toolamba.

The key issues raised by submitters in relation to Tatura and Toolamba were:

- Request for additional land to be included within town settlement boundaries
- Requests to change the future land use designation on specific land parcels
- Request to bring forward development of specific parcels from long term to more immediate development.

These issues were not resolved and were the subject of submissions to the Hearing. Tatura and Toolamba Structure Plans are dealt with in Chapters 4 and 5 respectively.

1.4 Procedural issues

Council's Part C submission, which included proposed changes to the Explanatory Report; Clause 21.04 *Settlement*; and the Review in response to issues raised by the CFA, Transport for Victoria and Regional Road Victoria, was circulated to all parties to the Hearing on 2 August 2019 for comment. No responses were received. The Panel is comfortable that the changes proposed are minor clarifying changes, do not disadvantage any parties and can be incorporated in the Amendment without the need for further exhibition.

1.5 The Panel's approach

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing. It has reviewed a large volume of material and has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

As no submissions were received in relation to Dookie, Merrigum, Murchison, Tallygaroopna, Congupna, Katandra West, Undera or Old Toolamba, the Panel has not considered these framework plans in any detail. The Panel makes no comments in relation to the framework plans these towns except that they need to be made consistent with any broader terminology changes or changes to the legends as discussed in Chapter 6 of this report.

This Report deals with the issues under the following headings:

- Planning context
- Changes in response to agency submissions
- Tatura
- Toolamba
- Drafting issues.

2 Planning context

2.1 Planning policy framework

Victorian planning objectives

Council submitted that the Amendment is supported by various clauses in the Planning Policy Framework (PPF) and provided the useful summary shown in Table 1.

The Amendment will assist in implementing State policy objectives set out in section 4 of the Act by providing guidance for appropriate land use and development that addresses environmental, social and economic factors.

Table 1 Response to PPF State policy

Clause	Implementation
Clause 11.02-1S <i>Supply of urban land</i>	The Amendment sets out the orderly structure and delivery of land for a residential purpose for the townships in the municipality. The Amendment will also reflect current growth patterns and appropriately guide sensitive land uses to establish in areas suitable to accommodate it.
Clause 11.02-2S <i>Structure planning</i>	The Amendment will provide clear direction on the appropriate location for future residential land use in the townships and identify land capable of accommodating higher residential densities in the Framework Plans.
Clause 12.01 <i>Biodiversity</i>	No land identified for future residential or rural residential development has been assessed as having high biodiversity or ecological value. As part of a future planning scheme amendment to rezone land for a sensitive use, all land will be subject to the preparation and consideration of specialist reports, including flora and fauna assessments. The Amendment will not be of detriment to any environmentally significant areas.
Clause 13.02 <i>Bushfire</i>	The Amendment supports the objectives and strategies of Clause 13.02 <i>Bushfire</i> . All future planning scheme amendments seeking to rezone land for a sensitive use will be subject to the preparation of bushfire risk assessments, where relevant, undertaken to the satisfaction of the CFA. The Bushfire Management Overlay (BMO) has been included on the revised Framework Plans to ensure this development constraint is noted.
Clause 13.03 <i>Floodplain Management</i>	The Amendment supports strategies to Clause 13.03 <i>Floodplain management</i> by ensuring that urban sprawl and urban densification are minimised on flood-affected land. Preparation of the Review recognises the municipality's flat nature in the identification of land for future residential or rural residential development. A stormwater management plan and drainage strategy will be required to be prepared to the satisfaction of the relevant floodplain manager before any future rezoning of land can occur.
Clause 16.01-2S <i>Location of Residential Development</i>	The Framework Plans specify the settlement boundary for the townships and a direction for future growth. The Review recommends updates to the Framework Plans to reflect current growth trends and to identify possible future residential growth on land adjacent to existing urban development.

Clause 18.01-1S <i>Integrated Transport</i>	Land directly affected by the Amendment is not proposed to be rezoned as part of Amendment C212. Upon receipt of a rezoning request for any land identified in the Framework Plans, all relevant authorities would be consulted with to better understand transport requirements.
Clause 18.01-2S <i>Transport system</i>	The Amendment identifies land that may accommodate some residential or rural residential development, subject to the completion of appropriate background reports. These reports will ensure that any future development is served by an appropriate transport network and that there are no negative impacts on the existing network. This would need to be undertaken before any land is rezoned.

Clause 21 the Municipal Strategic Statement (MSS)

The Amendment supports the following clauses of the MSS as shown in Table 2:

Table 2 **Response to MSS**

Clause	Implementation
Clause 21.04 Settlement - provides strategic direction for residential growth in the municipality.	<p>This policy includes Framework Plans to guide development in areas across Greater Shepparton, including the townships. The Framework Plans direct urban growth and densification to specific growth corridors capable of accommodating a sensitive land use.</p> <p>In order to respond to the current levels of growth experienced in the townships, the Framework Plans have been reviewed. The Amendment aims to meet the residential growth objectives outlined in Clause 21.04 Settlement by implementing current and robust Framework Plans for future sensitive land uses that will create a variety of future housing types.</p> <p>The Amendment further supports the objectives of Clause 21.04 Settlement by facilitating high quality living environments which balance the needs of residents for housing and employment opportunities with agricultural and ecological assets. The Amendment facilitates a variety of rural and residential development that will be the subject of future planning scheme amendments which will improve housing choice within the municipality.</p>
Clause 21.05 Environment –aims to protect flora and fauna in the municipality as well as the protection and management of natural landscape features.	The Amendment protects areas of high ecological significance whilst facilitating residential growth. Expansion of the townships will be guided in accordance with the Framework Plans encouraging all future residential land uses within the settlement boundary away from areas of ecological significance.

2.2 Other relevant planning strategies and policies

(i) Hume Regional Growth Plan

The Hume Regional Growth Plan provides broad direction for land use and development across the region, as well as a more detailed planning framework for Shepparton as a

Regional City and a major growth location. Tatura is identified as a key sub-regional settlement.

Council submitted that Amendment is in accordance with the residential growth objectives of the Regional Growth Plan by supporting growth and development in existing urban settlements and fostering the sustainability of small rural settlements.

(ii) Greater Shepparton Housing Strategy

The *Greater Shepparton Housing Strategy* 2011 identifies land to meet the future residential growth of the municipality until 2031. The Strategy establishes a development framework in the Shepparton, Mooroopna and Kialla urban areas, as well as the townships within the municipality. Certain townships have experienced higher levels of growth than originally anticipated, resulting in a shortage of residential land, thus requiring the need for review.

The *Greater Shepparton Housing Strategy* 2011 supports the growth of Greater Shepparton in a consolidated and sustainable fashion. The Framework Plans specify the settlement boundary for each area, the direction for future growth, the types of potential zoning for each area and, where applicable, indicate Investigation Areas.

The revised Framework Plans within the Review, and implemented as part of this Amendment, supercede those included in the *Greater Shepparton Housing Strategy* 2011 for the townships.

Settlement boundaries provide guidance to the potential type, location and amount of residential land required. The framework plans project the outward limit of growth to the year 2031 as well as in some instances providing the broad direction of longer-term growth of Greater Shepparton beyond 2031 as indicated by arrows on the Framework Plans.

Residential growth outside the nominated settlement boundaries will generally not be supported.

Investigation Areas represent land that has potential to be rezoned to a higher density residential use due to the proximity to services and/or growth areas. The areas generally have significant issues or constraints such as environmental, flooding, infrastructure and/or land use conflicts. Prior to any rezoning / subdivision of land within the Investigation Area, relevant issues affecting the land will need to be resolved.

2.3 Planning scheme provisions

No changes to existing zones or overlays are proposed as part of the Amendment.

2.4 Ministerial Directions

The Amendment complies with the following relevant Ministerial Directions:

Ministerial Direction 1 Potentially Contaminated Land

Most of the land associated with the Amendment has been historically used for various agricultural uses. As part of a future planning scheme amendment to rezone land for a sensitive land use, an environmental site assessment will need to be undertaken by a suitably qualified consultant. This will include investigation, specific site assessment and recommendations for remediation, if necessary.

Ministerial Direction 11 Strategic Assessment of Amendments

The purpose of this Direction is to ensure a comprehensive strategic evaluation of a planning scheme amendment and the outcomes that it seeks to produce. Council provided a strategic assessment in the Explanatory Report for the Amendment. The strategic justification for the Amendment was not challenged by any submitters.

Ministerial Direction 19 Part A: Ministerial Direction on the Preparation and Content of Amendments that may Significantly Impact the Environment, Amenity and Human Health

The purpose of this Direction is to require planning authorities to seek the views of the Environment Protection Authority (EPA) in reviewing a planning scheme or preparing a planning scheme amendment that could result in use or development of land that may result in significant impacts on the environment, amenity and human health due to pollution and waste.

The views of the EPA were sought in February 2018 and during the exhibition of the Amendment. As part of any future planning scheme amendment seeking to rezone land identified on the Framework Plans, the EPA will be notified, and its feedback sought. Any environmental site assessment prepared by a suitably qualified consultant that seeks to rezone land to a sensitive land use will be subject to the satisfaction of the EPA.

Ministerial Direction: The Form and Content of Planning Schemes

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

2.5 Discussion and conclusion

The Panel concludes that the Amendment is supported by, and implements, the relevant sections of the PPF, and is consistent with the relevant Ministerial Directions and Practice Notes. The Amendment is well founded and strategically justified, and the Amendment should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

3 Changes in response to agency submissions

3.1 Discussion

As discussed in section 1.3, Council submitted a Part C submission on 2 August 2019 proposing post-exhibition changes to the Explanatory Report, Clause 21.04 *Settlement* and the *Greater Shepparton Township Framework Plan Review 2018* (the Review) in response to issues raised by Regional Roads Victoria, Transport for Victoria and the CFA.

The changes to the Explanatory report are minor clarifying modifications.

The proposed post-panel changes to Clause 21.04 *Settlement* include the following changes to respond to the issues raised by the CFA:

- introduces a new objective in Clause 21.04-1 *Urban Consolidation and Growth* to ensure development responds to bushfire risk
- introduces a new strategy in Clause 21.04-1 *Urban Consolidation and Growth* to encourage growth in lower bushfire risk areas
- revises a policy guideline in Clause 21.04-3 *Rural Residential* to ensure that the risk from grassfire is considered in future rezoning requests or subdivision applications
- introduces a new strategy in Clause 21.04-4 *Urban Design* to ensure future subdivisions help to avoid bushfires or grassfires from penetrating into developed areas by providing an appropriate interface treatment
- introduces a new strategy in Clause 21.04-4 *Urban Design* to ensure proposals for landscaping consider the impacts on bushfire, and where an area may be affected by bushfire, ensure landscaping considers ways to minimise the spread and intensity of bushfire.

The Panel notes these changes and accepts that they improve the form of the Amendment documents and recommends the adoption of the changes as shown in Appendix B.

The Panel supports the changes proposed to the Review. In particular, the addition of the new section 12.2 *Township landscape hazard assessments* will provide important guidance for the next stages of planning for development of each town. As the Review itself is a reference document and technically does not form part of the planning scheme, changes are a matter for Council to consider before forwarding the Amendment to the Minister for his consideration. It will be important for the reference document to be consistent with the content of Clause 21.04.

3.2 Recommendation

The Panel recommends:

1. **Adopt the changes to Clause 21.04 *Settlement* as shown in Appendix B of this report, subject to further changes to Township Structure Plans identified in the Panel's recommendations.**
2. **Adopt the changes to the Explanatory Report as shown in Appendix B of this report.**

Further recommendation

Prior to forwarding the Amendment to the Minister for consideration, Council should consider the changes to the proposed reference document *Greater Shepparton Township Framework Plan Review 2018* as set out in Council's Part C submission to the Hearing.

4 Tatura

4.1 Background

Tatura is identified as a key sub-regional settlement in the Hume Regional Growth Plan.

Tatura Township is located approximately 20 kilometres west of Shepparton with a population of 4,669 (2016 Census). The existing township is surrounded by farmland, largely used for dairying, cropping and grazing.

The existing Framework Plan includes a moderately sized area to the north of the town identified for 'Urban Growth Area', and areas further north and west identified for 'Potential Low Density'. Areas on the western side of the township have been identified for 'Potential Rural Living'.

Large re-zonings in the north-eastern area of the township from the Farming Zone to the Low Density Residential Zone and the Rural Living Zone have occurred in recent years. There are limited opportunities for infill development in the Town.

The Review identified that there has been a strong demand for General Residential Zone land in Tatura in recent years.

The *Draft Residential Land Supply and Demand Assessment*¹, July 2019 provided by Council estimates that there is sufficient zoned broadhectare residential land stocks to satisfy between 4 and 8 years of demand and sufficient unzoned broadhectare residential land stocks to satisfy over 25 years demand.

The report's author noted, however, that it considers *"the stock of 'available' broadacre land with clear short to medium term development intentions is largely depleted in Tatura. There are a number of broadhectare sites in Tatura with development capacity but located in a low demand/density area and with no clear development intention"*.

The author goes on to recommend that the stock of broadhectare land for Tatura should be increased in the short term.

The Review recommended the following changes to the Tatura Framework Plan:

- Change the designation of land rezoned already to reflect the new zones.
- identify three sites totalling 64 hectares in Dhurringile Road, Gowrie Park Road and Ferguson Road for 'Urban Growth Area'.
- Identify 42 hectares between Ferguson Road and Pyke Road be identified for 'Potential Low Density'.
- Add an arrow to denote the direction of 'Long Term Future Growth' towards land to the north east of Tatura, east of Dhurringile Road between Pyke Road and the Midland Highway.

These changes were adopted by Council in the proposed Amendment. See Figure 1.

¹ This report is unpublished and the Panel understands it is yet to be considered by Council. It nevertheless provides the most recent update of residential supply and demand for Shepparton.

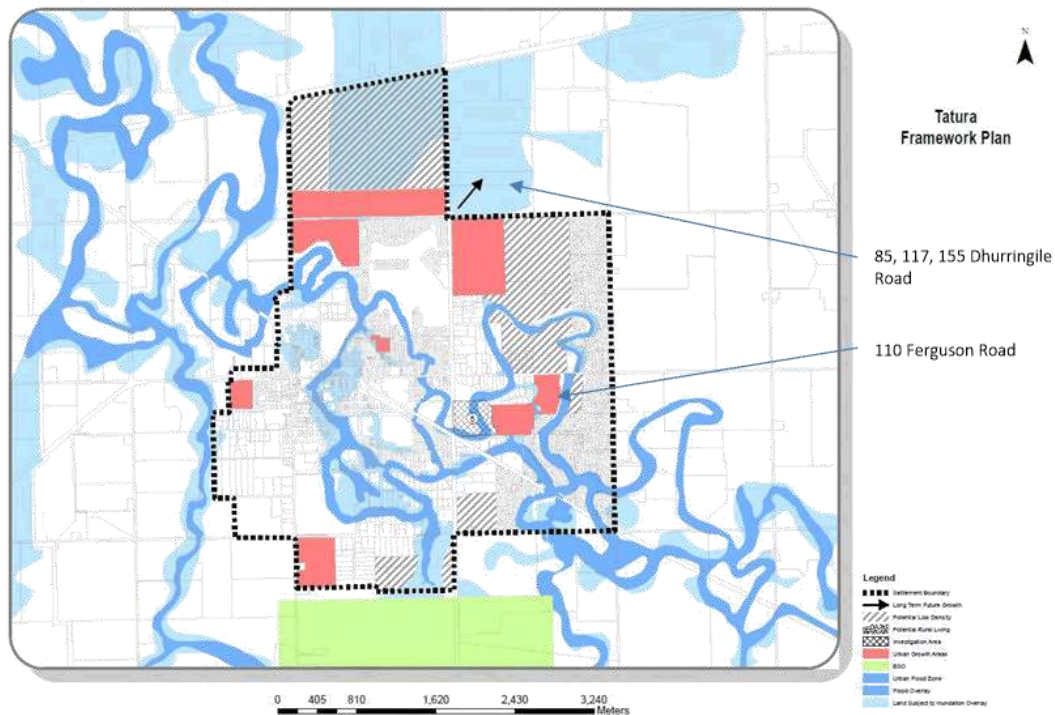
4.2 Proposed changes

The Amendment proposes the changes as shown in Table 3 and Figure 1.

Table 3 Tatura proposed changes to structure plan as exhibited

Address	Current designation	Proposed designation
95 Dhurringile Road, Tatura	Outside settlement boundary – no residential growth proposed	Outside settlement boundary with arrow denoting Future Long Term Growth
117 Dhurringile Road, Tatura	Outside settlement boundary – no residential growth proposed	Outside settlement boundary with arrow denoting Future Long Term Growth
155 Dhurringile Road, Tatura	Outside settlement boundary – no residential growth proposed	Outside settlement boundary with arrow denoting Future Long Term Growth
195 Dhurringile Road, Tatura	Potential Low Density	Urban Growth Area
28 Ferguson Road, Tatura	Potential Low Density	Urban Growth Area
85 Ferguson Road, Tatura	Potential Rural Living	Part Potential Low Density and part Potential Rural Living
110 Ferguson Road, Tatura	Potential Low Density	Part Urban Growth Area and part Potential Rural Living
895 Pyke Road, Tatura	Part Potential Rural Living and part Potential Low Density	Potential Low Density

Figure 1 Tatura proposed changes to framework plan as exhibited



4.3 The issues

Submissions were received in relation to the following land in Tatura:

110 Ferguson Road – Spiire on behalf of Kapari Pty Ltd

- A low density designation is sought over the whole of 110 Ferguson Road rather than just part.

85, 117 and 155 Dhurringile Road, Tatura - Chris Smith & Associates Pty Ltd on behalf of Greenfields Property Developers

- Requests that three parcels of land be included within the Tatura Framework Plan Settlement Boundary and submit that they be designated as 'Urban Growth Area'.

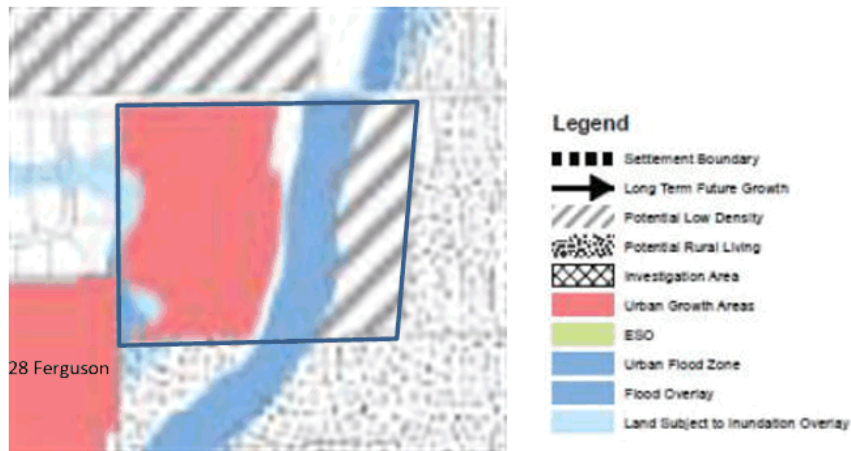
4.4 110 Ferguson Road, Tatura (Submissions 3a and 3b)

(i) Evidence and submissions

Ms Macey of Spiire made a submission on behalf of Kapari Pty Ltd and Mr Ray Rokahr in relation to 110 Ferguson Road.

The site is identified in the Review as 'Urban Growth Area' in the western portion and 'Potential Low Density' in the eastern portion. See Figure 2.

Figure 2 Extract of Tatura Framework Plan showing 110 Ferguson Road



Ms Macey submitted that the entire site should be identified as 'Urban Growth Area' for the following reasons:

- There is high demand for standard density residential land in Tatura and a shortage of supply.
- Based on a detailed feasibility analysis undertaken by the developer, it is not economically viable to develop the land unless the entire site can be developed.
- Access to land at 28 Ferguson Road (newly designated as 'Urban Growth' in the revised Framework Plan) (to the bottom left in Figure 2) is dependent on access via 110 Ferguson Road, and development of 110 Ferguson Road would facilitate this.
- The land is readily developable with good access to services and being located on a main road. The owner is ready and willing to develop.
- The low-lying area through the middle of the site does not necessarily act as a logical boundary to higher density. The area can be fully integrated into a good urban design outcome for the site.

Ms Macey offered a strategic assessment² of the site in the context of the Review and against the relevant sections of the planning scheme. Her analysis concluded that development of the whole site for standard density residential is consistent with state and local policy and would support more compact and orderly growth of Tatura within the existing settlement boundary.

The Spiire submission noted the flood constraints through the centre of the site and submitted that this was not a barrier to development but rather an opportunity for an innovative urban design response.

Council submitted that it did not support amending the Tatura Framework Plan further without strategic justification. It submitted that the density of development should be guided by the findings of appropriate background reports including a drainage strategy.

² Detailed in the submission to the Panel Hearing

(ii) Discussion

The Panel is sympathetic to the arguments put forward by Spiire to designate the whole of this site as an 'Urban Growth Area'. The Panel believes that to do so would be entirely consistent with the desired strategic direction for Tatura. It would facilitate development close to town inside the settlement boundary and in the desired easterly direction.

The Panel notes Council's call for strategic justification, but the Panel is satisfied on that score for two reasons:

- Firstly, the Panel can see no strategic reason why the Flood Overlay was taken as the boundary of the 'Urban Growth Area' in the Review. There is no discussion in the Review about why this would be the case as opposed to the property boundary. The Panel concludes that the choice of boundary was somewhat arbitrary rather than strategic.
- Secondly, the submission provided by Spiire does provide a strategic analysis that provides support for the entire site to be included in the 'Urban Growth Area'. Ms Macey has analysed the proposition against all relevant sections of the state and local policy and fairly acknowledged the constraints of the site. Council did not provide any reasons why this strategic analysis was not valid.

The Panel is influenced by several other points:

- Development in smaller rural towns is often inherently hard to make 'stack up' financially. It is not helpful to restrict or prevent development on one half of a site in one ownership. Inclusion of the whole site in the 'Urban Growth Area' assists viability and encourages development in an area with an identified shortage of standard density residential land.
- Development on both sides of a low-lying flood area is not unusual, and in fact can provide opportunities for attractive development facing on to open space areas. If the eastern side were to be subdivided as a 'low density' area the opportunities to achieve this would be reduced.
- Development of the 110 Ferguson Road will provide the opportunity to construct an access road to 28 Ferguson Road, opening up approximately 10 hectares of land identified in the Review as suitable for urban growth. The Panel understands that reasonable access to 28 Ferguson Road is not possible via other means and hence the site is unlikely to be developed unless 110 Ferguson Road is developed.

(iii) Conclusions and recommendations

The Panel concludes that the Tatura Framework Plan should be amended to show all of the land at 110 Ferguson Road as 'Urban Growth Area'.

The Panel recommends:

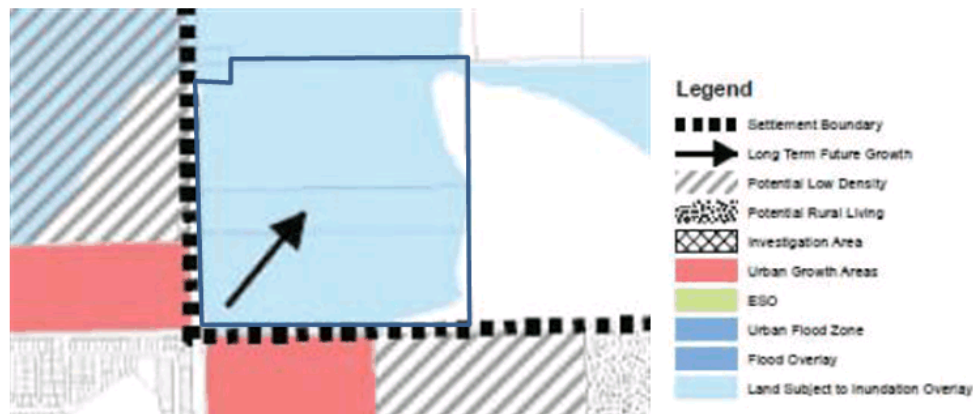
- 3. Amend the Tatura Framework Plan to show the entire area of 110 Ferguson Road, Tatura as 'Urban Growth Area'.**

4.5 85, 117 and 155 Dhurringile Road, Tatura (Submission 7)

(i) Evidence and submissions

Mr Steigenberger of Chris Smith and Associates made submissions on behalf of Greenfields Property Developers in relation to 95, 117 and 155 Dhurringile Road, Tatura. See Figure 3.

Figure 3 Extract of the Tatura Framework Plan showing 95, 117 and 155 Dhurringile Road, Tatura



The submission sought the inclusion of the land (70 hectares) within the settlement boundary with a designation for 'Future Growth'.

Mr Steigenberger submitted that the land had reduced value for farming due to fragmentation, changes in farming practices and modernisation of the irrigation network. He submitted that the land has many attributes that make it suitable for development and landowners who are willing to proceed. He submitted:

The site's physical attributes and location – in proximity to the existing township and other existing and planned residential development – make it a logical inclusion for Tatura's future expansion. This is evidenced by Council's support of our submission to recognise the land with an arrow that denotes future residential growth.

Mr Steigenberger noted that the Shepparton – Kyabram Pipeline crosses 117 Dhurringile Road. The pipeline is a 200mm diameter buried gas pipeline within an easement. The APA Group noted that development could occur on the land subject to no sensitive land uses being located within the measurement length of the gas pipeline and a number of other conditions.

Mr Steigenberger referred to local land sales advice he had received that indicated that demand for available residential lots in Tatura is high. He referred to a shortage of suitable standard sized lots, difficulties achieving infill development and the lack of willingness of some landowners to develop land that has been earmarked for broadacre residential growth. The issues identified are consistent with those identified in the *Draft Residential Land Supply and Demand Assessment*, July 2019 mentioned in section 4.1 above. Mr Steigenberger agreed with the recommendation of Assessment that the stock of broadacre land for Tatura should be increased in the short term.

He concluded that the *"Tatura Framework Plan must include expansion of the settlement boundary to include the land at 95, 117 & 155 Dhurringile Road so as to provide a continuous*

competitive residential supply for Tatura and to provide guidance and surety to land suitable for residential growth beyond immediate demand, which is a key objective of the Townships Review and the Amendment”.

Council submitted that it did not support the proposal to include the land inside settlement boundary and significant further strategic justification would be required to change the designation of the land. It submitted that there is sufficient unzoned land earmarked for residential development without this land being included.

Council noted that the exhibited Tatura Framework Plan includes an arrow directing “Long Term Future Growth” towards the subject land. This arrow was recommended to be included in the Tatura Framework Plan as a result of the submission received by the landowners in the preparation of the Review.

(ii) Discussion

The Panel agrees with Council that there is insufficient justification at this time to amend the settlement boundary to include this site. It seems likely that the land will be developed for residential use at some time in the future but there is insufficient information before the Panel to support shorter term development.

It may be that the work on the *Residential Land Supply and Demand Assessment* will flag a greater urgency for standard density residential land. If that is the case, this site should be considered along with others on the edge of the settlement boundary as candidates for inclusion inside the boundary. The Panel was not presented with sufficient information to advise on whether this site should have priority over any others.

In the meantime, the proposed designation for the site for ‘Long Term Future Growth’ is appropriate.

(iii) Conclusions

The Panel concludes that:

- The proposed designation for land at 95, 117 and 155 Dhurringile Road, Tatura of ‘Long Term Future Growth’ in the Tatura Framework Plan is appropriate.
- The site should be considered, along with others, as a candidate for development in the shorter-term if it is warranted based on the work of the Residential Land Supply and Demand Assessment currently being prepared.

5 Toolamba

5.1 Background

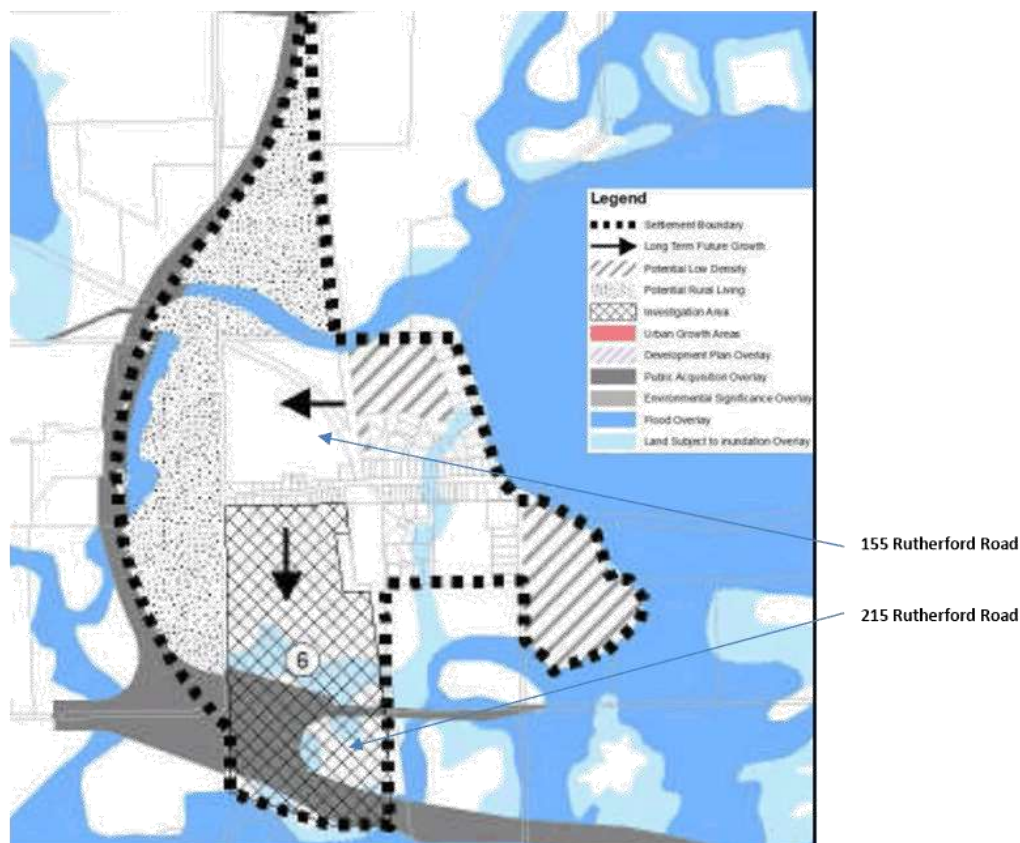
Context

Toolamba township is located approximately 20 kilometres southwest of Shepparton and has a population of 769 (2016 Census). Most of the land surrounding the town is used for agricultural, including dairying, cropping and grazing.

Council noted in its Part A Submission that Toolamba was identified as an area of future growth in the *Greater Shepparton Housing Strategy 2011*. The projected construction of an interchange for the Goulburn Valley Highway Shepparton Bypass at Bridge Road, Toolamba adds to the importance of ensuring that growth in the Toolamba Township is appropriate and sustainable, to protect the unique identities of the townships and the rural lifestyle they offer. Toolamba is only small town in the municipality which will have a dedicated freeway interchange as part of the proposed Goulburn Valley Highway Bypass.

Figure 4 shows the existing Toolamba Framework Plan.

Figure 4 Existing Toolamba Framework Plan



Investigation Area 6 was identified in 2011 as an area of potential future residential growth in the *Greater Shepparton Housing Strategy 2011*. The area is located to the southwest of the existing Toolamba Township (215 Rutherford Road, Toolamba) and is the subject of Submission 4 to the Amendment.

Amendment C168 to the Planning Scheme was prepared in late 2018 and Council resolved to:

- note the completion of the investigation for Investigation Area 6 in Toolamba; and
- prepare and exhibit a Planning Scheme Amendment (Amendment C168) to rezone land within Investigation Area 6 to the Urban Growth Zone.

Council advised that is currently preparing a Toolamba Townships Growth Plan and plans to exhibit an amendment to implement the Growth Plan concurrently with Amendment C168 in 2020. Following that process, Council intends to implement a revised framework plan for Toolamba/Old Toolamba via a separate amendment.

Panel direction

Council officers sought direction from the Panel regarding whether it is appropriate to remove Toolamba Framework Plan from Amendment C212 as a post-exhibition change.

Council officers submitted that amending the Toolamba and Old Toolamba Framework Plan (through Amendment C212) may be premature pending the finalisation of the Toolamba Townships Growth Plan.

The Panel determined that it would hear submissions and make recommendations in relation to the Toolamba Framework Plan for the following reasons:

- The Amendment was exhibited proposing changes to the Toolamba Framework Plan.
- The Amendment invited submissions in relation to Toolamba, and submissions were made in good faith.
- Work on the Toolamba Growth Plan is not sufficiently advanced to be a 'seriously entertained' proposal.
- There are no guarantees as to the timeframe of any future amendment/s on the Toolamba Growth Plan.
- There is no resolution of Council or direction of DELWP to remove the Toolamba Framework Plan from the Amendment.

The current Amendment process provides an opportunity for the issues raised in submissions to be aired and the Panel's advice on those matters can be considered in future work on the Growth Plan. It is not clear to the Panel whether the Growth Plan will consider the same broad strategic issues as the Framework Plan does. In the Panel's mind, a framework plan is a higher-level strategic document than a growth plan for a single locality. The opportunity for submitters to raise their issues in the broader context of a Framework Plan should not be lost.

In short, the Panel determined that changes to the Toolamba Framework Plan as part of this Amendment should proceed in the short term and will likely add value to future work. In any case, if any further changes to the Framework Plan arise out of the Growth Plan or

Amendment C168, changes to the Toolamba Framework Plan can be implemented as part of the Toolamba Townships Growth Plan amendment.

Reticulated sewerage

Council advised that reticulated sewerage is currently not available in the Toolamba Township and all existing development utilises septic tank type on-site effluent disposal. An agreement has been prepared (under Section 173 of the Act) stating Herdstown Pty Ltd's intention to provide reticulated sewer to the Toolamba PSP area (Investigation Area 6) via a rising main to the Tatura treatment plant. The implementation of reticulated sewer to the Toolamba PSP provides opportunities for existing landowners in Toolamba to connect to this piece of infrastructure.

Clause 21.04 states that *"In the absence of sewer, all future residential development in Toolamba will be subject to a Land Capability Assessment."*

Review findings

The Review noted that there is no opportunity for infill development due to the existing small lot sizes and lack of reticulated sewerage.

The Review made the following recommendations in relation to the Toolamba Framework Plan:

- The Toolamba and Old Toolamba Framework Plan should be revised to acknowledge recent changes to remove the 'Potential' designation on land that is already zoned/developed.
- Following the completion of the investigation for Investigation Area 6, it is recommended that the designation of this land is amended as a priority.
- It is recommended that the arrow denoting 'Long Term Future Growth' within Investigation Area 6 is removed. The development potential and timing for this land is unknown, however, it should no longer be restricted to 'Long Term', given the lack of zoned residential land supply.
- It is recommended that an arrow denoting 'Long Term Future Growth' is added to the Framework Plan for the land south of the Toolamba Primary School.
- It is also recommended that minor changes are made to address mapping anomalies. This should include the adjustment of the settlement boundary to align with the Public Acquisition Overlay (PAO) for the Goulburn Valley Highway – Shepparton Bypass in the south.
- The settlement boundary for Toolamba and Old Toolamba does not require extension as part of this review.

5.2 Proposed changes

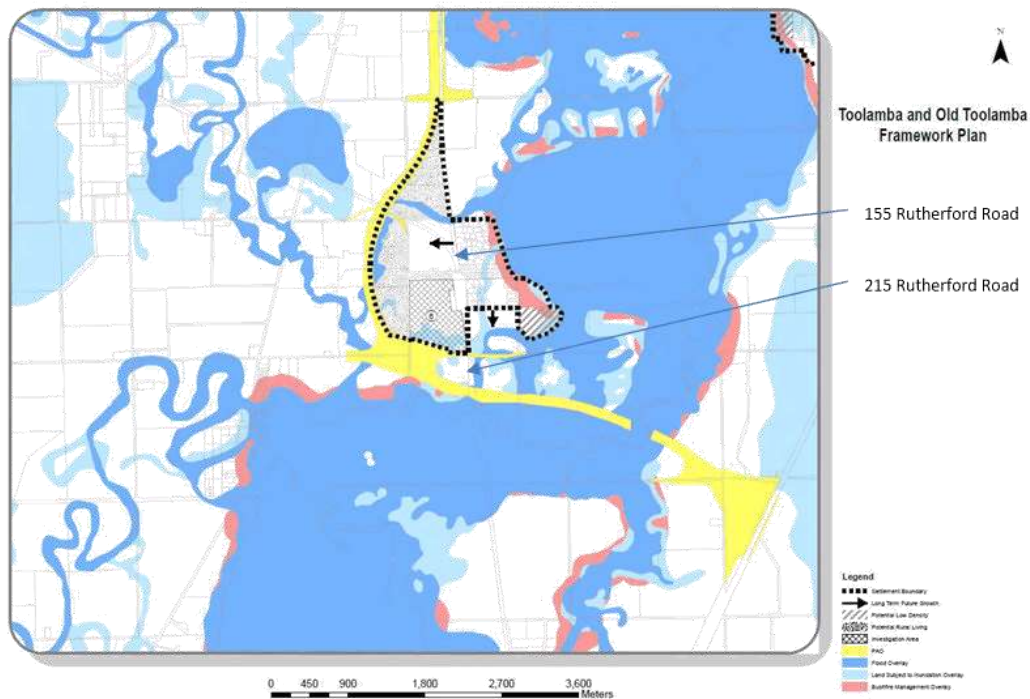
The Amendment proposes the changes as shown in Table 4 and Figure 5.

Table 4 Toolamba proposed changes to structure plan as exhibited

Address	Current designation	Proposed designation
85 Bridge Road, Toolamba	Outside settlement boundary – no residential growth proposed	Outside settlement boundary with arrow denoting 'Future Long Term Growth'
91 Bridge Road, Toolamba	Outside settlement boundary – no residential growth proposed	Outside settlement boundary with arrow denoting 'Future

		Long Term Growth'
Part of 335 Rutherford Road, Toolamba	Investigation Area 6 and arrow denoting 'Future Long Term Growth'	Part Investigation Area without arrow denoting 'Future Long Term Growth', revision of settlement boundary to north of the PAO – part PAO and part no residential growth proposed

Figure 5 Toolamba proposed changes to framework plan as exhibited



5.3 The issues

Submissions were received in relation to the following land in Tatura:

155 Rutherford Road, Toolamba - Spiire Australia Pty Ltd on behalf of Rod Luscombe and others

- Submits that the designation of land at 155 Rutherford Road, Toolamba be amended from 'Long Term Future Growth' to 'Potential Low Density' in the Toolamba Township Framework Plan.

215 Rutherford Road, Toolamba – Chris Smith and Associates Pty Ltd on behalf of Herdstown Pty Ltd and Stuart Rea

- Requests the Toolamba Township Settlement Boundary be further adjusted to retain land at 215 Rutherford Road, Toolamba that is currently within the settlement boundary (Investigation Area 6) that is not affected by the PAO for the Goulburn Valley Highway – Shepparton Bypass.

5.4 155 Rutherford Road, Toolamba (Submission 8)

(i) Evidence and submissions

Ms Macey of Spiire made submissions on behalf of Mr Rod Luscombe in relation to 155 Rutherford Road, Toolamba.

The land is shown in the exhibited Framework Plan as 'Long Term Future Growth' and the submission seeks to change this to 'Potential Low Density' for the following reasons:

- The site is within the settlement boundary.
- The site is suitable for low density residential development in the short term.
- There is clear demand for low density residential lots in Toolamba, evidenced by the rapid take up of recent subdivisions.
- Low density lots will provide diversity in lot sizes, particularly considering that Investigation Area 6 will be mainly standard density residential.
- The site is well located in close proximity to local services.
- Land capability, ecological and contamination assessments have been undertaken and there are no impediments to residential development.
- Services with the exception of reticulated sewerage is available with in close proximity.

Ms Macey noted that the land is constrained by the fact that the Melbourne - Shepparton railway line runs along the eastern boundary of the site. She provided an assessment of the proposal against relevant state and local policy, concluding that the Framework Plan should be amended to show the site as 'Potential Low Density'.

Council received a rezoning enquiry for the land in March 2019. The enquiry sought to rezone the land from the Farming Zone – Schedule 1 to the Low Density Residential Zone (LDRZ).

Council submitted that the Toolamba Township Framework Plan should not be altered until the Toolamba Townships Growth Plan is prepared and implemented into the Greater Shepparton Planning Scheme via a planning scheme amendment. It submitted that any alteration to the Toolamba Township settlement boundary is premature at this stage and rezoning requests can be considered following the preparation and inclusion of the Growth Plan in the Planning Scheme.

(ii) Discussion

The Panel accepts that the submitter has done a considerable amount of work on assessing the suitability of the site and assessing the market for low density development. The site appears well located and well suited for residential development of some form.

The Panel agrees with Council that any change to the designation of the site from the current 'Long Term Future Growth' is premature until the Toolamba Growth Plan has been prepared. For this site the work on the Growth Plan will be directly relevant to the most appropriate form of development on the site. Issues that should be examined include:

- The preferred timing of development of the site in relation to other areas of Toolamba.

- Whether the site should be connected to the reticulated sewerage system. (This would be possible with the connection proposed to Investigation Area 6.)
- What is an appropriate residential density for the site?

It may well be that the Low Density Residential Zone is an appropriate outcome for the site but the connection of reticulated sewerage to Investigation Area 6 provides an opportunity to connect sewerage to all or part of the site at 155 Rutherford Road, reduce all or some lot sizes from 0.4 hectares to 0.2 hectares (increasing the lot yield) whilst still preserving the low density character.

The Panel questioned whether the use of an arrow on the site indicating 'Long Term Future Growth' is the best way to flag future intentions for the site. Council acknowledged that it may not be appropriate to show arrows inside the settlement boundary in this case and suggested a shaded area showing 'Potential low density' may be more appropriate for this site. The Panel agrees that the use of an arrow is not clear, and that shading of the area that it applies to would be more appropriate. This, however, is a change that should be made after the Growth Plan is prepared and the preferred future density (and timing) of the site is confirmed. In the meantime, the arrow designating 'Long Term Future Growth' should remain.

(iii) Conclusion

The Panel concludes that the designation of 155 Rutherford Road, Toolamba in the Toolamba Framework Plan should remain as 'Long Term Future Growth', as exhibited.

(iv) Recommendation

The Panel makes the following recommendation for further work:

Work on the Toolamba Growth Plan should examine the following issues in relation to 155 Rutherford Road:

- The most appropriate residential zone and density for the site.
- The most appropriate timing of any development on the site.
- Whether it is feasible and desirable to connect reticulated sewerage to the site.

Subsequent changes may be required to the Toolamba Structure Plan as result of the recommendations of the Toolamba Growth Plan. Any changes should be implemented as part of the any amendment to introduce the findings of the Toolamba Growth Plan into the planning scheme.

5.5 215 Rutherford Road, Toolamba (Submission 4)

(i) Introduction

The existing Toolamba Framework Plan includes all of Investigation Area 6 (215 Rutherford Road) inside the settlement boundary (See Figure 4). The Amendment changes the settlement boundary as shown in Figure 6 to exclude the southern portion (approximately 9.5 hectares) of 215 Rutherford Road i.e. the portion south of Bridge Road.

Figure 6 215 Rutherford Road showing proposed new settlement boundary



The Toolamba Precinct Structure Plan (PSP) for Investigation Area 6 (Amendment C168) shows the PSP extending only as far south as a realigned Rutherford Road and Bridge Road (Figure 7).

Figure 7 Toolamba PSP version 2 September 2018



(ii) Submissions

Mr Steigenberger of Chris Smith and Associates made submissions on behalf of Mr Stuart Rea and Herdstown Pty Ltd in relation to 215 Rutherford Road, Toolamba.

The submission sought to have the southern portion of the land retained inside the settlement boundary for the following reasons:

- To remove the land is inconsistent with the findings of the Review which recommended *“adjustment of the settlement boundary to align with the Public Acquisition Overlay for the Goulburn Valley Highway – Shepparton Bypass in the south”*. The Amendment puts the settlement boundary on Rutherford Road – Bridge Road not the Goulburn Valley Highway PAO.
- The southern portion of the land is bounded to the east by the railway line and to the south and west by the future Goulburn Valley Highway alignment. No access to the site is possible except via Bridge Road. If the land were to remain in the Farming Zone it would be completely cut off from the balance of Mr Rea’s farm, rendering it effectively unusable as farming land.

Council submitted that its broader position is not to alter the Toolamba Township Framework Plan until the Toolamba Townships Growth Plan is prepared and implemented into the Greater Shepparton Planning Scheme via a planning scheme amendment.

In closing submissions, Council said that it would not object to the southern portion of 215 Rutherford Road being retained inside the settlement boundary at this time. Council acknowledged that area would be isolated if it was to remain in the Farming Zone and that this is not a good outcome. Council suggested the area may have potential as rural living or other low density residential use.

(iii) Discussion

The Panel agrees with the submission that the southern portion of 215 Rutherford Road should remain inside the settlement boundary. The Review recommended that the boundary coincide with the Goulburn Valley Highway PAO boundary and the Panel agrees that this is a more logical boundary.

Further work will be required to determine an appropriate use for the southern portion of the land, but the Panel agrees that rural living or large lot low density residential could be appropriate. Access from Bridge Road is possible, and the site otherwise seems suitable for some form of development. The Panel agrees that it would not be a good outcome for it to remain in the Farming Zone in the long term due to its isolation and small size. The issue of an appropriate use for this land could be further examined in work on the Toolamba Growth Plan.

(iv) Conclusions and recommendations

The Panel concludes that the Framework Plan as exhibited should be amended to align with the Goulburn Valley Highway PAO boundary.

The Panel recommends:

4. **Amend the Toolamba Framework Plan to show the southern boundary of the settlement boundary at 215 Rutherford Road to align with the boundary of the Goulburn Valley Highway Public Acquisition Overlay rather than Bridge Road.**

The Panel makes the following recommendations for further work:

Work on the Toolamba Growth Plan should examine appropriate future land use for the southern portion of 215 Rutherford Road south of Bridge Road and north of the Goulburn Valley Highway Public Acquisition Overlay.

Subsequent changes may be required to the Toolamba Structure Plan as result of the recommendations of the Toolamba Growth Plan. Any changes should be implemented as part of the any amendment to introduce the findings of the Toolamba Growth Plan into the planning scheme.

5.6 Other issues

The Panel questioned why an arrow pointing south of the settlement boundary (South of Toolamba Primary School) had been added. Council responded that it was in response to submissions made during consultation on the draft Framework Plan. No submissions were made to the Panel on this point and the Panel sees no problem with this addition.

6 Drafting issues

(i) Discussion

There are several minor drafting issues that came up during the Panel process or have been identified by the Panel that the Panel wishes to comment on.

The Panel supports the following changes to Township Framework Plans that have been made in the revised Plans as exhibited:

- Identify and remove the designation of land already zoned. The purpose of the Framework Plans is to identify future development intent.
- Remove redundant text from legends e.g. Congupna has no land identified for 'Long Term Future Growth' or Urban Growth Areas but had those designations in the legend.

The Panel raised concerns with Council at the Hearing about the use of the designation 'Urban Growth Area' in small towns. 'Urban Growth Area' could, in the Panel's view, imply the intended use of the Urban Growth Zone. The Panel suggests 'Standard density residential' is more appropriate. The Panel notes that on the Kialla and Shepparton South Framework Plan, for example, the areas for Urban Growth Zone and Urban Growth Areas are designated. In those locations, the designation may be appropriate as an Urban Growth Zone may be applied (along with a precinct structure plan) as an interim zone to facilitate development. That is not likely to be the case in smaller towns. The Panel does not think that the use of the Urban Growth Zone is appropriate for smaller regional towns. The Panel does not believe Council intended that to be the case. To avoid any potential confusion, the Panel suggests that 'Standard residential density' or 'Conventional residential density' or 'General residential area' are better terms to use and better reflect the likely future zoning. This is also better aligned with other designations used for 'Potential Low Density' and 'Potential Rural Living' which seem to align with likely future zones.

The use of pink to designate the Bushfire Management Overlay on the Murchison and Toolamba Framework Plans is confusing because it is a very similar colour to that used to designate 'Future Growth Area' on other framework plans. The Panel suggests using a different colour.

The Panel notes that further changes will be required to Clause 21.04 in the future, for example as Investigation Areas are completed or land is rezoned.

(ii) Recommendations

5. **Change the designation of 'Urban Growth Area' on the Framework Plans for the Dookie, Merrigum, Tatura (including 110 Ferguson Road) and Toolamba to 'Standard Density Residential' or similar.**
6. **Change the colour used to designate the Bushfire Management Overlay areas on the Murchison and Toolamba Framework Plans to avoid confusion with the legend colours on other framework plans.**

Appendix A Submitters to the Amendment

No.	Submitter
1	Powercor
2	Goulburn Broken Catchment Management Authority
3a	Spiire for Kapari Pty Ltd
3b	Spiire for Kapari Pty Ltd
4	Chris Smith & Associates for Stuart Rea and Herdstown Pty Ltd
5	Environment Protection Authority Victoria
6	Department of Environment, Land, Water and Planning
7	Chris Smith & Associates for Greenfields Property Developers
8	Spiire for Rod Luscombe and others
9	Regional Roads Victoria
10	RE and VL Rokahr
11	Transport for Victoria
12	Country Fire Authority
13	APA Group
14	Goulburn Murray Water

Appendix B Post-exhibition changes to the Explanatory Report and Clause 21.04

The attached track changes versions of the Explanatory Report and Clause 21.04 are as tabled by Council in its Part C submission.

The Panel endorsed these changes subject to the changes to Township Framework Plans set out in the Panel recommendations.

Planning and Environment Act 1987

GREATER SHEPPARTON PLANNING SCHEME AMENDMENT C212

EXPLANATORY REPORT

Who is the planning authority?

This Amendment has been prepared by Greater Shepparton City Council, which is the planning authority for this Amendment.

The Amendment has been made at the request of Greater Shepparton City Council.

Land affected by the Amendment

The Amendment applies to land in the townships within the City of Greater Shepparton.

Specifically, the table below describes land directly affected by the Amendment.

ADDRESS	CURRENT DESIGNATION IN FRAMEWORK PLAN	PROPOSED DESIGNATION IN FRAMEWORK PLAN
Congupna		
Part of 226 Old Grahamvale Road, Congupna (existing Public Acquisition Overlay)	Potential Low Density	Public Acquisition Overlay – no residential growth proposed
Dookie		
N/A	No changes proposed	No changes proposed
Katandra West		
236 Hickey Road, Katandra West	Outside settlement boundary – no residential growth proposed	Include within settlement boundary as Potential Low Density
Merrigum		
N/A	No changes proposed	No changes proposed
Murchison		
N/A	No changes proposed	No changes proposed
Tallygaroopna		
N/A	No changes proposed	No changes proposed
Tatura		
95 Dhurringile Road, Tatura	Outside settlement boundary – no residential growth proposed	Outside settlement boundary with arrow denoting Future Long Term Growth
117 Dhurringile Road, Tatura	Outside settlement boundary – no residential growth proposed	Outside settlement boundary with arrow denoting Future Long Term Growth

155 Dhurringile Road, Tatura	Outside settlement boundary – no residential growth proposed	Outside settlement boundary with arrow denoting Future Long Term Growth
195 Dhurringile Road, Tatura	Potential Low Density	Urban Growth Area
28 Ferguson Road, Tatura	Potential Low Density	Urban Growth Area
85 Ferguson Road, Tatura	Potential Rural Living	Part Potential Low Density and part Potential Rural Living
110 Ferguson Road, Tatura	Potential Low Density	Part Urban Growth Area and part Potential Rural Living
895 Pyke Road, Tatura	Part Potential Rural Living and part Potential Low Density	Potential Low Density
Toolamba & Old Toolamba		
85 Bridge Road, Toolamba	Outside settlement boundary – no residential growth proposed	Outside settlement boundary with arrow denoting 'Future Long Term Growth'
91 Bridge Road, Toolamba	Outside settlement boundary – no residential growth proposed	Outside settlement boundary with arrow denoting 'Future Long Term Growth'
Part of 335 Rutherford Road, Toolamba	Investigation Area 6 and arrow denoting 'Future Long Term Growth'	Part Investigation Area without arrow denoting 'Future Long Term Growth', revision of settlement boundary to north of the Public Acquisition Overlay (PAO) – part PAO and part no residential growth proposed
Undera		
1915 Echuca Road, Undera	Potential Rural Living	No residential growth proposed

What the amendment does

The Amendment seeks to implement the recommendations of the *Greater Shepparton Townships Framework Plan Review, 2018* by revising the Framework Plans in the Municipal Strategic Statement of the Greater Shepparton Planning Scheme (Planning Scheme).

Specifically, the Amendment proposes the following changes to the Planning Scheme:

- Amend Clause 21.04 *Settlement* to implement the updated Framework Plans for the townships and revise relevant policy; and
- Amend Clause 21.09 *Reference Documents* to include the *Greater Shepparton Townships Framework Plan Review, 2018*.

Strategic assessment of the Amendment

Why is the Amendment required?

The *Greater Shepparton Housing Strategy, 2011* (GSHS) was prepared to guide the long term identification and provision of residential land within the municipality. The GSHS was implemented into the Planning Scheme in 2012 via Amendment C93.

Since the gazettal of Amendment C93, several parcels of land displayed in the Framework Plans have been rezoned. The Framework Plans must be updated to reflect these rezonings as requested by the Department of Environment, Land, Water and Planning.

The *Greater Shepparton Townships Framework Plan Review, 2018* (the Review) was prepared to complement and build upon the work undertaken through the GSHS.

The Amendment is required to implement the key recommendations of the Review. By implementing the Review, the Amendment will:

- assist in maintaining a supply of land to accommodate projected population growth over at least a 15 year period;
- give general guidance about land suitable for residential growth beyond 2031;
- provide guidance for a diversity of dwelling types and sizes in townships; and
- update existing Framework Plans in Clause 21.04 *Settlement* to revise anomalous mapping errors to present accurate and clear intentions for future growth.

The Review supports the growth of Greater Shepparton's townships in a consolidated and sustainable manner, and protects sensitive land uses in accordance with the objectives of Planning in Victoria. In addition, the Amendment implements the Victoria Planning Provisions and the *Hume Regional Growth Plan 2014*.

How does the Amendment implement the objectives of planning in Victoria?

The Amendment implements the following objectives for planning in Victoria as outlined in Section 4 of the *Planning and Environment Act 1987*:

- 4(1)(a) – *to provide for the fair, orderly, economic and sustainable use and development of land;*
- 4(1)(b) – *to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*
- 4(1)(f) – *to facilitate development in accordance with the objectives set out in paragraphs (a), (b) and (f); and*
- 4(1)(g) – *to balance the present and future interests of all Victorians.*

The Amendment implements the objectives of planning in Victoria by facilitating the sustainable use and development of land in Greater Shepparton's townships in accordance with adopted Framework Plans.

The Framework Plans seek to balance environmental, social and economic impacts, including supply and demand, provision of services, flooding and bushfire hazards, and provide a clear and orderly framework to guide residential development over a 20 year time horizon.

How does the Amendment address any environmental, social and economic effects?

Environmental effects

The Amendment has no negative impacts on the environment. The Review seeks to encourage development in specific areas of low ecological value subject to significant investigation and preparation of background studies.

The *Planning and Environment Act 1987* "seeks to *provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity*". The Amendment meets this objective by ensuring the settlement boundary recognises and protects sensitive areas of high ecological significance from inappropriate urban development.

Social effects

The Amendment will result in a net community benefit. Rigorous assessment of population trends are continuously being undertaken by Council. Currently there is a demand for residential land in several townships in Greater Shepparton. In addition to this, several townships are currently experiencing moderate levels of population growth. The Amendment will seek to facilitate this growth in an appropriate manner.

Land directly affected by the Amendment is in close proximity to existing community facilities and social infrastructure.

As part of the preparation of the Review, consultation was undertaken with internal Council Departments, relevant referral authorities and agencies, and affected land owners. The draft Review was released for public comment from 26 March to 27 April 2018 and a final Review was adopted by Council at the Ordinary Council Meeting held on 18 September 2018. It is considered that an appropriate level of consultation has occurred and the requirements requested by all key stakeholders have been met.

There are no significant adverse social implications that will arise as a result of the Amendment.

Economic effects

There are no adverse economic effects associated with the Amendment. The Amendment balances the interests of the community and ensures that appropriate land can be made available for residential growth. This will achieve positive benefits for housing affordability, create a mix of housing types and generate local construction employment opportunities.

Does the Amendment address relevant bushfire risk?

The Objective of Clause 13.02 *Bushfire* is to prioritise the protection of human life over all other policy considerations. In response to this, the Amendment will strengthen the resilience of future settlements and communities by revising or introducing objectives and strategies in Clause 21.04 Settlement to ensure directing population growth in the townships is cognisant of low bushfire risk areas.

Land directly affected by the Amendment is located away from areas of vegetation that potentially pose a significant bushfire hazard to future residents. As part of any future development proposal, bushfire risk will be assessed and mitigated, where necessary.

The inclusion of the Bushfire Management Overlay (BMO) within the Framework Plans provides greater clarity about land that is at risk of bushfire.

The Strategy of Clause 13.02 *Bushfire - Settlement Planning – Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use development*.

The Amendment does not exacerbate bushfire risk to existing and future residents as no land is being rezoned to accommodate a sensitive land use as part of this Amendment.

The Amendment is consistent with the Local Planning Policy Framework objectives and strategies that apply to the risk of bushfire.

The CFA was consulted as part of the Draft Review and provided advice to Council.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The Amendment is consistent with the following Ministerial Directions under sections 7 and 12 of the Act.

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The following Ministerial Directions are applicable to the consideration of the Amendment:

- Ministerial Direction No. 1 Potentially Contaminated Land

The purpose of this Direction is to ensure that potentially contaminated land is suitable for a use which is proposed to be allowed under an amendment to a planning scheme and which could be significantly adversely affected by any contamination.

Most of the land associated with the Amendment has been historically used for various agricultural uses. As part of a future planning scheme amendment to rezone land for a sensitive land use, an environmental site assessment will need to be undertaken by a suitably qualified consultant. This will include investigation, specific site assessment and recommendations for remediation, if necessary. Prior to the approval of any future planning scheme amendment seeking to rezone land, the planning authority will satisfy itself that the environmental conditions of the land are or will be suitable for a sensitive use.

- Ministerial Direction No. 11 *Strategic Assessment of Amendments*

The purpose of this Direction is to ensure a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces. An amendment to a planning scheme requires an explanatory report to address all relevant strategic planning considerations. The preparation of this explanatory report complies with this Direction.

- Ministerial Direction No. 19 Part A: *Ministerial Direction on the Preparation and Content of Amendments that may Significantly Impact the Environment, Amenity and Human Health*

The purpose of this Direction is to require planning authorities to seek the views of the Environment Protection Authority (EPA) in the preparation of planning scheme reviews and amendments that could result in use or development of land that may result in significant impacts on the environment, amenity and human health due to pollution and waste.

The views of the EPA were sought in February 2018. During public exhibition of this Amendment, feedback from the EPA will be sought a second time. As part of any future planning scheme amendment seeking rezoning of land, the EPA will be notified and their feedback sought. Any environmental site assessment prepared by a suitably qualified consultant seeking rezoning of land to a sensitive land use will be subject of the satisfaction of the EPA.

How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

The Amendment is supported by the following State Planning Policies:

- The Strategies to Clause 11.02-1S *Supply of urban land* – Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development and - ensure that sufficient land is available to meet forecast demand.

The Amendment sets out the orderly structure and delivery of land for a residential purpose for the townships in the municipality. The Amendment will also reflect current growth patterns and appropriately guide sensitive land uses to establish in areas suitable to host it.

- The Strategies to Clause 11.02-2S *Structure planning* – Ensure effective planning and management of the land use and development of an area through the preparation of relevant plans.

The Amendment will provide clear direction on the appropriate location for future residential land use in the townships and identify land capable of hosting higher residential densities in the Framework Plans.

- Clause 12.01 *Biodiversity* – Strategically Plan for the protection and conservation of Victoria's important areas of biodiversity.

All land directly affected by the Amendment is considered to be of low ecological value having been historically used for intensive horticultural and agricultural practices. As part of a future planning scheme amendment, all land that is directly affected by the Amendment will be subject to an environmental site assessment prior to a rezoning for a sensitive land use. The Amendment will not be of detriment to any environmentally significant areas.

- The Strategy to Clause 13.02 Bushfire – Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.

The land directly affected by the Amendment is not impacted upon by the BMO. The CFA was contacted in February 2017. Further, the Amendment will be referred directly to the CFA inviting them to make further comments as part of the Amendment's formal exhibition process. Any future planning scheme amendment proposing to rezone land to accommodate a sensitive use will be subject to the discretion of the CFA.

The Amendment supports the strategy of Clause 13.02 *Bushfire* by ensuring that all future planning scheme amendments seeking to rezone land to cater for a sensitive use are subject to bushfire risk assessments undertaken to the satisfaction of the CFA, if deemed necessary.

- The Strategy to Clause 13.03 Floodplain Management - Avoid intensifying the impact of flooding through inappropriately located use and development.

The Amendment supports this strategy by ensuring that urban sprawl and urban densification is minimised in flood-affected land. Preparation of the Review has taken the municipality's flat nature into account and designated flood-free land suitable for a sensitive land use.

A future planning scheme amendment to change the identified use of specific parcels of directly affected land by this Amendment will be required before any future works can commence. A stormwater management plan and drainage strategy will be required by the relevant floodplain manager before any future rezoning of land can occur.

- The Strategy to Clause 16.01-2S Location of Residential Development – Ensure an adequate supply of redevelopment opportunities within established urban areas to reduce the pressure for fringe development.

The Framework Plans specify the settlement boundary for the townships and a direction for future growth. The Strategy updates the Framework Plans to reflect current growth trends and identifies future residential growth in specific land adjacent to existing urban development.

- The Strategy to Clause 18.01-1S Integrated Transport – to create a safe and sustainable transport system by integrating land use and transport.

Land directly affected by the Amendment is not proposed to be rezoned as part of Amendment C212. Upon receipt of a rezoning request for any land identified in the framework plans, all relevant authorities would be consulted with to better understand their requirements. Amongst other things, a traffic impact assessment would need to be undertaken to support the rezoning request to ensure that any future development is served by an appropriate transport network and that there are no negative impacts on the existing transport network.

- The Strategy to Clause 18.01-2S Transport system – Coordinate development of all transport modes to provide a comprehensive transport system.

The Amendment identifies land that may accommodate some residential or rural residential development, subject to the completion of appropriate background reports. These reports will ensure that any future development is served by an appropriate transport network and that there are no negative impacts on the existing transport network. This would need to be undertaken before any land is rezoned.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Amendment strengthens and supports the Municipal Strategic Statement (MSS) and Local Planning Policy Framework (LPPF) as follows:

Clause 21.04 Settlement - This policy provides strategic direction for residential growth in the municipality. This policy includes Framework Plans to guide development in areas across Greater Shepparton, including the townships. The Framework Plans direct urban growth and densification to specific growth corridors capable of accommodating a sensitive land use.

In order to respond to the current levels of growth in the townships, the Framework Plans have been reviewed. The Amendment aims to meet the residential growth objectives outlined in Clause 21.04 *Settlement* by implementing current and robust Framework Plans for future sensitive land uses that will create a variety of future housing types. The Amendment guides and supports infill housing to be further developed in established residential areas whilst being responsive to the established character of the townships.

The Amendment further supports the objectives of Clause 21.04 *Settlement* by facilitating high quality living environments which balance the needs of residents for housing and employment opportunities with agricultural and ecological assets. The Amendment facilitates a variety of sensitive land use options that will be the subject of future planning scheme amendments which will improve housing choice within the municipality.

The Amendment proposes to revise and introduce objectives and strategies into Clause 21.04 *Settlement* to better ensure future residential development in the townships is cognisant of bushfire risk.

Clause 21.05 Environment – The policy aims to protect flora and fauna in the municipality as well as the protection and management of natural landscape features.

The Amendment protects areas of high ecological significance whilst facilitating residential growth. Expansion of the townships will be guided in accordance with the Framework Plans encouraging all future residential land uses within the settlement boundary away from areas of ecological significance.

Does the Amendment make proper use of the Victoria Planning Provisions?

The Amendment is in accordance and makes proper use of the Victoria Planning Provisions.

The Amendment is in accordance with the residential growth objectives of the *Hume Regional Growth Plan 2014* and Clause 11.01-1R *Settlement – Hume* by supporting growth and development in existing urban settlements and fostering the sustainability of small rural settlements.

The most appropriate planning tool to give effect to the Victoria Planning Provisions is to include the updated framework plans for the townships into the Planning Scheme in Clause 21.04 *Settlement* and include the Review as a reference document in Clause 21.09 *Reference Documents* in the Local Planning Policy Framework.

How does the Amendment address the views of any relevant agency?

Preliminary consultation on the draft Review was undertaken in February 2018. Various referral agencies provided comments regarding the locations of their assets, and highlighted referral requirements for building and planning permit applications. Their views, where possible, were incorporated into the final document.

The views of all relevant referral agencies will be further sought during formal exhibition period of the Amendment.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The purpose of the *Transport Integration Act 2010* is to create a new framework for the provision of an integrated and sustainable transport system in Victoria. The Amendment complies with the requirements of the *Transport Integration Act 2010*.

It is expected that the Amendment will have an impact on the local transport system in the townships in terms of an average increase in private vehicles using the existing road network. However it is anticipated that the existing transport network can comfortably accommodate an increase in private vehicles.

Land directly affected by the Amendment is considered to be within walking distance of existing community facilities. By identifying growth areas within a close proximity to existing public transport facilities and commercial centres in the townships, the Amendment will promote effective integration of public transport and land use.

Greater Shepparton acts as a vital logistical hub for North Victoria, with strong connections to Metropolitan Melbourne for employment, educational and recreational services.

The Minister has not prepared any statements of policy principles under Section 22 of the *Transport Integration Act 2010*; therefore, no such statements are applicable to this Amendment.

Resource and administrative costs

- What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The Amendment facilitates future planning scheme amendments that will seek to rezone land identified in the Review to accommodate residential uses. The fees for such planning scheme amendments and, if necessary, Independent Planning Panel fees will be borne by the proponent of such an amendment. Council is sufficiently resourced to accommodate these future planning scheme amendments within the strategic work program.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

- Greater Shepparton City Council, 90 Welsford Street, Shepparton or online at the Greater Shepparton City Council website at www.greatershepparton.com.au; and
- The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by **Monday, 8 April 2019**.

A submission must be written and lodged:

- via email to: council@shepparton.vic.gov.au
- or via mail to:

Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON VIC 3632

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: **Week commencing Monday, 17 June 2019**
- panel hearing: **Week commencing Monday, 22 July 2019**

GREATER SHEPPARTON PLANNING SCHEME

21.04

07/06/2018

C197

Proposed C212

21.04-1

15/03/2018

C199

Proposed C212

SETTLEMENT

Urban Consolidation and Growth

Population forecasts predict that the population of the City of Greater Shepparton will grow from 59,202 persons in 2006 to 71,509 by 2026. It is expected that to accommodate this additional population, there will need to be a corresponding growth in the number of dwellings (a separate estimate suggests a further 9,100 dwellings will be required by 2031). At the same time, changing demographic trends such as an increase of persons aged 65 and over, smaller household sizes and an increase in non-Australian born persons will create demand for a broad range of housing types within the municipality.

In facilitating the future growth and development of the municipality's towns, the Council is concerned to achieve urban consolidation thereby promoting walking, the use of bicycles and reducing the dependence on car use. In proximity to the Shepparton CBD and other key activity centres, people will be encouraged to live at higher densities in environments that offer individual, lifestyle and community benefits. The *Shepparton CBD Strategy October 2008* establishes key priorities including creating residential opportunities and expanding housing choice within the CBD. The strategy encourages the provision of additional medium density and apartment style accommodation including shop-top housing.

The *Greater Shepparton Housing Strategy 2011 (GSHS)* and the *Greater Shepparton Townships Framework Plan Review, 2018 (the Townships Review)* outlines Council's approach to housing delivery and growth in the municipality and provides the basis for the objectives, strategies and policy guidelines outlined below. It provides for sufficient land supply to accommodate housing demand within a consolidated and sustainable development framework. In doing so, it defines settlement boundaries for the extent of urban expansion to ensure the sustainability of the urban community and the well being of productive agricultural land.

A significant portion of residential growth in the short-medium term will be met by the four main growth corridors identified in the *Greater Shepparton 2030 Strategy*:

- The southern corridor to the south of the Broken River at Kialla.
- The south eastern corridor, along Poplar Avenue, Shepparton.
- The northern corridor, between Verney Road and the Goulburn Valley Highway, Shepparton.
- The western corridor, to the west of Mooroopna.

It is expected that the urban areas of Shepparton and Mooroopna along with the four major growth areas will accommodate the majority of new residential development, with remaining growth distributed throughout Tatura, Murchison, Merrigum, Dookie, Congupna, Katandra West, Tallygaroopna, Toolamba, and Undera. The location and timing of new development will be reviewed annually in accordance with the monitoring and evaluation framework contained in the GSHS.

The Council recognises that Toolamba is in a unique position as it is the only small town in the municipality which will have a dedicated freeway interchange as part of the proposed Goulburn Valley Highway Bypass. This, together with the development of the Goulburn Valley Freight Logistics Centre at Mooroopna, will present a very attractive opportunity for future residential development of the town. Connection to a reticulated sewerage system will enable Toolamba to develop at a higher residential density. However, Development Plan Overlays should be used in conjunction with any future township expansion. In the absence of sewer, all future residential development in Toolamba will be subject to a Land Capability Assessment.

It is important that growth is maintained on a number of fronts, providing choice and variety in the housing market and accommodating projected population growth over at least a 15 year period.

Future growth corridors are vital to ensure that residential development can continue once other estates and corridors are completed. The growth plans identify a number of longer

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term residential growth corridors in Shepparton North and Kialla to the east of Kialla Lakes once existing areas are nearing full development.

The Greater Shepparton Townships Framework Plans Review, 2018 the Townships Review builds upon the work undertaken as part of the GSHS and updates the strategic direction for residential growth in the townships across the municipality.

Framework Plans

The GSHS supports the growth of Greater Shepparton in a consolidated and sustainable fashion. This includes providing land for living opportunities in a variety of residential settings and locations. To provide guidance as to how and where Greater Shepparton will grow, a series of Growth Management Plans was developed.

Key elements of the Growth Management Plans from the GSHS have been incorporated into a series of *Framework Plans* which form part of the Municipal Strategic Statement (MSS). The *Framework Plans* specify the settlement boundary for each area, the direction for future growth, the types of potential zoning for each area and where applicable indicate Investigation Areas.

The Growth Management Plans within the GSHS indicate a sequencing of development over a 15-year period. While development will be encouraged in accordance with these plans, this detail has not been included in the *Framework Plans* to allow some flexibility following the ongoing monitoring of supply and demand.

The revised *Framework Plans* within the Townships Review supercede those included in the GSHS for the townships.

Settlement Boundaries

The *Framework Plans* include a 'settlement boundary' for each urban area and town based on the Growth Management Plans within the GSHS. The settlement boundaries provide guidance to the potential type, location and amount of residential land required. The plans project the outward limit of growth to the year 2031 as well as in some instances providing the broad direction of longer-term growth of Greater Shepparton beyond 2031 as indicated by arrows on the *Framework Plans*.

Residential growth outside the nominated settlement boundaries will generally not be supported. As a result the *Framework Plans* do not indicate any future growth outside the nominated settlement boundary. The exception to this is the land contained within Investigation Areas which upon further investigation may support additional land for residential development.

Growth Areas

Adams Road area, Kialla. The Urban Growth Zone has been applied to this land to identify the land for future residential development, subject to a Precinct Structure Plan being prepared. This area is directly adjacent to the Kialla Lakes Estate and impacted by flooding.

Investigation Areas

Several Investigation Areas have been identified within the *Framework Plans*. These areas represent land which has potential to be rezoned to a higher density residential use due to the proximity to services and/or growth areas. The areas however presently have significant issues or constraints such as environmental, flooding, infrastructure and/or land use conflicts. The relevant issues will need to be resolved on a site-by-site basis through a more detailed analysis to determine the potential for higher density development and any subsequent changes to the *Framework Plans*.

These areas (which are nominated with the corresponding number on the *Framework Plans*) are:

- 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.
- Investigation Area 2 – Raftery Road, Kialla. The land is adjacent to the Shepparton South Growth Corridor and is situated between the Seven Creeks and Goulburn River corridors. Development is currently restricted by the 8ha minimum lot size under the Rural Living

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Zone. Higher density development is dependent on issues relating to servicing, flooding and the environmental assets of the two river corridors being resolved.

- Investigation Area 4 – (Investigation Area 10 in Clause 21.06-4 Industry) east of DoYLES Road, Grahamvale. There are a number of land use interface issues to be addressed in this area. There is a mix of agriculture, residential estates such as Dobsons Estate and the Shepparton East and Lemnos industrial areas. Further investigation is required in this area following finalisation of the Industrial Strategy. Investigations will include issues associated with present industry, potential for expansion of industrial and / or residential uses and developments, future servicing requirements and agricultural impacts.
- Investigation Area 5 – Dhurringile Road, Tatura. The land is opposite the Tatura Milk Industries. The future role of this land is dependent on the identification of measures to ensure possible conflicts between the potential residential uses on this land and industry in the immediate area are effectively managed.
- Investigation Area 6 – Toolamba. The area is located to the south west of the existing township. The density of residential development will be dependent on the outcome of current investigations into the provision of sewerage to the land. In the absence of sewerage, the density of future residential development will be dependent on Land Capability Assessment.

Investigation Area Studies Completed

Referred to on the *Framework Plans* as 'Investigation Area Studies Complete'.

- Investigation Area 1 – Kialla Paceway and Shepparton Greyhound Racing environs. The Study of this Investigation Area is now complete. *Investigation Area 1: Feasibility Study and Master Plan, Greater Shepparton City Council, October 2017* (included as a reference document at Clause 21.09 *Reference Documents*) has been prepared to generally consider and address the amenity issues in this area.
- Schedule 4 to the Special Use Zone has been revised to support the ongoing use and development of the Goulburn Valley Harness and Greyhound Racing Facility. The approved Master Plan provides broad guidance and supports rezoning of the remaining land within Investigation Area 1.

Objectives - Urban Consolidation and Growth

To contain urban growth to identified growth areas in order to protect higher quality and intact agricultural areas and achieve a more compact built up area.

To encourage a variety of housing types, particularly in terms of tenure and price, to contribute to housing diversity and affordability.

To provide a greater range of housing choices to attract more people to live in the Shepparton CBD which will support the vibrancy and economy of the CBD.

To make better use of available land by allowing higher scale built form in appropriate locations within the CBD.

To minimise the impacts of housing on the natural environment.

To release land efficiently in terms of location, supply of services and infrastructure and in accordance with land capability.

To support increased residential densities, such as 15 dwellings per hectare, in established areas and the conventional living growth areas.

To increase the supply of medium density housing in appropriate locations.

To ensure development responds to bushfire risk.

To provide land for small township expansion, subject to a supply and demand analysis.

To coordinate the assessment, planning, development and servicing of identified investigation areas in an integrated manner.

To ensure any small township expansion occurs without impacting on the long-term growth potential of urban centres or productive agricultural land.

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- To ensure any small township expansion is dependent on land capability where no reticulated sewer is available.
- To balance the need to achieve urban consolidation with the need to respect and retain the valued characteristics of existing neighbourhoods.
- To ensure that land proposed for residential purposes is not contaminated.
- To ensure protection of ground water and natural systems.
- To ensure that provision is made for community infrastructure.
- To ensure that a Precinct Structure Plan and, where relevant, a Development Contributions Plan are prepared for land in the Urban Growth Zone.
- To provide for the appropriate development of Investigation Areas generally where the Investigation Area Study has been completed.

Strategies - Urban Consolidation and Growth

- Maintain residential development targets outlined in the GSHS based on the type, amount and proportion of existing residential zones; the existing average lot sizes in each residential zone type; a qualitative assessment of dwelling demand and housing market conditions; sustainable development principles and the need to conserve land and energy; and the need to achieve the strategic directions and objectives of the GSHS. These targets are:
 - *Infill Development* – accommodate at least 10 percent of the 9,100 dwellings (910 dwellings) in existing areas through infill and redevelopment at higher densities. New dwelling construction in these areas is highly encouraged by the GSHS and this target should be exceeded where possible.
 - *Greenfield Development* – accommodate the remaining 8,190 dwellings in Greenfield locations with:
 - 60% as conventional living (450 – 800 square metres).
 - 20% as medium density housing (less than 450 square metres).
 - 15% as low density living (2,000 – 8,000 square metres).
 - 5% as rural living (2 – 8 hectares).
- Promote development in accordance with the attached Framework Plans.
- Maintain a supply of land to accommodate projected population growth over at least a 15 year period.
- Encourage the consolidation of existing residential areas in the municipality in accordance with the change areas identified in the Housing Change Area plans.
- Ensure the rezoning of future residential land is informed by the 'Growth Management Plans' and development principles identified in the ~~Greater Shepparton Housing Strategy 2011~~ GSHS, and the revised 'Framework Plans' in the Townships Review.
- Ensure that township growth is determined by infrastructure provision (including water supply) and a supply and demand analysis, with developers funding the extension of water and sewerage services.
- Encourage growth to low bushfire risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre.
- Support applications to rezone land for residential purposes where the land has previously been used for orchard or other agricultural uses only where the application is accompanied by a soil report which confirms that the land is suitable for residential use (as required by Ministerial Direction No. 1).
- Support increased densities, such as 15 dwellings per hectare, where reticulated sewer and urban services are provided in the existing residential areas, while maintaining and protecting existing sewerage reticulation assets.

GREATER SHEPPARTON PLANNING SCHEME

- Encourage medium density housing in preferred locations including within existing residential areas; near public transport; within major redevelopment sites; and adjacent to activity centres and open space areas.
- Encourage medium density, apartment style and shop-top housing, and including student accommodation, as part of the redevelopment of Shepparton CBD commercial sites.
- Encourage the provision of smaller lots to meet the changing demographics structure.
- Discourage multi dwelling developments within areas affected by the Floodway Overlay.
- Provide a settlement boundary beyond which additional urban growth and rezoning should not be supported.
- Encourage new subdivision and developments to promote walking and cycling between homes and schools, open spaces and shops.
- Ensure appropriate design, location and density for expanding residential areas in Shepparton North to maintain amenity protection between residential and other uses such as industry, agriculture and the Goulburn Valley Freeway.
- Link the parks, open spaces and bicycle paths to create connectivity between the three urban areas of Shepparton, Mooroopna and Kialla, with the floodplain becoming a recreation asset.
- Avoid incremental approvals and development in identified investigation areas until an 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.
- Apply the Development Plan Overlay (DPO) to the growth areas to ensure coordinated development.
- Require development plans to be accompanied by an approved Development Contributions Plan (DCP) or an alternative such as a negotiated Pre-Development Agreement.
- Consider the effect that use or development may have on nearby existing or proposed residential development in the Urban Growth Zone.
- Consider the effect that use or development in an Investigation Area may have on nearby existing or proposed development.

Policy Guidelines - Urban Growth and Consolidation

When considering an application, the Council will be guided by the following provisions:

- Whether new development leap-frogs existing non-residential development.
- The protection of strategic riparian areas and the provision of public access.
- Flexibility in lot sizes based on, diversity of lot sizes, the proximity of services and the character of the area.
- Provision for community services (DCP or Pre-Development Agreement).
- Residential development should generally be in accordance with the sequencing indicated on the Growth Management Plans in the GSHS, and the revised 'Framework Plans' in the Townships Review. Growth occurring out of sequence may be considered provided that a development proposal satisfies the following conditions:
 - It can be demonstrated that the land supply for the proposed type of development is being constricted elsewhere and that it is unlikely to become available within the designated sequencing.
 - The proposed development does not impact on the achievement of the objectives and strategies of the GSHS.
 - The development can be serviced and connected to sewer and drainage infrastructure in a timely and efficient manner to the satisfaction of the relevant service provider.
 - The full cost of extending infrastructure out of sequence is paid for by the developer.

GREATER SHEPPARTON PLANNING SCHEME

- The proposed development represents an exemplary development incorporating best practice standard and satisfying the objectives and strategies of the GSHS to a high degree.

When assessing applications for the subdivision of land within the Urban Growth Zone, where a Precinct Structure Plan has not yet been prepared, it is policy to:

- Consider the granting of a permit, only if the house lot is a maximum of two hectares, unless a larger lot is required to accommodate existing infrastructure.

When assessing applications for use and development in an Investigation Area, where the Investigation Area Study has been completed, it is policy to:

- Have regard to the broad guidance provided by the completed Investigation Area Study in relation to minimising any detrimental impacts on:
 - existing and future road networks, including the comments of the relevant authorities;
 - amenity of future residential development; and
 - sequencing of future residential development.

21.04-2 Housing Change Areas

10/12/2015
C92

Objective - Housing Change Areas

To manage the impacts of change in the established neighbourhoods and ensure that residential development contributes to the character of residential areas rather than undermining them.

The residential areas have been divided into three areas indicated in the attached *Framework Plans*:

Minimal Change Areas:

Minimal Change Areas are established residential areas that for a number of reasons have limited capacity to accommodate future residential development. Minimal Change Areas do not prohibit all residential development, but seek to allow limited residential development that is generally consistent with the type, scale and character of the area.

Minimal Change Areas are generally in locations that:

- Have a strong neighbourhood character, largely evidenced by a significant presence of historical buildings and places.
- Are affected by environmental factors such as flooding which limit development capacity.
- Have a low density or rural living character.
- Are in close proximity to uses which cause significant off-site impacts.
- Have a widespread application of restrictive covenants which limit housing diversity.
- Have valued landscape features and / or views and vistas.

The Council may also consider smaller Minimal Change Areas in locations immediately adjacent to a sensitive use or affected by a particular environmental factor that has the potential to create significant risk to development or a valued feature of the landscape or detrimentally affect character that is desirable to retain.

Strategies - Minimal Change Areas

The strategies for managing residential development in Minimal Change Areas seek to:

- Ensure development respects existing scale and character.
- Ensure development respects heritage buildings and their curtilage.
- Ensure development does not considerably impact on significant natural features or views and vistas.
- Ensure extensions to existing dwellings do not cause significant new overlooking, overshadowing, visual bulk or neighbourhood character impacts.

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- Support and encourage environmentally friendly technologies for new development and major renovations.

Policy Guidelines - Minimal Change Areas

When considering an application for a dwelling in a **minimal change area**, Council will be guided by the following provisions:

- New dwellings will respect the existing scale and character of the existing area to a high degree.
- New dwellings will respect any heritage buildings and their curtilages.
- New dwellings will not unreasonably impact on significant natural features or view and vistas.
- Extensions to existing dwellings will not cause unreasonable new overlooking, overshadowing, visual bulk or neighbourhood character impacts.
- Environmentally friendly features will be supported for new dwelling and major renovations.

Incremental Change Areas:

Incremental Change Areas are established residential areas or areas identified as Urban Growth Areas in *Framework Plans* that over time have the capacity to accommodate a moderate level of residential development. This development will mostly include extensions to existing dwellings, new single or double storey dwellings on existing lots, and low rise medium density housing. It is expected that the general character of Incremental Change Areas will evolve over time as new types and more intense development is accommodated.

Incremental Change Areas are generally in locations that:

- Are unaffected by significant development constraints.
- Have lot layouts which may potentially constrain substantial development.
- Have reasonable access to a range of local shops, facilities, services and amenities.
- Provide residential uses in conjunction with other uses in small town settings.
- Greenfield residential development sites.

Strategies - Incremental Change Areas

The strategies for managing residential development in Incremental Change Areas seek to:

- Support the retention and renovation of existing dwellings that front the street and contribute positively to surrounding neighbourhood character.
- Encourage low scale medium density housing development that respects existing neighbourhood character, particularly in areas that are in close proximity to significant shops, facilities, services and amenities.
- Support development which increases residential densities while respecting the character of the neighbourhood.
- Ensure that new development does not cause significant new overlooking, overshadowing, and excess visual bulk impacts on adjacent housing.
- Encourage a high standard of design for new development and major renovations.
- Encourage additional dwellings to the rear of existing dwellings.
- Support and encourage environmentally friendly technologies for new development and major renovations.
- Ensure that traffic caused by additional development can be accommodated by the existing transport network.

GREATER SHEPPARTON PLANNING SCHEME

- Discourage increased development intensity in areas where there is a significant environmental risk such as flooding and wildfire, unless an appropriate design response can be provided to the satisfaction of the Council.
- Ensure that development at the edges of the Incremental Change Area is sensitive to any adjoining Minimal Change Areas.
- Ensure that any new development close to a rural interface or other sensitive use is addressed.

Policy Guidelines - Incremental Change Areas

When considering an application for a dwelling in an **incremental change area**, Council will be guided by the following provisions:

- Low-scale, medium density dwellings that respect existing neighbourhood character, particularly in areas that are in close proximity to shops, facilities, services and amenities shall be encouraged.
- New development that increases residential densities and is sensitively designed to respond to the existing neighbourhood character shall be supported.
- Encourage a high standard of design for new development and major renovations;
- Encourage additional dwellings to the rear of existing dwellings.
- Environmentally-friendly technologies for new development and major renovations shall be supported.
- Traffic impacts caused by additional development shall be accommodated within the existing transport network.
- Increased residential densities in areas where there is a significant environmental risk such as flooding and wildfire shall be discouraged unless an appropriate design response can be provided to the satisfaction of Council.
- Development at the edges of incremental change areas shall be sensitively designed to respond to any adjoining minimal change areas.
- New development close to rural interface or any other sensitive use shall be appropriately designed to mitigate any potential impacts.

Substantial Change Areas:

Substantial Change Areas are locations that have significant capacity to accommodate substantial residential development. These areas will support increased housing diversity by encouraging a variety of housing types, styles and configurations in areas that are close to activity centres, public transport, employment opportunities and open space. Substantial Change Areas will support increased residential densities to maximise the amount of people who can take advantage of these desirable locations. It is expected that the character of these areas will change significantly in the future.

Substantial Change Areas are generally in locations that:

- Are in walking distance (800m) of a range of commercial, retail, employment, entertainment, and recreation opportunities.
- Are within walking distance of public transport.
- Have servicing capacity to support additional development.
- Provide good opportunities to support increased housing diversity.
- Are generally free of major development constraints.

Strategies - Substantial Change Areas

The strategies for managing residential development in Substantial Change Areas seek to:

- Support a diversity of housing types, sizes, styles and designs; support (re)development at higher overall densities to maximise development opportunities.

GREATER SHEPPARTON PLANNING SCHEME

- Encourage lot consolidation to allow for larger scale development.
- Encourage mixed-use developments which incorporate residential uses above commercial or retail uses.
- Focus higher density development within or immediately adjacent to significant commercial areas.
- Support the recommendations and strategies of the *Shepparton CBD Strategy October 2008*.
- Encourage a high standard of design for new development and major renovations.
- Support housing for people with special needs.
- Discourage increased development intensity in areas where there is a significant environmental risk such as flooding and wildfire, unless an appropriate design response can be provided to the satisfaction of the Council.
- Ensure that development at the edges of the Substantial Change Area is sensitive to any adjoining Minimal or Incremental Change Areas.

Policy Guidelines - Substantial Change Areas

When considering an application for a dwelling in a **substantial change area**, Council will be guided by the following provisions:

- New development that contributes to a diversity of housing types, sizes, styles and designs shall be supported.
- New development that contributes to higher residential densities shall be encouraged.
- The consolidation of available lots shall be encouraged to allow for larger scale development.
- Mixed-use developments which incorporate residential uses above commercial or retail uses shall be encouraged.
- Higher density residential development within or immediately adjacent to significant commercial areas shall be supported.
- Appropriate, well designed housing for people with special needs shall be encouraged.
- Increased residential densities in areas where there is a significant environmental risk such as flooding and wildfire shall be discouraged unless an appropriate design response can be provided to the satisfaction of Council.
- Development at the edges of substantial change areas shall be sensitively designed to respond to any adjoining minimal change areas or incremental change areas.

21.04-319/09/2013
C121**Rural Residential**

One of the outcomes of the Regional Rural Land Use Strategy (2008) was a shared vision to provide for (among other things) 'hobby farming'. Rural living is provided for as part of the *Greater Shepparton Housing Strategy, 2011* and around some existing towns such as Tatura and Kialla.

The Council is keen to ensure that the demand for low density residential development and rural living opportunities can be met through the supply of land in appropriate locations. The *Framework Plans* identify land for these uses where environmental constraints such as flooding and land use conflicts are minimal and where it will not impede or inhibit the future growth of the urban area and encourage land banking or leapfrogging.

Locations for potential low density and rural living in the *Framework Plans* include areas outside of the main residential growth corridors of Shepparton and Kialla such as Kialla Central as well as land around other urban areas and townships. On the other hand, areas of existing Rural Living Zone are being considered for more intensive development due to their proximity to existing growth areas. For example, the area to the east of Archer Road Kialla for instance has been identified for longer term residential growth and therefore cannot be counted as part of the rural living supply.

GREATER SHEPPARTON PLANNING SCHEME

The Council is committed to rigorously applying this strategy and will not compromise it by approval of ad hoc rezoning requests for low density or rural living land outside of the identified settlement boundaries. Proposals which do not comply with the *Framework Plans* will not be supported unless justification can be provided to review the boundary. In areas where reticulated services are not available, a Land Capability Assessment is to be provided to confirm the site's suitability for land based effluent treatment and disposal.

The Council recognises that urban expansion into agricultural areas can result in conflict at the urban/rural interface and will require development plans for new residential development to include 'buffers' to protect the amenity of residents and also protect the continued agricultural operations on adjoining land.

For potential rural living land, diversity and flexibility of lot sizes is important to minimise sprawl and variations to the 8 hectare minimum lot size should be encouraged where appropriate. Factors influencing desirable lot size should include the existing character and density and Land Capability.

Objectives - Rural Residential

To provide land for rural residential purposes, without impacting on the long-term growth potential of urban centres or productive agricultural land, subject to a supply and demand analysis.

To recognise and make provisions for the potential conflicts at the urban/rural interface.

Strategies - Rural Residential

- Investigate the potential to provide for rural residential use at the locations shown on the *Framework Plans*.
- Prevent rural residential subdivision in areas that would result in a loss of productive agricultural land or create expectation of subdivision of adjoining rural land, or encircle townships so as to prejudice their future urban growth opportunities.
- Approve land for rural residential development or small town expansion only where it is supported by a supply and demand analysis, a Land Capability Assessment and Practice Note No. 37.
- Protect the amenity of rural residential land by discouraging uses with the potential to create a nuisance.
- Discourage rural residential subdivision which is reliant on irrigation water supply.
- Prevent rural residential development in areas suitable for smaller residential lots.
- Protect productive agricultural land from encroachment of urban growth except in designated growth areas.
- Maintain a distinctive urban-rural interface, and a green belt between Shepparton and Mooroopna.
- Ensure that residential developments provide a buffer to existing agricultural uses, particularly orchards.
- Resolve future land use and zoning options for the Raftery Road Corridor through further investigation of servicing capacity, land capability and options for potential rural living or low density residential development and zoning.
- Apply the Development Plan Overlay to the rural residential areas to ensure coordinated development.

Policy guidelines - Rural Residential

When considering an application for a rural living rezoning or subdivision, Council will be guided by the following provisions:

- Compliance with Ministerial Direction No. 6 (or equivalent).
- An assessment of land capability and the risk from grassfire.

GREATER SHEPPARTON PLANNING SCHEME

- Safe access for pedestrians/cyclists between allotments and local infrastructure, such as schools.
- The protection of strategic riparian areas and the provision of public access.
- Water supply for stock and domestic.
- A suitable depth to frontage ratio for allotments created based on the proposed density and intended uses.
- Flexibility in lot sizes should be provided based on supply and demand analysis, land capability, walkability and proximity of services and the character of the area.

21.04-4 Urban Design10/12/2015
C92

The Council wishes to ensure that sustainability principles will strongly influence the design, siting and servicing of dwellings. Sustainability will also be pursued by Council through the encouragement of adapting and reusing of existing buildings and materials, retention and reuse of storm water, and the promotion of solar and energy efficient designs and materials. Council also wishes to ensure high quality architectural, urban design and landscape outcomes for built form and open spaces are achieved throughout the municipality. The appearance of rural, industrial, retail and residential areas and main road approaches to urban centres is important in maintaining a strong level of civic pride. This appearance is also important for a quality pedestrian and shopping environment in the municipality.

The *Shepparton CBD Strategy October 2008* aims to promote Shepparton's image and identity as a regional centre by improving architectural and urban design quality in its built environment. Streetscape definition and a sense of activity and vitality will be achieved by more consistency in building form, with multi-storey buildings having ground floor facades with active frontages.

Proposals for redevelopment or improvement of existing buildings are opportunities to strengthen the appearance of the CBD through the quality of new design. Design and development of built form in the eight precincts of the CBD and surrounds will be guided by the objectives and requirements of Schedule 1 to the Activity Centre Zone to achieve the desired built form outcomes.

The Council is dedicated to a well-designed urban environment that enhances the image and the aesthetics in the five designated precincts in the "Urban Design Framework – Shepparton North and South Business Areas", namely Shepparton Town Entry-North Precinct, Shepparton Civic North Precinct, Lakeside Precinct, Shepparton South Village Precinct, and Kialla Park Boulevard Precinct. The Urban Design Framework aims to achieve a distinctive urban design and appearance for the major gateways, entrances, main boulevards, central area, lake and riverside environs. It is envisaged that this could have a positive impact on most aspects of living and investing in the municipality as well as complementing tourism. In addition, it is also encouraged that development in the precincts enhance energy efficient and sustainable designs particularly through:

- Energy efficient building designs.
- Use of energy efficient appliances.
- Rainwater harvesting.
- Water wise landscaping.
- Protection of existing natural resources.

Advertising signage is a key and often highly visible component of the physical environment of the municipality and the inappropriate design or placement of advertising signs can have a significant effect on the appearance and visual amenity of an area. Council wants to guide the location and display of signage within the municipality to ensure signage is compatible with the character and architecture of local streetscapes. The design, form, size and placement of advertising signs should be controlled so as to protect and enhance the appearance of rural and urban areas and to avoid signs that are excessive, confusing or incompatible with the character of the surrounding area.

GREATER SHEPPARTON PLANNING SCHEME

Objectives - Urban design

To achieve a high standard of sustainability in the design and development of new buildings and subdivision.

To promote a high standard of architectural, landscaping and urban design for built form and public spaces throughout the municipality.

To ensure development implements the “Urban Design Framework- Shepparton North and South Business Areas”.

To improve the amenity and image of the Shepparton CBD through the quality of its streetscape design, thereby creating an attractive CBD in which to work, study and live.

To develop an image for Shepparton as a municipality that fosters innovative and sustainable contemporary design, particularly within the Shepparton CBD.

To support public art in the Shepparton CBD that projects the character and uniqueness of Shepparton, enlivens public spaces and raises awareness of the indigenous and post-settlement history.

To promote the principles of environmentally sustainable design.

To control the number of signs and ensure that the appearance, size, illumination or location of signs does not adversely affect the visual amenity of the natural environment or the built form in the municipality.

Strategies - Urban Design

- Promote the highest design standards of residential development.
- Ensure the design of new development contributes to local character and enhances the public realm while minimising impacts on neighbouring properties.
- Promote energy efficient and sustainable designs for subdivision, new development and redevelopment of existing buildings and spaces.
- Encourage Water Sensitive Urban Design features in new and existing residential areas.
- Ensure development within the five designated precincts in the “Urban Design Framework- Shepparton North and South Business Areas” implements the directions of the framework.
- To ensure development implements the Shepparton CBD Strategy October 2008 and the Design and Development objectives and requirements of Schedule 1 to the ACZ.
- Promote architectural and urban design excellence throughout the CBD to improve its image as a regional centre.
- Facilitate landmark architecture on gateway sites and key sites in the CBD.
- Define gateways to the CBD through urban design and architecture, signage, complementary landscaping and public art.
- Ensure that buildings in the vicinity of the river are oriented towards the riverside environment.
- Design building frontages in the core retail areas and along main pedestrian streets to have 75 per cent ‘active’ frontages to add to the activity and vitality of the streets. This can be achieved through clear glazing, locating entrances off principal street spaces and providing balconies or terraces at the upper levels.
- On larger sites, avoid expanses of blank walls. Provide visual interest through a range of colours or textures, installing displays or through variations in the form of the building.
- Ensure the scale, mass and height of new commercial developments respects the prevailing neighbourhood character.
- Ensure building frontages avoid long expanses of solid walls and incorporate design elements and a variety of materials that create articulation and visual interest.
- Protect vistas to historic or significant buildings forming part of the streetscape.

GREATER SHEPPARTON PLANNING SCHEME

- Ensure the creation of 'walkable neighbourhoods' that afford priority to pedestrians and provide safe and sheltered pedestrian routes within and through residential neighbourhoods and commercial centres.
- Ensure a high degree of connectivity and access within and between neighbourhoods for all modes of transport.
- Ensure subdivision design incorporates a variety of high-quality and useable open spaces that are well integrated with surrounding development.
- Ensure subdivision design provides a bushfire and grassfire-ready interface that includes adequate separation from vegetation and fuel management and grasslands.
- Ensure proposals for landscaping consider and minimise the spread and intensity of grassfire and bushfire.
- Ensure the design of new development contributes to the safety of its surroundings.
- Ensure new subdivisions respect and respond to valued local ecological qualities.
- Encourage landscaping of sites to retain existing vegetation where practical.
- Encourage the use of indigenous and low maintenance plant species.
- Ensure that the location, form and size of signs complement the dominant character of any urban or rural landscape, building, site or area on which they are erected.
- Control the location, size and scale of advertising signage, especially in key precincts of the Shepparton CBD and town centres.

Policy Guidelines - Advertising Signs

When considering an application for an advertising sign, Council will be guided by the following provisions:

- Fewer signs displaying a simple clear message are encouraged.
- Advertising signage is encouraged to be primarily for business identification providing basic identification information of the business.
- Suspended under-verandah signs should be limited to one per shopfront, except on large premises where the limit should be one per ten metres of shop front.
- Above-verandah signs should be attached to the upper facade or parapet, parallel/horizontal to the road with minimal projection.
- Sky signs, high wall signs, projecting off-wall signs on upper facades and signs that project above parapets, wall, verandahs, roof lines or building fascias are discouraged in all areas.
- Freestanding signs should be limited to one sign per premises with multiple occupancies encouraged to share sign space.
- 'V' board signs are discouraged in all areas.
- Where a building is set back from the street, signs are encouraged to be located within the boundary and should be orientated to be parallel or at right angles to the street.
- Where possible signs should be located on the building.
- Pole signs should be limited to one per frontage and should be no higher than the surrounding buildings.
- Internally illuminated promotional signs are discouraged.
- Permanent bunting, streamers, banner, balloons, animated, reflective signs or similar devices, are strongly discouraged in all zones due to the detriment to the amenity of the area and the high level of visual clutter and dominance. These signs may be considered for temporary (3 month maximum) promotions only.
- Major Promotional signs are discouraged, but if approved are to be confined to Regional & Sub-regional Centres attached to a building wall and should not be more than 3 metres above the ground or be internally or externally illuminated.

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21.04-5 Community Life07/06/2018
C197

A key community development project of Council has been the identification of “Community Hubs” which are considered to be an ideal physical and social focal point for communities. Community Hubs have been established in Mooroopna and North Shepparton and these facilities are attracting a range of new support services for residents. A new multipurpose community centre has been developed in Dookie and a community facility has been integrated with a shopping precinct in South Shepparton.

Multipurpose community infrastructure potentially allows for community, recreational and business services in one location, making it more accessible to users and allowing providers to work together. This also provides the ability to change the mix of services to respond to changing needs. In relation to South Shepparton, the South Shepparton Community Infrastructure Needs Assessment (CINA) nominated activity nodes at a number of key locations to help meet the needs of the local community. The CINA will guide the development of the public land associated with these activity nodes, as well as providing strategic support for the development of new public or privately run community uses in close proximity of these nodes. These uses include schools, child care centres, residential aged care facilities, recreation areas and community centres. Connectivity between these nodes will also be supported through the provision of integrated public transport and shared pathways. Council will seek monetary contributions from relevant new uses or subdivisions in south Shepparton to assist in the development of these activity nodes.

Shepparton has a growing role in providing educational facilities and services within the region. Establishing the “Shepparton Tertiary Education Precinct” (STEP) through the development of greater post secondary education opportunities has been identified as a key action within the Council plan. The ‘Best Start’ and ‘Community Building’ projects have also instigated a number of joint projects which have supported children and their families and promoted the importance and value of early years education, school retention, the transition between educational levels and the potential for schools to be a resource and focus in the community.

Council recognises the importance of the creation of an integrated park network, with linear parks along floodways as essential to providing additional opportunities for walking, cycling and children’s play. This issue is interlinked with the protection and enhancement of the river environs and native vegetation. The Council has, in the past, allowed drainage basins to be developed and used as open space. However, it is important that new development also be provided with flood free open space which can be developed for playgrounds.

Objectives - Community Life

To provide an equitable and efficient distribution of community facilities and services.

To ensure the costs of development are equitably distributed.

To develop a regional centre of education facilities for a variety of education requirements, including the Shepparton Tertiary Education Precinct.

To strengthen the image of Shepparton CBD as a regional community and cultural hub.

To protect and enhance the network of public open space that contributes to the amenity of the municipality and advances the image of the community.

To address community safety in the planning and management of the urban environment.

To provide dignified and equitable access to and within public spaces and new developments.

To promote integrated local planning that considers the social, physical, environmental and economic domains.

To strengthen links with the indigenous and cultural communities in Shepparton through expanding cultural-related activity in the Shepparton CBD and working with the River Connect project.

To encourage the innovative use of land for community use.

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Strategies - Community Life

- Encourage “supported living” (nursing homes, hostels) in proximity to community and commercial services and activities.
- Locate facilities and service centres where they can be accessed by public transport and/or walking/cycle paths.
- Encourage flexible design to meet all user groups’ needs over the lifecycle and changing demographic structures.
- Identify a medical service precinct around the existing Goulburn Valley Base Hospital.
- Promote clustering of facilities to enable multi use and sharing of community facilities.
- Link the provision of facilities with the release of new subdivisions, through the approval of Structure Plans and a Development Contributions Plan.
- Provide for student accommodation in the redevelopment areas within the Shepparton CBD, including shop top housing.
- Encourage plans for new university and educational campuses to display contemporary and innovative architectural styles.
- Establish a preferred precinct for the development of post-secondary and tertiary educational facilities to the north east of the Shepparton CBD (the “Shepparton Tertiary Education Precinct”).
- Encourage development on only one side of the road where land is adjacent to public open space.
- Provide for passive surveillance of open space and limit the ‘privatisation’ of public open space.
- Ensure that subdivisions include flood free areas of public open space where possible.
- Encourage the provision of linear links between existing and proposed open space areas and between urban areas.
- Encourage links to the Goulburn and Broken Rivers shared path network to promote environmental assets.
- Integrate the Shepparton CBD and river spaces with adjacent areas through improved visual connections and linkages to attract pedestrians, cyclists and tourists to the riverine areas.
- Refocus the Shepparton CBD as a place for pedestrians or local traffic.
- Improve access to and within the Shepparton CBD by encouraging sustainable transport modes including foot, bicycle and public transport.
- Promote public art as part of the urban design process.
- Promote outdoor life in the city through providing quality open spaces.
- Encourage spaces for local food production such as community gardens in existing and new neighbourhoods.
- Ensure the rezoning and/or development of land is linked to the approval of a legal agreement, such as a pre-development agreement, for the funding of necessary physical infrastructure and community services as identified in Structure Plans.

21.04-6 Non Residential Uses07/06/2018
C197

Council acknowledges that there is a need to protect the amenity of existing and future residential areas. While a range of non-residential uses in residential areas provide services to the local community, (including places of worship, schools, medical centres, display homes, child care centres, cafes, restaurants, and the like), it is important to ensure that these uses do not have a negative impact on residential amenity through inappropriate location, unsympathetic design, and traffic impacts. Petrol stations and car washes in particular are discouraged in residential zones.

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Objectives – Non-Residential Uses

To ensure that non residential uses are appropriately located.

To allow complementary non-residential uses to be integrated into residential areas.

To ensure that non residential uses are appropriately located having regard to:

- The intensity and hours of operation of the proposed activity.
- The siting and design of proposed buildings and works, including car parking areas and advertising signs and telecommunications facilities.
- The location of access points.

To ensure that the appearance and scale of non residential development in residential zones is consistent with nearby housing.

Strategies – Non-Residential Uses

- Ensure non residential uses are located in areas that are appropriate to the intensity and scale of the proposed use and that will have minimal impact on the amenity of nearby residential properties.
- Ensure major facilities serving catchments beyond the local level are located in commercial areas or sited on roads which avoid the generation of additional through traffic on residential streets.
- Discourage service stations and car washes in residential areas.
- Ensure the siting and design of buildings and works (including car parking areas) responds to the surrounding housing and streetscape and includes features to reduce the noise, loss of privacy and to enhance the appearance of the development, including landscaping, screening, acoustic fencing.

Policy Guidelines – Non-Residential Uses

When considering an application for any of the uses listed below, Council will be guided by the following provisions:

Child Care Centres

- Larger child minding centres in excess of 40 children should be located along major roads.
- Car parking for child minding centres should be provided at the rate of one space per staff member with a drive through drop-off bay for at least three vehicles and one space per 10 children.
- A 2 metre wide landscape strip along the street frontage should be provided.

Medical Centres/Veterinary Clinics

- The location of the centre should be on a through road and adjacent to other community based uses.
- Car parking should be provided at the rate of five spaces per practitioner operating from the premises at any one time.
- The hours of operation should be 8.00am to 9.00pm Monday to Saturday and 9.00am to 1.00pm Sunday.
- A 2 metre wide landscape strip along the street frontage should be provided.

Display Homes

- Display homes should primarily be located in areas experiencing new residential and building activity.
- Display homes in established residential areas are discouraged.
- Display homes are encouraged to locate together in residential estates forming a display home centre.

GREATER SHEPPARTON PLANNING SCHEME

- Display homes should be located on main or collector roads with corner locations preferred.
- The establishment of individual display homes should not isolate private residential dwellings.
- The site on which a display home is located should be of sufficient size to provide adequate car parking, pedestrian access, and landscaping.
- Display homes should be adequately landscaped so that they do not detract from the surrounding residential environment and streetscape.
- Traffic generated by display homes should not be detrimental to the existing or proposed road network and traffic movements in the area.
- A variety in housing type and style, including dual occupancy and multi unit developments, is encouraged.
- Display homes that adopt energy efficiency principles are encouraged.
- Consistency of signage is encouraged within display home centres.
- Signage is encouraged to be sympathetic to the surrounding area.

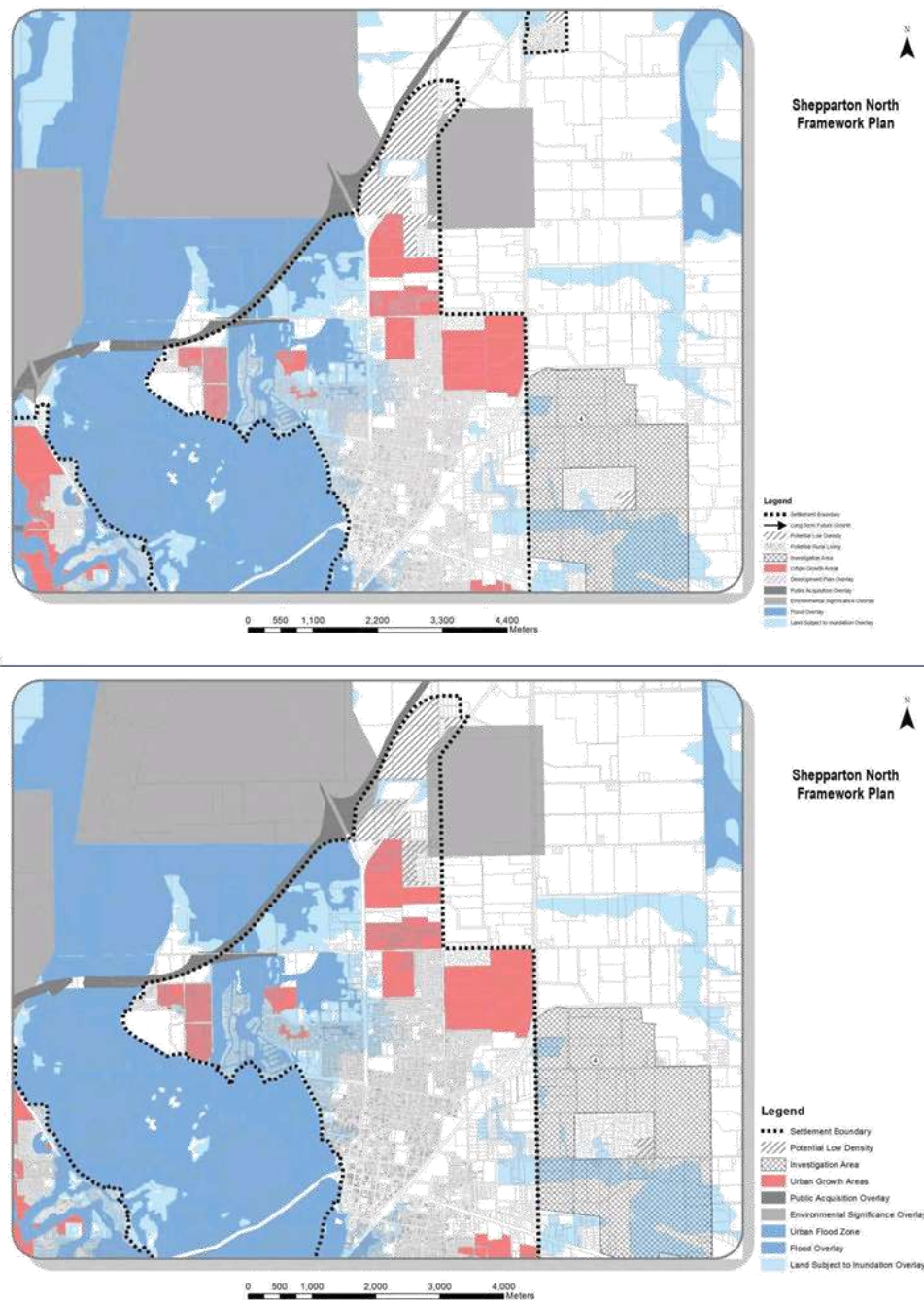
21.04-717/08/2017
C195**Strategic Work Program****Undertaking further strategic work - Settlement**

- Monitor housing trends.
- Monitor 'supply triggers' for development based on land take-up rates that indicate when the identification and planning of new land should commence.
- Investigate variations to Clauses 54 and 55 of the Planning Scheme to reflect Housing Change Areas.
- Investigate opportunities for the continued improvement of the residential development assessment process.
- Investigate different zone options for implementation in growth areas.
- Further assess the Raftery Road Corridor for potential for more intensive rural living or low density residential development and zoning.
- Develop policy guidelines to restrict inappropriate development within and immediately surrounding areas which are liable to flooding.
- Develop and integrate into the planning process a connectivity assessment tool such as a Connectivity Index to require a minimum level of connectivity in all residential neighbourhoods.
- Identify opportunities for (re)development at increased densities to create a diversity of housing options.
- Identify development opportunities for special housing types such as aged care in appropriate locations.
- Review the Recreation and Open Space Strategy to identify open space requirements and develop strategies for creating an open space network. This should include design guidelines to ensure open space is attractive, accessible and safe.
- Prepare Development Contributions Plans incorporating community infrastructure in growth corridors.
- Prepare a land use strategy for Tatura.
- Prepare Growth Plans for each of the townships, as recommended in the *Greater Shepparton Townships Framework Plan Review, 2018*.
- Prepare Structure Plans for the residential corridors for Shepparton/Mooroopna, and proposed development areas at Tatura.
- Devise landscaping themes throughout the municipality to create a unified identity whilst retaining individual township character.

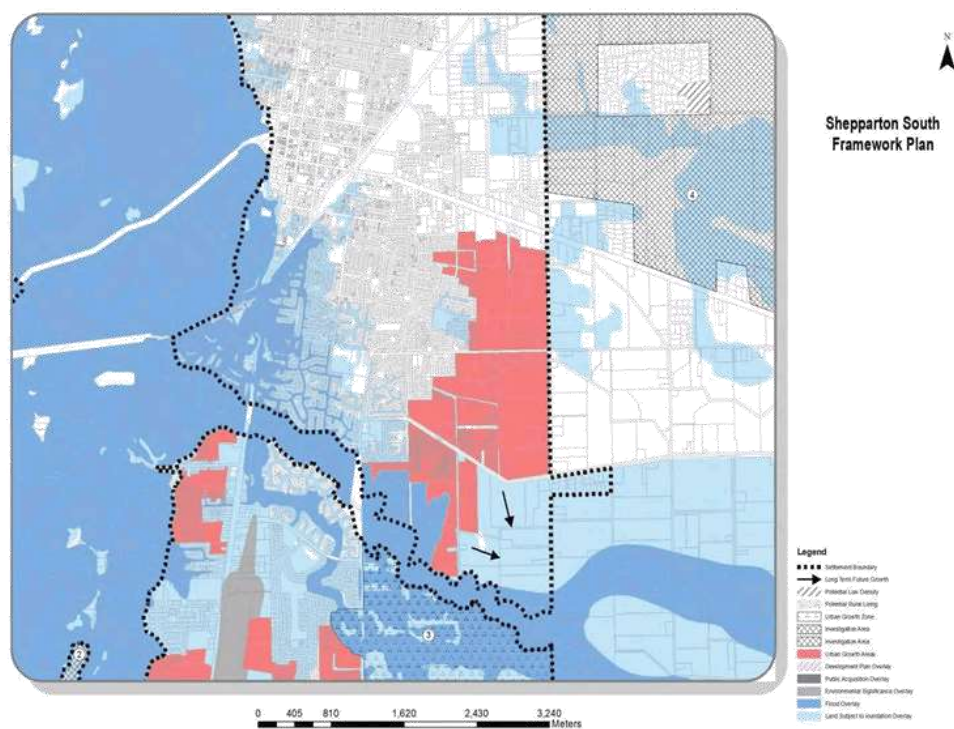
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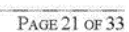
- Review the Shepparton Urban Design Framework to prepare urban design guidelines and directions for other areas that are not included in the “Urban Design Framework – Shepparton North and South Business Areas”.
- Prepare design guidelines for residential development.
- Develop a tool for ensuring adequate connectivity within and between residential developments.
- Develop a policy that restricts inappropriate development within and surrounding areas which are liable to flooding.
- Prepare a Precinct Structure Plan and, where relevant, a Development Contributions Plan to facilitate development in areas within the Urban Growth Zone.

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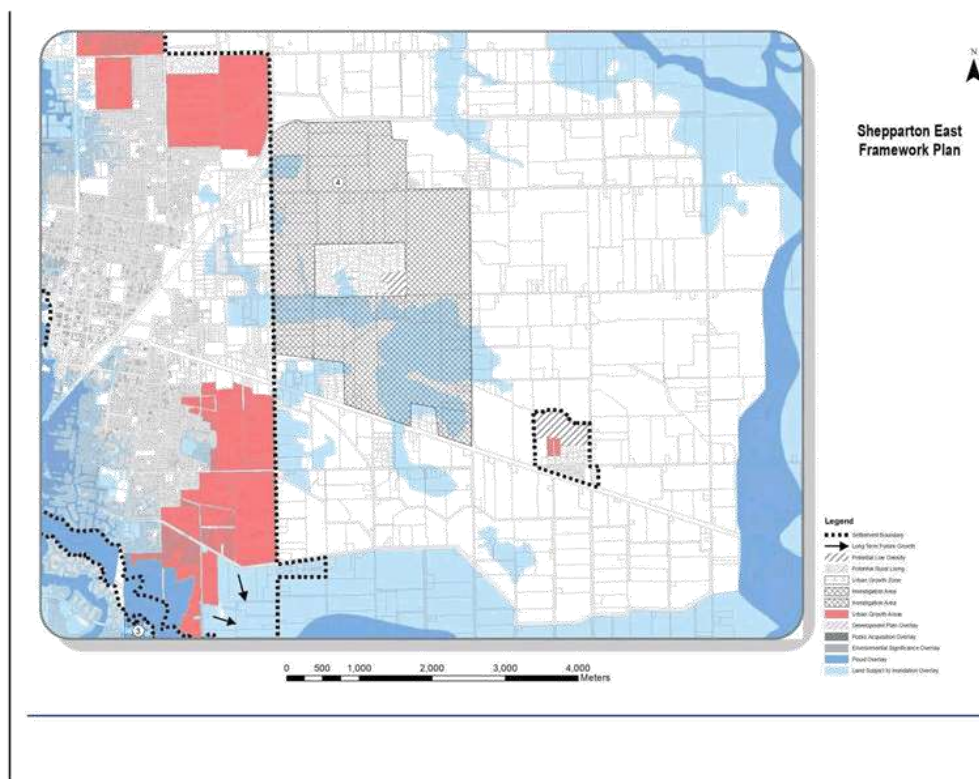


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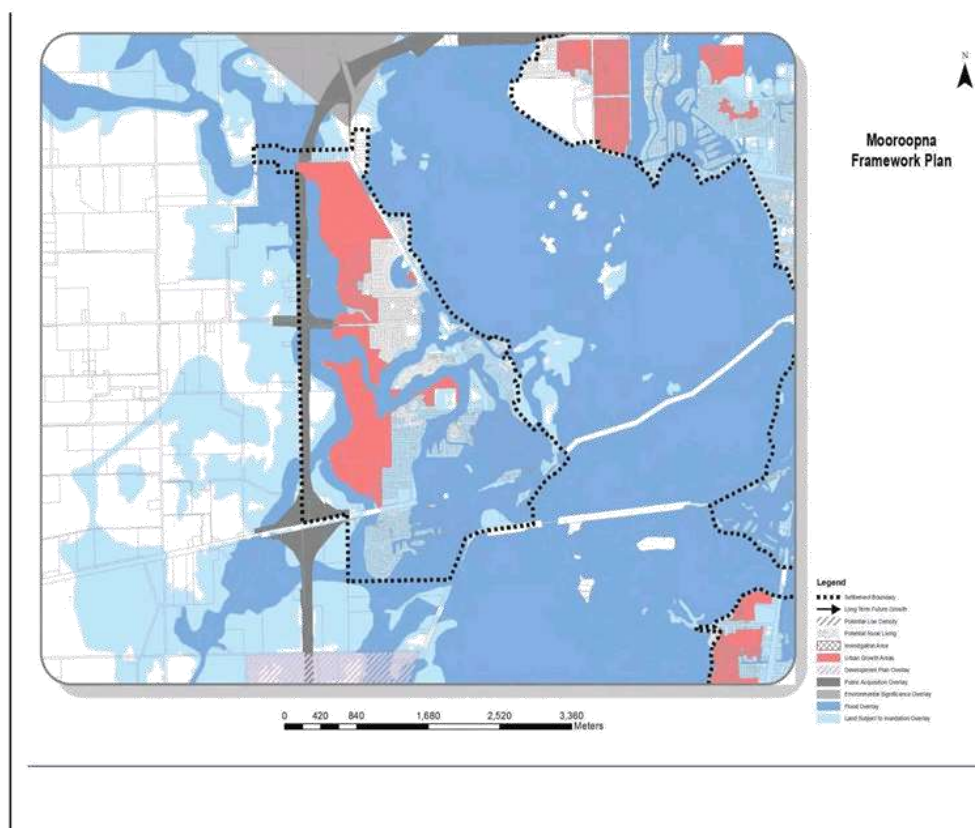




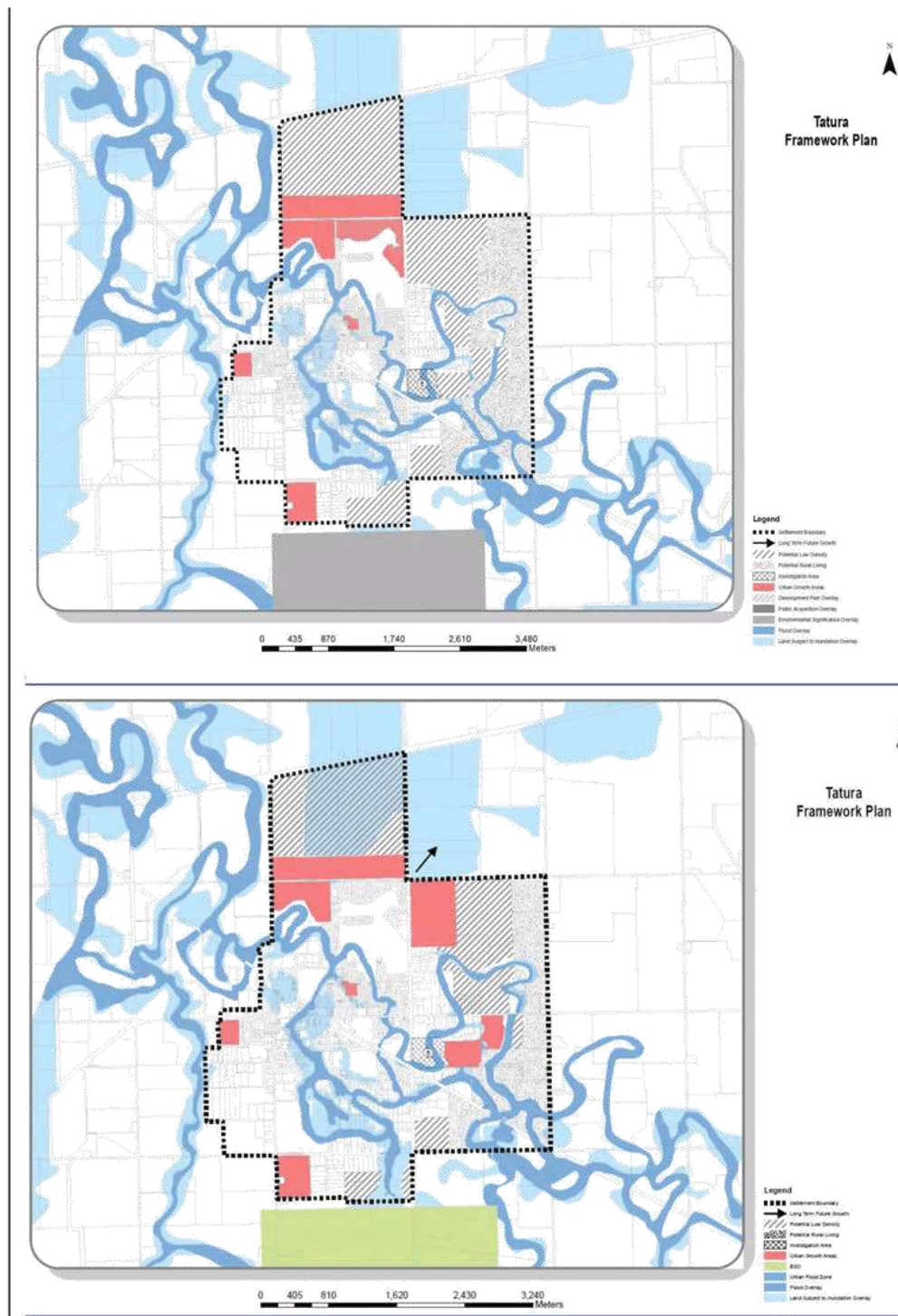
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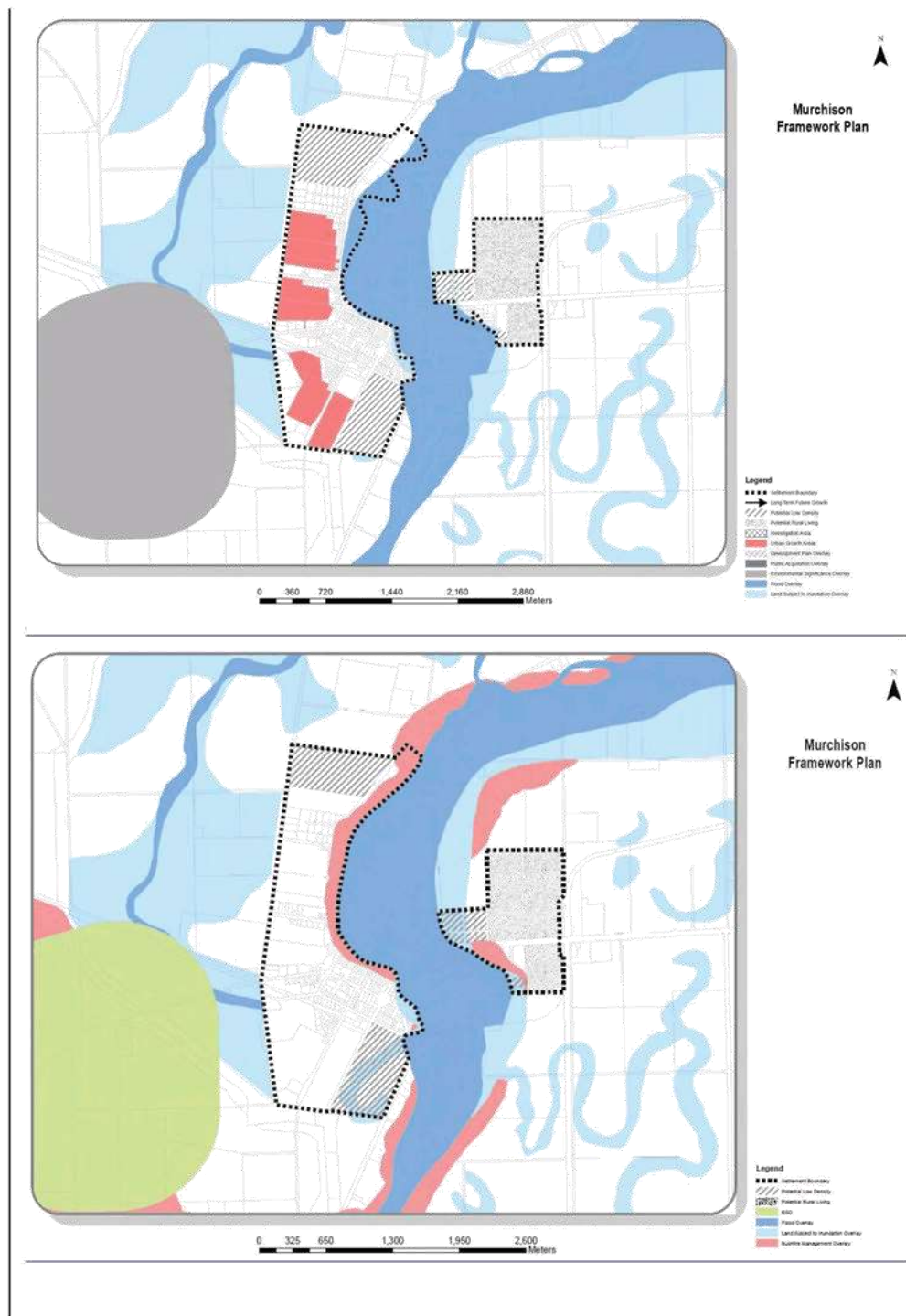
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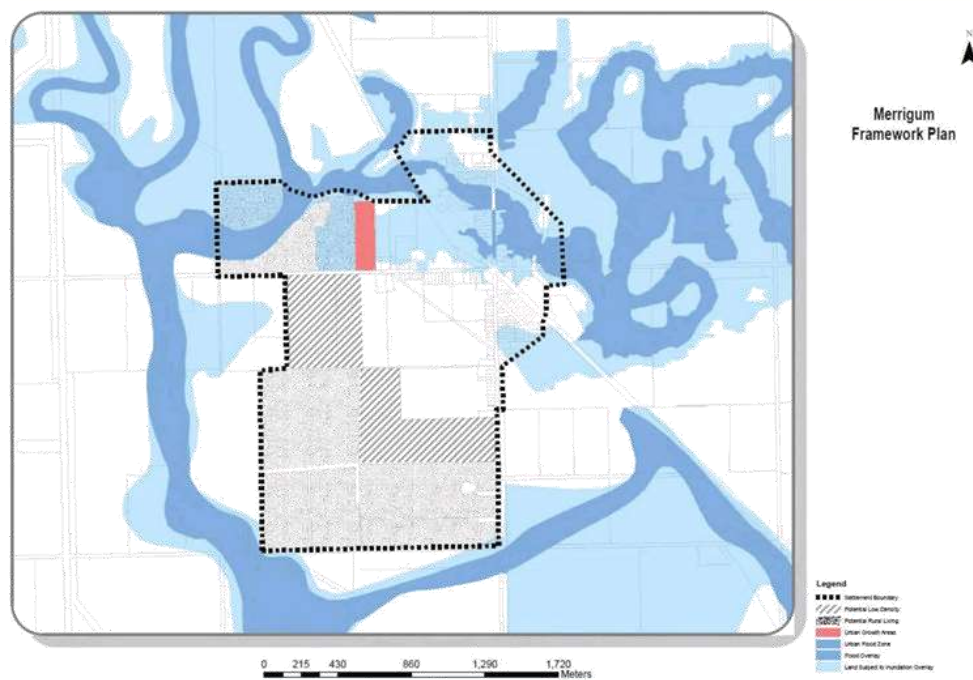
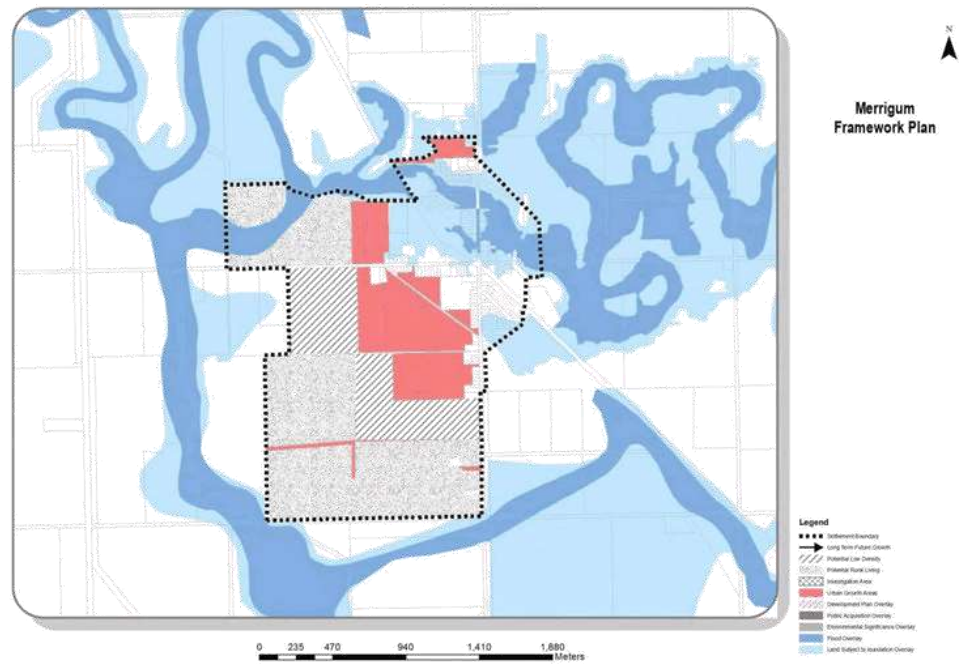
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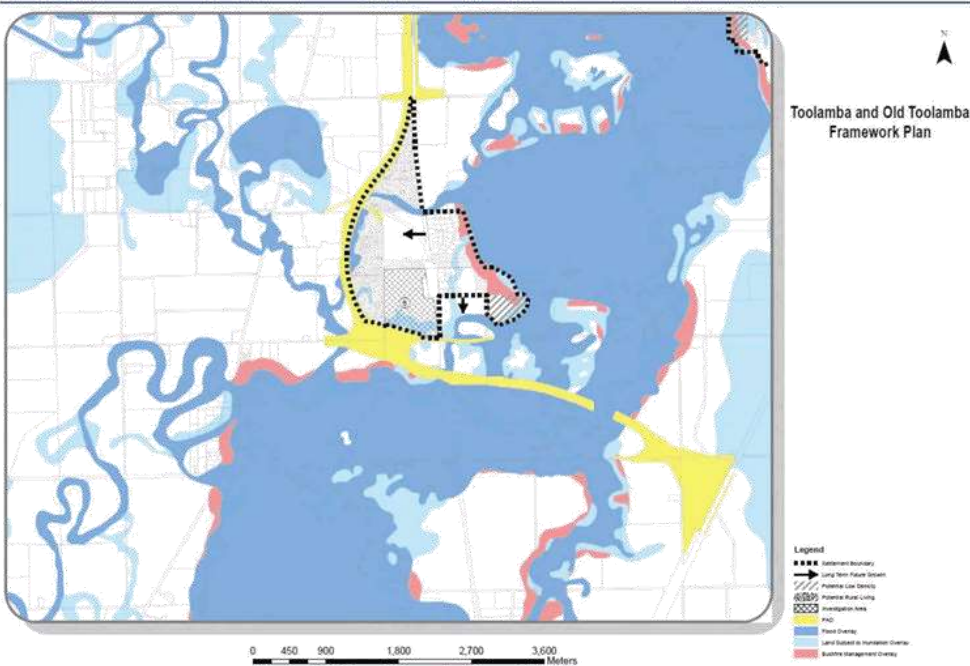


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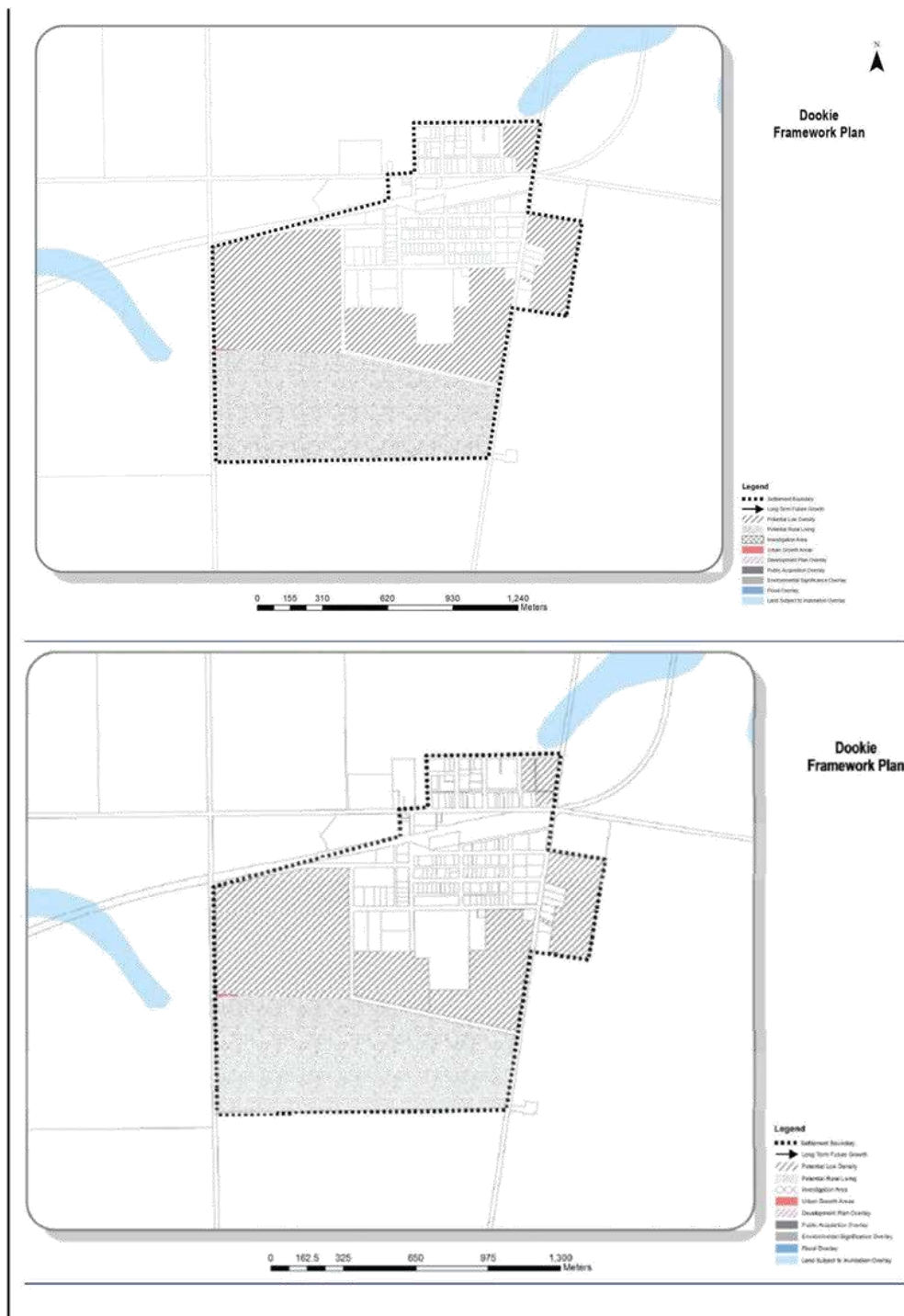




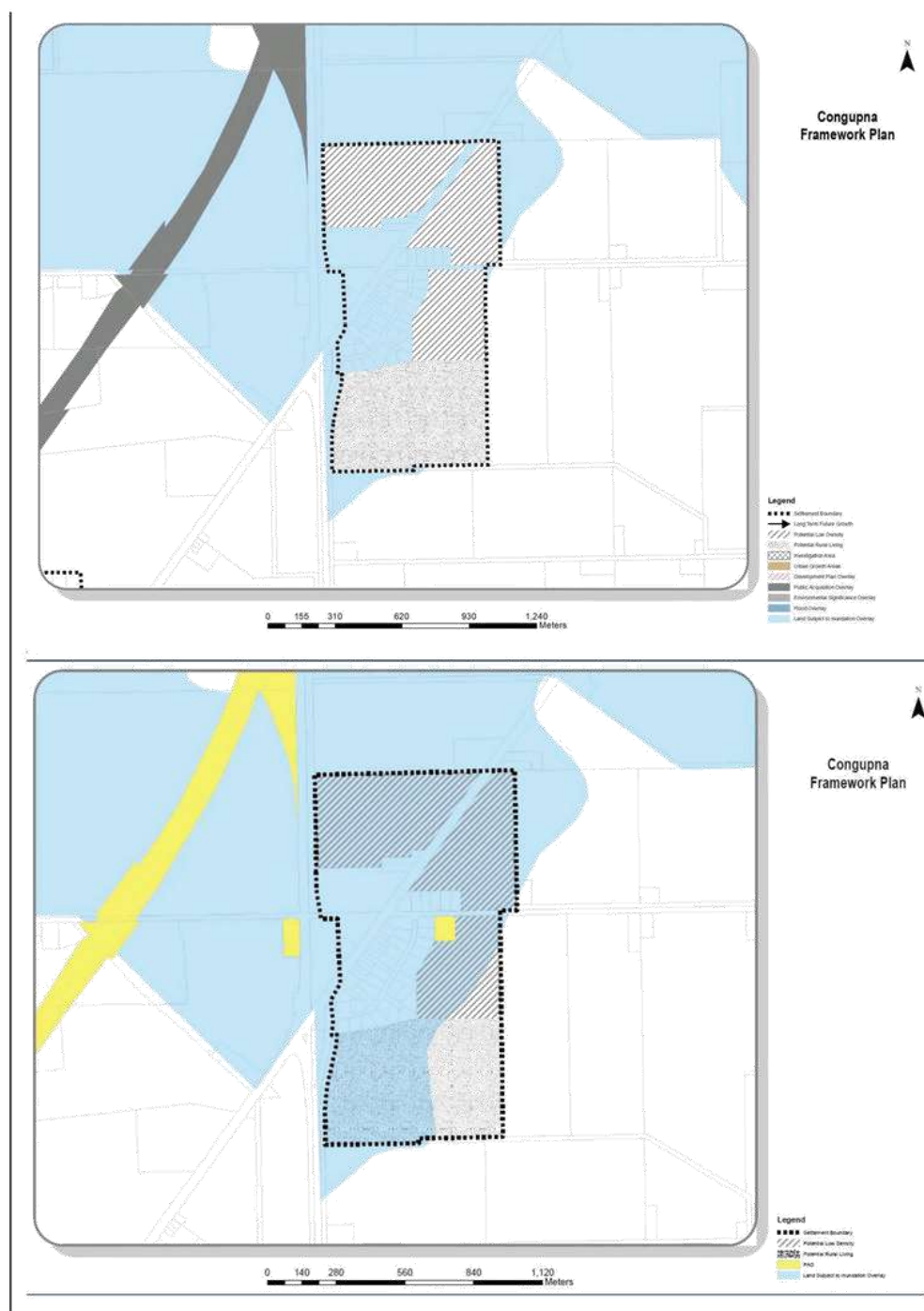
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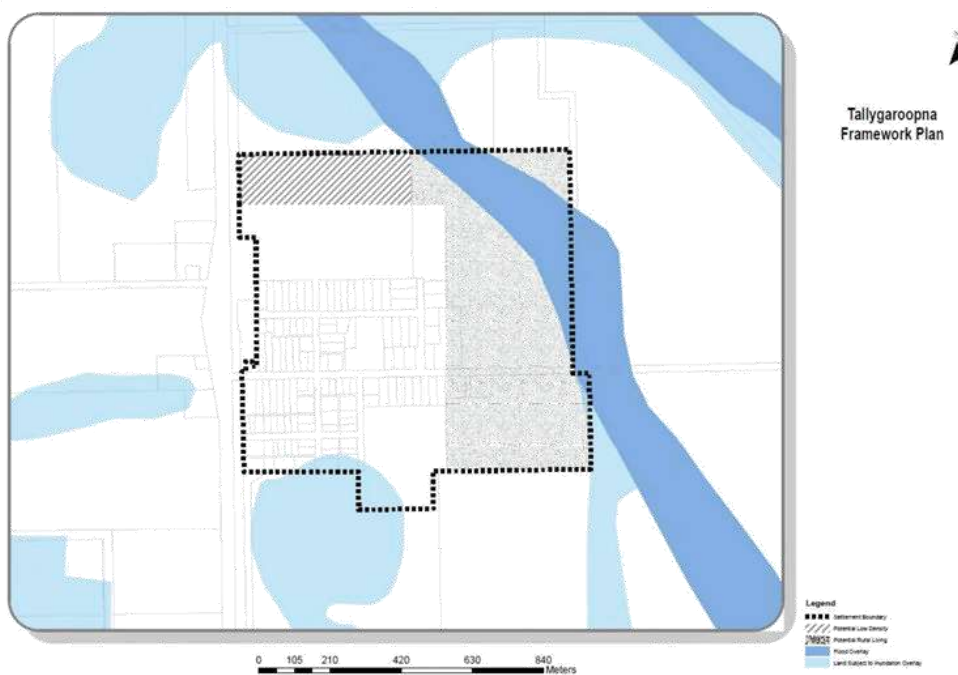
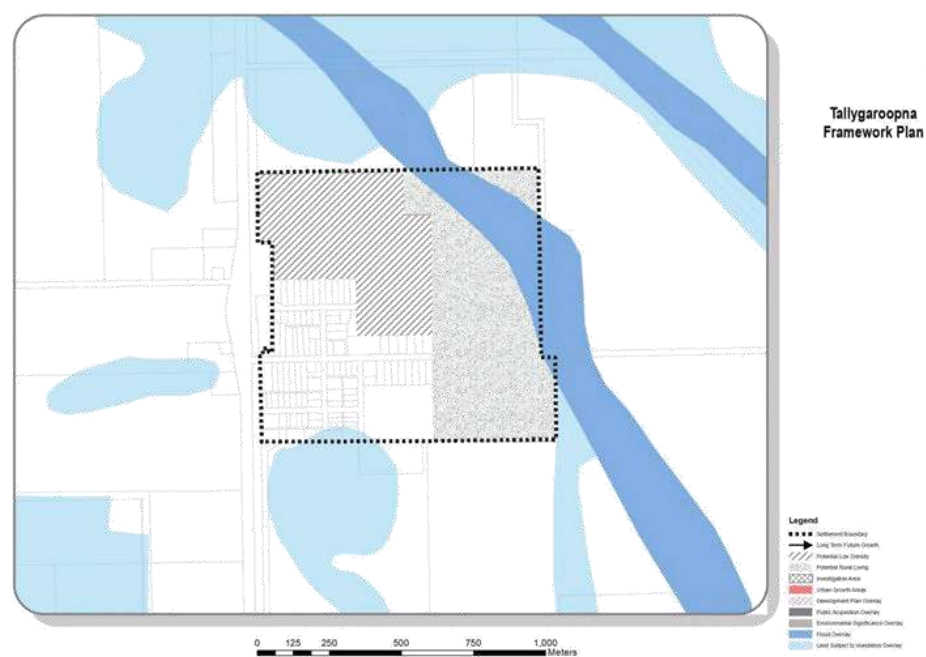
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Planning and Environment Act 1987

GREATER SHEPPARTON PLANNING SCHEME

AMENDMENT C212

EXPLANATORY REPORT

Who is the planning authority?

This Amendment has been prepared by Greater Shepparton City Council, which is the planning authority for this Amendment.

The Amendment has been made at the request of Greater Shepparton City Council.

Land affected by the Amendment

The Amendment applies to land in the townships within the City of Greater Shepparton.

Specifically, the table below describes land directly affected by the Amendment.

ADDRESS	CURRENT DESIGNATION IN FRAMEWORK PLAN	PROPOSED DESIGNATION IN FRAMEWORK PLAN
Congupna		
Part of 226 Old Grahamvale Road, Congupna (existing Public Acquisition Overlay)	Potential Low Density	Public Acquisition Overlay – no residential growth proposed
Dookie		
N/A	No changes proposed	No changes proposed
Katandra West		
236 Hickey Road, Katandra West	Outside settlement boundary – no residential growth proposed	Include within settlement boundary as Potential Low Density
Merrigum		
N/A	No changes proposed	No changes proposed
Murchison		
N/A	No changes proposed	No changes proposed
Tallygaroopna		
N/A	No changes proposed	No changes proposed
Tatura		
95 Dhurringile Road, Tatura	Outside settlement boundary – no residential growth proposed	Outside settlement boundary with arrow denoting Future Long Term Growth
117 Dhurringile Road, Tatura	Outside settlement boundary – no residential growth proposed	Outside settlement boundary with arrow denoting Future Long Term Growth

155 Dhurringile Road, Tatura	Outside settlement boundary – no residential growth proposed	Outside settlement boundary with arrow denoting Future Long Term Growth
195 Dhurringile Road, Tatura	Potential Low Density	Urban Growth Area
28 Ferguson Road, Tatura	Potential Low Density	Urban Growth Area
85 Ferguson Road, Tatura	Potential Rural Living	Part Potential Low Density and part Potential Rural Living
110 Ferguson Road, Tatura	Potential Low Density	Part Urban Growth Area and part Potential Rural Living
895 Pyke Road, Tatura	Part Potential Rural Living and part Potential Low Density	Potential Low Density
Toolamba & Old Toolamba		
85 Bridge Road, Toolamba	Outside settlement boundary – no residential growth proposed	Outside settlement boundary with arrow denoting 'Future Long Term Growth'
91 Bridge Road, Toolamba	Outside settlement boundary – no residential growth proposed	Outside settlement boundary with arrow denoting 'Future Long Term Growth'
Part of 335 Rutherford Road, Toolamba	Investigation Area 6 and arrow denoting 'Future Long Term Growth'	Part Investigation Area without arrow denoting 'Future Long Term Growth', revision of settlement boundary to north of the Public Acquisition Overlay (PAO) – part PAO and part no residential growth proposed
Undera		
1915 Echuca Road, Undera	Potential Rural Living	No residential growth proposed

What the amendment does

The Amendment seeks to implement the recommendations of the *Greater Shepparton Townships Framework Plan Review, 2018*⁹⁹ by revising the Framework Plans in the Municipal Strategic Statement of the Greater Shepparton Planning Scheme (Planning Scheme).

Specifically, the Amendment proposes the following changes to the Planning Scheme:

Amend Clause 21.04 *Settlement* to implement the updated Framework Plans for the townships and revise relevant policy; and

Amend Clause 21.09 *Reference Documents* to include the *Greater Shepparton Townships Framework Plan Review, 2018*⁹⁸.

Strategic assessment of the Amendment

Why is the Amendment required?

The *Greater Shepparton Housing Strategy, 2011* (GSHS) was prepared to guide the long term identification and provision of residential land within the municipality. The GSHS was implemented into the Planning Scheme in 2012 via Amendment C93.

Since the gazettal of Amendment C93, several parcels of land displayed in the Framework Plans have been rezoned. The Framework Plans must be updated to reflect these rezonings as requested by the Department of Environment, Land, Water and Planning.

| The *Greater Shepparton Townships Framework Plan Review, 2018-2019* (the Review) was prepared to complement and build upon the work undertaken through the GSHS.

The Amendment is required to implement the key recommendations of the Review. By implementing the Review, the Amendment will:

- assist in maintaining a supply of land to accommodate projected population growth over at least a 15 year period;
- give general guidance about land suitable for residential growth beyond 2031;
- provide guidance for a diversity of dwelling types and sizes in townships; and
- update existing Framework Plans in Clause 21.04 *Settlement* to revise anomalous mapping errors to present accurate and clear intentions for future growth.

The Review supports the growth of Greater Shepparton's townships in a consolidated and sustainable manner, and protects sensitive land uses in accordance with the objectives of Planning in Victoria. In addition, the Amendment implements the Victoria Planning Provisions and the *Hume Regional Growth Plan 2014*.

How does the Amendment implement the objectives of planning in Victoria?

The Amendment implements the following objectives for planning in Victoria as outlined in Section 4 of the *Planning and Environment Act 1987*:

- 4(1)(a) – to provide for the fair, orderly, economic and sustainable use and development of land;
- 4(1)(b) – to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;
- 4(1)(f) – to facilitate development in accordance with the objectives set out in paragraphs (a), (b) and (f); and
- 4(1)(g) – to balance the present and future interests of all Victorians.

The Amendment implements the objectives of planning in Victoria by facilitating the sustainable use and development of land in Greater Shepparton's townships in accordance with adopted Framework Plans.

The Framework Plans seek to balance environmental, social and economic impacts, including supply and demand, provision of services, flooding and bushfire hazards, and provide a clear and orderly framework to guide residential development over a 20 year time horizon.

How does the Amendment address any environmental, social and economic effects?

Environmental effects

The Amendment has no negative impacts on the environment. The Review seeks to encourage development in specific areas of low ecological value subject to significant investigation and preparation of background studies.

The *Planning and Environment Act 1987* "seeks to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity". The Amendment meets this objective by ensuring the settlement boundary recognises and protects sensitive areas of high ecological significance from inappropriate urban development.

Social effects

The Amendment will result in a net community benefit. Rigorous assessment of population trends are continuously being undertaken by Council. Currently there is a demand for

residential land in several townships in Greater Shepparton. In addition to this, several townships are currently experiencing moderate levels of population growth. The Amendment will seek to facilitate this growth in an appropriate manner.

Land directly affected by the Amendment is in close proximity to existing community facilities and social infrastructure.

As part of the preparation of the Review, consultation was undertaken with internal Council Departments, relevant referral authorities and agencies, and affected land owners. The draft Review was released for public comment from 26 March to 27 April 2018 and a final Review was adopted by Council at the Ordinary Council Meeting held on 18 September 2018. It is considered that an appropriate level of consultation has occurred and the requirements requested by all key stakeholders have been met.

There are no significant adverse social implications that will arise as a result of the Amendment.

Economic effects

There are no adverse economic effects associated with the Amendment. The Amendment balances the interests of the community and ensures that appropriate land can be made available for residential growth. This will achieve positive benefits for housing affordability, create a mix of housing types and generate local construction employment opportunities.

Does the Amendment address relevant bushfire risk?

The Objective of Clause 13.02 *Bushfire* is to prioritise the protection of human life over all other policy considerations. In response to this, the Amendment will strengthen the resilience of future settlements and communities by revising or introducing objectives and strategies in Clause 21.04 *Settlement* to ensure directing population growth in the townships is cognisant of low bushfire risk areas.

Land directly affected by the Amendment is located away from areas of vegetation that potentially pose a significant bushfire hazard to future residents. As part of any future development proposal, bushfire risk will be assessed and mitigated, where necessary.

The inclusion of the Bushfire Management Overlay (BMO) within the Framework Plans provides greater clarity about land that is at risk of bushfire.

The Strategy of Clause 13.02 *Bushfire - Settlement Planning – Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use development.*

The Amendment does not exacerbate bushfire risk to existing and future residents as no land is being rezoned to accommodate a sensitive land use as part of this Amendment.

The Amendment is consistent with the Local Planning Policy Framework objectives and strategies that apply to the risk of bushfire.

The CFA was consulted as part of the Draft Review and provided advice to Council.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The Amendment is consistent with the following Ministerial Directions under sections 7 and 12 of the Act.

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The following Ministerial Directions are applicable to the consideration of the Amendment:

Ministerial Direction No. 1 *Potentially Contaminated Land*

The purpose of this Direction is to ensure that potentially contaminated land is suitable for a use which is proposed to be allowed under an amendment to a planning scheme and which could be significantly adversely affected by any contamination.

Most of the land associated with the Amendment has been historically used for various agricultural uses. As part of a future planning scheme amendment to rezone land for a sensitive land use, an environmental site assessment will need to be undertaken by a suitably qualified consultant. This will include investigation, specific site assessment and recommendations for remediation, if necessary. Prior to the approval of any future planning scheme amendment seeking to rezone land, the planning authority will satisfy itself that the environmental conditions of the land are or will be suitable for a sensitive use.

Ministerial Direction No. 11 *Strategic Assessment of Amendments*

The purpose of this Direction is to ensure a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces. An amendment to a planning scheme requires an explanatory report to address all relevant strategic planning considerations. The preparation of this explanatory report complies with this Direction.

Ministerial Direction No. 19 *Part A: Ministerial Direction on the Preparation and Content of Amendments that may Significantly Impact the Environment, Amenity and Human Health*

The purpose of this Direction is to require planning authorities to seek the views of the Environment Protection Authority (EPA) in the preparation of planning scheme reviews and amendments that could result in use or development of land that may result in significant impacts on the environment, amenity and human health due to pollution and waste.

The views of the EPA were sought in February 2018. During public exhibition of this Amendment, feedback from the EPA will be sought a second time. As part of any future planning scheme amendment seeking rezoning of land, the EPA will be notified and their feedback sought. Any environmental site assessment prepared by a suitably qualified consultant seeking rezoning of land to a sensitive land use will be subject of the satisfaction of the EPA.

How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

The Amendment is supported by the following State Planning Policies:

The Strategies to Clause 11.02-1S *Supply of urban land* – Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development and - ensure that sufficient land is available to meet forecast demand.

The Amendment sets out the orderly structure and delivery of land for a residential purpose for the townships in the municipality. The Amendment will also reflect current growth patterns and appropriately guide sensitive land uses to establish in areas suitable to host it.

The Strategies to Clause 11.02-2S *Structure planning* – Ensure effective planning and management of the land use and development of an area through the preparation of relevant plans.

The Amendment will provide clear direction on the appropriate location for future residential land use in the townships and identify land capable of hosting higher residential densities in the Framework Plans.

Clause 12.01 *Biodiversity* – Strategically Plan for the protection and conservation of Victoria's important areas of biodiversity.

All land directly affected by the Amendment is considered to be of low ecological value having been historically used for intensive horticultural and agricultural practices. As part of a future planning scheme amendment, all land that is directly affected by the Amendment

will be subject to an environmental site assessment prior to a rezoning for a sensitive land use. The Amendment will not be of detriment to any environmentally significant areas.

The Strategy to Clause 13.02 Bushfire – Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.

The land directly affected by the Amendment is not impacted upon by the BMO. The CFA was contacted in February 2017. Further, the Amendment will be referred directly to the CFA inviting them to make further comments as part of the Amendment's formal exhibition process. Any future planning scheme amendment proposing to rezone land to accommodate a sensitive use will be subject to the discretion of the CFA.

The Amendment supports the strategy of Clause 13.02 Bushfire by ensuring that all future planning scheme amendments seeking to rezone land to cater for a sensitive use are subject to bushfire risk assessments undertaken to the satisfaction of the CFA, if deemed necessary.

The Strategy to Clause 13.03 Floodplain Management - Avoid intensifying the impact of flooding through inappropriately located use and development.

The Amendment supports this strategy by ensuring that urban sprawl and urban densification is minimised in flood-affected land. Preparation of the Review has taken the municipality's flat nature into account and designated flood-free land suitable for a sensitive land use.

A future planning scheme amendment to change the identified use of specific parcels of directly affected land by this Amendment will be required before any future works can commence. A stormwater management plan and drainage strategy will be required by the relevant floodplain manager before any future rezoning of land can occur.

The Strategy to Clause 16.01-2S Location of Residential Development – Ensure an adequate supply of redevelopment opportunities within established urban areas to reduce the pressure for fringe development.

The Framework Plans specify the settlement boundary for the townships and a direction for future growth. The Strategy updates the Framework Plans to reflect current growth trends and identifies future residential growth in specific land adjacent to existing urban development.

The Strategy to Clause 18.01-1S Integrated Transport – to create a safe and sustainable transport system by integrating land use and transport.

Land directly affected by the Amendment is not proposed to be rezoned as part of Amendment C212. Upon receipt of a rezoning request for any land identified in the framework plans, all relevant authorities would be consulted with to better understand their requirements. Amongst other things, a traffic impact assessment would need to be undertaken to support the rezoning request to ensure that any future development is served by an appropriate transport network and that there are no negative impacts on the existing transport network.

The Strategy to Clause 18.01-2S Transport system – Coordinate development of all transport modes to provide a comprehensive transport system.

The Amendment identifies land that may accommodate some residential or rural residential development, subject to the completion of appropriate background reports. These reports will ensure that any future development is served by an appropriate transport network and that there are no negative impacts on the existing transport network. This would need to be undertaken before any land is rezoned.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Amendment strengthens and supports the Municipal Strategic Statement (MSS) and Local Planning Policy Framework (LPPF) as follows:

Clause 21.04 Settlement - This policy provides strategic direction for residential growth in the municipality. This policy includes Framework Plans to guide development in areas across Greater Shepparton, including the townships. The Framework Plans direct urban growth and densification to specific growth corridors capable of accommodating a sensitive land use.

In order to respond to the current levels of growth in the townships, the Framework Plans have been reviewed. The Amendment aims to meet the residential growth objectives outlined in Clause 21.04 *Settlement* by implementing current and robust Framework Plans for future sensitive land uses that will create a variety of future housing types. The Amendment guides and supports infill housing to be further developed in established residential areas whilst being responsive to the established character of the townships.

The Amendment further supports the objectives of Clause 21.04 *Settlement* by facilitating high quality living environments which balance the needs of residents for housing and employment opportunities with agricultural and ecological assets. The Amendment facilitates a variety of sensitive land use options that will be the subject of future planning scheme amendments which will improve housing choice within the municipality.

The Amendment proposes to revise and introduce objectives and strategies into Clause 21.04 Settlement to better ensure future residential development in the townships is cognisant of bushfire risk.

Clause 21.05 Environment – The policy aims to protect flora and fauna in the municipality as well as the protection and management of natural landscape features.

The Amendment protects areas of high ecological significance whilst facilitating residential growth. Expansion of the townships will be guided in accordance with the Framework Plans encouraging all future residential land uses within the settlement boundary away from areas of ecological significance.

Does the Amendment make proper use of the Victoria Planning Provisions?

The Amendment is in accordance and makes proper use of the Victoria Planning Provisions.

The Amendment is in accordance with the residential growth objectives of the *Hume Regional Growth Plan 2014* and Clause 11.01-1R *Settlement – Hume* by supporting growth and development in existing urban settlements and fostering the sustainability of small rural settlements.

The most appropriate planning tool to give effect to the Victoria Planning Provisions is to include the updated framework plans for the townships into the Planning Scheme in Clause 21.04 *Settlement* and include the Review as a reference document in Clause 21.09 *Reference Documents* in the Local Planning Policy Framework.

How does the Amendment address the views of any relevant agency?

Preliminary consultation on the draft Review was undertaken in February 2018. Various referral agencies provided comments regarding the locations of their assets, and highlighted referral requirements for building and planning permit applications. Their views, where possible, were incorporated into the final document.

The views of all relevant referral agencies will be further sought during formal exhibition period of the Amendment.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The purpose of the *Transport Integration Act 2010* is to create a new framework for the provision of an integrated and sustainable transport system in Victoria. The Amendment complies with the requirements of the *Transport Integration Act 2010*.

It is expected that the Amendment will have an impact on the local transport system in the townships in terms of an average increase in private vehicles using the existing road network. However it is anticipated that the existing transport network can comfortably accommodate an increase in private vehicles.

Land directly affected by the Amendment is considered to be within walking distance of existing community facilities. By identifying growth areas within a close proximity to existing public transport facilities and commercial centres in the townships, the Amendment will promote effective integration of public transport and land use.

Greater Shepparton acts as a vital logistical hub for North Victoria, with strong connections to Metropolitan Melbourne for employment, educational and recreational services.

The Minister has not prepared any statements of policy principles under Section 22 of the *Transport Integration Act 2010*; therefore, no such statements are applicable to this Amendment.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The Amendment facilitates future planning scheme amendments that will seek to rezone land identified in the Review to accommodate residential uses. The fees for such planning scheme amendments and, if necessary, Independent Planning Panel fees will be borne by the proponent of such an amendment. Council is sufficiently resourced to accommodate these future planning scheme amendments within the strategic work program.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Greater Shepparton City Council, 90 Welsford Street, Shepparton or online at the Greater Shepparton City Council website at www.greatershepparton.com.au; and

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by **Monday, 8 April 2019**.

A submission must be written and lodged:

- via email to: council@shepparton.vic.gov.au
- or via mail to:

Greater Shepparton City Council
Locked Bag 1000
SHEPPARTON VIC 3632

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

directions hearing: **Week commencing Monday, 17 June 2019**

panel hearing: **Week commencing Monday, 22 July 2019**

GREATER SHEPPARTON PLANNING SCHEME

21.04

07/06/2018

C197

[Proposed C212](#)**SETTLEMENT****21.04-1**

15/03/2018

C199

[Proposed C212](#)**Urban Consolidation and Growth**

Population forecasts predict that the population of the City of Greater Shepparton will grow from 59,202 persons in 2006 to 71,509 by 2026. It is expected that to accommodate this additional population, there will need to be a corresponding growth in the number of dwellings (a separate estimate suggests a further 9,100 dwellings will be required by 2031). At the same time, changing demographic trends such as an increase of persons aged 65 and over, smaller household sizes and an increase in non-Australian born persons will create demand for a broad range of housing types within the municipality.

In facilitating the future growth and development of the municipality's towns, the Council is concerned to achieve urban consolidation thereby promoting walking, the use of bicycles and reducing the dependence on car use. In proximity to the Shepparton CBD and other key activity centres, people will be encouraged to live at higher densities in environments that offer individual, lifestyle and community benefits. The *Shepparton CBD Strategy October 2008* establishes key priorities including creating residential opportunities and expanding housing choice within the CBD. The strategy encourages the provision of additional medium density and apartment style accommodation including shop-top housing.

The *Greater Shepparton Housing Strategy 2011 (GSHS)* and the *Greater Shepparton Townships Framework Plan Review, 2018* (the *Townships Review*) outlines Council's approach to housing delivery and growth in the municipality and provides the basis for the objectives, strategies and policy guidelines outlined below. It provides for sufficient land supply to accommodate housing demand within a consolidated and sustainable development framework. In doing so, it defines settlement boundaries for the extent of urban expansion to ensure the sustainability of the urban community and the well being of productive agricultural land.

A significant portion of residential growth in the short-medium term will be met by the four main growth corridors identified in the *Greater Shepparton 2030 Strategy*:

- The southern corridor to the south of the Broken River at Kialla.
- The south eastern corridor, along Poplar Avenue, Shepparton.
- The northern corridor, between Verney Road and the Goulburn Valley Highway, Shepparton.
- The western corridor, to the west of Mooroopna.

It is expected that the urban areas of Shepparton and Mooroopna along with the four major growth areas will accommodate the majority of new residential development, with remaining growth distributed throughout Tatura, Murchison, Merrigum, Dookie, Congupna, Katandra West, Tallygaroopna, Toolamba, and Undera. The location and timing of new development will be reviewed annually in accordance with the monitoring and evaluation framework contained in the GSHS.

The Council recognises that Toolamba is in a unique position as it is the only small town in the municipality which will have a dedicated freeway interchange as part of the proposed Goulburn Valley Highway Bypass. This, together with the development of the Goulburn Valley Freight Logistics Centre at Mooroopna, will present a very attractive opportunity for future residential development of the town. Connection to a reticulated sewerage system will enable Toolamba to develop at a higher residential density. However, Development Plan Overlays should be used in conjunction with any future township expansion. In the absence of sewer, all future residential development in Toolamba will be subject to a Land Capability Assessment.

It is important that growth is maintained on a number of fronts, providing choice and variety in the housing market and accommodating projected population growth over at least a 15 year period.

Future growth corridors are vital to ensure that residential development can continue once other estates and corridors are completed. The growth plans identify a number of longer

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term residential growth corridors in Shepparton North and Kialla to the east of Kialla Lakes once existing areas are nearing full development.

[The Greater Shepparton Townships Framework Plan Review, 20189 \(the Townships Review\)](#) builds upon the work undertaken as part of the GSHS and updates the strategic direction for residential growth in the townships across the municipality.

Framework Plans

The GSHS supports the growth of Greater Shepparton in a consolidated and sustainable fashion. This includes providing land for living opportunities in a variety of residential settings and locations. To provide guidance as to how and where Greater Shepparton will grow, a series of Growth Management Plans was developed.

Key elements of the Growth Management Plans from the GSHS have been incorporated into a series of *Framework Plans* which form part of the Municipal Strategic Statement (MSS). The *Framework Plans* specify the settlement boundary for each area, the direction for future growth, the types of potential zoning for each area and where applicable indicate Investigation Areas.

The Growth Management Plans within the GSHS indicate a sequencing of development over a 15-year period. While development will be encouraged in accordance with these plans, this detail has not been included in the *Framework Plans* to allow some flexibility following the ongoing monitoring of supply and demand.

[The revised *Framework Plans* within the Townships Review supercede those included in the GSHS for the townships.](#)

Settlement Boundaries

The *Framework Plans* include a 'settlement boundary' for each urban area and town based on the Growth Management Plans within the GSHS. The settlement boundaries provide guidance to the potential type, location and amount of residential land required. The plans project the outward limit of growth to the year 2031 as well as in some instances providing the broad direction of longer-term growth of Greater Shepparton beyond 2031 as indicated by arrows on the *Framework Plans*.

Residential growth outside the nominated settlement boundaries will generally not be supported. As a result the *Framework Plans* do not indicate any future growth outside the nominated settlement boundary. The exception to this is the land contained within Investigation Areas which upon further investigation may support additional land for residential development.

Growth Areas

Adams Road area, Kialla. The Urban Growth Zone has been applied to this land to identify the land for future residential development, subject to a Precinct Structure Plan being prepared. This area is directly adjacent to the Kialla Lakes Estate and impacted by flooding.

Investigation Areas

Several Investigation Areas have been identified within the *Framework Plans*. These areas represent land which has potential to be rezoned to a higher density residential use due to the proximity to services and/or growth areas. The areas however presently have significant issues or constraints such as environmental, flooding, infrastructure and/or land use conflicts. The relevant issues will need to be resolved on a site-by-site basis through a more detailed analysis to determine the potential for higher density development and any subsequent changes to the *Framework Plans*.

These areas (which are nominated with the corresponding number on the *Framework Plans*) are:

- 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.
- Investigation Area 2 – Raftery Road, Kialla. The land is adjacent to the Shepparton South Growth Corridor and is situated between the Seven Creeks and Goulburn River corridors. Development is currently restricted by the 8ha minimum lot size under the Rural Living

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Zone. Higher density development is dependent on issues relating to servicing, flooding and the environmental assets of the two river corridors being resolved.

- Investigation Area 4 – (Investigation Area 10 in Clause 21.06-4 Industry) east of Doyles Road, Grahamvale. There are a number of land use interface issues to be addressed in this area. There is a mix of agriculture, residential estates such as Dobsons Estate and the Shepparton East and Lemnos industrial areas. Further investigation is required in this area following finalisation of the Industrial Strategy. Investigations will include issues associated with present industry, potential for expansion of industrial and / or residential uses and developments, future servicing requirements and agricultural impacts.
- Investigation Area 5 – Dhurringile Road, Tatura. The land is opposite the Tatura Milk Industries. The future role of this land is dependent on the identification of measures to ensure possible conflicts between the potential residential uses on this land and industry in the immediate area are effectively managed.
- Investigation Area 6 – Toolamba. The area is located to the south west of the existing township. The density of residential development will be dependent on the outcome of current investigations into the provision of sewerage to the land. In the absence of sewerage, the density of future residential development will be dependent on Land Capability Assessment.

Investigation Area Studies Completed

Referred to on the *Framework Plans* as ‘Investigation Area Studies Complete’.

- Investigation Area 1 – Kialla Paceway and Shepparton Greyhound Racing environs. The Study of this Investigation Area is now complete. *Investigation Area 1: Feasibility Study and Master Plan, Greater Shepparton City Council, October 2017* (included as a reference document at Clause 21.09 *Reference Documents*) has been prepared to generally consider and address the amenity issues in this area.
- Schedule 4 to the Special Use Zone has been revised to support the ongoing use and development of the Goulburn Valley Harness and Greyhound Racing Facility. The approved Master Plan provides broad guidance and supports rezoning of the remaining land within Investigation Area 1.

Objectives - Urban Consolidation and Growth

To contain urban growth to identified growth areas in order to protect higher quality and intact agricultural areas and achieve a more compact built up area.

To encourage a variety of housing types, particularly in terms of tenure and price, to contribute to housing diversity and affordability.

To provide a greater range of housing choices to attract more people to live in the Shepparton CBD which will support the vibrancy and economy of the CBD.

To make better use of available land by allowing higher scale built form in appropriate locations within the CBD.

To minimise the impacts of housing on the natural environment.

To release land efficiently in terms of location, supply of services and infrastructure and in accordance with land capability.

To support increased residential densities, such as 15 dwellings per hectare, in established areas and the conventional living growth areas.

To increase the supply of medium density housing in appropriate locations.

To ensure development responds to bushfire risk.

To provide land for small township expansion, subject to a supply and demand analysis.

To coordinate the assessment, planning, development and servicing of identified investigation areas in an integrated manner.

To ensure any small township expansion occurs without impacting on the long-term growth potential of urban centres or productive agricultural land.

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To ensure any small township expansion is dependent on land capability where no reticulated sewer is available.

To balance the need to achieve urban consolidation with the need to respect and retain the valued characteristics of existing neighbourhoods.

To ensure that land proposed for residential purposes is not contaminated.

To ensure protection of ground water and natural systems.

To ensure that provision is made for community infrastructure.

To ensure that a Precinct Structure Plan and, where relevant, a Development Contributions Plan are prepared for land in the Urban Growth Zone.

To provide for the appropriate development of Investigation Areas generally where the Investigation Area Study has been completed.

Strategies - Urban Consolidation and Growth

- Maintain residential development targets outlined in the GSHS based on the type, amount and proportion of existing residential zones; the existing average lot sizes in each residential zone type; a qualitative assessment of dwelling demand and housing market conditions; sustainable development principles and the need to conserve land and energy; and the need to achieve the strategic directions and objectives of the GSHS. These targets are:
 - *Infill Development* – accommodate at least 10 percent of the 9,100 dwellings (910 dwellings) in existing areas through infill and redevelopment at higher densities. New dwelling construction in these areas is highly encouraged by the GSHS and this target should be exceeded where possible.
 - *Greenfield Development* – accommodate the remaining 8,190 dwellings in Greenfield locations with:
 - 60% as conventional living (450 – 800 square metres).
 - 20% as medium density housing (less than 450 square metres).
 - 15% as low density living (2,000 – 8,000 square metres).
 - 5% as rural living (2 – 8 hectares).
- Promote development in accordance with the attached Framework Plans.
- Maintain a supply of land to accommodate projected population growth over at least a 15 year period.
- Encourage the consolidation of existing residential areas in the municipality in accordance with the change areas identified in the Housing Change Area plans.
- Ensure the rezoning of future residential land is informed by the 'Growth Management Plans' and development principles identified in the [Greater Shepparton Housing Strategy 2011-GSHS, and the revised 'Framework Plans' in the Townships Review](#).
- Ensure that township growth is determined by infrastructure provision (including water supply) and a supply and demand analysis, with developers funding the extension of water and sewerage services.
- [Encourage growth to low bushfire risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre.](#)
- Support applications to rezone land for residential purposes where the land has previously been used for orchard or other agricultural uses only where the application is accompanied by a soil report which confirms that the land is suitable for residential use (as required by Ministerial Direction No. 1).
- Support increased densities, such as 15 dwellings per hectare, where reticulated sewer and urban services are provided in the existing residential areas, while maintaining and protecting existing sewerage reticulation assets.

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- Encourage medium density housing in preferred locations including within existing residential areas; near public transport; within major redevelopment sites; and adjacent to activity centres and open space areas.
- Encourage medium density, apartment style and shop-top housing, and including student accommodation, as part of the redevelopment of Shepparton CBD commercial sites.
- Encourage the provision of smaller lots to meet the changing demographics structure.
- Discourage multi dwelling developments within areas affected by the Floodway Overlay.
- Provide a settlement boundary beyond which additional urban growth and rezoning should not be supported.
- Encourage new subdivision and developments to promote walking and cycling between homes and schools, open spaces and shops.
- Ensure appropriate design, location and density for expanding residential areas in Shepparton North to maintain amenity protection between residential and other uses such as industry, agriculture and the Goulburn Valley Freeway.
- Link the parks, open spaces and bicycle paths to create connectivity between the three urban areas of Shepparton, Mooroopna and Kialla, with the floodplain becoming a recreation asset.
- Avoid incremental approvals and development in identified investigation areas until an 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.
- Apply the Development Plan Overlay (DPO) to the growth areas to ensure coordinated development.
- Require development plans to be accompanied by an approved Development Contributions Plan (DCP) or an alternative such as a negotiated Pre-Development Agreement.
- Consider the effect that use or development may have on nearby existing or proposed residential development in the Urban Growth Zone.
- Consider the effect that use or development in an Investigation Area may have on nearby existing or proposed development.

Policy Guidelines - Urban Growth and Consolidation

When considering an application, the Council will be guided by the following provisions:

- Whether new development leap-frogs existing non-residential development.
- The protection of strategic riparian areas and the provision of public access.
- Flexibility in lot sizes based on, diversity of lot sizes, the proximity of services and the character of the area.
- Provision for community services (DCP or Pre-Development Agreement).
- Residential development should generally be in accordance with the sequencing indicated on the Growth Management Plans in the GSHS, and the revised 'Framework Plans' in the Townships Review. Growth occurring out of sequence may be considered provided that a development proposal satisfies the following conditions:
 - It can be demonstrated that the land supply for the proposed type of development is being constricted elsewhere and that it is unlikely to become available within the designated sequencing.
 - The proposed development does not impact on the achievement of the objectives and strategies of the GSHS.
 - The development can be serviced and connected to sewer and drainage infrastructure in a timely and efficient manner to the satisfaction of the relevant service provider.
 - The full cost of extending infrastructure out of sequence is paid for by the developer.

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- The proposed development represents an exemplary development incorporating best practice standard and satisfying the objectives and strategies of the GSHS to a high degree.

When assessing applications for the subdivision of land within the Urban Growth Zone, where a Precinct Structure Plan has not yet been prepared, it is policy to:

- Consider the granting of a permit, only if the house lot is a maximum of two hectares, unless a larger lot is required to accommodate existing infrastructure.

When assessing applications for use and development in an Investigation Area, where the Investigation Area Study has been completed, it is policy to:

- Have regard to the broad guidance provided by the completed Investigation Area Study in relation to minimising any detrimental impacts on:
 - existing and future road networks, including the comments of the relevant authorities;
 - amenity of future residential development; and
 - sequencing of future residential development.

21.04-2 Housing Change Areas

10/12/2015
C92

Objective - Housing Change Areas

To manage the impacts of change in the established neighbourhoods and ensure that residential development contributes to the character of residential areas rather than undermining them.

The residential areas have been divided into three areas indicated in the attached *Framework Plans*:

Minimal Change Areas:

Minimal Change Areas are established residential areas that for a number of reasons have limited capacity to accommodate future residential development. Minimal Change Areas do not prohibit all residential development, but seek to allow limited residential development that is generally consistent with the type, scale and character of the area.

Minimal Change Areas are generally in locations that:

- Have a strong neighbourhood character, largely evidenced by a significant presence of historical buildings and places.
- Are affected by environmental factors such as flooding which limit development capacity.
- Have a low density or rural living character.
- Are in close proximity to uses which cause significant off-site impacts.
- Have a widespread application of restrictive covenants which limit housing diversity.
- Have valued landscape features and / or views and vistas.

The Council may also consider smaller Minimal Change Areas in locations immediately adjacent to a sensitive use or affected by a particular environmental factor that has the potential to create significant risk to development or a valued feature of the landscape or detrimentally affect character that is desirable to retain.

Strategies - Minimal Change Areas

The strategies for managing residential development in Minimal Change Areas seek to:

- Ensure development respects existing scale and character.
- Ensure development respects heritage buildings and their curtilage.
- Ensure development does not considerably impact on significant natural features or views and vistas.
- Ensure extensions to existing dwellings do not cause significant new overlooking; overshadowing, visual bulk or neighbourhood character impacts.

GREATER SHEPPARTON PLANNING SCHEME

- Support and encourage environmentally friendly technologies for new development and major renovations.

Policy Guidelines - Minimal Change Areas

When considering an application for a dwelling in a **minimal change area**, Council will be guided by the following provisions:

- New dwellings will respect the existing scale and character of the existing area to a high degree.
- New dwellings will respect any heritage buildings and their curtilages.
- New dwellings will not unreasonably impact on significant natural features or view and vistas.
- Extensions to existing dwellings will not cause unreasonable new overlooking, overshadowing, visual bulk or neighbourhood character impacts.
- Environmentally friendly features will be supported for new dwelling and major renovations.

Incremental Change Areas:

Incremental Change Areas are established residential areas or areas identified as Urban Growth Areas in *Framework Plans* that over time have the capacity to accommodate a moderate level of residential development. This development will mostly include extensions to existing dwellings, new single or double storey dwellings on existing lots, and low rise medium density housing. It is expected that the general character of Incremental Change Areas will evolve over time as new types and more intense development is accommodated.

Incremental Change Areas are generally in locations that:

- Are unaffected by significant development constraints.
- Have lot layouts which may potentially constrain substantial development.
- Have reasonable access to a range of local shops, facilities, services and amenities.
- Provide residential uses in conjunction with other uses in small town settings.
- Greenfield residential development sites.

Strategies - Incremental Change Areas

The strategies for managing residential development in Incremental Change Areas seek to:

- Support the retention and renovation of existing dwellings that front the street and contribute positively to surrounding neighbourhood character.
- Encourage low scale medium density housing development that respects existing neighbourhood character, particularly in areas that are in close proximity to significant shops, facilities, services and amenities.
- Support development which increases residential densities while respecting the character of the neighbourhood.
- Ensure that new development does not cause significant new overlooking, overshadowing, and excess visual bulk impacts on adjacent housing.
- Encourage a high standard of design for new development and major renovations.
- Encourage additional dwellings to the rear of existing dwellings.
- Support and encourage environmentally friendly technologies for new development and major renovations.
- Ensure that traffic caused by additional development can be accommodated by the existing transport network.

GREATER SHEPPARTON PLANNING SCHEME

- Discourage increased development intensity in areas where there is a significant environmental risk such as flooding and wildfire, unless an appropriate design response can be provided to the satisfaction of the Council.
- Ensure that development at the edges of the Incremental Change Area is sensitive to any adjoining Minimal Change Areas.
- Ensure that any new development close to a rural interface or other sensitive use is addressed.

Policy Guidelines - Incremental Change Areas

When considering an application for a dwelling in an **incremental change area**, Council will be guided by the following provisions:

- Low-scale, medium density dwellings that respect existing neighbourhood character, particularly in areas that are in close proximity to shops, facilities, services and amenities shall be encouraged.
- New development that increases residential densities and is sensitively designed to respond to the existing neighbourhood character shall be supported.
- Encourage a high standard of design for new development and major renovations;
- Encourage additional dwellings to the rear of existing dwellings.
- Environmentally-friendly technologies for new development and major renovations shall be supported.
- Traffic impacts caused by additional development shall be accommodated within the existing transport network.
- Increased residential densities in areas where there is a significant environmental risk such as flooding and wildfire shall be discouraged unless an appropriate design response can be provided to the satisfaction of Council.
- Development at the edges of incremental change areas shall be sensitively designed to respond to any adjoining minimal change areas.
- New development close to rural interface or any other sensitive use shall be appropriately designed to mitigate any potential impacts.

Substantial Change Areas:

Substantial Change Areas are locations that have significant capacity to accommodate substantial residential development. These areas will support increased housing diversity by encouraging a variety of housing types, styles and configurations in areas that are close to activity centres, public transport, employment opportunities and open space. Substantial Change Areas will support increased residential densities to maximise the amount of people who can take advantage of these desirable locations. It is expected that the character of these areas will change significantly in the future.

Substantial Change Areas are generally in locations that:

- Are in walking distance (800m) of a range of commercial, retail, employment, entertainment, and recreation opportunities.
- Are within walking distance of public transport.
- Have servicing capacity to support additional development.
- Provide good opportunities to support increased housing diversity.
- Are generally free of major development constraints.

Strategies - Substantial Change Areas

The strategies for managing residential development in Substantial Change Areas seek to:

- Support a diversity of housing types, sizes, styles and designs; support (re)development at higher overall densities to maximise development opportunities.

GREATER SHEPPARTON PLANNING SCHEME

- Encourage lot consolidation to allow for larger scale development.
- Encourage mixed-use developments which incorporate residential uses above commercial or retail uses.
- Focus higher density development within or immediately adjacent to significant commercial areas.
- Support the recommendations and strategies of the *Shepparton CBD Strategy October 2008*.
- Encourage a high standard of design for new development and major renovations.
- Support housing for people with special needs.
- Discourage increased development intensity in areas where there is a significant environmental risk such as flooding and wildfire, unless an appropriate design response can be provided to the satisfaction of the Council.
- Ensure that development at the edges of the Substantial Change Area is sensitive to any adjoining Minimal or Incremental Change Areas.

Policy Guidelines - Substantial Change Areas

When considering an application for a dwelling in a **substantial change area**, Council will be guided by the following provisions:

- New development that contributes to a diversity of housing types, sizes, styles and designs shall be supported.
- New development that contributes to higher residential densities shall be encouraged.
- The consolidation of available lots shall be encouraged to allow for larger scale development.
- Mixed-use developments which incorporate residential uses above commercial or retail uses shall be encouraged.
- Higher density residential development within or immediately adjacent to significant commercial areas shall be supported.
- Appropriate, well designed housing for people with special needs shall be encouraged.
- Increased residential densities in areas where there is a significant environmental risk such as flooding and wildfire shall be discouraged unless an appropriate design response can be provided to the satisfaction of Council.
- Development at the edges of substantial change areas shall be sensitively designed to respond to any adjoining minimal change areas or incremental change areas.

21.04-3 Rural Residential

19/09/2013
C121

One of the outcomes of the Regional Rural Land Use Strategy (2008) was a shared vision to provide for (among other things) 'hobby farming'. Rural living is provided for as part of the *Greater Shepparton Housing Strategy, 2011* and around some existing towns such as Tatura and Kialla.

The Council is keen to ensure that the demand for low density residential development and rural living opportunities can be met through the supply of land in appropriate locations. The *Framework Plans* identify land for these uses where environmental constraints such as flooding and land use conflicts are minimal and where it will not impede or inhibit the future growth of the urban area and encourage land banking or leapfrogging.

Locations for potential low density and rural living in the *Framework Plans* include areas outside of the main residential growth corridors of Shepparton and Kialla such as Kialla Central as well as land around other urban areas and townships. On the other hand, areas of existing Rural Living Zone are being considered for more intensive development due to their proximity to existing growth areas. For example, the area to the east of Archer Road Kialla for instance has been identified for longer term residential growth and therefore cannot be counted as part of the rural living supply.

GREATER SHEPPARTON PLANNING SCHEME

The Council is committed to rigorously applying this strategy and will not compromise it by approval of ad hoc rezoning requests for low density or rural living land outside of the identified settlement boundaries. Proposals which do not comply with the *Framework Plans* will not be supported unless justification can be provided to review the boundary. In areas where reticulated services are not available, a Land Capability Assessment is to be provided to confirm the site's suitability for land based effluent treatment and disposal.

The Council recognises that urban expansion into agricultural areas can result in conflict at the urban/rural interface and will require development plans for new residential development to include 'buffers' to protect the amenity of residents and also protect the continued agricultural operations on adjoining land.

For potential rural living land, diversity and flexibility of lot sizes is important to minimise sprawl and variations to the 8 hectare minimum lot size should be encouraged where appropriate. Factors influencing desirable lot size should include the existing character and density and Land Capability.

Objectives - Rural Residential

To provide land for rural residential purposes, without impacting on the long-term growth potential of urban centres or productive agricultural land, subject to a supply and demand analysis.

To recognise and make provisions for the potential conflicts at the urban/rural interface.

Strategies - Rural Residential

- Investigate the potential to provide for rural residential use at the locations shown on the *Framework Plans*.
- Prevent rural residential subdivision in areas that would result in a loss of productive agricultural land or create expectation of subdivision of adjoining rural land, or encircle townships so as to prejudice their future urban growth opportunities.
- Approve land for rural residential development or small town expansion only where it is supported by a supply and demand analysis, a Land Capability Assessment and Practice Note No. 37.
- Protect the amenity of rural residential land by discouraging uses with the potential to create a nuisance.
- Discourage rural residential subdivision which is reliant on irrigation water supply.
- Prevent rural residential development in areas suitable for smaller residential lots.
- Protect productive agricultural land from encroachment of urban growth except in designated growth areas.
- Maintain a distinctive urban-rural interface, and a green belt between Shepparton and Mooroopna.
- Ensure that residential developments provide a buffer to existing agricultural uses, particularly orchards.
- Resolve future land use and zoning options for the Raftery Road Corridor through further investigation of servicing capacity, land capability and options for potential rural living or low density residential development and zoning.
- Apply the Development Plan Overlay to the rural residential areas to ensure coordinated development.

Policy guidelines - Rural Residential

When considering an application for a rural living rezoning or subdivision, Council will be guided by the following provisions:

- Compliance with Ministerial Direction No. 6 (or equivalent).
- An assessment of land capability [and the risk from grassfire](#).

GREATER SHEPPARTON PLANNING SCHEME

- Safe access for pedestrians/cyclists between allotments and local infrastructure, such as schools.
- The protection of strategic riparian areas and the provision of public access.
- Water supply for stock and domestic.
- A suitable depth to frontage ratio for allotments created based on the proposed density and intended uses.
- Flexibility in lot sizes should be provided based on supply and demand analysis, land capability, walkability and proximity of services and the character of the area.

21.04-4 Urban Design10/12/2015
C92

The Council wishes to ensure that sustainability principles will strongly influence the design, siting and servicing of dwellings. Sustainability will also be pursued by Council through the encouragement of adapting and reusing of existing buildings and materials, retention and reuse of storm water, and the promotion of solar and energy efficient designs and materials. Council also wishes to ensure high quality architectural, urban design and landscape outcomes for built form and open spaces are achieved throughout the municipality. The appearance of rural, industrial, retail and residential areas and main road approaches to urban centres is important in maintaining a strong level of civic pride. This appearance is also important for a quality pedestrian and shopping environment in the municipality.

The *Shepparton CBD Strategy October 2008* aims to promote Shepparton's image and identity as a regional centre by improving architectural and urban design quality in its built environment. Streetscape definition and a sense of activity and vitality will be achieved by more consistency in building form, with multi-storey buildings having ground floor facades with active frontages.

Proposals for redevelopment or improvement of existing buildings are opportunities to strengthen the appearance of the CBD through the quality of new design. Design and development of built form in the eight precincts of the CBD and surrounds will be guided by the objectives and requirements of Schedule 1 to the Activity Centre Zone to achieve the desired built form outcomes.

The Council is dedicated to a well-designed urban environment that enhances the image and the aesthetics in the five designated precincts in the "Urban Design Framework – Shepparton North and South Business Areas", namely Shepparton Town Entry-North Precinct, Shepparton Civic North Precinct, Lakeside Precinct, Shepparton South Village Precinct, and Kialla Park Boulevard Precinct. The Urban Design Framework aims to achieve a distinctive urban design and appearance for the major gateways, entrances, main boulevards, central area, lake and riverside environs. It is envisaged that this could have a positive impact on most aspects of living and investing in the municipality as well as complementing tourism. In addition, it is also encouraged that development in the precincts enhance energy efficient and sustainable designs particularly through:

- Energy efficient building designs.
- Use of energy efficient appliances.
- Rainwater harvesting.
- Water wise landscaping.
- Protection of existing natural resources.

Advertising signage is a key and often highly visible component of the physical environment of the municipality and the inappropriate design or placement of advertising signs can have a significant effect on the appearance and visual amenity of an area. Council wants to guide the location and display of signage within the municipality to ensure signage is compatible with the character and architecture of local streetscapes. The design, form, size and placement of advertising signs should be controlled so as to protect and enhance the appearance of rural and urban areas and to avoid signs that are excessive, confusing or incompatible with the character of the surrounding area.

GREATER SHEPPARTON PLANNING SCHEME

Objectives - Urban design

To achieve a high standard of sustainability in the design and development of new buildings and subdivision.

To promote a high standard of architectural, landscaping and urban design for built form and public spaces throughout the municipality.

To ensure development implements the “Urban Design Framework- Shepparton North and South Business Areas”.

To improve the amenity and image of the Shepparton CBD through the quality of its streetscape design, thereby creating an attractive CBD in which to work, study and live.

To develop an image for Shepparton as a municipality that fosters innovative and sustainable contemporary design, particularly within the Shepparton CBD.

To support public art in the Shepparton CBD that projects the character and uniqueness of Shepparton, enlivens public spaces and raises awareness of the indigenous and post-settlement history.

To promote the principles of environmentally sustainable design.

To control the number of signs and ensure that the appearance, size, illumination or location of signs does not adversely affect the visual amenity of the natural environment or the built form in the municipality.

Strategies - Urban Design

- Promote the highest design standards of residential development.
- Ensure the design of new development contributes to local character and enhances the public realm while minimising impacts on neighbouring properties.
- Promote energy efficient and sustainable designs for subdivision, new development and redevelopment of existing buildings and spaces.
- Encourage Water Sensitive Urban Design features in new and existing residential areas.
- Ensure development within the five designated precincts in the “Urban Design Framework- Shepparton North and South Business Areas” implements the directions of the framework.
- To ensure development implements the Shepparton CBD Strategy October 2008 and the Design and Development objectives and requirements of Schedule 1 to the ACZ.
- Promote architectural and urban design excellence throughout the CBD to improve its image as a regional centre.
- Facilitate landmark architecture on gateway sites and key sites in the CBD.
- Define gateways to the CBD through urban design and architecture, signage, complementary landscaping and public art.
- Ensure that buildings in the vicinity of the river are oriented towards the riverside environment.
- Design building frontages in the core retail areas and along main pedestrian streets to have 75 per cent ‘active’ frontages to add to the activity and vitality of the streets. This can be achieved through clear glazing, locating entrances off principal street spaces and providing balconies or terraces at the upper levels.
- On larger sites, avoid expanses of blank walls. Provide visual interest through a range of colours or textures, installing displays or through variations in the form of the building.
- Ensure the scale, mass and height of new commercial developments respects the prevailing neighbourhood character.
- Ensure building frontages avoid long expanses of solid walls and incorporate design elements and a variety of materials that create articulation and visual interest.
- Protect vistas to historic or significant buildings forming part of the streetscape.

GREATER SHEPPARTON PLANNING SCHEME

- Ensure the creation of 'walkable neighbourhoods' that afford priority to pedestrians and provide safe and sheltered pedestrian routes within and through residential neighbourhoods and commercial centres.
- Ensure a high degree of connectivity and access within and between neighbourhoods for all modes of transport.
- Ensure subdivision design incorporates a variety of high-quality and useable open spaces that are well integrated with surrounding development.
- Ensure subdivision design provides a bushfire and grassfire-ready interface that includes adequate separation from vegetation and fuel management and grasslands.
- Ensure proposals for landscaping consider and minimise the spread and intensity of grassfire and bushfire.
- Ensure the design of new development contributes to the safety of its surroundings.
- Ensure new subdivisions respect and respond to valued local ecological qualities.
- Encourage landscaping of sites to retain existing vegetation where practical.
- Encourage the use of indigenous and low maintenance plant species.
- Ensure that the location, form and size of signs complement the dominant character of any urban or rural landscape, building, site or area on which they are erected.
- Control the location, size and scale of advertising signage, especially in key precincts of the Shepparton CBD and town centres.

Policy Guidelines - Advertising Signs

When considering an application for an advertising sign, Council will be guided by the following provisions:

- Fewer signs displaying a simple clear message are encouraged.
- Advertising signage is encouraged to be primarily for business identification providing basic identification information of the business.
- Suspended under-verandah signs should be limited to one per shopfront, except on large premises where the limit should be one per ten metres of shop front.
- Above-verandah signs should be attached to the upper facade or parapet, parallel/horizontal to the road with minimal projection.
- Sky signs, high wall signs, projecting off-wall signs on upper facades and signs that project above parapets, wall, verandahs, roof lines or building fascias are discouraged in all areas.
- Freestanding signs should be limited to one sign per premises with multiple occupancies encouraged to share sign space.
- 'V' board signs are discouraged in all areas.
- Where a building is set back from the street, signs are encouraged to be located within the boundary and should be orientated to be parallel or at right angles to the street.
- Where possible signs should be located on the building.
- Pole signs should be limited to one per frontage and should be no higher than the surrounding buildings.
- Internally illuminated promotional signs are discouraged.
- Permanent bunting, streamers, banner, balloons, animated, reflective signs or similar devices, are strongly discouraged in all zones due to the detriment to the amenity of the area and the high level of visual clutter and dominance. These signs may be considered for temporary (3 month maximum) promotions only.
- Major Promotional signs are discouraged, but if approved are to be confined to Regional & Sub-regional Centres attached to a building wall and should not be more than 3 metres above the ground or be internally or externally illuminated.

GREATER SHEPPARTON PLANNING SCHEME

21.04-5 Community Life07/06/2018
C197

A key community development project of Council has been the identification of “Community Hubs” which are considered to be an ideal physical and social focal point for communities. Community Hubs have been established in Mooroopna and North Shepparton and these facilities are attracting a range of new support services for residents. A new multipurpose community centre has been developed in Dookie and a community facility has been integrated with a shopping precinct in South Shepparton.

Multipurpose community infrastructure potentially allows for community, recreational and business services in one location, making it more accessible to users and allowing providers to work together. This also provides the ability to change the mix of services to respond to changing needs. In relation to South Shepparton, the South Shepparton Community Infrastructure Needs Assessment (CINA) nominated activity nodes at a number of key locations to help meet the needs of the local community. The CINA will guide the development of the public land associated with these activity nodes, as well as providing strategic support for the development of new public or privately run community uses in close proximity of these nodes. These uses include schools, child care centres, residential aged care facilities, recreation areas and community centres. Connectivity between these nodes will also be supported through the provision of integrated public transport and shared pathways. Council will seek monetary contributions from relevant new uses or subdivisions in south Shepparton to assist in the development of these activity nodes.

Shepparton has a growing role in providing educational facilities and services within the region. Establishing the “Shepparton Tertiary Education Precinct” (STEP) through the development of greater post secondary education opportunities has been identified as a key action within the Council plan. The ‘Best Start’ and ‘Community Building’ projects have also instigated a number of joint projects which have supported children and their families and promoted the importance and value of early years education, school retention, the transition between educational levels and the potential for schools to be a resource and focus in the community.

Council recognises the importance of the creation of an integrated park network, with linear parks along floodways as essential to providing additional opportunities for walking, cycling and children’s play. This issue is interlinked with the protection and enhancement of the river environs and native vegetation. The Council has, in the past, allowed drainage basins to be developed and used as open space. However, it is important that new development also be provided with flood free open space which can be developed for playgrounds.

Objectives - Community Life

To provide an equitable and efficient distribution of community facilities and services.

To ensure the costs of development are equitably distributed.

To develop a regional centre of education facilities for a variety of education requirements, including the Shepparton Tertiary Education Precinct.

To strengthen the image of Shepparton CBD as a regional community and cultural hub.

To protect and enhance the network of public open space that contributes to the amenity of the municipality and advances the image of the community.

To address community safety in the planning and management of the urban environment.

To provide dignified and equitable access to and within public spaces and new developments.

To promote integrated local planning that considers the social, physical, environmental and economic domains.

To strengthen links with the indigenous and cultural communities in Shepparton through expanding cultural-related activity in the Shepparton CBD and working with the River Connect project.

To encourage the innovative use of land for community use.

GREATER SHEPPARTON PLANNING SCHEME

Strategies - Community Life

- Encourage “supported living” (nursing homes, hostels) in proximity to community and commercial services and activities.
- Locate facilities and service centres where they can be accessed by public transport and/or walking/cycle paths.
- Encourage flexible design to meet all user groups’ needs over the lifecycle and changing demographic structures.
- Identify a medical service precinct around the existing Goulburn Valley Base Hospital.
- Promote clustering of facilities to enable multi use and sharing of community facilities.
- Link the provision of facilities with the release of new subdivisions, through the approval of Structure Plans and a Development Contributions Plan.
- Provide for student accommodation in the redevelopment areas within the Shepparton CBD, including shop top housing.
- Encourage plans for new university and educational campuses to display contemporary and innovative architectural styles.
- Establish a preferred precinct for the development of post-secondary and tertiary educational facilities to the north east of the Shepparton CBD (the “Shepparton Tertiary Education Precinct”).
- Encourage development on only one side of the road where land is adjacent to public open space.
- Provide for passive surveillance of open space and limit the ‘privatisation’ of public open space.
- Ensure that subdivisions include flood free areas of public open space where possible.
- Encourage the provision of linear links between existing and proposed open space areas and between urban areas.
- Encourage links to the Goulburn and Broken Rivers shared path network to promote environmental assets.
- Integrate the Shepparton CBD and river spaces with adjacent areas through improved visual connections and linkages to attract pedestrians, cyclists and tourists to the riverine areas.
- Refocus the Shepparton CBD as a place for pedestrians or local traffic.
- Improve access to and within the Shepparton CBD by encouraging sustainable transport modes including foot, bicycle and public transport.
- Promote public art as part of the urban design process.
- Promote outdoor life in the city through providing quality open spaces.
- Encourage spaces for local food production such as community gardens in existing and new neighbourhoods.
- Ensure the rezoning and/or development of land is linked to the approval of a legal agreement, such as a pre-development agreement, for the funding of necessary physical infrastructure and community services as identified in Structure Plans.

21.04-607/06/2018
C197**Non Residential Uses**

Council acknowledges that there is a need to protect the amenity of existing and future residential areas. While a range of non-residential uses in residential areas provide services to the local community, (including places of worship, schools, medical centres, display homes, child care centres, cafes, restaurants, and the like), it is important to ensure that these uses do not have a negative impact on residential amenity through inappropriate location, unsympathetic design, and traffic impacts. Petrol stations and car washes in particular are discouraged in residential zones.

GREATER SHEPPARTON PLANNING SCHEME

Objectives – Non-Residential Uses

To ensure that non residential uses are appropriately located.

To allow complementary non-residential uses to be integrated into residential areas.

To ensure that non residential uses are appropriately located having regard to:

- The intensity and hours of operation of the proposed activity.
- The siting and design of proposed buildings and works, including car parking areas and advertising signs and telecommunications facilities.
- The location of access points.

To ensure that the appearance and scale of non residential development in residential zones is consistent with nearby housing.

Strategies – Non-Residential Uses

- Ensure non residential uses are located in areas that are appropriate to the intensity and scale of the proposed use and that will have minimal impact on the amenity of nearby residential properties.
- Ensure major facilities serving catchments beyond the local level are located in commercial areas or sited on roads which avoid the generation of additional through traffic on residential streets.
- Discourage service stations and car washes in residential areas.
- Ensure the siting and design of buildings and works (including car parking areas) responds to the surrounding housing and streetscape and includes features to reduce the noise, loss of privacy and to enhance the appearance of the development, including landscaping, screening, acoustic fencing.

Policy Guidelines – Non-Residential Uses

When considering an application for any of the uses listed below, Council will be guided by the following provisions:

Child Care Centres

- Larger child minding centres in excess of 40 children should be located along major roads.
- Car parking for child minding centres should be provided at the rate of one space per staff member with a drive through drop-off bay for at least three vehicles and one space per 10 children.
- A 2 metre wide landscape strip along the street frontage should be provided.

Medical Centres/Veterinary Clinics

- The location of the centre should be on a through road and adjacent to other community based uses.
- Car parking should be provided at the rate of five spaces per practitioner operating from the premises at any one time.
- The hours of operation should be 8.00am to 9.00pm Monday to Saturday and 9.00am to 1.00pm Sunday.
- A 2 metre wide landscape strip along the street frontage should be provided.

Display Homes

- Display homes should primarily be located in areas experiencing new residential and building activity.
- Display homes in established residential areas are discouraged.
- Display homes are encouraged to locate together in residential estates forming a display home centre.

GREATER SHEPPARTON PLANNING SCHEME

- Display homes should be located on main or collector roads with corner locations preferred.
- The establishment of individual display homes should not isolate private residential dwellings.
- The site on which a display home is located should be of sufficient size to provide adequate car parking, pedestrian access, and landscaping.
- Display homes should be adequately landscaped so that they do not detract from the surrounding residential environment and streetscape.
- Traffic generated by display homes should not be detrimental to the existing or proposed road network and traffic movements in the area.
- A variety in housing type and style, including dual occupancy and multi unit developments, is encouraged.
- Display homes that adopt energy efficiency principles are encouraged.
- Consistency of signage is encouraged within display home centres.
- Signage is encouraged to be sympathetic to the surrounding area.

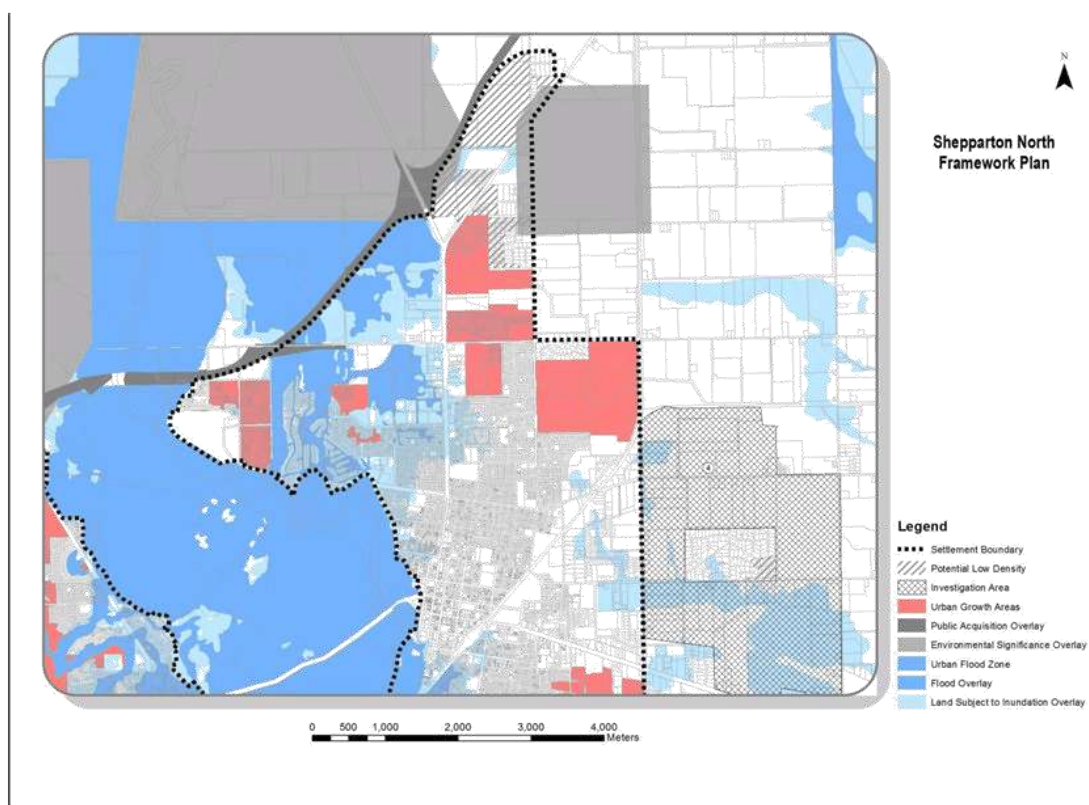
21.04-717/08/2017
C195**Strategic Work Program****Undertaking further strategic work - Settlement**

- Monitor housing trends.
- Monitor 'supply triggers' for development based on land take-up rates that indicate when the identification and planning of new land should commence.
- Investigate variations to Clauses 54 and 55 of the Planning Scheme to reflect Housing Change Areas.
- Investigate opportunities for the continued improvement of the residential development assessment process.
- Investigate different zone options for implementation in growth areas.
- Further assess the Raftery Road Corridor for potential for more intensive rural living or low density residential development and zoning.
- Develop policy guidelines to restrict inappropriate development within and immediately surrounding areas which are liable to flooding.
- Develop and integrate into the planning process a connectivity assessment tool such as a Connectivity Index to require a minimum level of connectivity in all residential neighbourhoods.
- Identify opportunities for (re)development at increased densities to create a diversity of housing options.
- Identify development opportunities for special housing types such as aged care in appropriate locations.
- Review the Recreation and Open Space Strategy to identify open space requirements and develop strategies for creating an open space network. This should include design guidelines to ensure open space is attractive, accessible and safe.
- Prepare Development Contributions Plans incorporating community infrastructure in growth corridors.
- Prepare a land use strategy for Tatura.
- [Prepare Growth Plans for each of the townships, as recommended in the *Greater Shepparton Townships Framework Plan Review, 2018*.](#)
- Prepare Structure Plans for the residential corridors for Shepparton/Mooroopna, and proposed development areas at Tatura.
- Devise landscaping themes throughout the municipality to create a unified identity whilst retaining individual township character.

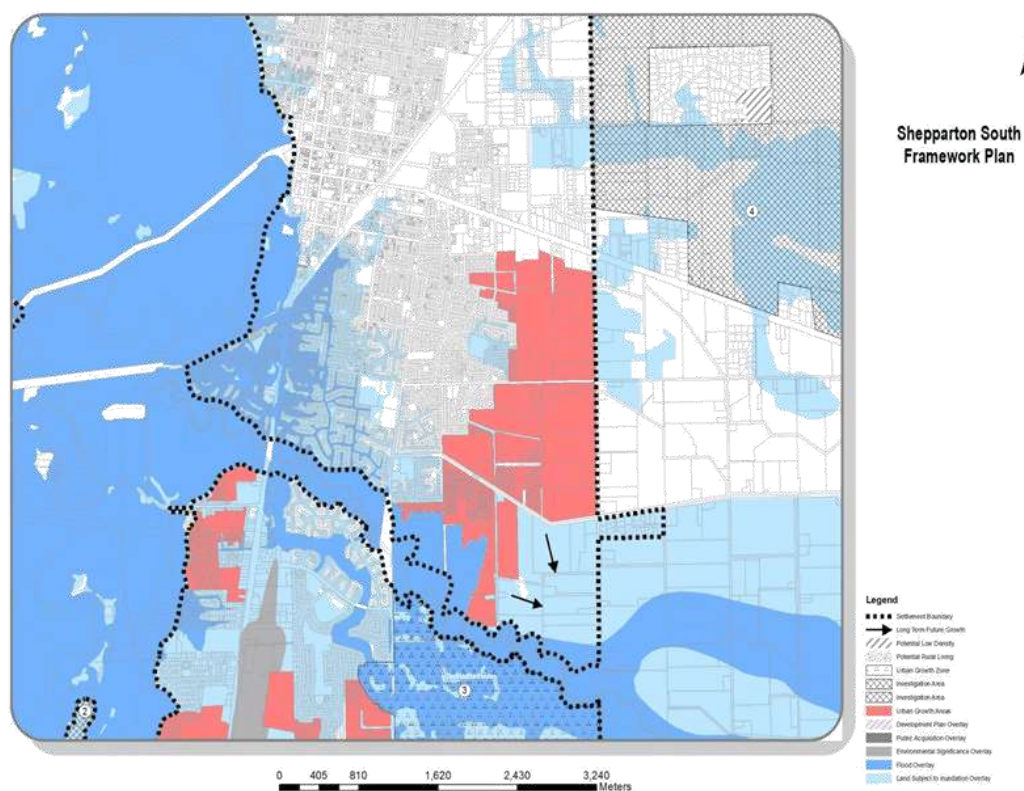
GREATER SHEPPARTON PLANNING SCHEME

- Review the Shepparton Urban Design Framework to prepare urban design guidelines and directions for other areas that are not included in the “Urban Design Framework – Shepparton North and South Business Areas”.
- Prepare design guidelines for residential development.
- Develop a tool for ensuring adequate connectivity within and between residential developments.
- Develop a policy that restricts inappropriate development within and surrounding areas which are liable to flooding.
- Prepare a Precinct Structure Plan and, where relevant, a Development Contributions Plan to facilitate development in areas within the Urban Growth Zone.

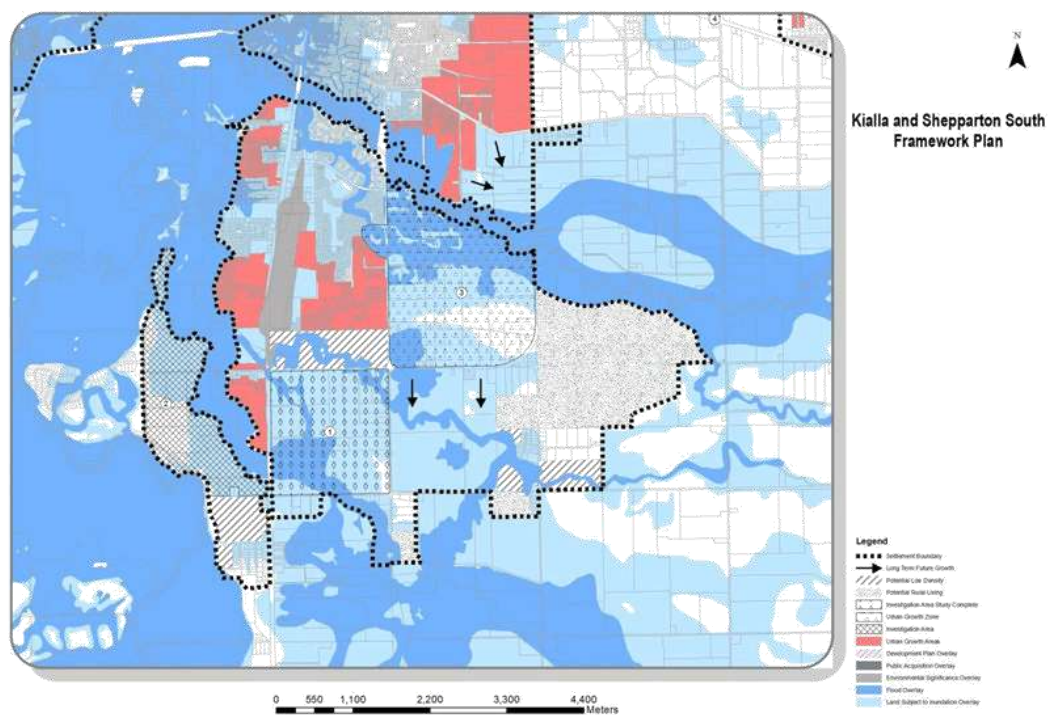
GREATER SHEPPARTON PLANNING SCHEME



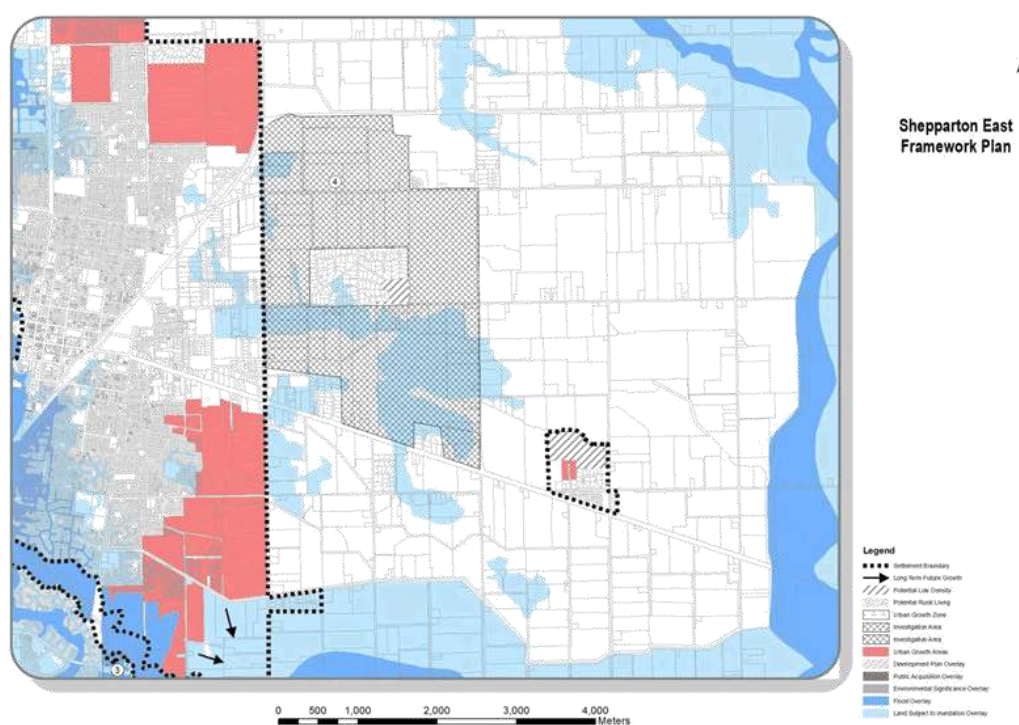
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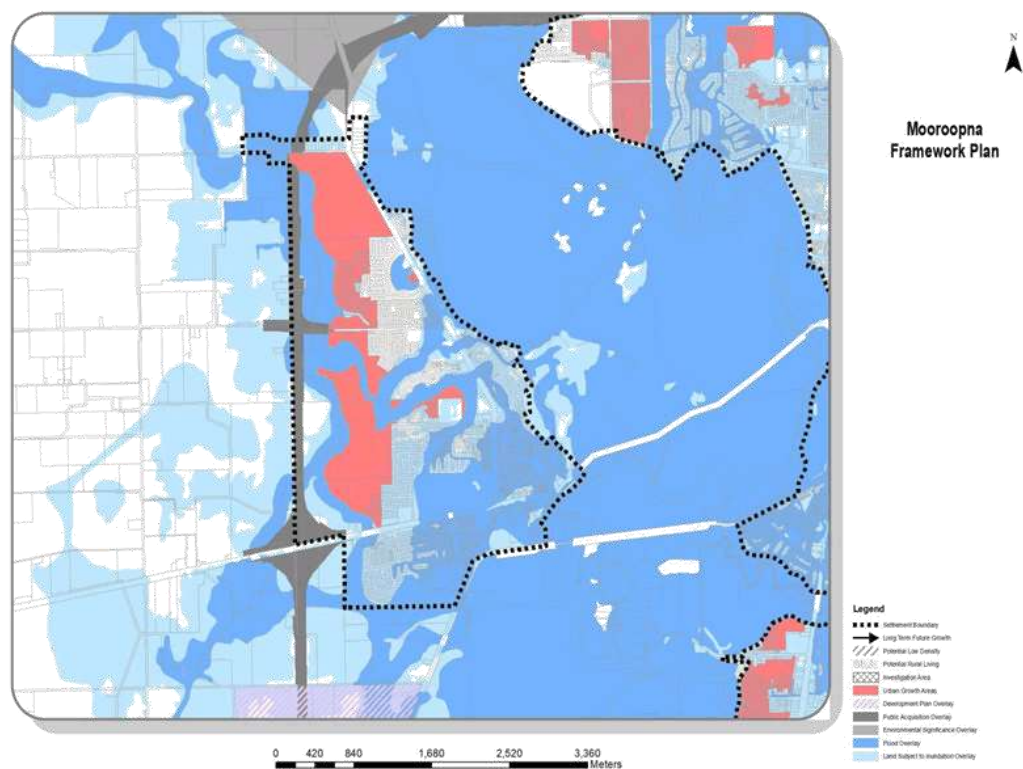
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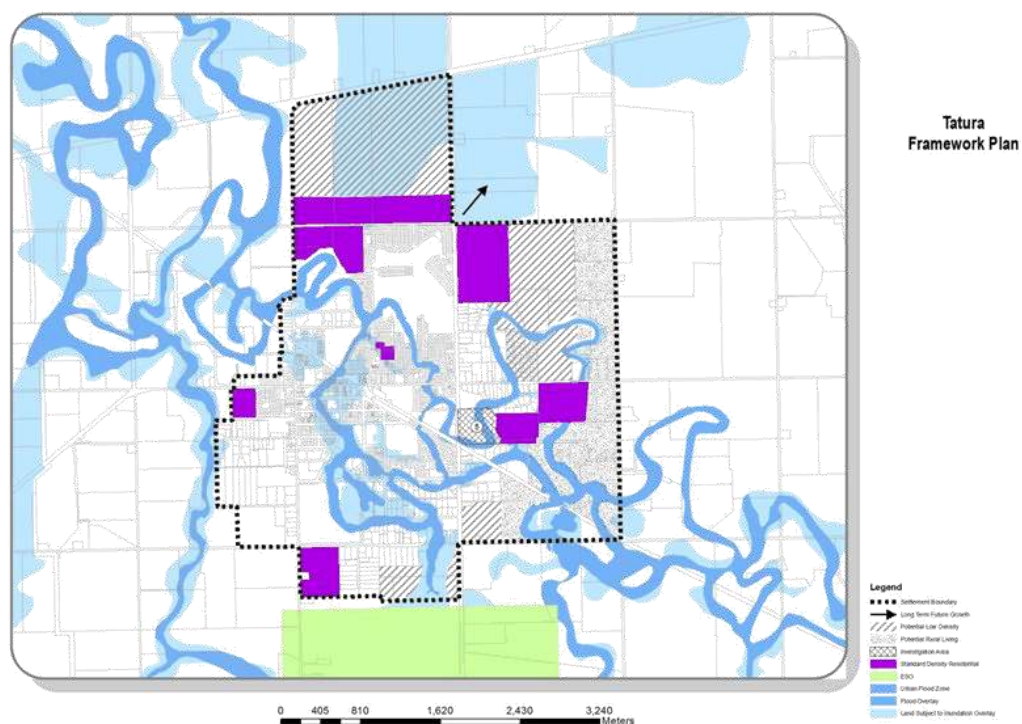
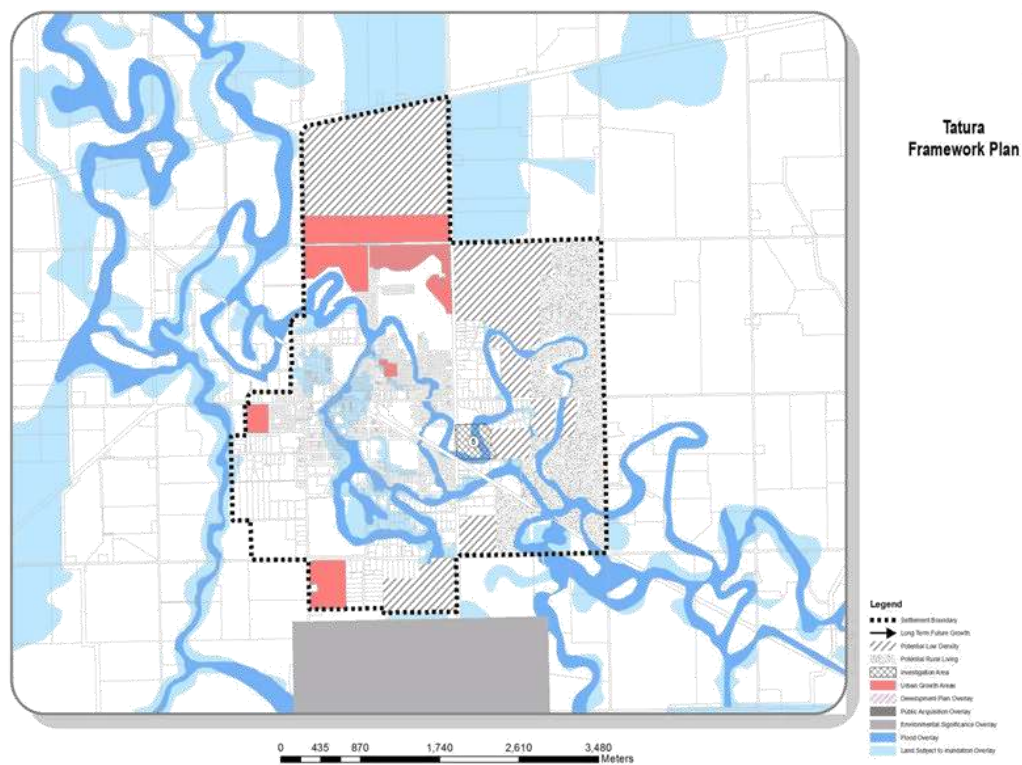
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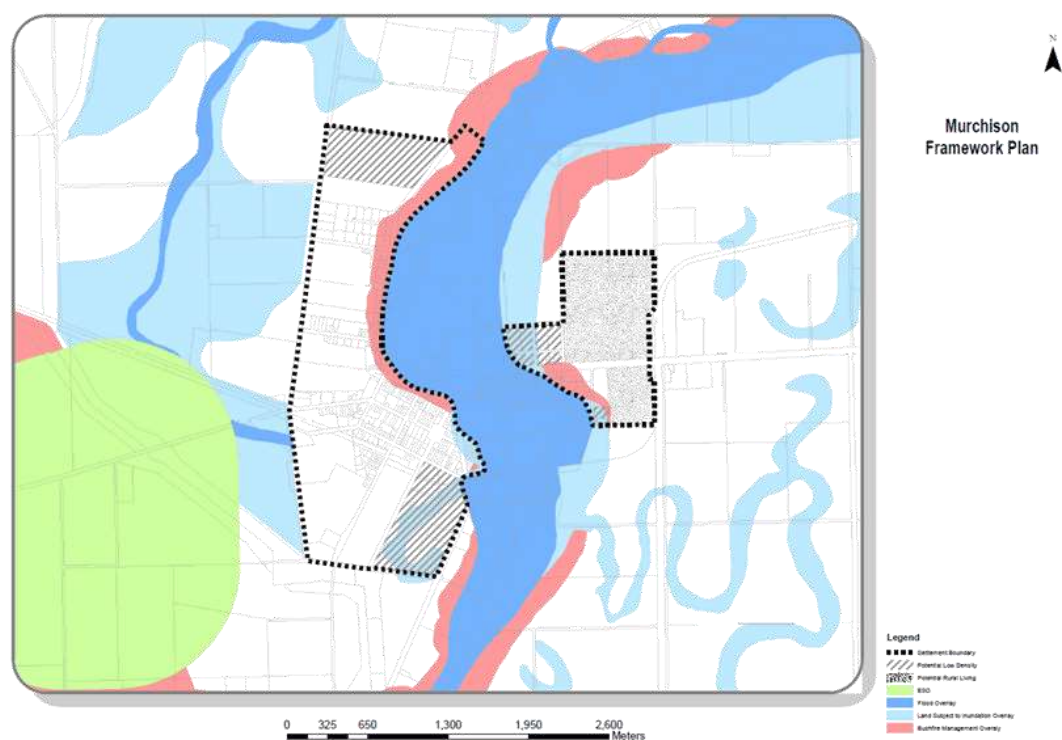
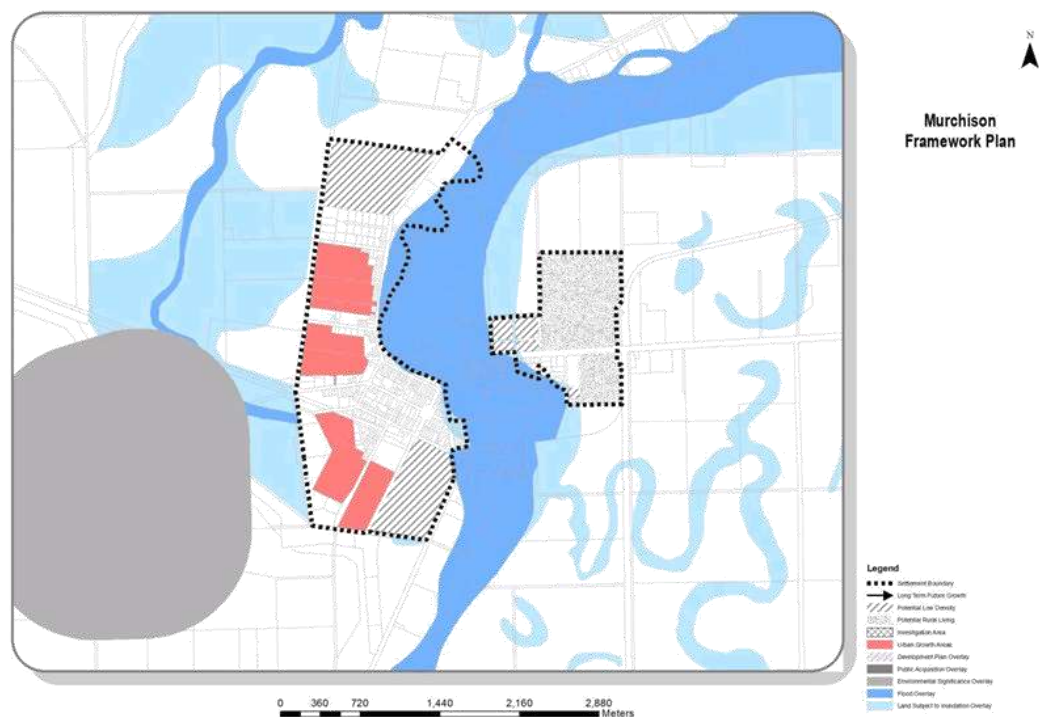
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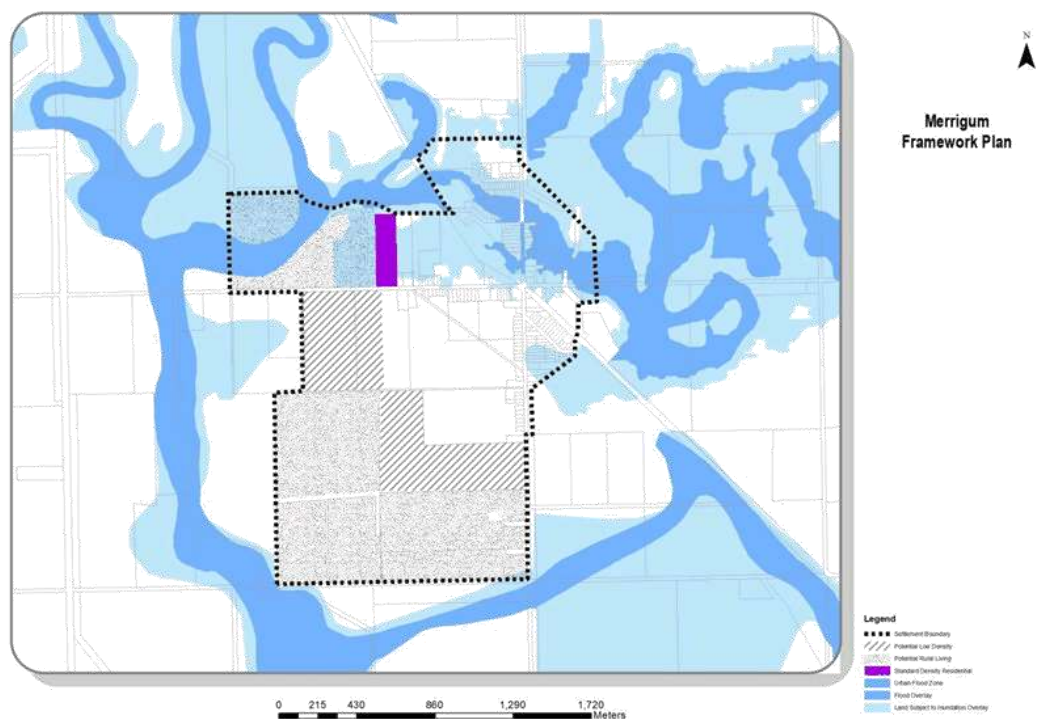
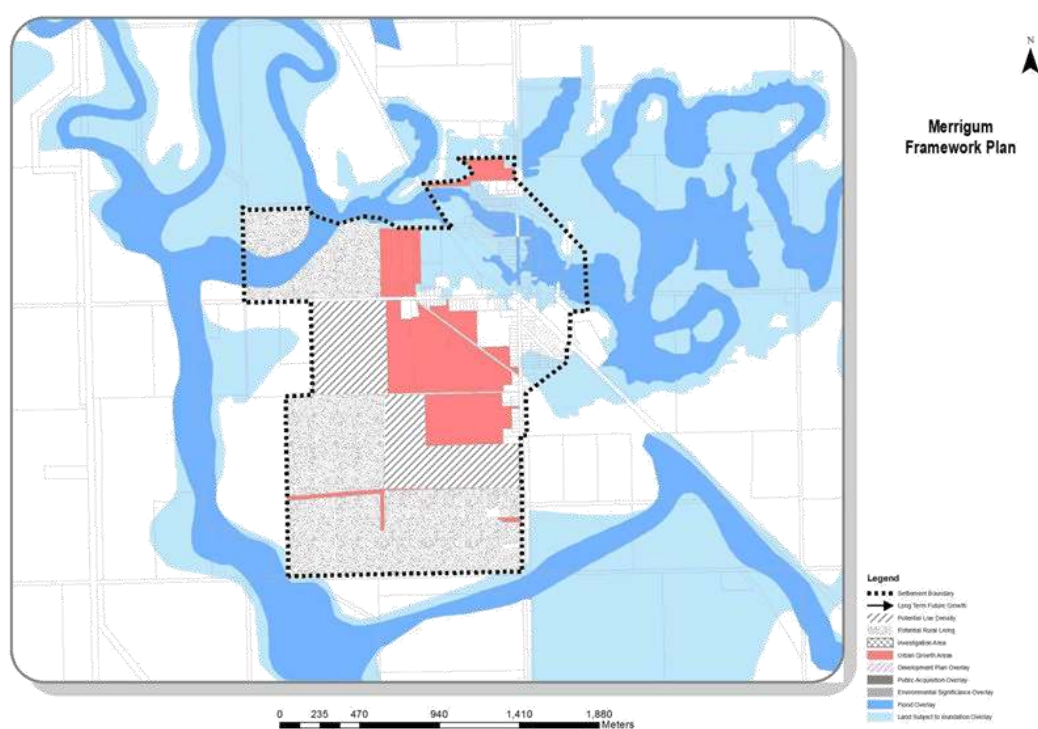
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Amendment C212
Date: 05/09/2019

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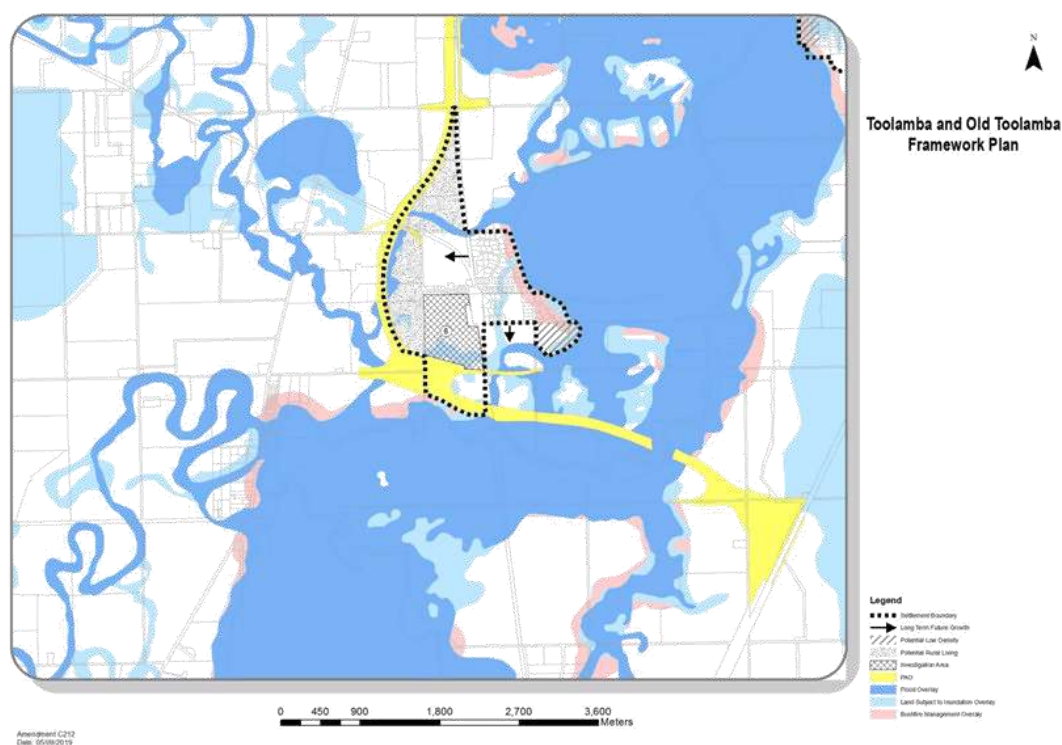
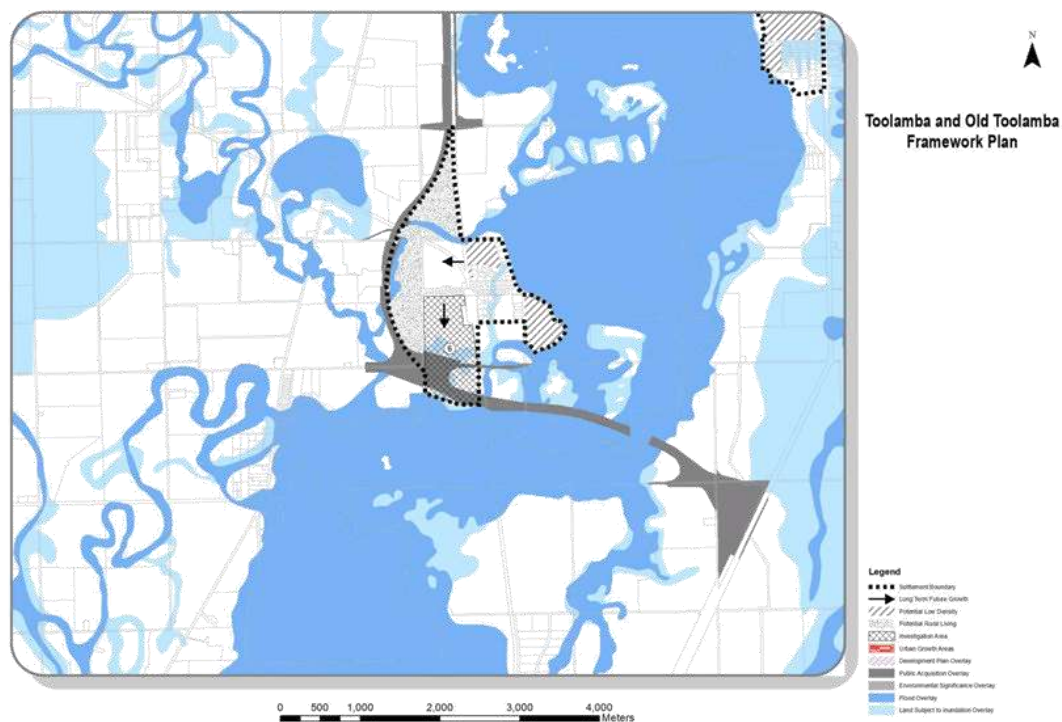


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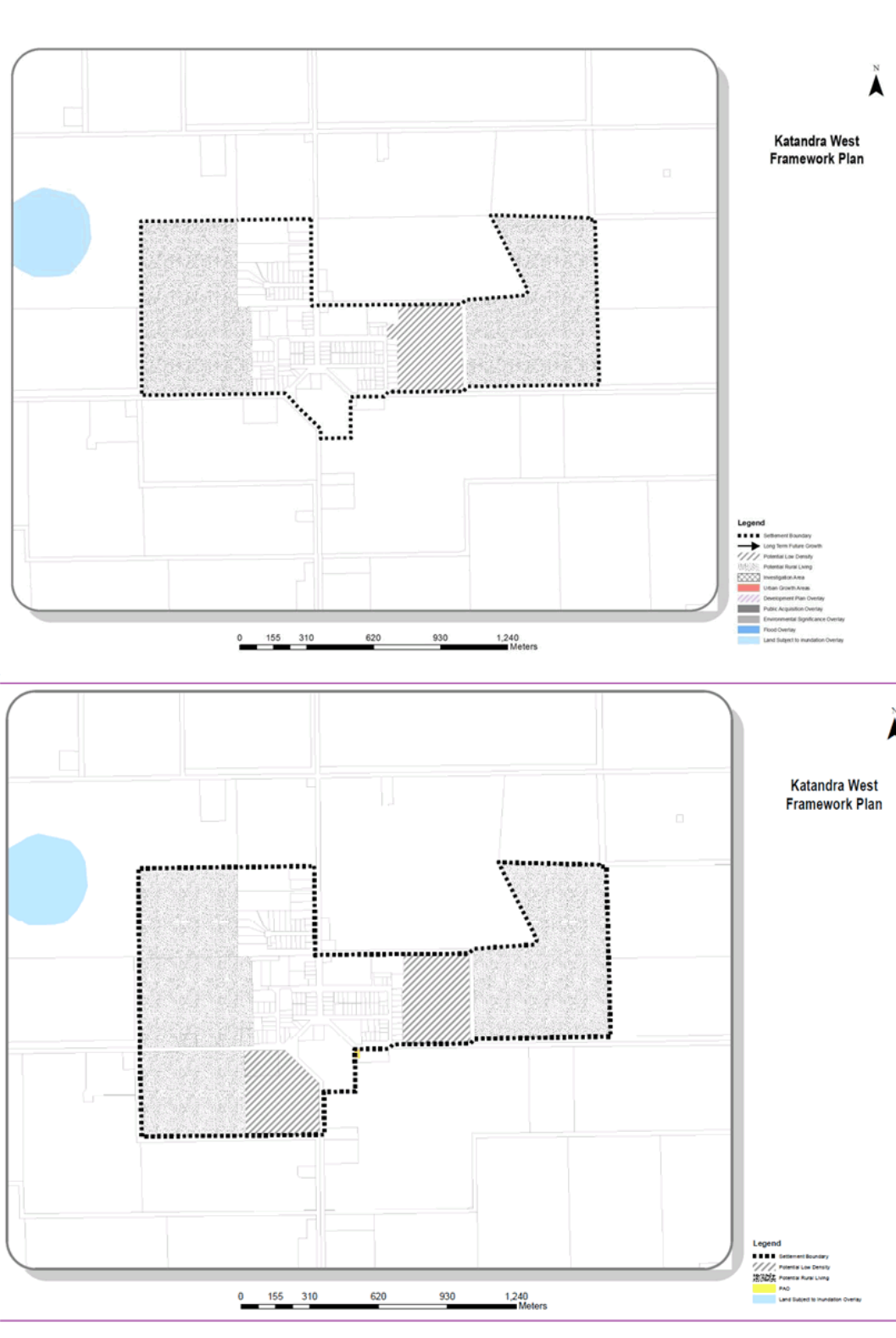


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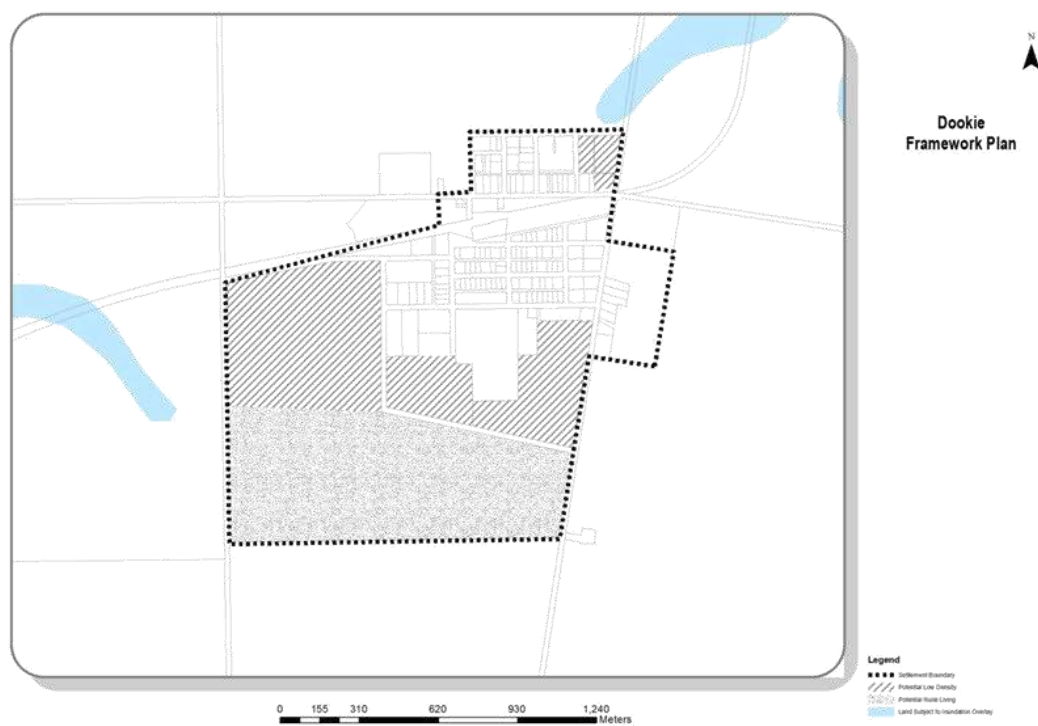
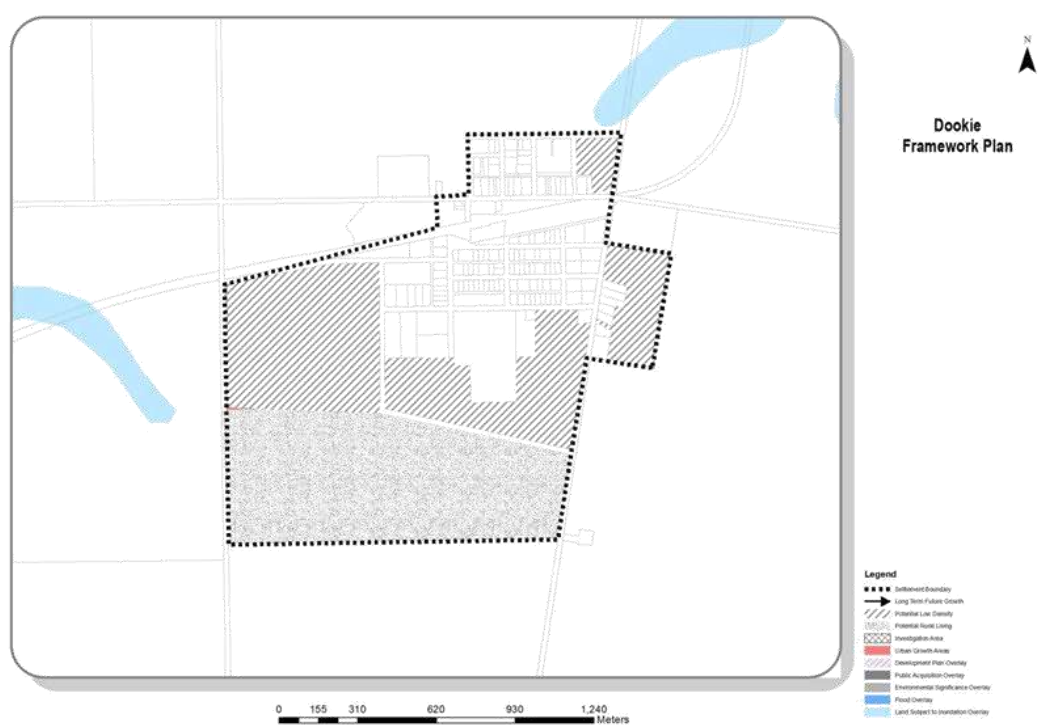
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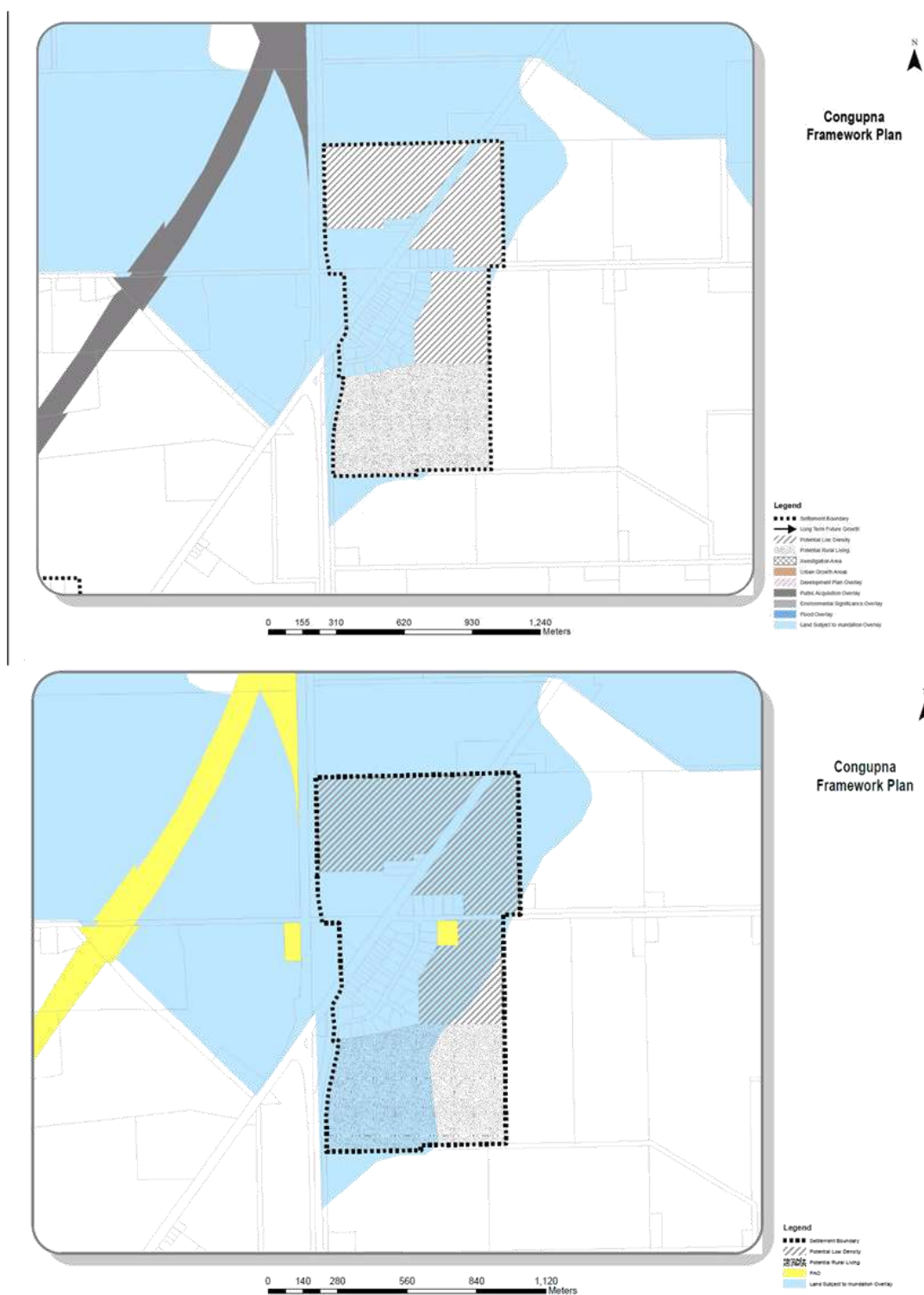
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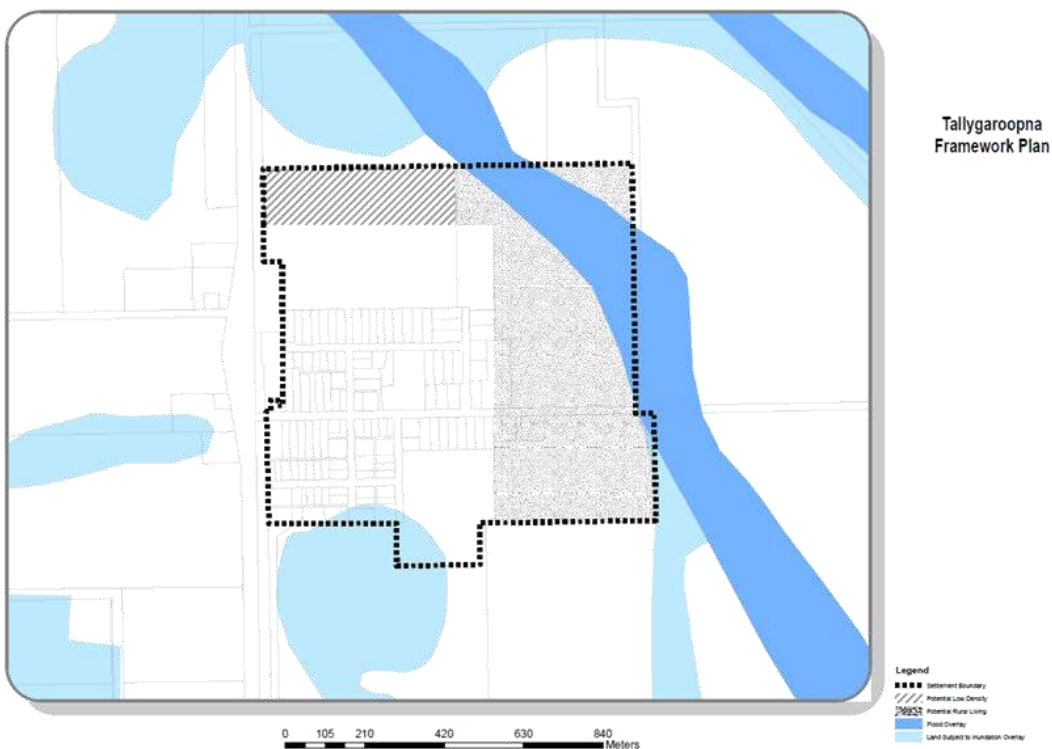
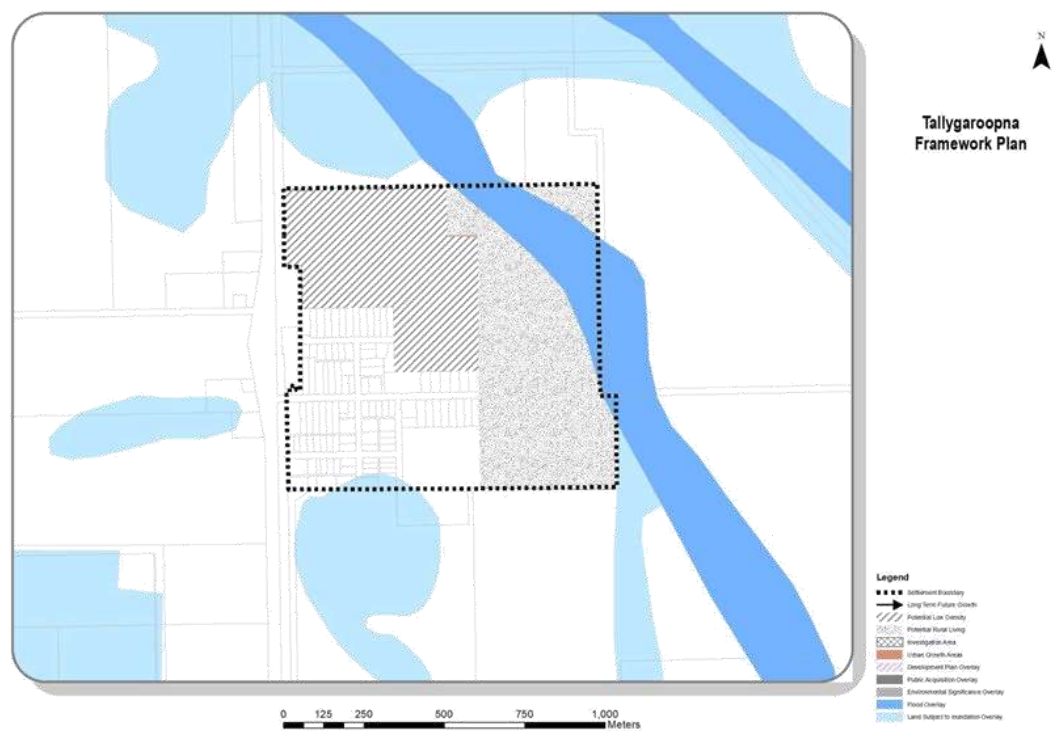
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21.09 REFERENCE DOCUMENTS

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GREATER SHEPPARTON TOWNSHIPS FRAMEWORK PLAN REVIEW 2019



GREATER
SHEPPARTON

1.0 INTRODUCTION

The *Greater Shepparton Housing Strategy 2011* (the GSHS) was prepared by David Lock Associates Pty Ltd on behalf of Council to guide the future long term identification and provision of residential land within Greater Shepparton.

The GSHS establishes a development framework in the Shepparton and Mooroopna urban areas, as well as the smaller townships within the municipality.

The *Greater Shepparton Townships Framework Plan Review* (the Review) focuses on only the nine townships that the GSHS provided framework plans for, and excludes the Shepparton and Mooroopna urban areas. The purpose of this review is to complement and build upon the work undertaken through the GSHS to 2011, and to update the framework plans for each of the small townships within the municipality.

The Review assesses each township against a number of criteria but, importantly, recognizes that each township is different and a “one size fits all approach” is not always appropriate. The townships have been assessed against the following criteria:

- Current status and history;
- Infrastructure and servicing availability;
- Environmental influences; and
- Population trends / supply and demand.

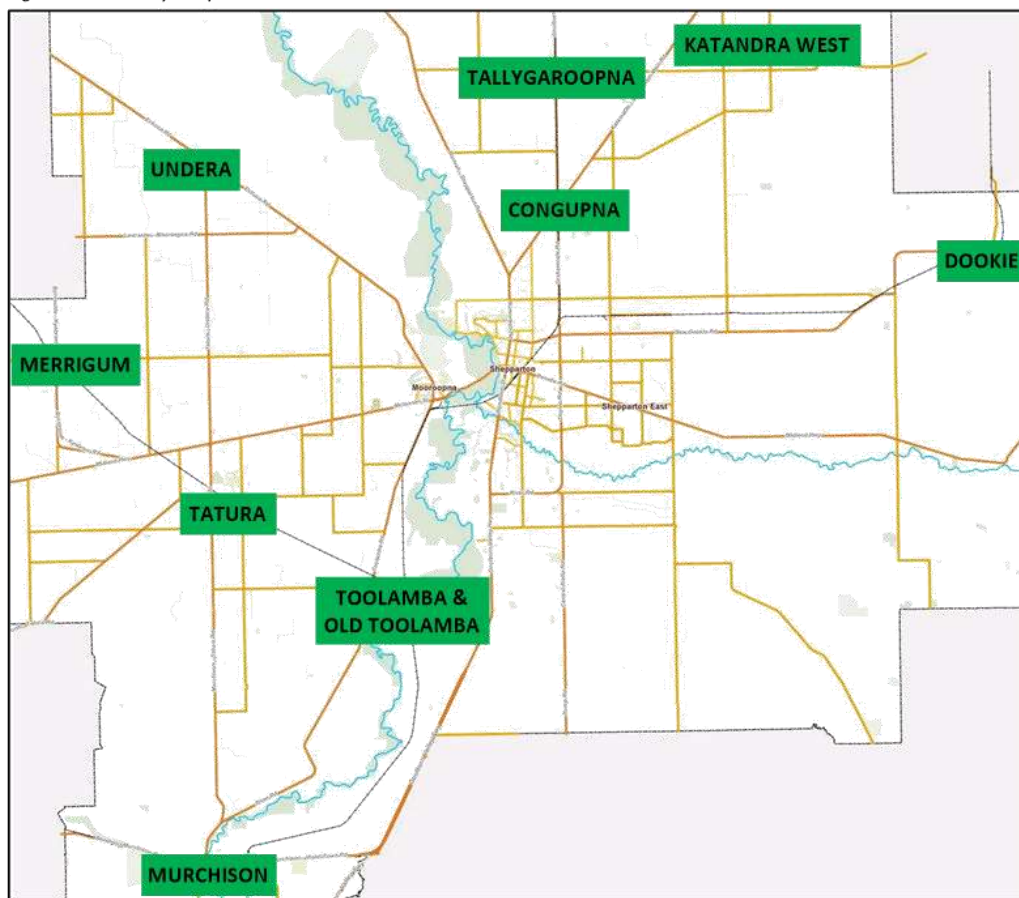
The townships that are included in the Review are:

- Congupna;
- Dookie;
- Katandra West;
- Merrigum;
- Murchison;
- Tallygaroopna;
- Tatura;
- Toolamba and Old Toolamba; and
- Undera.

The location of these townships is shown in *Figure 1 – Locality Map*.

Community, agency and stakeholder consultation has been an integral part of the Review.

Figure 1 – Locality Map



2.0 RECOMMENDATIONS

2.1 Overall

All Framework Plans should be updated to remove any zoned land from 'Urban Growth Area', 'Potential Low Density' and 'Potential Rural Living'.

The Framework Plans for any townships that have been subject to change since the *Greater Shepparton Housing Strategy, 2011* was implemented should be revised to acknowledge recent rezonings to remove the 'Potential' designation on land that is now zoned/developed.

All Framework Plans should be amended to ensure any anomalous mapping errors are revised to present accurate and clear intentions for future growth.

Growth Plans should be prepared for each township and implemented in to the planning scheme. Growth Plans will consider the opportunities and constraints of each township and utilise a holistic approach for future growth. These Growth Plans should ultimately replace the Framework Plans and should provide for residential growth (as shown in this document), industrial and commercial growth, recreational and community facilities, open spaces and should also identify any constraints to growth and development.

These Growth Plans should be prepared in the following priority order:

1. Tatura; and
Toolamba.
2. Murchison;
Merrigum; and
Dookie.
3. Congupna;
Katandra West;
Tallygaroopna; and
Undera.

Monitoring and review should continue to be undertaken every five years to ensure sufficient supply of zoned residential land.

2.2 Individual Townships


2.2.1 Congupna

It is recommended that the approximately eight hectares of land within a Public Acquisition Overlay for construction of a future drainage/retardation basin should be excluded from the identified 'Potential Low Density' land.

2.2.2 Dookie

No changes required.

2.2.3 Katandra West



It is recommended that land immediately to the south west of the existing township be included in the settlement boundary. This will provide an additional approximately 11 hectares of unzoned land identified for 'Potential Low Density' and approximately 18 hectares of unzoned land identified for 'Potential Rural Living'.

2.2.4 Merrigum

No changes required.

2.2.5 Murchison

No changes required.

2.2.6 Tallygaroopna

No changes required.

2.2.7 Tatura

It is recommended that the following areas of land be identified for 'Urban Growth Area':

- Approximately 43 hectares of land immediately east of Dhurringile Road and south of Pyke Road;
- Approximately 11 hectares of land at the north eastern end of Gowrie Park Road (it should be noted that access to this land relies upon connections through other allotments and/or infrastructure upgrades, to be addressed by the land owner/developer); and
- Approximately 10 hectares of land south of Ferguson Road to the east of Dollar Court.

It is recommended that approximately 42 hectares of land between Ferguson Road and Pyke Road be identified for 'Potential Low Density'.

It is recommended that an arrow to denote the direction of 'Long Term Future Growth' be included on the Tatura Framework Plan. This arrow should identify future direction towards land to the north east of Tatura, east of Dhurringile Road between Pyke Road and the Midland Highway.

2.2.8 Toolamba and Old Toolamba

It is recommended that the arrow denoting 'Long Term Future Growth' within Investigation Area 6 be removed.

It is recommended that an arrow denoting 'Long Term Future Growth' is added to the Framework Plan for the land south of the Toolamba Primary School.

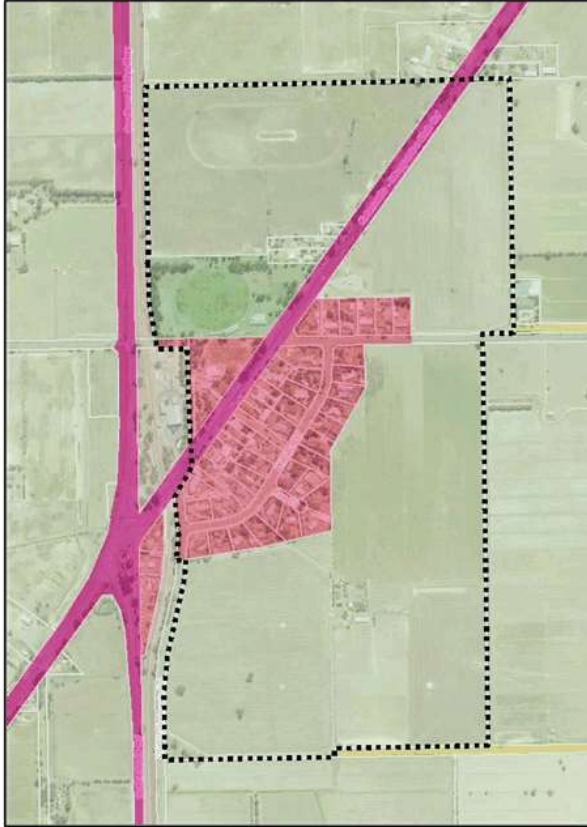
The settlement boundary at the southern extent of Investigation Area 6 should be amended to remove land south of the Public Acquisition Overlay for the Goulburn Valley Highway – Shepparton Bypass from the investigation area.

2.2.9 Undera

The approximately 14 hectares of land for the Undera Recreation Reserve and Undera Park Motorcycle Track should be excluded from the identified 'Potential Rural Living' land.

3.0 CONGUPNA

Figure 2 – Congupna Map



3.1 Township Overview

The township of Congupna is located approximately 10 kilometres north of Shepparton and has a population of 616 (2016 Census). The township is almost entirely surrounded by land utilised for agriculture, including grazing, cropping and dairying. The township is centred along the Goulburn Valley Highway and Katamatite-Shepparton Main Road. Some of the main facilities include a primary school, football/cricket oval, and tennis courts (see *Figure 2 – Congupna Map*).

3.2 Environmental Profile

There is minimal native vegetation left around the township area as most of the land has been cleared for farming. However, there are small-moderate amounts of street tree planting and some vegetation around the recreation reserve. Most of the township is heavily flood prone and is identified as a

Bushfire Prone Area. Congupna has a flat landscape and no waterways, rivers or creeks flowing through the township area. The main source of flooding in a flood event is over land run-off from nearby waterways.

3.3 Infrastructure Availability

The town is not connected to reticulated sewerage. A railway runs to the west of the township, however, there is no passenger rail service and no immediate plans to include the town in the passenger rail network. Road infrastructure is generally good and the township is serviced by limited public bus services.

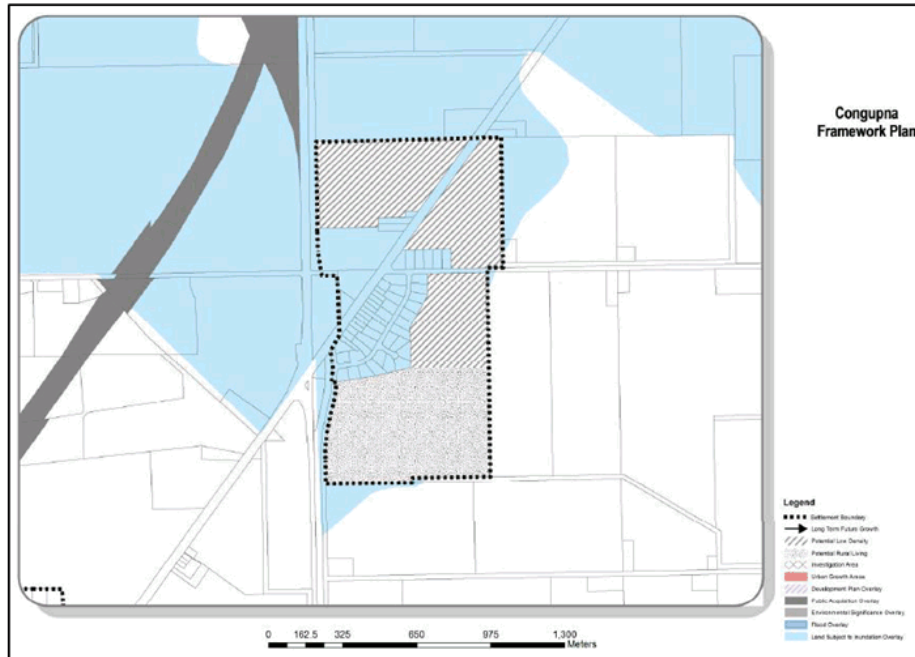
3.4 Current Zones and Overlays

Land within the settlement boundary is primarily within the Farming Zone, with only a small portion being within the Township Zone and the recreation reserve to the north of the existing township within the Public Parks and Recreation Zone (see *Figure 2 – Congupna Map*). Many of the existing houses are within the land subject to inundation overlay and a large amount of land is also a designated Bushfire Prone Area. The predominant surrounding land use is agriculture, including cropping, grazing and dairying. The surrounding land is within the Farming Zone.

3.5 Existing Framework Plan from Clause 21.04 (Settlement)

Most of the land surrounding the existing residential area has been identified for potential Low Density Residential, while the southern section of the township has been identified as potential Rural Living (see Figure 3 – Extract from existing Congupna Framework Plan).

Figure 3 - Extract from existing Congupna Framework Plan



3.6 Recent Changes (2011 – 2018)

There have been two rezoning requests in Congupna since the implementation of the Housing Strategy. These are both in the preliminary assessment stage.

3.7 Findings from 2016 Residential Land Supply Assessment

Congupna was erroneously excluded from the 2016 Residential Land Supply Assessment. No updated data is available.

3.8 Current Residential Zoned Land Supply

All land within the Township Zone in Congupna has been subdivided and developed for residential purposes. Because Congupna is unsewered, small vacant residential lots are often unable to accommodate residential development. There is no vacant supply of residential land within the Congupna Township.

3.9 Identified Future Residential Land Supply (unzoned)

The existing Congupna Framework Plan identifies three areas within the Farming Zone for 'Potential Low Density', totalling approximately 55 hectares of land altogether. This includes approximately eight hectares of land within a Public Acquisition Overlay for construction of a future drainage/retardation basin. There is approximately 47 hectares of identified future low density residential land (unzoned).

The existing Congupna Framework Plan identifies one area within the Farming Zone for 'Potential Rural Living' of approximately 34 hectares.

3.10 Recommendations

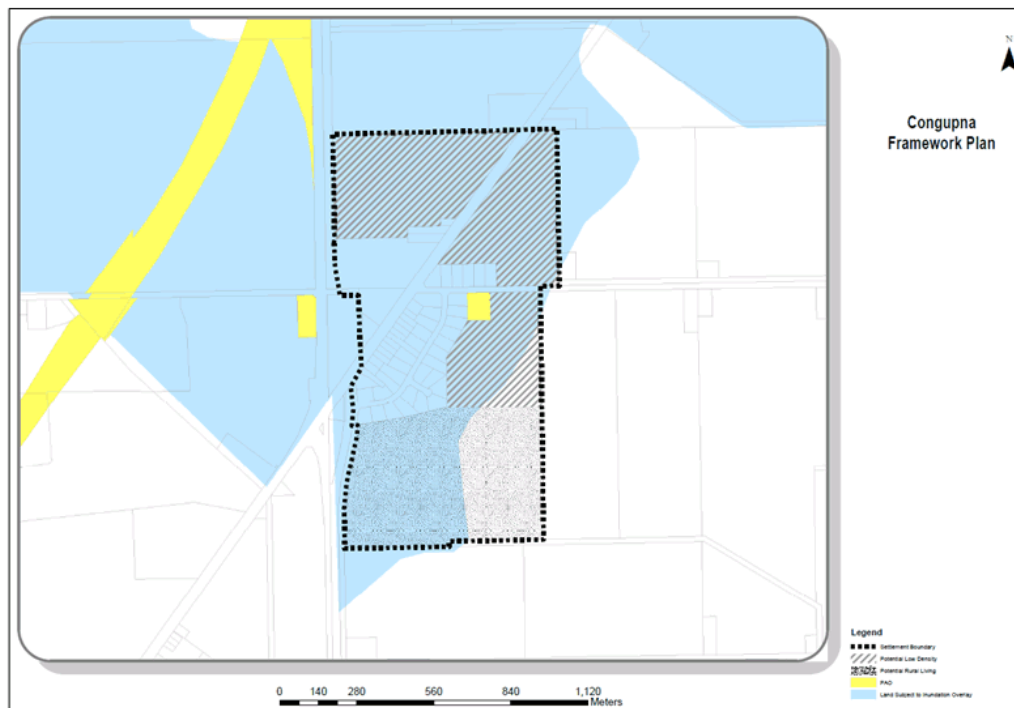
The approximately eight hectares of land within a Public Acquisition Overlay at 226 Old Grahamvale Road for construction of a future drainage/retardation basin should be excluded from the identified 'Potential Low Density' land.

The *Greater Shepparton Sport 2050 Strategic Plan* included the following Strategic Direction (Page 43 of *Greater Shepparton Sport 2050 Strategic Plan: Volume 2*): "Continue to develop Congupna Recreation Reserve to service the Congupna and district community and future expected northern corridor residential growth. Provide land area to accommodate a post 2050 replacement for Deakin Reserve." However, this direction has no current budget allocation and, as such, the timeframe is uncertain. Notwithstanding this, any proposed development for land to the north of the existing Congupna Recreation Reserve will be required to have regard to the aspirations of any adopted Council strategies and studies.

The identification of land for open space, community, recreation and sporting facilities is not within the scope of the Review. No changes to the Framework Plan are recommended to identify land for these purposes.

The settlement boundary for Congupna does not require extension as part of this review.

Figure 4 – Recommended Congupna Framework Plan



4.0 DOOKIE

Figure 4 - Dookie Map



4.1 Township Overview

The township of Dookie is located approximately 30km east of Shepparton and has a population of 328 (2016 Census). The settlement boundary is completely surrounded by farmland, largely utilised for cropping and grazing. Existing facilities within the township include a football oval, tennis and basketball courts, a primary school and several shops (see *Figure 4 – Dookie Map*). A short rail trail has been constructed with plans to extend this in the future. Situated in the Dookie area is the Dookie College, which is managed by the University of Melbourne and the Goulburn Ovens Institute of TAFE.

4.2 Environmental Profile

There is minimal remnant vegetation existing in Dookie as most has been cleared for farmland. Some areas of native grassland have been identified. Dookie Township is largely flood free and is unique in that it is the only township within the municipality with undulating topography. All of the land within the settlement boundary is affected by the Salinity Management Overlay and is also an identified Bushfire Prone Area.

4.3 Infrastructure Availability

The town is not connected to reticulated sewerage, though the community continue to express an interest in the provision of reticulation to the township. A railway traverses the centre of the town, however, there is no passenger rail service and no immediate plans to include the town in the

passenger rail network. Road infrastructure is generally good and the township is serviced by limited public bus services.

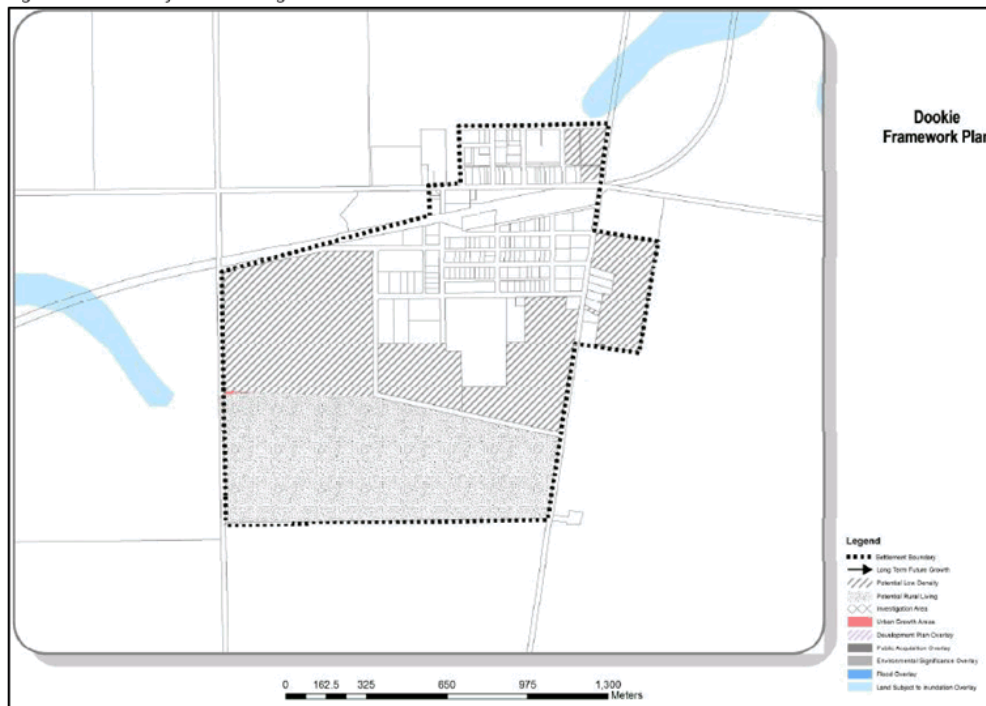
4.4 Current Zones and Overlays

The central township is within the Township Zone. Areas outside of the settlement boundary consist solely of Farming Zone, as well as almost half of all the land within the settlement boundary. A small section covering the sporting facilities is within the Public Park and Recreation Zone (see *Figure 4 – Dookie Map*). Some places within Dookie and surrounds are affected by the Heritage Overlay. The entire township is also affected by the Salinity Management Overlay.

4.5 Existing Framework Plan from Clause 21.04 (Settlement)

Large areas of land to the south of the existing residential area are identified for Potential Rural Living and Potential Low Density. Small parcels near the north-east corner of the settlement boundary, and along the eastern side of Ryans Road, have also been identified for potential Low Density (see *Figure 5 - Extract from existing Dookie Framework Plan*).

Figure 5 - Extract from existing Dookie Framework Plan



4.6 Recent changes (2011 – 2018)

There has been one rezoning request in Dookie, which is still in the preliminary assessment stage.

4.7 Findings from 2016 Residential Land Supply Assessment

In 2016, Dookie had a vacant residential lot supply of nine lots. Estimated lot capacity for future rural residential (unzoned) land supply was 173 total lots, including 25 Potential Rural Living and 148 Potential Low Density Residential (see *Figure 28 – Dookie extract from Residential Supply Assessment*).

4.8 Current Residential Zoned Land Supply

The majority of land within the Township Zone in Dookie has been subdivided and developed for residential purposes. There may be some smaller allotments that could accommodate some minor infill development, subject to the relevant subdivision and planning process. There is one area of land of approximately nine hectares within the Township Zone to the east of Ryans Road that could accommodate a low density subdivision.

4.9 Identified Future Residential Land Supply (unzoned)

The existing Dookie Framework Plan identifies three areas within the Farming Zone for 'Potential Low Density', totalling approximately 57 hectares of land altogether.

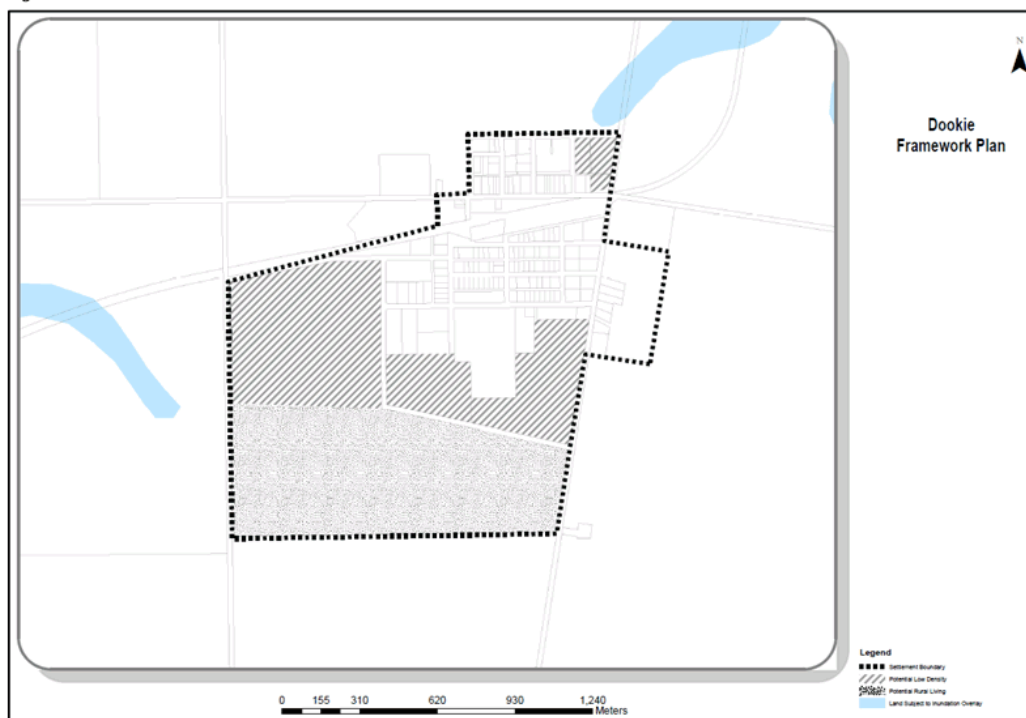
The existing Dookie Framework Plan identifies one area within the Farming Zone for 'Potential Rural Living' of approximately 62 hectares.

4.10 Recommendations

Land within the Township Zone at 41 McDonald Street, 56 Dookie Street and the access to 100 Ryans Road from Dookie Street should be removed from 'Potential Low Density' and changed to no designation.

The settlement boundary for Dookie does not require extension as part of this review.

Figure 6 – Recommended Dookie Framework Plan



5.0 KATANDRA WEST

Figure 7 – Katandra West Map



5.1 Township Overview

The township of Katandra West is located approximately 30km north-west of Shepparton and has a population of 476 (2016 Census). The land surrounding the township is within the Farming Zone, used largely for cropping and grazing. Queen Street is the main north-south corridor in the township. The major facilities of the town include a primary school, football and cricket oval, tennis courts, and a bowls club (see *Figure 7 – Katandra West Map*).

5.2 Environmental Profile

The township is not highly impacted by flooding and is largely made up of former cleared farmland. There is minimal native vegetation or other environmental constraints.

5.3 Infrastructure Availability

The town is not connected to any reticulated sewerage. The road infrastructure generally good, however, public transport connections and availability are minimal.

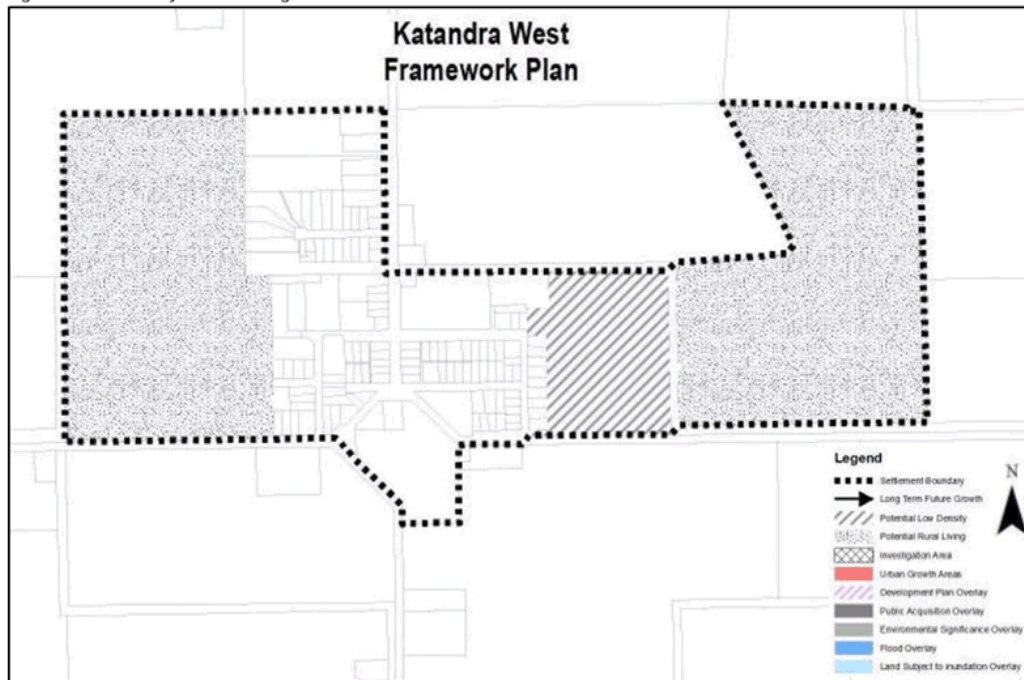
5.4 Current Zones and Overlays

The Township Zone applies to the central township area, including sports and recreation facilities. The township is also entirely designated as a Bushfire Prone Area. All of the land surrounding Katandra West is within the Farming Zone (see *Figure 7 – Katandra West Map*).

5.5 Existing Framework Plan from Clause 21.04 (Settlement)

A small area of land on the eastern side of the Katandra West township is identified for Potential Low Density, and large areas to the west and further to the east have been identified for Potential Rural Living (see *Figure 8 – Extract from existing Katandra West Framework Plan*).

Figure 8 – Extract from existing Katandra West Framework Plan



5.6 Recent Changes (2011 – 2018)

One rezoning application has been received, however, has not progressed at this stage and appears unlikely to progress in the immediate future.

5.7 Findings from 2016 Residential Land Supply Assessment

Katandra West, as of the 2016 study, had a vacant residential lot supply of 46 lots. From July 2008 to March 2016 there were 20 new residential lots created in Katandra West.

Estimated lot capacity for future rural residential (unzoned) land supply was 62 total lots, including 32 potential Rural Living and 30 potential Low Density Residential (see *Figure 29 – Katandra West extract from Residential Supply Assessment*).

5.8 Current Residential Zoned Land Supply

The majority of land within the Township Zone in Katandra West has been subdivided and developed for residential purposes. There are few vacant lots suitable for residential development. There may be some allotments that could accommodate minor infill development, subject to the relevant subdivision and planning process. There is one area of land of approximately five hectares within the Township Zone to the north of the existing township that could accommodate a small low density subdivision.

5.9 Identified Future Residential Land Supply (unzoned)

The existing Katandra West Framework Plan identifies one area within the Farming Zone for 'Potential Low Density' of approximately 13 hectares of land.

The existing Katandra West Framework Plan identifies two areas within the Farming Zone for 'Potential Rural Living', totalling approximately 78 hectares altogether.

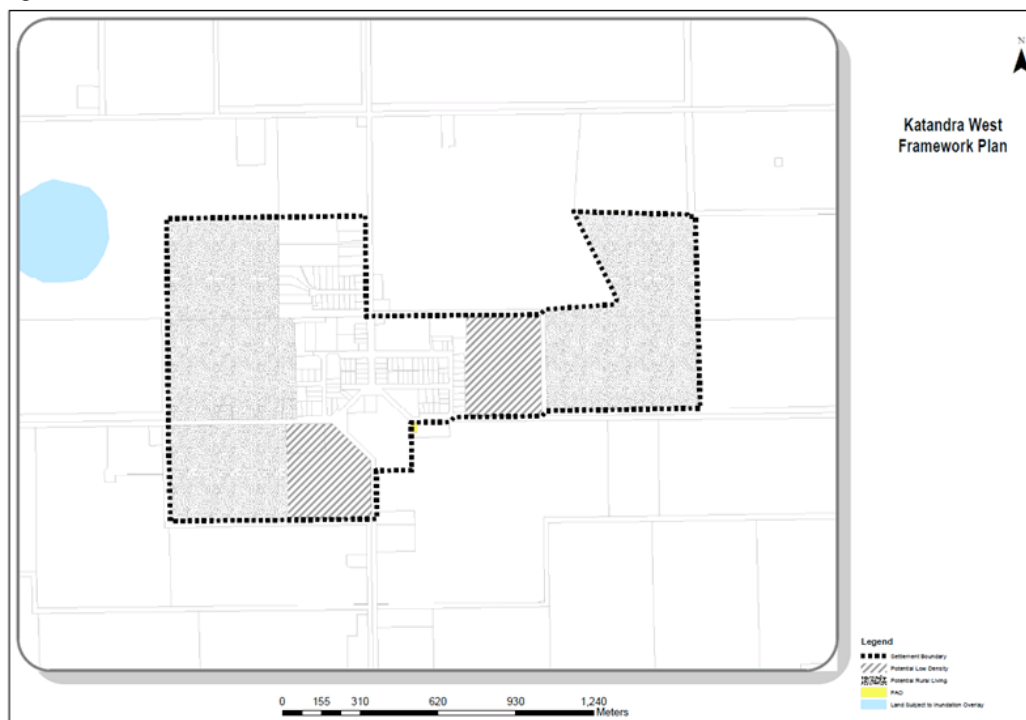
5.10 Recommendations

Land within the Township Zone at 325 Hickey Road should be removed from 'Potential Low Density' and changed to no designation.

The most recent residential subdivision in Katandra West had a relatively strong uptake. Given the lack of interest from land owners/developers in rezoning land in Katandra West, it is recommended that a different growth front is identified to provide additional land for future low density and rural residential development.

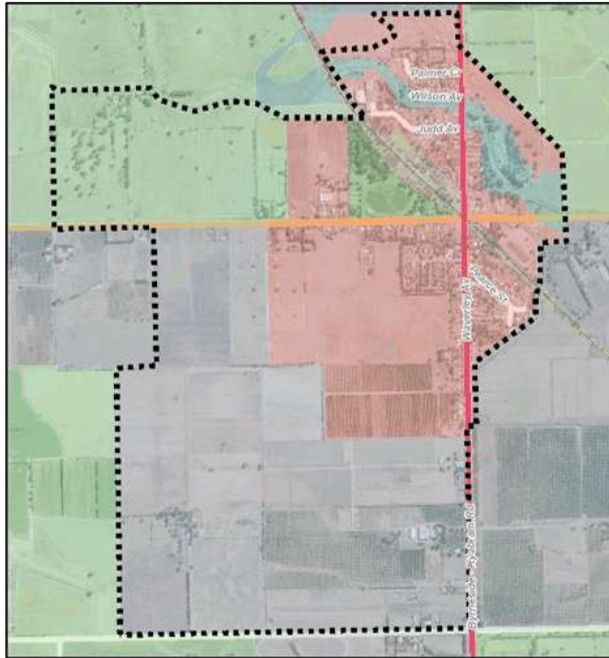
It is recommended that land immediately to the south west of the existing township is included in the settlement boundary. This will provide an additional approximately 11 hectares of unzoned land identified for 'Potential Low Density' and approximately 18 hectares of unzoned land identified for 'Potential Rural Living'.

Figure 9 – Recommended Katandra West Framework Plan



6.0 MERRIGUM

Figure 10 – Merrigum Map



6.1 Township Overview

The township of Merrigum is located approximately 30km west of Shepparton and has a population of 679 (2016 Census). The areas surrounding Merrigum are primarily utilised for farming, including cropping, grazing and dairying. The town is largely centred along Waverly Avenue and Morrissey Street (see *Figure 10 – Merrigum Map*) and a railway line traverses the centre of the town.

6.2 Environmental Profile

There is currently some native vegetation existing within the township area, which is located largely on private land. The northern

portion of the township is heavily affected by flooding. The only parts of the township and surrounds that are not affected by flooding are located to the south and south west.

6.3 Infrastructure Availability

The town is connected to reticulated sewerage. A railway traverses the centre of the town, however, there is no passenger rail service and no immediate plans to include the town in the passenger rail network. Road infrastructure is generally good and the township is serviced by limited public bus services.

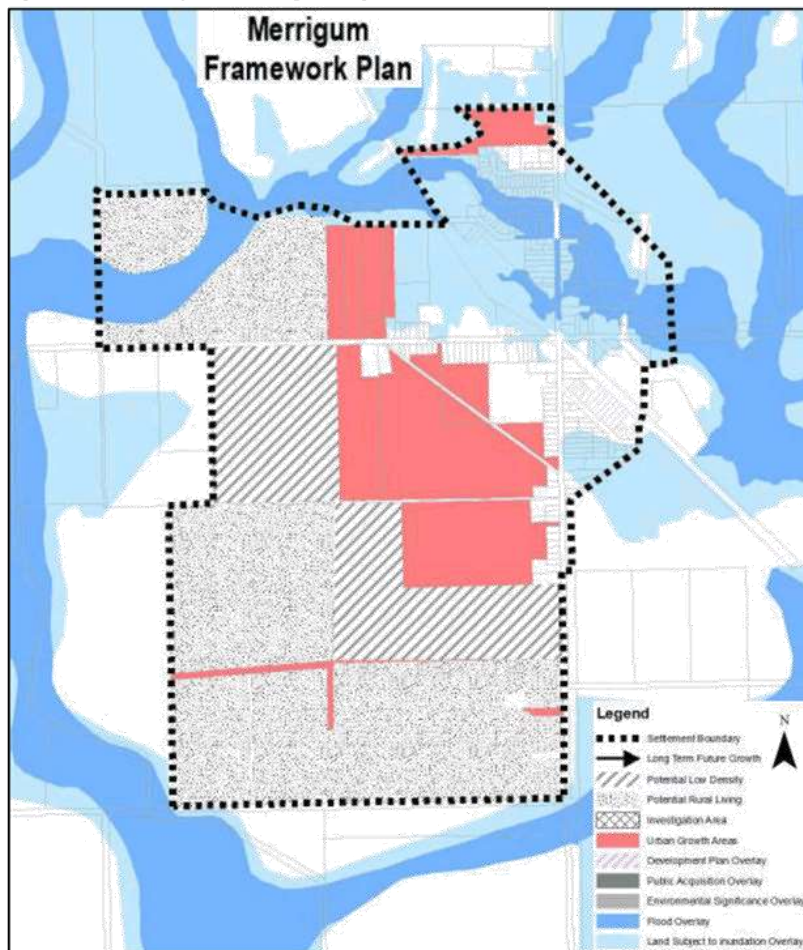
6.4 Current Zones and Overlays

The central township area is within the Township Zone. The Urban Floodway Zone traverses the north eastern portion of the town (see *Figure 10 – Merrigum Map*). Most of the land north of Morrissey Street and Andrews Road is affected by the Land Subject to Inundation and Floodway Overlays. Land surrounding the town primarily consists of Farming Zone. Large sections of the Township Zone currently remain vacant as land identified for future residential development. Some places of cultural heritage significance have been identified within the township and the Heritage Overlay has been applied.

6.5 Existing Framework Plan from Clause 21.04 (Settlement)

Large areas of land towards the south of the existing township have been identified for potential Urban Growth Areas, as well as smaller areas to the north. Areas further south have been designated for Potential Low Density and Potential Rural Living (see *Figure 11 – Extract from existing Merrigum Framework Plan*).

Figure 11 – Extract from existing Merrigum Framework Plan



6.6 Recent Changes (2011 – 2018)

No rezoning applications have been received.

6.7 Findings from 2016 Residential Land Supply Assessment

Within the township of Merrigum there is 60 hectares of identified land that is suitable for future residential development.

Estimated lot capacity for future rural residential (unzoned) land supply is 149 total lots, including 56 potential Rural Living and 93 potential Low Density Residential (see *Figure 30 – Merrigum extract from Residential Supply Assessment*).

6.8 Current Residential Zoned Land Supply

There are large areas of land within the Township Zone that are currently undeveloped and continue to be used for farming. In particular, there is approximately 47 hectares of vacant land within the Township Zone to the south of Morrissey Street and west of Waverley Avenue that could accommodate residential subdivision.

There is an additional area of approximately six hectares of vacant land within the Township Zone between Morrissey Street and the railway line, and an area on the northern edge of the township of approximately ~~either eighty~~ hectares that could accommodate residential subdivision.

6.9 Identified Future Residential Land Supply (unzoned)

The existing Merrigum Framework Plan identifies two areas within the Farming Zone for 'Potential Low Density', totalling approximately 52 hectares of land.

The existing Merrigum Framework Plan identifies one area within the Farming Zone for 'Potential Rural Living' of approximately 100 hectares.

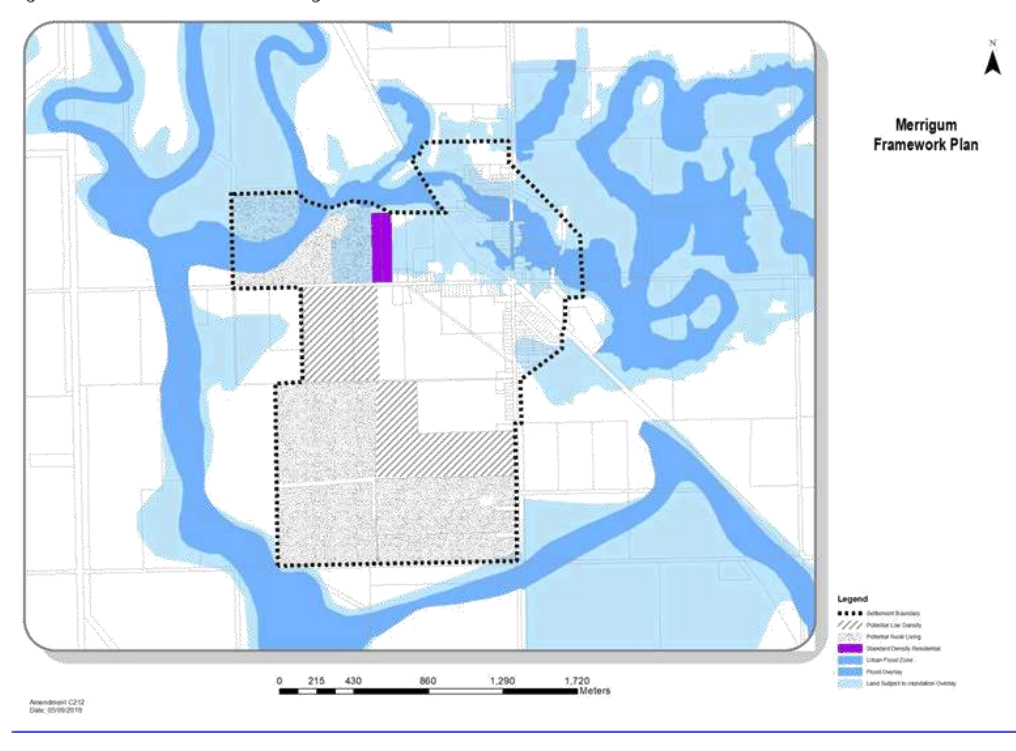
6.10 Recommendations

The settlement boundary for Merrigum does not require extension as part of this review.

All land within the Township Zone should be removed from 'Urban Growth Area' and changed to no designation.

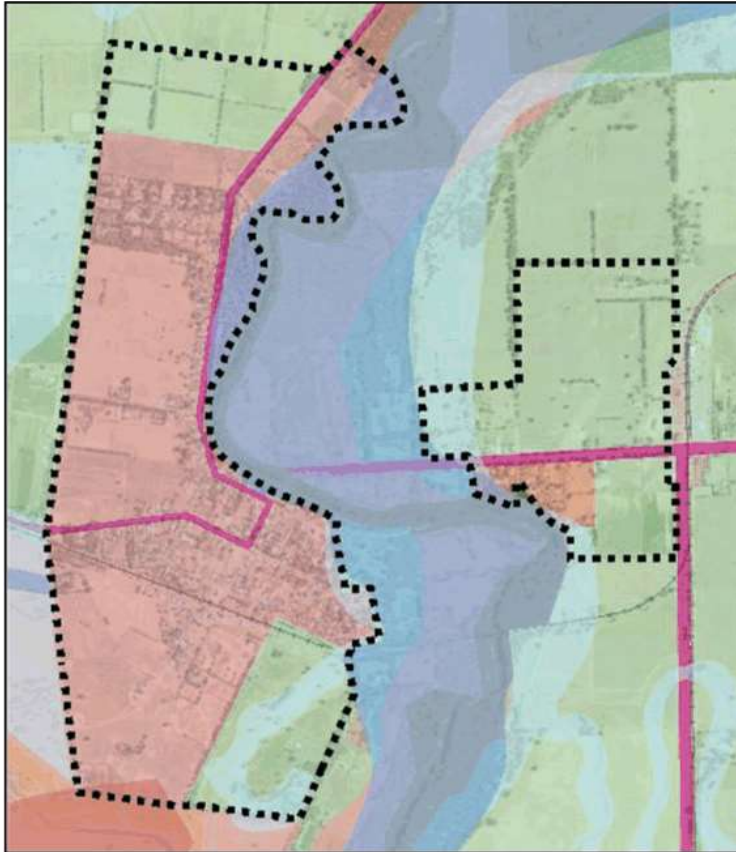
Minor changes should be made to address mapping anomalies. This should include the removal of the narrow strips of 'Urban Growth Area' land from the Framework Plan. It should also include the adjustment of the settlement boundary at the northern edge of the township to include land that is already within the Township Zone.

Figure 12 – Recommended Merrigum Framework Plan



7.0 MURCHISON

Figure 13 – Murchison Map



7.1 Township Overview

The Murchison township is located approximately 35km to the south-west of Shepparton, situated on the Goulburn River, with a population of 925 (2016 Census). The surrounding areas consist of orchards, vineyards, dairy farms, and historic Prisoner of War Camps.

The central township area is primarily comprised of residential development, with some commercial and industrial uses. The core part of the township runs along Stevenson Street, Robinson Street, and Watson Street (see *Figure 13 – Murchison Map*).

A short rail trail has been constructed with plans to extend this in the future. A small portion of the urban area has split across the river to become Murchison East, however, very limited development has occurred.

7.2 Environmental Profile

There is minimal remnant vegetation within the boundaries of the township, with the exception of the land along the Goulburn River. Large parts of the urban area and surrounding farmland have been cleared. The township flanks the Goulburn River to the east, which is located within the Public Conservation and Resource Zone, and provides a logical town boundary. Growth of the town to the west is limited by the location of the wastewater treatment plant. The town is also an identified Bushfire Prone Area and is partially affected by the Bushfire Management Overlay.

7.3 Infrastructure Availability

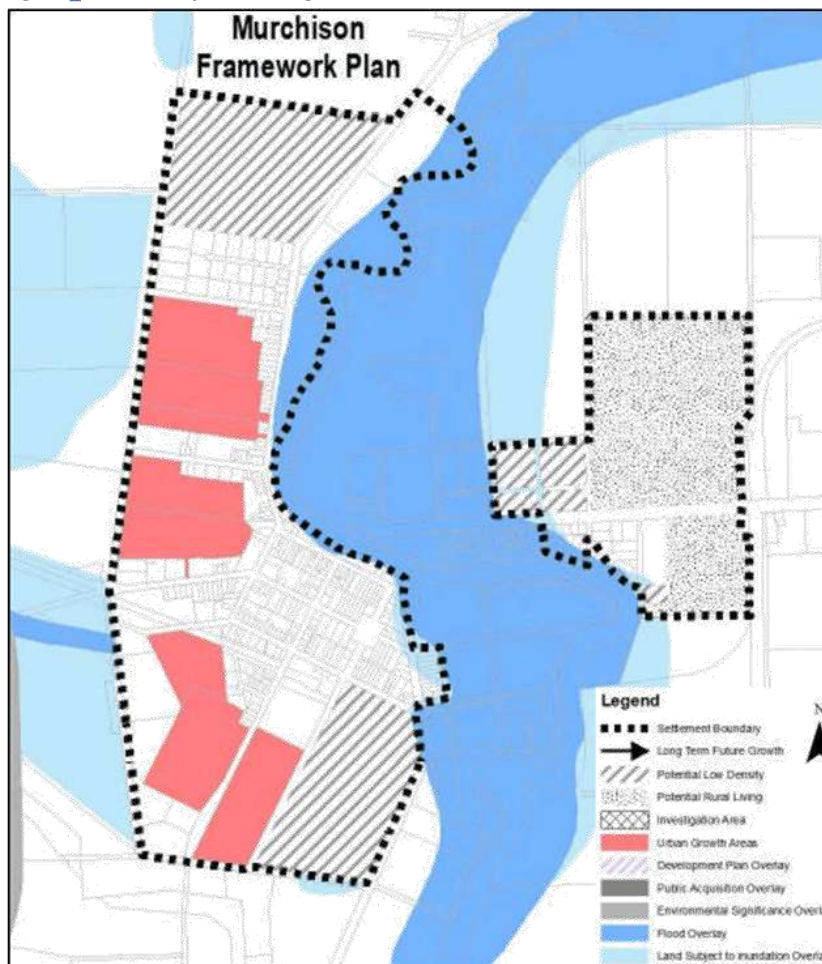
The township is connected to reticulated sewerage with a railway line traversing the southern part of town. The Murchison East Railway Station is a V/Line passenger station and freight station, however, the station building/platform was recently destroyed by fire. Road infrastructure is generally good and provides relatively easy access to the Goulburn Valley Highway. The township is

served by the public bus network. The bridge linking Murchison with Murchison East will require upgrades in the long term.

7.4 Current Zones and Overlays


Murchison is entirely within the Township Zone and is largely surrounded by the Farming Zone. The Goulburn River, which runs immediately to the east of the central township area, is within the Public Conservation and Resource Zone. Aside from the river corridor, the township is not affected by flooding and only a small portion of Land Subject to Inundation Overlay applies to the southern corner of the township area (see *Figure 13 – Murchison Map*). Murchison East has had a small parcel of land that is within the Low Density Residential Zone while the balance remains in the Farming Zone.

Figure 214 – Extract from existing Murchison Framework Plan



7.5 Existing Framework Plan from Clause 21.04 (Settlement)

There are areas of vacant land that are identified for 'Urban Growth Area' and are already within the Township Zone, both to the west and the south of the existing township. There are some areas to the north and south of the township that are identified for 'Potential Low Density'.



Most of Murchison East is identified for 'Potential Rural Living', which currently remains within the Farming Zone (see *Figure 14 – Extract from existing Murchison Framework Plan*).

7.6 Recent Changes (2011 – 2018)

One rezoning request was received following the implementation of the Housing Strategy but it was refused due to being outside of the settlement boundary.

7.7 Findings from 2016 Residential Land Supply Assessment

Murchison was identified as having a vacant residential lot supply of 14, however, there are large areas of zoned land available for subdivision. From July 2008 to March 2016 there were 7 lots subdivided within the township of Murchison.

Estimated lot capacity for future rural residential (unzoned) land supply is 462 total lots, including 33 potential Rural Living and 429 potential Low Density Residential (see *Figure 31 – Murchison extract from Residential Supply Assessment*).

7.8 Current Residential Zoned Land Supply

There are large areas of land within the Township Zone that are currently undeveloped and continue to be used for farming. There is approximately 160 hectares of vacant land within the Township that could accommodate residential subdivision, largely comprised of land to the west and south of the existing residential areas.

There may also be some allotments within the township could accommodate minor infill development, subject to the relevant subdivision and planning process.

7.9 Identified Future Residential Land Supply (unzoned)

The existing Murchison Framework Plan identifies, in Murchison, two areas within the Farming Zone for 'Potential Low Density', totalling approximately 76 hectares of land.

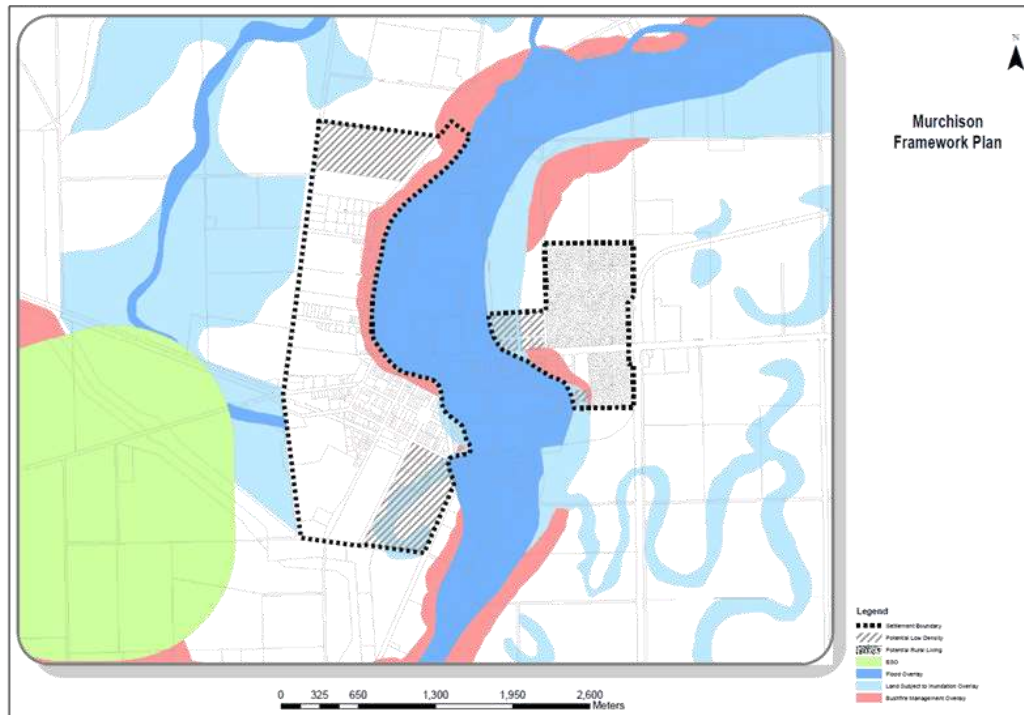
The existing Murchison Framework Plan also identifies, in Murchison East, two areas of land within the Farming Zone for 'Potential Low Density', totalling approximately 14 hectares, and two areas for 'Potential Rural Living', totalling approximately 80 hectares.

7.10 Recommendations

All land within the Township Zone should be removed from 'Urban Growth Area' and 'Potential Low Density' and changed to no designation.

The settlement boundary for Murchison does not require extension as part of this review.

Figure 15 – Recommended Murchison Framework Plan



8.0 TALLYGAROPNA

Figure 16 – Tallygaroopna Map



8.1 Township Overview

The township of Tallygaroopna is located approximately 15km from Shepparton and has a population of 579 (2016 Census). The main facilities within the township include a primary school, a kindergarten, and a football field. The township area is located parallel to the Goulburn Valley Highway, with Victoria Street being the main east-west road servicing the township (see *Figure 16 – Tallygaroopna Map*).

8.2 Environmental Profile

There is a moderate amount of street tree planting and existing vegetation on cleared land, however the overwhelming majority has been cleared for agricultural purposes. Small areas of land are at risk of inundation and flooding on the edges of the settlement boundary. The entirety of the township is also considered a designated Bushfire Prone Area.

There is a large area of native vegetation to the north of the existing township, within the settlement boundary. An assessment should be undertaken to ascertain the value of this vegetation and extent of it that should be retained. This area is partially within the Township Zone and partially within the Farming Zone. Consideration should be given to co-locating a park, reserve or drainage basin adjacent to this vegetated area. Smaller patches of native vegetation should also be assessed and their retention considered as part of any future development of the land.

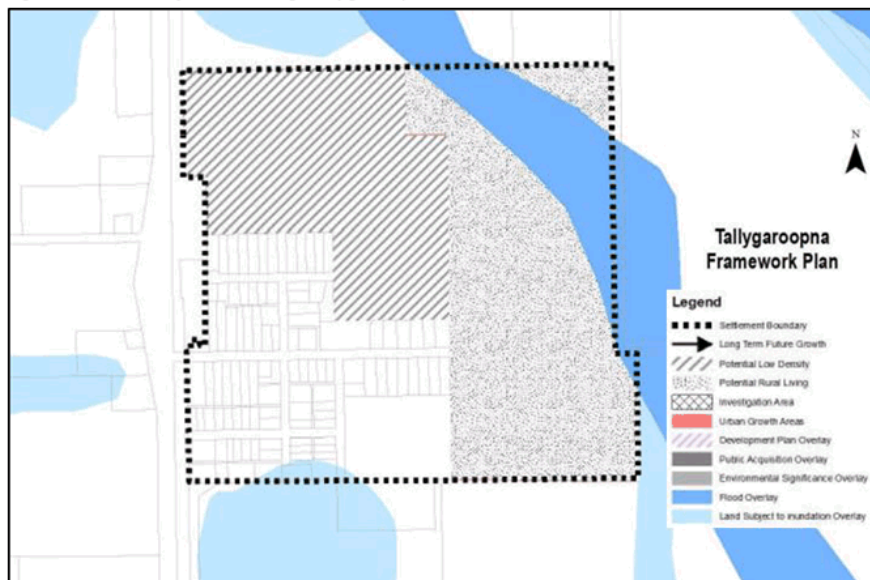
8.3 Infrastructure Availability

Tallygaroopna is not connected to reticulated sewerage. The township is adjacent to an existing railway line that is used solely for freight movements. There is no passenger rail service to the township and no immediate plans to include the town in the passenger rail network. Tallygaroopna is well serviced by road infrastructure, however, has minimal public transport connections.

8.4 Zones and Overlays

The residential area of the township is within the Township Zone. Some of the land surrounding the township is affected by the Land Subject to Inundation Overlay and the Floodway Overlay. All of the land in the wider area is within the Farming Zone as well as some of the land within the settlement boundary (see *Figure 16 – Tallygaroopna Map*). The north-eastern extent of land within the settlement boundary is affected by the Floodway Overlay.

Figure 17 - Extract from existing Tallygaroopna Framework Plan



8.5 Existing Framework Plan from Clause 21.04 (Settlement)

The area directly north of the township has been identified for 'Potential Low Density', while the land to the east has been designated for 'Potential Rural Living' (see *Figure 17 – Extract from existing Tallygaroopna Framework Plan*).

8.6 Recent Changes (2011 – 2018)

No rezoning requests have been received following the implementation of the Housing Strategy.

8.7 Findings from 2016 Residential Land Supply Assessment

The 2016 study found that there is only 1 vacant residential lot within the township. However, there are large areas of land within the Township Zone available for subdivision. Estimated lot capacity for future rural residential (unzoned) land supply is 55 total lots, including 15 potential Rural Living and

40 potential Low Density Residential (see *Figure 32 – Tallygaroopna extract from Residential Supply Assessment*).

8.8 Current Residential Zoned Land Supply

There is approximately 16 hectares of land within the Township Zone that is currently undeveloped and continues to be used for farming.

8.9 Identified Future Residential Land Supply (unzoned)

The existing Tallygaroopna Framework Plan identifies area of land within the Farming Zone to the north of the existing township for 'Potential Low Density' of approximately 7 hectares.

The existing Tallygaroopna Framework Plan also identifies one area of land within the Farming Zone to the east of the existing township for 'Potential Rural Living' of approximately 37 hectares.

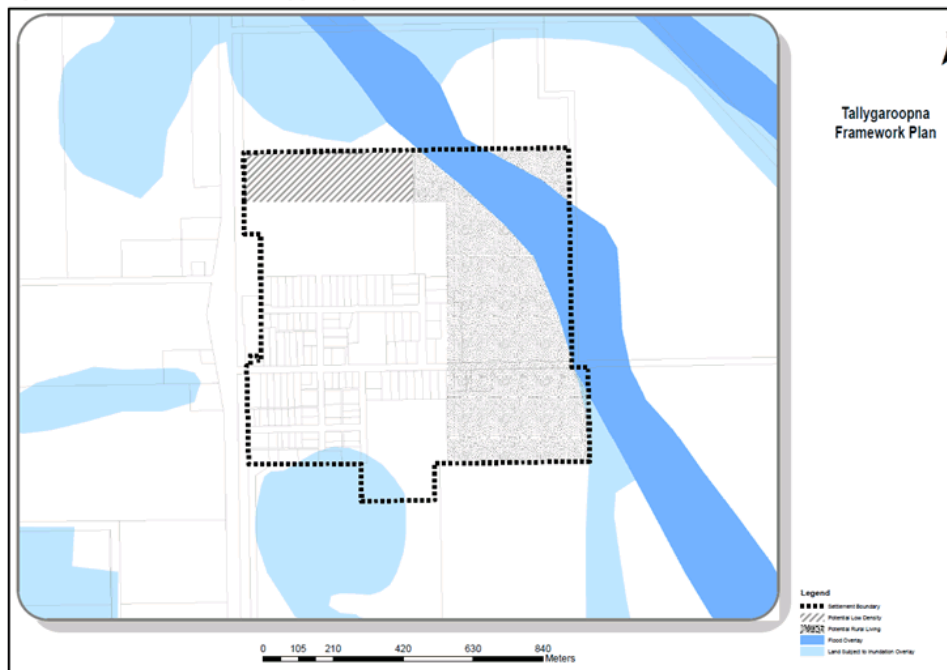
8.10 Recommendations

All land within the Township Zone should be removed from 'Urban Growth Area' and 'Potential Low Density' and changed to no designation.

Minor changes should be made to address mapping anomalies. This should include the removal of the narrow strips of 'Urban Growth Area' land from the Framework Plan. It should also include the adjustment of the settlement boundary at the southern edge of the township to include land that is part of the Tallygaroopna Recreation Reserve.

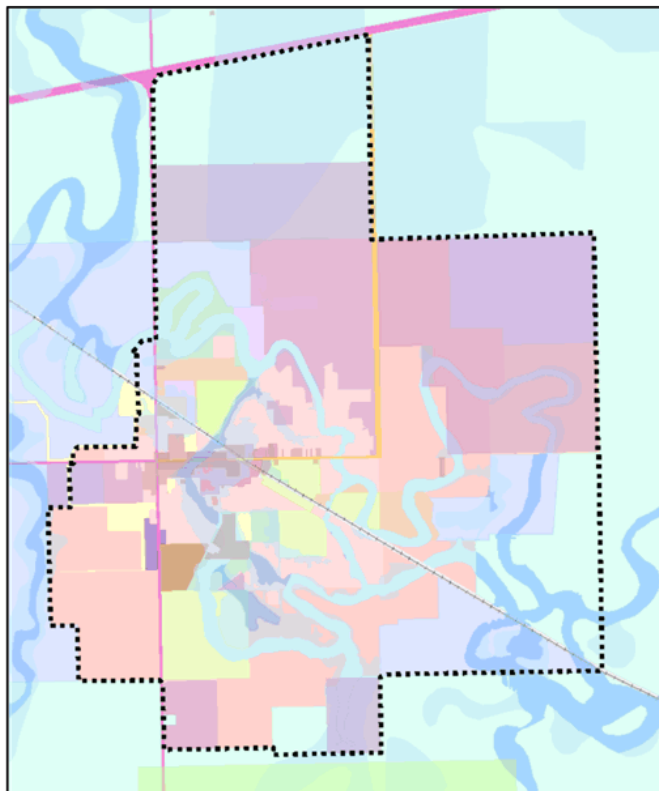
The settlement boundary for Tallygaroopna does not require extension as part of this review.

Figure 18 – Recommended Tallygaroopna Framework Plan



9.0 TATURA

Figure 19 – Tatura Map



9.1 Township Overview

The Tatura Township is located approximately 20km west of Shepparton with a population of 4,669 (2016 Census). The existing township is surrounded by farmland, largely used for dairying, cropping and grazing.

There is a large corporate and manufacturing presence within the town, which includes some major regional processing plants (see Figure 19 – Tatura Map). The centre of the township is located along Hogan Street. The township contains various sporting facilities, including football ovals, a racecourse, an equestrian sports centre and a golf club. Tourist attractions include the Cussen Park Wetlands and historic Prisoner of War Camps.

9.2 Environmental Profile

There is minimal remnant vegetation, as this has predominantly been cleared for farming. There is, however, moderate street tree planting within the existing township. There are some environmental constraints that impact the direction of future growth. Flooding may pose some issue to the west and south-east, the wastewater treatment plant is located to the south of the township, and there is a strong industrial presence throughout the township, particularly in the south and west. There is no Bushfire Management Overlay affecting the town.

9.3 Infrastructure Availability

The township is connected to reticulated sewerage. A railway traverses the centre of the town, however, there is no passenger rail service and no immediate plans to include the town in the passenger rail network. Road infrastructure is generally good and the township is serviced by the public bus network.

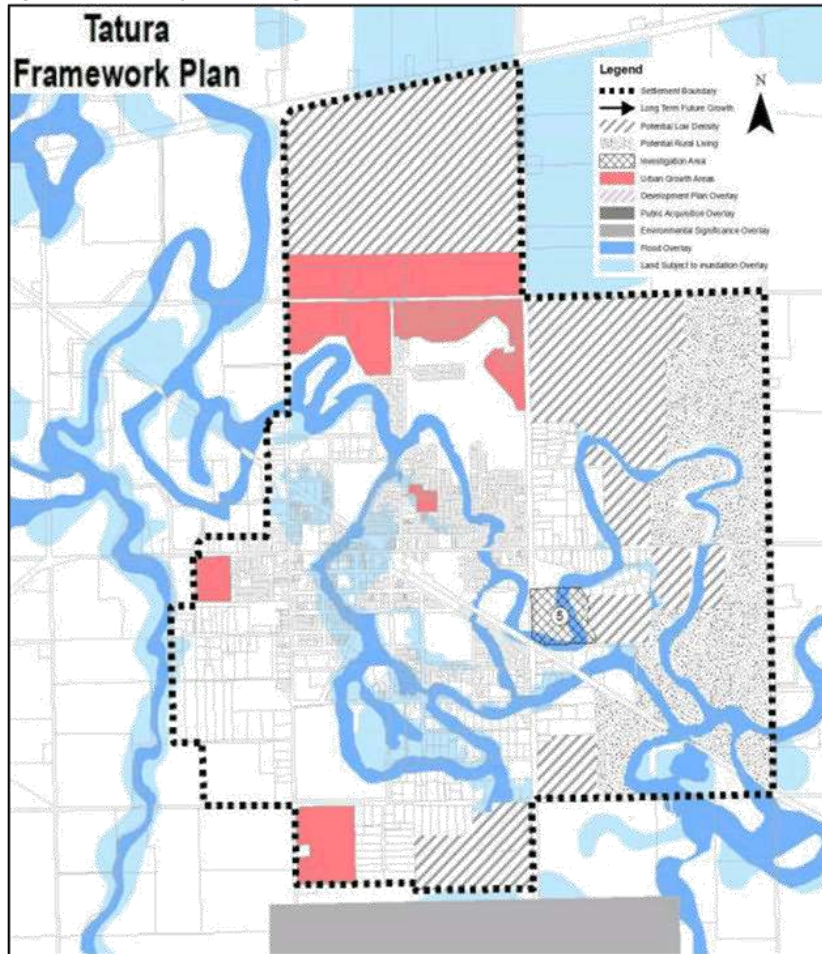
9.4 Current Zones and Overlays

The central township area is made up largely of residential, commercial and special use zones (for industries such as Tatura Milk Industries Pty Ltd and Unilever Australia Pty Ltd). The town is flanked

by land within the Low Density Residential Zone to the south and east, and is entirely surrounded by the Farming Zone (see *Figure 19 – Tatura Map*).

A floodway, within the Urban Floodway Zone, traverses the township. The Floodway Overlay and Land Subject to Inundation Overlay apply to flood affected land further to the west and south-east. Much of the central township area is also affected by the Heritage Overlay.

Figure 20 – Extract from existing Tatura Framework Plan



9.5 Existing Framework Plan from Clause 21.04 (Settlement)

A moderately sized area to the north has been identified for 'Urban Growth Area', and areas further north and west has been identified for 'Potential Low Density' (see *Figure 20 – Extract from existing Tatura Framework Plan*). Areas on the western side of the township have been identified for 'Potential Rural Living'.

9.6 Recent Changes (2011 – 2018)

A number of rezoning requests have been received since the Housing Strategy was implemented. Large rezonings in the north-eastern area of the township from the Farming Zone to the Low Density Residential Zone and the Rural Living Zone have occurred in recent years.

9.7 Findings of 2016 Residential Land Supply Assessment

Tatura has been identified as having a vacant residential lot supply of 46. From July 2008 to March 2016 there were 173 residential lots constructed in Tatura.

Estimated lot capacity for future rural residential (unzoned) land supply (page 35 of Spatial Economics Land Supply Assessment) is 750 total lots, including 119 potential Rural Living and 631 potential Low Density Residential (see *Figure 33 – Tatura extract from Residential Supply Assessment*).

9.8 Current Residential Zoned Land Supply

The majority of land within the General Residential Zone in Tatura has been subdivided and developed for residential purposes. There are minimal vacant lots available for residential development. In particular, the Northlinks Estate is nearing completion with minimal allotments available. There may be some allotments that could accommodate minor infill development, subject to the relevant subdivision and planning process.

There is one area of land of approximately 20 hectares within the General Residential Zone to the south of the existing township that could accommodate a small residential density subdivision.

There are some areas of land within the Low Density Residential Zone that are vacant and could be developed. One area is located to the west of the Tatura Racecourse and another to the north east of the existing township, which was recently rezoned from the Farming Zone to the Low Density Residential Zone.

There is one area of land within the Rural Living Zone that is suitable for subdivision. This is located to the east of the existing township and was recently rezoned from the Farming Zone.

9.9 Identified Future Residential Land Supply (unzoned)

The existing Tatura Framework Plan identifies two areas of land within the Farming Zone for 'Urban Growth Area', totalling approximately 80 hectares altogether.


The existing Tatura Framework Plan identifies several areas of land within the Farming Zone for 'Potential Low Density', totalling approximately 270 hectares altogether.

The existing Tatura Framework Plan identifies two areas of land within the Farming Zone for 'Potential Rural Living', totalling approximately 160 hectares altogether.

9.10 Recommendations

All land within the General Residential Zone should be removed from 'Urban Growth Area' and changed to no designation.

All land within the Low Density Residential Zone should be removed from 'Potential Low Density' and changed to no designation.



All land within the Rural Living Zone should be removed from 'Potential Rural Living' and changed to no designation.

Given the strong uptake for allotments within the General Residential Zone in Tatura, it would be prudent to identify additional land for 'Urban Growth Area'.

There has been a noticeably lower interest in land within the Low Density Residential Zone and the Rural Living Zone in recent years in Tatura.

It is recommended that the following areas of land be identified for 'Urban Growth Area' due to the proximity to services and the lack of environmental constraints:

- Approximately 43 hectares of land immediately east of Dhurringile Road and south of Pyke Road;
- Approximately 11 hectares of land at the north eastern end of Gowrie Park Road (it should be noted that access to this land relies upon connections through other allotments and/or infrastructure upgrades, to be addressed by the land owner/developer); and
- Approximately 10 hectares of land south of Ferguson Road to the east of Dollar Court.

This will provide an additional approximately 64 hectares of unzoned land identified for 'Urban Growth Area'.

It is recommended that approximately 42 hectares of land between Ferguson Road and Pyke Road be identified for 'Potential Low Density'.

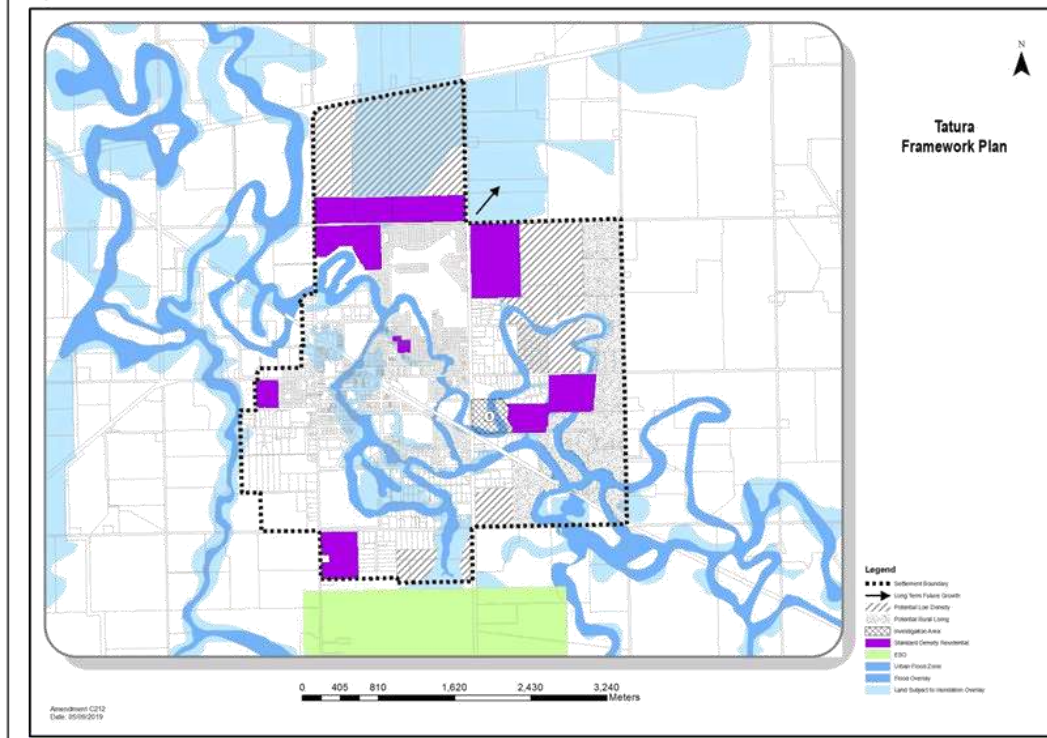
It is recommended that an arrow to denote the direction of 'Long Term Future Growth' be included on the Tatura Framework Plan. Due to a lack of environmental constraints and the location of services, transport connections and the Shepparton and Mooroopna Urban Areas, this arrow should identify future direction towards land to the north east of Tatura, east of Dhurringile Road between Pyke Road and the Midland Highway.

It should be noted that there is an APA High Pressure Gas Pipeline and an AusNet Transmission Group Pty Ltd easement to the north east of the township, which will require consideration as part of any future development proposal.

It is also recommended that minor changes are made to address mapping anomalies. This should include the addition of the flood controls for land south of Murton Road.

The settlement boundary for Tatura does not require extension as part of this review.

Figure 21 – Recommended Tatura Framework Plan



10.0 TOOLAMBA & OLD TOOLAMBA

Figure 22 – Toolamba Map



10.1 Township Overview

Toolamba township is located approximately 20km south-west of Shepparton and has a population of 769 (2016 Census).

Most of the land surrounding the town is used for agricultural, including dairying, cropping and grazing. The centre of the town is located along Wren Street. Buildings of significance include the town hall, the historic hotel, and historic post office and railway station (see *Figure 22 – Toolamba Map*).

10.2 Environmental Profile

There are small amounts of vegetation scattered around the township, but most of the vacant land has been cleared. Land at the eastern boundary of the township is close to the Goulburn River corridor, which is heavily vegetated. A small section of the centre of town is affected by the Land Subject to Inundation

Overlay, and a large portion is also within the Bushfire Management Overlay.

10.3 Infrastructure Availability

The town is not connected to reticulated sewerage. A railway traverses the centre of the town, however, there is no passenger rail service and no plans to include the town in the passenger rail network. Road infrastructure is generally good and the township is serviced by limited public bus services.

10.4 Current Zones and Overlays

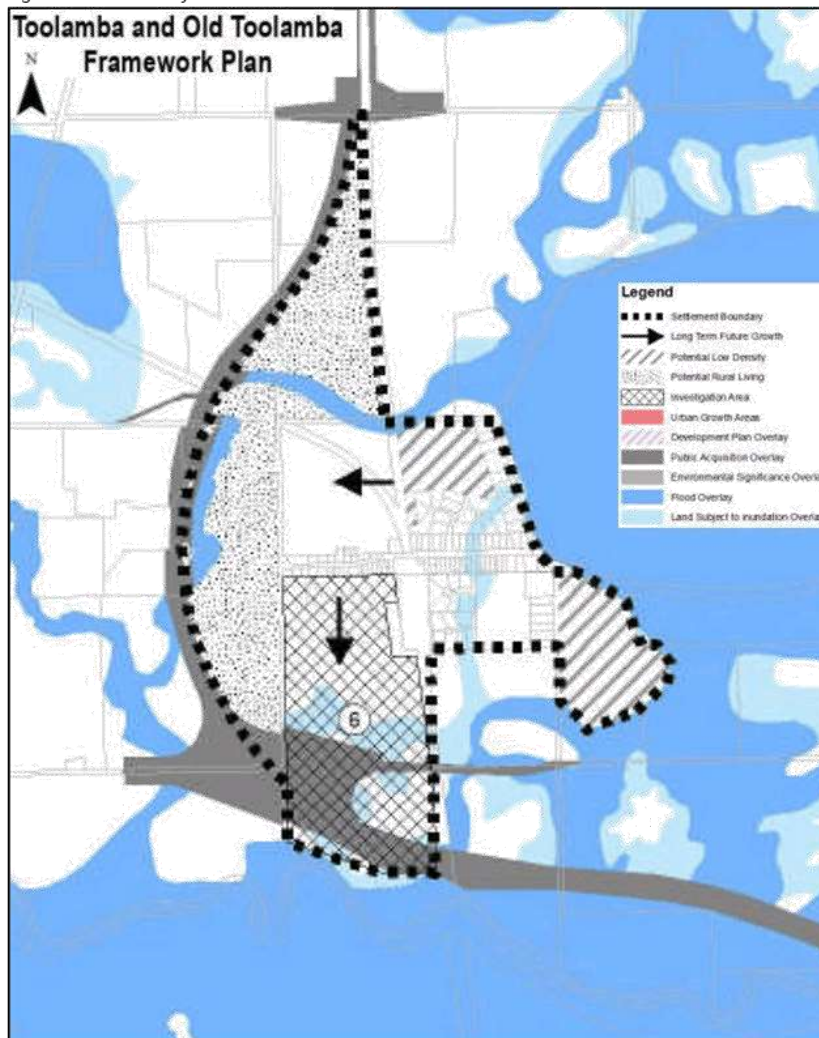
Toolamba is within the Township Zone with some areas affected by the Land Subject to Inundation Overlay. Land to the east along the Goulburn River is within the Public Conservation and Resource Zone (see *Figure 22 – Toolamba Map*). The settlement boundary follows the Public Acquisition Overlay to the west, which identifies the alignment of the Goulburn Valley Highway – Shepparton Bypass. The eastern areas of the township are affected by the Bushfire Management Overlay.

10.5 Existing Framework Plan from Clause 21.04 (Settlement)

A large area on the southern side of Wren Street has been designated as a residential investigation area. This may provide land for residential development subject to investigations being completed

and a planning scheme amendment to rezone the land. Large areas of land within the Farming Zone have also been identified for 'Potential Low Density' and 'Potential Rural Living' to the east and south of the existing township (see *Figure 23 – Extract from existing Toolamba Framework Plan*).

Figure 23 – Extract from Toolamba Framework Plan




10.6 Recent Changes (2011 – 2018)

Two rezoning requests have been received since the implementation of the Housing Strategy. One of these has been approved, which rezoned land to the east of the township (along Bridge Road) from the Farming Zone to the Low Density Residential Zone. The other rezoning request affects land in Investigation Area 6 and is currently in preliminary stages.

10.7 Findings from 2016 Residential Land Supply Assessment

As of 2016, Toolamba has 21 vacant residential lots identified, 24 lots have been constructed between July 2008 and March 2016.



Estimated lot capacity for future rural residential (unzoned) land supply is 75 total lots, including 40 potential Rural Living and 35 potential Low Density Residential (see *Figure 34 – Toolamba extract from Residential Supply Assessment*).

10.8 Current Residential Zoned Land Supply

The majority of land within the Township Zone in Toolamba has been subdivided and developed for residential purposes. There are minimal vacant lots available for residential development. There is no opportunity for infill development due to the existing small lot sizes and lack of reticulated sewerage.

There is one area of land within the Low Density Residential Zone located to the east of Bridge Road that is vacant and can be developed. This area was recently rezoned from the Farming Zone and a subdivision for the land was approved.

10.9 Identified Future Residential Land Supply (unzoned)

The existing Toolamba and Old Toolamba Framework Plan identifies one area of land within the Farming Zone for 'Potential Low Density' of approximately 13 hectares.

The existing Toolamba and Old Toolamba Framework Plan identifies an area of land within the Farming Zone for 'Potential Rural Living', totalling approximately 100 hectares altogether.

The existing Toolamba and Old Toolamba also identifies approximately 30 hectares of land within the Farming Zone for 'Long Term Future Growth' and an additional 80 hectares within the Farming Zone for 'Investigation Area 6'. The development potential of these areas is currently unknown.

10.10 Recommendations

The Toolamba and Old Toolamba Framework Plan should be revised to acknowledge recent changes to remove the 'Potential' designation on land that is already zoned/developed.

Following the completion of the investigation for Investigation Area 6, it is recommended that the designation of this land is amended as a priority.

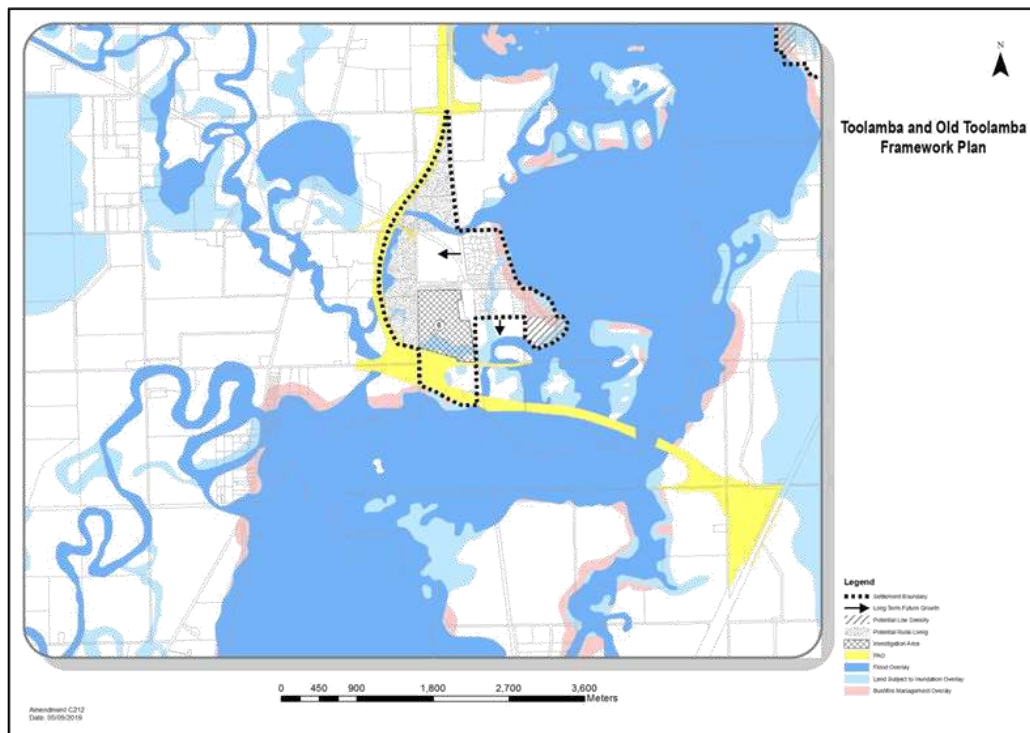
It is recommended that the arrow denoting 'Long Term Future Growth' within Investigation Area 6 is removed. The development potential and timing for this land is unknown, however, it should no longer be restricted to 'Long Term', given the lack of zoned residential land supply.

It is recommended that an arrow denoting 'Long Term Future Growth' is added to the Framework Plan for the land south of the Toolamba Primary School.

It is also recommended that minor changes are made to address mapping anomalies. This should include the adjustment of the settlement boundary to align with the Public Acquisition Overlay for the Goulburn Valley Highway – Shepparton Bypass in the south.

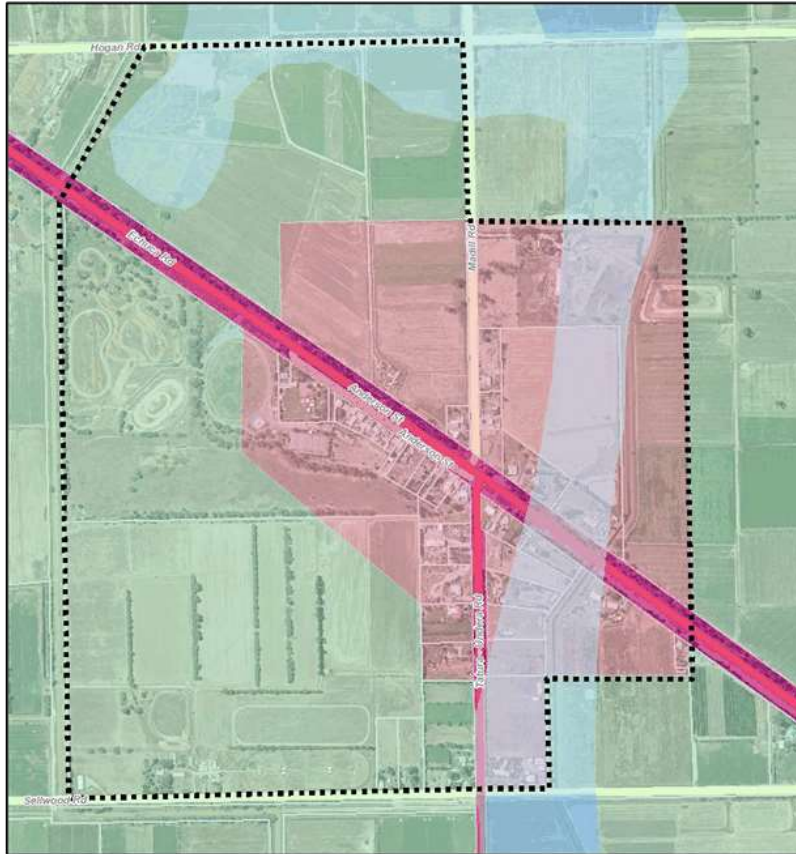
The settlement boundary for Toolamba and Old Toolamba does not require extension as part of this review.

Figure 24 – Recommended Toolamba and Old Toolamba Framework Plan



11.0 UNDERA

Figure 25 – Undera Map



11.1 Township Overview

The Undera township is located approximately 25km north-west of Shepparton, with a population of 442 (2016 census). The area is generally flat and is surrounded by farmland, used largely for dairying, cropping and grazing. The central township area is located along Echuca Road with some social, educational and commercial facilities including a post office, general store, hotel, primary school, kindergarten/pre-school, recreation reserve and associated sporting facilities, and a speedway track (see Figure 25 – Undera Map).

11.2 Environmental Profile

With the exclusion of some native vegetation present along the Echuca Road corridor, the township and surrounding area does not contain significant native vegetation. The wider area largely comprises cleared, irrigated agricultural land used for dairying, cropping and grazing. There are minimal constraints in terms of natural resources – the area is not heavily flood affected and not affected by the Bushfire Management Overlay or a designated Bushfire Prone Area.

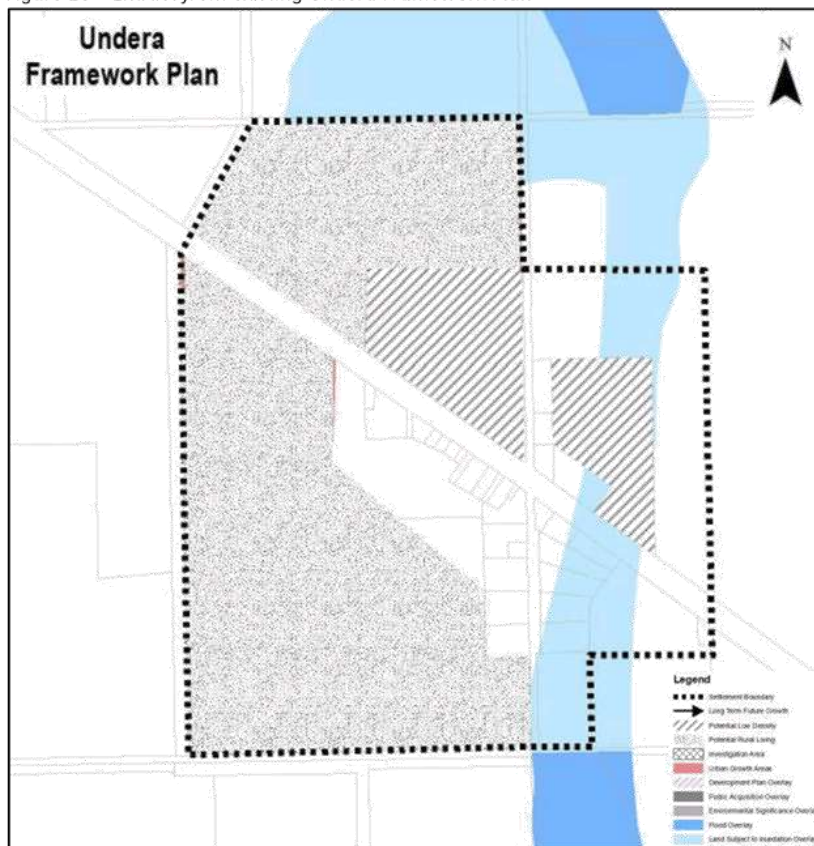
11.3 Infrastructure Availability

The Undera Township is not connected to reticulated sewerage. The road infrastructure is in good condition; however, public transport connections and availability are minimal.

11.4 Current Zones and Overlays

The central township area is within the Township Zone, with a small area of Land Subject to Inundation Overlay at the eastern edge of the township (see *Figure 25 – Undera Map*). The Township Zone is entirely surrounded by Farming Zone. There are large areas of vacant land within the Township Zone to the north of Echuca Road. These areas do not appear to have any major land use conflicts or environmental constraints. There is currently no land within the Low Density Residential Zone or the Rural Living Zone.

Figure 26 – Extract from existing Undera Framework Plan



11.5 Existing Framework Plan from Clause 21.04 (Settlement)

Large areas of land to the west of the township are identified for 'Potential Rural Living'. Some areas north of Echuca Road (already within the Township Zone) are identified for 'Potential Low Density' (see *Figure 26 – Extract from existing Undera Framework Plan*).

11.6 Recent Changes (2011 – 2018)

No rezoning requests have been received for Undera since the Housing Strategy was implemented.

11.7 Findings of 2016 Residential Land Supply Assessment

Estimated lot capacity for future rural residential (unzoned) land supply (page 35 of Spatial Economics Land Supply Assessment) is 82 total lots, including 41 potential Rural Living and 41

potential Low Density Residential (see *Figure 35 – Undera extract from Residential Supply Assessment*).

11.8 Current Residential Zoned Land Supply

There are large areas of land within the Township Zone that are currently undeveloped and continue to be used for farming. In particular, there is approximately 40 hectares of vacant land within the Township Zone to the north of Echuca Road, and approximately 13 hectares of vacant land within the Township Zone to the south of Echuca Road that could accommodate residential subdivision.

11.9 Identified Future Residential Land Supply (unzoned)

The existing Undera Framework Plan identifies two areas within the Farming Zone for 'Potential Rural Living', one to the north of Echuca Road and one to the south of Echuca Road, totalling approximately 100 hectares altogether. Approximately 14 hectares of this is utilised for the Undera Recreation Reserve and Undera Park Motorcycle Track.

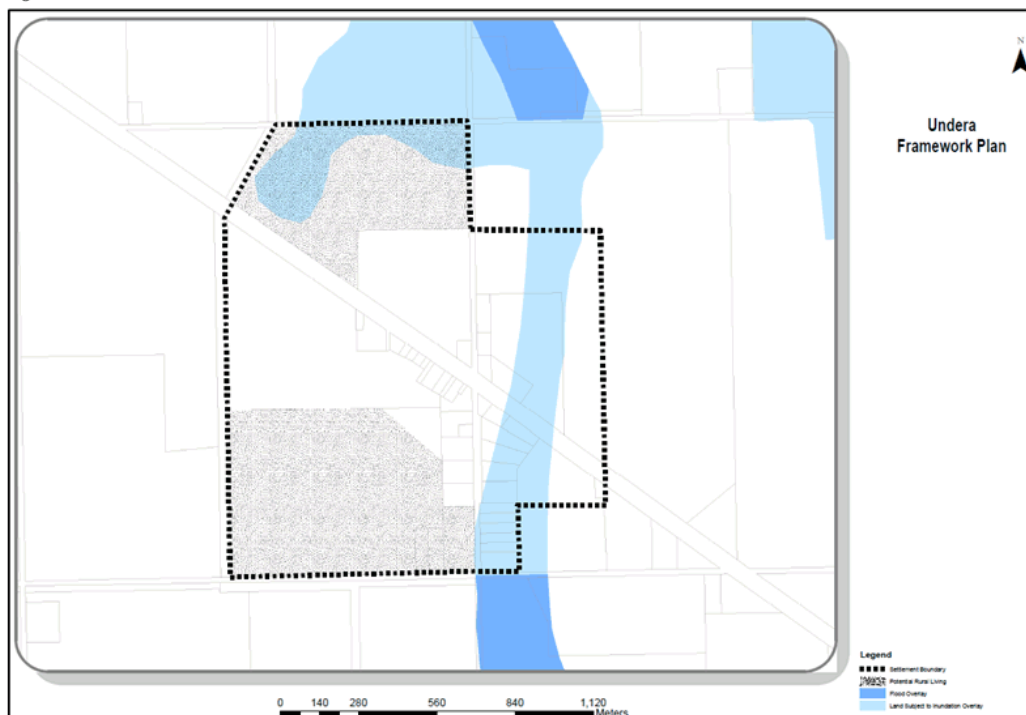
There is approximately 86 hectares of identified future rural living land (unzoned).

11.10 Recommendations

The settlement boundary for Undera does not require extension as part of this review..

The approximately 14 hectares of land for the Undera Recreation Reserve and Undera Park Motorcycle Track should be excluded from the identified 'Potential Rural Living' land.

Figure 27 – Recommended Undera Framework Plan



12.0 APPENDICES

12.1 Extracts from Residential Land Supply Assessment

Figure 238 - Dookie extract from Residential Land Supply Assessment



Figure 29 – Katandra West extract from Residential Land Supply Assessment



Figure 30 – Merrigum extract from Residential Land Supply Assessment

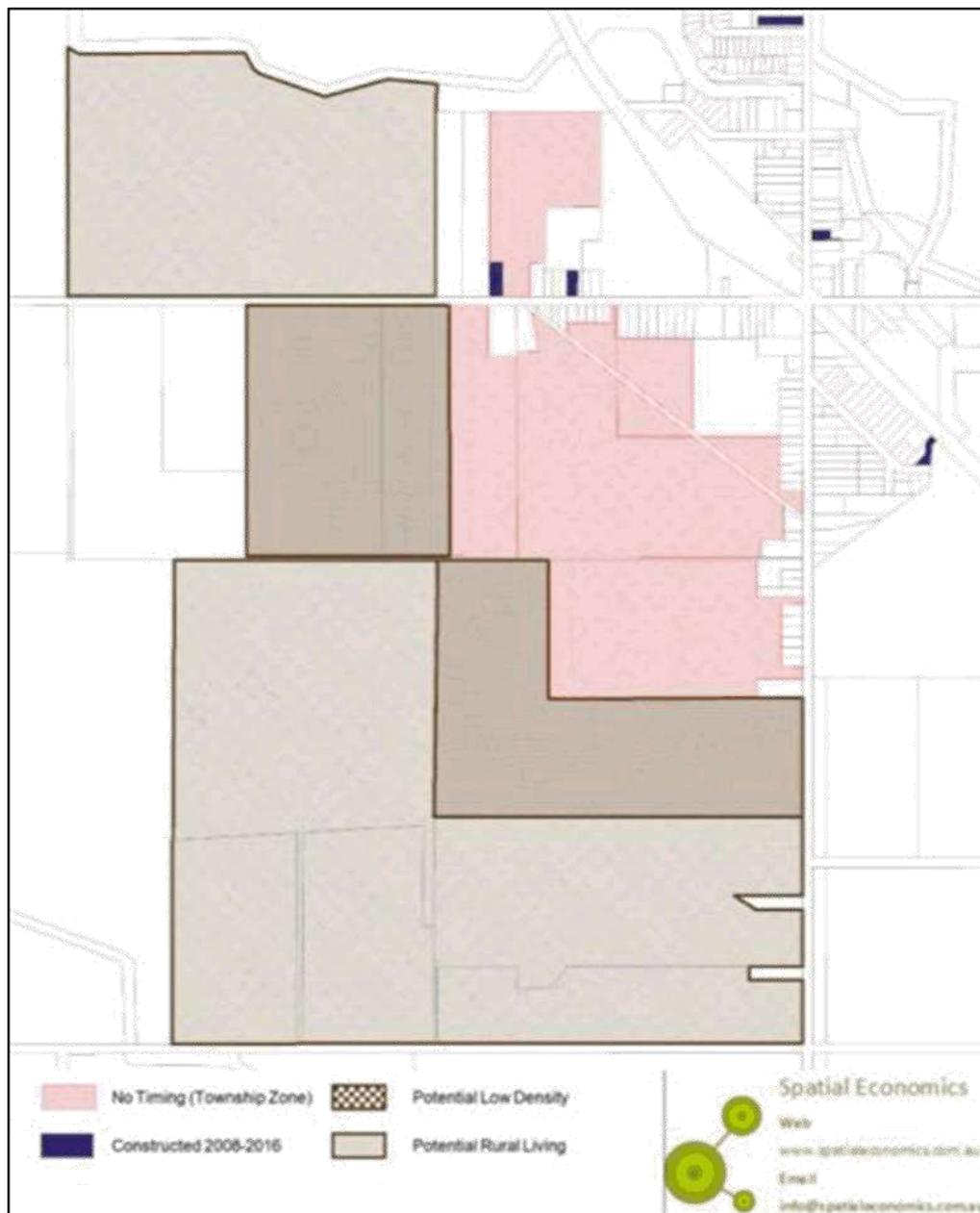


Figure 31 – Murchison extract from Residential Land Supply Assessment

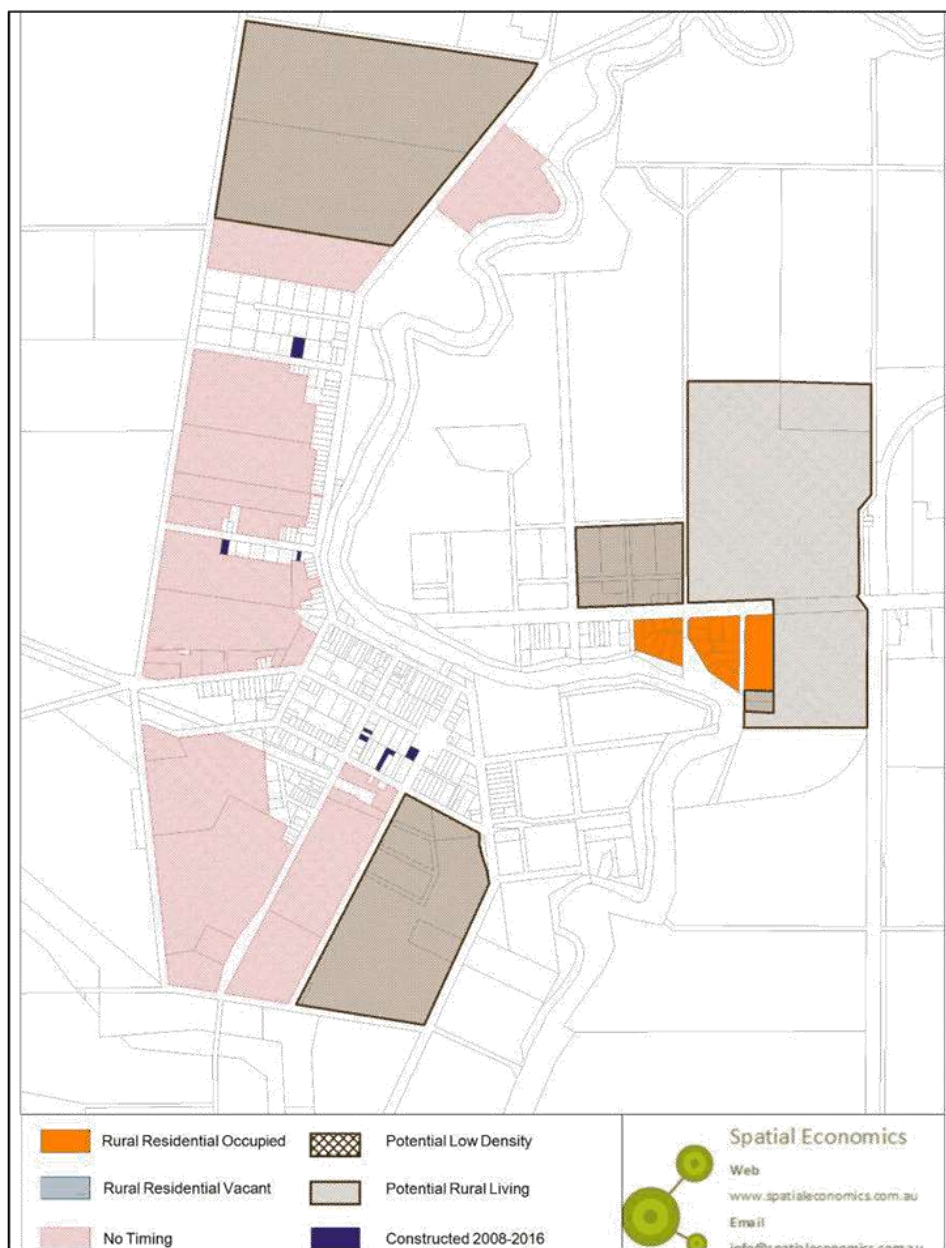


Figure 32 - Tallygaroopna extract from Residential Land Supply Assessment



Figure 33 – Tatura extract from Residential Land Supply Assessment

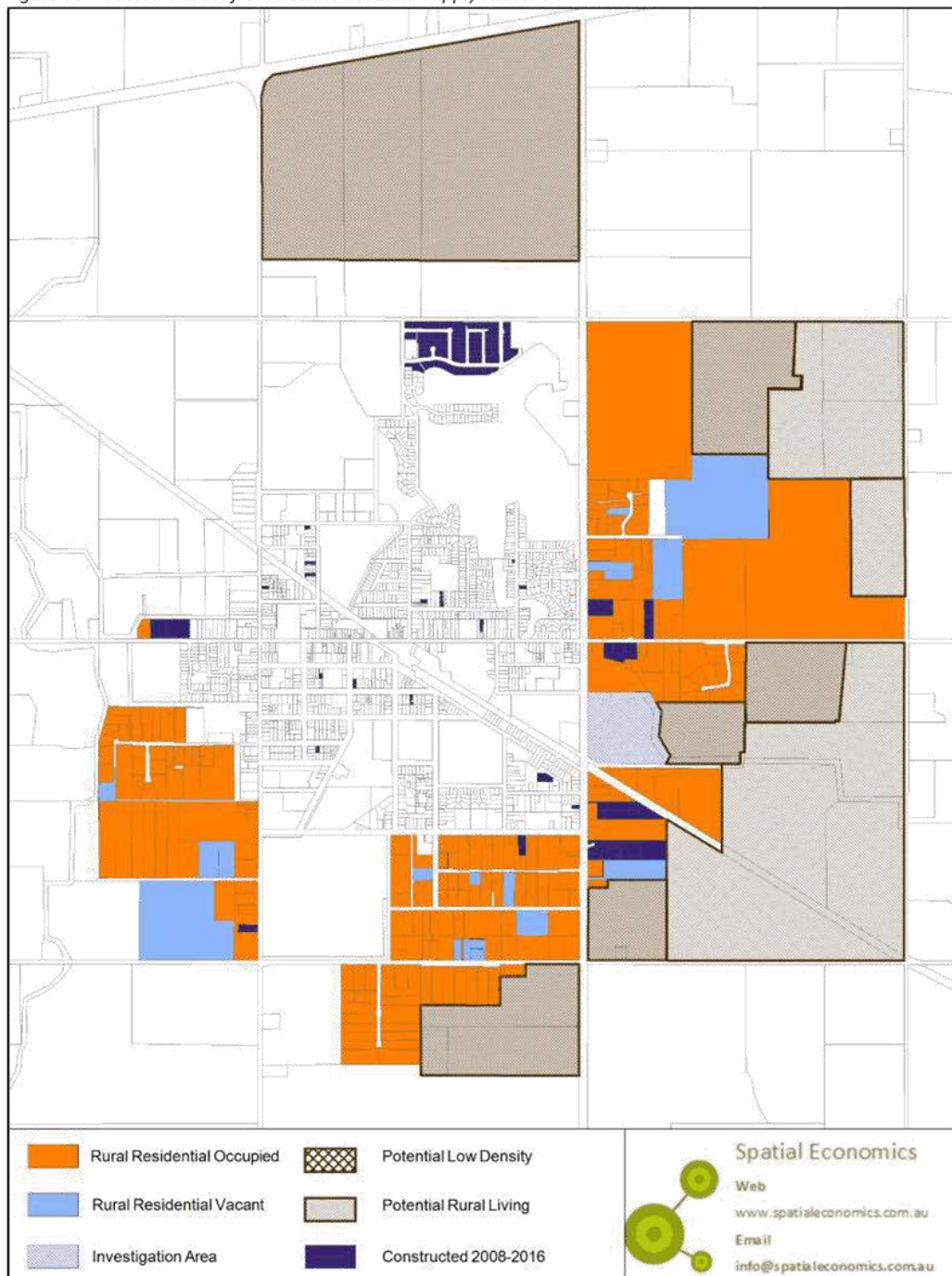


Figure 34 – Toolamba extract from Residential Land Supply Assessment

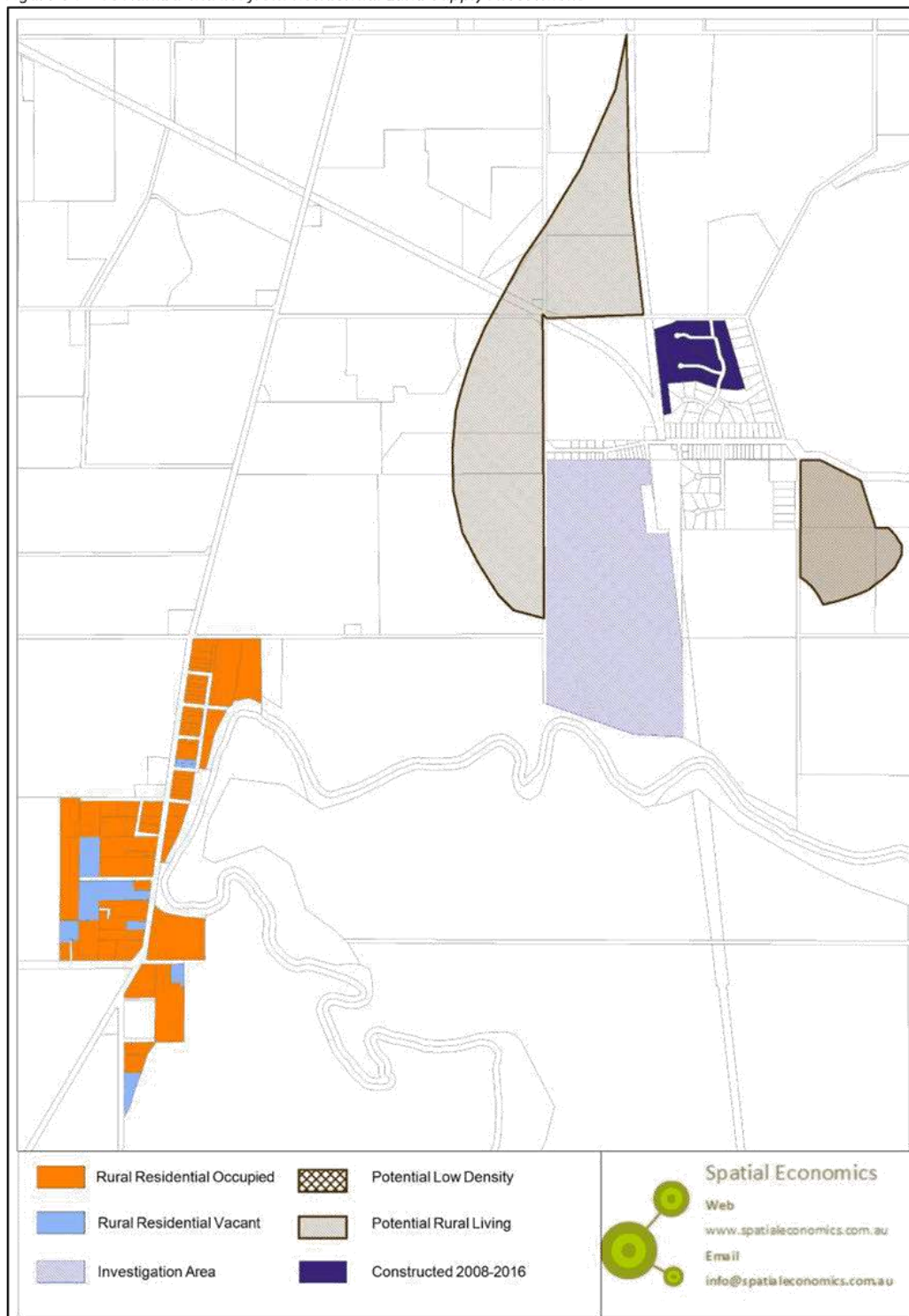


Figure 35 – Undera extract from Residential Supply Assessment



12.2 Township Landscape Hazard Assessments

Congupna

The Congupna township has generally flat topography and is surrounded by cleared irrigated and non-irrigated farmland with prevailing winds from the south and west.

It is noted that the Congupna Township is located within a type one landscape (Bushfire Management Overlay Technical Guide, September 2017) where extreme bushfire behaviour is not possible.

Like most of Greater Shepparton's non-urban areas, land around the existing township is designated as within a Bushfire Prone Area. No Bushfire Management Overlay applies to land at Congupna. The nearest unmanaged fuel location is approximately 5.5km to the west along the Goulburn River corridor. The Bushfire Management Overlay follows this corridor. Irrigated farmland and major freight roads and rail infrastructure create effective fire breaks between the township and the nearest locations of bushfire hazard.

There is some vegetation within the township, including street trees and lightly vegetated garden areas on residential lots. Congupna has the benefit of good road access to north and south via the Goulburn Valley Highway, and to the north east via the Katamatite-Shepparton Main Road. No townships in Greater Shepparton have a designated Neighbourhood Safer Place, however, Congupna township has an irrigated sports oval that would provide refuge as a place of last resort when all other bushfire plans have failed.

Given the above, Congupna is a low risk location for bushfire hazard. The highest risk location for Congupna is to the west of the existing township. This is the location nearest any unmanaged fuel sources and on the side of the township subject to prevailing winds. No land is identified for residential growth to the west of the existing township. All growth is directed to lower risk locations. Following the *Greater Shepparton Housing Strategy 2011* (and Amendment C93, which implemented its findings) no additional areas are designated for residential or rural residential growth.

Dookie

The Dookie township has undulating topography that slopes gently upwards towards the Dookie Hills to the south of the existing township. The township is surrounded by non-irrigated farmland, as well as some vineyards and other cleared irrigated agricultural activities. The prevailing winds are from south and west.

It is noted that the Dookie Township is located within a type one landscape (Bushfire Management Overlay Technical Guide, September 2017) where extreme bushfire behaviour is not possible.

As the Dookie area is largely not irrigable due to undulation, the farmland has not been subject to as significant vegetation clearing as the rest of the municipality. There are numerous scattered paddock trees and lightly vegetated agricultural uses nearby, particularly to the south over the Dookie Hills. These are not major fuel sources, but could represent areas of increased bushfire risk in extreme weather conditions and/or bushfire events.

Like most of Greater Shepparton's non-urban areas, land around the existing township is designated as within a Bushfire Prone Area. No Bushfire Management Overlay applies to land at Dookie. The nearest unmanaged fuel location is a small patch approximately 5.5km to the north west for the Yabba South Nature Conservation Reserve, and another small patch approximately 7km to the south, on the southern side of the Dookie Hills, on land owned by the Dookie College. The Broken

River, which includes a corridor of vegetation, is located further to the south, approximately 12km away. The Bushfire Management Overlay aligns with these identified areas of vegetation. There is some vegetation within the township, including street trees, vegetation along the rail corridor and lightly vegetated garden areas on residential lots. Dookie has good road access to the west and east, and further to the south along the Midland Highway. No townships in Greater Shepparton have a designated Neighbourhood Safer Place, however, Dookie township has an irrigated sports oval that would provide refuge as a place of last resort when all other bushfire plans have failed.

Given the above, Dookie is a low risk location for bushfire hazard. The Framework Plan identifies land for potential low density and rural living development largely to the south of the existing township. Residential development in this area would assist in providing residential lots that can have managed garden areas along the southern edge of the township. This will create a safer outcome by forming a managed front rather than unmanaged farmland with scattered vegetation on the edge of a township.

Following the *Greater Shepparton Housing Strategy 2011* (and Amendment C93, which implemented its findings) no additional areas are designated for residential or rural residential growth.

Katandra West

The Katandra West township has generally flat topography is surrounded by cleared irrigated and non-irrigated farmland with prevailing winds from south and west.

It is noted that the Katandra West Township is located within a type one landscape (Bushfire Management Overlay Technical Guide, September 2017) where extreme bushfire behaviour is not possible.

Like most of Greater Shepparton's non-urban areas, land around the existing township is designated as within a Bushfire Prone Area. No Bushfire Management Overlay applies to land at Katandra West. The nearest unmanaged fuel location is a small patch approximately 9km to the south east of the township for the Yabba South Nature Conservation Reserve and the Nine Mile Creek corridor approximately 10km to the north and north west of the township. The Goulburn River corridor is located 20km to the west and south west. The Bushfire Management Overlay aligns with these identified areas of vegetation. Cleared, managed farmland and road infrastructure create effective fire breaks between the township and the nearest locations of bushfire hazard.

There is some vegetation within the township, including street trees and lightly vegetated garden areas on residential lots. Katandra West has good road access in all directions. No townships in Greater Shepparton have a designated Neighbourhood Safer Place, however, Katandra West township has an irrigated sports oval that would provide refuge as a place of last resort when all other bushfire plans have failed.

Given the above, Katandra West is a low risk location for bushfire hazard. Amendment C212 seeks to identify additional land to the south west of the existing township for potential low density and rural living development. This will not result in a net increase in risk.

Merrigum

The Merrigum township has generally flat topography and is surrounded by cleared irrigated and non-irrigated farmland with prevailing winds from south and west.

It is noted that the Merrigum Township is located within a type one landscape (Bushfire Management Overlay Technical Guide, September 2017) where extreme bushfire behaviour is not possible.

Like most of Greater Shepparton's non-urban areas, land around the existing township is designated as within a Bushfire Prone Area. No Bushfire Management Overlay applies to land at Merrigum. The nearest unmanaged fuel location is approximately 20km to the east along the Goulburn River corridor, which is within the Bushfire Management Overlay. Irrigated farmland, major freight road infrastructure and the Mooroopna urban area create effective fire breaks between the township and the nearest location of bushfire hazard.

There is some vegetation within the township, including street trees, lightly vegetated garden areas on residential lots, vegetation within the rail corridor and the lightly vegetated caravan park. The Merrigum Golf Club located 800m to the north east of the township, and is also irrigated and lightly vegetated. Merrigum has good road access in all directions. No townships in Greater Shepparton have a designated Neighbourhood Safer Place, however, Merrigum township has an irrigated sports oval that would provide refuge as a place of last resort when all other bushfire plans have failed. Given the above, Merrigum is a low risk location for bushfire hazard. Amendment C212 seeks to remove the "Urban Growth Area" designation from land in Merrigum, but does not seek to backzone land already within the Township Zone. Following the *Greater Shepparton Housing Strategy 2011* (and Amendment C93, which implemented its findings) no additional areas are designated for residential or rural residential growth.

Murchison

The Murchison township has generally flat topography and is set within cleared irrigated and non-irrigated farmland with prevailing winds from south and west. The Goulburn River corridor traverses the township from north to south, separating Murchison from Murchison East.

It is noted that the Murchison Township is located within a type two landscape (Bushfire Management Overlay Technical Guide, September 2017) where residential growth can often encounter challenges in appropriately responding to bushfire hazards. Residential growth should be encouraged away from areas at high risk from grassfire and bushfire.

Like most of Greater Shepparton's non-urban areas, land around the existing township is designated as within a Bushfire Prone Area. The Bushfire Management Overlay follows the vegetated river corridor. The Bushfire Management Overlay also applies to patches of vegetation located approximately 1.8km to the west at Doctors Swamp, and 2.2km to the south west at Murchison Bushland Reserve. There is an additional area of vegetation on both sides of the Cattanach Canal and Stuart Murray Canal, approximately 500m to the west. These are the nearest fuel locations to the township.

There is some vegetation within the township, including street trees, lightly vegetated garden areas on residential lots, and some scattered vegetation at Roderick Square and in the Aboriginal Protectorate alongside the river corridor. Murchison has good road access to the north and north west, as well as access to the east via a bridge over the Goulburn River. Murchison East has good road access to the east and to the north and south via the Goulburn Valley Freeway. No townships in Greater Shepparton have a designated Neighbourhood Safer Place, however, Murchison township has an irrigated sports oval that would provide refuge as a place of last resort when all other bushfire plans have failed.

Amendment C212 seeks to remove the “Urban Growth Area” designation from land in Murchison and Murchison East, but does not seek to backzone land already within the Township Zone. Amendment C212 seeks to retract the Settlement Boundary on both sides of the Goulburn River and includes the Bushfire Management Overlay on the Framework Plan to provide greater clarity. The Framework Plan for Murchison identifies land at the far northern and far southern extents of the existing township for potential low density development. Residential development in these areas would assist in providing residential lots that can have managed garden areas along the edges of the township. This will create a safer outcome by forming a managed front rather than unmanaged farmland or bushland. The lowest risk location for Murchison East is further east away from the Goulburn River corridor. The majority of future growth for Murchison east is designated further to the east.

Following the *Greater Shepparton Housing Strategy 2011* (and Amendment C93, which implemented its findings) no additional areas are designated for residential or rural residential growth.

Tallygaroopna

The Tallygaroopna township has generally flat topography and is surrounded by cleared irrigated and non-irrigated farmland with prevailing winds from south and west.

It is noted that the Tallygaroopna Township is located within a type one landscape (Bushfire Management Overlay Technical Guide, September 2017) where extreme bushfire behaviour is not possible.

Like most of Greater Shepparton’s non-urban areas, land around the existing township is designated as within a Bushfire Prone Area. No Bushfire Management Overlay applies to land at Tallygaroopna. The nearest unmanaged fuel location is approximately 7.5km to the north along the Nine Mile Creek and 10km to the west along the Goulburn River. The Bushfire Management Overlay follows these river corridors.

There are some patches of vegetation on farmland surrounding the township, including a five hectare patch immediately to the north east, a four hectare patch approximately 900m to the west, an eight hectare patch approximately 800m to the south, and a 15 hectare patch approximately 500m to the north. These patches are not major fuel sources, but could represent areas of increased bushfire risk in extreme weather conditions and/or bushfire events.

Tallygaroopna has the benefit of good road access to north and south via the Goulburn Valley Highway. No townships in Greater Shepparton have a designated Neighbourhood Safer Place, however, Tallygaroopna township has an irrigated sports oval that would provide refuge as a place of last resort when all other bushfire plans have failed.

Given the above, Tallygaroopna is a low risk location for bushfire hazard. The highest risk location for Tallygaroopna is to the west of the existing township. This is the location nearest any unmanaged fuel sources and on the side of the township subject to prevailing winds. No land is identified for residential growth to the west of the existing township. All growth is directed to lower risk locations. Following the *Greater Shepparton Housing Strategy 2011* (and Amendment C93, which implemented its findings) no additional areas are designated for residential or rural residential growth.

Tatura

The Tatura township has generally flat topography and is surrounded by cleared irrigated and non-irrigated farmland with prevailing winds from south and west.

It is noted that the Tatura Township is located within a type one landscape (Bushfire Management Overlay Technical Guide, September 2017) where extreme bushfire behaviour is not possible.

Like most of Greater Shepparton's non-urban areas, land around the existing township is designated as within a Bushfire Prone Area. No Bushfire Management Overlay applies to land at Tatura. The nearest unmanaged fuel location is approximately 8.5km east of Tatura township along the Goulburn River corridor. The Bushfire Management Overlay follows this river corridor. Cleared, managed farmland creates an effective fire break between the township and the nearest location of bushfire hazard.

There is some vegetation within the township, including street trees and lightly vegetated garden areas on residential lots. Cussen Park and the irrigated Hilltop Golf Course are within the township area and contain some light vegetation. There is substantial residential development and road infrastructure between areas identified for future residential and rural residential growth and these vegetated locations.

Tatura has the benefit of good road access in all directions. No townships in Greater Shepparton have a designated Neighbourhood Safer Place, however, Tatura township has several irrigated sports ovals that would provide refuge as a place of last resort when all other bushfire plans have failed. Given the above, Tatura is a low risk location for bushfire hazard. Growth locations are designated to the north and east of the existing township, towards the Shepparton and Mooroopna urban areas and major roads, and away from prevailing winds. This will not result in a net increase in risk.

Toolamba and Old Toolamba

The Toolamba townships have generally flat topography and are set within cleared irrigated and non-irrigated farmland with prevailing winds from south and west. The Goulburn River corridor flanks the townships to the east and south, where the land is slightly undulating.

It is noted that the Toolamba and Old Toolamba Townships are located within a type two landscape (Bushfire Management Overlay Technical Guide, September 2017) where residential growth can often encounter challenges in appropriately responding to bushfire hazards. Residential growth should be encouraged away from areas at high risk from grassfire and bushfire.

Like most of Greater Shepparton's non-urban areas, land around the existing township is designated as within a Bushfire Prone Area. The Bushfire Management Overlay follows the vegetated river corridor. There is some vegetation within the township, including street trees, lightly vegetated garden areas on residential lots, and scattered vegetation along the rail corridor and around the recreation reserve.

Toolamba has the benefit of good road access to the north, south and west, and road access to the east via a bridge over the Goulburn River. No townships in Greater Shepparton have a designated Neighbourhood Safer Place, however, Toolamba township has an irrigated sports oval that would provide refuge as a place of last resort when all other bushfire plans have failed.

Amendment C212 seeks to retract the Settlement Boundary on the southern side of the township near the Goulburn River and includes the Bushfire Management Overlay on the Framework Plan to provide greater clarity.

The Framework Plan identifies land for potential low density to the east of the existing township area. The development of this land would assist in providing managed residential lots, which create a safer outcome by forming a firm managed front rather than unmanaged bushland along the edge

of a township. Of particular importance is the Toolamba Primary School and Kindergarten between this identified potential low density land and the existing township. The management of this land would provide a safer outcome as a managed residential buffer than unmanaged farmland. Following the *Greater Shepparton Housing Strategy 2011* (and Amendment C93, which implemented its findings) no additional areas are designated for residential or rural residential growth.

Undera

The Undera township has generally flat topography and is surrounded by cleared irrigated and non-irrigated farmland with prevailing winds from south and west.

It is noted that the Undera Township is located within a type one landscape (Bushfire Management Overlay Technical Guide, September 2017) where extreme bushfire behaviour is not possible.

Like most of Greater Shepparton's non-urban areas, land around the existing township is designated as within a Bushfire Prone Area. No Bushfire Management Overlay applies to land at Undera. The nearest unmanaged fuel locations are two patches located approximately 4.5km and 5km to the north east of Undera township, and the Goulburn River corridor approximately 5.5km to the north east. The Bushfire Management Overlay aligns with these identified areas of vegetation. Cleared, managed farmland creates an effective fire break between the township and the nearest locations of bushfire hazard.

There is some vegetation within the township, including street trees, lightly vegetated garden areas on residential lots, and some scattered vegetation around the recreation reserve and adjoining motorcycle track.

Undera has the benefit of good road access to the north west, south east and south. No townships in Greater Shepparton have a designated Neighbourhood Safer Place, however, Undera township has an irrigated sports oval that would provide refuge as a place of last resort when all other bushfire plans have failed.

Given the above, Undera is a low risk location for bushfire hazard. Amendment C212 seeks to remove land in Undera from potential low density, but does not seek to backzone land already within the Township Zone.

Following the *Greater Shepparton Housing Strategy 2011* (and Amendment C93, which implemented its findings) no additional areas are designated for residential or rural residential growth.



ATTACHMENT TO AGENDA ITEM

Ordinary Meeting

15 October 2019

Agenda Item 15.1 Councillors Community Interaction and Briefing Program

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Assemblies of Councillors

Heritage Advisory Committee Meeting Monday 2 nd September, 2019		
Councillors:	Cr Seema Abdullah	
Officers:	Kate Clarke & Anne-Maree Michaelson	
Matter No.	Matters discussed	Councillors Present for Discussion
1	Apologies & Declaration of Conflict of Interest	Cr Seema Abdullah
2.	Items to be raised during Agenda, General or other business	Cr Seema Abdullah
3.	Confirmation of last Meeting Minutes	Cr Seema Abdullah
4.	Draft Heritage Strategy	Cr Seema Abdullah
5.	Budget Allocation	Cr Seema Abdullah
6.	Membership of Sub Committees	Cr Seema Abdullah
7.	Strategic Planning Report	Cr Seema Abdullah
8.	Heritage Grant Program	Cr Seema Abdullah
9.	Collection Policies	Cr Seema Abdullah
10.	Heritage Advisor's Report & Active Planning Permits.	Cr Seema Abdullah
11.	Reports from Sub Committees	Cr Seema Abdullah
12.	General & Other Business, followed by close of meeting.	Cr Seema Abdullah
Conflict of Interest Disclosures		
Matter No.	None	-

Record of Assembly of Councillors

Record in accordance with section 80A(1) of the *Local Government Act 1989*

Councillor Briefing Session - 3 September 2019		
Councillors	Cr Shelley Sutton, Cr Seema Abdullah, Cr Dinny Adem, Cr Bruce Giovanetti, Cr Chris Hazelman OAM and Cr Dennis Patterson.	
Officers:	Kaye Thomson, Geraldine Christou, Craig Thomson, Fiona LeGassick, Matthew Jarvis, Kelli Halden, Chris Molyneaux, Braydon Aitken, Michael MacDonagh, Colin Kalms, Mitchell Stoter, Sharlene Stil and Rebecca Good (not all officers were present for all items).	
Matter No.	Matters discussed	Councillors Present for Discussion
1.	2018/2019 Capital Budget Performance	Cr Sutton(Chair) Cr Adem Cr Giovanetti Cr Hazelman OAM Cr Patterson
2.	Hearing of Submissions – Planning Matters	Cr Sutton(Chair) Cr Abdullah Cr Adem Cr Giovanetti Cr Hazelman OAM Cr Patterson
3.	Ordinary Council Meeting Dates	Cr Sutton(Chair) Cr Abdullah Cr Adem Cr Giovanetti Cr Hazelman OAM Cr Patterson
4.	2019/2020 Christmas Arrangements	Cr Sutton(Chair) Cr Abdullah Cr Adem Cr Giovanetti Cr Hazelman OAM Cr Patterson
5.	Draft Shepparton and Moorooopna 2050: Regional City Growth Plan	Cr Sutton(Chair) Cr Abdullah Cr Adem Cr Giovanetti Cr Hazelman OAM Cr Patterson
6.	Funding Application to the Streamlining for Growth Program	Cr Sutton(Chair) Cr Abdullah Cr Adem Cr Giovanetti Cr Hazelman OAM Cr Patterson

7.	Adoption of Amendment C211 to the Greater Shepparton Planning Scheme	Cr Sutton(Chair) Cr Abdullah Cr Adem Cr Giovanetti Cr Hazelman OAM Cr Patterson
Conflict of Interest Disclosures		
Matter No.	Names of Councillors who disclosed conflicts of interest	Did the Councillor leave the meeting?
	Nil	

Record of Assembly of Councillors

Record in accordance with section 80A(1) of the *Local Government Act 1989*

CEO and Councillor Catch Up - 3 September 2019		
Councillors	Cr Shelley Sutton, Cr Dinny Adem, Cr Bruce Giovanetti, Cr Chris Hazelman OAM and Cr Dennis Patterson.	
Officers:	Peter Harriott	
Matter No.	Matters discussed	Councillors Present for Discussion
1.	Federal Minister Visit	Cr Sutton Cr Giovanetti Cr Hazelman OAM Cr Patterson
2.	Kaiela Arts Campfire Event	Cr Sutton Cr Giovanetti Cr Hazelman OAM Cr Patterson
3.	Dangerous Dog - Update	Cr Sutton Cr Giovanetti Cr Hazelman OAM Cr Patterson
4.	Newstart Letter – Federal Government	Cr Sutton Cr Adem Cr Giovanetti Cr Hazelman OAM Cr Patterson
5.	Smoking Ceremony – Welsford Street	Cr Sutton Cr Adem Cr Giovanetti Cr Hazelman OAM Cr Patterson
6.	Aboriginal Infrastructure Grant	Cr Sutton Cr Adem Cr Giovanetti Cr Hazelman OAM Cr Patterson
Conflict of Interest Disclosures		
Matter No.	Names of Councillors who disclosed conflicts of interest	Did the Councillor leave the meeting?
	Nil.	

Meeting Minutes

Sir Murray Bouchier Memorial Advisory Committee Meeting

Friday 6 September 2019 at 10:00am
Shepparton RSL Boardroom, 88 Wyndham Street Shepparton

Attendees: Paul Smits, Sophie Watt, Peta Bailey, John Harrington, Rodney Davidson, Peter McPhee, Jeanette Powell, and Cr Shelley Sutton

Apology: Bob Wilkie and Peter Martin, Phil Hoare

Item	Description	Action
1.	Odem - Welcome and Apologies Bob Wilkie, Peter Martin and Phil Hoare – apologies Peter McPhee undertook the odem	
2.	Review of plasticine maquette Time line handed out by Paul (M19/77032) 1/6 th scale viewed Once moulded it is too late to make changes Reins and pistol are not for detailed purpose at this stage, detail will be sculpted at a later date Feedback - <ul style="list-style-type: none"> • Gun to be pointed more straight ahead • Legs are bit skinny up top • Tail is a bit long, shortened a fraction and make it look more weighted, currently tail looks a bit light • Main doesn't look much like hair and needs to be flatter • Horses mouth to remain closed due to nostrils being flared Paul will need to view the pistol, holster, bit, saddle, oat sack, shoe bag – will potentially need to retain for a couple of months (except the pistol) Plinth height still to be determined Finish to be determined, aged look? Needs to look matured 100	John to provide Geoff's email address to Paul, what is Geoff willing to hire out to Paul? John and Rod to investigate bringing the pistol down for Paul to scan

	years old All feedback to be back to Paul by mid-September	
6.	General Business Nil	
7.	Next Meeting Second week of October – plinth size and location	
8.	Meeting Closed Meeting closed at 10.46am	





Record of Assembly of Councillors

Record in accordance with section 80A(1) of the *Local Government Act 1989*

Councillor Briefing Session - 10 September 2019		
Councillors	Cr Kim O'Keeffe, Cr Seema Abdullah, Cr Bruce Giovanetti, Cr Chris Hazelman OAM, Cr Dennis Patterson and Cr Fern Summer.	
Officers:	Kaye Thomson, Phil Hoare, Chris Teitzel, Matthew Jarvis, Michael Dwyer, Claire Barnes, Peter Schnorrenberg, Braydon Aitken, Sharlene Still, Jacalyn Thatcher, Olivia Curtis, Tim Zak and Rebecca Good (not all officers were present for all items).	
Matter No.	Matters discussed	Councillors Present for Discussion
1.	2018/2019 Draft Financial Statements	Cr O'Keeffe (Chair) Cr Abdullah Cr Giovanetti Cr Patterson Cr Summer
2.	Councillor Code of Conduct Review	Cr O'Keeffe (Chair) Cr Abdullah Cr Giovanetti Cr Patterson Cr Summer
3.	Hearing of Submissions - 7185 Goulburn Valley Highway, Kialla West	Cr O'Keeffe (Chair) Cr Abdullah Cr Giovanetti Cr Patterson Cr Summer
4.	August 2019 Monthly Financial Report	Cr O'Keeffe (Chair) Cr Abdullah Cr Giovanetti Cr Patterson Cr Summer
5.	Recovery of Unpaid Rates	Cr O'Keeffe (Chair) Cr Abdullah Cr Giovanetti Cr Patterson Cr Summer
6.	Congupna Planning Framework	Cr O'Keeffe (Chair) Cr Abdullah Cr Giovanetti Cr Patterson Cr Summer
7.	Building Permit Enforcement Matter	Cr O'Keeffe (Chair) Cr Abdullah Cr Giovanetti Cr Patterson Cr Summer
8.	Councillor Expenses and Entitlements Policy	Cr O'Keeffe (Chair) Cr Abdullah Cr Giovanetti Cr Patterson Cr Summer

9.	Boarding Kennel	Cr O'Keeffe (Chair) Cr Abdullah Cr Giovanetti Cr Patterson Cr Summer
10.	Ownership and Maintenance of Goulburn River	Cr O'Keeffe (Chair) Cr Abdullah Cr Giovanetti Cr Hazelman OAM (partial) Cr Patterson Cr Summer
11.	Review of Draft Ordinary Council Meeting Agenda	Cr O'Keeffe (Chair) Cr Abdullah Cr Giovanetti Cr Hazelman OAM Cr Patterson Cr Summer
12.	Parking Objections	Cr O'Keeffe (Chair) Cr Abdullah Cr Giovanetti Cr Hazelman OAM Cr Patterson Cr Summer
Conflict of Interest Disclosures		
Matter No.	Names of Councillors who disclosed conflicts of interest	Did the Councillor leave the meeting?
	Nil	

Record of Assembly of Councillors

Record in accordance with section 80A(1) of the *Local Government Act 1989*

CEO and Councillor Catch Up - 10 September 2019		
Councillors	Cr Kim O'Keeffe, Cr Seema Abdullah, Cr Bruce Giovanetti, Cr Chris Hazelman OAM, Cr Dennis Patterson and Cr Fern Summer.	
Officers:	Kaye Thomson	
Matter No.	Matters discussed	Councillors Present for Discussion
1.	Mooroopna Community Plan Steering Committee – Invitation for Site Tour	Cr O'Keeffe Cr Abdullah Cr Giovanetti Cr Hazelman OAM Cr Patterson Cr Summer
2.	Meeting Procedures Local Law	Cr O'Keeffe Cr Abdullah Cr Giovanetti Cr Hazelman OAM Cr Patterson Cr Summer
3.	Parking – Chamber of Commerce Submission yet to come into Council	Cr O'Keeffe Cr Abdullah Cr Giovanetti Cr Hazelman OAM Cr Patterson Cr Summer
4.	Enquiries to Directors	Cr O'Keeffe Cr Abdullah Cr Giovanetti Cr Hazelman OAM Cr Patterson Cr Summer
5.	Site Visit – Archer Road / Access Issue	Cr O'Keeffe Cr Abdullah Cr Giovanetti Cr Hazelman OAM Cr Patterson Cr Summer
6.	Ardmona Kennels	Cr O'Keeffe Cr Abdullah Cr Giovanetti Cr Hazelman OAM Cr Patterson Cr Summer
Conflict of Interest Disclosures		

Matter No.	Names of Councillors who disclosed conflicts of interest	Did the Councillor leave the meeting?
	Nil.	

Record of Assembly of Councillors

Record in accordance with section 80A(1) of the *Local Government Act 1989*

Councillor Briefing Session - 17 September 2019		
Councillors	Cr Kim O'Keeffe, Cr Seema Abdullah, Cr Bruce Giovanetti and Cr Dennis Patterson.	
Officers:	Peter Harriott, Geraldine Christou, Phillip Hoare, Kaye Thomson, Chris Teitzel Michael MacDonagh, Kate Clarke, Sharon Terry, Michelle Bertoli, Kathryn Foster, Amanda Tingay, Michael Carrafa, Rachael Frampton, Kristie Welch, Bonnie McIntosh, Matt Innes-Irons and Rebecca Good (not all officers were present for all items).	
Matter No.	Matters discussed	Councillors Present for Discussion
1.	Greater Shepparton Affordable Housing Strategy	Cr O'Keeffe (Chair) Cr Abdullah Cr Giovanetti Cr Patterson
2.	Cussen Park Annual Report and Advisory Committee Appointment Request	Cr O'Keeffe (Chair) Cr Abdullah Cr Giovanetti Cr Patterson
3.	Community Safety Strategy 2018-2021 - Year 1 Review	Cr O'Keeffe (Chair) Cr Abdullah Cr Giovanetti Cr Patterson
4.	Festive Decorations	Cr O'Keeffe (Chair) Cr Abdullah Cr Giovanetti Cr Patterson
Conflict of Interest Disclosures		
Matter No.	Names of Councillors who disclosed conflicts of interest	Did the Councillor leave the meeting?
	Nil	

Record of Assembly of Councillors

Record in accordance with section 80A(1) of the *Local Government Act 1989*

CEO and Councillor Catch Up - 17 September 2019		
Councillors	Cr Kim O'Keeffe, Cr Seema Abdullah, Cr Bruce Giovanetti and Cr Dennis Patterson.	
Officers:	Peter Harriott	
Matter No.	Matters discussed	Councillors Present for Discussion
1.	Parking	Cr O'Keeffe Cr Abdullah Cr Giovanetti Cr Patterson
2.	Smoking Ceremony	Cr O'Keeffe Cr Abdullah Cr Giovanetti Cr Patterson
3.	Shepparton Statement	Cr O'Keeffe Cr Abdullah Cr Giovanetti Cr Patterson
Conflict of Interest Disclosures		
Matter No.	Names of Councillors who disclosed conflicts of interest	Did the Councillor leave the meeting?
	Nil.	

Record of Assembly of Councillors

Record in accordance with section 80A(1) of the *Local Government Act 1989*

CEO and Councillor Catch Up - 24 September 2019		
Councillors	Cr Kim O'Keeffe, Cr Seema Abdullah, Cr Dinny Adem, Cr Bruce Giovanetti, Cr Chris Hazelman OAM, Cr Les Oroszvary and Cr Dennis Patterson.	
Officers:	Peter Harriott	
Matter No.	Matters discussed	Councillors Present for Discussion
1.	Sports Stadium	Cr O'Keeffe Cr Abdullah Cr Adem Cr Giovanetti Cr Chris Hazelman OAM Cr Les Oroszvary Cr Patterson
2.	DRC Naming	Cr O'Keeffe Cr Abdullah Cr Adem Cr Giovanetti Cr Chris Hazelman OAM Cr Les Oroszvary Cr Patterson
3.	Two Lot Subdivision	Cr O'Keeffe Cr Abdullah Cr Adem Cr Giovanetti Cr Chris Hazelman OAM Cr Les Oroszvary Cr Patterson
4.	Shepparton Education Plan	Cr O'Keeffe Cr Abdullah Cr Adem Cr Giovanetti Cr Chris Hazelman OAM Cr Les Oroszvary Cr Patterson
Conflict of Interest Disclosures		
Matter No.	Names of Councillors who disclosed conflicts of interest	Did the Councillor leave the meeting?
	Nil.	

Record of Assembly of Councillors

Record in accordance with section 80A(1) of the *Local Government Act 1989*

Councillor Briefing Session - 24 September 2019		
Councillors	Cr Kim O'Keeffe, Cr Seema Abdullah, Cr Dinny Adem, Cr Bruce Giovanetti, Cr Chris Hazelman OAM, Cr Les Oroszvary and Cr Dennis Patterson.	
Officers:	Peter Harriott, Geraldine Christou, Phillip Hoare, Kaye Thomson, Chris Teitzel Sonja King, Michael MacDonagh, Kate Clarke, Mitchell Stoter, Michael Carrafa, Anthony Nicolaci, Megan Treacy, Danielle Murdock, Greg McKenzie, Amanda Tingay, Kathryn Foster, Heather East, Ken Cameron, Tim Zak, Peta Bailey and Rebecca Good (not all officers were present for all items).	
Matter No.	Matters discussed	Councillors Present for Discussion
1.	GROW Greater Shepparton Presentation	Cr O'Keeffe Cr Abdullah Cr Adem Cr Giovanetti Cr Chris Hazelman OAM Cr Les Oroszvary Cr Patterson
2.	2018-2019 Annual Report	Cr O'Keeffe Cr Abdullah Cr Adem Cr Giovanetti Cr Chris Hazelman OAM Cr Les Oroszvary Cr Patterson
3.	Adoption of Amendment C212 to the Greater Shepparton Planning Scheme	Cr O'Keeffe Cr Abdullah Cr Adem Cr Giovanetti Cr Chris Hazelman OAM Cr Les Oroszvary Cr Patterson
4.	New Business Grant Applications	Cr O'Keeffe Cr Abdullah Cr Adem Cr Giovanetti Cr Chris Hazelman OAM Cr Les Oroszvary Cr Patterson
5.	Major and Minor Events Grants Program - Round One, 2019-2020	Cr O'Keeffe Cr Abdullah Cr Adem Cr Giovanetti Cr Chris Hazelman OAM Cr Les Oroszvary Cr Patterson

6.	Community Sustainability Grants Round 1 2019/2020	Cr O'Keeffe Cr Abdullah Cr Adem Cr Giovanetti Cr Chris Hazelman OAM Cr Les Oroszvary Cr Patterson
7.	Community Matching Grant Scheme - Round One 2019/2020	Cr O'Keeffe Cr Abdullah Cr Adem Cr Giovanetti Cr Chris Hazelman OAM Cr Les Oroszvary Cr Patterson
8.	Community Arts Grants Round 1 2019 2020	Cr O'Keeffe Cr Abdullah Cr Adem Cr Giovanetti Cr Chris Hazelman OAM Cr Les Oroszvary Cr Patterson
9.	Our Sporting Future Funding Grants	Cr O'Keeffe Cr Abdullah Cr Adem Cr Giovanetti Cr Chris Hazelman OAM Cr Les Oroszvary Cr Patterson
10.	Central Park Master Plan	Cr O'Keeffe Cr Abdullah Cr Adem Cr Giovanetti Cr Chris Hazelman OAM Cr Les Oroszvary Cr Patterson
Conflict of Interest Disclosures		
Matter No.	Names of Councillors who disclosed conflicts of interest	Did the Councillor leave the meeting?
	Nil	