AGENDA

ORDINARY MEETING OF COUNCIL

Tuesday, 20 October 2015

To be held Town Hall
McCallum Street, Swan Hill
Commencing at 2:00 PM

COUNCIL:
Cr CM Adamson – Mayor
Cr JN Katis
Cr GW Norton
Cr GI Cruickshank
Cr JA Kiley
Cr LT McPhee
Cr JB Crowe
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SECTION A – PROCEDURAL MATTERS

- Open

- Acknowledgement to Country

- Prayer

- Apologies

- Confirmation of Minutes
  1) Ordinary Meeting held on 22 September 2015
  2) Extraordinary Council Meeting held on 13 October 2015

- Declarations of Conflict of Interest

- Receptions and Reading of Petitions, Memorials, Joint Letters and Deputations

- Public Question Time
SECTION B – REPORTS

B.15.73 AMENDMENTS C58, C60, C61, C62, C63 AND C64 AND THE MASTER PLAN FOR THE SOUTH WEST DEVELOPMENT PRECINCT

Responsible Officer: Director Infrastructure
File Number: S22-03-01-01, S22-03-01-02, S22-03-01-03, S22-03-01-04, S22-03-01-05 and S22-03-01-06
Attachments: 1 Placeholder - Master Plan for the South West Development Precinct (Version 8, 20 October 2015). Submissions received for the Master Plan and Council’s response

Declarations of Interest:
David Leahy - as the responsible officer, I declare that I have no disclosable interests in this matter.

Summary
The purpose of this report is to request Council to:

- Note that the Panel hearing for Amendment C58 has been deferred and will be heard concurrently with the Panel Hearing for Amendments C60, C61, C62, C63 and C64;

- Note the submissions received to the Master Plan for the Swan Hill South West Development Precinct and to the six (6) amendments and acknowledge the changes made to the Master Plan and to the six (6) schedule to the Development Plan Overlay.

- Adopt the revised Master Plan for the South West Development Precinct (Version 8, 20 October 2015) and

- Request the Minister for Planning to appoint an independent Planning Panel to consider the submissions received for Amendments C58, C60, C61, C62, C63 and C64.

Amendments C58, C60, C61, C62, C63 and C64 and associated documents have been exhibited for one month; Amendment C58 from 26 May to 30 June 2015 and Amendments C60, C61, C62, C63 and C64 from 13 August to 14 September 2015.

During public exhibition period for the six (6) amendments the following numbers of submissions were received:
- Amendment C58 received eight (8) submissions (including one (1) late submission;
- Amendment C60 received eleven (11) submissions;
- Amendment C61 received nine (9) submissions;
- Amendment C62 received nine (9) submissions;
- Amendment C63 received nine (9) submissions; and
- Amendment C64 received a total of ten (10) submissions.

In response to the submissions appropriate changes, that can be accommodated, have been made to the Master Plan for the South West Development Precinct (SWDP) and to the six (6) schedules to the Development Plan Overlay (DPO). However, not all concerns were able to be addressed.

The outstanding issues associated with the six (6) amendments should be referred to an independent Planning Panel for consideration.

It is also noted that given the completion of public exhibition for Amendments C60, C61, C62, C63 and C64 the pre-set Planning Panel Hearing date for Amendment C58 (in the week commencing 14 September 2015) has been deferred until 7 December to allow all six (6) amendments to be heard concurrently by one single Panel.

**Discussion**

**Land within the South West Development Precinct**

The South West Development Precinct (SWDP) includes 33 parcels of land. The majority of the land within the SWDP is within a Farming and Low Density Residential Zone. The background documents prepared for the SWDP informed the development of the Master Plan for the SWDP (the Master Plan) and the six (6) amendments.

The six (6) amendments to the Swan Hill Planning Scheme apply to 18 parcels (about 143ha of land) of land and propose to rezone land within the SWDP (initial stage) to predominantly a General Residential Zone (GRZ). The six (6) amendments will also apply six (6) new schedules to the Development Plan Overlay (DPO) to ensure future development within the SWDP complies with and achieves the outcomes identified in the Master Plan.

Map 1 (below) shows the land within the SWDP and highlights the section of the precinct that is within the initial stage rezoning process (the six (6) amendments). It also identifies the broader SWDP precinct and the land that can be rezoned in the future stages. However, prior to rezoning land in the future, an appropriate cost sharing arrangement for the provision of the identified infrastructure must be secured that to the satisfaction of and agreed by the Swan Hill Rural City Council.
Map 1: South West Development Precinct areas for initial rezoning

Consultation

Table 1 (below) lists the properties within the SWDP initial stage to be rezoned (as part of the initial stage) and its associated amendment number.

Table 1: Land affected by Amendment C58, C60, C61, C62, C63 and C64

<table>
<thead>
<tr>
<th>Address</th>
<th>Lot No</th>
<th>TP/PS/LP</th>
<th>Approximate Size/ha</th>
<th>Amendment number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dead Horse Lane, Swan Hill</td>
<td>Lot 2</td>
<td>LP 131446</td>
<td>28.3ha</td>
<td>C58</td>
</tr>
<tr>
<td>Sea Lake-Swan Hill Road, Swan Hill (part of)</td>
<td>Lot 2</td>
<td>PS 405842S</td>
<td>19.8ha</td>
<td>C58</td>
</tr>
<tr>
<td>Feldtman Lane, Swan Hill</td>
<td>Lot 1</td>
<td>LP 131446</td>
<td>3.8ha</td>
<td>C58</td>
</tr>
<tr>
<td>Dead Horse Lane, Swan Hill (part of)</td>
<td>Lot 1</td>
<td>TP 821121W</td>
<td>17.3ha</td>
<td>C60</td>
</tr>
<tr>
<td>Dead Horse Lane, Swan Hill (part of)</td>
<td>Lot 1</td>
<td>TP 821120Y</td>
<td>8.19ha</td>
<td>C60</td>
</tr>
<tr>
<td>183-187 Gray Street, Swan Hill (part of)</td>
<td>Lot 1</td>
<td>TP 519005</td>
<td>5.0ha</td>
<td>C61</td>
</tr>
<tr>
<td>177 Gray Street, Swan Hill</td>
<td>Lot 1</td>
<td>TP 814807A</td>
<td>0.4ha</td>
<td>C61</td>
</tr>
<tr>
<td>175 Gray Street, Swan Hill</td>
<td>Lot 1</td>
<td>TP 519770S</td>
<td>0.5ha</td>
<td>C61</td>
</tr>
<tr>
<td>173 Gray Street, Swan Hill</td>
<td>Lot 1</td>
<td>PS 424914L</td>
<td>0.9ha</td>
<td>C61</td>
</tr>
<tr>
<td>179 Gray Street, Swan Hill</td>
<td>Lot 1</td>
<td>TP 539204Q</td>
<td>7.1ha</td>
<td>C61</td>
</tr>
<tr>
<td>70 Yana Street, Swan Hill</td>
<td>Lot 1</td>
<td>PS 76581</td>
<td>4.4ha</td>
<td>C62</td>
</tr>
<tr>
<td>98 Yana Street, Swan Hill</td>
<td>Lot 1</td>
<td>TP 179253F</td>
<td>13.9ha</td>
<td>C62</td>
</tr>
<tr>
<td>Address</td>
<td>Lot No</td>
<td>TP/PS/LP</td>
<td>Approximate Size/ha</td>
<td>Amendment number</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>--------</td>
<td>----------</td>
<td>---------------------</td>
<td>-----------------</td>
</tr>
<tr>
<td>75 Yana Street, Swan Hill</td>
<td>Lot 1</td>
<td>LP 117284</td>
<td>3.3ha</td>
<td>C63</td>
</tr>
<tr>
<td>75 Yana Street, Swan Hill</td>
<td>Lot 2</td>
<td>LP 117284</td>
<td>6.7ha</td>
<td>C63</td>
</tr>
<tr>
<td>Coronation Avenue, Swan Hill</td>
<td>Lot 18</td>
<td>LP14827</td>
<td>6ha</td>
<td>C64</td>
</tr>
<tr>
<td>112 Coronation Avenue, Swan Hill</td>
<td>Lot 19</td>
<td>LP14827</td>
<td>6.1ha</td>
<td>C64</td>
</tr>
<tr>
<td>112 Coronation Avenue, Swan Hill</td>
<td>Lot 2</td>
<td>LP 205853S</td>
<td>11.4ha</td>
<td>C64</td>
</tr>
<tr>
<td>152 Coronation Avenue, Swan Hill</td>
<td>Lot 1</td>
<td>LP205853S</td>
<td>0.8ha</td>
<td>C64</td>
</tr>
<tr>
<td><strong>TOTAL</strong> (Approximate)</td>
<td></td>
<td></td>
<td>143.89ha</td>
<td></td>
</tr>
</tbody>
</table>

The Master Plan also identifies land within the SWDP that will retain their current zoning, as follows:

<table>
<thead>
<tr>
<th>1. Site</th>
<th>2. Current Zone to be retained</th>
</tr>
</thead>
<tbody>
<tr>
<td>3. Entire land at No. 69 and 71 Sea Lake – Swan Hill Road, Swan Hill</td>
<td>4. Farming Zone - to maintain a 100 metre setback from the above mentioned industrial activities as per requirements of Clause 52.10 of the Swan Hill Planning Scheme.</td>
</tr>
<tr>
<td>5. No. 219 Gray Street, Swan Hill</td>
<td>6. Farming Zone - to maintain a 100 metre setback from the above mentioned industrial activities as per requirements of Clause 52.10 of the Swan Hill Planning Scheme.</td>
</tr>
<tr>
<td>7. No. 183-187 Gray Street</td>
<td>9. Low Density Residential Zone - to maintain a 100 metre setback from the above mentioned industrial activities as per requirements of Clause 52.10 of the Swan Hill Planning Scheme.</td>
</tr>
<tr>
<td>8. (Lot No. 1 TP 614559H)</td>
<td>11. Low Density Residential Zone- to maintain a 100 metre setback from the above mentioned industrial activities as per requirements of Clause 52.10 of the Swan Hill Planning Scheme.</td>
</tr>
<tr>
<td>10. Part of No. 183-187 Gray Street, Swan Hill (Lot No. 1 TP 519005)</td>
<td>12. A 70 metre wide and 140 metre long strip of land along Gray Street of Lot No. 2 PS 405842S Sea Lake- Swan Hill Road</td>
</tr>
<tr>
<td>13. Farming Zone - to maintain a 100 metre setback from the above mentioned industrial activities as per requirements of Clause 52.10 of the Swan Hill Planning Scheme.</td>
<td></td>
</tr>
<tr>
<td>14. No. 7 Dead Horse Lane</td>
<td>15. Farming Zone - pending an Environmental Audit to determine the suitability of the land for residential uses.</td>
</tr>
<tr>
<td>16. Ken Harrison Reserve</td>
<td>17. Public Park and Recreation Zone – to provide a significant public open space area within the SWDP.</td>
</tr>
</tbody>
</table>
While an appropriate alternative zone may be considered for those sites located in close proximity to the existing industrial activities, no formal request has been made by landholders. As a result the current zone will be retained to limit the potential contradiction with Clause 52.10 planning requirements. However, the amendments do not preclude a future review of the areas zoning.

The Master Plan identifies the channel land currently used by the Goulburn-Murray Water (GMW). Channels within private parcels of land will also be rezoned. GMW is in the process of decommissioning the channel infrastructure and aims to reinstate the channel land. However, future developments on land that has been reclaimed (as a result of decommissioning of the channel) will require investigation to demonstrate the suitability of the land to use and develop for residential and other purposes.

Discussions are currently underway between GMW and Council to explore opportunities for the use of the decommissioned channel area.

Overlays affecting the SWDP
There are three overlays affecting the land within the SWDP (Refer to Map 2 below). Development Plan Overlay – Schedule 2 (DPO2) affects the land within the Low Density Residential Zone. The DPO2 will be removed from land within the SWDP and replaced with new Schedules to the DPO.

The southern boundary of the SWDP, along Werril Street, is affected by Airport Envisons Overlay and a Design and Development Overlay - Schedule 1. Although the land affected by these overlays is not included within the amendments, the overlays are to be retained.
Map 2: Overlays affecting the SWDP

18. Overlays currently affecting the SWDP
19.

Master Plan for the South West Development Precinct

The Master Plan (refer to Map 3 below) provides directions for the orderly land use and development outcomes of the SWDP and shows:

- the proposed collector roads;
- key intersections;
- proposed shared paths and street trees;
- areas for future bus stops;
- an area suitable for neighbourhood activity centre (Commercial 1 Zone);
- areas to be retained in their current zones;
- buffer distance from adjoining properties that are used for non-residential uses;
- minimum lot sizes for lots fronting and/or abut land within Farming Zone and Low Density Residential Zone;
- current overlays to be retained (AEO and DDO1) and removed (DPO 2) within the SWDP; and
- locations for gateway features.

The Master Plan also encourages medical centres, childcare centres and aged care facilities within the SWDP.
The Master Plan identifies the GMW channel to be decommissioned and the locations for the proposed Lower Murray Water and GMW pump stations. Decommissioning of the Channel, and provision and location of the pump stations are dependent upon the final decisions of respective authorities. Further future rural water supply for the rezoned land will be dependent upon approvals and connections from GMW. Individual landowners must organise these directly with GMW at their own cost.

The six (6) new schedules to the DPO will ensure orderly land use and development outcomes and accurate implementation of the Master Plan at no cost to Council. The DPO schedules will also ensure future developments within the SWDP provide access to the existing public open space (Ken Harrison Reserve) and appropriate interface treatment with the Farming and Low Density Residential Zoned land.

Map 3: Master Plan for the SWDP
Compliance with the Victoria Planning Provisions and Council policies

Compliance with the State Planning Policy Framework

The six (6) amendments directly support and implement the State Planning Policy Framework. In particular it meets the requirements of Clause 11-Settlement by rezoning land to meet the needs of current and future communities. Clause 11.11-Loddon Mallee North Regional Growth Plan supports incremental expansion of Swan Hill and the provision of infrastructure to facilitate population and economic growth. The Loddon Mallee North Regional Growth Plan (the Plan) recognises Swan Hill as a Regional Centre that services a wider catchment beyond its municipal boundaries and its strong relationship with New South Wales, South Australia and adjoining Victorian regions. The Plan includes a particular reference to the SWDP as the identified growth area for Swan Hill and encourages new residential development to accommodate future growth. The development outcomes of the rezoned area will contribute to strengthen Swan Hill as a regional centre. The amendments and the Master Plan contribute to the implementation of this policy direction.

The Master Plan and the amendments meet the objectives of Clause 16-Housing which aims to facilitate the provision of diverse and affordable housing choices to local communities. In addition, the six (6) new schedules to the DPO will ensure new housing within the SWDP will have access to services, and will facilitate long term sustainability. It will achieve this by encouraging other transport modes (such as walking and cycling) to access activity areas, open space and recreational facilities, and also provides for a future public transport service.

Clause 18-Transport encourages efficient and sustainable transport. The Master Plan identifies the need and allocates land for the provision of six bus stops along the main collector road (at three key locations) that runs through the SWDP. The six (6) new schedules to the DPO also encourage increased densities along collector roads and closer to the activity areas to maximise the use of public transport service when it becomes available. In addition, the Master Plan proposes shared paths that encourage and support alternative and sustainable transport models (such as walking and cycling).

The Master Plan complies with Clause 19-Infrastructure by facilitating the provision of necessary development infrastructure and encourages the efficient use of existing infrastructure that is already servicing the surrounding areas of the Swan Hill Township. It encourages social and community infrastructure including medical and childcare centres, aged care facilities and appropriate retail activities within the SWDP.

Compliance with the Local Planning Policy Framework and Municipal Strategic Statement

The Master Plan and the amendments support and implement the Local Planning Policy Framework. In particular, Clause 21.04-4 of the Swan Hill Municipal Strategic Statement (MSS) highlights the need for an Outline Development Plan for the Swan Hill SWDP to facilitate future residential development. Swan Hill Urban Framework Plan in Clause 21.10-1 of the MSS identifies SWDP as the area for long-term urban
development opportunities. It emphasises the need for a structure plan providing directions for future development of the area. The Master Plan provides a framework for development, guiding orderly planning and development outcomes for the area. The Master Plan and the amendments fulfil these policy requirements.

Approach to Infrastructure provision

When deciding on the provision of infrastructure contributions to deliver the Master Plan, the following options available under The Planning and Environment Act 1987 (the Act) were considered:

- Development Contributions Plans (DCP); and
- Under S173 Agreements of the Act.

The Council chose to explore opportunities though a S173 Agreement (s173 agreement) for the following reasons:

1. The timeframe for the completion of development within the SWDP is over 40 years and the associated difficulties in determining standards and costs over a 40 year timeframe; and
2. Inclusion of a Development Contributions Plan within the Swan Hill Planning Scheme would result in an unreasonable number of planning scheme reviews (required every three years) and incur a cost to the Council.

Council’s attempt to obtain consent from all the landowners for a single s173 agreement was unsuccessful (discussed in detail below). As such, a stage rezoning approach has been developed to proceed with the project. This approach, as outlined above, includes six (6) amendments to rezone (initial stage about 143 hectares of land within the SWDP).

The landowners within each of the six (6) amendments areas will be responsible for the provision of development infrastructure within their land and will contribute proportionately, where appropriate, for the upgrade of existing infrastructure and / or for the provision of new infrastructure as identified in the Master Plan. These contributions may be secured via individual agreements between respective landowners and Council under s173 of the Act or an appropriate method that may be proposed by respective landowners to the satisfaction to Swan Hill Rural City Council.

The six (6) new schedules to the DPO outline the contribution requirements associated with the development of individual parcels of land affected by the six (6) amendments. Proportionate cost contributions and timing for the upgrade of existing infrastructure and / or for the provision of new infrastructure are listed in Appendix B to the ‘South West Development Precinct Contribution to Infrastructure’ (July 2015 or as revised thereafter). The six (6) new schedules to the DPO also outline the detailed studies and reports to be undertaken when submitting applications for
individual development plans for each of the DPO areas and subsequent subdivisions.

**Consultation**

**Consultation undertaken prior to the commencement of Amendments**

Extensive consultation was undertaken during the development of the Master Plan with landowners and relevant agencies. Where possible, and appropriate, the requirements from agencies and comments from landowners have been incorporated into the Master Plan.

Council originally proposed to obtain a single s173 agreement for the infrastructure cost sharing contributions. During the preparation of this initial s173 agreement landowners were consulted on the cost sharing options as individual groups within individual amendment areas. The landowners were presented with information on the development infrastructure requirements, costs of these projects and the available options for infrastructure cost sharing. During this process landowners nominated their preferred option. The landowners those who attended the consultation meetings chose the s173 agreement option as their preferred approach to provide for infrastructure contributions. However, when the draft s173 agreement was sent to landowners for their review and consent, Council was unsuccessful in obtaining consent from all the landowners for the single s173 agreement due to its complexity.

As a result an alternative rezoning approach has been developed. The approach is to initially rezone about 143ha of land, consisting of 18 parcels (some of which are part only), within the SWDP through six (6) amendments. Prior to the commencement of this approach all landowners within SWDP and their representatives were advised of this approach.

In addition to formal meetings, Council Officers also met with landowners and their representatives when needed and / or at landowners’ request. Landowners were kept informed the progress of the project via regular written correspondence. In addition affected landowners, occupiers and adjoining properties were formally notified during public consultations of the six (6) amendments.

Consultation with agencies was also undertaken during the development of the Master Plan. The following agencies were consulted:

**Lower Murray Water Authority (LMW)** – During the preparation of the Master Plan and the amendment documents LMW were consulted and provided in principle support for the amendments and the Master Plan. Changes were made to the Master Plan in response to LMW’s comments during consultation.

**Goulburn Murray Water Authority (GMW)** – During the preparation of the Master Plan and the amendment documents GMW were consulted and
provided in principle support for the amendments and the Master Plan. Changes were made to the six (6) new schedules to DPO in response to the comments received from GMW during consultation.

**Country Fire Authority (CFA)** – During the preparation of the Master Plan and the amendment documents, the CFA were consulted and provided in principle support for the amendments and the Master Plan. No formal response was received from CFA during the exhibition period.

**VicRoads** – During the preparation of the Master Plan and the amendment documents VicRoads were consulted. VicRoads did not object to the amendments, nor to the Master Plan, provided that the proposed access road to Sea Lake – Swan Hill Road is via either a new left in and left out only intersection, or a one way service road entirely located within respective land. Council also undertook a traffic impact assessment for the Master Plan which investigated the issues associated with having direct access to Sea Lake - Swan Hill Road. The Swan Hill South West Development Precinct Traffic Impact Assessment (May 2015) confirms that a safe and convenient access to Sea Lake – Swan Hill Road can be achieved through design and upgrades to the intersection as per VicRoads standards. As such Council continued with its proposal to have direct access road to Swan Hill –Sea Lake Road from SWDP.

The formal response received from VicRoads during consultation of the Master Plan and Amendment C58 does not support the creation of new vehicle access points within 800m of a major intersection. The proposed access road in the Master Plan will be within 800m of the existing Gray Street and Sea Lake - Swan Hill Road intersection. While VicRoads would prefer that access is provided via Dead Horse Lane they have, as discussed above, agreed to consider a new mid block intersection from the SWDP to Sea Lake - Swan Hill Road via either a new left in and left out only intersection, or a one way (left in and out) service road located entirely within the property. The intersection will need to be designed and constructed to VicRoads standards.

Requirements for the provision of necessary access upgrades have been incorporated into Schedule 6 to the DPO in Amendment C58.

**Former Department of Environment and Primary Industries (DEPI)** – During the preparation of the Master Plan and the amendment documents DEPI were consulted and provided in principle support for the amendments and the Master Plan. Given the time it could take for some of the rezoned land to be developed, and the potential continued use of these lands for agriculture purposes, it is considered appropriate to undertake the detailed environmental auditing of the land at the time of development (i.e. during the assessment of the subdivision permit application). DEPI supported the inclusion of
environmental audit and soil testing requirements within the six (6) schedules to the DPO.

No formal response was received from DEPI during the exhibition period.

However, as a result of comments received from Environment Protection Authority in relation to environmental auditing this requirement has been incorporated and all six (6) schedules to the DPO.

Former Department of Transport (DoT) – During the preparation of the Master Plan and the amendment documents DoT were consulted and provided in principle support for the amendments and the Master Plan. DoT also encouraged increased housing densities along the proposed collector roads within the SWDP. The collector roads will act as a public transport route once the service becomes available. The six (6) schedules to the DPO encourage increased densities along the collector roads and around the proposed Commercial 1 Zone and other activity areas.

The Department of Economic Development, Jobs, Transport and Resources (DEDJTR) is the new department responsible for public transport and was notified during consultation of the Master Plan and six (6) amendments. The department supports and commends the Master Plan for the consideration given to the active transport modes, public transport, mixed residential densities and transport infrastructure needs.

Aboriginal Affairs Victoria (AAV) - During the preparation of the Master Plan and the amendment documents AAV were consulted and provided in principle support for the amendments and the Master Plan. AAV advised there is no known cultural heritage significance within the SWDP. AAV provided notes, relevant to cultural heritage significance, that are to be included in future planning permits. The six (6) schedules to the DPO include requirements for these notes to be included in future planning permits.

No formal response was received from AAV during the exhibition period.

Department of Environment Land Water and Planning (DELWP) – During the preparation of the Master Plan and the amendment documents DELWP were consulted and kept informed throughout of the development of the Master Plan. The department is generally supportive of the amendments and the Master Plan.
The DELWP comments during consultation relates to the investigation of Dead Horse Lane as a future bypass, noting that these investigations would need to consider the impacts on the native vegetation. A note was included in the Master Plan in response to DELWP’s comments.

Relevant internal departments were also consulted during the development of the Master Plan and background documents. In particular, inputs were sought from Asset Management Department, Engineering Department, Natural Resource Management Department, Council Valuer, Economic Development, and the Community Facilitation Unit of the Swan Hill Rural City Council.

Consultation of the draft Master Plan

Upon completion of the draft Master Plan formal public consultation was undertaken for a period of one month. It is also noted that one of the conditions for authorisation for Amendment C58 requires that the Master Plan is consulted during the time of public exhibition of Amendment C58 (Amendment C58 is one of the six (6) amendments for the SWDP).

During consultation a public notice was published at the local newspaper The Guardian together with a media release inviting public comments on the Master Plan. All the owners and occupiers within the SWDP, adjoining properties, relevant State agencies and service providers were formally notified during public consultation for the Master Plan.

Formal comments were received on the Master Plan from VicRoads, EPA, DEDJTR, LMW, GMW and James Golsworthy (consultant representing clients who are landowners within the SWDP). Comments received have been considered. The Master Plan and the schedules to the DPO have been amended as appropriate in response to the comments received. Attachment 2 outlines the comments received and Council’s response.

As per the condition for authorisation for Amendments C60 to C64, the revised Master Plan was exhibited as part of the background documents with these five (5) amendments.

Public Exhibition of Amendment C58

Amendment C58 was placed on public exhibition between 26 May to 30 June 2015. A total of eight (8) submissions were received within the exhibition timeframe, including one (1) late submission. A copy of all submissions and the Council’s responses to the comments and concerns raised to Amendment C58 and the Master Plan are provided in attachment 2.

No submissions were received objecting to Amendment C58 and the Master Plan. Generally, the submissions were supportive of Amendment C58. The following summarises the main comments and concerns raised by submitters:
1. Required the provision of suitable setbacks/separation distances between residential and industrial zones (as per Clause 52.10 and specifically referred to the land use at 7 Dead Horse Lane and future LMW pump station)
2. Required the provision of an environmental management plan;
3. Required the provision of a Certificate of Environmental Audit within the schedules to the DPO;
4. Requested development within the SWDP be connected to reticulated services (specifically sewer and water);
5. Requested the inclusion of a provision for development proposals to demonstrate that they would not impact detrimentally on the flow and quality of surface and ground water;
6. Requested inclusion of a setback from GMW surface infrastructure;
7. Questioned the need for separation distances between the Farming and residential zoned land;
8. Questioned the retention of land within a Farming Zone and the application of the 1000sq m lots around the Low Density Residential Zoned land;
9. Questioned the lack of open space provided (with the exception of Ken Harrison Reserve);
10. Questioned the size of the storm water retarding basins, suggesting they are oversized and limit development potential;
11. Questioned the environmental audit requirement;
12. Requested a reference be included on the Master Plan that notes that impacts on the native vegetation are to be considered as part of any potential future investigations of a bypass along Dead Horse Lane;
13. Requested that access to Sea Lake - Swan Hill Road be provided via either a left in and left out intersection or a one way service road;
14. Requested clarification of the DPO requirement for a s173 agreement (including the content of the s173 agreement; infrastructure contributions, calculations and landowner liability); and
15. Suggested that a Development Contributions Overlay should be prepared in place of the DPO schedules (the DPO schedules include the s173 agreement requirement).

Changes were made to the Master Plan and Schedule 6 to the DPO in response to the comments received through the exhibition process.

Similar changes were made to the schedules to the DPO with Amendments C60, C61, C62, C63 and C64 prior to the amendments being publically exhibited. The revised Draft Master Plan for Swan Hill South West Development Precinct Version 7 - August 2015 was also exhibited as part of the background documents with these amendments.

However, some of the submissions comments (refer to attachment 2) were unable to be accommodated. The Panel process allows submitters to present their concerns at the Panel Hearing.
Feldtman Reserve
The Council owned Feldtman Reserve is located within the SWDP and is proposed to be rezoned as part of Amendment C58. The Swan Hill Pony Club has been using the Reserve and need to be relocated. During the exhibition period for Amendments C60, C61, C62, C63 and C64 correspondence was received regarding the relocation of the reserve, while relevant to C58 Amendment area it was not received as a submission to amendment. However, Council has been working with and will continue to work with the Club assisting them relocating to an appropriate new location.

Public Exhibition of Amendments C60, C61, C62, C63 and C64
Amendments C60, C61, C62, C63 and C64 were placed on public exhibition between 13 August to 14 September 2015. A total of twelve (12) individual submitters made a submission to one or all of the five (5) amendments within the exhibition timeframe.

One (1) submission was received objecting to Amendments C60, C61, C62, C63 and C64 and the Master Plan. The remaining eleven (11) submitters were supportive of the amendments and the Master Plan, but some submitters requested changes. The following summarises the main comments and concerns raised by submitters:

1. Requested that access to Sea Lake - Swan Hill Road be provided via either a only left in and left out intersection or a one way service road;
2. Requested clarification of the DPO requirements associated with the s173 agreement (including the content of the s173 agreement; infrastructure contributions, calculations and landowner liability);
3. Suggested that a Development Contributions Overlay should be prepared in place of the DPO schedules (the DPO schedules include the s173 agreement requirement);
4. Requested development within the SWDP be connected to reticulated services (specifically sewer and water);
5. Suggested the removal of level of detail within the DPO would normally be considered at the time of a planning permit and duplication of provisions within other legislation (for example the cultural heritage significance) or;
6. Sought clarification of the access to Ken Harrison Reserve from the Amendment C60 area;
7. Noted there are no collector streets within the Master Plan;
8. Questioned the involvement of the Catchment Management Authority in the SWDP;
9. Questioned the environmental audit requirement and its consistency with the relevant practice note and Ministerial direction; and
10. Questioned the suitability of residential development within the vicinity of the Swan Hill airport, suggesting that residential growth in this location would risk the future use and viability of the airport.
Councils response to submission received for the SWDP and six (6) amendments

The following discusses the main points raised through submissions to the six (6) amendments and provides the Council’s position. This section does not revisit the submissions made to the Master Plan for the SWDP (refer to attachment 2 for submissions and Council response to the Master Plan). Note that not all of the submission comments are discussed in this report, for a summary of all comments received and the Council’s response refer to attachment 2.

Separation distances and EPA requirements

Through Amendment C58, and development of the Master Plan, the EPA requested a number of changes that sought to:

- Limit the potential for land use conflict through applying suitable separation distances (specifically around 7 Dead Horse Lane and other industrial activity within adjacent the Industrial Zone along Gray Street);
- Protect the amenity of future residents, while allowing adjacent farming and industrial use to continue;
- Require an environmental audit of the land within the SWDP, given the historical use of the land (gun club and firing range, agriculture, etc.); and
- Requested a 20 meter buffer around 7 Dead Horse Lane;
- Suggested that a Low Density Residential Zone rather than a General Residential Zone be applied along the urban fringe (2000m² lots).

The EPA specifically requested that the following changes were made to the schedule to the DPO:

- Section 1.1 include a reference to Clause 52.10 of the Swan Hill Planning Scheme;
- Section 1.3 include a reference to Clause 52.10 of the Swan Hill Planning Scheme;
- Section 3.1.5 require a certificate of environmental audit to ensure that the land is suitable for its intended land use; and
- Section 3.1.6 require an environmental management plan.

These changes were included within the schedules to the DPO and exhibited as part of Amendments C60, C61, C62 C63 and C64.

Generally, the EPAs suggestions have been incorporated into the DPO Schedules, with the exception of:

- the application of the Low Density Residential Zone;
- the request for development to connect to reticulate sewer;
- comment made in relation to how ‘full proof’ the use of a s173 agreement is; and
- the LMW pump station and potential for odour issues.
In general, these matters were considered to be either relevant to the detailed design stage or outside the EPAs responsibilities (refer to Councils response at attachment 2).

Submissions to Amendment C60 and C64 questioned some of the changes made as a result of the EPA’s submission, specifically the need for an environmental audit and the reference to ‘adverse amenity potential’.

Given the historical use of the land (as a gun club and shooting range) a preliminary environmental assessment must be undertaken. The findings of the preliminary environmental assessment will determine whether a full environmental audit will be required. This is consistent with the Practice Note for General Practice Note Potentially Contaminated Land June 2005, which identifies a shooting or gun club use as having high potential for contamination. The SWDP is also within 1.5 km of Industrial Zone land. It is possible that a use could be considered and approved prior to the amendments being finalised, which may result in adverse amenity considerations needing to be considered in accordance with Clause 52.10. As such, references to the requirement for an environmental audit and adverse amenity are to be retained within the schedules to the DPO.

The 20 meter buffer around 7 Dead Horse Lane is to allow the use of the site and protect the amenity of the proposed residential development area. The site was historically used as a gun club and shooting range (high potential for contamination). More recently, the site has been used as a transport storage and cool room facility (other industrial use - medium potential for contamination). A permit was recently issued to use the site for mechanical service and repair (note the permit included conditions relevant to internal buffers, hours of operation and noise levels). A similar use application is currently being considered. Given the EPAs request for the buffer and the proposed land use of the site, the 20 metre buffer around is to be retained.

Further the EPA requested and supported the larger lot size and setbacks for properties fronting the Farming Zone. The EPA suggested rezoning the larger lots (2000m2) at the urban interface to a Low Density Residential Zone. The Council considers that the inclusion of the Master Plan within the schedules to the DPO and the future amendment that will implement the recommendations of the 2015 Review of the Swan Hill Planning Scheme will provide sufficient weight to the delivery of the larger lots in this location. It will also provide for a logical future growth pattern to emerge should the Council determine that further residential land is required, beyond the 30 year time frame, beyond the current boundary. Further it would also ensure that the same development criteria is applied throughout the SWDP, providing consistency in the planning outcomes for the area.

No change is proposed to the schedules of the DPO.

Retention of Farming Zone land
Submissions to Amendment C58 and C60 questioned the retention of land within the Farming Zone and advising that there would be a more suitable zone for this area (although not alternative zone was suggested in the submission).
Landowners were provided the opportunity to come up with and justify an alternative zone for the sites that are to be retained as Farming Zone, no alternative option was suggested. However, this area should not be rezoned to a residential zone, as it would create unnecessary contradiction with Clause 52.10 requirements and planning issues in the future that should be avoided.

If in the future request for an appropriate zone is received the Council would consider the request.

No change is proposed to the schedules of the DPO.

**Reticulated service connections**

Submissions to the six (6) amendments requested that the SWDP precinct be connected to all available reticulated services (sewer, water, telecommunications, power, etc.). This matter can be addressed at the development plan and or subdivision level through referral to the relevant service provider/authority. No change is proposed to the schedules of the DPO.

**Open space provision within the SWDP**

Submissions to Amendment C60 and C64 raised concerns that Ken Harrison Reserve (the Reserve) was to be the only public open space.

It is considered that the Ken Harrison Reserve (the Reserve) provides for the open space requirements to serve SWDP residents and also the broader recreational needs of the Swan Hill community. In particular, the Swan Hill Reserves Master Plan 2007 recognises the Reserves will, in the medium to long term, become a key open space and recreational precinct for the residential population that will emerge in the SWDP of Swan Hill to 2050.

The Swan Hill Reserves Master Plan 2007 also notes that while the Ken Harrison Sporting Complex has been developed primarily as a sporting reserve, the new complementary direction for the Reserve will encompasses greater provision for non-sporting opportunities. The change in direction for the Reserve was driven by two key factors: firstly, the future importance of the Reserve to provide for the recreational and open space needs of the new residential community within the SWDP, and secondly, the increased participation generally by people in unstructured, informal recreation activities, such as walking, cycling and family outings.

No change is proposed to the schedules of the DPO.

**Storm water retarding basins**

Submissions to Amendment C60 and C64 raised the following concerns:

- that the storm water retarding basins were different to what is in the Swan Hill SWDP Drainage Strategy July 2015; and
• that the storm water retarding basins were oversized for the development and would create wasted development opportunities.

The Council is aware that the stormwater retarding basins are different to what was included within the Swan Hill SWDP Drainage Strategy (July 2015). The Swan Hill SWDP Drainage Strategy (July 2015) was amended to rectify the inconsistency. These changes were made and the Swan Hill SWDP Drainage Strategy (July 2015) exhibited as part of Amendments C60, C61, C62, C63 and C64.

The stormwater basins locations shown on the Master Plan were indicative only and based on the Swan Hill SWDP Drainage Strategy (July 2015). The basins do not have to be built to full size immediately. It is expected that the construction of the basins will be staged. It will be important to set aside sufficient land for the full development of the basins at the initial development stage.

It is expected that the pump station and rising main would have to be fully developed at the initial stage but the basins can be excavated in phases as the land is developed. It is acknowledged that there will be maintenance costs for the landowner; however this is preferable to the increased maintenance and renewal costs of additional drainage basins and pumps.

The Master Plan identifies the drainage catchments for each of the amendment areas and the DPO schedules require a detail drainage plan to be prepared for each amendment area. The individual drainage plans for each amendment area will be required that include the location of the basin.

No change is proposed to the schedules of the DPO.

**Impacts on the native vegetation**

The DELWP submission to Amendment C58 requested that the Master Plan be amended to reflect the DELWP concerns with the possible impact on native vegetation associated with the potential future use of Dead Horse Lane as a bypass. The Master Plan has been amended to include this note.

Refer to the ‘Consultation undertaken prior to the commencement of Amendments’ section of this report for further discussion on this matter.

**Access to Sea Lake - Swan Hill Road**

VicRoads submission to all six (6) amendments requested that access to the SWDP from Sea Lake – Swan Hill Road only be provided via either a left in and left out intersection only or a one way service road.

There are no approved documents at VicRoads to require this. Councils Swan Hill South West Development Precinct Traffic Impact Assessment (May 2015) confirms that a safe access can be provided that would satisfy VicRoads requirements. Further, both the Swan Hill South West Development Precinct Traffic Impact Assessment (May 2015) and the SWDP Contributions to Infrastructure (3 March 2015) reports outline the upgrade requirements. These requirements have been
included within the respective schedules to the DPO. VicRoads are able to include permit conditions on future development applications, if a referral to VicRoads is triggered and the upgrade works are justified. This matter will also be discussed at the Panel Hearing.

VicRoads also requested all future development stages for the SWDP be referred to VicRoads. Not all the stages within the SWDP will require a referred to VicRoads. Referral of future stages of development will be in accordance with the requirements of the Swan Hill Planning Scheme, the Planning and Environment Act 1987 and the Subdivision Act 1988.

No change is proposed to the schedules of the DPO.

*Infrastructure contributions within the S173 Agreement*

Submissions to Amendment C58, C60 and C64 raised concerns regarding the content of the s173 agreements, specifically the infrastructure contribution, infrastructure calculations and landowner liability. These matters are in part discussed in the ‘Approach to Infrastructure provision’ section of this report.

Contents of the s173 agreements are included within the DPO schedules and the details of s173 Agreement for the infrastructure cost sharing is provided in Appendix B in the South West Development Precinct Contributions to Infrastructure (3 March 2015).

The infrastructure costs at this stage of the amendment have been estimated by Council (provided in Appendix B in the South West Development Precinct Contributions to Infrastructure (3 March 2015)). The remaining costs are dependent upon various factors including requirements service providers, size and layout of future developments, which also determines the size of drainage retarding basins and length of local streets, kerbs footpaths and so on. Council cannot estimate these costs. All other infrastructure costs within individual amendment areas are to be determined by the landowners, including the cost sharing between landowners.

When the single s173 agreement arrangement with all the landowners within the SWDP was unsuccessful, Council progressed an individual s173 agreement option which will be only between respective landowners within each amendment area and Council. In addition, the landowners whose land is within the initial areas being rezoned agreed to a s173 agreement option. The s173 agreement approach will allow for the extended time frame for the completion of development within the SWDP (expected to be over 40 years) and the associated difficulties in determining standards and costs over the timeframe. It will also alleviate the need to amend the Swan Hill Planning Scheme (required every time the DCP figures were to be amended) and the associated cost for Council to regularly recalculate and amend the planning scheme.

The infrastructure provisions have been clearly documented in the DPO schedules. It is considered that there are no open ended provisions for infrastructure.
If a cash contribution was included within the schedules to the DPO or a DCP it would need to be amended regularly (through a planning scheme amendment process). If it was not regularly reviewed and amended it would become an open ended cash contribution /infrastructure provision that may result in development cost shortfalls.

The Housing Institute Association Ltd made submissions to Amendments C60, C61, C62, C63 and C64 advising that they did not support the inclusion of infrastructure/developer contributions. They also wanted to better understand Council’s method of collecting development/infrastructure fees particularly in light of the Planning and Environment Amendment (Infrastructure Contributions) Bill 2015 and the current State Government review work “Reforming Infrastructure Contributions”.

The approach taken is consistent with the Governments approach to developer contributions.

It is noted that the Government is undertaking an Infrastructure contributions reform. It proposes to introduce a new simple, standardised and transparent infrastructure contributions system for levying development contributions towards the provision of infrastructure in growth and strategic development areas across Victoria.

The new system is to be introduced in early 2016 and in the first instance will be applied in Greenfield growth areas and strategic development areas. This matter cannot be considered until the Government completes its review.

No change is proposed to the schedules of the DPO.

Replication of requirements within the Planning Scheme and other Acts

Submissions to Amendment C60 and C64 suggested that the DPO schedules be revisited to remove the duplication with other planning scheme and legislation requirements. For example, it was considered that the schedule to the DPO included requirements that would be addressed through planning requirements for a subdivision application and replicated the requirements within the Aboriginal Heritage Act 2006.

The level of detail required within the schedules to the DPO is considered to be appropriate. The Master Plan provides the overarching detail for the SWDP, therefore the individual development plans require further detail to be provided. Further, it removes ambiguity and provides consistency with the approach to each of the development areas within the SWDP.

The provision of a cultural heritage note within the schedules to the DPO, was at the request of Aboriginal Affairs Victoria. While it is acknowledged that the site is not affected by an area of cultural heritage significance, there is the potential (as with any development) that through works to develop the area that an artefact or site may be identified.
No change is proposed to the schedules of the DPO.

**Master Plan content**

Submissions to Amendment C58 and C60 sought advice as to why the Master Plan did not include:

- access to Ken Harrison Reserve;
- the lower level collector streets;
- the need for the gravel turning circle.

The preliminary design for Ken Harrison Reserve identifies the opportunity to connect to the new residential area in the south west corner of the Reserves Master Plan. The DPO Schedule 7, 8 and 9 include specific requirements for the provision of linear access to Ken Harrison Reserve.

Similarly, the main collector roads are identified on the Master Plan. Lower level collector streets have not been identified to allow developers flexibility with the subdivision design.

The inclusion of the turning circle was for the benefit of the developer – to reduce costs and enable staged development of the individual properties; it also ensures access for service and emergency vehicles and safe accessibility within the development.

No change is proposed to the schedules of the DPO.

**Protection of water quality**

GMW submission to Amendment C58 requested the inclusion of a provision for development proposals to demonstrate that they would not impact detrimentally on the flow and quality of surface and ground water.

The schedules to the DPO were amended to include this requirement and were exhibited as part of Amendment C60, C61, C62, C63 and C64.

**GMW setbacks from infrastructure**

GMW submission to Amendment C60, C61, C62, C63 and C64 requested setback requirements is included within the schedules to the DPO from their infrastructure.

The schedules to the DPO are to be amended.

**Reference to the North Central Catchment Management Authority (North Central CMA)**

A submission to Amendment C60 questioned the inclusion of the reference to the North Central CMA. This is an error and the reference to the North Central CMA will be removed.

**Swan Hill Airport**

The objection to Amendments C60, C61, C62, C63 and C64 outlines the concerns with extending residential development toward the Swan Hill airport and the
subsequent risk to the viability of the airport (including for light general aviation purposes). The submitter also highlights their concerns with, not only the airport operation and business, but also broader economic development and tourism potential for the Swan Hill region.

The Council are supportive of the continued use of the airport and its role in tourism and economic development for the region.

The airport receives limited use and the residential land to be rezoned should not affect the continued use and operation of the airport.

The SWDP has been noted for residential development since 1999 (the introduction of the new format planning scheme). Further the location of future residential growth for Swan Hill has been considered through a number of processes since, including the following more recent reviews:

- The Loddon Mallee North Regional Growth Plan; and

During these reviews consideration was given to existing land uses (farming, commercial, industrial) to determine a suitable location for urban growth.

The Councils engineering department’s advice regarding runways 15/33 and 04/22 are as follows:

- Runway 15/33 (which flies over the SWDP) are both grass runways with aircraft weight limits below the current noise overlay;
- Operations of aircraft are limited to daytime operations due to no pilot lighting provided on grass runways;
- Operation of runway 04/22 and 15/33 are not affected; and

The land use surrounding the township of Swan Hill presents constraints to the siting of residential development (main airport runway, flood prone land, farming and industrial land uses). The SWDP was considered the appropriate location to provide for residential growth for the following reasons:

- the long standing proposal to develop the SWDP;
- the existing site constraints to the north (flooding, farming and industrial uses) and south east (farming use and main airport runway) of Swan Hill; and
- the policy to protect farming areas and to limit urban sprawl around Swan Hill.

The other potential site for residential growth would be south of the township towards the Murray Valley Highway, however this site would be affected to a greater extent and potentially heighten the risk of the airport having restrictions than developing the SWDP.

In response to the comments received through submissions process appropriate changes have been made to the Amendment documents (refer to attachment 2). However, some of the comments made within the submissions were not able to be accommodated (as outlined in attachment 2).
The Panel process allows submitters to present their concerns at the Panel Hearing.

**Panel Hearing – Planning Panels Victoria**

Implementation of the SWDP initial rezoning involves six (6) amendments (Amendment C58, C60, C61, C62, C63 and C64) to rezone about 143ha of land. Given this, Planning Panels Victoria supported deferring the Panel Hearing for Amendment C58. This allows Amendment C58 to be heard concurrently with other five (5) amendments (Amendments C60, C61, C62, C63 and C64).

As such the following panel hearing dates have been set for all six amendments:
- directions hearing: To commence in the week of 9 November 2015
- panel hearing: To commence in the week of 7 December 2015

**Financial Implications**

Cost of preparing the preliminary background documents have been partly recovered from respective landowners whose land is being rezoned in the initial stage. The remaining costs will be recovered once the remainder of the land within the SWDP is rezoned.

Holding concurrent Panel Hearing’s for the six (6) amendments will reduce Councils cost, as there will be only one Panel hearing and representation by expert witnesses will be required.

**Social Implications**

The Master Plan informs the rezoning of land within SWDP to facilitate the supply of residential land to meet the increasing housing needs of Swan Hill communities. Rezoning land is also critical for addressing the affordable housing issues. In addition, future developments within the SWDP will offer a variety of residential lots that will meet the diverse housing needs of future communities.

The Master Plan encourages the provision of community facilities such as aged care facilities, medical centre, childcare centre, retail activity areas and public places. Further, the six (6) new schedules to the DPO encourage that future developments within the SWDP incorporate sustainable design and healthy by design principles. The development infrastructure within SWDP is to be constructed to the standards specified in the Local Government Infrastructure Design Manual (adopted by Council in April 2013).

The above requirements are to ensure future development within the SWDP meet community needs and enhance the liveability of the area and the wellbeing of Swan Hill communities.
Economic Implications

The Master Plan approach is not expected to have any negative impact on the local economy. In contrast, facilitating the provision of appropriately zoned residential land will have positive impacts on the economy.

The proposed retail activity area, medical centre, aged care facility and childcare centre will bring employment opportunities. In addition, during the construction of future developments there will be direct and indirect job opportunities created for locals, particularly in the areas of real estate, building and construction.

Environmental Implications

Farming and Low Density Residential zoned land within the SWDP are already cleared and have been used for dry land and irrigated agriculture activities and rural residential purposes. As such there are no significant flora and fauna left within the SWDP to be affected by future developments.

As part of the pre-amendment consultations, the former Department of Environment and Primary Industries were consulted. The department did not have any objection to the Master Plan and agreed that removal of native vegetation to facilitate future developments within the SWDP will have to be assessed as per the requirements of Clause 52.17 of the Swan Hill Planning Scheme.

GMW requires that future use and developments should not impact detrimentally on the flow and quality of surface water and ground water. The six (6) schedules to the DPO have been amended to include this requirement.

Further, the six (6) schedules to the DPO require detail studies/analysis to be undertaken prior to issuing planning permits for future use and developments. These studies are to identify and minimise negative impacts of future developments on the environment.

SWDP is not located within the designated Bushfire Prone area, nor affected by Bushfire Management Overlay / Wildfire Management Overlay. Any bushfire risk would be addressed at the building permit stage with construction standards enforced through the Building Code of Australia.

Risk Management Implications

There are no known risks in undertaking the master planning process for the SWDP.

Council Plan Strategy Addressed

*Economic Growth* - A prosperous, growing and diverse local and regional economy.
Recommendations

That Council:

1. Note the submissions received to the Master Plan for the Swan Hill South West Development Precinct and to the six (6) amendments and acknowledge the changes made to the Master Plan and to the six (6) schedule to the Development Plan Overlay.

2. Acknowledge that there will be amendments to the Master Plan and the background documents to accommodate appropriate changes as needed during the life of the Master Plan.

3. Adopt the Master Plan for the South West Development Precinct (Version 8 20 October 2015) and the background documents listed below.

4. Note that the Panel Hearing for Amendment C58 has been deferred and will be heard concurrently with the Panel Hearing for Amendments C60, C61, C62, C63 and C64;

5. Resolve to request the Minister for Planning to appoint an independent Planning Panel to consider the submissions received for Amendments C58, C60, C61, C62, C63 and C64.

6. Note that as part of the future amendments for the review of the Swan Hill Planning Scheme incorporate necessary amendments to Clause 21 (Municipal Strategic Statement) and any other sections of the Swan Hill Planning Scheme as appropriate to provide statutory effect to the adopted Master Plan for the South West Development Precinct and the background documents listed below.

Background documents informing the Master Plan

- Swan Hill South West Development Precinct Drainage Strategy (July 2015 or as revised thereafter)
- Swan Hill South West Development Precinct Traffic Impact Assessment (May 2015)
- Swan Hill South West Development Precinct Traffic Strategy (February 2015 or as revised thereafter)
- South West Development Precinct Contributions to Infrastructure (July 2015 or as revised thereafter)
- Master Plan for the South West Development Precinct (Version 8, 6 October 2015)
Attachments

- Master Plan for the South West Development Precinct (Version 8, 20 October 2015)
- Submissions received for the Master Plan and Council’s response
B.15.74  REVIEW OF THE SWAN HILL PLANNING SCHEME 2015

Responsible Officer: Director Infrastructure
File Number: S22-03-02-01
Attachments: 1 Swan Hill Planning Scheme

Declarations of Interest:
David Leahy - as the responsible officer, I declare that I have no disclosable interests in this matter.

Summary

Monitoring, auditing and reporting of the Planning Scheme is a mandatory requirement under the Planning and Environment Act 1987 and Local Governments are required to review their Planning Schemes every four years. The review of the Swan Hill Planning Scheme was proposed for 2014. However, due to the State level planning reforms that were still underway in early 2014, Council requested and obtained an extension of time from the Minister for Planning to undertake the review in mid 2015. As such the review of the Swan Hill Planning Scheme commenced in July 2015 and the report submitted to Council for adoption at its meeting in October 2015.

This report seeks to have Council adopt the Swan Hill Planning Scheme Review Report 2015 and send to it to the Minister as per the requirement of section 12B (5) of the Planning and Environment Act 1987.

Discussion

Background

This Swan Hill Planning Scheme Review 2015 (“the Review”) has been prepared in accordance with the Department of Environment, Land, Water and Planning (DELWP) Review of Planning Schemes Practice Note, 2006. The Review provides Council with an overview of the performance of the Swan Hill Planning Scheme; an understanding of what state and local policy changes have occurred since the last review; and recommends action required in the future.

The ‘new format’ Swan Hill Planning Scheme was approved in September 1999. Since then the Planning Scheme has been reviewed in 2002 and 2010. The Review also includes an audit of the recommendations from the earlier reviews and found that Council has had regard to these recommendations and has significantly advanced the majority of matters raised in those reports.
Summary of the findings of the current Review

The current Swan Hill Municipal Strategic Statement (MSS) and local policies are addressed under the themes of Settlement and Housing, Environment, Natural Resource Management, Built Environment and Heritage, Economic Development and Infrastructure and Transport. The Review found that while the major strategic land use issues identified in the MSS remain relevant, there are a number of new or emerging issues that are apparent and require further consideration and strategic directions: These issues include the following:

- Dwellings in the Farming Zone
- Small lot subdivision in the Farming Zone
- Environmentally efficient design in the built environment
- Climate Change
- Water allocations
- Bushfire protection
- Car parking (particularly in Swan Hill)
- Non residential uses in residential areas (particularly medical centres, childcare centres and place of assembly).
- Impacts of an aging population on health facilities and the need for aged care facilities
- Low Density Residential Zone lot sizes (after the recent reforms)
- Freight and logistics precincts
- Mining
- Drainage impacts on urban growth
- Proximity of development to waterways
- Adequacy and location of industrial land in Swan Hill
- The future of the small towns in the municipality.

The Review also analysed Council’s strategic performance and the significant shifts in the State and local planning policy since the last review in 2010. There have been a number of new strategies at both State and local level leading to a new policy context for managing land use and development within the municipality. State and local strategic priorities emerged since the last review includes the following:

- New zones including revised Rural Zones, Residential Zones, Industrial Zones and Commercial Zones.
- Melbourne Metropolitan Plan (‘Plan Melbourne’).
- Draft Master Plan for South West Development Precinct, 2015
- Bromley Road Streetscape Master Plan- Robinvale, 2013.
- Swan Hill Riverfront Master Plan 2013.

Some of these strategic changes at the State level will have profound implications for the Swan Hill Planning Scheme (SHPS).

The Review also recognises the new state-driven structure known as the Planning Policy Framework (PPF) model which on completion may require structure and format changes to the current SHPS MSS. Similarly consequential changes arising from modifications to other state sponsored issues such as the development contributions review, native vegetation changes and the introduction of regional growth plans will also have an impact on the structure and content of the SHPS.

It is not appropriate to make significant changes to the layout or structure of the SHPS MSS until the PPF is complete, other than to update and make content changes to reflect the adopted strategic works and remove unnecessary and superfluous material from the MSS.

The Review acknowledges there have been changes at the local level to key Council documents since the 2010 review, in particular the Council Plan and the Municipal Public Health and Wellbeing Plan. The Review also notes that changes to legislation in 2008 have reiterated the importance to bring together the planning process for all of the plans in line with Council election cycles. This change seeks to enhance linkages between the Municipal Public Health and Wellbeing Plan, the Council Plan and the SHPS.

It also recognises that both of the local policies at Clause 22 need to be reviewed and current strategic work is likely to lead to the need for new local policies. In particular, new local policies arising from the current Rural Land Use Strategy, Car Parking Strategy and the Master Plan for the South West Development Precinct.

In relation to zones and overlays the review found that most of the zones, overlays and schedules in the SHPS require some level of review and further work to include possible exemptions, map changes and deletion. Many of the changes to the zones need to be based on current strategic works.

Particularly, the review found that few of the overlay (and zone and particular provisions) schedules provide any meaningful exemption provisions. As a result of inadequate exemptions in many cases, all buildings and works require a permit. The Review highlights the need to remove unnecessary planning permit triggers which are resource-intensive for little obvious benefit.
Further, the Review identifies strategic gaps in the current SHPS, recommending that the list of existing strategic and policy works to be undertaken and programs to be completed should be prioritized.

Consultation

The Review was undertaken in consultation with internal staff, Councillors and relevant State agencies.

Internal consultation included a series of workshops with Councillors, planning and non-planning staff followed by written comments from participants. These workshops provided inputs from both users and non-users of the SHPS and comments on emerging issues and policy gaps that are to be addressed in the new MSS and other relevant provisions of the SHPS. Findings from these workshops are discussed in the review report.

Externally the following State agencies were consulted by sending letters seeking their input into the review:

- Lower Murray Water
- Goulburn Murray Water
- Country Fire Authority
- Environment Protection Authority
- Department of Education (North Western Victoria Region)
- Department of Economic Development, Jobs, Transport and Resources
- Department of Environment, Land, Water and Planning (both the transport division and the planning division were notified)
- Aboriginal Affairs Victoria (Loddon Mallee Heritage Program)
- VicRoads
- Origin Energy
- Powercor
- Telstra (Development Forecasting Section)
- Mallee Catchment Management Authority, and
- North Central Catchment Management Authority

Comments were received from North Central Catchment Management Authority, Goulburn Murray Water, Department of Economic Development, Jobs, Transport and Resources and Environment Protection Authority. Authorities’ comments have been discussed and considered in the review report, and appropriate recommendations have been provided to address the concerns raised.

Financial Implications

Cost of undertaking the review was covered from the Planning Department 2015/16 annual budget.
Social Implications

There are no known negative social implications of undertaking this review. Implementing the recommendations outlined in the review report will positively contribute to direct and indirect social impacts.

Economic Implications

There are no known negative economic implications of undertaking this review. Implementing the recommendations outlined in the review report will positively contribute to direct and indirect economic impacts.

Environmental Implications

There are no known negative environmental implications of undertaking this review. Implementing the recommendations outlined in the review report will positively contribute to direct and indirect environmental impacts.

Risk Management Implications

There are no known risks by undertaking this review. As discussed above the review is a requirement of the Planning and Environment Act 1987, undertaking the review eliminates the risks of noncompliance.

Council Plan Strategy Addressed

**Governance and Leadership** - Community leadership through effective strategic planning.

Options

Nil

Recommendations

That Council:

1. Adopt the Swan Hill Planning Scheme Review Report 2015 report as the review required pursuant to section 12B (1) of the Planning and Environment Act 1987.

2. Forward the report to the Minister for Planning as required by section 12B (5) of the Planning & Environment Act 1987.

3. Agree to undertake necessary amendments to the Swan Hill Planning Scheme, when appropriate, as per the recommendations of the Swan Hill Planning Scheme Review Report 2015.
Attachment

- Swan Hill Planning Scheme 2015
  Planning Scheme Review Report
B.15.75 AMENDMENT C67 TO SWAN HILL PLANNING SCHEME – NYAH WEST OLD POLICE STATION AND COUNCIL OWNED PUBLIC USE ZONE LAND AT NO. 20 AND 24 LLOYD STREET NYAH WEST

Responsible Officer: Director Infrastructure
File Number: S22-03-01-09
Attachments: 1 Explanatory Report, Instruction Sheet and Zoning Map for Amendment C67

Declarations of Interest:
David Leahy - as the responsible officer, I declare that I have no disclosable interests in this matter.

Summary

The purpose of this report is to request Council to seek authorisation from the Minister for Planning to undertake Amendment C67 to the Swan Hill Planning Scheme.

Discussion

On 28 July 2015 the Council received a request from the Victorian Department Treasury and Finance’s consultant [Sweett (Australia) Pty Ltd] to rezone 20 Lloyd Street Nyah West from a Public Use Zone – Other Public Use (PUZ7) to a General Residential Zone (GRZ). The purpose of the rezoning is to remove a redundant zone and include the property in an appropriate zone to allow for its sale.

The Amendment will also rezone Council owned land (residential units) at 24 Lloyd Street, Nyah West to correct the zone anomaly and to reflect its current residential use. It will rezone the land from a PUZ7 to a GRZ.

The Amendment also proposes to rezone land adjoining 30-34 and 26 Lloyd Street and 2 and 4 Station Street, Nyah West to set straight the northern boundary of abutting lots to facilitate the orderly development and planning outcomes for the adjacent properties. In order to do so the Amendment rezones a section of the Public Park and Recreation Zone (PPRZ) land to GRZ and Commercial 1 Zone (C1Z). Upon completion of the Amendment Council will negotiate with respective landowners to realign the boundaries (including consolidation) of these parcels of land.

Land affected by the Amendment

The land affected by this Amendment includes:

<table>
<thead>
<tr>
<th>Property address</th>
<th>Allotment details</th>
<th>Area/ha (approximate)</th>
</tr>
</thead>
<tbody>
<tr>
<td>20 Lloyd Street, Nyah West</td>
<td>CA 11B</td>
<td>0.13ha</td>
</tr>
<tr>
<td>24 Lloyd Street, Nyah West (part of)</td>
<td>Lot 2, LP147036</td>
<td>0.24ha</td>
</tr>
</tbody>
</table>
1.

The site is affected, in part, by Heritage Overlay 84 - Monash Avenue Precinct, Monash Avenue. However, no change is proposed to the Heritage Overlay as part of this Amendment.

Compliance with the Victoria Planning Provisions and Council policies

Compliance with the State Planning Policy Framework

The Amendment directly support and implement the State Planning Policy Framework by providing residential zoned land within an urban area, makes efficient use of residential zoned land, and allows for residential development in close proximity to a town centre.

The Amendment will facilitate the orderly development and planning outcomes by setting straight the northern boundaries of 30-34 Lloyd Street, 26 Lloyd Street, 2 Station Street and 4 Station Street, Nyah West.

In particular it meets the requirements of:

- Clause 10.02 Goal by fostering appropriate land use;
• Clause 11-Settlement by rezoning land within an existing urban area with existing services and infrastructure;
• Clause 11.04-6 by assisting with the provision of suitably zoned land and serviced land for housing to respond to the needs of existing and future communities;
• Clause 11.05 Regional Development by supporting the sustainable development of regional centres and its generally in accordance with the directives of the regional growth plan;
• Clause 11.11-Loddon Mallee North Regional Growth Plan by providing land to accommodate future population growth and in turn contribute to the local economy;
• Clause 17 Economic Development by providing land for use and development for commercial purposes;
• Clause 16-Housing which aims to facilitate the use and development of the land for housing within an existing residential area close to the established town centre making better use of infrastructure, open space, community facilities and retail;
• Clause 18-Transport by supporting efficient and sustainable transport infrastructure in an established residential location; and
• Clause 19-Infrastructure by providing residential development that supports the efficient use of social and physical infrastructure in an urban area.

Compliance with the Local Planning Policy Framework and Municipal Strategic Statement

The proposed Amendment supports and implements the Local Planning Policy Framework, in particular it meets the requirements of:

• Clause 21.03 Vision and Strategic Framework by facilitating development of Nyah West as a retirement and commuter town through the provision of residential zoned land;
• Clause 21.04-1 Settlement network and hierarchy by providing for population growth in smaller towns through the provision of residential zoned land;
• Clause 21.04-2 Orderly growth of towns and settlements by applying the General Residential Zone to residential areas in Nyah West to encourage infill and new residential development;
• Clause 21.07-1 High standard of urban design by allowing local heritage value and built character of towns to be considered as part of any subsequent design and development of the site; and
• Clause 21.10-5 Nyah West by supporting the broad objectives of the Clause regarding settlement and housing, built environment and heritage and economic development.
What the Amendment does
The Amendment proposes to:

1. rezone the former Nyah West Police Station at No. 20 Lloyd Street site currently zoned Public Use Zone (PUZ7) to a General Residential Zone (GRZ) to enable the disposal of the land

2. rezone Council owned land (including the residential units) at No. 24 Lloyd Street currently zoned PUZ7 and Public Park and Recreation Zone (PPRZ) to GRZ and Commercial 1 Zone (C1Z) to correct the zone anomaly to reflect its current residential use and to set straight the northern boundaries of 30-34 Lloyd Street, 26 Lloyd Street, 2 Station Street and 4 Station Street, Nyah West.

As shown on the following map No. 2 the amendment would result in the following changes to the Swan Hill Planning Scheme

- Rezone 20 Lloyd Street Nyah West from PUZ7 to GRZ.
- Rezone part of 24 Lloyd Street Nyah West from PUZ7 to GRZ.
- Rezone part of 24 Lloyd Street Nyah West from Public Park and Recreation Zone (PPRZ) to GRZ (land adjoining 30-34, 26 and 24 Lloyd Street).
- Rezone part of 24 Lloyd Street Nyah West from PPRZ to Commercial 1 Zone (C1Z land adjoining 2 and 4 Station Street).
- Amend Planning Scheme Map 27 Zone.
Consultation

The Amendment will be placed on public exhibition for a period of 30 days as per the requirements of the Planning and Environment Act 1987.

Financial Implications

The Amendment fees have been paid by the Department of Treasury and Finance. Cost of Public exhibition and other cost associated with the Panel Hearing will be paid for by Council.

Social Implications

The rezoning will facilitate residential and commercial development and make better use of land where existing social amenities are in place.

Rezoning small portion of the PPRZ land will not detract from the current and continued use of the open space / park area. The main open space / park facilities will be retained within the PPRZ.
Economic Implications

The rezoning will facilitate the use and development of the land for residential and commercial purposes supporting economic functions in the surrounding area.

Environmental Implications

The subject land is within an existing urban area and the rezoning will better utilise the land for residential and commercial development, reducing the need for additional land to accommodate predicted population growth, thereby reducing the environmental impact of the Swan Hill municipality as a whole. It will also set straight the northern boundaries of 30-34 Lloyd Street, 26 Lloyd Street, 2 Station Street and 4 Station Street, Nyah West to facilitate the orderly development and planning outcomes for the adjacent properties.

The site at No 20 Lloyd Street Nyah West is not contaminated nor has it been occupied by previous industrial uses. The site at No 24 Lloyd Street Nyah West has been used for residential purposes.

The PPRZ land adjacent to Nos. 30-34 Lloyd Street, 26 Lloyd Street, 2 Station Street and 4 Station Street; Nyah West has been used as a park /recreation reserve. The land has not been used for industry, mining, storage of chemicals. The known uses of the land are not listed as having a high or medium potential for contamination as outlined within the Practice Note for Potentially Contaminated Land 2005.

The subject land is not located within a Bushfire Management Overlay / Wildfire Management Overlay and is not within a Designated Bushfire Prone Area.

Bushfire risk has been considered in this amendment and is not considered to have any relevant consequences as a result of the amendment. Any bushfire risk would be addressed at the building permit stage with construction standards enforced through the Building Code of Australia.

Risk Management Implications

There are no known risks in undertaking the Amendment.

Council Plan Strategy Addressed

Governance and Leadership - Community leadership through effective strategic planning.

Options
Nil
Recommendations

That Council:

1. Seek authorisation from the Minister for Planning to prepare Amendment C67.

2. Publically exhibit the Amendment C67 for 30 days, following the receipt of authorisation for Amendment C67.
Attachments

- Explanatory Report
- Instruction Sheet
- Zoning Map for Amendment C67
B.15.76 PRESENTATION OF ANNUAL REPORT FOR THE YEAR ENDED 30 JUNE 2015

Responsible Officer: Director Corporate Services  
File Number: S15-28-06  
Attachments: 1 Annual Report 2014/15

Declarations of Interest: Officer
David Lenton - as the responsible officer, I declare that I have no disclosable interests in this matter.

Summary

Council’s Annual Report incorporating the Financial Statements and the Audit Opinions, were completed and delivered to the Minister on 28 September 2015.

Following the expiry of the statutory advertising period, the Annual Report is now presented for Council’s consideration and endorsement.

Discussion

Following the completion of all statutory requirements, Swan Hill Rural City Council’s Annual Report for the year ended 30 June 2015 and is presented for consideration and endorsement by Council.

Due to the introduction of the Local Government Reporting Framework, that now applies to all Victorian Councils, the format of this year’s Annual Report has changed. The format is consistent with the model recommended by Local Government Victoria.

Some of the highlights of the 2014/15 year were:

- Opening of the Nyah Children’s Centre. The Centre consolidates the Early Year’s Learning Centre, Maternal Child Health Services and Playgroup in one location with improved facilities.
- Construction commenced, and was well underway by 30 June 2015, on the quarter mile drag racing strip at Chisholm Reserve Motor Sports complex.
- Council successfully led a local fruit fly awareness and eradication program that has seen dramatic reductions in the number of fruit fly in the district. The campaign has attracted interest from other fruit growing regions.
- Construction commenced on the next stage of the Pioneer Settlement redevelopment. This stage involves a new, world class, laser light show, “The Heartbeat of the Murray” as well as the use of technology to bring some exhibits to life through “Augmented reality”. The Paragon Café and Lower Murray Inn have also been enhanced.
• Significant upgrades to the urban drainage system were completed in Swan Hill, Robinvale and Nyah West.
• The main section of the sealed runway at Swan Hill Aerodrome was reconstructed.
• Upgrades were completed to the Swan Hill Animal Pound.
• Construction of a new Community Centre at Piangil that consolidated three former facilities in to one, new building with modern amenities.

It is pleasing that all of Councils Financial Accountability Statements again received unqualified audit opinions.

Council remains in a good financial position, achieving an Accounting Surplus of $6.5 million for the year. This is the sixth successive annual surplus but includes $3.0 million of grants paid to Council on 30 June 2015, that relate to the 2015/16 financial year. The adjusted recurrent surplus was $345,000 better than budget.

The Statement of Financial position continues to indicate Councils good financial base. Current assets exceed current liabilities by $10 million ($7 million after adjusting for the advanced grants payment). $0.9 million was repaid to lending institutions during the year. Total Borrowings are $8.4, due to borrowing $4.7 million during the year. Most of these borrowings were originally to be borrowed during 2013/14 to fund the payment of the Defined Benefit Superannuation shortfall but were able to be deferred until 2014/15. The borrowings were done through the first ever Local Government Board issue coordinated by the MAV. The Bond issue enabled an estimated 0.5% saving in interest rate to be achieved.

I take this opportunity to formally thank the Finance Department, the Leadership Team, Councillors and Council auditors for all contributing to a successful year and completion of the annual reporting process for the 2014/15 financial year.

Consultation

The availability of the Annual Report for inspection has been advertised in accordance with the Local Government Act.

The Annual Report is a key element of Councils communication with the community.

Financial Implications

Council remains in a good financial position.

Social Implications

Not applicable.

Economic Implications

Not applicable.
Environmental Implications

Not applicable.

Risk Management Implications

It is important that Council continue to generate an operational surplus in order to help ensure ongoing financial sustainability including the ability to replace assets when necessary.

Council Plan Strategy Addressed

*Governance and Leadership* - Effective and efficient utilisation of resources.

Options
Not applicable.

Recommendation

That Council consider and endorse the 2014/15 Annual Report of Swan Hill Rural City Council as presented.
Attachment

- Annual Report 2014/15
B.15.77 KEY STRATEGIC INITIATIVES FOR 2015/16 STATUS REPORT FOR THE FIRST QUARTER

Responsible Officer: Director Corporate Services
File Number: 22-23-08
Attachments: Nil
Declarations of Interest: Officer
David Lenton - as the responsible officer, I declare that I have no disclosable interests in this matter.

Summary

This is the first quarterly report identifying the status of the Key Strategic Initiatives from the Council Plan for the 2015/16 financial year. This report also provides updates for any actions that were carried over from previous years.

Discussion

The Council Plan 2013-17 includes 78 initiatives and 242 actions, through which the achievement of the Council Plan may be measured over its four-year term.

There are 16 actions in total identified for the 2015/16 period, two actions carried over from the previous Council Plan and 12 actions from prior years of the current plan carried forward to the 2015/16 year. Each action has a nominated responsible officer. In each case, the responsible officer is a member of the Leadership Team, reflecting the importance placed on achieving targets.

The following nine actions were completed during the first quarter of the 2015/16 financial year.

- Rolled over from previous Council Plan - Develop and implement an Investment Attraction Strategy to streamline processes for business investment and to promote the regions comparative and competitive advantages
- 3.2.2 - Review Council's existing "Land Bank".
- 4.2.3 - Implement recommendations to address top 5 issues identified in the report of workcover claims and incidents for the preceding year.
- 10.4.2 - CLASP program outcomes achieved.
- 11.7.1 - Contact MAV and Public Transport Victoria (PTV) to determine responsibilities in regard to the installation and maintenance of bus shelters.
- 11.7.2 - Determine the standards of construction of bus shelters and the optimum locations within the municipality.
• **11.7.3** - Obtain cost estimates and investigation of possible funding options for bus shelters.

• **12.5.2** - Development of Draft Cultural Plan undertaken.

Since the adoption of the Council Plan in 2013, six actions have been deemed as no longer applicable.

As some actions span over a number of years they cannot be marked as complete until the end of the plan. These actions are reported on as completed/ongoing.

The progress of all actions is outlined in the table below and the comments section of the attachment to this report.

<table>
<thead>
<tr>
<th>Year</th>
<th>No. of Actions</th>
<th>Completed this ¼</th>
<th>Total completed</th>
<th>No longer applicable</th>
<th>Complete/Ongoing</th>
<th>Outstanding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rolled over from previous Council Plan</td>
<td>6</td>
<td>1</td>
<td>5</td>
<td>-</td>
<td>-</td>
<td>1</td>
</tr>
<tr>
<td>2013/14</td>
<td>76</td>
<td>4</td>
<td>66</td>
<td>4</td>
<td>-</td>
<td>6</td>
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<tr>
<td>2014/15</td>
<td>27</td>
<td>2</td>
<td>14</td>
<td>1</td>
<td>2</td>
<td>10</td>
</tr>
<tr>
<td>2015/16</td>
<td>16</td>
<td>1</td>
<td>5</td>
<td>1</td>
<td>-</td>
<td>10</td>
</tr>
<tr>
<td>Future years</td>
<td>123</td>
<td>1</td>
<td>23</td>
<td>-</td>
<td>34</td>
<td>66</td>
</tr>
<tr>
<td>Total</td>
<td>248</td>
<td>9</td>
<td>113</td>
<td>6</td>
<td>36</td>
<td>93</td>
</tr>
</tbody>
</table>

**Consultation**

Council consulted the community during the development of the Council Plan 2013/17. Public submissions were also called for during the 2014 Council Plan review.

The Council Plan was first adopted at the June Council Meeting 2013. The reviewed Council Plan was adopted at the April Council Meeting 2015.

**Financial Implications**

The implementation of most 2015/16 Key Strategic Initiatives was included in the budget.

**Social Implications**

Not applicable for this item.
Economic Implications
Not applicable for this item.

Environmental Implications
Not applicable for this item.

Risk Management Implications
Monitoring of Council’s progress to implement the Council Plan helps to reduce risks associated with governance and reputation.

Council Plan Strategy Addressed
Governance and Leadership - Effective and efficient utilisation of resources.

Options
Not applicable for this report.

Recommendation
That Council adopt the Key Strategic Initiatives first quarter status report for 2015/16.
B.15.78 COUNCIL YOUTH STRATEGIC PLAN 2015-2019

Responsible Officer: Director Community & Cultural Services  
File Number: 20-21-00  
Attachments: 1 Youth Strategic Plan 2015-2019

Declarations of Interest:  
Bruce Myers - as the responsible officer, I declare that I have no disclosable interests in this matter.

Summary

During 2014, Council allocated funding from the Major Projects Plan to review the previous 2010 Youth Strategy and develop a new Strategic Plan.

This process was undertaken during the first half of 2015, and the final draft of the Youth Strategic Plan 2015-2019 is prepared for Council adoption.

Discussion

The Strategic Plan is Council’s response to the Youth Policy, which:

“...confirms Swan Hill Rural City Council’s commitment to actively engage with young people and value and support their contributions to the community. It will assist Council to respond to the needs of young people in our planning, policy, advocacy and service delivery.”

The key difference between the 2010 and 2015 Plans is that the first Plan attempted to address the community-wide youth priorities and links between agencies, and was developed in the very early stages of Council’s commitment to operating a youth program.

The 2015 draft document for Council consideration is aimed at defining Council’s role in providing youth services, in addition to identifying potential gaps in service delivery, areas for improvement and the development of annual work plans linked directly to the Strategic Plan.

The Strategic Plan addresses the gaps by providing measurable actions that can be undertaken by the Youth Support Services program. These include better utilisation of the Youth Inc facility, more equitable service delivery across the municipality, particularly into Robinvale, and clearer outcome-focused targets for events.

Consultation

A comprehensive consultation process was undertaken including surveys of youth, service providers and parents/community members. A total of nearly 900 young
people, 182 parents and community members, and 124 service providers either completed surveys or attended workshops and reference group meetings.

The draft document was also promoted in the community for further feedback, but none was received.

The Strategic Plan contains five strategic areas, each with a series of objectives and actions that are intended to be measurable and clearly address the gaps highlighted in the consultations.

An annual work plan will be developed, based on these objectives and actions, and this will inform Council’s Budget.

**Financial Implications**

With the exception of events and specific funding for events such as Youth Week, Council’s Youth Support Services program is funded by Council. The 2015-16 Budget contains a $288,000 net cost to rates.

Initiatives within the Actions of the Plan will have financial implications which will be referred to Council’s annual Budget process for consideration.

The project to develop the Youth Strategic Plan cost $40,000 from Council’s Major Projects Plan.

**Social Implications**

Council’s Youth Support Program reflects the Youth Policy originally adopted in 2008 and reviewed in 2014, which recognises Council’s acknowledgement of the importance of youth engagement in local government.

**Economic Implications**

Access to the opinions and aspirations of young people are an important factor in determining the livability of any region, and the provision, support and involvement of young people in events in also recognised as a driver of economic development activity.

**Environmental Implications**

Not applicable.
Risk Management Implications

This report is not specifically related to risk management issues, however any Actions relating to events contained with the Youth Strategic Plan are all governed and reviewed in accordance with Council's Risk Management protocols.

Council Plan Strategy Addressed

*Governance and Leadership* - Positive community engagement and inclusiveness.

Options

1. Adopt the Youth Strategic Plan 2015-19 as presented;
2. Adopt the Youth Strategic Plan 2015-19 with alterations or;

Recommendation

That Council adopt the Youth Strategic Plan 2015-19 as presented.
Attachment

- Swan Hill Rural City Council Youth Strategic Plan 2015-2019
SECTION C – DECISIONS WHICH NEED ACTION/RATIFICATION

C.15.9 COUNCILLOR ASSEMBLIES - RECORD OF ATTENDANCE AND AGENDA ITEMS

Responsible Officer: Chief Executive Officer
File Number: 22-13-12
Attachments: 1 Councillor Assemblies Record of Attendance and Agenda Items

Declarations of Interest:
Dean Miller - as the responsible officer, I declare that I have no disclosable interests in this matter.

Summary
The Local Government Act 1989 requires that the details of Councillor Assemblies be reported to Council meetings on a monthly basis.

Discussion
The State Government has amended the Local Government Act 1989 which requires Council to report on Councillor Assemblies.

Whilst Minutes do not have to be recorded, Agenda items and those in attendance must be, and a report presented to Council.

An assembly of Councillors is defined as a meeting that is planned or scheduled at which at least half of the Council and one Officer are in attendance, and where the matters being considered that are intended or likely to be the subject of a Council decision.

No formal decisions can be made at an assembly but rather direction can be given that is likely to lead to a formal decision of Council.

Details of the most recent assemblies of Council are attached.

Consultation
Not applicable.

Financial Implications
Not applicable.

Social Implications
Not applicable.
Economic Implications

Not applicable.

Environmental Implications

Not applicable.

Risk Management Implications

Not applicable.

Council Plan Strategy Addressed

*Governance and Leadership* - Community leadership through effective strategic planning.

Options

Council must comply with the requirements of the Local Government Act 1989.

Recommendation

That Council note the contents of the report.
COUNCILLOR ASSEMBLIES ATTENDANCE AND AGENDA
29 September 2015 at 1pm
SWAN HILL TOWN HALL, COUNCIL CHAMBERS

AGENDA ITEMS

- Councillor only session
- GMW presenting about projected inflows in the coming months
- RDV Grants – Catalina Park and Boundary Bend Streetscape
- Statutory Meeting process
- Councillor Expense Claims for private car travel

ADDITIONAL ITEMS DISCUSSED

- Nil

ATTENDANCE

Councillors
- Cr Les McPhee
- Cr Jessie Kiley
- Greg Cruickshank
- Cr Jim Crowe
- Cr Michael Adamson
- Cr John Katis
- Cr Gary Norton

Apologies
- Nil

Officers
- Dean Miller, Chief Executive Officer
- David Lenton, Director Corporate Services
- David Leahy, Director Infrastructure
- Bruce Myers, Director Community & Cultural Services
- Muriel Scholz, Senior Economic Development Officer
- Steve Matthews, Economic & Community Development Manager
- Chris Rowlands, Community Planning Officer

Other
- Mark Bailey, GMW Resource Manager

CONFLICT OF INTEREST

- Nil
COUNCILLOR ASSEMBLIES ATTENDANCE AND AGENDA
6 October 2015 at 1pm
SWAN HILL RURAL CITY COUNCIL, EXECUTIVE MEETING ROOM

AGENDA ITEMS

- Master Plan for the South West Development Precinct and five amendments C60 to C64
- Planning Scheme Review Report
- RDA Investment Prospectus Projects
- Request for use of Pyap
- Robinvale Community Plan Review
- Lloyd Street, Nyah West Rezoning
- 27/10 Civic Reception in Euston
- Rankin Street watering responsibility
- Rural Council’s Victoria Changes

ADDITIONAL ITEMS DISCUSSED

- Nil

ATTENDANCE

Councilors
- Greg Cruickshank
- Cr Les McPhee
- Cr Jim Crowe
- Cr Michael Adamson
- Cr Jessie Kiley
- Cr John Katis
- Cr Gary Norton

Apologies
- Nil

Officers

- David Lenton, Director Corporate Services
- David Leahy, Director Infrastructure
- Bruce Myers, Director Community & Cultural Services
- Stefan Louw, Planning Team Leader

Other
- Kim Crozier, Principal Strategic Planner, Tomkinsons

CONFLICT OF INTEREST

- Nil
COUNCILLOR ASSEMBLIES ATTENDANCE AND AGENDA
13 October 2015 at 2pm
SWAN HILL TOWN HALL, COUNCIL CHAMBERS

AGENDA ITEMS

- Swan Hill Waste Strategy
- 10 Year Major Projects Plan Draft
- KSI Update 1st Quarter
- Objection Planning Application 2015/93 3745A Murray Valley Highway Wood

ADDITIONAL ITEMS DISCUSSED

- Nil

ATTENDANCE

Councillors
- Cr Jessie Kiley
- Cr John Katis
- Greg Cruickshank
- Cr Jim Crowe
- Cr Michael Adamson
- Cr Gary Norton

Apologies
- Cr Les McPhee

Officers
- David Lenton, Director Corporate Services
- David Leahy, Director Infrastructure
- Mazen Aldaghstani. Engineering Projects & Assets Manager
- Stefan Louw, Planning Team Leader
- David Soutar, Waste Contract Officer

Other

CONFLICT OF INTEREST

- Nil
SECTION D – NOTICES OF MOTION

SECTION E – URGENT ITEMS NOT INCLUDED IN AGENDA

SECTION F – TO CONSIDER & ORDER ON COUNCILLOR REPORTS

SECTION G – IN CAMERA ITEMS