



AGENDA

ORDINARY MEETING OF COUNCIL

Tuesday, 21 October 2014

To be held Swan Hill Town Hall
Council Chambers
McCallum Street, Swan Hill
Commencing at 7:00 PM

COUNCIL:

Cr LT McPhee – Mayor

Cr JN Katis

Cr GW Norton

Cr GI Cruickshank

Cr JA Kiley

Cr CM Adamson

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 16 September 2014
- **Declarations of Conflict of Interest**
- **Receptions and Reading of Petitions, Memorials, Joint Letters and Deputations**
- **Public Question Time**

SECTION B – REPORTS

B.14.63 SWAN HILL INCOPORATED STRATEGIC PLAN AND ANNUAL MARKETING PLAN AND BUDGET

Responsible Officer: Director Development and Planning
File Number: 26-34-00
Attachments:

- 1 Swan Hill Incorporated Strategic Plan 2014-2019
- 2 Swan Hill Incorporated Annual Marketing Plan & Budget 2014-2015

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

Summary

As per the agreement between Swan Hill Incorporated and the Swan Hill Rural City Council, in order for Swan Hill Incorporated to receive the funds collected through the Special Rate for their marketing programs, Council must first approve Swan Hill Incorporated's Strategic Plan and Annual Marketing Plan and Budget. The Strategic Plan 2014-2019 and Annual Marketing Plan and Budget for the 2014-2015 financial year are attached for Council's consideration.

Discussion

On 15 April 2014 Council declared a Special Rate for the Swan Hill region on commercial, industrial and tourism business properties for a period of five years commencing 1 July 2014.

An agreement between Council and Swan Hill Incorporated states that Swan Hill Incorporated is required to prepare a Strategic Plan and an Annual Marketing Plan and Budget to be approved by Council each year. The Strategic Plan is a rolling long-term (five-year) plan and describes the marketing aims, objectives and strategies that will guide the delivery of the Annual Marketing Plan and Budget.

The Annual Marketing Plan and Budget must be produced in consultation with and receive input from those liable to pay the Special Rate (members). Once the Annual Marketing Plan and Budget is approved, the funds are forwarded to Swan Hill Incorporated based on an annual schedule of payments and are expended according to the Plan.

After consulting with its members Swan Hill Incorporated has reviewed its Strategic Plan and developed an Annual Marketing Plan and Budget and is seeking Council's approval for both the attached documents.

Strategic Plan 2014-2019

The revised Strategic Plan runs for the period of 2014-2019 and outlines a new purpose and vision Swan Hill Incorporated has over this period:

Purpose: "To market and promote the Swan Hill Region."

Vision: "To be the relevant organisation supporting business in the marketing and promotion of our region."

By updating and refining their strategies and goals Swan Hill Incorporated has been able to produce a document that is both concise and clear, providing them with a strong, achievable vision for the next five years.

The organisational structure and roles have been revised to include a focus on marketing, traders, business support and advocacy. It is considered that revising the structure and roles will ensure Swan Hill Incorporated is aligned to members' needs and requirements.

The Plan now outlines four concise and targeted key strategies to achieve the vision:

- Strategy 1: Visitation to the Region
- Strategy 2: Shopping in the Region
- Strategy 3: Advocacy
- Strategy 4: Business Support

Annual Marketing Plan & Budget 2014-2015

To fulfil the commitments outlined in its Strategic Plan, Swan Hill Incorporated has developed an Annual Marketing Plan and Budget with a comprehensive set of priorities and actions for the organisation over the next 12 months. These activities will be regularly reviewed and deliver a dynamic path to grow throughout the region.

Key activities to be undertaken this financial year include:

- Digital Platform Implementation
- Swan Hill Region Official Visitor Guide
- Major shopping promotions
- Mainstream advertising campaign including print, television and web based executions
- Murray Regional Tourism Board marketing activity
- Swan Hill Region Food & Wine Festival
- Support of 'Swan Hill Retail Strategy' project
- Support of 'Heartbeat of the Murray' project
- Business forums, educational events and networking opportunities for members

Swan Hill Incorporated's 2014-2015 budget commences with a carried forward figure of \$45,660, from projects still being carried out from the 2013-2014 budget. These carried over activities have been identified throughout the document. Under the current payment schedule Swan Hill Incorporated receives its fourth and final payment at June 30. Hence there is always a carried forward figure of some sort.

The Strategic Plan 2014-2019 and Annual Marketing Plan and Budget 2014-2015 will provide benefit for the region. The plans meet Swan Hill Incorporated's obligations under the agreement with Council and clearly show what Swan Hill Incorporated intends to do both in the long term and the immediate future.

Consultation

Swan Hill Incorporated has consulted with their members and has been provided the opportunity for input into future expenditure programs to ensure all those liable to pay the Special Rate receive a benefit from the marketing plan activities.

Financial Implications

There are no financial implications for Council as the activities outlined in the plan are funded through the Special Rate.

Social Implications

The successful implementation of the Strategic Plan and Marketing Plan will result in increased visitation and relocation to the region.

Economic Implications

It is anticipated that the activities to be carried out under the Strategic Plan and Marketing Plan will contribute to our local economy by increasing visitor numbers, employment, residents, investors and businesses to the region.

Environmental Implications

There will be no environmental implications as a result of this report.

Risk Management Implications

Nil

Council Plan Strategy Addressed

Creating population growth - We will actively seek to grow the Regional population (cross border).

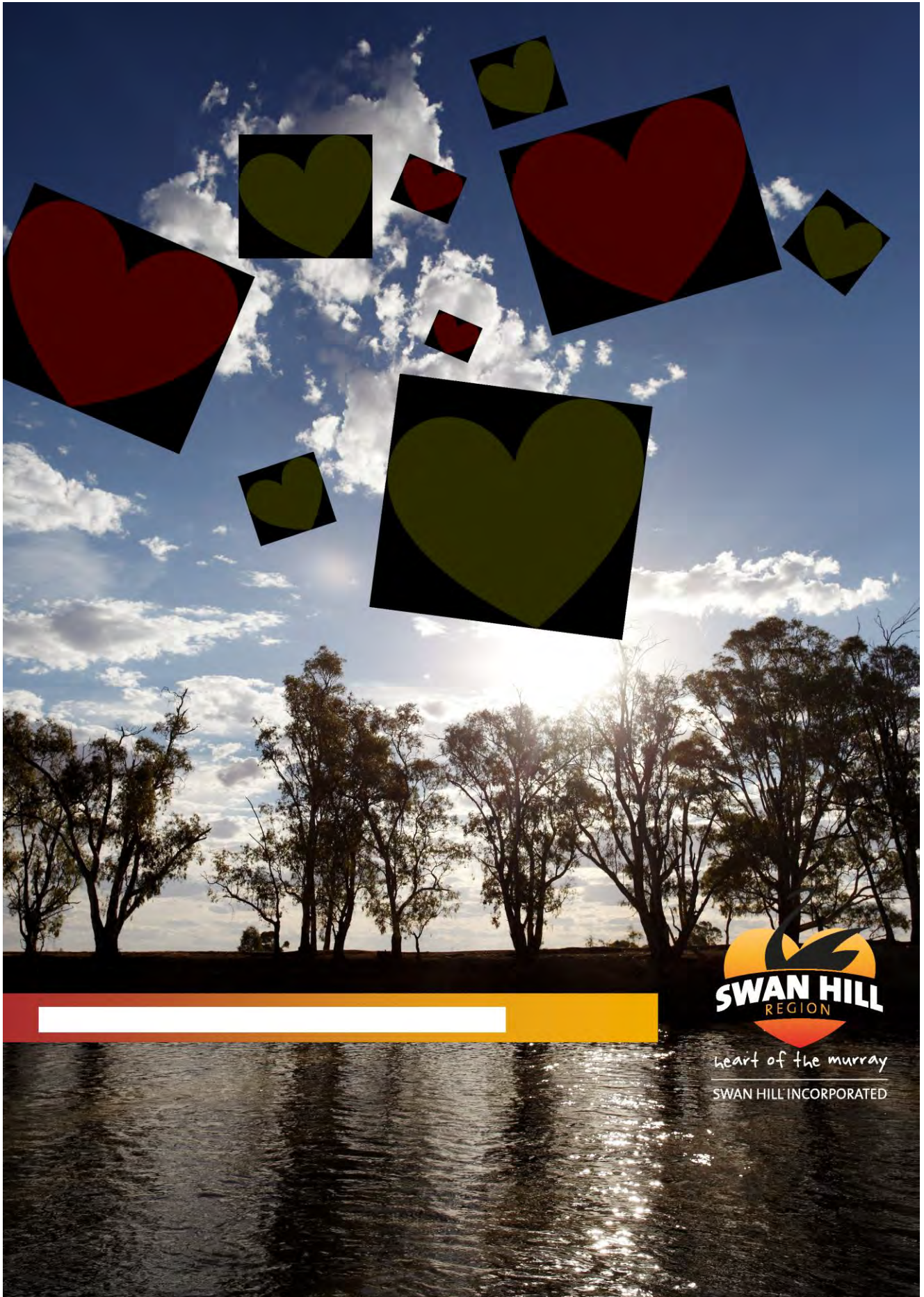
Option

Council can choose to accept or not accept Swan Hill Incorporated's Strategic Plan and 2014-2019 and Annual Marketing Plan and Budget 2014-15.

Recommendations

That Council:

- 1. Approve the Swan Hill Incorporated Strategic Plan 2014-2019.**
- 2. Approve the Swan Hill Incorporated Annual Marketing Plan and Budget for 2014/2015.**





Our Purpose: To market and promote the Swan Hill Region.

Our Vision: To be the relevant organisation supporting business in the marketing and promotion of our region.

Background

Swan Hill Incorporated is responsible for developing a coordinated strategic plan and marketing strategy funded by a Special Marketing Rate which, after extensive consultation with the business community, will apply from 1 July 2014 for a period of five years. Swan Hill Incorporated also has the ability to raise additional funds to support the achievement of these strategic directions.

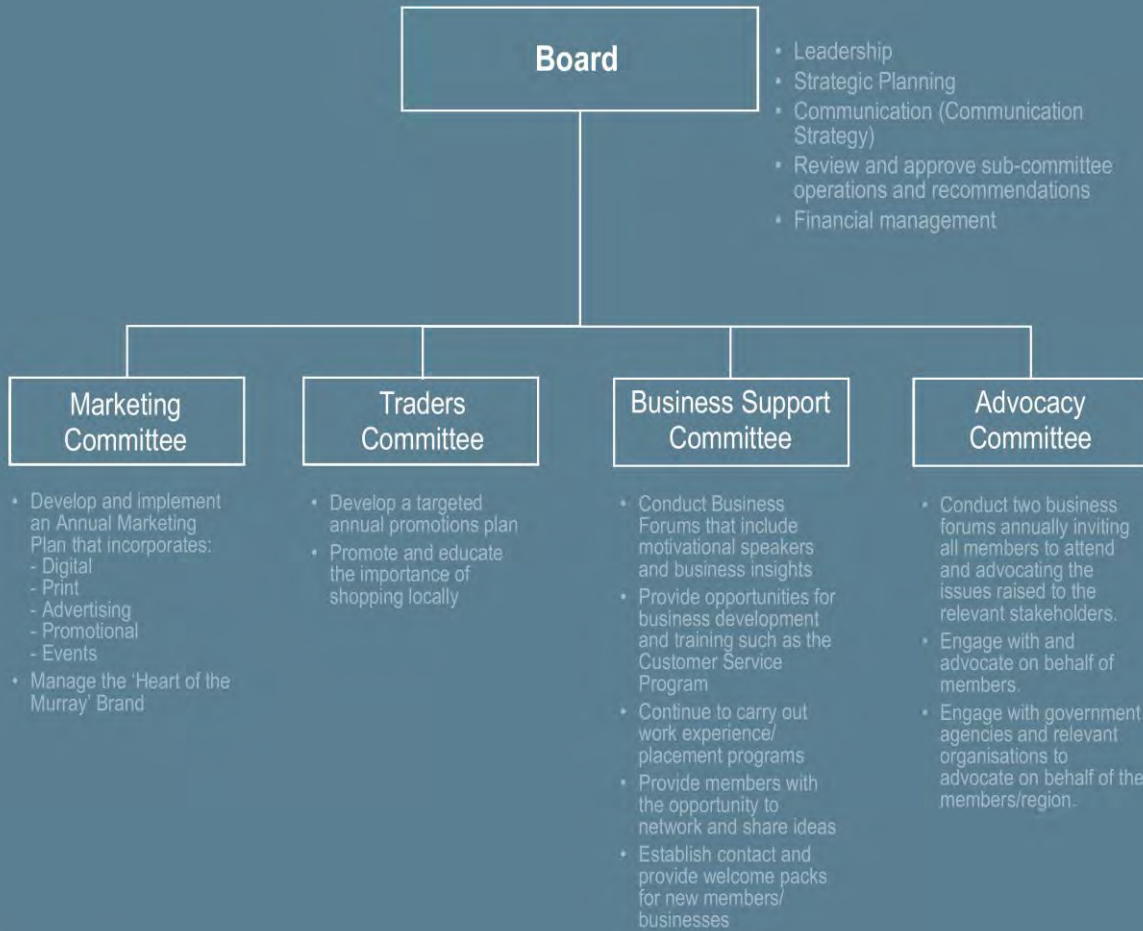
During the recent renewal period of the Special Rate, Swan Hill Incorporated representatives made contact with many members. This process was enlightening and we were able to receive valuable feedback from our members in regards to our structure, objectives and how we communicate.

This has led to a new focus to ensure that we engage with and advocate on behalf of our members. Our new structure reflects this. We will clearly communicate regularly with our members about issues, projects and information that keeps them informed and assists them in running their business more effectively. We will also establish contact with our members via business visits and/or phone calls over the next twelve months to hear feedback and discuss Swan Hill Incorporated initiatives.

Since the declaration of the Special Rate back in 2002, Swan Hill Incorporated has matured and evolved and as a result a new structure has been developed that we believe will take the organisation to the next level. It will encourage involvement from members in a way that is more convenient to them and will provide our members with further support that includes regular forums, networking and knowledge sharing to help grow our business community.

Our committees have been re-aligned to be more functional than industry focused with the exception of the Traders Committee (previously known as the Retail Committee). This Committee will continue its important role of promoting the importance of 'shopping locally'. The new structure will enable members with specific expertise and skills to be seconded to projects that they can have input into. We believe this is more aligned to supporting our members in an open and engaging way and has a strong focus towards the purpose of Swan Hill Inc, to market and promote the Swan Hill region.

Organisational Structure & Roles



Key Partners

Swan Hill Rural City Council

Swan Hill Incorporated will work directly and collaboratively with the Swan Hill Rural City Council to ensure the success of the plan.

Business Community

Swan Hill Incorporated will represent the best interests of its members by providing leadership to, and engaging with, the business community through strong communication.

Regional, State and Federal Tourism, Development and Government Organisations

Swan Hill Incorporated will work collaboratively with State and Federal Government and relevant industry organisations including the Murray Regional Tourism Board, Tourism Victoria, Regional Development Victoria,

Destination New South Wales and Regional Development Australia. Each of these agencies will provide Swan Hill Incorporated with a range of opportunities not the least of which will be for additional funding for projects or events.

The Community

Swan Hill Incorporated will engage with the local community to promote the benefits of supporting local businesses and championing their own region.

Situation Analysis - A Snapshot of the Swan Hill Region

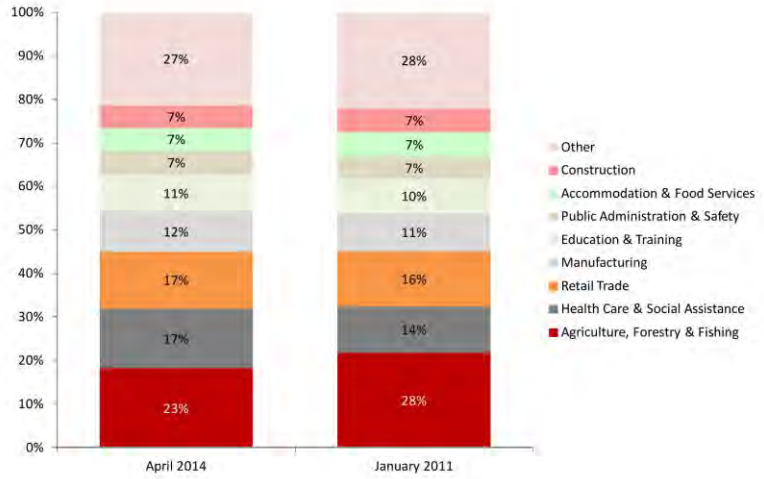
Employment

Since January 2011, overall employment in the region has remained fairly steady.

The Retail sector has held its share of the employment market which is positive considering the challenges this industry faces¹.

An increase in the availability of jobs can be seen in the Health Care & Social Assistance sector which is consistent with the trend across Victoria and attributable to the ageing population¹.

Employment by Industry in the Swan Hill Region¹



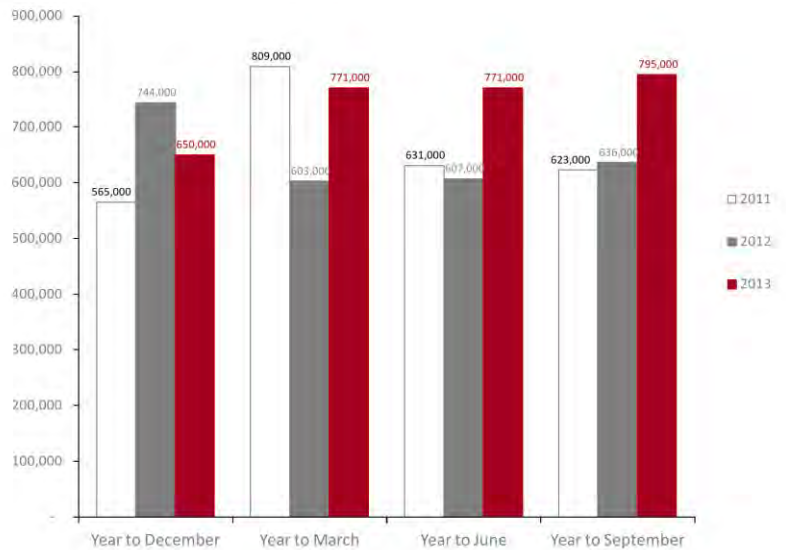
Visitation to our region

The tourism industry represents 4.2% of the total output (gross revenue) in our region, this has increased from 3.6% in January 2011. The industry itself turned over \$86.647M for the year to April 2014².

Solid increases in visitation have been experienced for our region for the March, June and September 2013 year end periods. We have experienced a slight decline in the December 2013 year end period of 2.6%².

Overall we have seen an increase in total visitors to the region of almost 17% since 2011².

Total Visitors to the Swan Hill Region



¹REMPLAN – Economic Modelling and Analysis Software 2014

²National Visitor Survey, Tourism Australia

Source of visitation

The priority domestic source markets are Melbourne, Regional Victoria, Regional New South Wales and South Australia³. For the year ended to December 2013 this was represented as shown in the chart below.

Target Markets

Most visitors to the region do so for holiday/leisure purposes representing 42.2% of all visitors. Visiting Friends and Relatives are the next biggest market at 31.8% then the Business market which represents 22%³. 35-44 year olds or 'Midlifers' represent the most visitors to our region (23.9%)³, this

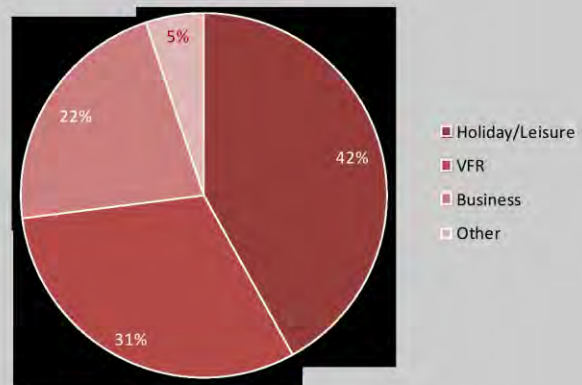
demographic has taken over from older visitors between 55-64 years at (20.8%)³. Although the data is currently not available on 65+, we expect that this market would make up most of the rest given the increase of retirees we experience travelling through our Information Centre.

Domestic Overnight Travel to Swan Hill - Origin³



Visitation by Type³

Year ended December 2013



SWOT Analysis:

A recent workshop with the Swan Hill Incorporated Board identified the following key strengths, weaknesses, opportunities and threats.

<p>STRENGTHS</p> <ul style="list-style-type: none"> • Climate • Murray River location • Family focus/lifestyle • Pioneer Settlement • Heritage and History • Food and Wine • Strong Agricultural industry sector • Positive outlooks and viewed growth potential • Strong redevelopment (CBD, race track, Chisholm Reserve and Pioneer Settlement) • Championship golf course • Harness Racing & Horse Racing 	<p>WEAKNESSES</p> <ul style="list-style-type: none"> • Distance from Melbourne and other regional centres • Lack of developed product • Skills shortages • Ageing infrastructure (buildings, river precinct, bridge, lack of natural gas) • Our ability to service the visitor 7 days a week • Lack of secondary industries
<p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Industry development/emerging products • Event development • Development of river precinct • Harness innovative business people, enthusiasm and can-do attitudes where they exist • Online presence in the retail sector • Strong redevelopment (CBD, Chisholm Reserve and Pioneer Settlement) • Online presence 	<p>THREATS</p> <ul style="list-style-type: none"> • Business disruption due to natural disasters • Fragmentation – lack of industry support • Uncontrollable external economic impacts • Threat to retail from the development of global online presence

³National Visitor Survey, Tourism Australia

Strategy One - Visitation to the Region

Increase visitation by specifically marketing the Swan Hill region as a place to visit and enjoy.

Key Initiatives

- Manage the Swan Hill Region Brand.
- Establish a strong research base for all activities.
- Develop a targeted Annual Marketing Plan.
- Develop strategic alliances with key tourism industry organisations.
- Improve our digital presence.
- Develop a strategy to assist in the dispersal of visitors to the smaller towns in the region.
- Develop targeted advertising campaigns designed to encourage operator buy in.
- Encourage and support the development and linking of regional festivals and events.

Priority Actions

- Develop and implement a targeted Annual Marketing Plan that incorporates digital, print, advertising, promotional and events strategies and projects.
- Conduct a review of the Swan Hill Region brand to ensure it is relevant to the visitor and to our members.
- Develop and implement a monthly reporting system for the Board and Committees that includes visitation to the region, website hits and activity, downloads of the app and campaign performance/ research where applicable.
- Develop and implement a monthly report for members that provides data on visitation to the region including length of stay and visitor nights.
- Implement a new website that provides the user with an interactive, easy-to-use resource and enables operators to be represented.

Key Performance Indicators

1. Implement new website
2. Implementation of Marketing Plan
3. Monitoring of visitor numbers to the region
4. Reporting on campaign evaluations

Strategy Two – Shopping in the Region

Promote the Swan Hill region as a place to shop.

Key Initiatives

- Promote and educate the importance of shopping locally.
- Develop a targeted annual calendar of promotions.
- Establish a strong research base for all activities.
- Support and participate in the 'Strengthening Swan Hill Region's Retail Industry' project.

Priority Actions

- Develop a targeted annual calendar of promotions that provides traders with the opportunity to leverage off key seasons, holidays and events.
- Create an educational and promotional campaign targeting locals which highlights the economic benefits of shopping locally supported by statistical data.
- Develop and implement a 'Made in the Swan Hill Region' campaign that identifies products that are produced in our region.
- Appoint 1-2 members to a steering committee of Swan Hill Rural City Council's 'Strengthening Swan Hill Region's Retail Industry' project .

Key Performance Indicators

1. Implementation of the annual calendar of promotions
2. Reporting on research collected for all promotional activities
3. Participation in the 'Strengthening Swan Hill Region's Retail Industry' project

Strategy Three – Advocacy

Engage with and advocate on behalf of members.

Key Initiatives

- Establish and maintain a leadership role by engaging with local businesses.
- Develop a strong and mutually supportive relationship with Council.
- Engage with government agencies and relevant organisations to advocate on behalf of members and the region.
- Provide opportunities for members to raise issues, interact with other members and Swan Hill Inc via two business forums each year.

Priority Actions

- Develop and implement a Communication Plan that ensures regular, effective communication with members and stakeholders.
- Implement a Business Visits program to ensure we engage with members regularly on a one on one basis.
- Conduct three reviews annually with Councillors to provide updates on key achievements aligned with the Annual Marketing Plan.
- Continue to hold monthly briefings with Council CEO and senior staff to raise issues and share information.
- Establish a monthly column in The Guardian newspaper to communicate to the local community on our achievements and initiatives.
- Schedule two business forums for the year providing members with the opportunity to attend, raise issues and network with other members.

Key Performance Indicators

1. Strong relationship with Council
2. Two Business Forums held each year
3. Communication with members and key partners via monthly email and The Guardian
4. Implementation of the Business Visits Program

Strategy Four – Business Support

Provide support and direction to members and encourage the provision of quality service.

Key Initiatives

- Provide members with opportunities to grow their business through educational and motivational events.
- Promote careers in local industries to youth in the region.

Priority Actions

- Develop an annual Business Forum schedule including motivational speakers and education events designed to appeal to members.
- Develop an annual Networking Events schedule which provides members with the opportunity to network with other members, Swan Hill Inc and other key community members in a relaxed and comfortable environment.
- Conduct the annual Accounting Work Experience Program.

Key Performance Indicators

1. Conduct educational and motivational events for members
2. Provide members with the opportunity to network with other members
3. Ensure the annual Accounting Work Experience program continues
4. Provide assistance package to new businesses



heart of the murray

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Swan Hill Incorporated

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Introduction

Swan Hill Incorporated has developed this annual marketing plan and budget to deliver a comprehensive set of priorities and actions for the organisation over the next 12 months. The function of the marketing plan is to deliver outcomes from the strategies documented in the strategic plan. It includes a tactical plan outlining the key initiatives, activities and findings.

Key Partners

Swan Hill Rural City Council

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Business Community

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The Community

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(Cover) Lake Boga

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Situation Analysis - A Snapshot of Swan Hill

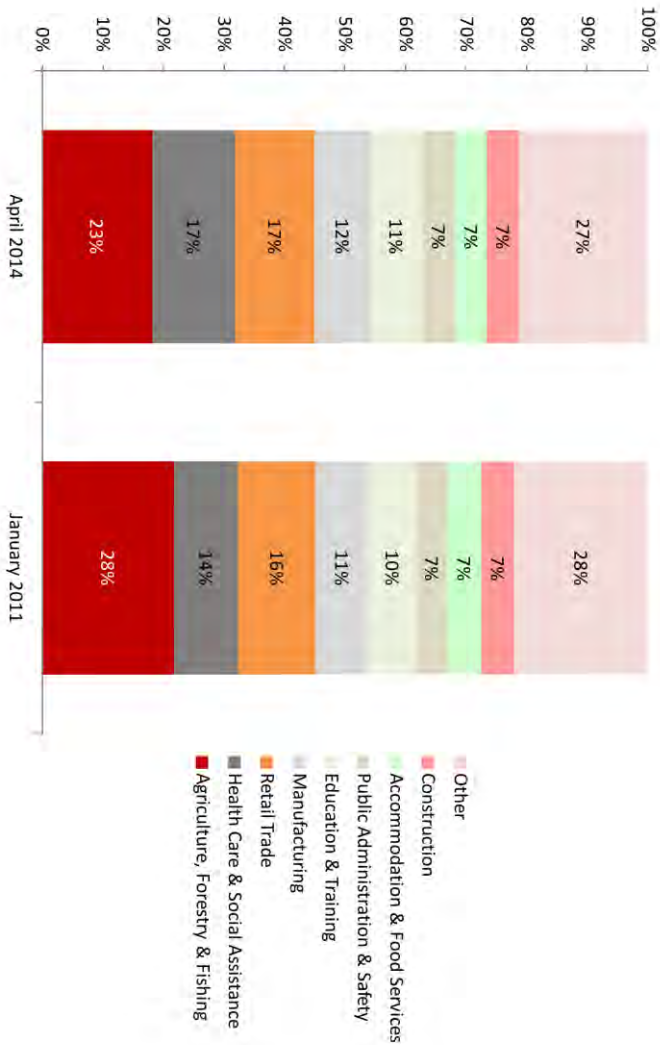
Employment

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Employment by Industry in the Swan Hill Region¹



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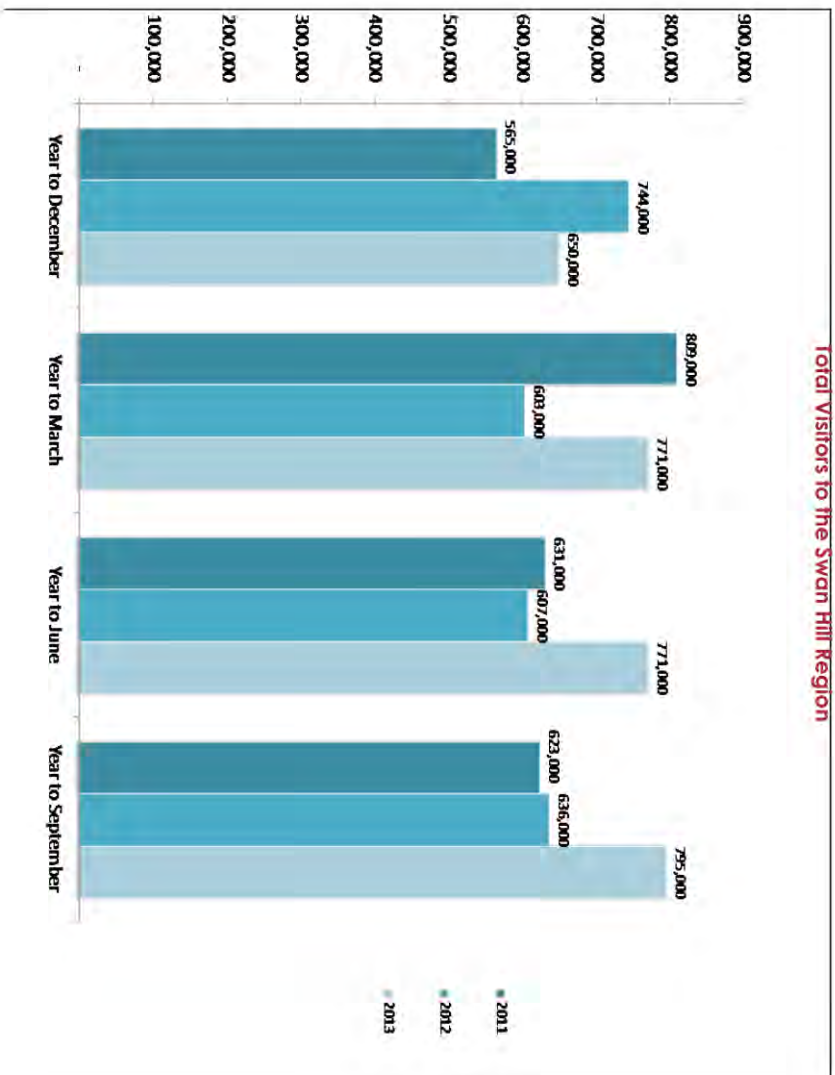
Situation Analysis - A Snapshot of Swan Hill

Visitation to our region

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Solid increases in visitation have been experienced for our region for the March, June and September 2013 year end periods. We have experienced a slight decline in the December 2013 year end period of 2.6%².

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²National Visitor Survey, Tourism Australia

Situation Analysis - A Snapshot of Swan Hill

Source of visitation

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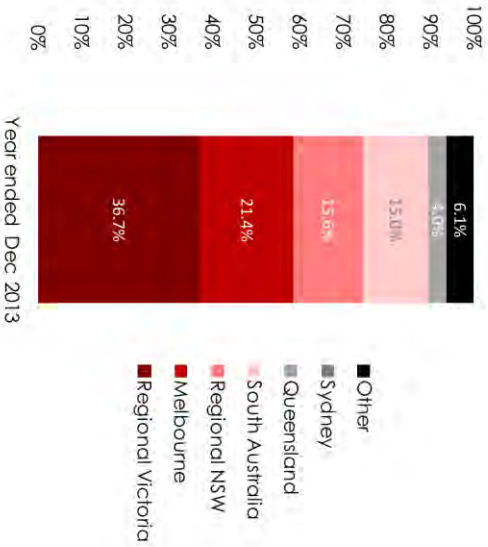
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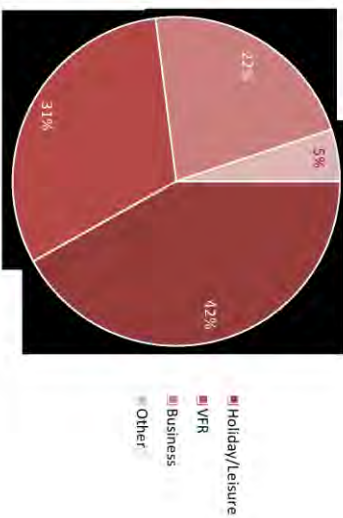
³National Visitor Survey, Tourism Australia

Domestic Overnight Travel to Swan Hill - Origins³



Visitation by Type³

Year ended December 2013



Situation Analysis - A Snapshot of Swan Hill

SWOT Analysis

STRENGTHS

- Climate
- Murray River location
- Family focus/lifestyle
- Pioneer Settlement
- Heritage and History
- Food and Wine
- Strong Agricultural industry sector
- Positive outlooks and viewed growth potential
- Strong redevelopment (CBD, race track, Chisholm Reserve and Pioneer Settlement)
- Championship golf course.
- Harness Racing
- Horse Racing

WEAKNESSES

- Distance from Melbourne and other regional centres
- Lack of developed product
- Skills shortages
- Ageing infrastructure (buildings, river precinct, bridge, lack of natural gas)
- Our ability to service the visitor 7 days a week
- Lack of secondary industries

OPPORTUNITIES

- Industry development/emerging products
- Event development
- Development of river precinct
- Harness innovative business people, enthusiasm and can-do attitudes where they exist
- Online presence in the retail sector
- Strong redevelopment (CBD, Chisholm Reserve and Pioneer Settlement)
- Online presence

THREATS

- Business disruption due to natural disasters
- Fragmentation – lack of industry support
- Uncontrollable external economic impacts
- Threat to retail from the development of global online presence



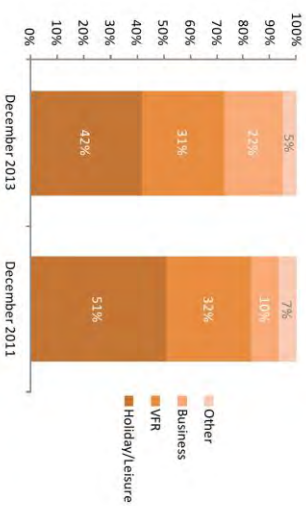
Swan Hill Region Food & Wine Festival 2014

Our Brand - Key Message

“Swan Hill region – Heart of the Murray” will continue as the key theme, brand, as it provides the region with both a location identifier and a sense of “community and liveability”.

Our Target Markets

Holiday/leisure is the main purpose for visiting the region followed closely by ‘visiting friends and relatives’ which is also a significant market. There has been an increase of 11.7% in visitors coming to the region for business purposes.



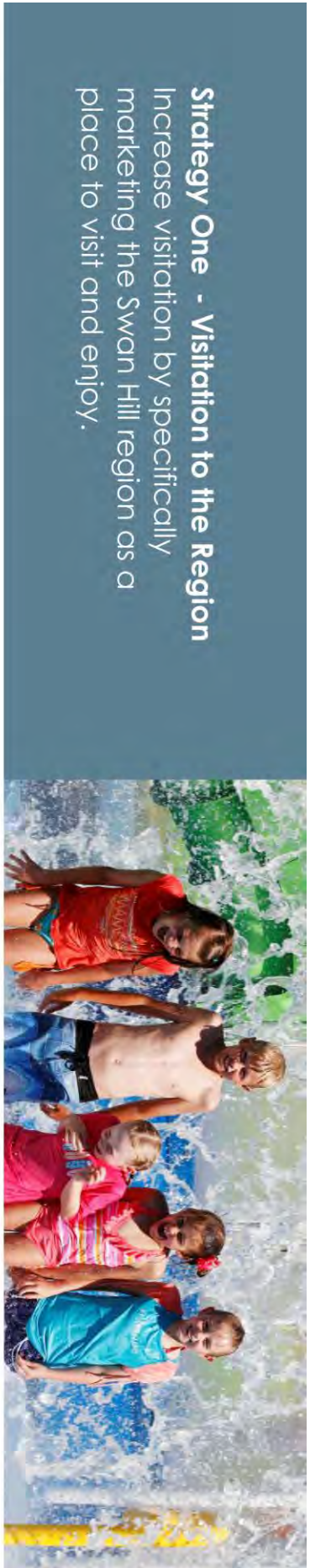
- In line with the Murray Regional Tourism - One Year Action Plan, we will be focusing on retaining and nurturing existing key markets:
- 45-50+ years - mid-life households and older self-funded retirees
 - 25-45 years - Families (conventional and traditional)
 - All ages - visiting friends and relatives
- Our marketing efforts will be directed to the primary source markets of:
- Regional Victoria
 - Melbourne
 - Regional New South Wales
 - South Australia

Strategy One - Visitation to the Region

Increase visitation by specifically marketing the Swan Hill region as a place to visit and enjoy.



Initiative	Action	Timing/KPI	Budget	Committee
Manage the Swan Hill Region Brand	Ensure the brand is represented consistently in all communications including message, logo and visual elements. Conduct a review of the Swan Hill Region brand to ensure it is relevant to the visitor and to our members.	Ongoing April 2015	Nil Nil	Marketing Marketing
Establish a strong research base for all activities	Measure all activities through operator surveys to establish reliable data on campaigns' performance. Develop and implement a monthly reporting system for the Board and Committees that includes visitation to the region, website hits and activity, downloads of the app and campaign performance/research where applicable. Develop and implement a monthly report for members that provides data on visitation to the region including length of stay and visitor nights.	Ongoing July 2014 July 2014	Nil Nil Nil	Marketing Board Board
Develop targeted advertising campaigns designed to encourage operator buy in	Develop and implement a targeted Annual Marketing Plan that incorporates digital, print, advertising, promotional and events strategies and projects. Develop and print the 2014 Swan Hill Region Official Visitor Guide. Promote the Swan Hill region to our identified target markets through a mix of media.	September 2014 November 2014 TBD	Nil \$40,000 \$112,000	Marketing Marketing Marketing
Develop strategic alliances with key tourism industry organisations	Work closely with Murray Regional Tourism (MRT) and Tourism Victoria to leverage marketing opportunities for the region.	Ongoing	\$7,950	Marketing



Strategy One - Visitation to the Region
 Increase visitation by specifically marketing the Swan Hill region as a place to visit and enjoy.

Initiative	Action	Timing/KPI	Budget	Committee
Improve our digital presence	In partnership with MRT's Digital Platform project, implement a new website that provides the user with an interactive, easy-to-use resource and enables operators to be represented.	February 2015	\$30,500	Marketing
	Increase app downloads and listings.	Ongoing	Nil	Marketing
Develop a strategy to assist in the dispersal of visitors to the smaller towns in the region.	Include a 'touring out and touring on' section for the website and Official Visitor Guide.	Ongoing	Nil	Marketing
	Organise, develop and expand the Swan Hill Region Food & Wine Festival with a focus on encouraging dispersal of visitors throughout the region.	March 2015	\$52,000	Marketing & Festival Sub-Committee
Encourage and support the development and linking of regional festivals and events.	Support the Pioneer Settlement 'Heartbeat of the Murray' project.	TBD	\$10,000	Board
	Support regional events and programs that encourage visitation to the region.	Ongoing	\$26,736	Board

Strategy Two - Shopping in the Region
 Promote the Swan Hill region as a place to shop.



Initiative	Action	Timing/KPI	Budget	Committee
Promote and educate the importance of shopping locally	Create an educational and promotional campaign targeting locals which highlights the economic benefits of shopping locally supported by statistical data. Design and implement a Buy Local Initiative.	March 2014 May 2014	TBD \$10,000	Traders Traders
Develop a targeted annual calendar of promotions	Participate in the Ace Radio Local Loop Promotion. Conduct specific retail shopping promotions including Market Day, Christmas Stocking Promotion and other promotion(s) throughout the year. Decorate the CBD with Christmas decorations.	August 2014 Ongoing December 2014	\$2,000 \$29,000 \$8,500	Traders Traders Traders
Establish a strong research base for all activities	Report on research collected for all promotional activities.	Ongoing	Nil	Traders
Support and participate in the 'Strengthening Swan Hill Region's Retail Industry' project	Appoint 1-2 members to a steering committee of Swan Hill Rural City Council's project team to support the roll out of this project.	August 2014	\$5,000	Traders

Strategy Three - Advocacy
Engage with and advocate on behalf of members.



Initiative	Action	Timing/KPI	Budget	Committee
Establish and maintain a leadership role by engaging with local businesses	Develop and implement a communication plan that ensures regular, effective communication with members and stakeholders.	July 2014	Nil	Board
	Engage with government agencies and relevant organisations to advocate on behalf of members and the region	As needed	Nil	Advocacy
	Regularly update the Swan Hill Inc Facebook page on initiatives, projects and information relevant to the business community.	Ongoing	Nil	Board
Establish a monthly column in The Guardian newspaper to communicate to the local community on our achievements and initiatives.	Establish a monthly column in The Guardian newspaper to communicate to the local community on our achievements and initiatives.	Monthly	\$2,400	Board
	Schedule two networking forums for the year providing members with the opportunity to attend, raise issues and network with other members.	December 2014 May 2015	\$5,000	Advocacy
Work with local businesses to develop the Industry Book which showcases the stories of our regional businesses and industries.	Work with local businesses to develop the Industry Book which showcases the stories of our regional businesses and industries.	November 2014	\$6000	Board
	Continue to send regular monthly eNewsletters providing relevant information to business contacts.	Monthly	Nil	Board
Implement a Business Visit program to ensure engagement with members regularly on a one on one basis.	Implement a Business Visit program to ensure engagement with members regularly on a one on one basis.	July 2014	Nil	Board
	Conduct three (3) reviews annually with Councillors to provide updates on key achievements aligned with the Annual Marketing Plan.	September 2014 February 2015 May 2015	Nil	Board
Develop a strong and mutually supportive relationship with Council	Continue to hold monthly briefings with the Council CEO and senior staff to raise issues and share information.	Monthly	Nil	Board

Strategy Four - Business Support
 Provide support and direction to members and encourage the provision of quality service.



Initiative	Action	Timing/KPI	Budget	Committee
Provide members with opportunities to grow their business through educational and motivational events.	Develop an annual Business Forum schedule including motivational speakers and educational events designed to appeal to members.	September 2014	\$10,000	Business Support
	Develop an annual networking events schedule which provides members with the opportunity to network with other members, Swan Hill Inc and other key community members in a relaxed and comfortable environment.	September 2014	\$5,000	Business Support
Promote careers in local industries to youth in the region.	Roll out the Aussie Host Customer Service Program to all new and existing members at a subsidised rate.	Ongoing	\$9,800	Business Support
	Roll out and support the annual Accounting Work Experience Program in conjunction with the MMMLLEN.	May 2015	\$3,350	Business Support

Swan Hill Incorporated Annual Budget 2014/15

	Carried Forward 2013/14	2014/15	Total Budget
Swan Hill Inc Income			
Carried Forward from 13/14	45,660.00		45,660.00
Bank Interest		3,000.00	3,000.00
Voluntary membership		7,200.00	7,200.00
Special Rate		328,000.00	328,000.00
Official Visitor Guide 2014		30,000.00	30,000.00
iPhone app Buy In		750.00	750.00
Food & Wine Festival		52,000.00	52,000.00
Total Swan Hill Inc Income:	45,660.00	420,950.00	466,610.00

Swan Hill Incorporated Annual Budget 2014/15

	Carried Forward 2013/14	2014/15	Total Budget
Swan Hill Inc Expenses			
Administration			
Audit Fees		2,070.00	2,070.00
Bank Charges		24.00	24.00
Laptop (purchase)		1,500.00	1,500.00
Incorporation Fees		110.00	110.00
Insurance Fees		2,600.00	2,600.00
Mainstreet Victoria Membership		178.00	178.00
Other Office Expenses		700.00	700.00
Postage		200.00	200.00
Printer (purchase)		400.00	400.00
Printing		1,000.00	1,000.00
Reckon Financial Software - Annual cost		350.00	350.00
Stationery		1,500.00	1,500.00
Telephone/Mobile cost		1,000.00	1,000.00
VVIC Membership		595.00	595.00
Wages		67,410.00	67,410.00
Total:	0.00	79,637.00	79,637.00

Swan Hill Incorporated Annual Budget 2014/15

	Carried Forward 2013/14	2014/15	Total Budget
Promotions			
Easter Regatta		500.00	500.00
Fairfax Festival - YES Fest		1,000.00	1,000.00
F&W Festival		10,000.00	10,000.00
Jazz Convention 2014		3,000.00	3,000.00
Lake Boga Riding Trail		5,000.00	5,000.00
Motorcycle Club Sponsorship		1,818.00	1,818.00
Nyah Harness Racing Sponsorship		1,818.00	1,818.00
Pioneer Settlement - Heartbeat of the Murray	10,000.00	0.00	10,000.00
Swan Hill Show		1,500.00	1,500.00
Unallocated		2,100.00	2,100.00
Total:	10,000.00	26,736.00	36,736.00

Swan Hill Incorporated Annual Budget 2014/15

	Carried Forward 2013/14	2014/15	Total Budget
Marketing			
Digital Platform Development	21,310.00	9,590.00	30,900.00
Food and Wine Festival		52,000.00	52,000.00
General Marketing/Branding Expenses		1,500.00	1,500.00
Heart Card		500.00	500.00
iPhone App		1,265.00	1,265.00
Mainstream Marketing Campaign		112,000.00	112,000.00
Media Famils		300.00	300.00
Murray Regional Tourism Board - Consumer Show and PR Participation		7,950.00	7,950.00
Official Visitor Guide		40,000.00	40,000.00
Official Visitor Guide Distribution		7,000.00	7,000.00
Website		500.00	500.00
Unallocated		4,272.00	4,272.00
Total:	21,310.00	236,877.00	258,187.00
Traders			
SSH Local Loop Promotion		2,000.00	2,000.00
Administration/Meeting Costs		1,000.00	1,000.00
Buy Local Initiative		10,000.00	10,000.00
Christmas Decorations		8,500.00	8,500.00
Market Day		12,000.00	12,000.00
Revining Retail Project		0.00	5,000.00
Xmas Promotion		17,000.00	17,000.00
Total:	5,000.00	50,500.00	55,500.00

Swan Hill Incorporated Annual Budget 2014/15

	Carried Forward 2013/14	2014/15	Total Budget
Business Support & Advocacy			
Accounting Work Experience Program 2014	3,350.00	0.00	3,350.00
Industry Magazine	6,000.00	0.00	6,000.00
Business Forums		10,000.00	10,000.00
Guardian Column		2,400.00	2,400.00
Industry Development & Training		9,800.00	9,800.00
Networking Events		5,000.00	5,000.00
Total:	9,350.00	27,200.00	36,550.00
Total Swan Hill Inc Expenses:	45,660.00	420,950.00	466,610.00

B.14.64 PLANNING PERMIT APPLICATION FOR A CHILD CARE CENTRE

Responsible Officer: Director Development and Planning
File Number: 2014/37
Attachments:
1 Appendix A – Applicant’s response to objections
2 Appendix B – Proposed Development Plans
3 Appendix C - Child Care Centre Objectors

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

Summary

This application seeks planning approval to use and develop the land known as No. 53 Butterworth Street, Swan Hill (**the subject land**) for a 38 place childcare centre and associated business identification signage.

The subject site is zoned Low Density Residential Zone (**LDRZ**) and currently vacant. Car parking for the development will be provided on site mostly to the front of the childcare centre. The fenced off area to the rear of the site directly behind the centre will be used as a play area for the children. The remaining portion of the back section of the property will be partly utilised for onsite stormwater detention. Landscaping is also proposed along part of the side boundaries and for the entire length of the rear boundary.

Following advertising of the proposal, 32 submissions were received from residents in the surrounding area. The main concerns raised related to noise impacts, traffic, onsite effluent disposal, car parking issues and safety.

A mediation meeting, between the objectors, the applicant, Council officers and Councillors, was held on 26 August 2014 in an attempt to address the matters raised by objectors and to determine if a compromise can be reached between all parties. No compromise was reached.

After assessing the application and the concerns raised in the submissions it is believed the proposal meets the planning requirements for the zone, and the concerns raised can be addressed via conditions and as such Officers recommend that Council approve the application subject to conditions and issue a Notice of Decision.

Discussion

Location and existing conditions

The subject site is located on the southern side of Butterworth Street and is surrounded by other low density residential properties. Refer to aerial photograph below.



The subject land is located approximately 260m west of the closest General Residential Zone area and approximately 850m from Tower Hill residential area.

The subject site is rectangular in shape with a frontage of 38.51m, a maximum depth of 108.64m and an overall area of 4000 square metres. As previously mentioned, the subject land is currently vacant with two established residences on either side, a vacant property across the road and to the rear a property containing a shed.

The subject land has access to reticulated services and will be connected to water, sewer and electricity.

Proposal

The applicant proposes to develop a new purpose built Childcare Centre with Kindergarten services.

The proposed use includes the following:

- Accommodate a maximum of 38 children per day across two separate groups.
 - One group for children 0 to 3 years (approx 16 places) and
 - The other group for children aged 3 - 6 years (approx 22 places).
- Outdoor play areas will be provided to the rear of the building.
- The centre will employ 10 full-time staff.

- The centre will operate from 7:45am to 5:45pm Monday to Friday. (with staff arriving 15 minutes prior to opening and leaving 15 minutes after closing)

The proposed development includes the following:

- Purpose built single storey building in the appearance of a dwelling.
- Building materials include dark brown sandstone style brick veneer and dark grey colorbond roofing.
- Onsite car parking is proposed – totalling twenty four (24) car parking spaces including one (1) disabled car parking space. All car parking areas and driveways are proposed to be constructed, using a permeable paver surface.
- Provision has been made to ensure all pickups and drop offs to be undertaken on site.

- Landscaping is proposed to maintain residential look.
- A stormwater drainage plan has been provided, which proposes to capture all roof runoff in water tanks for re-use and onsite retention. Part of the tank water is directed to an onsite retention basin to the rear of the site where the stormwater can be released into the existing stormwater system at a set discharged rate.
- One (1) advertising sign of 2m x 1m is proposed and will be installed at the front of the property.

The proposed development will be connected to the existing reticulated services.

For more detail on the proposed development, please refer to the accompanied plans attached to this report at Appendix B.

Zone and Zone Purpose

The subject site is located within a Low Density Residential Zone. The purpose of the zone is as follows:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and Local Planning Policies.
- To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

The use of the land for a Childcare Centre is a Section 2 Use under the LDRZ, which requires a planning permit. Clause 32.03-1 of the Swan Hill Planning Scheme requires a planning permit for buildings and works associated with a Section 2 Use.

State and Local Planning Policy

The State and Local Planning Policy is generally neutral on proposals for services in residential areas. However, it is noted that Local Policy Clause 21.10-1 which relates to Swan Hill states that:

Swan Hill's future will depend on whether it can retain its position within a system of regional centres located in south east Australia. For Swan Hill to consolidate its regional role it must continue to embrace a strategy that reduces the 'escape' of retail expenditure, provides regional-level facilities and services, develops its regional market for goods and services, and generates local employment opportunities.

State Policy Clause 11.05-4, which relates to liveable settlements and healthy communities, states that planning should promote liveable regional settlements and healthy communities by;

- *Responding to changing community needs and facilitating timely provision of, and access to, social infrastructure and services.*

Particular Provisions

Car parking:

Pursuant to the car parking requirements at Clause 52.06 of the Swan Hill Planning Scheme, a rate of 0.22 car spaces per child is required. Therefore a total of 8 car spaces should be provided to the development. A total of 24 car parking spaces have been provided of which, 16 car spaces (including a disabled car space) for the users and 8 car parking spaces to the side of the building for staff. The requirements of this clause are met.

Advertising signage:

Pursuant to the advertising sign requirements at Clause 52.05 of the Swan Hill Planning Scheme that is relevant to this application, is the requirements at Category 3 - High amenity areas with medium limitation. Business identification signage is a Section 2 sign under Clause 52.05-9, which requires a permit. The proposed signage meets the requirements of this clause.

Issues

- Public notification:

Notice of the application generated thirty two (32) submissions from residents in the surrounding area. Eleven (11) of the submissions were letters of support. Copies of the objections and letters of support are attached, together with the applicant's response to the objections.

The major concerns raised by the objectors are summarised as follows:

- There will be an increase in noise in the area as a result of the development.
 - There will be an increase in traffic in the area.
 - Concern about pedestrian safety especially children as a result of increased traffic because there are no footpaths in the road reserve.
 - The proposed development will cause devaluation to properties in area.
 - Issues relevant to stormwater and drainage.
 - Visual amenity and neighbourhood character.
- Applicants Response to objections is attached to this report at Appendix A.

Planning response to objections

- Suitability of location

A lot has been said about the suitability of the location based on the zoning of the land and the general neighbourhood character of the area, being low density residential in nature, however, the following planning policy is applicable to the proposal and should be considered:

State Planning Policy Clause 11.05-4, which relates to liveable settlement and healthy communities - planning should promote healthy communities by "*responding to changing community needs and facilitating timely provision of, and access to, social infrastructure and services.*" The Planning Department therefore has a role to assess and support suitable developments that are consistent with this policy.

Further to the above, the Council Plan 2013 – 2017 supports Early Childhood education and for providing services to meet the community needs. The Swan Hill Economic Development Strategy 2011 – 2016 recognises the shortage of childcare centres and commits to work in partnership with the community for the provision of childcare centres.

Although the purpose of the Low Density Residential Zone (LDRZ) focuses on low density residential uses, childcare is not a prohibited use in the zone. In addition, since the planning reforms, some of the non-residential uses such as medical centre, place of assembly and the like have been introduced as an "as of right" use in all residential zones including in the LDRZ. Furthermore, there is also no identified location for childcare in our municipality, this is a residential area, and it is nearby a significant residential growth area in Swan Hill. It is also common for childcare centres to be closer to and within residential areas than commercial areas. Planning experience on these types of uses has proven that you are confronted with the same issues regardless of the residential nature of the area.

The following VCAT cases further strengthens the argument that the zone is appropriate for this type of use:

The Yana Street childcare centre VCAT case;
Lunder v Casey CC (2004) VCAT 190;
Carrafa v Nillumbik SC (2004) VCAT 1904.

The VCAT member has stated the following in the Yana Street VCAT case decision:

“10 Of the decisions referred to above, both Carrafa and Lunder involved proposals for child care centres in a LDRZ for which permits were ultimately granted. In Carrafa, cited with approval in Lunder, the Tribunal said:

32 I can see no reason why the benefits to the community as a whole of locating child care centres in residential areas ought to be limited to residential areas zoned Residential 1 and excluded from residential areas zoned Low Density Residential.

33 I agree with the Council and the objectors to the extent that in the Low Density Residential zone, larger than conventional lot sizes will inevitably influence and define the character and amenity of a locality and the appropriateness of a child care centre use must be assessed in terms of its impact on that amenity and character. My view in this respect is consistent with another of the Tribunal’s consistent and long held principals that the appropriateness of a site’s location is paramount in determining whether or not a permit ought to be granted.

11 In-principle, it would be wrong for me to conclude that this site is not suited for a child care centre simply because of its Low Density Residential zoning.”

Having considered the above and relevant planning criteria for the proposal, the location is considered appropriate.

- Amenity

Many of the objectors objected to the proposal on the grounds that it would have detrimental impacts on the amenity and their enjoyment of the area. The development will result in increased noise from the children playing and an increase in traffic. However, taking into consideration; (a) the hours of operation, which is predominantly during business hours when most people are not at home and (b) the age groups of the children to be cared for, especially the group of up to 3 years; it is considered that the additional noise would not be excessive.

The applicants have also proposed a number of measures to limit any potential amenity impacts, such as acoustic fencing and landscaping. The revised acoustic report submitted suggests that the predicted noise levels should be within the acceptable levels with the proposed acoustic fence in place.

The visual aspect of the proposed centre has been addressed satisfactorily by designing it to look like a dwelling. With the proposed front fence and landscaping in

place, the only thing that would tell passersby that it is in fact a childcare centre, is the advertising signage that is to be located at the front entrance.

- Traffic and Car parking

An issue continually raised by the objectors involved an increase in traffic in the area. The applicant responded to these concerns by acknowledging that although there would be an increase in vehicular movements, the numbers would be acceptable as confirmed by their Traffic Impact Assessment provided as part of the application. Further, the applicant also advised that the development would have no impact on parking within Butterworth Street as all car parking for the development would be fully contained within the site. Council's engineering department did not have any concerns about the increase in traffic movements.

- Safety

Safety concerns were raised by the objectors in regards to pedestrian safety, particularly school children, who use the road on their way to school etc. and the increase of traffic on the road would put their safety at risk. However, road users, albeit motorist and/or pedestrians, would have to have regard to the current road conditions and to each other, when using the road. This is no different to any other area in the town. It should be noted that there is a road verge to walk on that is not in the path of oncoming traffic. Council's engineering department has reviewed all documentation submitted with the application including the Traffic Assessment Report and have not raised any concerns with regards to the predictable traffic increase.

- Stormwater and drainage

The revised stormwater drainage design was referred to Council's engineering department for comment. Council's engineers did not raise any concerns except that the following conditions are included in the permit:

- *Stormwater management systems are to be constructed as per the revised concept stormwater plans received by Council on 16 June 2014. The applicant shall ensure that "top water level" as indicated on the pump pit detail is sufficient to hold the required 53m³ and is constructed to the satisfaction of the Responsible Authority.;*
- *Installation and maintenance of an Earth Berm should be carried out around the perimeter of the property to maintain stormwater protection."*

Property devaluation

The objectors claim the proposed development will devalue their property. However as stated in DTR Co Pty Ltd v Whittlesea CC {2006} VCAT 1249, property devaluation is not a valid planning consideration. If adjoining land is devalued

because of detriment to its amenity, it is the detriment to the amenity that is considered in relation to town planning, not the resulting devaluation. Detriment to amenity can be limited to within acceptable levels through conditions on a permit.

Consultation

Referrals

Comment was sought from Lower Murray Water, CFA, as well as Council's Building, Health and Engineering Services Departments.

Lower Murray Water had no objections to the proposal and advised that the proposed development can link up to the existing service available.

The Building Department raised no objections subject to compliance with the Building Act and Regulations.

Engineering Services raised matters that are subject to the standard conditions for drainage, access etc.

Public Health Department raised no objections subject to compliance with and registration under the Food Act, 1984.

Advertising

As previously mentioned the proposal was advertised to surrounding land owners and occupiers as well as displaying a sign on the property and placing an advertisement in The Guardian newspaper. As discussed above 21 objections and 11 supporting submissions were received during consultation.

Financial Implications

There are no adverse financial implications at this stage.

Social Implications

There are no known adverse social implications of the proposed use. However, the proposed childcare centre is expected to improve the current shortage in child care facilities in Swan Hill which will have direct and indirect positive social impacts to Swan Hill.

Economic Implications

There are no known adverse economic implications for the proposed use. The planning report submitted with the application indicates the proposed childcare centre is expected to employ 10 full time staff to operate the centre. This ongoing

employment will have direct positive impact on the local economy. Indirectly it will also allow working parents waiting for childcare to return to work.

Environmental Implications

The proposal is not expected to have negative environmental impacts.

Risk Management Implications

Nil.

Council Plan Strategy Addressed

Building community capacity - We seek to connect members of our community and to provide leadership to bring people together to find solutions to community problems.

Options

1. Issue a Notice of Decision to Grant a Planning Permit with conditions, or
2. Issue a Notice of Refusal for the Planning Application.

Recommendation

That Council:

Issue a Notice of Decision to Grant a Planning Permit for the use and development of a Childcare Centre in accordance with the endorsed plans, subject to the following conditions:

Amended Plans

1. Prior to the use and development commences, amended plans to the satisfaction of the Responsible Authority, must be submitted for approval by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale (minimum 1:200) with dimensions, and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application, except modified to include the following requirements:
 - a. The acoustic fence to the rear of the centre as shown on the submitted plan must be 2.1m in height;
 - b. Location and details of proposed signage.
 - c. Location and details of waste bin area.

2. The use and development hereby permitted must be generally in accordance with the endorsed plans and must not be modified without the prior written approval of the Responsible Authority.
3. The use hereby permitted must only operate between the hours of 7:30am to 6pm Monday to Friday to the satisfaction of the Responsible Authority.
4. No more than 38 children may use the facility at any one time without the prior written approval of the Responsible Authority.

Amenity

5. The use hereby permitted must be managed so that the amenity of the area is not detrimentally affected, through the:
 - a. transport of materials, goods or commodities to or from the land
 - b. appearance of any building, works or materials
 - c. presence of vermin.

All the above to the satisfaction of the Responsible Authority.

6. All external lighting of the site must be located, directed, shielded and of such intensity so that no nuisance is caused to nearby residents and users of the street to the satisfaction of the Responsible Authority.
7. All goods, materials and waste stored on the site must be stored out of view in an appropriate place of storage and in such a manner so as not to cause unsightliness to persons on nearby land to the satisfaction of the Responsible Authority.
8. All wastes and the remnants of solid waste materials used or produced on the site must be stored and removed from the site and disposed of in such a manner as to avoid any nuisance, pollution or offence to the surrounding area to the satisfaction of the Responsible Authority.
9. All bins and receptacles used for the collection and storage of garbage and other wastes must be kept in a storage area to the satisfaction of the Responsible Authority. The storage area must be:
 - a. properly paved and drained to a legal point of discharge
 - b. screened from public view with a suitable designed enclosure
 - c. maintained in a clean and tidy condition free from offensive odours

All the above to the satisfaction of the Responsible Authority.

10. All buildings, works and the site associated with the use must be maintained in good order and appearance at all times to the satisfaction of the Responsible Authority.

Noise attenuation

11. Prior to the commencement of the use allowed by this permit, a Noise Management Plan (NMP) consisting of but not limited to the following information must be submitted and approved by the Responsible Authority. The approved NMP will then form part of this permit, and should be implemented to the satisfaction of the Responsible Authority:
 - Staffing and other measures which are designed to ensure orderly arrival and departure of parents, children and others using and visiting the child care centre;
 - Signage to be used to encourage responsible off-site patron behaviour;
 - Measures to control noise emissions from the use, including staff training.
12. Prior to the commencement of the use allowed by this permit, the permit holder must implement the recommendations of the acoustic report (prepared by Resonate Acoustics, reference number S13106RP1 dated 02 May 2013 as revised on 7 August 2014) together with the changes made in the endorsed plan in relation to the acoustic fencing to the satisfaction of the Responsible Authority.

Car parking and access

13. Prior to the commencement of the use allowed by this permit, no fewer than 24 car parking spaces as shown on the endorsed plan must be provided and constructed on the land for the use and development including one car parking space clearly marked for use by disabled persons to the satisfaction of the Responsible Authority.
14. Prior to the commencement of the use allowed by this permit, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
 - a. Constructed
 - b. Properly formed to such levels that they can be used in accordance with the plans
 - c. Surfaced with a bitumen seal or greater
 - d. Drained
 - e. Line marked to show the direction of traffic along access lanes and drivewaysto the satisfaction of the Responsible Authority.

15. Prior to the commencement of the use allowed by this permit, vehicle crossovers at conjunction with Butterworth Street must be constructed in accordance with clause 12.9.1 of Council's Infrastructure Design Manual.
16. All vehicles drop off and pick up of children and others to and from the childcare centre at all time must be conducted within the designated parking area on the subject land to the satisfaction of the Responsible Authority.
17. The area set aside for car parking as shown on the endorsed plans must be used for the parking of vehicles and for no other purpose to the satisfaction of the Responsible Authority.
18. All vehicles must enter and exit the site in a forward direction to the satisfaction of the Responsible Authority.

Stormwater

19. Prior to commencement of the use allowed by this permit, the stormwater management systems must be constructed as per the revised concept stormwater plans received by Council on 16/06/2014. The permit holder must ensure that the "top water level" as indicated on the pump pit detail is sufficient to hold the required 53m³ and is constructed to the satisfaction of the Responsible Authority.
20. Prior to the commencement of the use allowed by this permit, the permit holder must install and maintain an Earth Berm around the perimeter of the property to maintain stormwater protection to the satisfaction of the Responsible Authority. This Earth Berm must be maintained at all time to the satisfaction of the Responsible Authority.
21. All stormwater is to be retained and disposed of onsite to the satisfaction of the Responsible Authority.

Landscaping

22. Prior to the commencement of the use allowed by this permit, the landscaping as shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
23. The landscaping as shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority.

Safety measures

24. Prior to the commencement of the use allowed by this permit, clearly visible pedestrian warning signs are to be installed at the Butterworth Street frontage. The signs must alert and warn users of "vehicles entering and exiting" the site to the satisfaction of the Responsible Authority.

Signage

25. Prior to the commencement of the use allowed by this permit, detailed plans of the proposed sign must be submitted and approved by the Responsible Authority;
26. The location and details of the sign, and any supporting structure, as shown on the endorsed plans, must not be altered without the written consent of the responsible Authority;
27. The sign must not contain any flashing light and must not be illuminated by external or internal light;
28. The sign must be erected and maintained to the satisfaction of the Responsible Authority;

Permit expiry

29. This permit will expire if one of the following circumstances applies:
 - a) The development is not started within **two years** of the date of this permit.
 - b) The development is not completed within **four years** of the date of this permit.
 - c) The use of the land for a child care centre has not commenced within **four years** of the date of this permit.
 - d) The signage expires **15 years** from the date of this permit.

If the use or development allowed by this permit has not commenced by the date the permit lapses, the permit holder may apply to the responsible authority before or within 6 months after the expiry date of the permit for an extension of time.

If the development allowed by this permit has lawfully commenced before the permit expiry date and has not been completed, the permit holder may apply to the responsible authority for an extension of time within 12 months after the permit expiry date.

If a request is made outside of the above time(s), the responsible authority cannot consider the request and the holder of this permit cannot apply to the Victorian Civil and Administrative Tribunal for a review of this matter.

Lower Murray Water Conditions

30. The holder of this permit or authorised agent meet the requirements and terms of Lower Murray Water in regard to water supply and sewage disposal services and/or any other services provided by the Corporation, including any costs associated with providing such services.

31. This development must be serviced by a modified sewerage system approved by Lower Murray Water which includes an on-site pumping station owned, operated (including running costs), maintained and if necessary replaced by the Property Owners.

NOTES FROM THE RESPONSIBLE AUTHORITY:

- a) A Building Permit shall be obtained prior to the construction of the development. All work to comply with the requirements of the Building Code of Australia and Council Local Laws.
- b) The development shall comply with and be registered under the Food Act 1984 to the satisfaction of Council's Public Health Services Department.
- c) Prior to undertaking any construction works on the proposed food preparation area, approval must be obtained from Council's Public Health Services Department. A copy of a detailed plan of the layout of the premises, which adequately shows compliance with the Food Safety Standard 3.2.3 Food Premises and Equipment must be submitted to the satisfaction of a Council Environmental Health Officer.
- d) All works carried out within the road reserve associated with this approval require a "Consent to the Conduct of Proposed Work on a Road" from the Responsible Authority. The developer must obtain this consent prior to the commencement of works. A financial penalty under the Council's Local Laws will be imposed for non-compliance with this condition.

NOTES FROM LOWER MURRAY WATER

e) Urban Water Supply:

The land is located inside the Corporation's Urban Water District. The land has an existing 20mm water tapping, a water meter will be required to be purchased and installed by a registered plumber to service the development. Should a fire service be required to service this development, fire service tapping & water main shutoff fees will apply.

f) Sewerage:

The land is located inside the Corporation's Sewerage District. The land has an existing sewerage connection point.

g) General:

A cistern count will be required to be carried out by Lower Murray Water staff upon completion of the development. Administration and Measure & Draw fees will be payable upon connection to the Corporation's sewer network.



Objectors Response

For proposed child care centre at:

53 Butterworth Street

Swan Hill

Contact

Rob Johnson

0409 172 110

rob@littleswans.com.au

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Appendix 3 – Acoustic Report..... 27

Location Choice

As there has been so much change in the planning office over the past three years I feel it is important for all to be aware of exactly what we have done and the lengths we have gone to, to find a suitable location.

I would also like to point out that only one centre in our town actually sits within the commercial zone. All other sites are either in or direct neighbours to houses in the General Residential Zone, historically referred to as Residential 1 Zone (R1Z).

Potential Sites	Outcomes
7 Holloway Grove	Unable to meet council requirements. In particular Car Parking. See email from Michael Beasy in Appendices.
Tower Hill	I contacted Vic Urban who sent an email verifying they would contact me. Contact was with Jason Martin who advised me of what various spaces had been set aside. He also advised that any future use or allocation of sites for a child care centre would only be done at Council’s discretion. I followed this up with a round table discussion of what are the opportunities we could pursue with staff from Planning and Engineering being represented, along with a council Director. We were advised that Tower Hill would not be a suitable location, even in future development of the site.
End of Pascoe street Vacant Land	Found that this area was unlikely to be subdivided in near future.
62 Murlong Street	Has been prepared for sub division as a result price was well beyond our means and shocked council staff when discussed at same meeting as Tower Hill.
Commercial Zone	This was discussed with Michael Beasy. Issues with this area included: <ul style="list-style-type: none"> • Price • Existing Parking Stress • Proximity of most areas to Arterial and other busy roads. • Ability to meet space requirements for council and child care laws.
69 Butterworth Street	Owner was not interested in selling the property. Later it was sold to another party.
17 Sea Lake-Swan Hill Road	Investigated: owner was not interested in a sale. Council also advised that the proximity to an arterial road was not desirable.
2 Derham Drive	Email from Ken Fulford (see appendices) indicated that this could be a suitable location, subject to meeting planning requirements. We didn’t feel that the site being in a court style area with one point of entry was a good idea.
Williams road - new industrial estate	Spoke to planning office of what protections may exist if we built in this area and how it may be used. We were advised that this site would not be protected and any use could go here with very little control from council. (not likely to require a planning process for any use we already see in the wider industrial estate area)
Williams Road – Residential	Spoke to the owner about subdividing a section to build a centre as a new location with no direct neighbours. Site was currently under use for agricultural purposes and the owner was not prepared to sell us a parcel of land.
53 Butterworth Street	Purchased after being subdivided twice in approximately a twelve month period, after brief discussions with council planning officers.

Response to Objections on Planning Grounds

This is provided as a summary of objector concerns and responses. Throughout we will attempt to address issues using local context evidence, zoning information for the Swan Hill Planning Scheme, as well as supporting cases that have been heard at VCAT.

Planning Concern	Issues	Response
Should a Child Care Centre be in a LDRZ.	This is a business. The neighbourhood does not contain any such businesses	<p>In recent years there has been some changes to the character of the Low Density Residential Zone as set out in the Planning Scheme. Two of these key points are:</p> <ul style="list-style-type: none"> • Medical centres where the gross floor area of all buildings does not exceed 250 square metres, is a no permit required use. • Where reticulated sewerage is available lots can be 0.2 of a hectare. <p>These changes are significant to this application as this clearly shows that business’ depending on their type can be located in this area as no permit required, as well as permit required situations. It also points to potential further densification of this residential area.</p> <p>Two recent subdivisions have been proposed to council that reflect this change. One at 13 Berrybank Drive which is less than the original prescribed value of 0.4 hectare and another at 1 Berrybank Drive which has or is in the process of being subdivided into 0.2 of a hectare lots. I believe that there were no objections to either of these proposals. Another resident who also objected to the proposal has plans underway to subdivide a number 0.2 hectare lots.</p> <p>This all adds weight to the idea that this business could be located in this zone in spite of perceived issues in relation to the size and scale of the proposal.</p> <p>There are also some VCAT hearings that have dealt with this specific issue under the old LDRZ definitions. In each case the proposals were much larger in scale, on similar size lots with places for children being from 90 -150. Our proposal is nowhere near the size and scale described in these successful outcomes outlined here. These hearings and their findings are as follows:</p>

<p>Carrafa v Nilumbuk Shire Council – VCAT Reference P1015/2004</p> <p>31 There are many very good reasons which underpin the long established principle that child care centers are appropriately located in residential areas, not the least of which is that, notwithstanding the commercial basis of their operation, they provide a community service and it can be expected that the need for them is generated by at least some of the residents of the locality within which the center is located. That child care centers are the type of use which can also make a contribution to developing a community's sense of belonging has also been recognized by the Tribunal. In <i>Zammit v Shire of Melton and Libella Dion Pty Ltd (1993/28050)</i> the Tribunal found that;</p>		
<p>.....it does not seem appropriate to expect that all of the community facilities which may be required by the population in this newly developing suburb will be provided only in the centers nominated in the structure plan, particularly given the distances between such centers. There would seem to be opportunities for limited local facilities to be established which would contribute to developing a sense of belonging to a local area because of their ready accessibility. A child minding center would seem to be one such facility which could make that sort of contribution.</p>		
<p>32 I can see no reason why the benefits to the community as a whole of locating child care centers in residential areas ought to be limited to residential areas zoned Residential 1 and excluded from residential areas zoned Low Density Residential.</p>		
<p>38 I have dealt with the issue of the zone purposes above. With respect to the submission that higher amenity standards ought to apply in this location than those which apply in a conventional residential area, I agree with Mr Scally that as a consequence of the larger lot sizes existing in this locality, the amenity impacts arising from the use are better able to be absorbed on site than they on</p>		


<p>smaller lots in conventional, higher density residential areas. It is significant that all of the decisions of the Tribunal referred to me by Ms Brennan which have held that noise impacts of child care centers are acceptable in residential areas, have related to sites in Residential 1 zones where there are likely to be more direct and sensitive interfaces between neighbours than that which applies in this site context.</p>	<p>Verschoeren v Cardinia Shire Council – VCAT Reference P1000/2006</p> <p>19 The use of a Low Density Residential Zone for the purpose of a child care centre has been the subject of discussion in a number of previous Tribunal decisions.</p> <p>20 The first thing that needs to be considered is that the use is not prohibited within the Zone. That leads to the conclusion that it may be permissible in the appropriate circumstances. However, as Clause 31.02 suggests, because a permit can be granted it does not mean a permit will or should be granted.</p> <p>21 The Council and objectors all submitted that given the site is within a Low Density Residential Zone and not within an urban area (which provides footpaths, on-street parking and the like) the use and development of the land for a child care centre was inappropriate.</p> <p>22 This proposition on its face value is incorrect. If it were intended to prohibit child care centres within Low Density Residential Zones the drafters of the planning schemes would simply have included child care centres in column 3 of the table to clause 32.03-1 and made that use prohibited.</p> <p>23 In fact a Low Density Residential Zone is clearly distinguished from a Residential 1 Zone primarily by the necessity for lots within the Low Residential Zone to be larger in area to effectively be capable of treating and retaining its own effluent system within the allotment.</p> <p>31 I can see no reason why the benefits to the community as a whole of locating child care centers in residential areas ought to be limited to residential areas zoned Residential 1 and excluded from residential areas</p>
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zoned Low Density Residential	
<p>Not co-located with other uses, like parks schools or convenience stores.</p>	<p>In working with council to determine a suitable location we were given a set of guidelines to work within. One of these guidelines was that child care centres should not be co-located with other non-residential uses. We have followed councils advice in relation to this issue.</p>
<p>Will it be sustainable in our area?</p>	<p>This is a service not only for our Low Density Residential Area, but also the wider community. We have as part of this process received letters of support and know of nearby neighbours located within this LDRZ area who would appreciate a Child Care Centre at this location.</p>
<p>Safety and lack of footpaths</p>	<p>Footpaths have little or no bearing in relation to our plans. We have provided ample car parking so that our patrons will not require their use.</p> <p>As a resident of the area I (and many of the objectors of the application) bought in the area for its character. As such we have provided play space for our children as part of our residence in Berrybank drive (as have many of the objectors in our area) and will, if needed, drive them to local parks to avoid road use as pedestrians. That said we have made use of the road verges in suitable conditions to walk to places with no issues.</p> <p>Traffic increases in the area will still leave the area quiet in terms of vehicular movements. See our response to traffic issues for more details.</p> <p>I would also like to point out, that times outside business hours and weekends the site will not be in use, other than performing maintenance, giving residents the same experience as they currently have during their key residence use times.</p>
<p>A place of worship was not allowed at this location.</p>	<p>This is a vastly different use to what was proposed by the church. Significant differences are that:</p> <ul style="list-style-type: none"> • The centre will open at 7:45 and close at 5:45 only on weekdays. Whereas the church was all days of the week with services held until 10pm. • Patrons of the church would have accessed the site all at the same time. At a childcare centre there will be staggered drop offs, for which we have provided




<p>ample parking opportunities.</p> <ul style="list-style-type: none"> • Sewerage outflows will be similar in nature to a four bedroom house. The church was well beyond this. These outflows will mainly occur during times that most residents are at work. • We have an engineered stormwater plan and have used water sensitive design principles to deal with this issue of stormwater. • The noise issues in terms of peak times of use and volume are also vastly different. Congregations and entertainment for up to 80 people will generate a vastly different impact to 38 children and associated staff. • The church application lacked much of the detail that we have sought professional assistance with to ensure that we were sensitive to the character of the neighbourhood. This has been a key focus for us as residents of the area. 		
<p>On the surface this statement may certainly seem true. However the complex interplay of issues in relation to working with three levels of Government to establish a child care centre means that this is actually far from true. On top of the information already included from VCAT hearings I would also like to point out that:</p> <ul style="list-style-type: none"> • Out of 7 existing and proposed childcare centres and kindergartens other than ours, all of them except one are located as part of residential areas. • The one that isn't is located opposite Safeway in a converted house. <p>This clearly demonstrates based on history that areas that aren't residential in nature have not been considered suitable. In fact Child Care Centres can play a valuable role in helping to bring communities together and contribute in positive ways to neighbourhood character, as would be our aim and one of our key focuses under our educational strategies within the centre.</p> <p>This zone provides a key opportunity to have the space to accurately reflect our wider community in terms of: farming, open spaces, love of sport and indigenous culture within the play space.</p>	<p>Other zones can cater for this use.</p>	
<p>This is an inaccurate statement. See letters of support which were provided to council. We are aware of others who would like to see the development progress who also live in this LDRZ.</p>	<p>No one in the area has a need for childcare.</p>	


<p>Amenity Impacts</p>	<p>People coming and going all hours of the day</p>	<p>Operating times have been limited to 7:45am - 5:45pm with obviously staff arriving and departing before and after these times, only Monday to Friday. This means that there will be no use of the subject site on a weekend. I would also like to point out that :</p> <ul style="list-style-type: none"> • we will be closed on public holidays • we plan to close from Christmas Day each year for a two week period as many families tend to be away and to give both staff and residents the time to spend with families away from the centre. We would be happy for this to be part of conditions on the planning permit.
	<p>Noise Children Noise Traffic</p> <p>Noise from a child care centre is unique and not covered by the EPA Noise from Industry in Regional Victoria, including background noise levels should be investigated.</p>	<p>Since the objection letters have been received we have engaged the services of an acoustic engineer to evaluate the likely noise emissions from the proposal to the most affected neighbours (in terms of proximity).</p> <p>It was found that the likely noise impact to direct neighbours will be 40dB or lower which is lower than was stated in the original application. The assessment also acknowledges the difference in noise and uses acoustic engineer guidelines specific to Child Care. To achieve the desired 40dB outcomes it has been recommended that we either limit playground use or increase the acoustic fence to 2.1 metres. We are suggesting at this point we would increase the fence height to give the residents the best noise outcomes possible. See attached acoustic assessment.</p> <p>A noise management plan will be developed in consultation with council and a range of management strategies were included in the original planning submission. To suggest that 30 or more children would be consistently squealing at the proposed site is a sign of the fear residents have in relation to the proposal and is not reflecting any understanding of the proposal. As an early learning centre we would be reflecting community standards and expectations in relation to behaviour of children and if they were showing any such behaviour they would be immediately redirected to other activities or advised of the kinds of behaviour that are considered appropriate.</p>

	<p>A neighbouring resident seems concerned that we don’t plan to encircle the whole property at the rear with trees as their platypus gums are falling over. We are more than happy to continue the trees through this area. It will also aid in reducing or removing any impact from the solid acoustic fence that is planned, which is of concern to them.</p> <p>I would also like to point out that the second objecting residence in Graemar Drive has built a shed in the corner of the property that completely blocks out any visual impact the property may have.</p> <p>It will take some time to complete works for this site, so subject to councils approval we plan to immediately plant as many of the proposed vegetation as possible to aid in growth. I know from our experience at Berrybank drive that the planned hedges should start to form after about twelve months and that the trees should have a medium sized tree shape in 3 to 5 years.</p>
<p>Appearance of the centre, including mature trees.</p>	<p>As has been suggested by the objectors at 47 Butterworth street we have planned significant works to minimise the visual impact of the proposed car park. It is set back from the road to allow for landscaping and hedges.</p> <p>We could easily investigate reducing the size, but we believe that this is in the best interests of the neighbours and we are more interested in spending our available funds on minimising impact on neighbours, rather than on unnecessary hearings from showing a lack of consideration.</p>
<p>Car parking – visual</p>	<p>As is described in VCAT hearings that have been investigated for similar residential areas, this area has an eclectic mix of properties in this area. There are a range of examples that have chosen to develop their properties in different ways that show a range of things that are stated as not part of the neighbourhood character. These include: concrete crossovers, sealed driveways and parking areas, solid fencing and properties with and without front fencing. See photos later in document.</p>
<p>Solid fencing is not a current character of the area and neither is concrete crossovers.</p>	

	<p>1.8 Metre solid fences that will create a larger building appearance when viewed from Butterworth street. Now 2.1m</p>	<p>These fences will not be easily visible from Butterworth street at all. Particularly with the planned vegetation in place. All fencing of this type is at the rear of the building and approximately 40 metres from the front of the property, minimising any visual impact purely through distance. The point at which the fences will be installed will have a perimeter of trees at the fence line, also limiting visual impact for neighbours and enhancing privacy.</p>
	<p>A shed like building that creates a commercial look in a residential zone.</p>	<p>As developers we are perplexed by this statement. While the roof will be a corrugated iron style, treatments to the exterior walls will be sandstone and weatherboard style, which is of a character that would be expected in the area. In terms of general size, both height and area, there are a number of examples within the neighbourhood that would be similar, see photos below in relation to neighbourhood character.</p>
<p>Pictorial evidence of character</p>		<p>Example concrete crossover being installed in Berrybank Drive for a newly subdivided property.</p> <p>Example solid colorbond fencing as well as concrete crossover in Derham drive. This is the style of crossover that exists for every house in this street.</p>

<p>Fencing in the area varies widely between examples like this picture, to colorbond, post and wire or perhaps no fence at all.</p>		
<p>This is a direct neighbour to the proposed development who engaged a town planner. Please note the paved concrete crossover and brick fence (which changes to steel along the front). Also note the brick fence in the background and its general nature style and size.</p> <p>The alfresco area of this property has colorbond fencing along the fence line currently in sight of all neighbours.</p> <p>It may be hard to see but the gates are chained shut as this particular person has been trying to sell this property for several years and does not actually reside here on a permanent basis.</p>		
<p>Two story residence in Graemar Drive. Considering height and scale concerns raised by neighbours, this provides an example of residential character in complete opposition to their concerns.</p>		

		<p>Residence in Graemar Drive which has substantial roof height and space on residence. Large shedding area and bitumen sealed U shaped drive way and side access that allows extensive room for turning and parking.</p>
		<p>Another residence with high and large roof space located in Graemar Drive</p>
		<p>Residence opposite our site with solid colorbond fencing at frontage. In the distance you can also see their roadside fruit and vegetable stall, which uses the side of the road for access.</p>

		<p>Pond area discussed later in this document that is located in the frontage at 47 Butterworth street.</p>
<p>There are further examples throughout the neighbourhood of houses with:</p> <ul style="list-style-type: none"> • Extensive and high roof spaces. • A range of fencing treatments that include colorbond, steel, wood, post and wire, and even hedges (as pictured in an objector letter) • Other concrete crossovers exist in the LDRZ area that are not included. <p>As the pictures show the character of this neighbourhood is diverse and to make statements like the objectors have to try to classify it as having a particular style is grossly inaccurate.</p>		
<p>Sewerage</p>	<p>Infrastructure may not cope with this additional use.</p> <p>Future expansion</p> <p>Initial planning report included only one staff member where 10 were suggested.</p>	<p>Sewerage outflows that are likely to be generated by this proposal have been calculated by an engineer. It would appear there was a typographical error in the planning report that may have caused confusion. Overall the site will generate sewerage outflows similar to a four bedroom house, which is similar and possibly even smaller than many of the houses that exist in the area.</p> <p>Future expansion is unlikely, but would require an application for planning permission and is not relevant to this application. I would also like to point out that the highest levels of use will occur during business hours, which would not be during the peak use of the neighbourhood as was argued in relation to the proposed church.</p>

<p>Storm water and drainage</p>	<p>Ability to cope with 1:100 year event or more Issues with an incorrect stormwater management plan being provided. Eg pumps. Car Park - Stormwater Construction of detention basin and associated materials.</p>	<p>Firstly it would seem that an incorrect version of the stormwater management plan was provided to objectors as there will be no pumps or release of stormwater from the site until it reaches the 1 in 100 year rainfall. At this point flows will be restricted according to council’s specifications. It is important to be aware that this has reached the standard required by the regulatory authority.</p> <p>The detention basin will be very similar to the plan I believe has been supplied and will only be needed when we exceed the 1 in 20 year rainfall. This will be similar in nature and function to the swale drains of the neighbourhood, except that testing will be completed to locate the sandy clay that exists below the black clay at the surface. This should result in much quicker dispersal of water than is experienced currently with the front swale drains.</p> <p>Our Engineers have a working knowledge of this area and the soil types.</p> <p>The car park will be constructed using permeable pavers with a sub structure that will be able to hold and dissipate water build up on the site. This was indicated in the original planning submission.</p> <p>This would be as unacceptable to us as it is to you. In fact our engineers have dealt with this as an issue in terms of dispersal required to cope with a 1:100 year event. That said if water was to sit for any period of time on site that would facilitate insects breeding, we would take measures to deal with the issue. I find this an interesting statement as there is a pond located at 47 Butterworth street that is always full.</p> <p>It is important to note that the site will manage a 1:20 year rainfall event without using the proposed detention basin. So it will be rare that significant amounts of water lying around the site will be experienced.</p> <p>In April there was a three day rainfall event. Day one was 10mm, Day two 54mm (overnight) and day three 24mm. This is by no means a normal rainfall event for the area and searching the past 15 months of rainfall data there were two other months of rainfall data that exceeded 25mm, for the month which were 46mm and 37.4mm with a highest one day rainfall of 22.6mm in either of these two months. Of these months the</p>
<p>Open bodies of water lying around for periods of time and associated issues such as insects</p>	<p>High rainfall periods shown by picture included by residents in 2 Graemar Drive and statements made by residents of 2 Berrybank Drive in relation to 90mm rainfall event.</p>	<p></p>

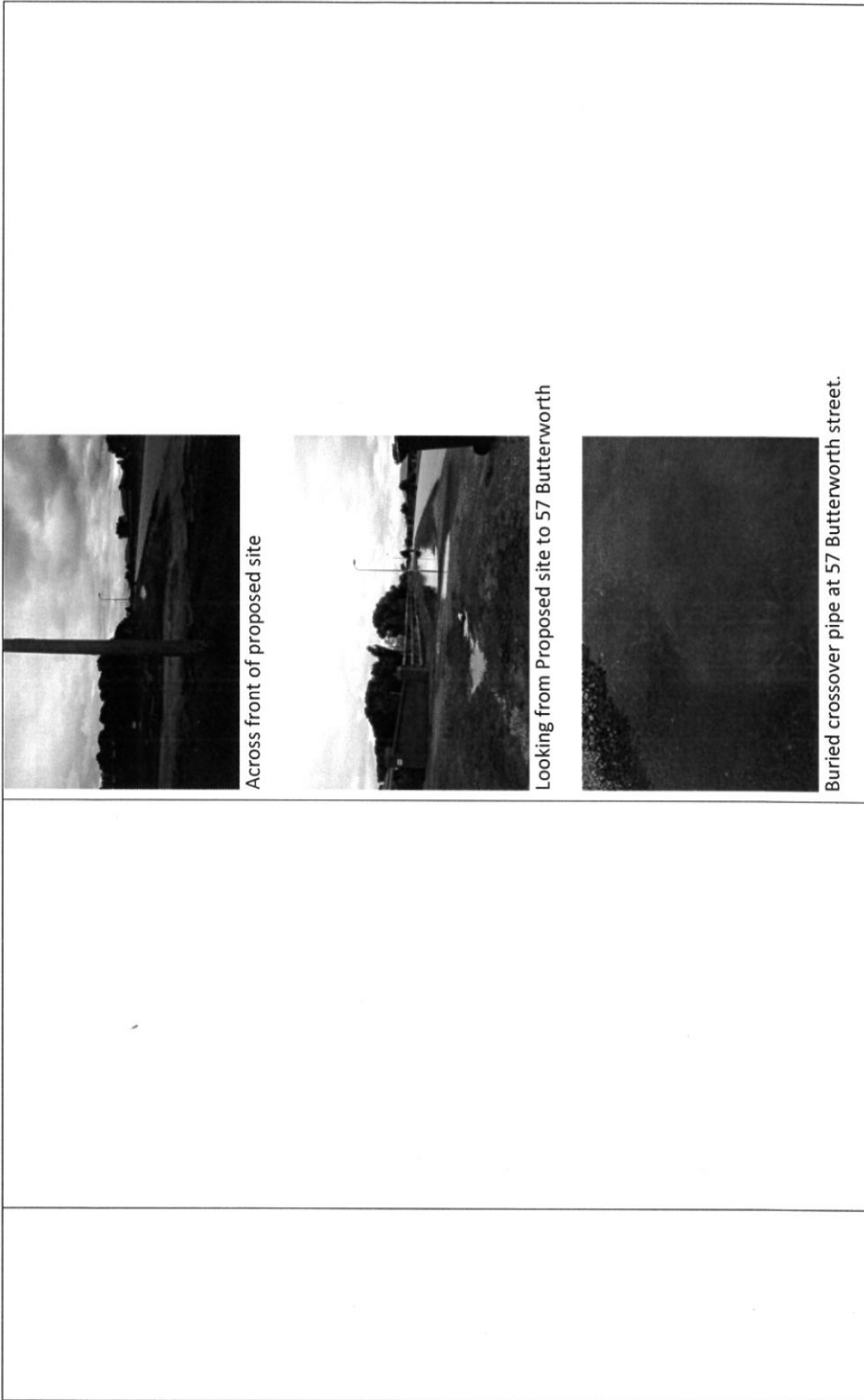
90mm event is the only one to generate this sort of water build up. Below are some pictures after the 90mm rainfall event of the subject site and the front of the property at 57 Butterworth Street that may help to explain comments made by neighbours. Please see pictures below from 10:30am on the morning after the end of the 90mm rainfall period:-



Looking towards Derham Drive






Looking towards 57 Butterworth



Across front of proposed site

Looking from Proposed site to 57 Butterworth

Buried crossover pipe at 57 Butterworth street.

	 <p>Pit at Berrybank Drive</p>
	 <p>Opposite side of Butterworth street.</p>
	 <p>Proposed site</p>
	<p>It is impossible to deny the significance of this rainfall event. However the significance as stated by neighbours is highly questionable. It is clear that there are issues in relation to maintenance of driveways that inhibits water around the area from running to where</p>

		<p>it needs to. Residents speculate that the water was lying around the area for in excess of three weeks. As a resident of the area I watched this rainfall event and local effects closely. I did not observe what the residents did and would suggest that some maintenance of crossovers to their properties could do a great deal to improve the effect of rainfall events on the neighbourhood, including the length of time water may take to dissipate.</p> <p>In relation to the proposals impact on the perceived issue, it is likely to be low to insignificant due to the engineers plans to manage the 1 in 100 year rainfall event on site.</p>
<p>Traffic</p>	<p>Road infrastructure under stress Increased danger from traffic. Bridge at west end of Butterworth street is narrow. Pedestrian use of the road area as a footpath. Narrowness of the road</p>	<p>A traffic engineer has undertaken an extensive Traffic Impact Assessment. His results indicated that current traffic volumes are low and that even with the addition of 10 years of growth in traffic in the area and the child care centre the area would still be well below the quietest classification that engineers use for this purpose.</p> <p>Our traffic engineer reviewed comments made by the Town Planner employed by one of the objectors providing a response and developed a report on the bridge at the end of Butterworth street. He has provided further reassurance that the highest level of road use experienced will still be well within the highest levels of road amenity that can be expected and that the distribution of traffic within the report is based on existing residential development and likely directions of travel as a result. His response to questions by the town planner is below:</p> <p><i>Focusing just on the increase in traffic volume does not provide the full analysis of what Butterworth Street can provide for.</i></p> <p><i>The “degree of saturation” value provides a better understanding of the effects of traffic volume as it is the ratio of demand (forecast traffic volume) to capacity (maximum traffic flow obtainable on an available lane).</i></p> <p><i>Currently the degree of saturation for Butterworth Street is 0.029, without the development, and based on the forecast volume in 10 years at a 2% growth rate with the development, the degree of saturation for Butterworth Street will be</i></p>

0.053. This still provides a level of service value of “A”, demonstrating that the increase in traffic volume has very minimal affect to the amenity of the area – see table below:

Level of Service	Degree of Saturation	Traffic Signals and Roundabouts	Control Delay per Vehicle (sec/veh)	Give Way and Stop Signs	Control Delay per Vehicle (sec/veh)
A (excellent)	$x \leq 0.6$	Good operation	$d \leq 10$	Good operation	$d \leq 10$
B (very good)	$0.6 < x \leq 0.7$	Good with acceptable delays and spare capacity	$10 < d \leq 20$	Acceptable delays and spare capacity	$10 < d \leq 15$
C (good)	$0.7 < x \leq 0.8$	Satisfactory	$20 < d \leq 35$	Satisfactory but an accident study required	$15 < d \leq 25$
D (acceptable)	$0.8 < x \leq 0.9$	Operating near capacity	$35 < d \leq 55$	Near capacity and accident study required	$25 < d \leq 35$
E (poor)	$0.9 < x \leq 1.0$	At capacity; at signals incidents will cause excessive delays and roundabouts require other control mode	$55 < d \leq 80$	At capacity and requires other control mode	$35 < d \leq 50$
F (very poor)	$1.0 < x$	Unsatisfactory and requires other control mode	$80 < d$	Unsatisfactory and requires other control mode	$50 < d$

Our original application included all of this detail and from our Traffic Engineer’s point of view the road is more than capable of sustaining the increased traffic with minimal to no impact on current road use. Road use could increase on by more than ten times what is projected after the developing the centre and allowing ten years of growth, clearly indicating that the increase in traffic is not significant.

Pedestrian movements during the Traffic Assessment period were very low and did not demonstrate any need for a foot path in the area. I would like to point out at this point that the Catholic School bus system does a pick up opposite our property in Berrybank

		<p>Drive.</p> <p>Many of the residents state that they bought in the area for its appearance and lifestyle. Part of what was purchased was no footpaths. The planned use does not create a need for footpaths and as has been shown in VCAT hearing notes already included, a lack of footpaths does not preclude LDRZ areas from having child care centres in them. I am more concerned, as a number of residents have stated, that some residents have already approached council about footpaths and that they may be trying to use this proposal as a basis to argue for infrastructure that they want, but is entirely unnecessary.</p>
<p>Signage</p>	<p>Signs are not part of the character of the neighbourhood</p>	<p>We would appreciate being able to provide the signage as indicated on the plans. Until recently signs were seen in the neighbourhood, in particular note the picture of the drainage system looking towards Derham drive and the signage shown in the fence, which is not much different in size to what is proposed. However we are happy to provide a marker for the property that indicates both the number of the property and provides a slightly larger than post card sized indicator of the fact the business is located here. I would suggest the use of two railway sleepers stood upright side by side could provide the required space for both two large numbers and the sign suggested here. A number of residences locally have taken similar approaches to numbering their properties.</p>

Additional Issues of Concern

Reading the applications and knowing the issues of the area there are some concerns we have regarding either overstating or understating issues that may or may not exist in this area. Such issues include:

- **Sewerage system under pressure.** The issues that exist here to do with sewerage have nothing to do with the line available. A number of the grinder pump systems installed in this area have been installed incorrectly. I know that a direct neighbour to the proposal who has made such a statement, has acknowledged that their particular system was buried when installed and he has always had trouble with it as a result. (these systems should not be buried) I have also discussed this same issue in relation to our own private system and what a local plumber has observed in this area, he acknowledged a number of people in the area have had problems with their systems. Also, If this was a serious concern how have so many sub-divisions occurred with no objection?
- **Footpaths.** This proposal does not need footpaths and current use of the area in terms of pedestrian traffic is actually minimal. I am concerned that some residents are trying to use our proposal to demand footpaths in the area when they are totally unnecessary.
- **Stormwater.** This is an area of great confusion for neighbours and this creates fear as a result. In turn this issue has been grossly overstated.
- At least one objector has **overstated their time living in this area** by in excess of 10 years, to try to add weight to their objection. As a resident of the area since December 2006 we have a very good working knowledge of how this area has developed and who lives where.
- Residents want to keep a semi-rural one acre allotment feel to the neighbourhood. But **subdivisions have occurred to less than one acre in size**, with no objections. And to our knowledge there are objectors to our application who plan the same. That said we still believe the size and scale of our proposal is not out of keeping, considering the overall development of the area.
- **Inaccurate statements by the town planner.** The town planner engaged by a local resident clearly had no working knowledge of the area. He was unaware of concrete crossovers or perhaps even the driveway treatments used by the objector he was writing for. He seems to have no knowledge of the wide variety of residential developments and how they have been undertaken. In fact his google maps screenshot pointing to a residence typical of the area was a 2 acre lot, that has since been subdivided and has a concrete crossover. Remaining statements by this town planner we feel have been addressed, including his concerns in regards to noise, as we have had the noise impact evaluated by an acoustic engineer.
- **Many objectors have looked at the application in isolation of their own personal activities.** This neighbourhood has significant impact on itself in terms of noise and other amenity impact which have been by and large ignored by the objectors (except for 2 Graemar Drive). These activities include:
 - Noise from ride on mowers. Everyone has one and in summer we need to mow at least two times per week for basic maintenance. This can take upwards of 30 minutes due to the size and nature of our yards.
 - Noise from domestic animals.
 - Noise from the saleyards. Most of Swan Hill North experiences this.

- Noise from the industrial estate nearby pervades into our neighbourhood.
- Truck reversing noise is not uncommon.
- Some residents use tractors on their properties to assist in the hobby farm activities in which they engage.
- Burning off is not uncommon during cooler times of year.
- Noise from schools can be heard here. Swan Hill North and St Mary’s are not actually far from here if you take an as the crow flies approach.
- People work on performance vehicles in the area. (there is no mistaking this noise)
- As the neighbourhood has developed its trees and gardens more and more birdlife can be heard and seen in the area. There is no mistaking a flock of galahs in a backyard.

And yet the noise and impact from car drop offs and play from children is unacceptable. I find it surprising when compared to what already exists in the neighbourhood and believe that this activity provides an excellent backdrop for a child care centre in a rural town.

Summary

Over 12 months ago we approached the residents along the length of Butterworth Street in the LDRZ regarding our plans. We had mixed feedback, a few said they were opposed on technical grounds. Most raised concerns about sewerage and storm water, but acknowledged it was a different use to what the church proposed. And a few were in complete support of the proposal. It would seem to me that many of the objections received showed little understanding or knowledge of what the application contained, in fact we have feedback from some that they have never actually viewed the proposal.

Our aim when we first met with Morgan James (Planning Officer at SHRCC) was to do this application in a way that we address all concerns and manage impacts on neighbours in such a way that we may avoid the need for a VCAT hearing. So that is what we did. We took the list of concerns and addressed them one at a time, as we progressed we found that we were able to easily address the concerns of neighbours using the professional services of engineers. We have at this stage engaged engineers and drafters to:

- Evaluate sewerage impact of our proposal.
- Develop a storm water management plan.
- Develop a site plan to be as considerate of direct neighbours as possible.
- Evaluate traffic impacts.
- Evaluate the likely noise impact from the site (this was done after objection letters, as it was a never before raised concern by residents).

At this point we believe, when considering this entire LDRZ area, that we have developed a proposal that meets the needs of residents within the area and beyond. We have considered our neighbours and catered to their needs in trying to minimise all impacts. We are hopeful that councillors will see the merits of our application and consent to providing a planning permit. In relation to all potential impacts, we have provided more than reasonable infrastructure on site.

Appendix 1 – Email correspondence with council

Michael Beasy – Town Planning Office

From: mbeasy@swanhill.vic.gov.au
> To: dayna.n.rob@hotmail.com
> CC: lmulcahy@swanhill.vic.gov.au
> Subject: FW: Children's service at 7 holloway grove
> Date: Wed, 28 Mar 2012 15:11:47 +1100
>
>
> Rob
>
> As per our phone conversation today, please find below the Planning Dept.
> response to your enquiry.
>
> I have completed my preliminary assessment for car parking for a 28 child
> and 5 staff child care centre at 7 Holloway Grove, Swan Hill.
>
> As discussed at our meeting, I have assessed the car parking requirements
> for your proposed development and the initial assessment shows that seven
> (7) car parks would be required for your proposal.
>
> I have spoken with the Manager of Engineering Services, Mr Andrew Bruggy,
> in relation to the provision of car parking off site in Holloway Grove.
> Engineering have advised that, given the location of the site, and the
> residential character of Holloway Grove, all car parking shall be located
> on the subject land.
>
> I have also attached for your information a copy of the planning permit
> for the ABC Child Care Centre in Pritchard Street, Swan Hill.
>
> If you wish to discuss the above, or require any further information,
> please contact me on 5036 2352.
>
> Regards
> Michael
>
>
> Michael Beasy
> Acting Planning Manager
> Swan Hill Rural City Council

Ken Fulford – Town Planning Office**Enquiry 2 Durham Drive**

From: **Ken Fulford** (kfulford@swanhill.vic.gov.au) You moved this message to its current location.
Sent: Monday, 25 June 2012 4:51:56 PM
To: dayna.n.rob@hotmail.com
Guy Romeo (gromeo@swanhill.vic.gov.au); Leanne Mulcahy (lmulcahy@swanhill.vic.gov.au);
Cc: Rachael Blandthorn (rblandthorn@swanhill.vic.gov.au); Morgan James
(mjames@swanhill.vic.gov.au)

Dear Rob

In response to your email of 25 June 2012, yes it is feasible, and a planning permit would be required for a child care in the Low Density Residential Zone, and an application may be considered by Council. The information you have provided would need to form the basis of supporting information for any planning permit application, carparking, staff numbers, hours of use, and number of children. Additional information such as a traffic impact assessment would also be required.

It also should be noted that this application would be subject to public notification including notice to neighbours. You would be aware of many of the issues involved that may be similar in nature to the planning permit application for a church and residence in a low density residential area at 1 Berrybank Drive.

It is envisaged that this location may support such a development subject to public acceptance and satisfaction with planning permit requirements.

If you require any further information please contact Rachael Blandthorn or Morgan James, Planning officers on 5036 2352.

Regards

Ken Fulford

Planning Manager

Swan Hill Rural City Council

PO BOX 488

SWAN HILL VIC 3585

Ph: 5036 2352

Appendix 2 – Traffic engineer bridge assessment

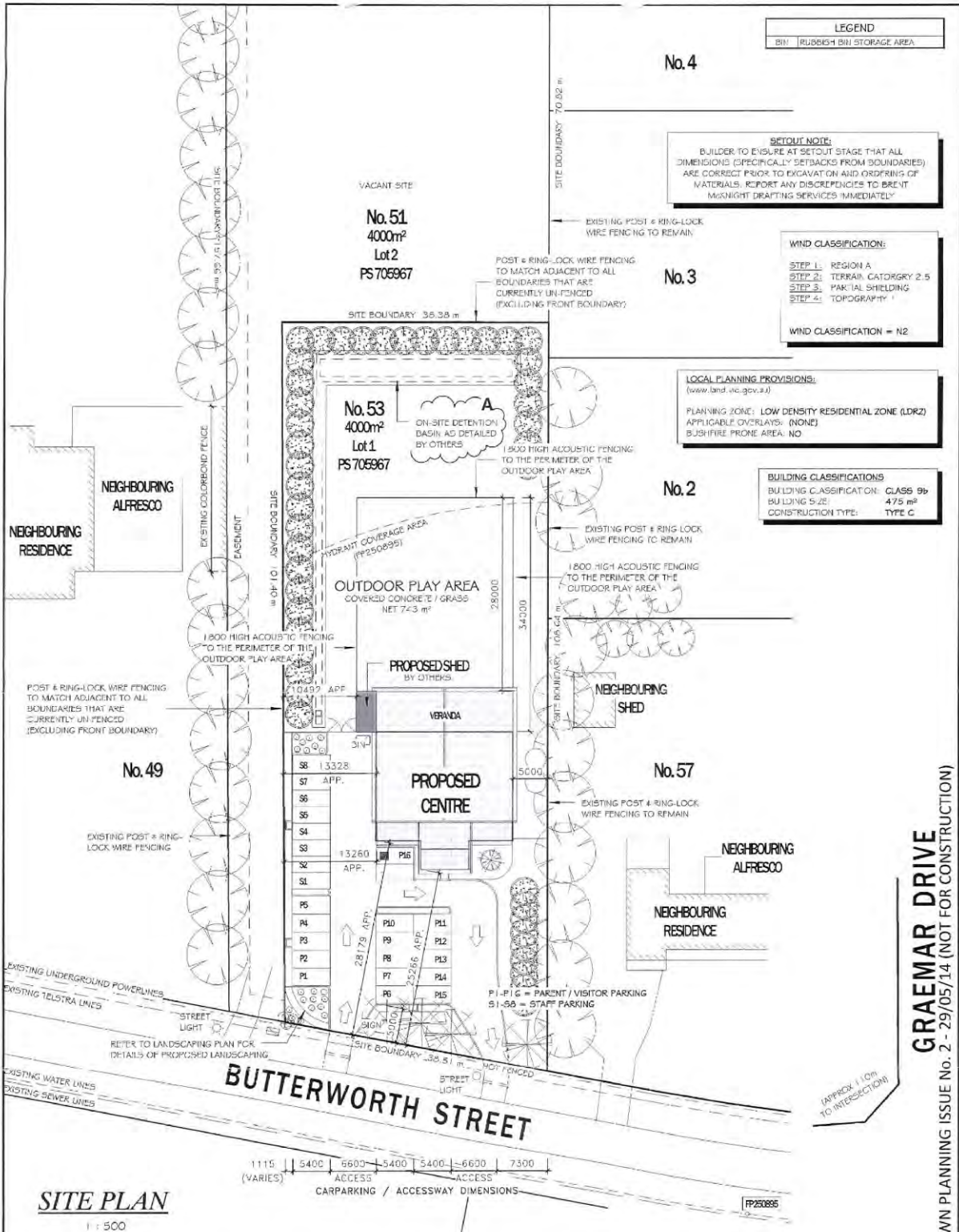
See email attachments sent to Stefan Louw

Appendix 3 – Acoustic Report

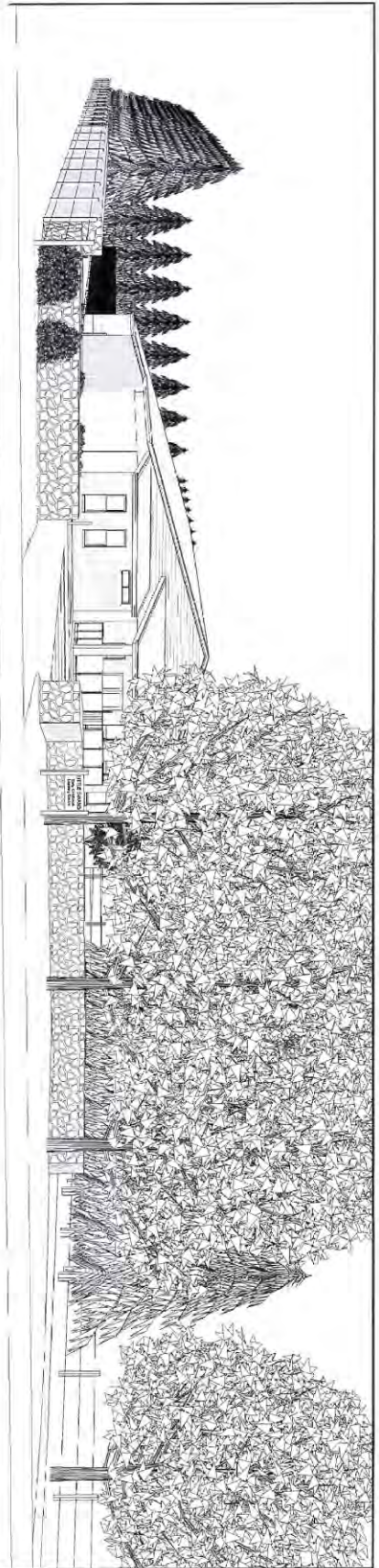
See email attachments sent to Stefan Louw

O

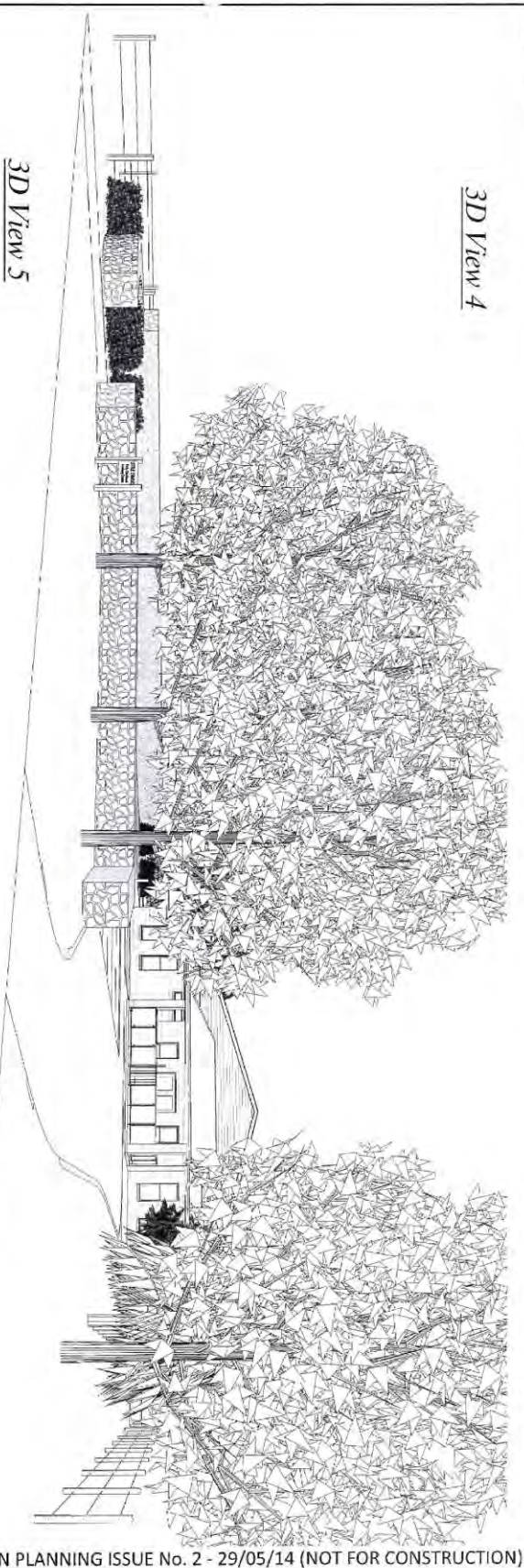
O




PROJECT : PROP. CHILDCARE CENTRE		REVISION	DESCRIPTION	DATE	DATE: 28/05/14
CLIENT : R. JOHNSON - LITTLE SWANS		A	SITE DETENTION CARPARKING	27/05/14	TITLE: SITE PLAN
SITE : LOT 1, 53 BUTTERWORTH ST		SCALE:	1 : 500	NORTH	JOB No: 13-2317
ADDRESS : SWAN HILL VIC 3585		SHEET No.	2 OF 11	<p>McKnight & Bray BUILDING DESIGN 69 VICTORIA STREET, KERANG VIC 3579 P: (03) 8452 2255 F: (03) 8452 2277 E: info@mcbray.com.au www.mcknightbray.com.au</p>	
REGISTRATION NUMBER: DP-AD-19055	DRAWN: AMT				



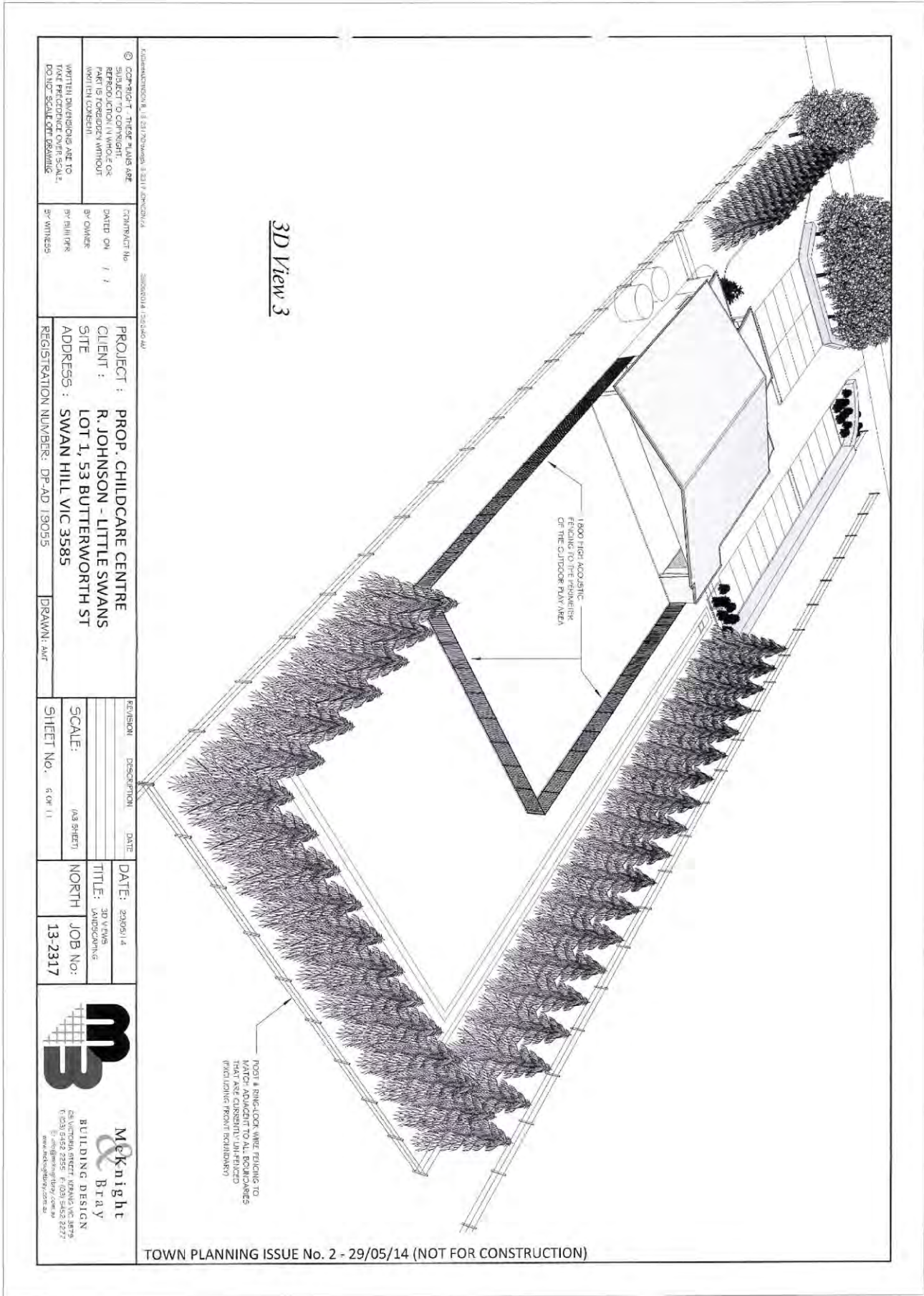
3D View 4



3D View 5

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TOWN PLANNING ISSUE No. 2 - 29/05/14 (NOT FOR CONSTRUCTION)



3D View 3

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WRITTEN DIVISIONS ARE TO PRECEDE ALL VERBAL, POLICE, SCALE OR OTHERWISE.	PROJECT : PROP. CHILDCARE CENTRE CLIENT : R. JOHNSON - LITTLE SWANS SITE : LOT 1, 53 BUTTERWORTH ST ADDRESS : SWAN HILL VIC 3585 REGISTRATION NUMBER: DP-AD 19055
DRAWN: AMT	DATE: 29/05/14
TITLE: 3D VIEWING	JOB No: 13-2317
SCALE: (A3 SHEET)	DATE: 29/05/14
SHEET No. 4 OF 11	TITLE: 3D VIEWING
NORTH	JOB No: 13-2317
McKnight & Bray BUILDING DESIGN 65A HUNTER STREET, MELB VIC 3000 T (03) 9462 2355 F (03) 9462 2377 E info@mcknightbray.com.au www.mcknightbray.com.au	

TOWN PLANNING ISSUE No. 2 - 29/05/14 (NOT FOR CONSTRUCTION)

3D View 6

3D View 7

3D View 8

3D View 9

3D View 10

PROJ. CHILD CARE CENTRE
R. JOHNSON - LITTLE SWANS
LOT 1, 53 BUTTERWORTH ST
SWAN HILL VIC 3585

REGISTRATION NUMBER: DP-AD 19055 DRAWN: AMT

REVISION	DISCRIPTION	DATE

SCALE: 1/3 SHEET

SHEET No. 11 OF 11

DATE: 29/05/14

TITLE: 3D VIEWS - BUILDING

NORTH

JOB No: 13-2317

McKnight & Bray
BUILDING DESIGN
 45 BROADWAY, SUITE 101, SWAN HILL VIC 3585
 T: (03) 5292 2525 F: (03) 5292 2277
 E: info@mcbraydesign.com.au
 www.mcbraydesign.com.au

TOWN PLANNING ISSUE No. 2 - 29/05/14 (NOT FOR CONSTRUCTION)

Doc ID 462459 Printed from Infovision EDMS at: 11:38AM on Wed 23 Jul 2014



NOTE: A petition is considered as one objection under Section 57(3), (4a) and (4b) of the *Planning and Environment Act 1987*. The first person listed will receive correspondence from Council unless another contact is specifically provided.

WHO IS OBJECTING?	
Name/s: Michael + Alison Wright	
Address:	
Contact Phone Number:	Email:

WHAT APPLICATION DO YOU OBJECT TO?
What is the permit application number? 2014/37
What is proposed? USE AND DEVELOPMENT OF LAND FOR A CHILDCARE CENTRE AND BUSINESS IDENTIFICATION SIGNAGE IN THE LOW DENSITY ZONE
What is the address of the proposed application? LOT 1 PS7059 53 BUTTERWORTH STREET SWAN HILL
Who has applied for the permit? LITTLE SWANS EARLY LEARNING CENTRE PTY LTD

WHAT ARE THE REASONS FOR YOUR OBJECTION?
<p>1. Effect of the development on the character of the neighbourhood - this neighbourhood is all residential and has been a lifestyle choice to live here.</p> <p>2. Road usage increase would lead to increased possibility of danger + safety towards families who live in this area.</p>

If there is not enough room, attach a separate page

DorD 462459 Printed from Infovision EDMS at : 11:38AM on Wed 23 Jul 2014

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

We relocated to this area as it offered a very attractive lifestyle Bigger blocks, quiet living for our young family. A development such as a child care centre does not promote such a lifestyle. We are very concerned at the increase in traffic levels as a danger towards our family - our children sometimes walk to school. As there are no footpaths this is often on the side of the road.

Signature: <i>[Signature]</i>	Date: 15.7.14.
----------------------------------	-------------------

IMPORTANT NOTES ABOUT OBJECTIONS TO PERMIT APPLICATIONS

1. This form is to help you make an objection to an application in a way which complies with the *Planning and Environment Act 1987*, and which can be readily understood by the Responsible Authority. There is no requirement under the Act that you use any particular form.
2. Make sure you clearly understand what is proposed before you make an objection. You should inspect the application at the Responsible Authority's office.
3. To make an objection you should clearly complete the details on this form and lodge it with the Responsible Authority as shown on the Public Notice - Application for Planning Permit.
4. An objection must -
 - (a) State the reasons for your objection, and
 - (b) State how you would be affected if a permit is granted.
5. The Responsible Authority may reject an application which it considers has been made primarily to secure or maintain a direct or indirect commercial advantage for the objector. In this case, the Act applies as if the objection had not been made.
6. Any person may inspect an objection during office hours.
7. If your objection related to an effect on property other than at your address as shown on this form, give details of that property and of your interest in it.
8. To ensure the Responsible Authority considers your objection, make sure that the Authority received it by the date shown in the notice you were sent, or which you saw in a newspaper, or on the site.
9. If you object before the Responsible Authority makes a decision, the Authority will tell you its decision.
10. If despite your objection the Responsible Authority decided to grant the permit, you can appeal against the decision. Details of the appeal procedures are set out on the back of the Notice of Decision which you will receive. An appeal must be made on a prescribed form (obtainable from the Victorian Civil and Administrative Tribunal) and accompanied by the prescribed fee. A copy must be given to the Responsible Authority. The closing date for appeals is 21 days of the Responsible Authority giving notice of its decision.
11. If the Responsible Authority refuses the application, the applicant can also appeal. The provisions are set out on the Refusal of Planning Application which will be issued at that time.

Doc ID 462460 Printed from Infovision EDMS at : 11:38AM on Wed 23 Jul 2014



NOTE: A petition is considered as one objection under Section 57(3), 4a) and 4b) of the *Planning and Environment Act 1987*. The first person listed will receive correspondence from Council unless another contact is specifically provided.

WHO IS OBJECTING?	
Name/s: <i>RUSSELL and JULIE WARDUE</i>	
Address:	
Contact Phone Number:	Email:

WHAT APPLICATION DO YOU OBJECT TO?	
What is the permit application number? <i>2014/37</i>	
What is proposed? USE AND DEVELOPMENT OF LAND FOR A CHILDCARE CENTRE AND BUSINESS IDENTIFICATION SIGNAGE IN THE LOW DENSITY ZONE	
What is the address of the proposed application? LOT 1 PS7059 53 BUTTERWORTH STREET SWAN HILL	
Who has applied for the permit? LITTLE SWANS EARLY LEARNING CENTRE PTY LTD	

WHAT ARE THE REASONS FOR YOUR OBJECTION?
<i>1) Water drainage (flooding)</i> <i>2) Pedestrians - no footpaths (Safety).</i> Addressed <i>Once these areas are addressed, we have no further objection to a childcare centre located in Butterworth Street, as there is a need for more childcare centres.</i>

If there is not enough room, attach a separate page

Doc ID 462460 Printed from Infovision EDMS at : 11:38AM on Wed 23 Jul 2014

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

- Increased traffic which will impact on the safety of pedestrians, due to there being no footpaths.
- Drainage system would not cope, causing flooding in our area.

Signature: <i>Russ Ward</i>	Date: <i>16/7/2014</i>
-----------------------------	------------------------

IMPORTANT NOTES ABOUT OBJECTIONS TO PERMIT APPLICATIONS

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Doc ID 462572 Printed from Infovision EDMS at : 11:37AM on Wed 23 Jul 2014

18th July 2014



The Planning Department
Swan Hill Rural City Council

To whom it may concern,

RE: Little Swans Early Learning Centre ButterworthStreet - Permit 2014/37

My name is Bridie Gardner, I'm 14 and I attend Swan Hill College and I'm objecting on behalf of me and my friends for the child care centre in Butterworth street because it's already tricky enough to walk to school. I am one of many who walks to school every day. I walk with two of my friends every morning and we constantly face the battle of tall wet grass and uneven, slippery paths with speeding cars passing by us. One small slip and BAM!! I want to bring it to your attention that there are no footpaths for over 400metres. My friend has to also cross the narrow bridge and in this 50/60km zone a lot of the time the cars are speeding as they are in a hurry. On foggy days cars cannot see us coming in either direction so we are forced to walk in the grass and mud sloppy verges which are uneven. We consistently trip over and on several occasions have rolled our ankles. It takes us about 40mins to walk to school (on a good day), waiting for cars to pass because it's school time and everybody's rushing around trying to get there on time. In summer snakes lurk about and prickles grow long as we are forced to walk in them because of the traffic. Since our houses are quite far away in bigger land masses the noise travels, sometimes you can hear the cattle at the sale yards. As you can image we will most certainly not want to hear many high pitch screams all day long. Your decision to put the child care centre in our neighbourhood will look out of place and with the extra traffic increase our chances of having an accident on these roads. It will scare all who are trying to walk to school, and it might even take away these kids health by not walking to school or friends houses after school. I think it's fantastic that you want to build another child care centre the town obviously needs one, but this quiet neighbourhood does not need the extra traffic and noise. So please consider moving your child care centre to a different location and let us continue being able to walk to school on already this risky road.

Thankyou for your consideration

Bridie Gardner

Bridie Gardner, friends and other High school walkers

	22 JUL 2014
	73-02-10
	PC

Doc ID 462167 Printed from Infovision EDMS at : 03:12PM on Thu 17 Jul 2014

Objection to Planning Permit



ACTION

NOTE: A petition is considered as one objection under Section 57(3), (4a) and (4b) of the *Planning and Environment Act 1987*. The first person listed will receive correspondence from Council unless another contact is specifically provided.

WHO IS OBJECTING?	
Name/s: M.R. & L.J. HEIL PTY LTD CONTACT: MAL HEIL	
Address:	
Contact Phone Number:	Email:

WHAT APPLICATION DO YOU OBJECT TO?	
What is the permit application number? 2014/37	
What is proposed? USE AND DEVELOPMENT OF LAND FOR A CHILDCARE CENTRE AND BUSINESS IDENTIFICATION SIGNAGE IN THE LOW DENSITY ZONE	
What is the address of the proposed application? LOT 1 PS7059 53 BUTTERWORTH STREET SWAN HILL	
Who has applied for the permit? LITTLE SWANS EARLY LEARNING CENTRE PTY LTD	

WHAT ARE THE REASONS FOR YOUR OBJECTION?
<p>INCREASED TRAFFIC FLOW ADJACENT TO OUR PROPOSED RESIDENTIAL DRIVEWAYS.</p> <p>DEPRECIATION OF LAND VALUE AND LIFESTYLE IN LOW DENSITY SUBDIVISION.</p> <p>CURRENT ROAD SURFACE AND EDGES UNSUITABLE FOR INCREASED TRAFFIC FLOW CAUSED BY THE APPLICATION.</p> <p>INCREASED DANGER TO PEDESTRIANS</p>

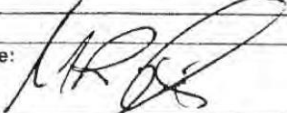
If there is not enough room, attach a separate page

INCREASE IN STORMWATER RUNOFF TO IMPACT ON NEIGHBOURING PROPERTIES.

Doc ID 462167 Printed from Infovision EDMS at : 03:12PM on Thu 17 Jul 2014

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

TRAFFIC CONGESTION AT DRIVEWAYS
 ADDITIONAL STORMWATER TO IMPACT
 ON ADJACENT PROPERTIES
 INCREASED TRAFFIC FLOW AND DANGER
 TO OTHER ROAD USERS IN PEAK TIMES
 MORNING AND NIGHT
 COMMERCIAL SIGNAGE TO DETRACT FROM
 RESIDENTIAL LIFESTYLE
 DECREASE IN PROPERTY VALUES AND
 FREEDOM OF LIFESTYLE APPEAL TO THE AREA

Signature:  Date: 12/07/14

IMPORTANT NOTES ABOUT OBJECTIONS TO PERMIT APPLICATIONS

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NOTE: A petition is considered as one objection under Section 57(3), (4a) and (4b) of the *Planning and Environment Act 1987*. The first person listed will receive correspondence from Council unless another contact is specifically provided.

WHO IS OBJECTING?	
Name/s: Gary & Glenda Harwood	
Address:	
Contact Phone Number:	Email:

WHAT APPLICATION DO YOU OBJECT TO?
What is the permit application number? 2014/37
What is proposed? USE AND DEVELOPMENT OF LAND FOR A CHILDCARE CENTRE AND BUSINESS IDENTIFICATION SIGNAGE IN THE LOW DENSITY ZONE
What is the address of the proposed application? LOT 1 PS7059 53 BUTTERWORTH STREET SWAN HILL
Who has applied for the permit? LITTLE SWANS EARLY LEARNING CENTRE PTY LTD

WHAT ARE THE REASONS FOR YOUR OBJECTION?
We are objecting to the development of a Childcare Centre because it is very much against the amenity of this Low Density "Residential" area. The extra traffic, a building with car parking and signage does not fit in with what this area was developed for. The drainage and sewerage are a big concern in this area and no way will this storm water be able to be contained on their block. It will run to the corner of Butterworth St and Berrybank

If there is not enough room, attach a separate page

cont.

Doc ID 462183 Printed from Infovision EDMS at : 03:12PM on Thu 17 Jul 2014

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

We will be affected if this permit is approved by the extra traffic. So many of the children in the area walk to and from school. There are no footpaths in this area. Our grandchildren will not be able to walk to George Lay park. The drainage is a big concern to us, we have had part of our block flooded before because the storm water pit near the corner of Butterworth St and Berrybank Dr is inadequate. That is why each block is required to dispose of their own storm water.

Signature: <i>G E Harwood</i> <i>Glinda E. Harwood</i>	Date: 14-7-14
---	---------------

IMPORTANT NOTES ABOUT OBJECTIONS TO PERMIT APPLICATIONS

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Drive and may mean our block will be flooded.
After rain earlier this year the driveway on
53 Butterworth St had water lying on it for ages.
About twelve months ago, VCAT refused a similar
building and Carpark at 1 Berrybank Drive.
This permit was refused for the reasons stated
above, also this is a residential area and should
remain one, so why would a permit across the
road be approved.

Doc ID 462407 Printed from Infovision EDMS at : 02:59PM on Fri 18 Jul 2014



NOTE: A petition is considered as one objection under Section 57(3), (4a) and (4b) of the *Planning and Environment Act 1987*. The first person listed will receive correspondence from Council unless another contact is specifically provided.

WHO IS OBJECTING?	
Name/s: MARK BOULTON	
Address:	
Contact Phone Number:	Email:

WHAT APPLICATION DO YOU OBJECT TO?
What is the permit application number? 2014/37
What is proposed? USE AND DEVELOPMENT OF LAND FOR A CHILDCARE CENTRE AND BUSINESS IDENTIFICATION SIGNAGE IN THE LOW DENSITY ZONE
What is the address of the proposed application? LOT 1 PS7059 53 BUTTERWORTH STRREET SWAN HILL
Who has applied for the permit? LITTLE SWANS EARLY LEARNING CENTRE PTY LTD

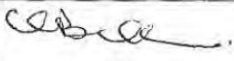
WHAT ARE THE REASONS FOR YOUR OBJECTION?
As per attached sheets (2)

If there is not enough room, attach a separate page

Doc ID 462407 Printed from Infovision EDMS at : 02:59PM on Fri 18 Jul 2014

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

As per attached sheets (2)

Signature: 	Date: 15 th July 2014
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IMPORTANT NOTES ABOUT OBJECTIONS TO PERMIT APPLICATIONS

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Reasons for Objection:

1. **Traffic and Noise.** Butterworth Street already has heavy traffic at certain times of the day i.e. early morning tradies, school and work times, as it is used as a short cut from Towerhill and Woorinen Road. This proposed development will make it much busier and more hazardous 5 days a week and many do not obey the 50km speed restriction.
2. **Safety Concerns.** Many school children and pedestrians walk along Butterworth Street. There are no footpaths, so they have to walk on the road and move off with passing vehicles which includes trucks, buses, tradies vehicles and cars. After heavy rain the side cuts fill with storm water so there is no option for them but to stay on the road. The proposed development would see another 60 or so vehicles entering and leaving the property twice a day. This is a major safety concern, such a narrow road with no turning lane, a single lane bridge and it will only be a matter of time before there will be a serious accident/injury or worse.
3. **Storm Water Containment.** This area already has existing problems with poor drainage after heavy rain. Storm water lays around for days in this area. The proposed development and car park will greatly add to this problem.
4. **Unsuitable to the Area.** This is a rural residential area and is not zoned business. A Childcare Centre is a business and its sole purpose is to make money. The majority of people that live here are middle aged couples/semi retired or retired, in fact there is only a handful of under school aged children that live in this whole area. Surely a more suitable location could be found. We have all bought land and built homes or bought properties here so we can enjoy the space, the peace and quiet of rural residential blocks. This development is not in harmony with the area and will take away the reasons why we all have come here to live in the first place.
5. **Sewerage and Waste Disposal.** The proposed development may create problems with the existing sewer system which may not cope, causing problems for property owners in the area.

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6. **Privacy.** The proposed development will be intrusive to adjoining property owners Privacy and take away the peace and tranquillity of the area with people and cars coming and going all hours of the day.
7. **Property Value.** The proposed development will have a negative impact on property values that will see values decline to some extent and may make properties more difficult to sell.

Please note:

Swan Hill Rural City Council and VCAT recently **rejected** a planning permit to build a Place of Worship Development adjacent to the planned childcare centre site, for the exact same reasons listed above. The difference being this latest proposal will bring much more traffic into Butterworth Street.

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Objection to Planning Permit



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WHO IS OBJECTING?	
Name/s: Ross & Lea Andrews	
Address:	
Contact Phone Number:	Email:

WHAT APPLICATION DO YOU OBJECT TO?	
What is the permit application number? 2014/37 Lot 1 PS 705967 53 Butterworth St	
What is proposed? Childcare centre	
What is the address of the proposed application? 53 Butterworth St Swan Hill	
Who has applied for the permit? Little Swans Early Learning Pty Ltd.	


WHAT ARE THE REASONS FOR YOUR OBJECTION?	
See Attached.	
18 JUL 2014	
PC	73-02-10

If there is not enough room, attach a separate page

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HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

See Attached

Signature: 	Date: 15-7-14
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Ross & Lea Andrews

What are the reasons for your objection?

How will you be affected by the grant of a permit?

1. Size, design and the placement of the absorption basin and potentially unkempt area behind the outdoor play area are our first reasons for objection. We do not feel that a ring lock fence is an appropriate barrier for the safety our children and animals to our adjacent property.

We are concerned with the drainage capability of the basin and the length of time water will sit in it. We feel our residential amenity will be impacted by the smell and insects that the basin will attract.

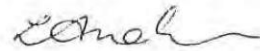

2. Road safety and convenience of road users is our second reason for objection. We feel the added traffic (both vehicular and pedestrian) will make access to our future residence more dangerous. The lack of footpath and verge makes this narrow road unsuitable for further traffic pressure.

We are concerned that if this permit is granted that our children would never be safe to walk or ride their bikes to and from school, sports practice or their friends homes, the time when the childcare centre traffic would be its busiest.

3. Effect on character of this residential neighbourhood is another reason for objection. This development is out of character with existing development in this vicinity. In particular, the large car park out the front of the business.

4. *Noise and disturbance.*
The noise pollution generated by a childcare centre will disturb our lifestyle.

Granted, this permit would greatly affect the peace and quiet of our semi rural property. We purchased a large piece of land, very early in the development of Graemar Dr to ensure that our family could grow in a safe and quiet area.


Lea Andrews.


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Print

Page 1 of 1



Objection to Planning Permit 2014/37

From: henmarg@bigpond.net.au | Date: 14 July 2014 03:23:00 PM

[View message details](#)

Attachments: Objection to Planning Permit.docx ▾ (25kb)

Ms Amy LOLICATO
c/o Planning Office
P.O Box 488,
Swan Hill, Vic
3585

Amy,

Margaret and I are holidaying in Esperance Western Australia and will not be home in Swan Hill until Mid August, 2014.

In order to meet the required deadlines for objections to planning permit 2014/37, could you receive this email and forward to the appropriate Officer within the Planning Department please?

I will forward a hard copy per normal mail.

For favourable attention please.

18 JUL 2014

PC

73-02-10

Regards
Henry BUTTON

DGC ID 462400 Printed from Infovision EDMS at : 02:59PM on Fri 18 Jul 2014

Objection to Planning Permit

Who is objecting?

Name/s: Henry BUTTON & Margaret BUTTON

Address:

Contact Phone Number:

Email Address:

What Application do you object to?

Permit Application Number: 2014/37. Proposed
Childcare Centre at Lot 1, 53 Butterworth Street, Swan Hill,
Vic 3585

What is proposed?

Childcare Centre (Little Swans)

What is the address of the proposed Application?

Lot 1 53 Butterworth Street, Swan Hill, Vic, 3585.

Who has applied for the Permit?

Mr R. JOHNSON

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What are the reasons for your Objection?

The Proposed Application will:

- (a) Have an adverse impact on the amenity of the surrounding area,
- (b) Be in contravention of the designed purpose of a Low Density Residential Zone (LDRZ),
- (c) Be a negative impact to the existing ambience of the surrounding LDRZ,
- (d) Increase the traffic flow in the area in particular to and from the proposed building. This increase in traffic flow would overload the current traffic facility, I E No footpaths and a very narrow asphalt surface which services both vehicular and pedestrian traffic.
- (e) Be unable to retain all of the stormwater on the allotment as required in a LDRZ.
- (f) Allow any proposed holding basin/area for stormwater will become a breeding ground for insects in particular mosquitoes
- (g) Have an overload effect on the existing reticulated sewerage facility.

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How will you be affected by the grant of a permit?

Margaret and I purchased our land and residence in 1997 under the existing LDRZ conditions and complied with all conditions which were applicable at the time.

We were impressed by the low density ambience of the area and although traffic was medium to heavy from the industrial area to the new residential area of Tower Hill it appeared to be manageable.

There are a large number of students walking to and from the Primary and Secondary Schools on the vicinity (McKillop Swan Hill North and the Secondary College whereby they must use the edge of the Asphalt surface which creates a dangerous situation. When Williams Rd opened for traffic it relieved some of the traffic along Butterworth Street. The addition of footpaths would address some of the traffic conditions along Butterworth St and the surrounding LDRZ.

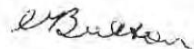
It is for the aforementioned reasons that this objection is lodged.

Signed



Henry BUTTON

Signed



Margaret BUTTON

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WHO IS OBJECTING?	
Name/s: Allan + Shirley Butler	
Address:	
Contact Phone Number:	Email:

WHAT APPLICATION DO YOU OBJECT TO?
What is the permit application number? 2014/37
What is proposed? USE AND DEVELOPMENT OF LAND FOR A CHILDCARE CENTRE AND BUSINESS IDENTIFICATION SIGNAGE IN THE LOW DENSITY ZONE
What is the address of the proposed application? LOT 1 PS7059 53 BUTTERWORTH STREET SWAN HILL
Who has applied for the permit? LITTLE SWANS EARLY LEARNING CENTRE PTY LTD

WHAT ARE THE REASONS FOR YOUR OBJECTION?
re-sheet attached

If there is not enough room, attach a separate page

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HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

If this permit is granted it will then open the door for other businesses which would become ~~adversely~~ detrimental to the area.

Signature: *CA Butler*
AB Butler

Date: *17* / *7* / *2014*

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Reasons for Objection

1 Safety concerns;

Pedestrians and School Children walk on the road as there are no footpath. This development will add a considerable amount of traffic in a confined area next to a T intersection therefore substantially increasing the safety concerns for the pedestrians having to use the road as a walkway.

2 Storm water containment.

This area after a heavy rain already has drainage problems. It would be nearly impossible for this development to keep all storm water on the property, thus adding to this problem.

3

As this is a Rural Residential Low Density Area we feel a business, which is what a childcare centre is would be unsuitable for the area. We purchased and built here for peace and quiet. Any development of this kind is not in harmony with this area.

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WHO IS OBJECTING?	
Name/s: ROBERT + KORRIE SUTTON	
Address:	
Contact Phone Number:	Email:

WHAT APPLICATION DO YOU OBJECT TO?
What is the permit application number? 2014/37
What is proposed? USE AND DEVELOPMENT OF LAND FOR A CHILDCARE CENTRE AND BUSINESS IDENTIFICATION SIGNAGE IN THE LOW DENSITY ZONE
What is the address of the proposed application? LOT 1 PS7059 53 BUTTERWORTH STREET SWAN HILL
Who has applied for the permit? LITTLE SWANS EARLY LEARNING CENTRE PTY LTD

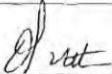
WHAT ARE THE REASONS FOR YOUR OBJECTION?
Increase in traffic in local residential area.
Increase in noise levels in quiet residential area
No street drainage, kerb or channelling to cope with water run off.
Child care centre not appropriate for a lifestyle residential area.

If there is not enough room, attach a separate page

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HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

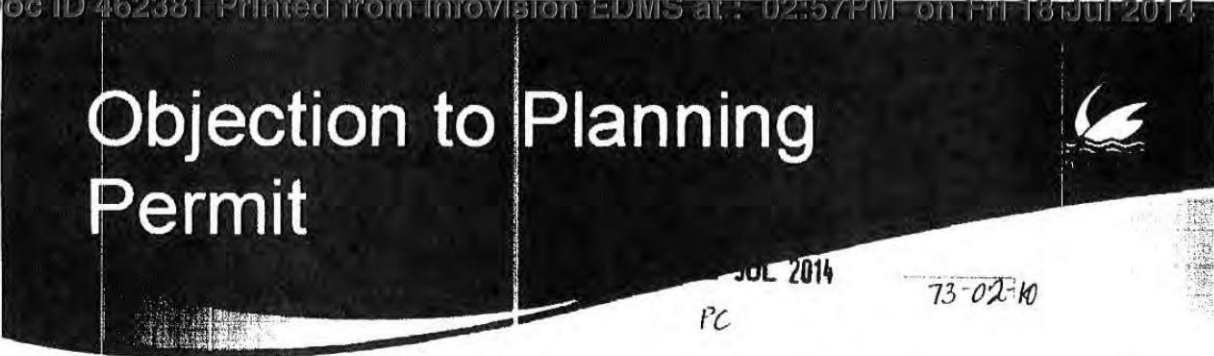
By increased traffic flow, and noise levels.
 Rain water run off will be increased + there is a
 lack of suitable drainage to cope with this
 A commercial child care centre should not be
 built in a residential area.

Signature: 	Date: 17/7/14
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WHO IS OBJECTING?	
Name/s: <u>Graeme Dickinson</u>	
Address:	
Contact Phone Number:	Email:


WHAT APPLICATION DO YOU OBJECT TO?	
What is the permit application number? <u>2014/37</u>	
What is proposed? USE AND DEVELOPMENT OF LAND FOR A CHILDCARE CENTRE AND BUSINESS IDENTIFICATION SIGNAGE IN THE LOW DENSITY ZONE	
What is the address of the proposed application? LOT 1 PS7059 53 BUTTERWORTH STREET SWAN HILL	
Who has applied for the permit? LITTLE SWANS EARLY LEARNING CENTRE PTY LTD	

WHAT ARE THE REASONS FOR YOUR OBJECTION?
<u>As the developer of Craeman Drive/Sutte drive area and home owner in the subdivision, I am objecting to the fact that the area was sold for low density living. If this proposed application is allowed it will increase traffic, raise noise, reduce safety and decrease land values in the area.</u>

If there is not enough room, attach a separate page

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HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

Signature: 	Date: 17/7/14
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Objection to Planning Permit



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WHO IS OBJECTING?	
Name/s: Eugenio & MARIA AIELLO	
Address:	
Contact Phone Number:	Email:

WHAT APPLICATION DO YOU OBJECT TO?	
What is the permit application number? 2014/37	
What is proposed? USE AND DEVELOPMENT OF LAND FOR A CHILDCARE CENTRE AND BUSINESS IDENTIFICATION SIGNAGE IN THE LOW DENSITY ZONE	
What is the address of the proposed application? LOT 1 PS7059 53 BUTTERWORTH STREET SWAN HILL	17 JUL 2014 730210 PC
Who has applied for the permit? LITTLE SWANS EARLY LEARNING CENTRE PTY LTD	

WHAT ARE THE REASONS FOR YOUR OBJECTION?
<p>Dear Sir - Council - Members. 14-7-2014.</p> <p>Our objection to the above proposal of a Child Care Centre, is base on so many issues, as you are aware of the recent past objection for the erection of a Worship Centre - It is so confusing that these same people were part of the ones to object - because of the so many issues that would have effected this area.</p>

If there is not enough room, attach a separate page

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HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

Signature:	Date:
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Est M.I.E. A'ello

14-7-2014

2

one of them being the Drainage - etc
 not to forget the Extra Car traffic
 imposing the Road which at present
 we have so many Cars roaring past
 one of them going so fast could not
 even catch the Registration etc
 Now this address intending to have
 a child Care Centre is opposite to their
 objection to where the intended Worship C
 was proposed at the time.

We have just settled and come out of
 that battle, which was a win for all
 dwellers to maintain the tranquility of
 where we all selected to live, and here
 again, we are confronting another
 proposal -

Council should recall well, the
 last event, and must not grant
 this construction

There are to many thing against,
 the narrow Bridge - etc Footpath
 and so, so, so, much more

We have name just a few from
 busting in we'd thinking from
 Council & Sincere thanks for your
 attention
 Est M.I.E. A'ello

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Objection to Planning Permit



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WHO IS OBJECTING?	
Name/s: <u>DIONE THOMPSON</u>	
Address:	
Contact Phone Number:	Email:

WHAT APPLICATION DO YOU OBJECT TO?	
What is the permit application number? <u>2014/37</u>	
What is proposed? <u>(CHILD) CARE CENTRE</u>	
What is the address of the proposed application? <u>53 BUTTERWORTH ST, SWAN HILL</u>	
Who has applied for the permit? <u>ROB JOHNSON</u>	

WHAT ARE THE REASONS FOR YOUR OBJECTION?
<u>PLEASE SEE ATTACHED DOCUMENT</u>

If there is not enough room, attach a separate page

16 JUL 2014

7302-10

PC

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HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

Signature: <i>Joni L. Thompson</i>	Date: 15. 7. 2014
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2. Make sure you clearly understand what is proposed before you make an objection. You should inspect the application at the Responsible Authority's office.
3. To make an objection you should clearly complete the details on this form and lodge it with the Responsible Authority as shown on the Public Notice - Application for Planning Permit.
4. An objection must -
 - (a) State the reasons for your objection, and
 - (b) State how you would be affected if a permit is granted.
5. The Responsible Authority may reject an application which it considers has been made primarily to secure or maintain a direct or indirect commercial advantage for the objector. In this case, the Act applies as if the objection had not been made.
6. Any person may inspect an objection during office hours.
7. If your objection related to an effect on property other than at your address as shown on this form, give details of that property and of your interest in it.
8. To ensure the Responsible Authority considers your objection, make sure that the Authority received it by the date shown in the notice you were sent, or which you saw in a newspaper, or on the site.
9. If you object before the Responsible Authority makes a decision, the Authority will tell you its decision.
10. If despite your objection the Responsible Authority decided to grant the permit, you can appeal against the decision. Details of the appeal procedures are set out on the back of the Notice of Decision which you will receive. An appeal must be made on a prescribed form (obtainable from the Victorian Civil and Administrative Tribunal) and accompanied by the prescribed fee. A copy must be given to the Responsible Authority. The closing date for appeals is 21 days of the Responsible Authority giving notice of its decision.
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MY OBJECTIONS

I am concerned about the proposed commercial business activity within a precinct that is zoned Low Density Rural Residential (LDRZ).

Commercial Business Activity is alien to the low density Life Style and amenity enjoyed by the property owners in this area.

I object to the noise associated with the operating hours of this business. Our peaceful lifestyle will be spoilt by noise associated with large groups of children's outdoor play and activities.

I further object to the noise that will be caused by the additional traffic in our area. Again, the traffic and the noise caused by it is not conducive to our peaceful lifestyles. A regular throng of traffic in the mornings, at lunchtimes and especially in the afternoons is not something our residential area is equipped for, due to the narrow road and glaring western sun, nor is the noise acceptable.

I object to the dangers associated with the additional traffic. Thirty four children will see an increase in traffic by, I would estimate, one hundred cars per day. My children and I use the road – through the absence of any footpath, to walk, commute, exercise, cycle and scoot.

I am concerned with the lack of detail associated with the drainage implications detailed in this proposal. The land in our zone is low and the soil is heavy dense clay, with very little to no runoff. The proposed plan depicts large areas of sealed parking, driveways, buildings, verandas and play area.

FURTHER

There was no prior planning or identification in the original land development/sub-divisions for a Childcare Centre in this immediate series of LDRZ . This may link to the fact Childcare provision of a commercial nature is more suited to:

1. Areas zoned Business or Township Zone – where residential development, commercial, industrial and other such uses are encouraged. Commercial enterprise in such zones are complimented by surrounding business activity. Childcare provision in Business areas (Township Zones) contribute to better overall Economic Development of the region by supporting adjacent business ie: Convenience Stores or retail outlets. Township Zones are also specifically designed to handle, *traffic, people, parking, sewerage and drainage requirements.*

A Child Care Centre at 53 Butterworth Street does not address any of these benefits. Furthermore, business activity existing in Township Zones would not benefit from the services of the childcare centre being close by. A commercial business venture in the LDRZ will detract from the overall community amenity and peaceful lifestyles the residents in the area enjoy. First a child care centre, then what?

Because rural residential development is a type of residential land use, it must be provided with certain community infrastructure and services normally expected for

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residential areas. If those services are not provided by the developer from the outset (and they're not), the expectations and future requirements of residents will lead to cost and disruption to these established communities as services are provided at a later time.

Our community and land use is sustainable with the current use of the LDRZ dwellings. Quite clearly a 34 – 38 place childcare centre will not be sustainable in our area. I fear we may spoil potential enjoyment for residents by placing too much stress of what is already at 'capacity' infrastructure – sewer, drainage and road quality.

There is also no complimentary service in the Low Density Residential Zone around the west end of Butterworth Street, Graemar Drive or Suttie Drive (no parks, no footpaths, no recreation reserves, schools or kindergartens or convenience stores). The zone hasn't been developed in a way that is designed or supports intensive or commercial purpose. It is very clear the amenity of this precinct supports lifestyle residential dwellings and not Commercial Business enterprise.

2. There are limited low density areas around the Swan Hill Township; and these areas are heavily sought after, for lifestyle, large family or retiree peaceful living opportunities. Therefore the purpose of these large blocks is for residential dwellings complimenting a particular lifestyle choice, not for commercial business ventures.
3. The existing infrastructure, sewer, the road and lack of footpath are not of a standard (or exist at all) for the intensity of the proposed use of the land. The road is very narrow between 41 Butterworth Street heading west to Woorinen Road. Cars stop at what is virtually a single lane bridge over the channel for example. Cars whizzing past to drop children off in a mad rush will increase dangers for pedestrians and other vehicles. They will increase the dangers and risks for **my four** children.

ADDITIONAL CONCERNS AND IMPACTS

Aesthetic - The appearance of the proposed business and accompanying signage is not reflective of, nor does it compliment the residential estate/area in which we live. Permanent signage promoting Childcare Service or commercial enterprise is not in keeping with what is found at the front of residences in our area.

Despite the proposed concept plan depicting images of mature trees, my experience, with the dense clay type and saline soil in our area, trees of such size and stature will take over ten years to grow. In the past I have found that the planting of more mature larger trees has led to a quick death through their inability to adjust to the saline clay. A Childcare Centre will sit barren and be totally foreign and ugly in our low density residential zone.

The significant area of sealed car parking is not in keeping with the aesthetic of our already established area.

The high 'noise attenuating fencing' is not in keeping with what already exists in our zone and will be visibility offensive.

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- **Drainage** – The land is already low lying. My block at 57 Butterworth Street becomes quickly inundated when it rains, particularly on the north east corner which connects to the applicants block. It would be impossible for a large covered area, be it building structures, shade structures and sealed or compacted car parks and paths, to maintain enough storm water on their own property without adversely affecting the spoon drains along the road and the adjacent properties – despite the submission of an elaborate and sketchy drainage concept.

The additional run off from the large sealed area will impact my own infrastructure. The storm water will flow across the boundary on to my property because of the low nature of the corner of our adjoining frontages. I will not be confident of any 'levee' type construction on the interior of the boundary of 53 Butterworth Street.

The soil type in our area is dense clay which holds storm water on the surface, both on our properties and in road side spoon drains, for long periods – sometimes weeks, which becomes rancid. This in turn could adversely affect the health of children.

I have looked at the proposed drainage plan and have identified these holes.

- No pipe size from water tanks to the detention basin
- What happens when the water tanks and the detention basin is full?
- The drainage in our area is **already at capacity**. In the event we do face a one in 100 year rain event (or greater), where will the overflow of storm water from this property run to when it has only been designed for a one in 100 year event?
- How *much* rain and over what time period is there in a one in 100 rain?
- What happens if we experience a series of rains that fill the detention basin, over a period of weeks, but not necessarily a one in 100 hundred rain. It could be a progression of one in five years, followed by a one in seven and a one in 20 year rains?
- How long will it take to fill the detention basin in a one in 100 rain?
- If the pump (I'm assuming there is one), activates when the detention basin is full, where does the water gets pumped to? An already '**at capacity**' roadside drainage system?
- What if this pump fails (power, lack of maintenance, or non compliance with permit)?
- What volume of storm water needs to be in the detention basin for the pump to activate?
- What is the capacity of the detention basin?
- What happens to the water sitting in the detention basin that isn't pumped out? Is this just an open body of water left to turn rancid?
- What is the health implication associated with open bodies of rancid storm water around small children?
- What is the detention basin lined with? Concrete? Mud/dirt?
- What are the health implications to neighbours and residents and their pets of open bodies of rancid storm water?
- What course of action can we take if the rancid water infests us with disease? Mosquitoes? Knats? Who is accountable?

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- There is an outdoor pool area neighbouring 49 Butterworth Street, the design of the detention basin is mere metres away. This will impact the enjoyment of their own outdoor area which could be affected by mosquitoes and rancid storm water odour which is unacceptable.

I am not confident this elaborate, sketchy drainage plan will work. I don't think Hydrologists could be confident either and it will take world's best to convince me that it can. It seems like a risky way to establish a business and also puts at risk neighbouring dwellings. There are better equipped and more appropriately zoned areas for enterprises of this nature, it seems like a silly and overly ambitious attempt at establishing a livelihood, when it's also disrupting and upsetting so many surrounding residents.

- **Sewer** – with the existing pumping system utilised by residents in the low density residential estate, waste capacities are already limited. Sewer waste associated with a large 34 - 38 place childcare centre, plus staff, will be tremendous, including kitchen and cooking, washing and toilet activities.

Too much pressure will be placed on the line and disadvantage the properties owners further 'up' the line in the low density area and potentially affect residential property (the proper use of the land) development in the future.

In the future – **what happens if the centre wants to expand?** Again, the location is a short sighted attempt at establishing a business in an inappropriate location. By ensuring the business is not established in this inappropriate location ensures no additional upset in the future; i.e.: if the business were to expand to 70 children.

- **Traffic** – I'm worried about the increase in traffic in what is a residential precinct. This has already increased when Williams Road was opened up. There are families with young children who enjoy an acreage life style. We have no footpaths or walking tracks, the roadway is access for children to walk, ride, exercise and scooter to and from school and at leisure. An increase in traffic is of the utmost concern to the safety and well being of our lifestyle and neighbourly amenity and restricts choices for families, their children and pets.
- To drive along Butterworth Street of an evening to the West with the sun directly in the eyes of the driver, ironically between 49 and 57 Butterworth is treacherous. Large volumes of vehicular activity exiting and entering on to Butterworth Street could potentially cause a fatality.
- The road infrastructure is already under stress. To increase the occurrence of regular vehicular activity will place this infrastructure under more pressure
- Despite any efforts to combat noise, there will continue to be unwelcome noise caused by the traffic and high, solid fencing or a sound proof dome to block out the noise generated by children's play and activity is not respectful to the existing character of our surrounds.

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HOW WILL I BE AFFECTED

- My lifestyle and the quiet enjoyment I have of my own property will be affected by noise generated from the proposed Childcare Centre.

I spend a lot of time in the front yard of my home with my children. We have had football goal posts set up for years and my sons and I kick a football around most days of the year. Not only is this a really pleasant past time that I enjoy with my family, it is a peaceful, healthy activity that makes us happy. My family enjoyment will be compromised by the noise and vehicle fumes associated with the throng of traffic slowing down and revving up during busy afternoon collection times. This will interfere with and affect my lifestyle and that of my children's lifestyle.

- I will be continually worried about the safety of my children and my pets when they need to walk or bike down the road because there are no footpaths. My concern is due to the increase in traffic in our area and the intensity of traffic at peak drop off and pick up times of the day.
- I am concerned that an additional stress on what is already a narrow road will require more treatments due to the increase in traffic and therefore cause an inconvenience to me and extra wear and tear on my own vehicle.
- I am concerned about the noise generated by the activity of the centre. The noise associated with vehicles driving in and driving out (tyres turning on gravel and concrete surfaces) as well as the general noise of children at play in the outdoor area. The squeals and crying and laughing of children, and the calling of adults, five days a week will disturb the quiet enjoyment I am entitled to in my own yard and in my home.
- A 1.8m fence which is also unsightly. In this LDRZ, high solid fencing is not a feature of the area's character, nor is it in any other LDRZ location within Swan Hill. My lifestyle will be affected by the visual impact of such a structure and it will only provide minimal soundproofing anyway. Has this been verified by a noise expert?
- I would be enormously affected by a change to the purpose of our LDRZ – that is, to enjoy a quiet, rural type lifestyle on large acre(s) blocks, in close proximity to town.
- I am also concerned that the proposal is reliant upon an elaborate drainage system that is unproven and lacks considerable detail. I am bewildered as to why so much trouble has gone into creating a 'detention basin', pipes, water tanks, pumps, etc etc when the drainage system in the street is already at capacity.

There simply **HAS** to be better equipped and more appropriate locations in Swan Hill where dubious and ambitious drainage designs are not required.

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Why should we need to risk the computations of engineers (perhaps) who input data into a computer, which spits out a formula, that most people can't understand anyway and certainly don't trust. What gain is made by establishing a child care centre on this site when the outcome will clearly upset so many residents anyway and we can't even be sure the elaborate drainage design is going to work??

CHANGES TO MAKE THE DEVELOPMENT ACCEPTABLE – There are none

The ethos behind our residential, low density dwelling precinct is one of family, neighbours and our small community. To alter the purpose of the buildings in the entire low density dwelling precinct, impacts the fundamental reasons behind our choice of residential location.

On a personal level, this type of unwelcome invasion by Commercial business operators in our LDRZ precinct is stressful and insulting.

The cheaper price of land per square metre is clearly more appealing for this prospective business operator, but effectively it is short sighted, in that there are no complimentary services to support the nature of his business and invasive for the existing home owners. It may also lead to more stress and upset down the track if the business operator were to want to expand their business.

Those who built their own homes, established gardens and created their own refuges are now being exploited by an unwelcome and alien attack. It is the very ambience the residents have worked hard to create, the very environment people have put their blood, sweat and tears and their finances into that this childcare centre wants to parasite from, take advantage of and in turn will destroy. We've created our environment for us and other residents to enjoy, not for an unwelcome commercial business enterprise to destruct.

Please help us to protect what we have established and created for ourselves. Please help us to ensure that local business operate from appropriate sites which are equipped to handle the demands of intensive use and where there are legitimate benefits to other adjacent businesses.

Finally, there has been strong objection to a proposed Child Care Centre being established in Yana Street. Although, twice approved by Council, the residents have taken exception and gone about the VCAT process to protect their area. Ironically, there are parks, schools, paths, wide roads and school crossings in this area. If it's deemed by the residents as inappropriate in Yana Street, then how do you think we, as residents in our area feel?

I am aware there are a number of other objectors in relation to the proposed commercial enterprise in our LDRZ. Collectively, we have had conversations and we are all upset that our lifestyles could be impacted (noise, traffic, drainage, sewer, hustle bustle) by the possibility of a Childcare Centre in our area. We are stakeholders, we pay significant rates that support and reflect our zone. We are taking a stand to protect our lifestyles and keeping Commercial Enterprise out. There are multiple and far more appropriate zoning options for those establishing a commercial enterprise, there is not for those who want to live quietly in Low Density Rural Residential.

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Form 3
**NOTICE OF AN APPLICATION FOR
 PLANNING PERMIT**

This can be done during office hours and is free of Charge.

The land affected by the application is located at -	LOT 1 PS 705967 53 BUTTERWORTH STREET SWAN HILL
The application is for a permit to -	USE AND DEVELOPMENT OF LAND FOR A CHILDCARE CENTRE AND BUSINESS IDENTIFICATION SIGNAGE IN THE LOW DENSITY RESIDENTIAL ZONE
The applicant for the permit is -	Little Swans Early Learning Pty Ltd
The application reference number is -	2014/37
You may look at the application and any documents that support the application at the office of the Responsible Authority:	Swan Hill Rural City Council 45 Splatt Street Swan Hill

Any person who may be affected by the granting of the permit may object or make other submissions to the Responsible Authority.

- An objections must**
- *be sent to the Responsible Authority in writing
 - *include the reasons for the objection and
 - *state how the objector would be affected.

Any material submitted with an objection, including personal information, may be made available for public viewing and copies may be made for interested parties for the purposes of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987. If you have any concerns, please contact the Planning Department on (03) 50 362 352.

The Responsible Authority will not decide on the application before 14 Clear days have expired from the date of the giving of this notice	Date notice given: 4/7/2014
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If you object, the Responsible Authority will tell you its decision.

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Wednesday, 2 July 2014

To the property owner,

Please find attached a copy of a Notice of an Application for a Planning Permit for a child care centre at 53 Butterworth Street. We have engaged a number of different professional services to develop the proposal in a way that is considerate of concerns that have already been expressed.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Rob Johnson', with a stylized flourish at the end.

Rob Johnson

On behalf of:

Wendy Condely and Dayna Johnson
Little Swans Pty Ltd

Objection to Planning Permit



NOTE: A petition is considered as one objection under Section 57(3), (4a) and (4b) of the *Planning and Environment Act 1987*. The first person listed will receive correspondence from Council unless another contact is specifically provided.

WHO IS OBJECTING?	
Names: KEITH BIENVENU ANN BIENVENU	
Address:	
Contact Phone Number:	Email:

WHAT APPLICATION DO YOU OBJECT TO?
What is the permit application number? 2014/37
What is proposed? USE AND DEVELOPMENT OF LAND FOR A CHILDCARE CENTRE AND BUSINESS IDENTIFICATION SIGNAGE IN THE LOW DENSITY ZONE
What is the address of the proposed application? LOT 1 PS7059 53 BUTTERWORTH STREET SWAN HILL
Who has applied for the permit? LITTLE SWANS EARLY LEARNING CENTRE PTY LTD

WHAT ARE THE REASONS FOR YOUR OBJECTION?
<p>Buttenworth street is a narrow road with no footpaths, adequate drainage + a narrow one way bridge. It is a busy dangerous road especially at peak times. This application will only increase the traffic + danger to the residents of this semi-rural neighbourhood + is not appropriate to an area zoned low density.</p>

If there is not enough room, attach a separate page



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WHO IS OBJECTING?	
Name/s: DANIEL + BELINDA GARDNER	
Address:	
Contact Phone Number:	Email:

WHAT APPLICATION DO YOU OBJECT TO?	
What is the permit application number? 2014/37	
What is proposed? CHILD CARE CENTRE	
What is the address of the proposed application? LOT 1, 53 BUTTERNORTH ST, SWAN HILL	
Who has applied for the permit? LITTLE SWANS EARLY LEARNING PTY LTD	

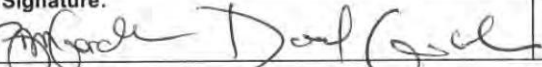
WHAT ARE THE REASONS FOR YOUR OBJECTION?
PLEASE REFER TO THE ATTACHED LETTER, BUT
IN GENERAL : MAJOR SAFETY ISSUES
NARROW ROAD
NO FOOTPATHS
LACK OF DRAINAGE
NOISE
DISTURBING OUR SEMI RURAL NEIGHBOURHOOD
WITH A BUSINESS

If there is not enough room, attach a separate page

HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

PLEASE REFER TO ATTACHED LETTER, BUT IN GENERAL:

- * CHILDREN WALK TO SCHOOL ON ROAD, EXTRA TRAFFIC A SAFETY CONCERN (NO FOOTPATHS)
- * NOISE! ACOUSTIC WALLS WONT MUFFLE HIGH PITCHED SQUEALS OF CHILDREN. A VERY OPEN NEIGHBORHOOD, NOISES TRAVEL.
- * DRAINAGE, WE HOLD OUR OWN BUT WITH SEALED PROPERTY BEHIND - WATER RUN OFF ONTO US.
- * OUR VIEW IS OF THEIR UNSIGHTLY BACK YARD, TREES ARE NOT A WALL!

Signature: 	Date: 13-07-2014
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Daniel and Belinda Gardner

6th July 2014

Planning Dept
Swan Hill Rural City Council
Splatt Street
SWAN HILL VIC 3585

To whom it may concern,

Subject: Objection to Permit NO: 2014-37

Eleven years ago we drove around Swan Hill looking for the perfect place and after much consideration chose our block of land and built a home. Our choice was made for the lifestyle and the neighbourhood, we wanted to give our children a yard to run around in, be close enough so that they could eventually walk to high school and that we would retire here in the peaceful surrounds alongside neighbours with similar ideals. Our decision was also based on the fact that there were no plans around for shops, businesses or child care centres. Should it have been mentioned, I assure you we would certainly have gone elsewhere.

We are objecting to the Child Care Centre at 57 Butterworth Street.

Our area is not perfect, for starters we do not have footpaths which always makes going for a walk with the kids on bikes and dogs tricky. We walk up to the corner of Graemar and Butterworth, which just seems to be getting busier, and spend the next 300 metres trying to quickly walk along the edge of the road to reach our closest footpath while hoping a car doesn't come by, but it does and in both directions.

Having no footpaths in this immediate area has always been a concern for us, and many years ago when the kids were younger we approached council only to be told that due to the nature of the area that they will never be included in any planning works. It is not easy walking with little kids on bikes, especially with training wheels, on the bumpy road and unfortunately it is also not that easy to pull over and wait for a car to pass. The edges off the side of the road are uneven, full of seasonal prickles, long wet grass, muddy or sandy with potholes and generally veer down a slope which at times is flooded with water that hasn't drained away. Can you imagine how hard it is to restrain a dog, while helping a toddler on a bike to steer close to the edge of the road as possible.

Now our eldest is walking to school each morning and she and her friends face the same challenge, albeit harder. The traffic on Butterworth has increased since the opening of Tower Hill and the new development down Williams Road. The narrow road is making it dangerous for all the kids walking or on bikes heading to school as traffic is going both ways and they all have to share the road. I'm pretty sure there are a lot of kids not walking because of the danger.

Being so far away from our primary school we do have to drive the youngest to school and due to the bussiness of Butterworth and Murlong, especially around school and work time we now go the back way. The back way means we turn left onto Butterworth street heading towards Woorinen Road. You would think that we should be able to turn this corner with ease, but that's not the case. The road is narrow and has a slight bend, generally turning into it means you have to watch out for traffic both ways, not just the one way, if you do turn out and a car is coming down on the other side it is a near miss.

We generally always give way to the kids on the road by moving over which means we are driving on the wrong side. At times it is not that easy with traffic coming the other way which means you almost stop altogether or the kids are having to walk into the wet dewy sides, which you can see they are avoiding. You also notice that all the kids seem to walk into the traffic, obviously because of the danger of having to walk on the road but also because there are lot of cars that are not kid conscious and are generally over the speed limit.

Once you pass the kids walking on Butterworth from the Williams Road Development we then hit the bridge hurdle. There is a constant flow of cars, utes and trucks coming from Tower Hill and Woorinen Road y that are now using Butterworth Street. The Bridge is certainly another concern of Butterworth St and its constant increase of traffic as it is only has room for one at a time. At times it can be a case of the unkown on the otherside, especially if the weeds are high which seems to be most of the time.

After school times and work times Butterworth Street is just as busy, maybe more so because of kids activities after school, sporting commitments, comings and goings etc. Driving down Butterworth Street from Murlong Street around 5pm at night you are looking into the sun, give or take the time of year, its just dangerous. You get down towards Berry Bank Drive and the sun is just staring you in the face, it can be very hard driving into as it is all open and full of glare.

Remembering that there are no footpaths in this area, people are on the road, there are always kids walking around from a friends or on bikes, parents walking with kids and dogs and there are cars that swing out wide from Berrybank Drive, Suttie Drive, Graemar Drive and Williams Road. You are trying to avoid looking right into the sun while trying to spot any cars coming towards you or people on the road. Its very dangerous area to access this time of night. I refuse to let my kids go walking out there on their own at this time of night because you just cant trust the traffic to spot them.

Butterworth Street from Denham Drive to the Bridge which is too narrow for two way traffic as is with slight bends and with no footpaths, people like us who take their children and pets out for walks we always hope that the car coming towards you or behind you sees that you are there. To put a child care centre into the midst of these conditions with the increasing traffic load to the busy times is just Ludicrous.

The Drainage in our area is not good, every drop of rain that falls, sits on our property and on others, it sits in the front of our properties for days, weeks even if we have had a good fall. It is always noticed that water tends to sit around 57 Butterworth the longest as that is the way it runs. The Water that sits off the side of the road becomes stagnant and smelly. The proposed landscaping for the Child Care Centre shows a lot of paving and concreting, where is that water going to run to?

After viewing the plans its noticed that they are not planting trees along our fence line, instead they are relying on our Platypus Gums and the current post wire fence. We have been having trouble, as are the neighbours with these trees starting to fall over. We believe it will not be long before they will need replacing. As is we can see through these trees which will have us looking straight into the play area of the

centre. Our 2 Golden Retrievers will also be looking and hearing the noise and they are good at jumping the post wire fence. We have had to invest in an inground fence with shock collars which the dogs have to wear at night. With the noise of children playing our dogs are going to be wanting to get over there to play, as they are friendly inquisitive dogs who love interaction. It is not recommended that dogs wear these collars 24hours a day, we cannot have them wearing these collars 5 days straight.

Noise! We do not believe you will smother the noise the centre will provide with a 1.8m acoustic wall. How can you compare the sound of a car driving by to the sound of a child's high pitched squeal – let alone 30 high pitched squeals altogether. Our surrounding neighbourhood is all open, the odd tree growing but not enough structures and trees to dull conversations that happen an acre or two away. We can hear a family of just three children in Suttie Drive playing, chooks in Berry Bank Drive, a conversation of a neighbour on the phone in the back yard, footballs being kicked, dogs barking down the end of Derham Court and the music being played at the local school which is several blocks away. Just remember we are all on acre blocks so we are not that close to each other. Noise out here travels.

Neighbour Amenity! To Build a Child Care Centre with its business, sealed grounds for up to 22 car parks front is out of keeping with the semi established character of the surrounding area which consists of one acre residential house lots with front gardens and grassed areas. The excess traffic to sustain this business is unacceptable and will create extra conflicts between pedestrians, cyclists and vehicles to the narrow busy road with no footpath availability which overall creates extra safety hazards in already a particular dangerous area.

The inspiration and courage for Wendy Condely and the Johnsons to fulfil the need of another child care facility in Swan Hill is to be applauded, however we do not believe they should be disturbing our neighbourly amenity rural lifestyle to achieve this. Surely Council has some prospects around a safer and more accessible business zone that could fulfil their desire.

Please accept this, our formal objection to Building Permit 2014-37.

Regards

Daniel and Belinda Gardner and Family

Bridie Gardner

Will Gardner

Gemma Gardner



This photo is of the sun setting on Butterworth Street near the proposed site and Berry Bank Drive, taken 4:45pm Saturday 12th July 2014. You will also notice a single vehicle further up – driving in the middle of this narrow road.



The above photo is an example of the water that sits on the verge out front of our house which is around the corner and also backs on to the proposed site. Most properties in this neighbourhood hold a lot of water, even after a small rain, but 57 Butterworth Street tends to hold the water the longest due to the way it runs off. With the verge filled with water, pedestrians have no escape off of the road.

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Objection to Planning Permit



NOTE: A petition is considered as one objection under Section 57(3), (4a) and (4b) of the *Planning and Environment Act 1987*. The first person listed will receive correspondence from Council unless another contact is specifically provided.

WHO IS OBJECTING?	
Name/s: ROSANNA EMILIA GUZZO	
Address:	
Contact Phone Number:	Email:

WHAT APPLICATION DO YOU OBJECT TO?
What is the permit application number? 2014/37
What is proposed? USE AND DEVELOPMENT OF LAND FOR A CHILD CARE CTR & BUSINESS IDENTIFICATION SIGNAGE IN THE LOW DENSITY ZONE
What is the address of the proposed application? LOT 1 PS 7059 53 BUTTERWORTH ST, SWAN HILL
Who has applied for the permit? LITTLE SWANS EARLY LEARNING CENTRE P/L


WHAT ARE THE REASONS FOR YOUR OBJECTION?
REFER TO ATTACHED DOCUMENTATION

If there is not enough room, attach a separate page

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HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

REFER TO ATTACHED DOCUMENTATION

Signature: 	Date: 16/07/2014
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IMPORTANT NOTES ABOUT OBJECTIONS TO PERMIT APPLICATIONS

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WHO IS OBJECTING?	
Name/s: RITA GUIZZO	
Address:	
Contact Phone Number:	Email:

WHAT APPLICATION DO YOU OBJECT TO?
What is the permit application number? 2014/37
What is proposed? USE AND DEVELOPMENT OF LAND FOR A CHILDCARE CENTRE AND BUSINESS IDENTIFICATION SIGNAGE IN THE LOW DENSITY ZONE
What is the address of the proposed application? LOT 1 PS7059 53 BUTTERWORTH STREET SWAN HILL
Who has applied for the permit? LITTLE SWANS EARLY LEARNING CENTRE PTY LTD

WHAT ARE THE REASONS FOR YOUR OBJECTION?
REFER TO ATTACHED DOCUMENTS

If there is not enough room, attach a separate page

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HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

REFER TO ATTACHED DOCUMENTS

Signature: RITA GUZZO R.G.	Date: 16/07/14.
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IMPORTANT NOTES ABOUT OBJECTIONS TO PERMIT APPLICATIONS

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NOTE: A petition is considered as one objection under Section 57(3), (4a) and (4b) of the *Planning and Environment Act 1987*. The first person listed will receive correspondence from Council unless another contact is specifically provided.

WHO IS OBJECTING?	
Name/s: Lorenzo Guizzo	
Address:	
Contact Phone Number:	Email:

WHAT APPLICATION DO YOU OBJECT TO?
What is the permit application number? 2014/37
What is proposed? Use and development of land for a childcare centre and business identification signage in the low density zone.
What is the address of the proposed application? Lot 1 PS7059 53 Butterworth St Swan Hill
Who has applied for the permit? LITTLE SWANS EARLY LEARNING CENTRE PTY LTD

WHAT ARE THE REASONS FOR YOUR OBJECTION?
Refer to attached documents.

If there is not enough room, attach a separate page

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HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

Refer to attached documents

Signature: <i>Lucrezia Grijp</i>	Date: <i>16/7/2014</i>
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IMPORTANT NOTES ABOUT OBJECTIONS TO PERMIT APPLICATIONS

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Objection to Planning Permit



NOTE: A petition is considered as one objection under Section 57(3), (4a) and (4b) of the *Planning and Environment Act 1987*. The first person listed will receive correspondence from Council unless another contact is specifically provided.

WHO IS OBJECTING?	
Name/s: <i>ALFREDO CUIZZO</i>	
Address:	
Contact Phone Number:	Email:

WHAT APPLICATION DO YOU OBJECT TO?	
What is the permit application number? <i>2014/37</i>	
What is proposed? <i>USE AND DEVELOPMENT OF LAND FOR A CHILDCARE CENTRE AND BUSINESS IDENTIFICATION SIGNAGE IN THE HIGH DENSITY ZONE</i>	
What is the address of the proposed application? <i>LOT 1 PS 7059 53 BUTTERWORTH STREET SWAN HILL</i>	
Who has applied for the permit? <i>LITTLE SWANS EARLY LEARNING CENTRE PTY LTD</i>	

WHAT ARE THE REASONS FOR YOUR OBJECTION?
<i>REFER TO ATTACHED DOCUMENTATION</i>

If there is not enough room, attach a separate page

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WHO IS OBJECTING?	
Name/s: AGOSTINO GUIZZO	
Address:	
Contact Phone Number:	Email:

WHAT APPLICATION DO YOU OBJECT TO?	
What is the permit application number? 2014/37	
What is proposed? USE AND DEVELOPMENT OF LAND FOR A CHILDCARE CENTRE AND BUSINESS IDENTIFICATION SIGNAGE IN THE LOW DENSITY ZONE	
What is the address of the proposed application? LOT/PS 7059 53 BUTTERWORTH STREET SWAN HILL	
Who has applied for the permit? LITTLE SWANS EARLY LEARNING CENTRE PTY LTD	

WHAT ARE THE REASONS FOR YOUR OBJECTION?
REFER TO ATTACHED DOCUMENTATION

If there is not enough room, attach a separate page

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HOW WILL YOU BE AFFECTED BY THE GRANT OF A PERMIT?

REFER TO ATTACHED DOCUMENTATION

Signature: <i>Agostino Guizzo</i>	Date: <i>16.7.2014</i>
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IMPORTANT NOTES ABOUT OBJECTIONS TO PERMIT APPLICATIONS

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What are the reasons for your objection?

LOW DENSITY RESIDENTIAL ZONE

- The proposed development is in a LOW DENSITY RESIDENTIAL ZONE. The purpose of the low density residential zone as per the planning scheme specifically states that it is to "provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater." This proposal is in no way residential, it is purely commercial.
- The proposal is incongruent with the definition of "low density" when it proposes for daily occupation of the site by 52 persons.
- The subdivision was clearly designed to cater for residential lots and not intended for any commercial purposes. *Sal Corporation Pty Ltd v Swan Hill Rural CC [2013] VCAT 692 (2 May 2013)*.
- The applicants have explicitly stated that there is to be no residence on this land, despite the land being in a low density residential zone further supporting the point that this proposal is of a purely commercial nature, not in keeping with the status of the immediate area.
- The proposal is totally out of character for the area. Properties within this low density residential zone **do not** have any of the following features/attributes:
 - o *Acoustic fencing*
 - o Extensive car parking (for 25 vehicles)
 - o Landscaping of the nature proposed (Note: One of the proposed plans suggests that existing trees are to remain – in fact, there are no existing trees on this site.)
 - o Landscaping of an extensive nature to mask the facility
 - o Density of development in the context of the local area
 - o A site coverage that is of unparalleled intensity compared to its surrounds
 - o Advertising signage of any description
 - o Shopfront doors
- Swan Hill Rural City Council acknowledged at a meeting of councillors on 17 April, 2012 that residents of this area pay a premium to reside in this area and that they are to be afforded the ambience of the area based on its established characteristics and highly sought after features.

TRAFFIC/AMENITY IMPACTS

- The proposal infers an extra minimum 104 vehicle movements per day. This is calculated based on 38 children plus 14 staff entering and leaving the proposed facility on drop off and collection. Added to this would be the movement of suppliers and services vehicles each day. Further, should there be parent and/or grandparent evenings, this will not only increase traffic volumes, but the vehicles will need to be accommodated on the road verges, and nature strips which in this location is absolutely unacceptable and impractical.

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- At peak hour, it is possible, based on this proposal, for traffic volumes to increase by approximately up to 70%. This is a significant increase and comes with associated dangers because of the narrowness of the road.
- There is a safety consideration – the roads are a combination of sealed surfaces and gravel sides, both in the proposed location and surrounding streets and it is not uncommon for residents to pass each other utilising the gravel sides. This would be a greater concern where children, who by their very nature, are more vulnerable to the perils of vehicular movement. Further, the edges of the road are continually being patched because of its narrowness.
- There is no footpath along the low density residential area, as a result residents are required to walk on the road due to the physical characteristics of these rural lots and the undulations in the ground thereby leaving vehicles to slow down and navigate around pedestrians and other passing vehicles.
- The narrowness of the road was highlighted when the traffic counting was undertaken – the contractor parked part on the road, part on the gravel side forcing pedestrians to walk on the road to pass their parked vehicle.

SAL CORPORATION PTY LTD VS SWAN HILL RURAL CC [2013] VCAT 692 (2 May 2013)

- With reference to Sal Corporation Pty Ltd v Swan Hill Rural CC [2013] VCAT 692 (2 May 2013) pertaining to a proposed development, directly across the road from the land that is the subject of this application, the Victorian Civil and Administrative Tribunal affirmed the decision of the Swan Hill Rural City Council to refuse to grant a planning permit for a place of worship, car parking and advertising signage for a number of the reasons referred to herein. Since this decision was delivered, the land has been sold and a residential development is now taking place, further consolidating its status as a low density residential zone.
- In this decision, the presiding Member stated that “it was intended that social infrastructure to be utilised by the residents of the subdivision (such as social facilities and services, schools, public transport and possibly places of worship) would be the existing infrastructure within the township itself.”
- Swan Hill Rural City Council have expressed that the existence of lots in a low density residential zone setting are dwindling and that the demand is increasing. This is one of the few remaining lots in this area.
- Swan Hill Rural City Council invested considerable time and financial resources when the fore mentioned case when heard by VCAT to defend their decision to refuse to grant a permit and in doing so represent local residents in the area. Council emphatically submitted that there is a distinct lack of infrastructure, sewerage, roads and footpaths and that it is not conducive to a proposal of this intensity. There has been absolutely no change in circumstances to warrant this application for a permit to be granted. This application is not dissimilar in any way to Sal Corporation’s application for a permit.

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- In the tribunal hearing, it was highlighted that the existing infrastructure, the most notable being sewerage, is of particular concern. When the sewerage system is being used by those further up the line, others are unable to utilise it. This would prohibit some properties from being able to use it for a span of time. There is no current efficient drainage system.

OTHER ISSUES

- Recently, the applicants of this proposed development were active objectors to a proposal for a place of worship, car parking and associated signage directly across from the land which is the subject of this application.
- There are no other commercial enterprises anywhere else in the local area.
- The mere reason that there is an avenue to apply for a permit does not mean that a permit will or should be granted in any circumstance as was reaffirmed by VCAT.
- There are five adjoining properties that are directly impacted by this proposal. Landscaping and some fencing, being acoustic or otherwise, will not attenuate the visual, noise and amenity impacts of this proposed development. Further there are 2 properties across the road that will be directly affected.
- The inclusion of a kindergarten component of this proposal on this site is of educational use and would be suited to inclusion in a zone designated for public educational use, which other zones have been specifically designed to accommodate.
- Given normal business/office hours, it would be highly unlikely that the site would be remain free of parents, children and staff within the times stated in their proposal, being those required by the Environmental Protection Agency.
- All residents living in this area have been attracted to the tranquillity and relaxed nature of the area and want it to remain this way.
- Should any of the residents have desired living in the vicinity of a childcare centre an effort would have been made to seek out properties nearby such a facility.
- There may be different councillors in office since the *Sal Corporation Pty Ltd v Swan Hill Rural CC* [2013] VCAT 692 (2 May 2013) decision, but the principle remains to be defended for the residents and reflecting the wisdom of the previous councillors.

How will you be affected by the grant of permit?

Please see response to previous question and points of reference.

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VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL

ADMINISTRATIVE DIVISION

PLANNING AND ENVIRONMENT LIST

VCAT REFERENCE NO. P1604/2012
PERMIT APPLICATION NO. 2011/90

CATCHWORDS

Application under section 77 of the *Planning and Environment Act 1987*; Swan Hill Planning Scheme; Low Density Residential Zone; Place of Worship; Unacceptable Impacts in Low Density Area.

APPLICANT Sal Corporation Pty Ltd

RESPONSIBLE AUTHORITY Swan Hill Rural City Council

RESPONDENTS H & M Button, G & G Harwood, G Johnstone,
D Monk, K & A Bienvenu, R, A, A, R & L
Guizzo, W Dahl, E & M Aiello, N & M
Probyn, D Burge, C Hayward, S Godwin & D
Keune and P Belcher

SUBJECT LAND 1 Berrybank Drive, Swan Hill

WHERE HELD Melbourne

BEFORE Rachel Naylor, Member

HEARING TYPE Hearing

DATE OF HEARING 1 March 2013

DATE OF ORDER 2 May 2013

CITATION

ORDER

- 1 The decision of the Responsible Authority is affirmed.
- 2 In permit application 2011/90 no permit is granted.

Rachel Naylor
Member



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APPEARANCES

For Applicant	Mr T Mileham, planning consultant
For Responsible Authority	Ms M James & Ms K Nash, town planners
For Respondents	Mr H and Mrs M Button Mr G and Mrs G Harwood

INFORMATION

Land Description	The land is vacant, generally flat and contains no vegetation. It is located on the northwest corner of Berrybank Drive and Butterworth Street with an area of about 4,000sqm.
Description of Proposal	To develop and use the land for the purpose of a place of worship with associated car parking and a non-illuminated business identification sign.
Nature of Application	Section 77 <i>Planning and Environment Act</i> 1987
Zone and Overlays	Low Density Residential Zone (LDRZ) No overlay controls apply
Reason(s) Permit Required	Clause 32.03-1 To use the land as a place of worship in LDRZ Clause 32.03-4 To construct a building and to construct or carry out works associated with a place of worship in LDRZ Clause 52.05 To display advertising signage in LDRZ



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REASONS

Background

- 1 This is an application by Sal Corporation Pty Ltd to review the decision by Swan Hill Rural City Council ('the Council') to refuse to grant a permit for the development and use of a place of worship with associated advertising signage at 1 Berrybank Drive, Swan Hill.
- 2 The permit application was received by the Council in October 2011. It was publicly advertised and 38 objections were received. A mediation meeting was held between the permit applicant, objectors, Council officers and Councillors but no agreed outcome was reached. The permit application was considered at a Council meeting in April 2012 with an officer recommendation to issue a planning permit. However, the Council resolved to refuse the proposal because the objectors concerns about adverse impacts on the amenity of the surrounding area outweighed the merits of the proposal.

Reasons for Decision

An Application Must be Decided on its Individual Merits

- 3 The Applicant referred to previous Tribunal decisions that "have consistently upheld similar applications, and have acknowledged the net community benefit of allowing section 2 or discretionary uses across a variety of zones". This is correct as the Tribunal's task is to consider the merits of a proposal on a particular site having regard to the planning controls that apply and by considering the policies in the planning scheme to determine the acceptability or otherwise of a particular proposal in light of both the physical and the planning policy contexts. That is what needs to occur here. Hence, the mere fact that applications for places of worship have been approved by the Tribunal previously in other locations and in other zones does not mean a permit must issue for this proposal. The planning scheme makes it clear that, just because a planning permit may issue, this does not mean it must or should issue. Where planning permission is required, the planning merits of a particular proposal must be considered and where there are conflicting policy objectives, they must be balanced in favour of net community benefit.
- 4 The Council identified the State and local planning policies that have some relevance to this proposal including noise abatement, urban design and car parking. Suffice to say, there are no planning policies that are directly applicable to the circumstances of this site and this proposal in this case. Hence, the reasons why I have decided this application should be refused are related to its physical context, amenity impacts and the purpose of the Low Density Residential Zone.



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Physical Context

- 5 In terms of the physical context, this site was created as part of a low density residential 17 lot subdivision in 2003. This lot is about 4,000 square metres, which is similar to the size of the adjoining lots to the north and west. In the broader low density area surrounding this site, there are also larger allotments including opposite in Butterworth Street and further north in Berrybank Drive. Mr Mileham orally described this site as being on the edge of the Residential 1 Zone, but it is not. Further east along Butterworth Street (approximately 200 metres away) are properties that form part of the established Swan Hill township with land zoned Residential 1, smaller lot sizes consistent with a more traditional urban subdivision pattern, sealed roads, footpaths and the local bus service.
- 6 In regard to the immediate physical context, the character is generally of an open rural residential appearance with a prevalence of post and wire fencing, trees in proximity to property boundaries, and single storey detached dwellings with large outbuildings. This site is a little at odds with this character at present as it is vacant and contains no vegetation. The roads are a combination of sealed surfaces with gravel sides and the residents advised it is common for vehicles to utilise the gravel sides when passing each other. There are no footpaths along either this end of Butterworth Street or Berrybank Drive.
- 7 The Council explained there are limited low density areas around the Swan Hill township; and that these areas are heavily sought after. As such, it is Council's view that this site in this low density area is not appropriate for this use. The existing infrastructure such as sewerage, roads and footpaths are not of a standard suitable for the intensity of this proposed use and development. The residents agree with this. Mr and Mrs Button described the Butterworth Street asphalt surface as narrow. They said there is no current drainage system and the soil type means water does not sink in easily. They also described the pressure sewerage system that gets pumped past the subject site up to the 'urban' area of Butterworth Street. Mr and Mrs Button explained that if the sewerage system is being used by others further up the line, it cannot work for others. Hence, they are concerned that if the place of worship was to use this sewerage system it would not work for other properties further along the line for longer periods of time.
- 8 The nature and intensity of this proposal includes:
- 84 patrons (with a current 30 member congregation);
 - A site coverage that is higher than surrounds with the combination of the building footprint and car park for 28 cars;
 - Hours of 8am to 10pm on any day;
 - Regular Sunday services;
 - Weddings and funerals;

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- Regular meetings for preaching of 15-20 minutes duration that could be held during the week and on weekends with some small gatherings of between 10 and 20 people, but also possibly the whole congregation attending.
- 9 This subdivision was clearly designed to cater for large rural residential lots and not an intensification to the degree that is envisaged by this place of worship. I am not persuaded the intensity of this proposal is acceptable given the limited infrastructure and limitations on the capacity of infrastructure, particularly drainage, sewerage, roads and footpaths.

Amenity of Abutting Properties

- 10 Mr Mileham said the draft permit conditions adequately address any off site amenity impacts that may occur from the use of the site as a place of worship, including noise from attendees coming to and leaving the premises.
- 11 Mr and Mrs Harwood and Mr and Mrs Button asked for 2 metre high colourbond fencing along their common property boundaries with this site, and Mr Mileham agreed. He also said the provision of generous landscape buffers would assist and could lessen the visual impact of the car park area.
- 12 Whilst the noise may be attenuated to the north and west with the inclusion of 2 metre high solid fencing, there are also low density residential properties to the south and west (across Berrybank Drive and Butterworth Street). It is possible that there may be noise impacts extending into these directions, particularly to the south where there is less vegetation and as the car park is proposed to be located in the southern frontage setback. I am not persuaded that landscaping on the site or on the nearby properties will be sufficient attenuation of any noise impacts up till 10pm. I would not support any solid fencing along these frontages either as that would not be respectful of the existing character of this low density residential area. Mr Mileham suggested that the car park and building could be switched, but I have not considered this as it is not the proposal before me and such changes may result in other amenity impacts to neighbouring properties and streetscape character impacts.

The Purpose of the Low Density Residential Zone

- 13 The Applicant said in its submission:
- The purpose of the Residential Zone is to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs. The only difference with the Low Density Residential Zone is for sites without reticulated sewerage to be able to treat and retain wastewater on site.



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- 14 Whilst there is policy guidance in the planning scheme about integrating community uses with residential areas, such guidance is influenced by the purposes and detailed controls contained within the applicable zone and any overlay controls that apply to the land.
- 15 In the Swan Hill planning scheme, there are three zones contained in the section on "Residential Zones", being Residential 1 Zone, Low Density Residential Zone and Township Zone. The Township Zone purpose includes to provide for residential development and a range of commercial, industrial and other uses in small towns; and the Residential 1 Zone purpose includes the statement contained in the quote from the Applicant's submission (above in paragraph 14). Mr Button pointed out a place of worship is actually a permit not required land use in the Residential 1 Zone if certain conditions are met, which further fosters achievement of the Residential 1 Zone purpose. The Council pointed out the purpose of the Low Density Residential Zone (LDRZ) does not make reference to community uses, and does not contain the purpose about certain non-residential uses that exists in the Residential 1 Zone. This does distinguish the LDRZ from the other zones.
- 16 I note that the history of the LDRZ generally includes:
- In the VPP Manual explanation of the zones, LDRZ is described as being intended for areas which are shown to be appropriate for subdivision into lots that are large enough to contain on-site wastewater (which this proposal on this site is not) and small enough to be maintained without the need for agricultural techniques or equipment.
 - In the Practice Note for Rural Residential Development (that includes land zoned LDRZ), it is described as land in a rural setting. In explaining why rural residential development requires special consideration, it states on page 2:

The local environment and landscape should have the capacity to absorb this more intensive use and development without significant or irreversible harm to its values or to the new use and development. Demand for costly or inefficient community services or infrastructure should not be generated.
 - The Practice Note talks about the provision of social and physical infrastructure, including:

Because rural residential development is a type of residential land use, it must be provided with certain community infrastructure and services normally expected for residential areas. If those services are not provided by the developer from the outset, the expectations and future requirements of residents can lead to cost and disruption to communities as services are provided at a later time.



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A proposal for rural residential development must be efficiently serviced by social and physical infrastructure at an acceptable and sustainable community cost.

- 17 Whilst a place of worship is a land use that can be granted planning approval in a LDRZ, I am not persuaded the proposed place of worship is acceptable given the particular physical context of this LDRZ that I have already described. It appears to me that the existing subdivision was designed and provided for on the basis of the limited intensity of the intended residential subdivision. As such the physical infrastructure is limited and there is no existing social infrastructure. Hence I can only presume that it was intended that social infrastructure to be utilised by the residents of the subdivision (such as social facilities and services, schools, public transport and possibly places of worship) would be the existing infrastructure within the township itself.
- 18 Given the zone provisions and my findings about the physical context of the site and surrounding low density area, I cannot agree with the Applicant's submission that the only difference with the LDRZ in this case is the issue of wastewater. For the reasons I have already explained, I find the proposed use and development is not acceptable having regard to the LDRZ purpose and the impacts of the proposal upon the physical infrastructure, features and amenity of the site and surrounds.

Conclusion

- 19 For these reasons, I have decided to affirm the Council's decision to refuse this proposal, and order that no permit be issued.

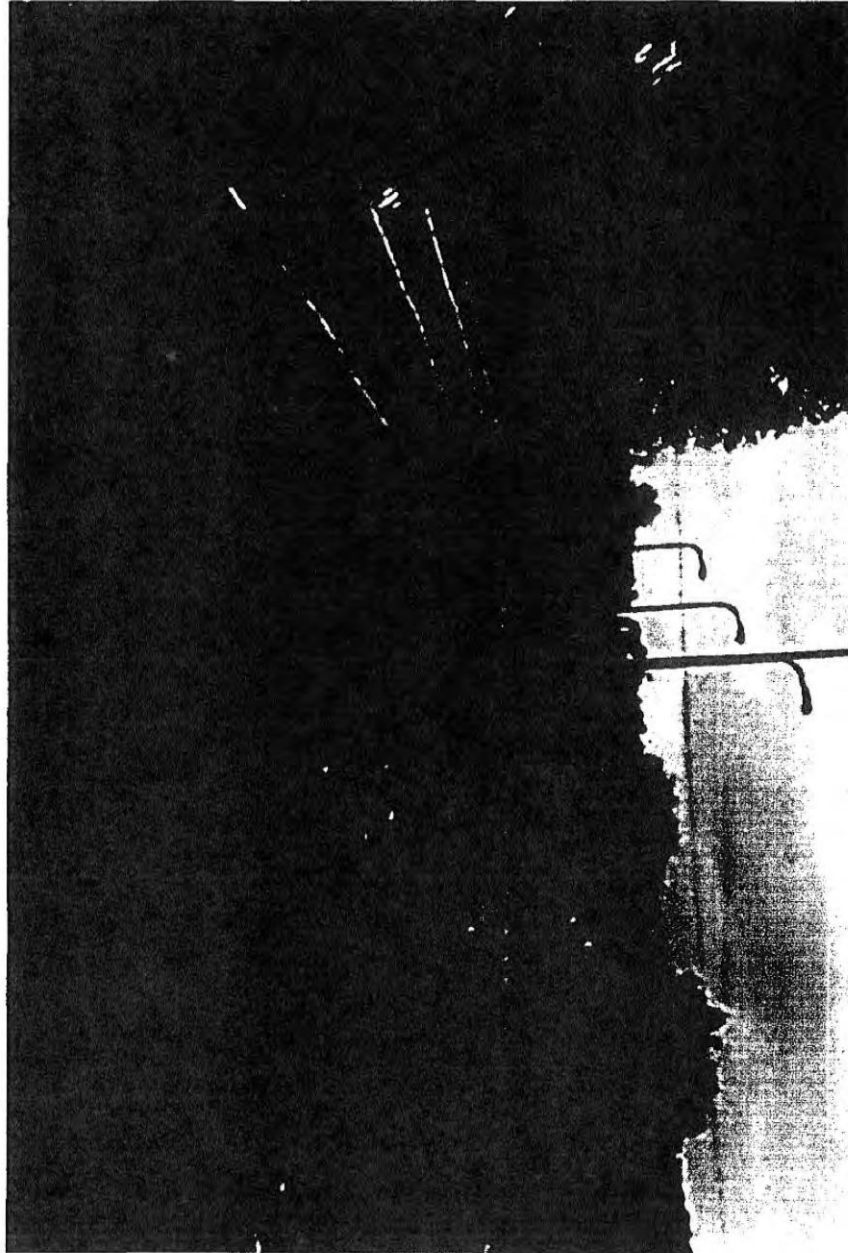
Rachel Naylor
Member



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Photo of pedestrians walking on the road directly out the front of the subject site highlighting the lack of infrastructure, notably inadequate drainage and no footpaths, and the consequential safety risk.

16/07/2014





24 July, 2014

Stefan Louw
 Planning Co-ordinator
 Swan Hill Rural City Council
 By email: planning-1@swanhill.vic.gov.au



Dear Mr Louw,

Re: Permit application 2014/37 – 53 Butterworth Street, SWAN HILL

I refer to the above permit application, which seeks approval for the “*use and development of land for a childcare centre and business identification signage in the Low Density Residential Zone*” at 53 Butterworth Street, Swan Hill (the ‘application site’).

Centrum Town Planning has been engaged by **John and Narelle Falk, the owners of 49 Butterworth Street** to prepare this letter. The letter has been prepared to provide further detail about the grounds of my clients’ grounds of objection, which was also lodged with your department by email on 18 July, 2014. The grounds of objection are discussed below under four sub-headings: location and township context; amenity impacts, character and appearance and traffic and infrastructure.

Location and township context

The State Planning Policy Framework at Clause 11.01-2 (Activity Centre Planning) states that Councils should “*locate new small scale education, health and community facilities that meet local needs in or next to Neighbourhood Activity Centres*”. This objective recognises that concentrating activities in activity centres is the most convenient, efficient form of settlement.

The application site is located in a Low Density Residential Zone, approximately two kilometres to the west of the Swan Hill Central Activity Area. The site is located in the core of the zone and is at least 250 metres from a General Residential or other zone (refer to Figure 1). It is located at least 800 metres from the nearest Commercial 1 Zone.

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We believe that child care centres are important for the township and understand that there is high demand for the service. They should, however, be located within or close to an activity centre or cluster of education or non-residential uses, in accordance with State Planning Policy.

We also note that the purpose of the Low Density Residential Zone is to provide for low density residential development only. It does not allow for "*community uses...to serve local community needs in appropriate locations*", which is a purpose of the General Residential Zone. This is a key distinction between the two zones. The issue was discussed in a recent decision by VCAT to refuse a place of worship on the vacant land in opposite the application site in Berrybank Drive¹.

Character and appearance

The application site is located in an area that is characterised by:

- one to two acre allotments that have been developed exclusively with single dwellings;
- large front and side building setbacks;
- substantial gardens and grassed areas at the front and rear of dwellings;
- no front fencing and rural style fencing;
- buildings with hipped roofs and small gables;
- rural driveway crossovers and crushed rock driveways;
- rural swale drains and lack of kerb, channels and formal footpaths.

Together, these attributes give the area a strong 'garden' character that is clearly different from residential areas at normal densities. The following elements of the proposal will undermine this character:

- a front setback where most of the area is devoted to car spaces and accessways;
- large areas of hardstand that, despite the use of permeable pavers, will require an on-site detention basin;
- business identification signage at the front of the site, which will attract attention due to the absence of signage in the surrounding residential area;

¹ Sal Corporation Pty Ltd v Swan Hill Rural CC [2013] VCAT 692 (2 May 2013)

- 1.8 metre high solid walls around the outdoor play area, which will create the impression of a larger building form when viewed along Butterworth Street;
- a shed-like building with an unusually large gable and skillion roofs at the front, which give the building a commercial appearance and contrast with surrounding built form;
- the likely need for formal driveway crossovers to accommodate the level of vehicle traffic generated by the facility.

In combination, these elements will give the application site a commercial appearance that will not be in keeping with the character and appearance of the area.

Amenity impacts

My clients' property is located approximately 10 metres to the east of the proposed development site. The proposed outdoor play area is to be located approximately 20 metres from my clients' outdoor entertaining area, which is marked as 'alfresco area' on the proposed site plan.

The noise impacts associated with the proposal will have an unacceptable impact on the amenity of my clients' property, primarily from the noise that will be generated by the facility. In particular, they are concerned about the levels of noise that will be emitted from the outdoor play area and the car park.

Whilst the applicant has submitted general research about the noise impacts associated with child care centres and car parks, we note that these have no policy status in Victoria. Instead, the applicant has cited EPA noise guidelines that apply only to 'commercial, industrial and trade premises'. We note, however, these guidelines do not apply to 'voices' and 'non-commercial' vehicles (EPA Publication 1411, 2011, pages 2 & 3). Indeed, we are not aware of any specific policies in Victoria for noise emissions in residential areas in Regional Victoria, or for child care centres.

We believe that the applicant should have provided an acoustic assessment for the proposal to properly ascertain background noise levels, consider existing research and relevant policy guidance and develop recommendations that are appropriate for the site and its context. We note that the lack of an acoustic assessment was a concern for VCAT when it refused to issue a permit for proposed child care centre in the Low Density Residential Zone in Yana Street, Swan Hill.²

² Donnan v Swan Hill RCC [2013] VCAT 1356 (1 August 2013), paragraph 25.

Traffic and infrastructure

The proposed facility will result in unacceptable increase in traffic along Butterworth Street. The traffic impact assessment that was prepared to support the application assumes that 90% of the traffic that will be generated by the facility will be from the residential areas to the east of the site (Paffrath Consulting, 2014,6).

Table 3 of the assessment report shows that there are currently 112 movements per day from the east along Butterworth Street and that the facility will generate an additional 62 movements per day from this direction. This equates to a 55% increase in traffic movements from this direction. This is an unacceptably high increase in traffic to be associated with a single new use and will immediately affect the amenity of the area. The increase in traffic will also affect the function and safety of Butterworth Street given the relatively narrow road width, gravel verges and informal drainage system in the street.

My clients are also concerned that the existing piped sewerage system in the area will be unable to cope with the proposed waste from 36 children, 10 staff and visitors. We note that the wastewater estimates provided in the planning submission only include waste for one staff member, and that the number of basins (5), troughs/sinks (3), toilets (4) is more than the average four bedroom home.

Conclusion

The proposed use and development of land is not appropriate for the location, character and appearance of the area and will have unacceptable impacts on traffic and infrastructure in Butterworth Street.

We respectfully request that Council refuse the application and that the applicants be encouraged to find a more suitable site in a fully serviced urban location where there is a concentration of non-residential uses.

Please do not hesitate to contact me on (03) 5410 0565 if you would like to discuss this submission.

Yours sincerely



Raph Krelle
Centrum Town Planning

B.14.65 PLANNING PERMIT APPLICATION FOR EXTENSIONS TO THE EXISTING ABATTOIR IN THE SPECIAL USE ZONE AND WITHIN LAND SUBJECT TO INUNDATION OVERLAY

Responsible Officer: Director Development and Planning
File Number: 2014/42
Attachments: Nil

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

Summary

This report seeks a Council resolution to issue a Notice Of Decision to grant a planning permit subject to conditions for the development to the existing Swan Hill Abattoir in the Special Use Zone and Land Subject to Inundation Overlay at 334C and 334A River Road, Swan Hill, the subject site.

This application has been referred to Council as one objection to the proposal has been lodged that was not withdrawn.

Discussion

Location and existing conditions

The subject site is located approximately 4km from the Swan Hill Central Business District. The land is accessed directly from River Road and has an overall area of 34.3 hectares. The land is currently used for the Swan Hill Abattoirs with associated infrastructure and agriculture.

The subject site is located within the Special Use Zone (Schedule 1 – Abattoir) (**SUZ**) and affected by the Land Subject to Inundation Overlay (**LSIO**).

Background and Proposal

The application for planning permit was received on 29 April 2014 for extensions to the existing Swan Hill Abattoir in the SUZ and LSIO .

The proposal includes the following:

- Additional 3240 square metres of building area to essentially accommodate value adding of the existing products.
- Relocation of the existing office building and car parking areas.
- The proposed extension would generate the employment of an additional 50 full time staff with the total number of employees expected on the site at any one time being 246 persons.

- Two additional vehicle access points into the land from River Road with two of these access points used for the two car parking areas and other access point is for heavy vehicles.

Buildings and works in the SUZ and within the LSIO requires a planning permit.

Purpose of the zone

A permit is required under the Special Use Zone in accordance with Clause 37.01-4 to construct a building or construct or carry out works.

The purpose of the Special Use Zone is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To recognise or provide for the use and development of land for specific purposes as identified in a schedule in this zone.

The purpose of the schedule to the zone (Schedule 1 Abattoir) is

- To provide for the ongoing use of the land for the purposes of an abattoir.

The proposal to extend the Swan Hill Abattoir is consistent with the purpose of the zone.

The extension will accommodate value adding of existing products. The report submitted with the application states that the proposed extension is unlikely to increase truck movements to and from the site. However the number of vehicles will increase modestly based on the increase to employee numbers (50). It is not expected to generate additional noise or dust than what is currently generated. The hours of operation will not be altered.

The application has also been referred to the relevant service authorities who have no objection to the proposal subject to conditions.

The land is located on two separate lots. A condition has been included that the land be consolidated to ensure the development is contained on one lot. In addition part of the existing development slightly encroaches on to the adjacent crown land. No buildings and works are proposed in this area and the applicant has advised that they are currently in the process of drawing up an agreement for the occupation of this land.

State and Local Planning Policy

Clause 17 Economic Development

This Clause states that *“Planning is to provide for a strong and innovative economy, where all sectors of the economy are critical to economic prosperity.*

Planning is to contribute to the economic well-being of communities and the State as a whole by supporting and fostering economic growth and development by providing land, facilitating decisions, and resolving land use conflicts, so that each district may build on its strengths and achieve its economic potential.”

The proposed extension to the Swan Hill Abattoirs is consistent with this Clause.

Clause 21.08 – 2 Industry (Economic Development)

This clause provides local content to support Clause 17 (Economic Development)

The proposed extension is consistent with the strategies and policies outlined in this Clause in relation to Rural Industry.

Land Subject to Inundation Overlay

A permit is required under the Land Subject to Inundation Overlay in accordance with Clause 44.04-1 to construct a building or construct or carry out works.

The application has been referred to the relevant floodplain management authority, North Central Catchment Management Authority (NCCMA) who has considered the potential impacts / risks of the development in relation to possible inundation of the area and has no objection to the extension subject to conditions. It is also noted that the site is protected by a levee system and a water commission channel.

The development is also consistent with State and Local policies relating to flooding including Clause 13.02 (Floodplains) and Clause 22.01 (Flooding)

Car Parking (Clauses 52.06 and 22.02)

Car Parking Provision:

Clause 52.06 (Car Parking) of the Swan Hill Planning Scheme requires that before the floor area of an existing use is increased car parking must be provided.

The proposed buildings and works will increase of floor area by 3240 square metres, requiring an additional 22 car spaces to be provided (Clause 22.02 - Car Parking (Industry)).

The current plan does not clearly indicate the existing access and car parking configuration in order to determine if there is an existing over provision that would accommodate the additional requirement. Council officers have also no concerns regarding limited space, as there is ample room on the subject land to provide for the additional number of car spaces. Therefore, in order to progress the matter a condition will be included on the permit requesting amended plans to be submitted for consideration and approval prior to the commencement of the development.

Consultation

Referrals

Referrals/Notice	Advice/Response/Conditions
Section 55 Referrals	Environment Protection Agency- Conditions and notes North Central Catchment Management Authority- Condition and note
Section 52 Notices	Goulburn-Murray Water- Conditions and notes Department of Environment and Primary Industries- Conditions and notes Country Fire Authority- No requirements

Internal Council Notices	Advice/Response/Conditions
Engineering	No objection subject to conditions and notes
Building	No objection subject to note
Health	No requirements
Environment	No requirements

Public Notification

The proposal was advertised by requesting the applicant to notify surrounding land owners and occupiers as well as displaying a sign on the property and placing an advertisement in The Guardian newspaper.

Following notification, one objection was received.

The objection raised the following issues:

- The application does not address external traffic issues along River Road to Douglas Road with a near fatality and fence damage due to speeding. Most of the residents along this stretch of road were not surveyed in the applicant's pre-planning survey meetings.

- Increase in cars to the site will increase existing traffic issues and the road is not designed to handle the increase in volume.
- Social issues – pre-planning survey by applicant only surveyed a small portion of the population affected by the proposal and has inaccurately reported two resident surveys.
- Council's policy on development states community give back and amenity must be addressed and the subject application has not addressed these aspects.

Planning response to the issues raised

- Issues relating to the conduct of drivers, is not a relevant planning issue.
- The increase in traffic will be minimal given the small increase in employee numbers and River Road has the capacity to accommodate this increase. It is unlikely that the number of heavy vehicles to the site will increase given the proposed use of the extension. The application has been referred to Council's Engineering department who have not raised any issues in relation to the ability of the road to accommodate the extra vehicles. However, it is worth noting that Council's Engineering Department is investigating the existing traffic issues of River Road which is independent to the assessment of this application.
- The application was advertised in accordance with the requirements of the Planning and Environment Act 1987 through notices to adjoining owners and occupiers, sign on site and a notice in the local paper.
- The application has met the planning requirements under the Swan Hill Planning Scheme including amenity requirements. Requirements for "community give back" are not a planning requirement.

Financial Implications

There are no financial implications to Council.

Social Implications

There are no known negative social implications of the proposed development.

Economic Implications

The extension of the abattoirs will contribute to employment and the economic development of the area.

Environmental Implications

It is not anticipated that the development will have a detrimental impact on the environment. No native vegetation will be removed from the site and conditions will be included to ensure that stormwater and wastewater are appropriately managed.

Conditions required by the Environment Protection Authority (EPA) will be included in the permit.

Risk Management Implications

There are no known risk management implications

Council Plan Strategy Addressed

Attracting new business - We will encourage new business development and will provide support to attract new business investment and expansion in the community.

Options

1. Issue a Notice of Decision to Grant a Planning Permit subject to conditions
2. Refuse the application.

Recommendations

That Council issue a Notice of Decision to Grant a Planning Permit for the development to the existing Swan Hill Abattoir in the Special Use Zone and Land Subject to Inundation Overlay at 334C and 334A River Road, Swan Hill subject to the following conditions:

1. Before the development commences, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimension and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - a) Existing conditions and Stage 1 of the development only, including the access arrangement and total number of car parking associated with this stage only.
2. The layout of the site and the size of the buildings and works must be generally in accordance with the endorsed plans and shall not be modified without the prior written approval of the Responsible Authority.
3. Prior to the commencement of the development a Plan of Consolidation must be submitted to the Responsible Authority to consolidate Lot 1 on PS 121306, Lot 1 on PS 121306 with Land in PC 362712F to the satisfaction of the Responsible Authority.

- 4 Prior to the commencement of the development, the existing and proposed vehicular access crossings from River Road are to be constructed in accordance with Infrastructure Design Manual 12.9.2 and include an all-weather road to all building developments approved by this permit to the satisfaction of the Responsible Authority.
- 5 Prior to the commencement of the development, provision must be made for the car parking spaces as shown on the endorsed plans. These spaces and any loading or unloading bays and all access ways must be constructed with an all-weather surface and appropriate signage provided to the satisfaction of the Responsible Authority.
- 6 Prior to the commencement of the use of the permitted development, provision must be made so that all stormwater from buildings and works approved by this permit is retained within the boundaries of the lot to the satisfaction of the Responsible Authority.

Permit Expiry

- 7 This permit will expire if one of the following circumstances applies:
 - a) The development is not commenced within **two years** of the date of this permit.
 - b) The development is not completed within **four years** of the date of this permit.

If the use or development allowed by this permit has not commenced by the date the permit lapses (two years), the permit holder may apply to the responsible authority before or within six months after the expiry date of the permit for an extension of time.

If the development allowed by this permit has lawfully commenced before the permit expiry date and has not been completed, the permit holder may apply to the responsible authority for an extension of time within 12 months after the permit expiry date.

If a request is made outside of the above time(s), the responsible authority cannot consider the request and the holder of this permit cannot apply to the Victorian Civil and Administrative Tribunal for a review of this matter.

Environment Protection Authority Victoria condition(s):

- 8 The proponent must apply for and be issued with a works approval from the Environment Protection Authority with respect to the abattoir extension prior to any works beginning.

Department Of Environment and Primary Industries condition(s):

- 9 No encroachment is permitted on the Murray River Permanent Public Purposes

Reserve.

Goulburn Murray Water condition(s):

- 10 A site Construction Management Plan following the sediment control principles outlined in Construction Techniques for Sediment Pollution Control (EPA, 1991) should be submitted to the Responsible Authority for approval prior to any works commencing.
- 11 G-MW will only permit rainfall runoff to enter its drain. No other water or discharge is permitted, including sullage (grey water), sewage or water containing hydrocarbons or non-approved detergents.
- 12 No works are to be constructed that may impact on drainage flows in G-MW's Drain No. 6/3 to 1.2L/sec/ha. The retardation will be required via a retardation basin designed for a 24 hour 100 year rainfall event.
- 13 The applicant must ensure that the development adheres to the criteria for retardation basin design for G-MW drains outlined in the attached document – appendix 1. The applicant must demonstrate to G-MW in the form of a design plan, with supporting calculations, how the development complies with the retardation basin design. This must be provided to G-MW prior to discharging into Drain No. 6/3.
- 14 No buildings or works may be erected or carried out within 30 metres of any Goulburn Murray Water surface infrastructure (including open irrigation channels and drains), 10 metres from any other structure (such as culverts, drainage inlets, subways, syphons), or 5 metres from any below surface infrastructure (including pipelines), located on any G-MW freehold, easements or reserves.
- 15 All wastewater generated from the site must be in accordance with the relevant EPA Work Approval pertaining to the Swan Hill Abattoirs.

North Central Catchment Management Authority condition(s):

- 16 The finished floor level of the proposed extension must be constructed a minimum of 300 millimetres above the 1% AEP flood level of 67.6 metres AHD, i.e. no lower than 67.9 metres AHD.

NOTE(S) FROM THE RESPONSIBLE AUTHORITY:

- a) A Building Permit shall be obtained prior to the construction of the development. All work to comply with the requirements of the Building Code of Australia and Council Local Laws.
- b) All works carried out within the road reserve associated with this approval require a "Consent to the Conduct of Proposed Work on a Road" from the

Responsible Authority. The developer must obtain this consent prior to the commencement of works. A financial penalty under the Council's Local Laws will be imposed for non-compliance with this condition.

Environment Protection Authority Victoria Note:

- c) The applicant is required to notify EPA when the works are completed to enable an inspection to confirm the works have been completed to the satisfaction of EPA. If the works have been completed to our satisfaction, we will advise whether any further endorsement or approval is required to operate the works.

Department Of Environment and Primary Industries Note:

- d) The adjoining Crown land is not to be used for access, storage of materials or rubbish. Any private use of Crown land requires consent and/or licensing from the Department of Environment and Primary Industries.

Goulburn Murray Water Note:

- e) Application must be made to Goulburn-Murray Water prior to construction of any dams on the subject land. A licence must be obtained where surface or groundwater supplies are taken and used for commercial irrigation purposes or if a dam is to be constructed on a waterway as defined under the *Water Act* 1989. For further information, the applicant should contact Goulburn-Murray Water Diversion Operations on 1800 013 357.

North Central Catchment Management Authority Note:

- f) Flood levels for the 1 % AEP (100 year ARI) flood event have been estimated for this area under provisions of the *Water Act* 1989. The estimated 1% AEP flood level for the location described above is 67.6 metres AHD.

Advice from North Central Catchment Management Authority:

- g) North Central CMA advises that in the event of a 1% AEP flood event it is possible that the property may be subject to inundation from the Murray River. However it is recommended that a licensed surveyor be engaged to determine the exact effect of the applicable flood level on the property.

**B.14.66 PLANNING PERMIT APPLICATION 2014/23
PROPOSED JETTY AT LAKE BOGA FORESHORE, JACARANDA
CRESCENT (OPPOSITE WYCOMBE COURT), LAKE BOGA**

Responsible Officer: Director Development and Planning
File Number: 2014/23
Attachments: Nil

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

Summary

This report seeks a Council resolution to issue a Notice of Decision to Grant a Planning Permit subject to conditions for the use and development of the land for a pontoon jetty at the Lake Boga foreshore, Jacaranda Crescent (opposite Wycombe Court), Lake Boga (Lot 1 on Plan of Subdivision 629065P).

Discussion

Location and existing conditions

It is proposed to construct the pontoon jetty on the Lake Boga foreshore on the north side of the existing boat ramp opposite Wycombe Court, Lake Boga.

The subject site is located within the Public Conservation and Resource Zone (PCRZ). The immediate surrounding area contains the recreational reserve area with residential housing located further to the west of the proposed jetty.

Proposal

The proposal includes the construction of a jetty adjacent to the existing boat ramp (on the northern side) at Lake Boga. The applicant has advised that the jetty will support recreational activities on the lake including swimming, fishing and unassisted launching of boats. Further to this, the jetty may also be used by visiting sea planes providing charter flights.

The construction of the jetty will be undertaken on behalf of Swan Hill Rural City Council and is consistent with the purpose of the zone.

The location of the pontoon jetty is considered appropriate; it is within a recreation reserve, located adjacent to a boat ramp within the public area on the lake edge. The design is considered acceptable, subject to the final approval from the engineering department of detailed plans.

Purpose of the zone

A permit is required under PCRZ for the use of the land if the use and buildings and works are not conducted for and on behalf of the public land manager. In this case, as the pontoon jetty is partially located over the lake foreshore and the lake, with two

different public land managers, (Swan Hill Rural City Council and Goulburn Murray Water) the project is only being conducted on behalf of the public land manager for the lake foreshore, not the section over the water, thus a planning permit is required.

The application has been referred to Goulburn Murray Water (GMW) who manages the water in the lake. GMW has no objection to the proposal subject to conditions.

Overlays

Heritage Overlay

The subject site is affected by HO43 this relates to the Lake Boga Flying Boat Museum, Willakool Drive, Lake Boga. The Heritage Place is included on the Victorian Heritage Register under the Heritage Act 1995 (Ref. No. H2208).

Under Clause 43.01-2 of the Swan Hill Planning Scheme a permit is not required to develop a heritage place which is included on the Victorian Heritage Register. An application is required to be made directly with Heritage Victoria. An application has been lodged with Heritage Victoria by the applicant and a permit has subsequently been issued.

Environmental Significance Overlay

Under Clause 2.0 of Schedule 1 to the Environmental Significance Overlay, a permit is not required for “works undertaken by the Swan Hill Rural City Council, a government department or a public authority for municipal purposes, stream improvement, drainage, channel repairs, flooding regulation, erosion control, water supply, sewerage supply, telecommunications or minor utility installation.” This application is for municipal purposes and, therefore, does not trigger a permit.

State and local policies

The state and local planning policies have been considered as part of this application.

Clause 17.03 Tourism:

To encourage tourism development to maximise employment and long-term economic, social and cultural benefit of the developing State as a competitive domestic and international tourist destination.

Clause 21.08-3 Tourism:

This clause provides local content to support Clause 17.03 (Tourism) of the State Planning Policy Framework. It highlights that tourism attractions including the recreational opportunities at places like Lake Boga are important components of the municipality’s tourism role.

Clause 21.10-3 Lake Boga

This clause provides local area implementation of the objectives and strategies set out in Clauses 21.04-21.09 in relation to Lake Boga. The Lake Boga Township Framework Plan identifies the need for foreshore improvements including providing additional facilities for tourists and visitors such as barbeques, seating, picnic areas, kids playgrounds and foreshore lighting.

The Council Plan 2013-2017 is committed to the following in terms of Community Health and Wellbeing including to “Facilitate and provide services for health and wellbeing”

We will provide or facilitate a wide range of services that maintain community health, and provide opportunities and infrastructure that contribute to the educational, recreational, cultural and leisure needs of our community.

Cultural Heritage Management Plan

The land is located within an area of cultural heritage sensitivity and the jetty is classified as a high impact activity. The applicant confirmed that the proposed jetty is in conjunction with the existing boat ramp. As such, the requirement for a Cultural Heritage Management Plan (CHMP) is exempted.

A Cultural Heritage Contingency Plan for the project has been prepared and Aboriginal Affairs Victoria has been consulted in its preparation.

Consultation

Public notification:

The application was notified to the affected landowners and occupiers. One objection was received. Mediation was not carried out in this case as the objector, while owning a property in Lake Boga, lives outside of the municipality. The key concerns raised by the objector are:

- The location of the pontoon jetty is dangerous as it is too close to the boat launching area. There is a better location away from residents, which is also on higher ground with large amount of car parking.
- The pontoon jetty could be inaccessible during times of high water.
- There were amenity issues in the past when there was a pontoon at the swimming area.

Planning response to the main issues raised

- As detailed in this report, the location of the pontoon jetty is considered appropriate and is consistent with the purpose of the zone and located within a public recreational area on the lake foreshore. The applicant has

undertaken consultation with the community with the consensus that this was the most appropriate location for the jetty.

- Safety issues will need to be addressed as part of the management of the jetty, including its closure at times of high/low water.
- There is no evidence to suggest that the proposed jetty, primarily to be used for fishing, will create any adverse amenity issues to the surrounding residential area.

Referrals

Under Section 55 of the Planning and Environment Act 1987, the application was notified to Goulburn Murray Water. The authority has no objection to the proposed development subject to the inclusion of a condition:

The application was internally referred to the following departments for comment:

1. Building Department - No objection
2. Engineering Department – Detailed requirements to be addressed prior to construction. These requirements will be included as conditions on the permit.
3. Local Laws Department – No objection (approval may be required from Transport Safety Victoria)
4. Natural Resource Management Department – No objection

Financial Implications

There are no adverse financial implications.

Social Implications

There are no known negative social implications of the proposed use. The proposed jetty will provide additional social infrastructure for the residents and visitors to the Lake.

Economic Implications

There are no known negative economic implications of the proposed development. The development has the potential to boost community and tourist use of Lake Boga.

Environmental Implications

There are no known negative environmental implications of the proposed development. No native vegetation is to be removed and the jetty will be located adjacent to an existing boat ramp minimising the impact to the Lake foreshore.

Risk Management Implications

It is important to manage any safety issues arising from the construction and use of the pontoon jetty.

Council Plan Strategy Addressed

Facilitate and provide services for health and wellbeing - We will provide or facilitate a range of services that maintain community health, and provide opportunities and infrastructure that contribute to the educational, recreational, cultural and leisure needs of our community.

Options

Nil

Recommendations

1. That Council issue a Notice of Decision to Grant a Planning Permit for the use and development of the land for the purposes of a pontoon jetty subject to the following conditions:

1. The development as shown on the endorsed plan must not be altered without the written consent of the Responsible Authority.
2. Prior to the commencement of buildings and works approved by this permit, detailed plans must be submitted to and approved by Council's Engineering Department. The plans must detail the following information to the satisfaction of the Responsible Authority:
 - a. Specifications of concrete anchors
 - b. Operating heights of water use of pontoon
 - c. Maximum grade of the pivoting ramps. The grade must meet the requirements of the Disability Discrimination Act 1992.
 - d. Specifications for piles
 - e. Details of concrete abutment.
 - f. Warning details for boats of submerged blocks
 - g. Handrail if required under the Disability Discrimination Act 1992.

Goulburn Murray Water conditions

3. Prior to commencement of works, the applicant must enter into a Maintenance Licence Agreement with Goulburn Murray Water (GMW) for the construction and use of the proposed structure.

Permit expiry

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

- a) The development and use are not started within **two years** of the date of this permit.
- b) Provided (a) above has been complied with, if the development is not completed within **four years** of the date of this permit.

If the development allowed by this permit has not commenced by the date the permit lapses, the permit holder may apply to the responsible authority before or within 6 months after the expiry date of the permit for an extension of time.

If the development allowed by this permit has lawfully commenced before the permit expiry date and has not been completed, the permit holder may apply to the responsible authority for an extension of time within 12 months after the permit expiry date.

If a request is made outside of the above time(s), the responsible authority cannot consider the request and the holder of this permit cannot apply to the Victorian Civil and Administrative Tribunal for a review of this matter.

NOTES FROM THE RESPONSIBLE AUTHORITY:

- a) Unexploded ordnances verification clearance should be completed prior to commencement of any buildings and works
- b) The subject land is listed in the Victorian Heritage Register (H2208), separate approval is required through Heritage Victoria. (Permit No. P21243)
- c) Separate approval may be required from Transport Safety Victoria

B.14.67 COMMUNITY GRANTS

Responsible Officer: Director Development and Planning
File Number: 10-15-04
Attachments: Nil

Declarations of Interest: Officer

Brett Luxford - as the responsible officer, I declare that I have no disclosable interests in this matter.

Summary

This report provides Council with information in relation to the 2014-2015 Community Grants Program (Category One and Community Pride).

Discussion

The Community Grants Program consists of two categories – Category One and Community Pride. Both categories call for applications up to a maximum of \$2,000.

Category One provides funds for community groups to carry out their objectives. Projects funded may include:

- Structural repairs or minor upgrades to community facilities
- New or upgraded equipment essential to the operation of the community group
- Current OH&S or risk management issues
- New programs or activities within a community
- Minor or local festivals or events that have broad community benefit
- Projects for specific high needs groups

The Community Pride Category provides funds to groups or organisations to assist them to support a range of projects that promote local sustainability initiatives, including:

- Proud Places Grants for community/recreation groups and users of community facilities to create sustainable community spaces
- Water Conservation Grants for projects at community facilities that promote the responsible use and conservation of water
- Environmental Innovation Grants for funds towards projects that enhance the local environment for community facilities and recreational spaces

A committee comprising of the Acting Chief Executive Officer, Economic and Community Development Manager, Properties and Maintenance Officer, Community Recreation and Grants Officer and a Councillor Representative evaluated all applications against set criteria.

Each application was assessed on its merits and the following factors were taken into account to determine priorities for funding:

- Number of active members
- The immediate and future contribution the project will make to support community development and resilience
- Availability of alternative facilities – Is there other viable options/alternatives?
- Any other evidence of demand – how much is the project needed?
- Long term viability of applicant organisation.
- Level of cash or in-kind contribution – what is the organisation contributing to the project? Are they contributing in-kind?
- Availability of other funding source(s).
- Prior receipt and utilisation of grants – has the organisation acquitted all previous community grants to the satisfaction of Council?

Funding was provided to Community Organisations which met the following eligibility criteria:

- Operate within or provide services targeting people who reside within the municipality
- Are incorporated
- Organisations at least match Council's contribution in either cash or in-kind or a combination of both
- Have a membership of at least ten people
- Operate for the benefit of the community

This year we received forty-five applications for Category One and a further seven applications for Community Pride. Thirty four projects under Category One and three projects under Community Pride were approved for funding under the 2014/2015 Community Grants Program.

	Applications Received	Successful	Unsuccessful
Category One	45	34	11
Community Pride	7	3	4

Below are the Category One approved projects:

CATGEGORY ONE SUCCESSFUL			
Organisation	Project Description	Amount Requested from Council	Panel Recommendation
Afghani Association of Swan Hill Inc*	Funds to provide men and women in the Afghani Association of Swan Hill Inc with driving lessons.	\$2,000	\$1,000.00
Australian Inland Wine Show*	Inland Wine Show 2014 and public tasting event to be held in March 2014.	\$2,000	\$2,000.00
Fiji Democracy and Freedom Movement	Organisational Equipment	\$2,000	\$500.00
Interchange Loddon-Mallee Region Inc	Camp for children with a disability	\$2,000	\$1,000.00
Italian Social Club Swan Hill Inc *	Upgrade the bar at the Italian Social Clubrooms	\$2,000	\$1,500.00
Koolonong-Natya Landcare Group	To purchase a GPS camera	\$1,769	\$500.00
Manangatang & District Bowling Club*	To replace the fence on the west side of the bowling green as it is in a serious state of disrepair.	\$2,000	\$2,000.00
Murray Valley Aboriginal Co-Operative Ltd Kinder (Robinvale)	To purchase educational toys and equipment for the kindergarten.	\$2,000	\$1,000.00
Nyah District Bowling Club	To complete sun shade shelters and replace the shade cloth along one side of the bowling green which was damaged during strong winds earlier this year.	\$2,000	\$1,500.00

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21 October 2014

Nyah District Christmas Carnivale Committee*	To host the Nyah District Christmas Carnivale at the Nyah West Park for local community members.	\$1,000	\$1,000.00
Nyah District Memorial Hall Inc	To install new steps to the stage area in the main hall as the existing steps are dangerous and are non-compliant with OH&S standards.	\$500	\$500.00
Nyah District Mens Shed*	To upgrade a small fixed sander to an oscillating edge sander for larger construction projects. To purchase a battery operated drill to prevent power leads on the floor which is a hazard for elderly men moving around the shed.	\$2,000	\$500.00
Nyah District Owners and Trainers Harness Racing Inc Nyah*	To construct a shed at the Nyah Recreation Reserve to house the water cart and tractor which maintain the track.	\$2,000	\$1,000.00
Nyah District Pony Club*	To change the dressage arena from rope and chains to PVC as required by the Pony Club Association (State Body). Funding would allow compliance with the new PCAV regulations which need to be completed in 2015.	\$2,000	\$1,000.00
Nyah West Golf Club	To replace 20+ year old carpet floor tiles in the kitchen with linoleum vinyl.	\$2,000	\$1,500.00
Piangil Memorial Park Reserve	They are undertaking a refurbishment of the community complex and no stove is in the contract to upgrade the kitchen.	\$1,800	\$1,800.00
Pioneer Animal Nursery	To purchase portable pens, gazebo, seating and a sandwich board to enable the PANI to attend local events. This equipment would be utilised at the nursery during the day when not out at other locations.	\$1,958	\$1,960.00
Rotary Club of Robinvale-Euston	To upgrade and relocate the power board on Caix Square to connect power at the central covered and paved area on Caix Square.	\$1,700	\$1,700.00

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Smart FM Community Radio Inc	To upgrade and replace emergency power support to radio transmitter units. This will allow the community radio to maintain it's service to the Swan Hill community.	\$2,000	\$500.00
Speewa Heritage Collectors Club Inc	To purchase and install a new oven for the kitchen at the Speewa Hall.	\$2,000	\$1,500.00
St Mary's Tyntynder Cricket Club*	To upgrade the main centre wicket area of the Ken Harrison Sporting oval.	\$1,991	\$1,500.00
Swan Hill Basketball Association	To purchase five laptop computers with XP or above so the SHBA can utilise an online system of scoring the game.	\$1,800	\$1,000.00
Swan Hill Bowls Club Inc.*	To purchase twenty blowmould tables.	\$1,000	\$500.00
Swan Hill Boxing Club	To purchase renewed equipment, specifically boxing mits/pads, gloves and floor mats	\$1,600	\$800.00
Swan Hill Community Toy Library	To replace the office chair used by volunteers at the Toy Library borrow/return desk. To replace a broken safety gate. To upgrade shelving for the storage of toys in the library.	\$1,173	\$1,000.00
Swan Hill District Agricultural and Pastrol Society Inc*	To purchase new pigeon/bantam cages.	\$1,800	\$1,500.00
Swan Hill District Masonic Co Inc.	To replace exit doors so that the building meets the requirements of OH&S.	\$2,000	\$1,000.00
Swan Hill Genealogical & Historical Society	To upgrade computer hardware and software and purchase a larger screen for research room.	\$2,000	\$1,740.00

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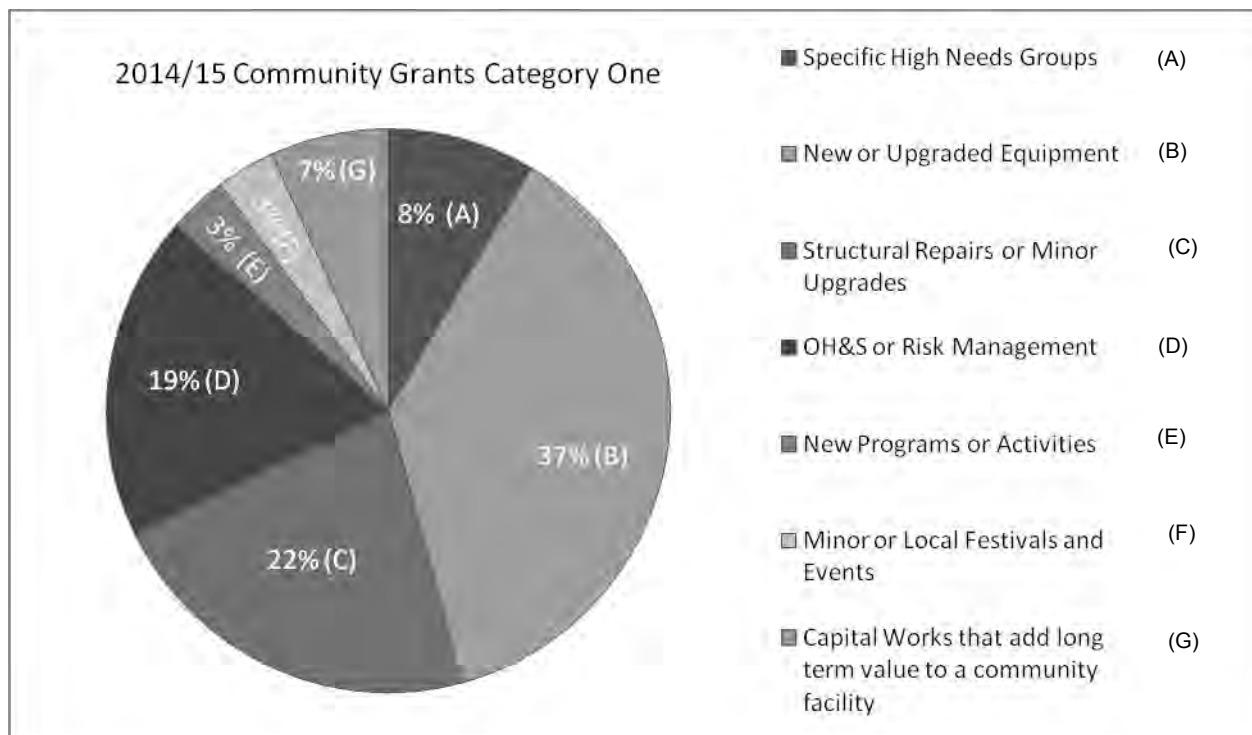
21 October 2014

Swan Hill Motor Racing Club Inc (Speedway)	To purchase equipment and safety gear to improve and maintain the lawns and surrounds of spectator and pit areas of the track. The equipment required includes sprayer garden trolley, mower mulcher, trimmer, brush cutter, shovel, rake, hoe, gloves, fuel can, hose and connector, earmuffs, mask, blower and wheelbarrow. All equipment will be keep in a lockable shed.	\$1,500	\$1,500.00
Swan Hill Neighbourhood House*	To purchase a BBQ, BBQ accessories and garden plants, soil and equipment.	\$1,129	\$500.00
Swan Hill Playgroup*	To purchase a variety of multicultural educational materials (books, musical instruments, wooden puzzles, dress-ups, toys, wooden food, dolls)	\$2,000	\$500.00
Swan Hill Vintage & Classic Vehicle Club	To purchase a laptop, printer, camera, microphone and accessories to assist with the organisation and smooth running of the inagural Swap Meet on the Tyntynder Football Oval in Swan Hill.	\$1,582	\$1,500.00
Tyntynder South Hall Dance Committee	To purchase and install four Aira Super Ray Gas Heaters to the Tyntynder South Hall at EF Butler Reserve.	\$2,000	\$2,000.00
Ultima Rural Fire Brigade	To purchase thirty metal chairs.	\$1,000	\$1,000.00
		Amount Requested from Council	Panel Recommendation

\$59,302.00 \$40,000.00

- Total value requested in Category One for successful and unsuccessful projects was \$78,602.

The below chart indicates the percentage of applications that were approved in relation to the type of project funded for Category One:



Please note: The percentage totals may include applications that fit into more than one type of project. For example: A project to reconstruct a fence may be included in both OH&S/ Risk Management and Structural/Minor Upgrades to a Facility.

Below are the Community Pride approved projects:

COMMUNITY PRIDE SUCCESSFUL			
Organisation	Project Name	Amount Requested	Panel Recommendation
Lake Boga Inc*	Street theme beautification	\$2,000	\$ 2,000.00
Robinswood Homestead Association Inc	Garden Pergola	\$2,000	\$ 2,000.00
Robinvale Indigenous Landcare Group	Water cartage tank and first aid kit	\$1,535	\$ 1,535.00
		\$5,535.00	\$ 5,535.00

Consultation

In line with Council's adopted policy on Community Grants, advertisements were placed in The Guardian on 1, 8 and 15 August and in the Robinvale Sentinel on 31 July, 7 and 14 August.

Application forms were available for collection from the Swan Hill Region Information Centre, Robinvale Resource Centre and be downloaded from the Council website.

Financial Implications

Council set aside \$40,000 for Category One and \$15,000 for Community Pride. All funds were spent in Category One and excess funds (\$9,465) are available in Community Pride due to lack of substantiated projects.

There is also \$4,000 allocated to Community Grants Category Two which is used for incidental community activities over the balance of the year. Applications can be made at any time during the year for up to \$200 for support for approved projects.

Social Implications

By providing funding for projects under the Community Grants program, we will foster stronger communities in our municipality. The successful operation of our community organisations and clubs play a vital role in ensuring a vibrant and healthy community.

Community organisations will be able to undertake minor upgrades to facilities, purchase necessary equipment or hold events which will provide adequate meeting spaces for members and opportunities to attract new members. This will result in increased participation, health and fitness, social gatherings and interaction.

Economic Implications

Funding through the Community Grants program will assist clubs and organisations to become adequately resourced to hold events and reduce financial pressure to maintain club facilities and equipment.

By assisting clubs and organisations to host events we are facilitating economic growth in our region. New or smaller events generate feelings of social inclusiveness and belonging and there is potential for small or new events to gain momentum and become a significant economic contributor. Larger events provide a stimulant to attract visitors from outside our region and inject additional income to local organisations and businesses.

Environmental Implications

Projects funded under Community Pride will enable community groups to create sustainable community spaces and promote sustainable water usage.

Risk Management Implications

Nil

Council Plan Strategy Addressed

Building community capacity - We seek to connect members of our community and to provide leadership to bring people together to find solutions to community problems.

Options

Council can support the awarding of funds as outlined in this report, request the panel to meet again to reconsider submissions, approve some of the recipients as outlined or refuse to allocate any Community Grant funds

Recommendations

That Council:

- 1. Note and endorse the projects and recipients of Community Grants (Category 1 and Community Pride) as outlined in this report.**
- 2. Reallocate the uncommitted funds from the Community Pride section to Category 1 to enable additional projects to be considered.**

B.14.68 THE VICTORIAN LIBRARY PROPOSAL

Responsible Officer: Director Community & Cultural Services
File Number: 63-00-00
Attachments: Nil

Declarations of Interest: Officer

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

Summary

This report provides Council with detailed information about The Victorian Library proposal, and contains recommendations to provide in principle support.

Discussion

The proposal in brief

The Victorian Library is a proposal to establish a seamless and shared library service across the State where library users can borrow anywhere and return items anywhere. It includes a state-wide Library Management System (LMS), easier inter-library lending, improved Languages Other Than English (LOTE) and e-book resources to be shared across the State.

Under the proposal, it has been indicated that Library operating grants would continue to be provided to councils by the State and indexed, but be tied to collection acquisitions. Library operating grants (separate from capital grants) are currently untied, paid on a mainly per capita basis and may be used for any operating purposes. Library funding in previous decades was closer to being shared equally with local government on a 50/50 basis, but as with many other State and Federal Government funding programs, library services have become victim to gradual cost-shifting over time due to increased costs and grant indexation not keeping up with costs. Today, local government contributes over 80% of operating costs for libraries, excluding capital and specific purpose funding.

It is proposed that in future, and it is understood that this is irrespective of whether or not The Victorian Library proposal proceeds or not, library operating grants will be substantially tied to collection acquisitions. That means Councils would continue to select, buy, process, catalogue, house and manage their own resources as they do now. But Councils would need to (at least notionally) apply whatever defined portion of State funding is required to be tied to acquisitions. The precise proportion of State funding proposed to be tied has not yet been defined. However, in the recent workshops conducted by the State Government it was indicated that approximately 60-70% of the total grant would be tied to acquisitions.

Swan Hill Rural City Council received \$178,929 in State Government library operating grants in 2013-14. This equates to 14.9% of total library operating and acquisition costs, excluding capital grants and program-specific funding such as the Premiers Reading Challenge. The Swan Hill Regional Library's 2013-14 collection development/acquisitions budget was \$105,000.

The proposal to substantially tie library operating grants to acquisitions does not impinge on Council's role in selecting, procuring and managing materials. It does, however, reduce the flexibility Council has available in relation to how it applies State funds. The conditions of the tied funding are yet to be clearly defined.

It is difficult to determine the impact of the tied funding without knowing the extent to which the funding will be tied; therefore this is not the preferred option.

Governance

It is proposed to introduce 'The Victorian Library' on an 'opt in/opt out' basis. That way, local governments would retain the option to make any final decisions about participation once the detail of the proposal is better defined and understood.

It is proposed to be set up and implemented under a separate entity/body. This body would be autonomous and responsible for planning, managing and overseeing the project for its term. The final governance arrangements are yet to be finalised and are the subject of ongoing discussions. Options being explored include establishing a new local government-controlled entity with councils as members, implementing it through an existing body or establishing a new body through legislation. The proposal also includes that the governance structure would have mechanisms in place for the implementation body to consult with local governments and library professionals in relation to planning and implementation of the project.

It is proposed that a condition of participating in the Victorian Library will be to make available Council's library collection for state-wide lending within policy parameters agreed state-wide. The local collections are already available through interlibrary loan to all libraries across the state.

Whatever model is chosen, a commitment to an ongoing engagement process with councils and library sector professionals will be important. Also, it is important to separate project delivery from individual local governments and libraries through an autonomous skills-based board to oversee the project.

Electronic content

Under the Victorian Library, it is proposed to undertake a significant state-wide procurement of e-resources and e-content. These new resources would be shared by libraries across the State. Easy access to a quality range of e-content has been a serious challenge for libraries world-wide in recent years. This is substantially due to restrictive pricing and licensing terms offered by publishers as well as platform and accessibility issues.

In 2013-14, Swan Hill Regional Library spent \$5,058 on e-content for local users. Under this proposal, Council would still be able to 'top-up' the e-content made available to users through the state-wide e-content contract and procure additional materials for local users only. A state-wide investment in better e-content and easier access would be a significant service improvement for library users. With rapidly increasing e-book use, easy access to e-content is a big challenge for libraries. State-wide procurement will improve collective negotiating power with content suppliers. The proposal does not impinge on local autonomy and Council can fund and buy resources directly for local users only if desired.

This proposal is good for readers, library users and libraries. It is a significant service level improvement at no additional cost.

Languages Other Than English

It is proposed that targeted funding be provided to councils/libraries for a shared state-wide LOTE collection. These resources would be funded by the State but purchased, owned, housed and managed by individual libraries. Funding would be provided on a 'centres of excellence' model so that existing library language specialties and expertise and knowledge in different languages can be harnessed and built on. A requirement of this targeted funding would be the sharing of LOTE resources state-wide.

LOTE resources are expensive to buy and catalogue. It is difficult and costly for libraries operating alone to acquire LOTE collections of sufficient range and quality to meet all needs. Under the current arrangements, whereby individual councils/libraries are required to fund and manage their own individual LOTE collections, the needs of larger language groups tend to be better catered for. However, smaller and more isolated pockets of language groups are not well catered for.

This proposal would substantially improve the quality and accessibility of LOTE resources state-wide.

State-wide library card

It is proposed that a single state-wide library card be introduced. This would enable users to borrow materials from anywhere and return anywhere within the State. The card would feature primarily local branding and design within a state-wide template. Individual libraries would retain local control over collection management and lending policy issues.

This proposal would provide a state-wide marketing opportunity for public libraries generally that would be beneficial. It would also improve service access and convenience for Swan Hill region's 9200 library members.

Improved interlibrary loans

It is proposed that all library collection resources state-wide be shared through an improved interlibrary loans system. This would be achieved by a daily courier service to transport books and materials to libraries across the State. Policies relating to which materials are made available for inter-library loans and on what terms would need to be agreed state-wide. Obviously, valuable items and some specific categories need to be protected and policies need to be developed.

Under the Victorian Library proposal, interlibrary loans would become much more easily accessed and integrated within the library web discovery layer. Local user priority would be protected to ensure local users get first access to local materials and resources. State-wide policy measures would be put in place to control the level of interlibrary lending state-wide.

Radio Frequency Identification

Radio Frequency Identification (RFID) is a widespread technology used in library services to enhance borrowing efficiency, collection management and tracking/security. 45% of the State-wide collection is currently RFID tagged. Swan Hill library does not have RFID installed.

It is proposed that all library collection materials state-wide be installed with RFID tags, with RFID reader pads provided to all library branches. This is to aid in the handling, tracking and monitoring of a more mobile state-wide collection under the proposal and to aid inter-library lending. The proposal includes RFID tags, labour to install them and ensuring data model compatibility.

Swan Hill library currently does not have RFID tags installed in the collection. Therefore, this proposal offers a significant benefit at no cost to Council. Whilst the State funded RFID project would only include collection tags and basic readers, it is at no cost to the library service and substantially improves our RFID foundation and readiness making a full RFID investment more viable for Swan Hill library in future.

Common Library Management System

The Library Management System is like the 'engine room' of a public library. It is the core system platform - used by staff and library customers - off which most library lending activities operate. It includes the search and discovery layer that users access to find resources, the membership database and the collection catalogue.

At present, there are different systems in place around the State with varying degrees of functionality and service levels. Many libraries (especially rural and regional libraries) have outdated systems that don't offer the service levels and quality of the latest available systems. These libraries stand to gain most from this component of the project.

Under the Victorian Library, it is proposed to specify and procure a single shared state-wide LMS. This would be scoped and specified to ensure all libraries receive a service level that is at least as good as or better than what they have now. This means that all libraries throughout the State would be brought up to a universally higher standard of service.

A common state-wide LMS is a critical enabling platform for the other components of The Victorian Library proposal. It would deliver benefits to local users.

Swan Hill library has been benefitting from a shared LMS as part of the Swift Consortium since 2008. The benefits include cost savings and a regularly upgraded system. The equipment and connections already in place will allow for a seamless transition from the Swift Consortium (currently 20 library services) to a state-wide (45 library services) shared LMS.

The new LMS procured state-wide would be at least as good or better than what is available in the market today and so it would represent a service level improvement. Training, transition and data migration costs, together with support (through a managed services contract) would all be included, relieving council of the direct and indirect costs of this.

A shared state-wide LMS is also an 'enabler' of several other initiatives that are proposed under the Victorian Library. For the first time, it would create a state-wide technological platform for libraries that will help keep them up to date and relevant in the still-emerging digital information era.

Consultation

The Victorian Library proposal has been developed by the Victorian Government over the past 2 years through the Ministerial Advisory Council on Public Libraries (the MAC).

In 2011, the State Government proposed to decrease operational funding for libraries across the State. This proposal was reversed after community backlash following an advocacy and lobbying campaign led by the MAV that achieved significant community and media support. The State Government announced a thorough review of public libraries and the role of the State Government and local governments in providing and operating them. This led to the two-stage MAC Review of Public Libraries.

Swan Hill Rural City Council's participation in the MAC review included:

- Hosting meetings with members of the MAC during both stage one and stage two
- Making a submission during stage one
- Responding to the stage one report
- Previous CEO Dennis Hovenden was on the working party through his position on the LGPro Board

Swan Hill Council's participation ensured the impact on remote regional councils and library services has been taken into consideration during the review.

The MAC Review process has now culminated in what is termed 'The Victorian Library' proposal. The proposal is currently being considered by the State Government as a policy option in the lead-up to the November election.

No commitment has been made yet in respect to this proposal. However, in August, Local Government Victoria, at the direction of the Minister for Local Government, initiated a library/local government sector consultation process aimed at addressing the operational and implementation aspects of The Victorian Library proposal.

Financial Implications

The Victorian Library proposal would result in net operational savings for Swan Hill library of over \$34,000 per annum. This is a net saving of 3.25% of total operating costs.

The estimated net financial impact for the Swan Hill library is a saving/benefit of over \$85,000 per annum.

If funded by the State Government on the basis described in this report, the project represents a significant new investment in public libraries over and above existing funding which has declined in real terms over recent years. The financial scale of the project, as defined in the Business Case prepared by the State Government has not been disclosed for commercial reasons. However, it was reported in the media (The Age, 30 March 2014) to involve an investment of in the order of \$20 million. By any measure, this is significant new funding for libraries.

Social Implications

The Victorian Library proposal will deliver significant service level benefits for library users.

Economic Implications

Public libraries continue to be essential local access points for information, self-improvement, recreation and socialising in communities. A more sustainable funding model with service improvements will have a positive effect on communities in general.

Environmental Implications

Nil

Risk Management Implications

Nil

Council Plan Strategy Addressed

Facilitate and provide services for health and wellbeing - We will provide or facilitate a range of services that maintain community health, and provide opportunities and infrastructure that contribute to the educational, recreational, cultural and leisure needs of our community.

Options

Council may accept, change or disagree with the recommendations listed below.

Recommendations

That Council:

- 1. Support the Victorian Library proposal in principle, subject to the following conditions:**
 - That the proposal is fully-funded by the State Government in addition to and separate from Library operating grants and other existing funding programs.**
 - That library professionals, local governments and regional library corporations be actively engaged in defining the governance structure for the Victorian Library at both the establishment stage and ongoing in relation to library policy issues.**
- 2. Inform the Premier, the Minister for Local Government, the Leader of the State Opposition and local Members of State Parliament of Council's position and request all parties to make a firm policy commitment in relation to The Victorian Library project.**
- 3. Advise the MAV of Council's decision and request that similar representations be made to the Government and Opposition on behalf of local government.**

Financial Implications

The recommendation in the report will not affect existing resource allocations.

Social Implications

Nil

Economic Implications

Nil

Environmental Implications

Nil

Risk Management Implications

Audits are routinely done to reduce the risk to Council.

Council Plan Strategy Addressed

Councillor and Staff accountability - We will represent the interests of our community and will conduct our affairs openly and with integrity, reflecting high levels of good governance.

Options

Nil

Recommendation

That Council note the contents of this report.

Placeholder for Attachment 1

AUDIT COMMITTEE REPORT

Placeholder Audit Committee Confidential Minutes

Pages

B.14.70 AUDIT COMMITTEE RE-APPOINTMENTS

Responsible Officer: Director Corporate Services
File Number: 45-02-03
Attachments: Nil.

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

Summary

The term of appointment for two of the independent Members of the Audit Committee has expired and Council needs to consider whether to reappoint one of the current members for a further term. One member is not seeking reappointment.

Discussion

Council has an Audit Committee. The Audit Committee consists of five members, two Councillors and three independent members chosen for their business, financial, risk or project management acumen.

To aid Council in its role to oversee how Council manages the risk associated with operating its various programs.

The terms of two of the independent members have expired. Mr Maurice Tyers has expressed an interest in continuing in this role however Mr Les Thompson has decided to retire from the Committee.

Mr Thompson has been a member of the Audit Committee for 12 years. His experience and oversight has been highly valued by the Committee. An advertising process has commenced seeking a new independent member to replace Mr Thompson.

Councillor Representatives are appointed annually at the Statutory Meeting of Council.

The terms of the members have been staggered to help ensure that the Committee will always have members with experience of the operations of the Committee.

Consultation

The two independent members were approached and one has confirmed their desire to be reappointed to the Audit Committee whilst the other has declined.

Financial Implications

Council as part of its Annual Budget process accords sufficient funds for the running of Audit Committee meetings.

Social Implications

Nil

Economic Implications

Nil

Environmental Implications

Nil

Risk Management Implications

The Audit Committee plays an important role in overseeing Council's processes. Procedures and financial management.

Council Plan Strategy Addressed

Councillor and Staff accountability - We will represent the interests of our community and will conduct our affairs openly and with integrity, reflecting high levels of good governance.

Options

Council could choose to advertise for expressions of interest to the Audit Committee.

Recommendations

That Council:

- 1. Reappoint Mr Maurice Tyers as a member of the Audit Committee for a period of 3 years commencing 21 October 2014.**
- 2. Formally acknowledge the contribution that Mr Les Thompson has made to Audit Committee over the past 12 years.**

B.14.71 PRESENTATION OF ANNUAL REPORT FOR THE YEAR ENDED 30 JUNE 2014

Responsible Officer: Director Corporate Services
File Number: 22-42-00
Attachments: 1 Annual Report for the year ended 30 June 2014

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 29 September 2014. Following the expiry of the statutory advertising period, the Annual Report is now presented for Council's discussion and endorsement.

Discussion

Following the completion of all statutory requirements, Swan Hill Rural City Council's Annual Report for the year ended 30 June 2014 is presented for discussion and endorsement by Council.

Some of the highlights of the 2013/14 year were:

- Adoption of the Swan Hill Riverfront Masterplan which involved over 2,000 comments and suggestions from residents and visitors to the region. The masterplan establishes the direction for significant public and private sector development in the riverfront over the next 20 to 30 years.
- Continuation of the staged redevelopment of the Swan Hill CBD including drainage work and completed reconstruction of Beveridge street.
- Significant road works were completed on Speewa Punt Road, Karinie Street, Woorinen Road, Lake Boga/Ultima road. In total 41kms of unsealed roads were re-sheeted, 1435km of unsealed roads graded and 15kms of roads reconstructed.
- Redevelopment of the Pioneer Settlement continued with sign writers and Pottery building being rebuilt and converted into a "Men's Shed". A new cabinet maker's area has been established. The Chemist shop exterior was

repainted and a veranda in the wheelchair access was added to the photographic parlour. Black Bess also made its long awaited return after a complete restoration.

- Council launched its new website followed closely by a “facebook” page and “twitter” feed. Council’s website features include automatic page resizing to suit whatever device is being used to view the site, automatic indexing of frequently used pages to bring links to the most popular pages to front of the site and a scrolling news banner. The site was developed and will be maintained in-house.

It is pleasing that all of Council’s Financial Accountability Statements again received unqualified audit opinions.

Council remains in a good financial position, achieving an Accounting Surplus of over \$0.7 million for the year. This is the sixth successive annual surplus.

The Statement of Financial position continues to indicate Council’s good financial base. Current assets exceed current liabilities by \$5 million, with total net assets of \$406 million.

Council’s good cash position enabled deferral of the budgeted new borrowings. Those borrowings will not be required until November 2014. Debt redemption of \$1.1 million was repaid to lending institutions during the year. Total borrowings are below \$5 million, which is well below the total borrowing level at the time of amalgamation of the former Shire and City of Swan Hill.

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 2013/14 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 Council’s communication with the community.

Financial Implications

Council remains in a good financial position. Current assets exceed current liabilities by nearly \$5 million. Debt servicing costs and debt exposure continue to reduce as a percentage of revenue. Assets total over \$419 million and liabilities just over \$13 million. Council continues to generate healthy operating surpluses. Council completed only 38% of the budgeted value of Capital Works. The majority of the

uncompleted works were waiting for funding from other levels of Government to enable them to commence.

Social Implications

Nil

Economic Implications

Nil

Environmental Implications

Nil

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

Responsible management of resources - We will continually improve the management of our finances, assets, systems and technology to achieve and maintain Best Value in our operations.

Options

Nil

Recommendation

That Council consider and endorse the 2013/14 Annual Report of Swan Hill Rural City Council as presented.

Placeholder for Attachment 1

PRESENTATION OF ANNUAL REPORT FOR THE YEAR ENDED 30 JUNE 2014

Annual Report for the year ended 30 June 2014

Pages

B.14.72 KEY STRATEGIC INITIATIVES FOR 2014/15 STATUS REPORT FOR THE FIRST QUARTER

Responsible Officer: Director Corporate Services
File Number: 22-23-08
Attachments: 1 KSI first quarter status report

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 2014/15 financial year.

Discussion

The Council Plan 2013/17 includes 77 initiatives and 237 actions, through which the achievement of the Council Plan may be measured over its four-year term.

There are 27 actions in total identified for the 2014/15 period and 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.

Fifteen actions were completed during the first quarter of the 2014/15 financial year, seven from 2013/14 and eight from future years.

Of the 26 outstanding actions from 2013/14, 9 are reliant on external funding or parties outside of Council.

Since the adoption of the Council Plan in 2013, nine actions have been deemed as no longer applicable. The progress of all actions is outlined in the table below and the comments section of the attachment to this report:

Year	No. of Actions	Completed this ¼	Total completed	No longer applicable	Outstanding
Rolled over from previous Council Plan	6	-	3	-	3
2013/14	76	7	44	6	26
2014/15	27	-	3	-	24
Future years	134	8	20	3	111
Total	243	15	70	9	164

Consultation

Council consulted the community during the development of the Council Plan 2013/17. The Council Plan was adopted at the June Council Meeting 2013.

Financial Implications

The implementation of the 2014/15 Key Strategic Initiatives was included in the budget.

Social Implications

Nil

Economic Implications

Nil

Environmental Implications

Nil

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

Councillor and Staff accountability - We will represent the interests of our community and will conduct our affairs openly and with integrity, reflecting high levels of good governance.

Options

Nil

Recommendation

That Council note the contents of this report.

Council Plan Worksheet

Area	Objective	Strategic Initiatives	Actions	When	How we will know we have achieved this	Discretion	Officers	Complete Y/N	Comments as at 30 September 2014
Initiatives carried over from previous Council Plan									
Legend	Completed	Currently underway/Ongoing	Action yet to be taken						
EG	Housing	Facilitate development of the South West Precinct of Swan Hill	Complete the Planning Scheme Amendment for the South West Development Precinct.	2014-15	Amendment to the Minister of Planning for approval	DDP	DM		Swan Hill South West Development Precinct project will be submitted to Council seeking approval to send to the Minister for Planning for authorisation.
EG	Attracting new business	Begin implementation of the Central Business District Masterplans for Robinvale and Swan Hill including identifying links to Riverfronts	4. Determine and complete Year 3 of the Swan Hill CBD Masterplan	May-14	Stage 3 works complete	DI	EPAM	Y	Works completed in May 2014
EG	Attracting new business	Development of a strategy to support the attraction of new business based on the regions comparative and competitive advantages as identified in the Economic Development Strategy	Develop and implement an investment attraction strategy to streamline processes for business investment and to provide the regions comparative and competitive advantages	Jun-14	Strategy developed.	DDP	ECDM		The investment attraction policy is in draft and is due to go to E.I.T in October/November 2014. Ongoing and will continue to be reported on.
EG	Infrastructure	Conduct a review of Council operated aerodromes and implement both CASA requirements and Council recommendations	1. Renewal of current infrastructure	Dec-14	Works completed within available funds.	DI	ECDM		Committed funds will be spent in 2014. Ongoing and will continue to be reported on.
EG	Infrastructure	Conduct a review of Council operated aerodromes and implement both CASA requirements and Council recommendations	4. Call for expressions of interest in potential operation of passenger air services from Swan Hill aerodrome	2014	Expressions of interest advertised if recommended by Business Case for Aerodrome.	DDP	ECDM	Y	Discussions with potential commercial operator has recently ceased due to changes in their commercial direction. Discussions will now be held with Councilors to determine a course of action.
EG	Infrastructure	Commence Program to identify works required on access roads to enable B Double access	1. Determine suitability of Council roads in accordance with the hierarchy	2014	Identify appropriate roads.	DDP	ECDM	Y	National Heavy Vehicle Regulator will determine access as part of national program. Council completed the pre-approval process to determine routes.
Governance and Leadership (15 Strategic Initiatives - 43 Actions)									
GL	Developing open community relationships	1.1 Review and implement actions from the Communication Strategy	1.1.1 Review of existing Communication Strategy	2014-15	Revised Communication Strategy adopted by Council	DCS	ODM		Review in process
GL			1.1.2 Progressively implement actions from revised strategy	2015-17	Half yearly report of achievement of Strategy will be present to Council	DCS	ODM		
GL		1.2 Review results of Community Satisfaction Surveys to identify and implement changes in service demand	1.2.1 Results of Surveys analysed by EMT and Council	2013-17	Annual report to Council presenting Survey results and recommendations	DCS	ODM		1. State Government Community Satisfaction Survey completed and result presented to Council in July 2013. 2. Start presentations to be made in February 2014. 3. SFFOC's community satisfaction emailed to Council in August as per CEO's request
GL			1.2.2 Service Level Changes implemented where appropriate and funded	2014-17	Service Level changes identified and funded in the Budget	DCS	ODM		
GL	Developing open community relationships	1.3 Produce and distribute a Community Newsletter three times a year	1.3.1 Produce and distribute a Community Newsletter three times a year	2013-17	Newsletter distributed in April, August and December	DCS	ODM		August 2013 December 2013 April 2014 and August 2014 newsletters distributed.
GL	Developing open community relationships	1.4 Develop Council's systems and processes to improve Customer Service	1.4.1 Implement the I.T. Strategy within the available funds	2013-17	Annual report on completion of actions from I.T. Strategy presented to Council	DCS	ITM		Report presented to both Councilors and EMT in April 2014.
GL	Developing open community relationships	1.5 Council will investigate and implement new technologies to better communicate with our community	1.5.1 Develop a Social Media Policy	2013-14	Policy adopted by Council	DCS	ODM	Y	Social Media Policy adopted in February 2013.
GL			1.5.2 Implement Social Media Policy within existing resources	2013-17	Social media 'sites' established and maintained for Council and 4 selected areas of Council operations.	DCS	ODM	Y	Social Media sites (Facebook and Twitter) launched 1 October 2013.
GL			1.5.3 Launch new Council Website	2013-14	New Website live and active	DCS	ITM	Y	Website launched 1 October 2013.
GL			1.5.4 Website content kept up to date	2013-17	Website page audit reports to prompt review and updating of old information	DCS	ITM		All web content now goes through a manual auditing process, the automated process will be introduced late 2014 as part of stage 2 of the web site redevelopment project. As at June 2014 we have automated content review cycles, this is an intermediary step. On target for late 2014 implementation.

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Council Plan Worksheet

Area	Objective	Strategic Initiatives	Actions	When	How we will know we have achieved this	Directorate	Officers	Complete Y/N	Comments as at 30 September 2014
GL	Developing open community relationships	1.6 Progressively develop "Easy Read" Council communication documents	1.6.1 Review and update Council publications and forms to ensure they are easy to read and understand 1.6.2 Easy Read training to be provided on an ongoing basis to appropriate staff	2013-17	All media releases and speeches, Annual Report, Council Plan, Policies due for review, new website information to be written in easy read format. Six Council forms to be reviewed and updated each year. Training offered and undertaken	DCS	ODM		Annual Report, Council Plan, reviewed policies and website content all written in easy read format. COMPLETE AND ONGOING
GL			2.1.1 Review existing Council Code of Conduct against DPCC guidelines and values statements in Council Plan. 2.1.2 Adopted revised Council Code of Conduct	2013-14	Existing Code reviewed, updated and presented at Council/Assembly Revised Code adopted by Council	DCS	ODM	Y	Council Code of Conduct reviewed and presented at Council Assembly in October 2013. COMPLETED Revised Council Code of Conduct was approved at the November 2013 Statutory Council Meeting. COMPLETED
GL			2.1.3 Review existing Staff Code of Conduct against DPCC guidelines, current employment law and values statements in Council Plan. 2.1.4 Adopt revised Staff Code of Conduct	2013-14	Existing Code reviewed and presented to Consultative Committee meeting	DCS	ODM		Currently under review.
GL	2. Responsible Management of Resources	3.1 Develop and review plans, policies, directives and procedures as required. 3.2 Pursue Strategic Land Acquisitions and review Council's existing land bank	3.1.1 List of all relevant documents to be prepared including a review date 3.1.2 Documents reviewed and updated prior to expiry 3.2.1 Conduct a review to identify what type, size and location of land Council may require for its Strategic objectives over the next 10 years 3.2.2 Review Council's existing "Land Bank" against the above list 3.2.3 Prepare a disposal strategy for any surplus land and progressively disposed of as appropriate 3.2.4 Implement the Disposal Strategy as identified as being required	2013-14 2014-17 2013-14 2013-14 2014-17 2014-15 2014-17 2014-17	No expired documents List finalised and approved by EMT Confidential list of the sort of land Council may require to be prepared Existing Land holdings to be identified as required or surplus to needs Strategy prepared and approved by Council Surplus land progressively disposed of Appropriate land progressively acquired	DCS DCS DCS DCS DCS DCS DCS	ODM ODM DCS DCS DCS DCS DCS		Policy, Directive and Procedure Master list completed. Plans and strategies document in progress ONGOING Review has commenced Report to be presented to EMT and Council Assembly by December 2014. Review has commenced Report to be presented to EMT and Council Assembly by December 2014. 77 Bromley Road acquired.
GL	4. Valuing our staff	4.1 Negotiate of new EBA	4.1.1 Determine Council position on pay increases, work place flexibilities etc. 4.1.2 Undertake negotiation with staff and unions and develop a draft agreement 4.1.3 Fair Work Australia Register the new EBA 4.1.4 Implement the terms and conditions of the new EBA	2013-14 2013-14 2013-14 2014-17	Position determined Draft agreement prepared EBA registered Ongoing monitoring of EBA terms and conditions by all ranges.	DCS DCS DCS DCS	ODM ODM ODM ODM	Y Y Y Y	Final EBA meeting in June. Draft EBA document to be voted on early July 2014. COMPLETED Final EBA meeting in June. Draft EBA document to be voted on early July 2014. COMPLETED Final EBA meeting in June. Draft EBA document to be voted on early July 2014. COMPLETED
GL	Valuing our staff	4.2 Introduce measures to continually improve workplace safety and staff health and wellbeing	4.2.1 Review workover, claims, accident and injury reports and insurance claims each year to identify the top 5 causes of workplace injury, accidents and near misses. 4.2.2 Implement recommendations to address top 5 issues identified in the report. 4.2.3 Implement recommendations to address top 5 issues identified in the report. 4.2.4 Implement recommendations to address top 5 issues identified in the report.	2013-14 2014-15 2015-16 2016-17	Report with recommended improvement actions adopted by EMT Recommended actions complete Recommended actions complete Recommended actions complete	DCS DCS DCS DCS	ODM ODM ODM ODM	Y Y Y Y	1. Workover - the reviews take place quarterly. 2. Accident and Injury Reports presented to OHS&S Committee bi-monthly. 3. Report presented to EMT September 2014. COMPLETED

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Council Plan Worksheet

Area	Objective	Strategic Initiatives	Actions	When	How we will know we have achieved this	Directorate	Officer/s	Complete Y/N	Comments as at 30 September 2014
GL	5. Nurturing critical external relationships	5.1 Engage with community organisations to increase cooperation and avoid duplication of resources	5.1.1 Update register of community organisations 5.1.2 Identify duplication of resources and services provided	2013-17 2014-15	Register is loaded onto a common network drive and a review period is implemented Duplications identified	DCS	CSMC		Community Services Director is now accessible through Customer Services Public site on Alliance. Updated on an annual or as-needed basis. COMPLETED AND ONGOING
GL			5.1.3 Prioritise a program of meeting with various organisations to negotiate 5.1.4 Identify resources available for negotiation 5.1.5 Negotiate shared resourcing with organisations	2015-16 2014-17 2014-17	Program developed Program for rationalisation approved Outcomes of negotiations approved by Council	DI DI DI	AC AC AC		Process identified with plan to consult all community groups.
GL	Nurturing critical external relationships	5.2 Identify opportunities to nominate Council for industry recognition	5.2.1 Report to EMT & Council as opportunities arise and seek endorsement 5.2.2 Maintain membership of professional and peak bodies	2013-17	Nominations approved Nominations lodged with various industry organisations	DCS	DCS		Four projects nominated for LGPro Awards for Excellence of which three were successful. ONGOING
GL	Nurturing critical external relationships	5.3 Encourage and support Council representatives to obtain positions on relevant boards	5.3.1 Identify opportunities that match the skill set of Councillors and Senior staff	2013-17	Board position opportunities discussed regularly at Council Assemblies	ELT	ELT		Council is well represented on boards and will continue to look for opportunities. Councillor representation on MAV Board (Cr Norton). ONGOING
GL	Nurturing critical external relationships	5.4 Ensure regular dialogue with neighbouring NSW municipalities to assist in resolving cross border issues	5.4.1 Schedule regular meetings / assemblies with Wacolli & Balarand Shires 5.4.2 Maintain membership of Central Murray Regional Trans Forum & Murray Tourism Board 5.4.3 Facilitate discussions with Cross Border Commissioner (NSW) and Dept of Premier & Cabinet (VIC)	2013-17 2013-15 2013-17	Schedule is established and agreed to by all municipalities Council rep and Senior staff nominated to administer / participate Meetings scheduled	CEO CEO CEO	CEO CEO CEO	Joint tour of Murray Downs and Swan Hill with Wacolli Shire in January 2014. There will be a meeting of NSW Councils (RAMROD) and Murray River Group of Councils (MRGO) on 6 November 2014. ONGOING Membership of, and participation in, both organisations has been maintained. ONGOING Council will participate in a meeting with the NSW Cross border Commissioner and border Councils on 6 November 2014. ONGOING	
GL			5.4.5 Industry based discussions held with Council staff and industry reps	2013-17	Meetings scheduled	CEO	CEO ELT		CEO and Director Development and Partnering have had meetings with large Swan Hill Businesses. Industry presentations have been made at Councilor Assembly. ONGOING
Community Health and Wellbeing (27 Strategic Initiatives-88 Actions)									
CHW	6. Council seeks to connect members of our community to bring people together to find solutions to community problems	6.1 Assess with the review and implementation of community plans	6.1.1 Implementation of plans are an ongoing process. There are currently 11 community plans in place. 6.1.2 Every community plan is reviewed approximately every 18 months. Over a four year period approximately 6 plans are reviewed yearly.	2013-17 2013-17	Projects identified in the plans are completed and signed off or by relevant community. There will be projects that are investigated by community members and plans seen not to be a priority.	DDP	CPDO		15 projects completed. Plans continue to be implemented by individual communities. ONGOING Nyah District, Beverford, Lake Boga, Ultima and Manangatang reviews complete. Woolinin review commenced. ONGOING
CHW	7. Building community capacity	7.1 Implement Youth Action Plan	7.1.1 Youth Strategy reviewed and Action Plan developed 7.1.2 Determine Council responsibilities and priorities for resource allocation. 7.1.3 Implementation of Actions	2013-14 2013-14 2014-16	Council adopts reviewed Youth Strategy, endorses Action Plan Council responsibilities and priorities determined and resource allocation complete. Identified Actions are resourced and completed	DCCS	FCGSM		Provision for new Youth Strategy included in draft Major Projects Plan. Draft project brief has been developed and awaiting Cr endorsement before being advertised. Projects referred to budget. Draft project brief has been developed and awaiting Cr endorsement before being advertised.
CHW			7.1.4 Review of the Action Plan	2016-17	Process for continual review undertaken and agreed, resources allocated	DCCS	FCGSM		

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Council Plan Worksheet

Area	Objective	Strategic Initiatives	Actions	When	How we will know we have achieved this	Directorate	Officer's	Complete Y/N	Comments as at 30 September 2014
CHW	8. Building community capacity	8.1 Provide leadership/support to the community as issues of significance arise	8.1.1 Determine Council's role in our community addressing youth mental health and early intervention service gaps.	2013-14	Service gaps determined and Council's role defined	DCCS	FCGSM		Council participates actively in various working parties. Southern Malles Youth Partnership Governance project has established a sub-regional governance structure. Jan McEwan represents SHRCO on Malles Child and Youth Area Partnership led by DHS and DECO which held its first meeting on 4/9/14. Planning has begun to conduct information forums in each LGA.
CHW			8.1.2 (For example) Seek the establishment of a Headspace in Swan Hill.	2014-15	A Headspace is established	DCCS	FCGSM		No further progress re Headspace is anticipated.
CHW	Building community capacity	8.2 Provide leadership/support to the community as issues of significance arise	8.2.1 Determine Council's role in closing community mental health service gaps.	2013-14	Service gaps determined and Council's role defined	DCCS	FCGSM		Council participates actively in various working parties, and provides venue for trial of integrated youth services.
CHW			8.2.2 Implement the agreed actions which are Council responsibility	2014-15	Actions are implemented within budget and to agreed timescales	DCCS	FCGSM		
CHW			8.2.3 Implement the agreed actions.	2013-17	Actions are implemented	DCCS	FCGSM		
CHW			8.1.3 Implement the agreed actions.	2013-17	Actions are implemented	DCCS	FCGSM		
CHW	9. Supporting people who need extra assistance	9.1 Investigate implications and opportunities through Council's new regarding the Community Based Aged Care reform.	9.1.1 Review implications of aged care reform	2013-14	Full understanding of the reforms and their effects on local government are understood by EMT and Council	DCCS	CCSM		Financial modelling and software development for managing CDC for packaged care underway. HAACC program has commenced, anticipable first stage to be implemented by mid 2015. Triennial statement of intent from MAV, OSS and D&H confirms current HAACC funding level remains in place until 2018.
CHW			9.1.2 Provide the community with a clear direction on what services Council could provide post 2015.	2013-14	Community is fully informed of the direction of Council, the implications for changes to services.	DCCS	CCSM		Anticipated May 2015.
CHW			9.1.3 Identify opportunities for Council in undertaken community aged care	2014-15	Internal processes are finalised and assessed and adopted, delivery models are assessed and adopted.	DCCS	CCSM		Anticipated July 2015.
CHW			9.1.4 (Example) Council will use the Consortium model for regional delivery of community-based aged care services.	2015-18	Service delivery is undertaken, using the new regime and costs borne by Council equate those previously due to HAACC system, or with reduced subsidy.	DCCS	CCSM		Anticipate to be identified during 2015-18 budget preparation.
CHW	Supporting people who need extra assistance	9.2 Finalise, adopt and implement an Early Years Priority Plan	9.2.1 Early Years Plan completed	2013-14	Council has adopted the Plan and endorsed the Actions for referral to annual budget discussions.	DCCS	FCGSM		Early Years Plan in draft form, EMT review anticipated in July/August 2014. No further progress has been made.
CHW			9.2.2 Identified actions for Council, and their outcomes to be undertaken	2014-15	Actions of Council responsibility are completed within budget and timelines and outcomes achieved by measurable data.	DCCS	FCGSM		
CHW			9.2.3 Action - to be identified	2014-15	Project is scoped, outcomes determined and community benefit measurable.	DCCS	FCGSM		
CHW			9.2.4 Funds sought for action/project	2014-15	Funding is sourced and received.	DCCS	FCGSM		
CHW			9.2.5 Completion of action/project	2015-17	Action/project completed.	DCCS	FCGSM		
CHW	Supporting people who need extra assistance	9.3 Implement Disability Action Plan	9.3.1 Implement actions from Objective 1 - Services and facilities for the community.	2013-14	All actions completed within time frame.	DCCS	FCGSM		Of 20 actions, 17 have been addressed with some ongoing, 3 yet to be actioned.
CHW			9.3.2 Implement actions from Objective 2 - Council Employment Services	2013-14	All actions completed within time frame.	DCCS	FCGSM		Of 5 actions, 3 have been addressed and 2 are ongoing.
CHW			9.3.3 Implement actions from Objective 3 - Inclusion and participation in the community	2013-14	All actions completed within time frame.	DCCS	FCGSM		Of 4 actions, 4 have been addressed.
CHW			9.3.4 Implement actions from Objective 4 - Planning for attitudinal change in the community	2013-14	All actions completed within time frame.	DCCS	FCGSM		Of 15 actions, 12 have been addressed, 3 are ongoing.
CHW	10. Maintaining a safe community	10.1 Promote the development of a strategy to enable communication of emergency management plans and activities to CALD communities	10.1.1 Formulate a process during the development of the Diversity Plan	2014-15	Diversity Plan is adopted, a clear process is developed and resourced for communication of emergency plans to CALD communities	DCCS	DI		Hazmat and Structural Plan completed as part of Municipal Fire Management Plan, Communication strategy to form part of the plan.
CHW			10.1.2 Implement the process following adoption of the Diversity Plan	2015-17	The communication process is implemented	DCCS	DI		
CHW			10.1.3 Evaluation of effectiveness	2015-17	The process is evaluated and refined accordingly.	DCCS	DI		
CHW	Maintaining a safe community	10.2 Develop a Hazmat and Structural Fire Plan	10.2.1 Complete an Environmental Scan (including community flow survey) of hazardous materials	2013-14	Completion of survey and Hazmat Plan presented to MEMPC	DI	DI	Y	Municipal Fire Management Plan has been updated to include information on structural and hazmat categories. COMPLETED

Council Plan Worksheet

Area	Objective	Strategic Initiatives	Actions	When	How we will know we have achieved this	Directorate	Officer's	Complete Y/N	Comments as at 30 September 2014
CHW	Maintaining a safe community	10.3 Investigate a scheme to provide an incentive for undertaking responsible pet ownership training	10.3.1 This initiative will be included as a major focus in the Domestic Animal Management Plan. Plan to be adopted in 2013.	2013-14	Program will be implemented as part of the Domestic Animal Management Plan. A report on the progress of the program will be provided to Council.	DDP	PHRSC	Y	Domestic Animal Management Plan adopted at September Council Meeting. COMPLETED
CHW	Maintaining a safe community	10.4 Pursue future funding opportunities to work with the community with regards to projects that provide safety for its members	10.4.1 Active membership of the Police Community Safety Committee	2013-17	Assessing, leading and facilitating initiatives that improve community safety	DDCS	DI DDCS		Applications for funding to assess with the installation(s) of CCTV in Swan Hill and Robinsone lodged in March 2014. Applications successful and installation planned.
CHW			10.4.2 CLASP program outcomes	2013-17	CLASP program successfully completed and outcomes achieved	DDCS	DI DDCS		CLASP program expires 30 June 2014. All indications are that it has been a success.
CHW			10.4.3 Participate in initiatives and projects that enhance community safety.	2013-17	Initiatives and projects are completed in partnership with other agencies and provide significant community safety enhancements	DDCS	DI DDCS		As above
CHW	11. Facilitate and provide services for health and wellbeing	11.1 Continue development and continue to identify other partners for Barry Stegall Reserve in partnership with Places V/c and Swan Hill Inc	11.1.1 Develop specification for next stage of works (wetlands)	2013-14	Specification complete	DCS	N/A	N/A	No longer required.
CHW			11.1.2 Identify potential funding sources	2013-14	Funding identified	DCS	N/A	N/A	No longer required.
CHW			11.1.3 Apply for funding	2013-14	Application submitted	DCS	N/A	N/A	No longer required.
CHW			11.1.4 Secure funding	2013-14	Funding secured	DCS	N/A	N/A	No longer required.
CHW			11.1.5 Tender for works	2014-15	Tender issued	DCS	N/A	N/A	No longer required.
CHW			11.1.6 Complete construction of wetlands	2015-16	Construction complete	DCS	N/A	N/A	All actions from Masterplan now complete.
CHW			11.1.7 Develop specification for next stage of works	2015-16	Specification complete	DCS	GSC	Y	COMPLETED
CHW			11.1.8 Identify potential funding sources	2015-16	Funding identified	DCS	GSC	Y	All actions from Masterplan now complete.
CHW			11.1.9 Apply for funding	2016-17	Application submitted	DCS	GSC	Y	COMPLETED
CHW			11.1.10 Secure funding	2016-17	Funding secured	DCS	GSC	Y	All actions from Masterplan now complete.
CHW			11.1.11 Tender for works	2016-17	Tender issued	DCS	GSC	Y	All actions from Masterplan now complete.
CHW	Facilitate and provide services for health and wellbeing	11.2 Develop the Swan Hill Riverfront Masterplan	11.2.1 Appoint consultants	2013-14	Master Plan developed and adopted by Council	DI	CDRC	Y	Master Plan developed and adopted
CHW			11.2.2 Schedule internal committee meetings, stakeholder committee meetings and community consultations	2013-14	Meetings scheduled	DI	CDRC	Y	Meetings of all stakeholders conducted.
CHW			11.2.3 Develop communications plan	2013-14	Communications Plan Developed	DI	CDRC	Y	Communications Plan Developed
CHW			11.2.4 Complete Master Plan and seek Council adoption	2013-14	Masterplan completed and adopted by Council	DI	CDRC	Y	Master Plan developed and adopted
CHW			11.3 Identify individual projects within Master Plan	2013-14	Implementation program developed	DI	CDRC	Y	Projects identified.
CHW			11.3.2 Allocate resources and schedule implementation of Master Plan	2013-14	Resources allocated and schedule developed	DI	CDRC	Y	Schedule developed.
CHW			11.3.3 Update Master Plan in accordance with implementation plan	2013-14	Master Plan updated	DI	CDRC	Y	Master plan updated.
CHW			11.4.1 Develop detailed designs and costings for projects	2013-17	Projects completed in accordance with timelines	DDP	CDRC		COMPLETED Community development and riverfront coordinator appointed to manage the implementation of the riverfront masterplan. Riverfront Masterplan Summary Glossy brochure developed and will be used by Council to promote priority projects. Shared path from Riverside Caravan Park to the bridge has commenced construction. Discussions have commenced with key stakeholders such as PTV, EPA and GrantCorp.

Council Plan Worksheet

Area	Objective	Strategic Initiatives	Actions	When	How we will know we have achieved this	Directorate	Officer's	Complete Y/N	Comments as at 30 September 2014
CHW			11.4.2 Identify funding opportunities and submit applications in accordance with Implementation Plan and Major Projects Plan	2013-17	Funding identified	DDP	CDRC		Funding pending Riverfront Trail Stage 2
CHW			11.4.3 Consider funding allocations through Council's annual budgeting process	2013-17	Completion of annual budgeting process	DDP	CDRC		Budget continues to be monitored
CHW	Facilitate and provide services for health and well-being	11.5 Continue to implement actions within the Public Health and Wellbeing Plan	11.5.1 Action report template taken to Council's annual budgeting process 11.5.2 Continuous review/update of the Public Health and Wellbeing Plan	2013-17	Copies of completed quarterly report	DDP	PHRSC		Report presented to Council at Assembly held on 3 June 2014. ONGOING
CHW	Facilitate and provide services for health and well-being	11.6 Investigate options for the development of Chisholm Motor Sports Complex including the possibility of a drag racing facility	11.6.1 Consider the SGS Business Plan and the Essential Economics Business Case	2013-14	Council considered reports' recommendations	DI	ECDM	Y	Options considered. COMPLETED
CHW	Facilitate and provide services for health and well-being	11.7 Investigate the options for bus shelters in Swan Hill	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	2013-14	Information received	DI	EPAM		Agreement reached with Swan Hill Inc to construct two shelters and Council take responsibility of ownership. 14/01/14 Swan Hill Inc no longer being a part of the proposal Council are undertaking research into the best possible solution for a long term program of installations if Council wishes to fund them or partner with PTV where funds are available. ONGOING
CHW	Facilitate and provide services for health and well-being	11.8 Engage with appropriate organisations to co-locate community facilities	11.8.1 'Thought' the building asset Mgt group, identify co-location opportunities 11.8.2 Regular discussions with State Government authorities	2013-17	Upon receipt of advice	DI	EPAM		Investigation in progress.
CHW			11.7.3 Obtain cost estimates and investigation of possible funding options	2013-14	Information received	DI	EPAM		Cost estimates being undertaken by Swan Hill Inc (Industrial Trade and Professional Services. Council's Engineering Department is in the process of obtaining quotes for supply and/or installation. 14/01/14 Swan Hill Inc no longer being a part of the proposal Council are undertaking research into the best possible solution for a long term program of installations if Council wishes to fund them or partner with PTV where funds are available.
CHW	Facilitate and provide services for health and well-being	12. Celebrating our identity of the Swan Hill Regional Art Gallery	12.1 Pursue funding for the redevelopment of the Swan Hill Regional Art Gallery 12.1.1 Provide final designs and all costs and contingencies 12.1.2 Identify funding sources 12.1.3 Seek funding for development	2016-17	Information received	DDP	ECDM		Co-location opportunities identified with Scouts and Swan Hill band groups and the Riverside Senior Citizens Centre.
CHW	Celebrating our identity	12.2 Support for new citizens to the municipality to increase awareness of local customs and practices	12.2.1 Review existing services to address short-term options 12.2.2 (Following Diversity Plan) Actions identified for ongoing assistance to new arrivals. TBD 12.2.3 (Following Diversity Plan) Actions identified for ongoing assistance to new arrivals. TBD	2013-14	Updates provided at Councilor Assemblies commence	DDP	ECDM		Review of redevelopment options in context of Riverfront Masterplan underway.
CHW			12.1.1 Provide final designs and all costs and contingencies	2016-17	Final designs are approved and accurately costed	DDP	DDP		Review of redevelopment options in context of Riverfront Masterplan underway.
CHW			12.1.2 Identify funding sources	2016-17	Funding sources are identified	DDP	DDP		Review of redevelopment options in context of Riverfront Masterplan underway.
CHW			12.1.3 Seek funding for development	2016-17	Funding is received for development to match Council Major Projects contribution	DDP	DDP		Review of redevelopment options in context of Riverfront Masterplan underway.
CHW	Celebrating our identity	12.3 Encourage Community harmony, cultural understanding and tolerance	12.3.1 Support and develop Harmony Days the central point for a larger festival of events 12.3.2 Harmony Day 2015 linked to other events	2013-14	Short term options and actions are undertaken	DDP	DDP		No applications made to date.
CHW			12.2.1 Review existing services to address short-term options	2013-14	Short term options and actions are undertaken	DDP	DDP		No applications made to date.
CHW			12.2.2 (Following Diversity Plan) Actions identified for ongoing assistance to new arrivals. TBD	2015-16	Actions undertaken and reviewed for effectiveness	DDP	DDP		Early Years Services under review, and Community Care responding to State Diversity Framework.
CHW			12.2.3 (Following Diversity Plan) Actions identified for ongoing assistance to new arrivals. TBD	2016-17	Actions undertaken and reviewed for effectiveness	DDP	DDP		Early Years Services under review, and Community Care responding to State Diversity Framework.
CHW	Celebrating our identity	12.3 Encourage Community harmony, cultural understanding and tolerance	12.3.1 Support and develop Harmony Days the central point for a larger festival of events 12.3.2 Harmony Day 2015 linked to other events	2013-14	Harmony Day is improved and annual commitment secured, greater service provided participation	DDP	DDP	Y	Harmony Day 2014 had 22 March, huge success. Review is underway, and level of ongoing commitment determined. An additional \$5000 has been allocated in the 2014/15 Annual Budget. COMPLETED
CHW			12.3.2 Harmony Day 2015 linked to other events	2014-15	Harmony Day 2015 linked to Food and Wine Festival, greater local business participation.	DDP	DDP		Harmony Day 2015 linked to Food and Wine Festival, greater local business participation.

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Area	Objective	Strategic Initiatives	Actions	When	How we will know we have achieved this	Directorate	Officer's	Complete Y/N	Comments as at 30 September 2014
CHW			12.3.3 Harmony Day 2016 linked closer to Pioneer Settlement 50 year celebrations	2015-16	50 year celebrations of Pioneer Settlement linked to range of events, including Harmony Day, indigenous celebration and cultural awareness through linking history and food, settlement of region.	DCCS	CDLM		
CHW			12.3.4 Change perception of Harmony Day to illustrate iconic status for the region	2016-17	Harmony Day is embedded as an iconic celebration for the region	DCCS	CDLM		
CHW	Celebration our identity	12.4 Pursue funding to develop a Diversity Plan and investigate the potential to develop a multicultural hub	12.4.1 Identify potential funding sources	2013-14	funding identified	DCCS	DCCS		Measures had with Victorian Multicultural Commission in December 2013, some potential funding identified but not within timeframes to apply. Cultural Planning our by MANY are working towards incorporation of diversity into Cultural Plans. Forums held in May, June and upcoming July 2014. Incorporation of diversity principles in Cultural Plan underway.
CHW			12.4.2 Develop project scope (consultants brief)	2013-14	project scope and brief approved	DCCS	DCCS	N/A	No longer relevant
CHW			12.4.3 Apply for funding	2013-14	application submitted	DCCS	DCCS	N/A	No longer relevant
CHW			12.4.4 Secure funding	2013-17	funding secured	DCCS	DCCS	N/A	No longer relevant
CHW			12.4.5 Develop plan (including consultation)	2013-17	plan is adopted by Council	DCCS	DCCS		
CHW			12.4.6 Draw on findings of plan to determine need and location of multicultural hub	2013-17	plan assesses requirement for multicultural hub	DCCS	DCCS		intended 2014-15 adoption by Council
CHW	Celebrating our identity	12.5 Develop and implement a Cultural Plan	12.5.1 Develop an understanding of the cultural experiences currently available in the municipality	2013-14	Conduct audit and gap analysis of the cultural assets and experiences available	DCCS	CDLM		A basic audit was carried out as part of the community consultation for the development of the Cultural Plan. A more detailed audit will be carried out within the next 12 months. Cultural team is involved with a MANY project to develop guidelines for cultural planning and incorporating diversity principles.
CHW			12.5.2 Development of Plan undertaken	2014-15	Community consultation, and prototyping of potential actions	DCCS	CDLM		Community consultation has been completed. Plan is currently in draft format.
CHW			12.5.3 Development continues	2014-16	Community consultation, and prototyping of potential actions	DCCS	CDLM		Draft Cultural Plan has been presented to EMT. MCDL currently ongoing
CHW			12.5.4 Cultural Plan is completed and adopted	2015-17	Adoption of Plan by Council and	DCCS	CDLM		
CHW	13. Aboriginal Identity	13.1 Review and implement identified actions following the review of Aboriginal Partnership Plan	13.1.1 Upon completion of Aboriginal Community Planning Process Review	2014-17	Plan review completed to the satisfaction of Council and the Aboriginal community	DPP	ECDM		Aboriginal Planning Officer undertaking review. Review due to go to ELT in October/November 2014
CHW			13.1.2 Implement actions identified in Aboriginal Partnership Plan	2014-17	Actions completed	DPP	ECDM		Ongoing
CHW	Aboriginal Identity	13.2 Continued involvement in Aboriginal Strategic Placement program	13.2.1 Assist contracted employment placement provider to place Aboriginal jobseekers into employment by providing advice on local Aboriginal issues; assist in completion of individual employment placement plans; assist with identification of employment opportunities; assist with post placement support; process payment of clothing and incidentals allowance	2014-16	Achievement of contracted employment placement and outcome targets	DPP	ECDM		Contracted employment placement and outcome targets achieved on rolling process. New contract to extend funding entered into with State GOVONING
CHW	Aboriginal Identity	13.3 Be and active participant in the Aboriginal Community Planning processes throughout the Municipality	13.3.1 Encourage Local Indigenous Networks(LIN) in Robinson and Swan Hill to consider completion of Aboriginal Community Plans	2013-14	Commitment gained from LIN to complete Aboriginal Community Plans	DPP	ECDM	Y	LIN commitment received. COMPLETED
CHW			13.3.2 Advise and assist LIN with the process and methodology to complete community plans	2014-16	Completion of community plans in Robinson and Swan Hill	DPP	ECDM	Y	LIN Community Plans have been completed. These will be used as COMPLETED
Economic Growth (29 Strategic Initiatives: 91 + Actions)									
EG	14. Creating population growth	14.1 Support the key initiatives arising from the Northern Loddon Mallee Regional Strategic Plan	14.1.1 Align the Council Plan with the objectives of the Regional Strategic Plan	2013-17	Council Plan endorsed and communicated to State Government	DPP	DM		Council Plan currently reflects Regional Strategic Plan. During annual review of Council Plan, we will ensure it continues to align with RSP. The RSP review will highlight and provide strategic directions for this. ONGOING

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Area	Objective	Strategic Initiatives	Actions	When	How we will know we have achieved this	Directorate	Officers	Complete Y/N	Comments as at 30 September 2014
			14.1.2 Participate in the review of the Strategic Plan	2016-17	Councils input is included in reviewed plan	DDP	DM		Review not yet undertaken. Council has participated in forums relating to the Regional Strategic Plan. Council will participate on future reviews when initiated by the State Government
			14.1.3 Pursue a position on steering committees of key projects within the Strategy	2013-17	Council is granted positions on Committees (eg Natural Gas study committee)	DDP	DM		Council participating in the Northern Victorian Food Action Plan
EG	Creating population growth	14.2 Review of the Municipal Strategic Statement (MSS) with a view to encourage population growth	14.2.1 Commence MSS review	2014-17	MSS review report completed by end of 2015	DDP	DM		MSS Review was commenced in April 2014. Due to the current review of the State Planning Policy, MSS review had to be postponed to next financial year. State Government's reforms are now in place. MSS Review will commence in next financial year.
EG	Creating population growth	14.3 Investigate opportunities of accommodation and services being provided for displaced people	14.3.1 Engage with key stakeholders to identify issues and possible actions	2014-15	Results of investigation will be reported back to Council	DDP	DM		
EG	15. Housing	15.1 Develop Rural Land Use/Living Strategy	15.1.1 Scoping paper to be developed	2013-14	Scoping paper approved by EMT and presented at Council/Assembly	DDP	DDP	Y	Scoping paper complete. Workshop with Councillors on 8 July to commence study COMPLETED
EG	Housing	15.2 Adopt the Swan Hill Residential Housing Strategy and complete the planning scheme amendments	15.2.1 Respective Planning Scheme Amendments to be initiated	2014-16	Minister's authorisation for the amendment, public exhibition and subsequent processes. Approval of the Amendment	DDP	DDP	Y	Swan Hill Residential Strategy adopted by Council at its Ordinary Meeting in March 2013. Large number of recommendations will be undertaken with the Development Plan for the SWDP COMPLETED
EG	Housing	15.3 Review of the Municipal Strategic Statement (MSS) taking into consideration appropriate accommodation options	15.3.1 Commence MSS review	2014-15	Revised MSS referral to the Minister	DDP	DDP		The Victorian Government is revising the structure of the Victorian Planning Provisions which includes the MSS. Review on hold pending outcome of revision of VPP's. Council has written to the Department of Planning & Community Development outlining the delay. Victorian Government has provided 12 month extension on commencing review in line with changes to the VPPs.
EG	Housing	15.4 Investigate the connection of small towns to reticulated sewerage and potable water	15.4.1 Complete Rural Living/Land Use Strategy (including consultation)	2014-16	Rural Living/Land Use Strategy adopted by Council	DDP	DM		Rural Land Use Strategy trial commenced. Will be reviewed by EMT and Council. Briefing EMT and Council in April 2014.
EG			15.4.2 Draw on findings to identify towns	2014-15	Council recommendations adopted	DDP	DM		
EG			15.4.3 Develop a project scope for feasibility study for identified towns	2014-15	Completed project scope approved by EMT in consultation with Councillors	DDP	DM		
EG			15.4.4 Complete feasibility study	2014-15	Feasibility study adopted by Council	DDP	DM		CEO and Di met with Wooman Progress Association to look into options of a feasibility study. Working Group being established to manage feasibility study which will commence prior to end of 2014.
EG			15.4.5 If feasible, proceed to community consultation	2015-16	Completed consultation process for each town with evidence of input from all relevant sectors	DDP	DM		
EG			15.4.6 Establish priority towns (Council decision in conjunction with relevant community)	2015-16	Council adopted list of priority towns	DDP	DM		
EG			15.4.7 Develop business case for preferred option for each town	2015-17	Adopted business cases for each town	DDP	DM		As above
EG	16. Education/Skilling	16.1 Advocate for higher educational opportunities in our region	16.1.1 Engage with education providers and community representative bodies (MFC, School Boards, Sunrize etc) to identify expansion opportunities	2014-16	Opportunities identified	CEO	CEO ELT		
			16.1.2 Gain community involvement to assist the process	2015-16	Community Planning working parties established	CEO	CEO ELT		
EG	Education/Skilling	16.2 Promote the availability of local University access	16.2.1 Utilise Council's media presence to promote University accessibility	2013-17	University media exposure increased	DCS	ODM		
			16.2.2 Actively promote Councils cadetships, internships and apprenticeships	2013-17	Cadetships are linked to University opportunities available locally	DCS	ODM		Investigating cadetship funding through RDV. Scholarship students must meet RDV criteria
EG	Education/Skilling	16.3 Provide access to a study common room and access to professional for university students		2014-15	Opportunities are identified through discussions with local education providers	DDP	DDP	Y	Discussions held with Sunrize representatives however opportunities limited. Swan Hill Library provides study spaces in close vicinity the CBD COMPLETED
EG	17. Attracting new business	17.1 Investigate new opportunities to support new business development	17.1.1 Implement actions of Economic Development Strategies	2013-17	Progress reports against various actions provided to Council	DDP	ECDM		Implementation of EDS continues, reports provided to Council as actions are completed.

Area	Objective	Strategic Initiatives	Actions	When	How we will know we have achieved this	Directorate	Officer/s	Complete Y/N	Comments as at 30 September 2014
EG	Attracting new business	17.2 Encourage the establishment of value adding industries	17.1.2 Identify suitable land parcels for new business 17.1.3 Review Economic Development incentives within strategies	2015-17 2015-17	Land use strategies are reviewed Incentives reviewed and altered where necessary	DDP	ECDM		Planning continues to support and facilitate new business through planning process, and as a part of day to day planning function. In draft format to be presented to EMT in October/November 2014.
EG	Attracting new business	17.2.1 Underwrite industry forums / discussions	17.2.1 Underwrite industry forums / discussions	2013-15	Regular discussions take place	DDP	ECDM		A business event calendar for 2014 has been developed and is being promoted monthly through the EDU newsletter. Regular business events are being held.
EG	Attracting new business	17.2.2 Prioritise industries with greatest return	17.2.2 Prioritise industries with greatest return	2014-16	Priorities established	DDP	ECDM		Agribusness leadership training provided in Robinson in September plans for an agricultural working group to be established in the second half of 2014.
EG	Attracting new business	17.2.3 Seek State Govt assistance	17.2.3 Seek State Govt assistance	2015-17	Grant applications successful	DDP	ECDM		
EG	Attracting new business	17.3 Conduct and Business Expansion Attraction and Retention survey	17.3.1 Establish criteria for survey	2014-18	Survey Completed	DDP	ECDM	Y	Survey was conducted during May and June, report presented to Council in October 2013. COMPLETED
EG	Attracting new business	17.4 Continue to investigate options for renewable energy for the municipality	17.4.1 Complete a Study that explores opportunities to source renewable energy for Council operations 17.4.2 Implement preferred renewable energy options for Council	2013-14 2014-17	Study completed and adopted by Council Renewable energies projects delivered	DDP	SEO ECDM		1) Business case for solar installation on key Council buildings in development through the Central Victorian Greenhouse Alliance partnership. Reports will be completed by Nov 2014 2) Council has partnered with Marina Street Council through the state governments VASP program to investigate opportunities to purchase locally produced renewable energy. The project is on hold awaiting the outcome of a further funding application to leverage funds. New and upgraded solar water heating installed at Swan Hill Leisure Centre.
EG	Attracting new business	17.5 Encourage organisations to joint tender for works and services	17.5.1 Work with regions Councils to combine contracts and services 17.5.2 Assist local business and tenderers to improve their tendering processes	2013-17 2013-15	Joint contracts established (log road sealing, waste management) Increased success rate for local tenders	DDP	ECDM		Business events topic for 2014.
EG	Attracting new business	17.6 Promote the benefits of the region as a place to live, work and invest	17.6.1 Participate in regional Expos 17.6.2 Support regional promotions of the municipality 17.6.3 All Job Vacancies advertised with description on the regions benefits	2013-17 2013-17 2013-17	Regular bookings established Advertising in regionally distributed publications continue, SH Inc television Standard template ad developed	DDP	ECDM ODM		Attended Regional Victoria Living Expo in April 2014. Received 85 strong leads that are now being followed up. ONGOING Attending national events with the Murray Regional Tourism Board. ONGOING Template developed and now used for all job vacancy advertising COMPLETED
EG	Existing Business Support	18.1 Assist local businesses to upskill and retrain their workforce	18.1.1 Establish specific skill strategies in the region	2013-14	Shortages identified	DDP	ECDM	Y	Strategies identified in the Swan Hill Region Workforce Development Strategy adopted by Council November 2013. Implementation to commence in 2014. COMPLETED
EG	Existing Business Support	18.2 Investigate opportunities arising from the Murray Dealing Basin Plan	18.2.1 Support regional training opportunities	2013-17	Council staff participate in regional training	DDP	ODM		Assist/Host delivered in conjunction with Swan Hill Inc to local business. Regional training - QBE Work Cover for managers and Mission and Apol industrial relations training delivered to multiple industries. COMPLETE AND ONGOING
EG	Existing Business Support	18.2.1 Support proposals that provide for economic infrastructure upgrades (natural gas)	18.2.1 Support proposals that provide for economic infrastructure upgrades (natural gas)	2014-17	Regional funding applications lodged	DDP	DI DDP	Y	Funding opportunities coming from the MDBP have been limited. No funding rounds have been released and Council has been unable to make any funding applications. COMPLETED
EG	Existing Business Support	18.2.2 Continue to work collaboratively with MRG&C on basin plan submissions	18.2.2 Continue to work collaboratively with MRG&C on basin plan submissions	2013-17	MRG&C regular meetings with State and Federal Ministers	DDP	DI DDP	Y	Council has participated in the MRG&C meeting and has been involved in delegations to meet with State and Federal elected representatives. COMPLETED
EG	Existing Business Support	18.3.1 Review effectiveness of existing Special Marketing Rate and determine whether to continue	18.3.1 Review effectiveness of existing Special Marketing Rate and determine whether to continue	2013-14	Council decision on continuation of Special Marketing Rate determined	DDP	ECDM	Y	Special Marketing Rate declared at the April 2014 Council meeting. COMPLETED

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Area	Objective	Strategic Initiatives	Actions	When	How we will know we have achieved this	Directorate	Officer's	Complete Y/N	Comments as at 30 September 2014
EG			18.3.2 Review and update Deed between Council and Swan Hill Inc	2013-14	Deed reviewed and agreed by Council and Swan Hill Inc	DDP	ECDM		Deed has been reviewed and finalised. With Swan Hill Inc for signing
EG			18.3.3 Undertake Statutory Process to establish a Special Marketing Rate	2013-14	Statutory Process Complete	DDP	ECDM	Y	COMPLETED
EG			18.3.4 New Special Marketing Rate in place	2013-14	Special marketing Rate included on Rate Notices	DCS	CSHC	Y	Special Rate declared on 15 April 2014 for the period of 1 July 2014 to 30 June 2015.
EG	Existing Business Support	18.4 Develop and implement a Workforce Development Strategy	18.4.1 Develop Steering Committee to manage strategy development 18.4.2 Appoint consultancy to facilitate strategy development	2013-14 2013-14	Committee established Consultant appointed	DDP DDP	ECDM ECDM	Y Y	Steering committee established in early 2013. Workforce Planning Australia appointed in March 2013.
EG			18.4.3 Undertake strategy development	2013-14	Strategy completed	DDP	ECDM	Y	Swan Hill Region Workforce Development Strategy adopted by Council November 2013.
EG	19. Infrastructure	19.1 Commence implementation of Swan Hill and Stobivalva Riverfront Plans	19.1.1 Identify individual projects within Master Plan 19.1.2 Allocate resources and schedule implementation of Master Plan 19.1.3 Update Major Projects plan in accordance with Implementation Plan 19.1.4 Develop detailed designs and costings for projects 19.1.5 Identify funding opportunities and submit applications in accordance with Implementation Plan and Major Projects Plan 19.1.6 Consider funding allocations through Council's annual budgeting process	2013-14 2013-14 2013-14 2013-17 2013-17	Implementation program developed. Resources allocated and schedule developed Major Projects Plan updated Projects completed in accordance with finalities Funding identified Completion of annual budgeting process	DDP DDP DDP DDP DDP	ELT ELT ELT ELT ELT	Y Y Y Y Y	Funding for Swan Hill Riverfront projects applied for. Steering committee has been developed and priority projects to be reported to Council. This will occur during Major Projects Plan review. Four projects currently underway. Funding identified from Healthy Communities Initiatives, Department of Justice, Putting Locals First and Dept Recreation and Sport. Council's 2014/15 draft budget includes \$150K for Riverfront Masterplan.
EG	Infrastructure	19.2 Actively pursue suitable alternative opportunities arising from decommissioned irrigation infrastructure	19.2.1 Swan Hill modernisation plan approved by Federal Funding body 19.2.2 Identify parcels of land suitable for development as public space or residential development 19.2.3 If continuous length of land is available, complete a Masterplan for its complete development 19.2.4 Engage with community on best use for community owned land 19.2.5 Identified projects designed and included in Major Projects Plan 19.2.6 Modernisation undertaken, Channel decommissioned. 19.2.7 Gain ownership of the available land for future development	2013-14 2013-15 2013-15 2014-16 2015-16 2016-17 2016-17	Notification from GMW connections program and Federal Govt. Proposals of land and ownership of land identified Plan completed List of suitable options identified for costing Channel removed in Swan Hill and along Karrie Street, works completed on Tyndover Estate Titles obtained / acquired	DI DI DI DI DI DI DI	DI DI DI DI DI DI DI	Y Y Y Y Y Y Y	Notification received Continued negotiations with GMW Connections Program. Project to be completed by 2017. COMPLETED Currently awaiting implementation plan from GMW Process to commence once the implementation timetable is established by GMW As above All works to be completed by 2017
EG			19.3.1 Secure support from regional bodies (MRF/GC, NVC municipalities, Murray Tourism Board, RfM, Central Murray Transport Forum etc)	2013-17	Written confirmation of support from various groups	DI	DI		Completed study into freight (intermodal) opportunities for the region via the Central Murray Regional Transport Forum. Murray Basin Freight and Logistics study completed, to which Council lodged a submission in conjunction with Central Murray Regional Transport Forum Regional rail improvements commitment from State Government of \$220 million
EG	Infrastructure	19.3 Actively pursue opportunities for regional focused infrastructure	19.3.2 Identify regional projects within Northern Loddon Mallee Strategic Plan 19.3.3 Create partnerships within region	2013-17 2013-17	Projects promoted as key initiatives of the plan Agreements in place	DI DI	DI DI		Regional rail improvements study commissioned by the Central Murray Regional Transport Forum. Intermodal study is a joint project with Central Murray Regional Transport Forum Councils, DTP/L, NMS and RVD. Joint submission on Murray Basin Freight and Logistics Study, with other Murray...
EG			19.3.4 Identify funding sources 19.3.5 Utilise shared services agreements for infrastructure improvements 19.3.6 Complete business cases to justify regional investment	2013-17 2016-17 2016-17	Sources identified Agreements in place Value adding opportunities identified and progressed	DI DI DI	DI DI DI		Funds for Rail study received from DDT and ROV

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Area	Objective	Strategic Initiatives	Actions	When	How we will know we have achieved this	Directorate	Officers	Complete Y/N	Comments as at 30 September 2014
EG	Infrastructure	19.4 Implement outcomes of the review of the Swan Hill Regional Livestock exchange	19.4.1 Council endorsement of Functional Design Plan for the Livestock Exchange 19.4.2 Subdivision and sale of surplus land 19.4.3 Identify and Apply for funding 19.4.4 Secure funding 19.4.5 Prioritise investment 19.4.6 Functional Design Plan Review of progress to date	2013-14 2013-14 2013-14 2013-15 2014-17 2016-17	Endorsement of Plan Land sold application submitted funding secured Priority projects commenced Review and re-prioritisation completed	DI DI DI DI DI DI	DI DI DI DI DI DI	Y	Functional Design plan completed and received by Council. Feb 2013 COMPLETED Cultural Heritage Management Plan statutory obligations assessment complete. Soil contamination plan completed and actions to be programmed Commenced works to subdivide saleable land to assist in funding the redevelopment of the facility. Currently negotiating with livestock agents on priorities to assist in hosting more regular sales.
EG	Infrastructure	19.5 Investigate the possibilities for railhead and rail freight carries in the municipality	19.5.1 Develop project scope (consultants brief) 19.5.2 Apply for funding 19.5.3 Secure funding 19.5.4 Conduct a demand assessment (both current and future) that identifies types and destinations of freight 19.5.5 Conduct assessment of appropriate locations including associated road assets including corridors	2013-14 2013-14 2013-15 2014-16 2015-17	project scope and brief approved application submitted funding secured demand assessment completed sites identified	DI DI DI DI DI	DI DI DI DI DI	Y	Central Murray Regional Transport Forum intermodal opportunity study completed. Funding received from RDV and DoT COMPLETED As above. COMPLETED GMRTT study to identify investment opportunities complete. DTPL study into freight also complete. COMPLETED As above. COMPLETED
EG	Infrastructure	19.6 Monitor opportunities for the potential of new Municipal Offices in Swan Hill and Robinvale as part of mixed uses development	19.6.1 Monitor developments and land availability in Swan Hill and Robinvale for any opportunities that may arise	2013-17	Possible co-location and/or acquisition of land discussed with Council.	DCS	ELT		
EG	Infrastructure	19.7 Implement staged redevelopment of the Pioneer Settlement	19.7.1 Identify funding source and apply for funding for stage 1,2 works 19.7.2 Secure funding 19.7.3 Tender and construct stage 1,2 works (which includes new steam work shop, men's shed and workshops) 19.7.4 Identify funding source and apply for funding for New Evening Product (Replacement of old sound & Light show) 19.7.5 Secure funding 19.7.6 Develop and install new Evening Product 19.7.7 Identify funding source and apply for funding for stage 2 works 19.7.8 Secure funding 19.7.9 Review Pioneer Settlement Master Plan and prioritise future works	2013-14 2013-14 2013-14 2013-15 2014-15 2014-15 2015-16 2016-17 2016-17	application submitted funding secured Building completed application submitted funding secured Installation complete application submitted funding secured Council adopt reviewed plan	DDP DDP DDP DDP DDP DDP DDP DDP DDP	GMPS GMPS GMPS GMPS GMPS GMPS GMPS GMPS GMPS		Funding opportunities being sourced. As above. Construction plans completed, awaiting funding prior to tendering. More buildings could be constructed in modules. Men's Shed has been completed by stabilising and fitting out an existing building on site Funding opportunities being sourced. As above.
EG	Infrastructure	19.8 Advance outcomes of Central Murray Regional Transport Study	19.8.1 Maintain membership of Forum group 19.8.2 Prioritise projects according to regional industry need 19.8.3 Working groups established to direct various projects 19.8.4 Lobby State(s) and Federal members for support of projects	2013-17 2013-15 2013-15 2015-17	CEO and Council membership confirmed and commitment to provide technical expertise Agreement from regions transport sector on priorities Working groups established Support received	DI DI DI DI	DDP DDP DDP DDP	Y	Council currently chairs and provides admin for forum. COMPLETED Commissioned study into inter-modal development. COMPLETED Group established and meetings held in mid 2013. COMPLETED Funds received from Dept of Transport and RDV for inter-modal study. COMPLETED

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Area	Objective	Strategic Initiatives	Actions	When	How we will know we have achieved this	Directorate	Officer/s	Complete Y/N	Comments as at 30 September 2014
EG	Infrastructure	19.9 Pursue funding for a levee bank at Robinvale	19.9.1 Complete Cultural Heritage Management Plan 19.9.2 Complete detailed design	2013-14 2013-14	Plan completed Design Completed	DI DI	DI DI	Y Y	CHMP Plan completed July 2013 and draft plans completed August 2013. COMPLETED Design complete and Cultural Heritage Management Plan completed COMPLETED Funding application to be developed during 2015
EG			19.9.3 Develop applications to Federal Departments 19.9.4 Place project in Major projects Plan	2014-15 2015-16	Application lodged Project included	DI DI	DI DI	Y	Project in Major Projects Plan year 3 COMPLETED
Environmental Management (6 Strategic Initiatives : 13 Actions)									
EM	Contributing to good environmental outcomes for the Murray Environment	20.1 Active involvement in external discussions that affect the Murray River, its tributaries and lake systems	20.1.1 Maintain membership of Murray Dairing Association 20.1.2 Support regional submissions to Federal agencies via Murray River Group of Councils	2013-17	Councillor nominated as representative Submissions lodged and reported to Council	CEO CEO	CEO ELT	Y	Membership of Murray Dairing Association has been maintained. Cr Norton is Council's current representative. ONGOING Examples include Loddon Melles Regional Growth Plan, Loddon Melles Regional Investment Prospects and Joint delegations to ONGOING
EM	Contributing to good environmental outcomes for the Murray Environment	20.2 Within available external funding, complete the restoration of the Lake Boga foreshore to pre-flood condition or better	20.2.1 Determine baseline stabilisation works unfinished (if any) in 2012/13 financial year 20.2.2 Instruct contractor to complete works as soon as possible	2013-14 2013-14	Status of works assessment completed Works completed	DI DI	EPAM EPAM	Y	All restoration works that were funded have been completed. COMPLETED As above. COMPLETED
EM	21.1 Regulation and management of the built environment	21.1 Implementation of Waste Management Plan	21.1.1 Review current Waste Management Plan: 1. Update Data/inline with current practices and waste service contracts. 2. Review current Waste Management Plan. 2.1.1.2 Implementation of Capital Works Improvement Program: design & investigation approvals & Permits contracts & work programs.	2013-15 2013-17	EMT approval of Review Capital Works Improvements completed in place	DI DI	EPAM EPAM	Y	Current Waste Management Plan reviewed with all data entry updated. Invitation of quotation / Expression of interest has been drafted around set criteria, complementing Council's needs and vision. Distributed inline with needs to ensure constant increment in garbage collection rate on rate payers. ONGOING
EM			21.1.3 Conduct Feasibility Study for the construction of transfer station at Swan Hill Landfill	2013-15	1. Feasibility Study Completed	DI	EPAM	Y	Council was successful in its application for grant funding (\$190k from State Government) for the construction of a transfer station in Swan Hill Landfill. COMPLETED
EM			21.1.4 Implementation of Progressive rehabilitation and allocate program to Council's Landfill sites	2013-17	Ongoing Reporting on the completion of rehabilitation staging	DI	EPAM		Stage 1A capping has been completed. Stage 2A scheduled to commence by October 2014.
EM	Regulation and management of the built environment	21.2 Expand the Green waste collection Service	21.2.1 Conduct Investigation & Data collection: 1. Waste Volume / tonnage 2. Matching Procs 3. distance between source of collection and final destination 4. Identify alternative methods/means of collecting the green waste from small communities	2013-14	Data Review/Collection	DI	EPAM	Y	Green waste collection scheme has continued to grow. Approx 260 new customers since initial commencement. Investigated possibilities of expanding service to Robinvale and Lake Boga. It was determined more interest will need to be generated (eg promotion, information brochures) to increase numbers to make service viable. COMPLETED
EM			21.2.2 Identify target locations and develop proposals, marketing, and education plan	2014-15	Increased demand for the service	DI	EPAM		Investigation will be launched around extending the service to Robinvale and Lake Boga
EM	22. Promote and advocate sound environmental practices	22.1 Continue to lobby for a state-wide container deposit scheme	22.1.1 Continue to Regulatory Impact Statements (RIS) via the MAV 22.1.2 Continue to provide waste data as requested to assist scheme development	2013-14 2013-16	Submissions to the RIS via MAV Data provided as requested	DI DI	DI DI	Y	This activity will be undertaken via the Central Murray Regional Waste Management Group. COMPLETED
EM	Promote and advocate sound environmental practices	22.2 Complete Rural Land Use/Using Strategy that considers the potential impact of dewatered land and a changing climate	22.2.1 Scoping paper to be developed.	2013-14	Scoping paper approved by EMT and Councils through Councillor Assembly	DDP	DDP	Y	Scoping paper complete. Workshop with Councils on 8 July to commence study. COMPLETED

B.14.73 ANGEL FLIGHT – REQUEST FOR LETTER OF SUPPORT

Responsible Officer: Chief Executive Officer
File Number: 02-00-00
Attachments: 1 Letter

Declarations of Interest: Officer

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

Summary

Council has received a request from Angel Flight for a letter of support in response to proposed changes by the Civil Aviation Safety Authority (CASA) to the way organisations such as Angel Flight are treated under regulations. This report outlines the request and recommends providing a letter of support.

Discussion

Angel Flight co-ordinates non-emergency flights provided free to transport needy patients, relatives and carers, and medical supplies. It has about 2600 pilots on its register and has helped more than 2500 people across the country. The charity depends on donations and, to help offset pilot operating costs, it negotiates the waiver of landing fees; Airservices Australia reverses any air navigation charges.

Angel Flight has written to Council stating that as a result of a recent review by CASA there are proposed changes to the status of Angel Flight which would significantly increase the operating costs of the organisation and threaten the future of Angel Flight.

CASA's discussion paper titled "Safety Standards for Community Service Flights Conducted on a Voluntary Basis" highlights that "Volunteer organisations that bring together aircraft owners and pilots to provide voluntary public benefit flights to persons remote from some services have been operating in Australia since 2003." It goes on to say that "these organisations provide valuable community services by transporting community members to medical services that might otherwise be geographically out of their reach and, in some cases, transporting people to visit a hospitalised family member."

The CASA discussion paper seeks to address the issue that "as community service flights become more widely used, the variable pilot qualifications and aircraft certification and maintenance standards become significant potential risk factors."

In their correspondence to Council however Angel Flight points out that the proposed changes would entail changing from a "charity into an aviation organisation...(which) would require a new constitution, employment of specialist staff, new and larger

office space, as well as the burden of greatly increased insurance coverage...(that) would be catastrophic for a volunteer-based organisation” like Angel Flight.

While Council cannot directly comment on either the proposed changes by CASA or the impact of these changes on Angel Flight it is appropriate for Council to write to Angel Flight outlining our support for the work of the organisation and highlighting our concern that any proposed changes might have on the viability of this service for regional communities.

Consultation

Not applicable.

Financial Implications

There are no financial implications for Council in taking this action.

Social Implications

Supporting Angel Flight to maintain its operations may allow vulnerable members of our community to access the service for non urgent medical treatment.

Economic Implications

Nil

Environmental Implications

Nil

Risk Management Implications

Nil

Council Plan Strategy Addressed

Supporting people who need extra assistance - We will continue to provide a range of community services in partnership with other organisations and levels of government.

Options

Council has the option to provide written support to Angel Flight or not. This written support could be in the form of a letter directly to Angel Flight or a letter to CASA.

Council cannot comment on the CASA discussion paper as comments closed on 10 October 2014.

Recommendation

That Council write to Angel Flight outlining our support for the work of the organisation and reinforcing the importance of this type of service to regional communities.

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Date Rec'd	19 SEP 2014
Time	02-00-00
By	EA
Company	
Security	
EW/Cat	
Comments	

Cr Les McPhee
 Swan Hill Rural City Council
 PO Box 488
 SWAN HILL VIC 3585

Dear Cr ~~Les~~ McPhee

Angel Flight under threat - but fighting on.

Our charity organisation, Angel Flight, has been operating for over ten years and has carried out more than fifty million dollars' worth of missions in isolated and remote areas of Australia. The beneficiaries of these flights are the many needy rural families who require medical treatment at a city hospital.

However, our volunteer organisation, that has provided free flights to so many disadvantaged families, faces the real threat of being shut down because of proposed regulations by the Department of Infrastructure and Regional Development through its aviation arm, CASA.

The Civil Aviation Safety Authority (CASA) has plans to impose **increased bureaucratic regulation of community service organisations like Angel Flight.**

What is of extreme concern is that **CASA's recently released Discussion Paper (DP) 13170S, Safety Standards for Community Service Flights Conducted on a Voluntary Basis,** contains their preferred option that Angel Flight operate under a system it calls 'Approved Self-Administering Aviation Organisations.' This would require Angel Flight to be responsible for:

- Task-specific training
- Assessing and authorizing pilots
- Monitoring pilot currency
- Assessment and approval of aircraft for the type of operations
- Regular pilot proficiency checking
- Pilot and aircraft testing

This would entail changing Angel Flight from a charity into an aviation organisation. The ramifications of this would require a new constitution, employment of specialist staff, new and larger office space, as well as the burden of greatly increased insurance coverage.

The impact of these measures would be catastrophic for a volunteer-based organisation like ours, which is totally funded by private donations and relies on the big-hearted generosity of our volunteer pilots and city drivers. Angel Flight receives no government support.

Angel Flight Australia

PO Box 421, Fortitude Valley Qld 4006 Ph: (07) 3620 8300 Fax: (07) 3852 6646
 E-mail: mail@angelflight.org.au Web: www.angelflight.org.au ABN: 43 103 477 069

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Regulations being published by CASA will force charity organisations like ours to close down and abandon the provision of free flights for financially and medically needy people in Australia's rural heartland.

Angel Flight has flown over 16,800 missions, and has 2,700 volunteer pilots who donate their time, their skills and most of the aircraft costs to ensure that their fellow Australians, disadvantaged by their distance from major health facilities, are given the timely care and support they require – and deserve.

Ironically, as CASA moves to strangle us with hostile red tape and crippling new regulations, it notes in its discussion paper that organisation, such as Angel Flight, provide:

"... valuable community services by transporting community members to medical services that might be out of their reach and, in some cases, transporting people to visit a hospitalized family member".

Instead of encouraging Angel Flight to continue providing 'valuable community services', CASA has embarked on needless and costly bureaucratic intervention in a sector where there are no safety problems or operational issues that need addressing.

CASA concedes that the flights that Angel Flight undertake are private operations which are already covered by their strict regulations - regulations that are *already* enforced by CASA. At Angel Flight we take our mission very seriously and we demand the highest possible standards of our pilots and aircraft.

Passenger safety is paramount. We care. Angel Flight's focus has always been on the safety of our passengers.

Angel Flight is a charity organisation that provides an essential, no charge, community service to thousands of Australians facing financial and medical stresses, and we seek your support to ensure that common sense prevails so we can continue with our vital volunteer work.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Bill Bristow".

Bill Bristow AM
Founder and Managing Director
Angel Flight Australia

Angel Flight Australia

PO Box 421, Fortitude Valley Qld 4006 Ph: (07) 3620 8300 Fax: (07) 3852 6646
E-mail: mail@angelflight.org.au Web: www.angelflight.org.au ABN: 43 103 477 069

**B.14.74 MALLEE CATCHMENT MANAGEMENT AUTHORITY
SUSTAINABLE DIVERSION LIMITS OFFSET PROJECTS**

Responsible Officer: Chief Executive Officer
File Number: 21-28-01
Attachments: 1 Factsheets

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

Summary

The Mallee Catchment Management Authority (CMA) has requested 'in-principal' support from Swan Hill Rural City Council for their "Sustainable Diversion Limits Offset Project". There are seven sites identified of which will affect four are located with the Rural City of Swan Hill.

Discussion

On Tuesday 23 September 2014, representatives from the Mallee CMA presented at a Councillor Assembly on a proposed series of environmental works. The works are currently being investigated at seven sites within the Mallee.

Four of those sites are located within the Rural City of Swan Hill including: Belsar and Yungera Islands, Burra Creek, Nyah and Vinifera. Fact sheets for the overall project and each of the projects are attached.

The projects seek to achieve the environmental outcomes under the Murray-Darling Basin Plan by using less water. Under the proposal, works would be undertaken to enable large areas to be flooded at various times to deliver water to wetlands and floodplains. All of the areas to be flooded are crown land and the CMA have outlined how they are consulting with the community as the projects proceed.

The natural open spaces close to the Murray River across our municipality are widely used by local residents and visitor for recreation. The projects proposed by the CMA would greatly enhance the ability to sustain environmental flows to these spaces and enhance the visitor experience.

In addition to this the projects seek to enable less water to be used to achieve the environmental objectives thereby helping to ensure the availability of water for agricultural purposes. This is a vital outcome for the Rural City of Swan Hill.

It should be noted that these projects are still in the early phases and a business case is being developed for each site which, if viable, will result in funding being sought for the implementation.

Council works closely with the CMA and by providing 'in-principal support' for this project Council would be in a better position to continue to work with the CMA to ensure that the project meets the needs of our community.

Consultation

Nil

Financial Implications

Not applicable

Social Implications

This project may have significant social implications and by Council maintaining contact with this project we can highlight these impacts.

Economic Implications

This project may have significant economic implications and by Council maintaining contact with this project we can highlight these impacts.

Environmental Implications

This project may have significant environmental implications and by Council maintaining contact with this project we can highlight these impacts.

Risk Management Implications

Nil.

Council Plan Strategy Addressed

Celebrating our identity - As a proud community we will seek to recognise, preserve, promote and celebrate our identity, our history, and our future. We will embrace our diversity while building a cohesive community by providing a wide range of cultural and artistic experiences.

Options

Council has the option to provide 'in-principal' support to the CMA proposal or not.

Recommendation

That Council write to the Mallee Catchment Management Authority outlining our 'in-principle' support to the Sustainable Diversion Limits Offset projects within our municipality.



FACTSHEET 1

Overview

Mallee Basin Plan environmental works



Above: Mulcra Island. Photo: Chris Woods

Investigations are underway into the development of environmental works projects at seven sites within the Victorian Mallee.

These projects aim to deliver environmental outcomes under the Murray-Darling Basin Plan using less water.

Projects are being considered for the following locations:

- Lindsay Island
- Wallpolla Island
- Hattah Lakes
- Belsar-Yungera
- Burra Creek
- Vinifera
- Nyah

The proposed environmental works projects involve using engineering works such as regulators, pipes and pumps, to efficiently and effectively deliver water to wetlands and floodplains.

What stage are these projects up to?

These projects are currently in the early stages of development. Funding has been provided to investigate the proposed works and develop business cases, but the works have not been funded.

A business case is currently being developed for each site, which involves completing modelling and risk assessments that consider flooding, salinity impacts, cultural heritage and how construction works might affect plants and animals.

The business cases will be finished in late 2014 and assessed in 2015.

Why investigate environmental works?

Works can achieve similar environmental benefits to a natural flood, using much less water. Using a combination of works and water will enable the Basin Plan's environmental objectives to be met without sacrificing productive agricultural districts in Victoria's share of the Basin.

Why choose these sites?

The seven sites in the Mallee CMA region were chosen for a number of reasons, including their social and environmental significance, and the feasibility of achieving tangible environmental improvements by using environmental works and watering.

Who's involved?

The Mallee CMA is working with key agency and community stakeholders throughout the development of these business cases because we recognise the value of local knowledge, advice and feedback in successfully developing these projects.

Find out more

If you would like to know more about these projects please contact the Mallee CMA on 5051 4377; visit www.malleecma.vic.gov.au or follow us on Twitter @MalleeCMA.



The Basin Plan environmental works projects proposed for the Mallee are being developed by the Mallee CMA, on behalf of the Victorian Government and in partnership with the Department of Environment and Primary Industries, Parks Victoria, Goulburn-Murray Water and SA Water, through funding from the Commonwealth Government.



Above: Environmental regulator at Mulcra Island. Photo: Mallee CMA.

Investigations are underway into the development of environmental works projects at seven sites within the Victorian Mallee.

These projects aim to deliver environmental outcomes under the Murray-Darling Basin Plan using less water. Together, these projects have the potential to reduce the amount of water taken out of consumptive use to meet the environmental objectives set in the Basin Plan.

The total cost of these projects combined is estimated to be around \$120 million. Business cases are being developed to inform the cost of works at each site.

Lindsay Island

The proposed works would make it possible to inundate almost 6000 hectares of high-value Murray River floodplain including extensive areas of Black Box.

Lindsay Island is in far north-western Victoria, in the Murray-Sunset National Park, 100 kilometres (km) west of Mildura. The project area includes Lindsay Island and fringing floodplain immediately south of the Lindsay River, including Lake Wallawalla.

The works proposed for Lindsay Island include:

- One major regulating structure and vertical slot fish-way across the Lindsay River, located near the Berribee Homestead
- Supplementary regulators and track raising to support the Berribee regulator works.

The works would make it possible to water areas of Lindsay Island that cannot be reached by expected increased Murray River flows under the Basin Plan and improve the health of Lindsay Island and Lake Wallawalla. The proposed works would complement environmental infrastructure built at Lindsay Island under The Living Murray program.

Wallpolla Island

The proposed works would make it possible to inundate almost 3000 hectares of high-priority Murray River floodplain, benefitting Black Box and Red Gum trees, and other plants and animals that depend on floods.

Wallpolla Island is on the Victorian side of the Murray River between Locks 9 and 10. This island is formed by the Wallpolla Creek and is 29 kilometres from east to west and seven kilometres wide.

The proposed works and measures provide a tiered flooding system and improve flows during a natural flood event.

Proposed works include:

- Two major regulating structures
- Complementary works such as smaller regulators, culverts, and track raising.

Hattah Lakes

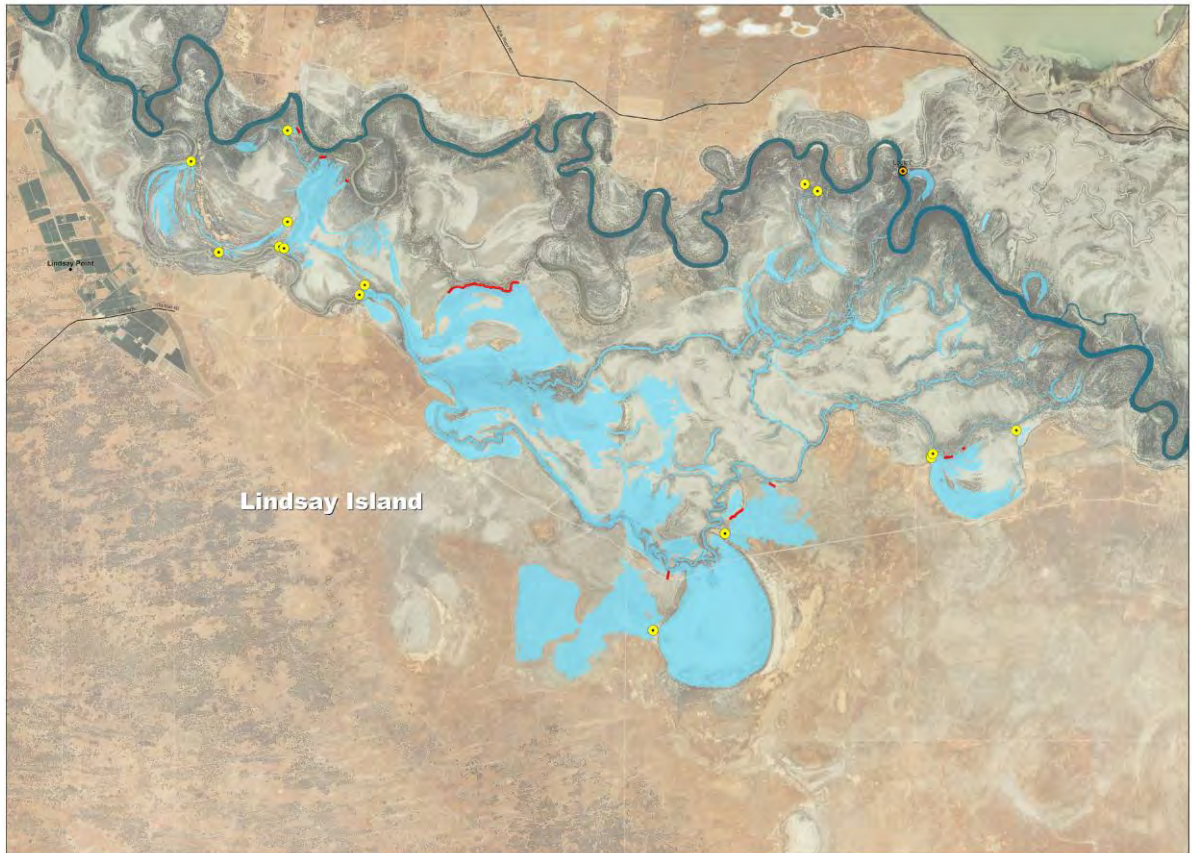
The proposed works would make it possible to inundate more than 700 hectares and complement the existing environmental works at Hattah Lakes built through The Living Murray program. This offers a sustainable, long-term solution to effectively delivering environmental water to this iconic system of freshwater lakes.

The Hattah Lakes are located about 100 km upstream of Mildura, in the Hattah-Kulkyne National Park. The lake system is made up of around 20 lakes that receive water from the Murray River via Chalka Creek.

The proposed works will complement the existing Living Murray works, enabling another 700 hectares to be flooded.

The proposed works include:

- Four regulating structures to provide extra inundation of the Chalka Creek North floodplain and the floodplain north of the Bitterang Levee, through to Lake Boolca
- Track raising to retain water on the floodplain and maintain access.

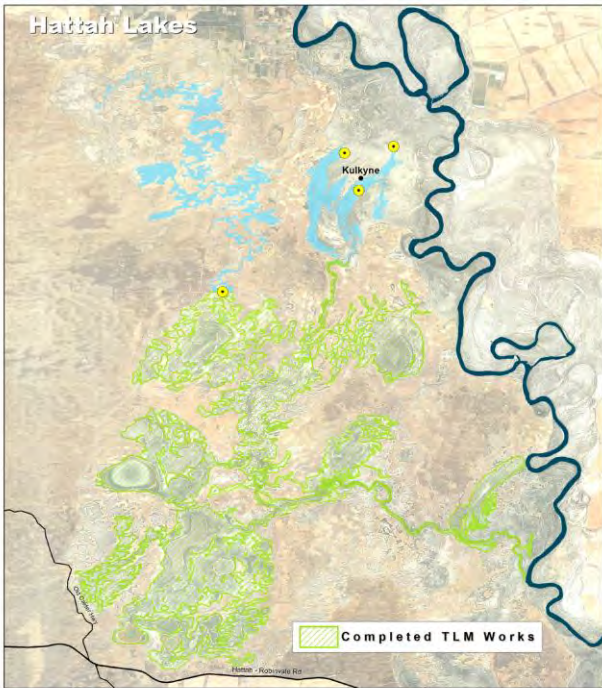


mallee
Maximum flood extent for environmental works projects

0 1 2 3 4 5 Kilometres

- Towns & Localities
- Regulator
- Locks
- Highway
- Road
- Vehicle Tracks
- Murray River
- Maximum Inundation Extent

Coordinate Data of Sustainability & Environment data
 Disclaimer: The authors do not warrant that the map is accurate
 nor free of error and do not accept liability for loss arising from
 this data. 2016-2014
 Author: S&E



Proposed sites

This map (left) shows the geographic location of the seven Basin Plan environmental works projects proposed for the Mallee region.

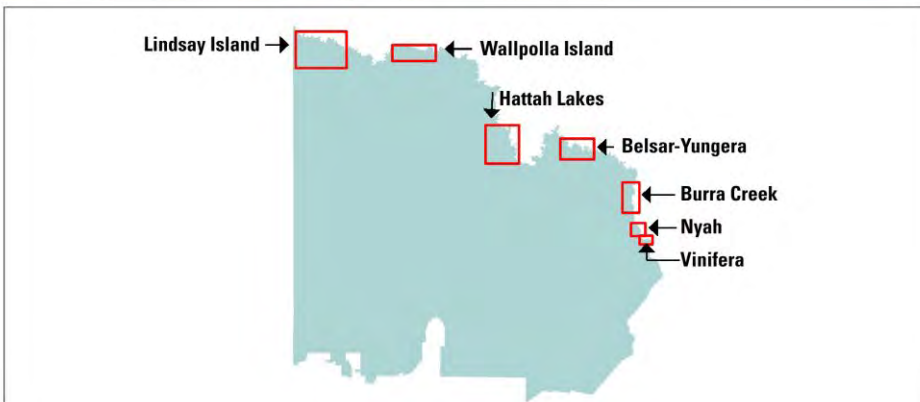
The light blue shaded area on each site indicates the maximum level of inundation that could be reached, with the installation of the proposed works.

The maps have been drawn to the same scale, showing the change in the size of the floodplain throughout the region.

Status

The Basin Plan environmental works in the Victorian Mallee are currently in the early stages of development. Funding has been provided to investigate the proposed works and develop business cases, but the works have not been funded.

The business cases will be finished in late 2014 and assessed in 2015.



Site summaries

Belsar and Yungera Islands

The proposed works would make it possible to inundate almost 2500 hectares, benefitting Black Box and Red Gum trees, and other plants and animals that depend on floods.

Belsar and Yungera Islands are located approximately 30 km upstream of the Euston Weir, near Robinvale in Victoria. Narcooyia, Bonyaricall and Yungera Creeks help to define these islands.

The proposed works comprise of:

- Three major regulating structures, two on Narcooyia Creek and one on Yungera Creek
- Vertical slot fishway at the regulator at the downstream end of Narcooyia Creek
- Smaller regulators
- Pipe/channel improvement works.

Burra Creek

The proposed works would make it possible to inundate more than 300 hectares of important Murray River floodplain and water Black Box and Red Gum trees.

Burra Creek is an anabranch of the Murray River, north of Piangil in north-west Victoria. It extends upstream of Major Mitchell Lagoon where it re-joins the Murray River.

The proposed works and measures aim to inundate areas of the floodplain efficiently and effectively.

They consist of:

- One large regulator at Burra Creek
- Three smaller regulators
- Track raising
- A culvert upgrade
- Construction of new access tracks.

Nyah

The proposed works would make it possible to inundate almost 500 hectares of Red Gum forest.

The Nyah floodplain is located 30 km north of Swan Hill. Parnee Malloo Creek follows a meandering 16 km path through the Nyah Park before returning to the Murray River downstream of the project area.

Small scale environmental watering has been done in this area using temporary pumps. The proposed works aim to significantly increase the area of floodplain inundated including the floodplain north of the Parnee Malloo Creek offtake (Nyah North) and the floodplain south of the offtake (Nyah South).

Proposed works include:

- Upgrades to several culvert structures
- Raising of access tracks.



Above: Environmental works at Lindsay Island. Photo: Mallee CMA

Vinifera

The proposed works would make it possible to inundate almost 350 hectares of Red Gum forest.

The Vinifera project area sits within Nyah Vinifera Park. The Vinifera floodplain is located 30 km north of Swan Hill.

The works proposed for the Vinifera floodplain include:

- Two regulators
- Track raising.

Find out more

If you would like to know more about these projects please contact the Mallee CMA on 5051 4377; visit www.malleecma.vic.gov.au or follow us on Twitter @MalleeCMA.



Above: Track raising at Mulcra Island. Photo: Mallee CMA



The Basin Plan environmental works projects proposed for the Mallee are being developed by the Mallee CMA, on behalf of the Victorian Government and in partnership with the Department of Environment and Primary Industries, Parks Victoria, Goulburn-Murray Water and SA Water, through funding from the Commonwealth Government.

Timeline

FACTSHEET 3

Mallee Basin Plan environmental works

2012

Murray-Darling Basin Plan

The Basin Plan received bi-partisan support from both houses of Federal Parliament in November 2012.

The Basin Plan allows for up to 650 gigalitres of the required 2,750 gigalitre reduction to be met with environmental works and changed river operations, as long as the same environmental outcomes are achieved.

Any adjustment to sustainable diversion limits achieved by building funded projects will be determined by 2016. This allows time for the adjusted limit to be reflected in state water resource plans before the Plan's sustainable diversion limits take effect from 2019.



Above: Environmental works at Mulcra Island.
Photo: Mallee CMA.

2012-2013

Preliminary designs developed

The Mallee CMA worked with key stakeholders, Indigenous and interested community groups to develop the concepts and preliminary designs for the seven environmental works projects currently being investigated.

The preliminary designs for these sites, along with another two in the North Central CMA region, were accepted by the Victorian and Commonwealth Governments and funding was provided to develop a business case for each of the proposed sites.

2014 - Current stage

Business case development

Research is being done during 2014 to finalise the concept designs for each site. This will form a key part of the business case for each of the proposed projects.

During development of the business cases, there will be modelling and risk assessments of each of the environmental works projects to look at areas of flooding, salinity impacts, cultural heritage and how construction works might affect plants and animals.

Finalising the concept designs will help determine the actual extent of the proposed works and what each project will involve.

Business cases are due to be finished in November 2014 for evaluation by the Victorian Government. Successful projects will then be

put forward to the Commonwealth Government for assessment by a committee of representatives from the Commonwealth and Basin States.

The Mallee CMA will work closely with key stakeholders in developing business cases for each site because we recognise the value of local knowledge, advice and feedback in successfully developing these projects.

2015

Business case assessments

A committee of representatives from the Commonwealth and Basin States will assess all the business cases in 2015. The Murray-Darling Basin Ministerial Council will then decide which projects can progress to detailed design phase and construction.

2016 onwards

Construction and operation

The funded projects are expected to be built from 2016 onwards.

All environmental works projects that impact on sustainable diversion limits through the Basin Plan's adjustment mechanism will need to be operating by 2024.

Find out more

If you would like to know more about these projects please contact the Mallee CMA on 5051 4377, visit www.malleecma.vic.gov.au or follow us on Twitter @MalleeCMA.



The Basin Plan environmental works projects proposed for the Mallee are being developed by the Mallee CMA, on behalf of the Victorian Government and in partnership with the Department of Environment and Primary Industries, Parks Victoria, Goulburn-Murray Water and SA Water, through funding from the Commonwealth Government.

FACTSHEET 4

Environmental works

Mallee Basin Plan environmental works

Investigations are underway into the development of environmental works projects at seven sites within the Victorian Mallee.

These projects aim to deliver environmental outcomes under the Murray-Darling Basin Plan using less water. Together, these projects have the potential to reduce the amount of water taken out of consumptive use to meet the environmental objectives set in the Basin Plan.

Environmental works

Environmental works enable more efficient use of environmental water and include engineering works like flow control regulators, pipes and pumps. These can allow us to deliver water to lakes, wetlands and floodplains, even in the worst droughts.

Changes to river system rules and operations can also achieve environmental outcomes with less water.

The Mallee Basin Plan projects include a range of environmental works explained here. Not all works will be used at each site. For more information on what is proposed at each site, please see Fact Sheet 2: Site Summaries.

Regulators

Regulators are one of the primary flow management structures used to manage environmental watering. They can be used to inundate, top up or hold water in a wetland or on the floodplain; and to regulate how much water flows through at any one time.

There are several different types and sizes of regulators. Some have gates that open and close and some have stop logs that are taken in and out to manage water flows.

Below is an example of a large regulator which has multiple gates.



Above: Regulator with two gates in the down position at Messengers Bend



Above: Smaller regulator at Lindsay Island.
Photo: Mallee CMA.



Above: Environmental regulator. Photo: Mallee CMA.



Above: Improved access created through environmental works projects. Photo: Mallee CMA.



Above: Minor track raising at Hattah Lakes
Photo: Mallee CMA.

FACTSHEET 4

Environmental works



Above: Significant track raising at Mulca Island
Photo: Mallee CMA.



Above: Box Culvert under a bridge at Lindsay Island
Photo: Mallee CMA.



Above: Temporary pumping at Hattah Lakes
Photo: Mallee CMA



Above: New bridge constructed for access at Mulcra Island. Photo: Mallee CMA.

Fishway

Fishways are installed with larger regulators to allow fish to move safely through the structure. A fishway consists of a series of small pools, constructed on a gradual slope, which create gentle, flowing currents for the fish to move through. Each pool has a vertical slot for the fish enter and fishways include special resting pools for tired fish.

Track raising

Some existing tracks are raised to help retain the water and stop it draining out of a wetland or off the floodplain during environmental watering.

Tracks are raised using clay and/or rock, depending on how high the track needs to be raised.

Road realignment and bridges

Some new roads and bridges will need to be created to allow for access during a watering event.

Rock weir

Rock weirs are constructed to slow down the flow of water and prevent erosion. Rock weirs are typically built higher at the sides than in the centre.

Culvert

Culverts are square concrete pipes used to allow water to flow under roads or bridges. They come in various sizes and are often referred to as box or pipe culverts. Research shows that fish are reluctant to swim into dark tunnels, so using large culverts or a style that has grates at the top that let in light can encourage fish to move through the culverts.

Temporary pumps

Temporary pumps are used to provide water to wetlands when a permanent pump station is not required. A set down area and/or concrete pad are constructed to allow pumps to be set up on site. Water can be pumped directly from the river or from one part of a wetland to another.

Floodgate

A floodgate is typically a top-hinged flap installed across a waterway to prevent water entering particular areas. Floodgates generally operate as one-way valves, preventing water from flowing upstream, but allowing water flow downstream.

Find out more

If you would like to know more about these projects please contact the Mallee CMA on 5051 4377, visit www.malleecma.vic.gov.au or follow us on Twitter @MalleeCMA.



The Basin Plan environmental works projects proposed for the Mallee are being developed by the Mallee CMA, on behalf of the Victorian Government and in partnership with the Department of Environment and Primary Industries, Parks Victoria, Goulburn-Murray Water and SA Water, through funding from the Commonwealth Government.

Frequently Asked Questions

FACTSHEET 5

Mallee Basin Plan environmental works

What are the Mallee Basin Plan environmental works?

Investigations are underway into the development of environmental works projects at seven sites within the Victorian Mallee.

These projects aim to deliver environmental outcomes under the Murray-Darling Basin Plan using less water. Together, these projects have the potential to reduce the amount of water taken out of consumptive use to meet the environmental objectives set in the Basin Plan.

Where are the project sites?

Projects are being considered for the following locations:

- Lindsay Island
- Wallpolla Island
- Hattah Lakes
- Belsar-Yungera
- Burra Creek
- Vinifera
- Nyah

The proposed environmental works projects involve using engineering works such as regulators, pipes and pumps, to efficiently and effectively deliver water to wetlands and floodplains.

Why choose these sites?

The seven sites in the Mallee CMA region were chosen for a number of reasons, including:

- Their social and environmental significance
- The feasibility of achieving tangible environmental improvements through environmental works and watering.

What stage are these projects up to?

These projects are currently in the early stages of development. Funding has been provided to investigate the proposed works and develop business cases, but the works have not been funded.

A business case is currently being developed for each site, which involves completing modelling and risk assessments that consider flooding, salinity impacts, cultural heritage and how construction works might affect plants and animals.

The business cases will be finished in late 2014 and assessed in 2015.

Why investigate environmental works?

Works can achieve similar environmental benefits to a natural flood, using much less water. Using a combination of works and water will enable the Basin Plan's environmental objectives to be met without sacrificing productive agricultural districts in Victoria's share of the Basin.



Above: Environmental works at Mulcra Island. Photo: Mallee CMA.

How is the community being consulted?

The Mallee CMA has been working with key stakeholders and interested community groups since 2012 to develop the concept for the projects.

We want to make sure their views and local knowledge are included as these environmental works projects are investigated and progressed.



Above: Mullaroo Creek - Lindsay Island. Photo: Mallee CMA.

FACTSHEET 5

Frequently Asked Questions



Above: Environmental works at Messages Bend. Photo: Mallee CMA.

Are Indigenous people being consulted?

As part of the development of business cases the Mallee CMA is working with Indigenous groups and organisations to ensure these projects are developed in culturally appropriate ways. Indigenous engagement is being guided by Indigenous Facilitator Ken Stewart, who can be contacted on 5051 4377 for more information.

What happens next?

The business cases will be finished in late 2014 and assessed in 2015.

Announcement of funding for successful projects is not expected until mid to late 2015.

Once funding is announced, successful projects will have to progress through the detailed design phase and obtain all required statutory approvals.

Construction of funded projects is expected to take place between 2016 and 2019.

Who's involved?

The Mallee CMA is working with the Department of Environment and Primary Industries, Goulburn-Murray Water, SA Water and Parks Victoria and with community stakeholders to develop the business cases for these sites.

Funding for the development of the business cases has been provided by the Commonwealth Government.

The Mallee CMA is working with key agency and community stakeholders

to develop these business cases because we recognise the value of local knowledge, advice and feedback in successfully developing these projects.

How can I find out more information?

If you would like to know more about these projects please contact the Mallee CMA on 5051 4377, visit www.malleecma.vic.gov.au or follow us on Twitter @MalleeCMA.



Above: Environmental watering enhances habitat for native wildlife. Photo: Mallee CMA.



The Basin Plan environmental works projects proposed for the Mallee are being developed by the Mallee CMA, on behalf of the Victorian Government and in partnership with the Department of Environment and Primary Industries, Parks Victoria, Goulburn-Murray Water and SA Water, through funding from the Commonwealth Government.

SECTION C – DECISIONS WHICH NEED ACTION/RATIFICATION

C.14.14 COUNCILLOR ASSEMBLIES - RECORD OF ATTENDANCE AND AGENDA ITEMS

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

Declarations of Interest: Officer
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

Nil

Financial Implications

Nil

Social Implications

Nil

Economic Implications

Nil

Environmental Implications

Nil

Risk Management Implications

Nil

Council Plan Strategy Addressed

Councillor and Staff accountability - We will represent the interests of our community and will conduct our affairs openly and with integrity, reflecting high levels of good governance.

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
23 September 2014 at 1pm
TOWN HALL (COUNCIL CHAMBERS), SWAN HILL

AGENDA ITEMS

- Mallee Catchment Authority presentation
- Annual Report
- Debt Collection, Financial Hardship, Financial Investments, National Competition, Fraud and Public Art policies
- Development Plan for 85 Hayes Road Lake Boga
- Party Candidate visits

ADDITIONAL ITEMS DISCUSSED

- Nil

ATTENDANCE

Councillors

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

Apologies

- Greg Cruickshank

Officers

- David Lenton, Director Corporate Services
- Bruce Myers, Director Community & Cultural Services
- Helen Morris, Organisational Development Manager
- Felicia Chalmers, Media Officer
- Stefan Louw, Planning Team Leader
- Vige Satkunarajah, Development Manager
- Douglas Warren, Design Engineer
- Camille Cullinan, Cultural Development & Libraries Manager
- Ian Tully, Swan Hill Regional Art Gallery Director

Other

- Louise Searle, Mallee Catchment Authority
- Malcolm Thompson, Mallee Catchment Authority
- Angela Gaynor, Parks Victoria

CONFLICT OF INTEREST

- Nil

COUNCILLOR ASSEMBLIES ATTENDANCE AND AGENDA
30 September 2014 at 1:00pm
TOWN HALL (COUNCIL CHAMBERS), SWAN HILL

AGENDA ITEMS

- Disability Awareness Session
- Planning permit application for Church Rd, Nyah
- Graincorp Site update
- Swan Hill Inc Annual Marketing & Strategic Plans update
- Anzac Awards – Anzac of the Year
- Victorian Library update
- Youth Strategy
- State Election candidates

ADDITIONAL ITEMS DISCUSSED

- Nil

ATTENDANCE

Councillors

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

Apologies

- Cr Les McPhee

Officers

- David Lenton, Director Corporate Services
- Brett Luxford, Director Development and Planning
- Vige Satkunarajah, Development Manager
- Stefan Louw, Planning Team Leader
- Fiona Gormann, Community Planning & Development Officer
- Camille Cullinan, Manager Cultural Development & Libraries
- Jan McEwan, Family Youth & Children's Services Manager
- Clinton Hucker, Rural Access Coordinator

Other

- Clare Leach, A & C Leach Consulting

CONFLICT OF INTEREST

- Nil

COUNCILLOR ASSEMBLIES ATTENDANCE AND AGENDA

7 October 2014 at 1:00pm

TOWN HALL (COUNCIL CHAMBERS), SWAN HILL

AGENDA ITEMS

- Planning permit application for Butterworth Street Childcare Centre
- Swan Hill Abattoirs expansion
- Lake Boga Jetty application
- Planning mediation process
- Bromley Road Workshop
- Audit Committee Independent Member

ADDITIONAL ITEMS DISCUSSED

-

ATTENDANCE

Councillors

- Cr Jessie Kiley
- Cr John Katis
- Cr Les McPhee
- Cr Gary Norton
- Cr Greg Cruickshank

Apologies

- Cr Michael Adamson
- Cr Jim Crowe

Officers

- Dean Miller, Chief Executive Officer
- David Lenton, Director Corporate Services
- Brett Luxford, Director Development and Planning
- David Leahy, Director Infrastructure
- Bruce Myers, Director Community & Cultural Services
- Vige Satkunarajah, Development Manager
- Stefan Louw, Planning Team Leader

Other

-

CONFLICT OF INTEREST

- Nil

COUNCILLOR ASSEMBLIES ATTENDANCE AND AGENDA 14 October 2014 at 1:00pm TOWN HALL (COUNCIL CHAMBERS), SWAN HILL

AGENDA ITEMS

- Councillor only
- Key Strategic Initiatives – 1st Quarter 2014/15
- Local Government Electoral Review
- HACC Transition update
- Community Grants Program
- 2014 Statutory Meeting
- Swan Hill Railway Station Precinct

ADDITIONAL ITEMS DISCUSSED

-

ATTENDANCE

Councillors

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

Apologies

- Cr Gary Norton

Officers

- David Lenton, Director Corporate Services
- David Leahy, Director Infrastructure
- Bruce Myers, Director Community & Cultural Services
- Helen Morris, Human Resources Manager
- Darren Ingram, Community Care Services Manager
- Fiona Gormann, Community Planning & Development Officer
- Muriel Scholz, Senior Economic Development Officer
- Mazen Aldaghstani, Engineering Projects & Assets Manager

Other

-

CONFLICT OF INTEREST

-

SECTION D – NOTICES OF MOTION

D.14.3 ASYLUM SEEKERS

Having given due notice, **Councillor Les McPhee MOVED that:**

Council endorse the 'Joint Statement in Support of Asylum Seekers' prepared from the forum hosted by the City of Greater Dandenong.

Preamble

Local Government is an essential tier of government working in partnership with State and Commonwealth Governments to improve the overall quality of life and achieve the best outcomes for local communities.

Local Governments support a wide range of services that help asylum seekers and refugees, through direct services provision and through collaborative partnerships with community groups.

The burden of providing support programs and services for asylum seekers falls increasingly on local government and their partner community groups. It is becoming evident however, that without reinforcement of resources, local government and their partner groups will no longer have the capacity to provide the considered and integrated responses required to meet asylum seekers complex needs.

Therefore we must seek assurance from the Australian Government that it will support local government with adequate resources to meet the needs of asylum seekers.

In response to this issue the Mayor of Greater Dandenong, Councillor Jim Memeti, hosted a forum involving numerous Councils and partner organisations. From this forum a joint statement of advocacy was developed and they are seeking support for this joint statement which will be presented to the Australian Government.

Councillors have previously been given a copy of the joint statement of advocacy.

SECTION E – URGENT ITEMS NOT INCLUDED IN AGENDA

SECTION F – TO CONSIDER & ORDER ON COUNCILLOR REPORTS

SECTION G – IN CAMERA ITEMS

Recommendation

That Council close the meeting to the public on the grounds that the following report(s) include is a resolution to close the meeting to members of the public

B.14.75 IN CAMERA CONSIDERATION OF CONFIDENTIAL REPORT