



AGENDA

ORDINARY MEETING OF COUNCIL

Tuesday, 17 March 2015

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

COUNCIL:

Cr CM Adamson – Mayor

Cr JN Katis

Cr GW Norton

Cr GI Cruickshank

Cr JA Kiley

Cr LT McPhee

Cr JB Crowe

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 - 1) Ordinary Meeting held on 17 February 2015

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SECTION B – REPORTS

B.15.13 SWAN HILL SOUTH WEST DEVELOPMENT PRECINCT - PLANNING SCHEME AMENDMENTS C58, C60, C61, C62, C63 AND C64

Responsible Officer: Director Development and Planning
File Number: 73-11-12
Attachments: 1 South West Development Precinct

Declarations of Interest:

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

Summary

The purpose of this report is to seek authorisation from the Minister for Planning (**Minister**) to undertake amendments C58, C60, C61, C62, C63 and C64 to the Swan Hill Planning Scheme.

Discussion

Council adopted the Review of the Swan Hill Residential Development Strategy 2006-2030 at its meeting in March 2013. When adopting the Strategy Council directed that officers review the previously prepared Outlined Development Plan (**ODP**) for the Swan Hill South West Development Precinct (**SWDP**) and undertake necessary amendments to the Planning Scheme.

Accordingly the previously prepared ODP and the associated documents have been reviewed. A revised Swan Hill South West Development Plan has been prepared, which together with the background documents inform this amendment.

The majority of the land within the SWDP is zoned Farming and Low Density Residential (**FZ** and **LDRZ**). This amendment is required to rezone part of the land within the SWDP to General Residential Zone (**GRZ**) to facilitate the supply of residential zoned land as identified in the attached draft Master Plan for the Swan Hill South West Development Precinct. The amendment also proposes to apply six new schedules to Development Plan Overlay (**DPO**) to land to be rezoned to ensure a fair, orderly and sustainable development outcome within the SWDP.

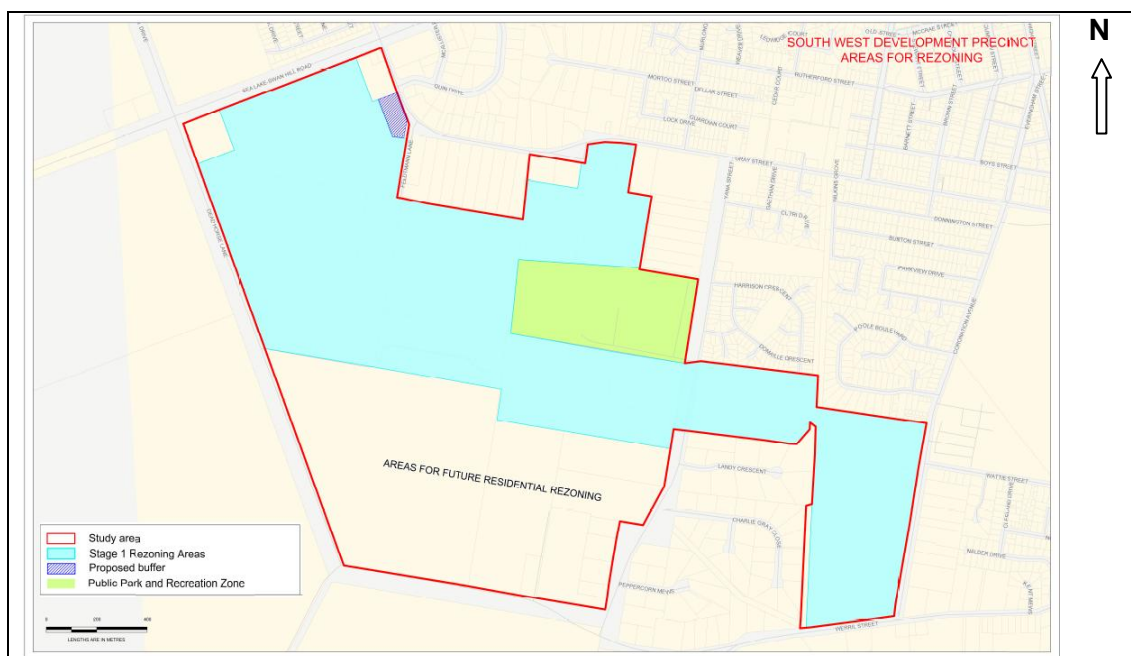
It is noted that the report submitted to Council in July 2014 allocated the Planning Scheme Amendment number C58 to rezone the entire SWDP. Since the approach to rezoning of land within the SWDP has been changed, the amendment number C58 has been reassigned to rezoning of Lot 2 PS 131446, Dead Horse Lane Swan Hill

and part of Lot 2 PS 405842S Sea Lake-Swan Hill Road both are located within the SWDP.

Land affected by the amendment

The SWDP includes 33 parcels of land; however the proposed amendments apply to only 18 parcels of land within the Precinct.

The following map shows the land within the SWDP and highlights the land is to be rezoned.



The table below lists the land within the SWDP that is to be rezoned by amendments C58, C60, C61, C62, C63 and C64.

Land affected by amendment C58, C60, C61, C62, C63 and C64

Address	Lot No	TP/PS/LP	Approximate Size/ha
Dead Horse Lane, Swan Hill	Lot 2	LP 131446	28.3ha
Sea Lake-Swan Hill Road, Swan Hill (part of)	Lot 2	PS 405842S	19.8ha
Feldtmann Lane, Swan Hill	Lot 1	LP 131446	3.8ha
Dead Horse Lane, Swan Hill (part of)	Lot 1	TP 821121W	17.3ha
Dead Horse Lane, Swan Hill (part of)	Lot 1	TP 821120Y	8.19ha
183-187 Gray Street, Swan Hill (part of)	Lot 1	TP 519005	5.0ha

Address	Lot No	TP/PS/LP	Approximate Size/ha
177 Gray Street, Swan Hill	Lot 1	TP 814807A	0.4ha
175 Gray Street, Swan Hill	Lot 1	TP 519770S	0.5ha
173 Gray Street, Swan Hill	Lot 1	PS 424914L	0.9ha
179 Gray Street, Swan Hill	Lot 1	TP 539204Q	7.1ha
70 Yana Street, Swan Hill	Lot 1	PS 76581	4.4ha
98 Yana Street, Swan Hill	Lot 1	TP 179253F	13.9ha
75 Yana Street, Swan Hill	Lot 1	LP 117284	3.3ha
75 Yana Street, Swan Hill	Lot 2	LP 117284	6.7ha
Coronation Avenue, Swan Hill	Lot 18	LP14827	6ha
112 Coronation Avenue, Swan Hill	Lot 19	LP14827	6.1ha
112 Coronation Avenue, Swan Hill	Lot 2	LP 205853S	11.4ha
152 Coronation Avenue, Swan Hill	Lot 1	LP205853S	0.8ha
TOTAL Approximately			143.89ha

The map on the previous page also indicates other land within the SWDP that can be rezoned in the future. However, prior to rezoning any of this remaining land, an appropriate cost sharing arrangement for the provision of the identified infrastructure must be secured through a Development Contributions Plan and or via an alternative option for the entire remainder of the land that is satisfactory to and agreed by the Swan Hill Rural City Council.

However, although located within the SWDP, the following parcels of land will not be rezoned and will be retained in their current zone.

Entire land at Nos. 69 and 71 Sea Lake – Swan Hill Road, Swan Hill, No. 219 Gray Street, Swan Hill, No. 183-187 Gray Street (Lot No. 1 TP 614559H) and part of No. 183-187 Gray Street, Swan Hill (Lot No. 1 TP 519005) are excluded from being rezoned due to their proximity to the existing nearby industrial activities on Gray Street. These properties will be retained at their current zone.

Similarly a 70 metre wide and 140 metre long strip of land along Gray Street of Lot No. 2 PS 405842S Sea Lake- Swan Hill Road will also be retained in Farming Zone to meet a 100 metre setback from the above mentioned industrial activities as per requirements of Clause 52.10 of the Swan Hill Planning Scheme. The property at No. 7 Dead Horse Lane will be retained as Farming Zone pending an Environmental Audit justifying the suitability of the land for residential uses.

The Council owned and managed Ken Harrison Reserve will be retained as Public Park and Recreation Zone.

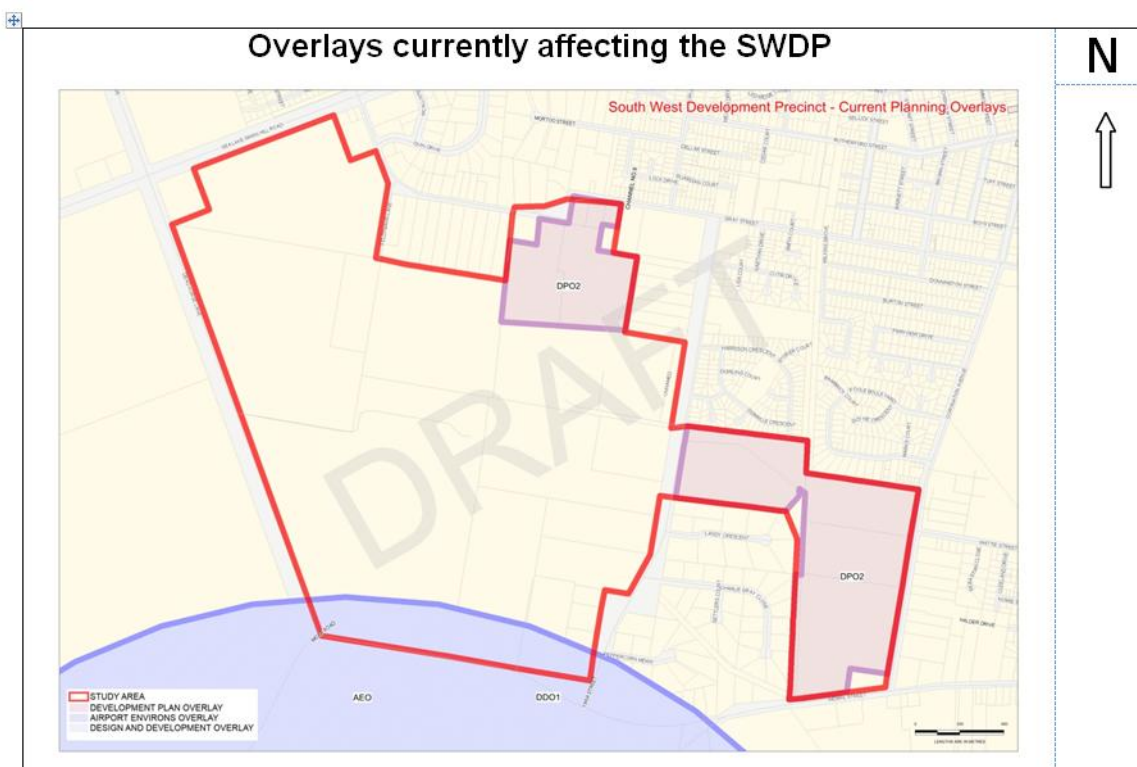
The SWDP also includes land currently used by the Goulburn-Murray Water for a channel. The section of the channel located within the current rezoning will also be rezoned. The authority is in the process of decommissioning the channel

infrastructure and aims to reinstate the land currently used for the channel. However, future developments on this reclaimed land as a result of decommissioning of the channel will require further investigation to demonstrate the suitability of the land to use and develop for residential and other purposes.

Overlays affecting the SWDP

There are currently three overlays affecting the land within the SWDP. Development Plan Overlay – Schedule 2 (DPO2) affects the land zoned LDRZ (C61, C63 and C64). This DPO 2 will be removed and replaced with new Schedules to DPO8, DPO 10 and DPO11 respectively). In addition new Schedules DPO6, DPO7, DPO9 will be applied to land rezoned by C58, C60 and C62 respectively.

The southern boundary along Werril Street of the SWDP is affected by Airport Environs Overlay (AEO) and a Design and Development Overlay (DDO). This section of the Precinct is not included in the current rezoning as such these overlays are not affected by the rezoning and will be retained.



What the amendment does

Amendments C58, C60, C61, C62, C63 and C64 propose to rezone land within the Swan Hill South West Development Precinct to facilitate the supply of future residential zoned land. The amendments propose the replacement of the existing DPO2 and apply new Schedules the Development Plan Overlay to implement the Master Plan for the South West Development Precinct.

In particular the amendments propose the following:

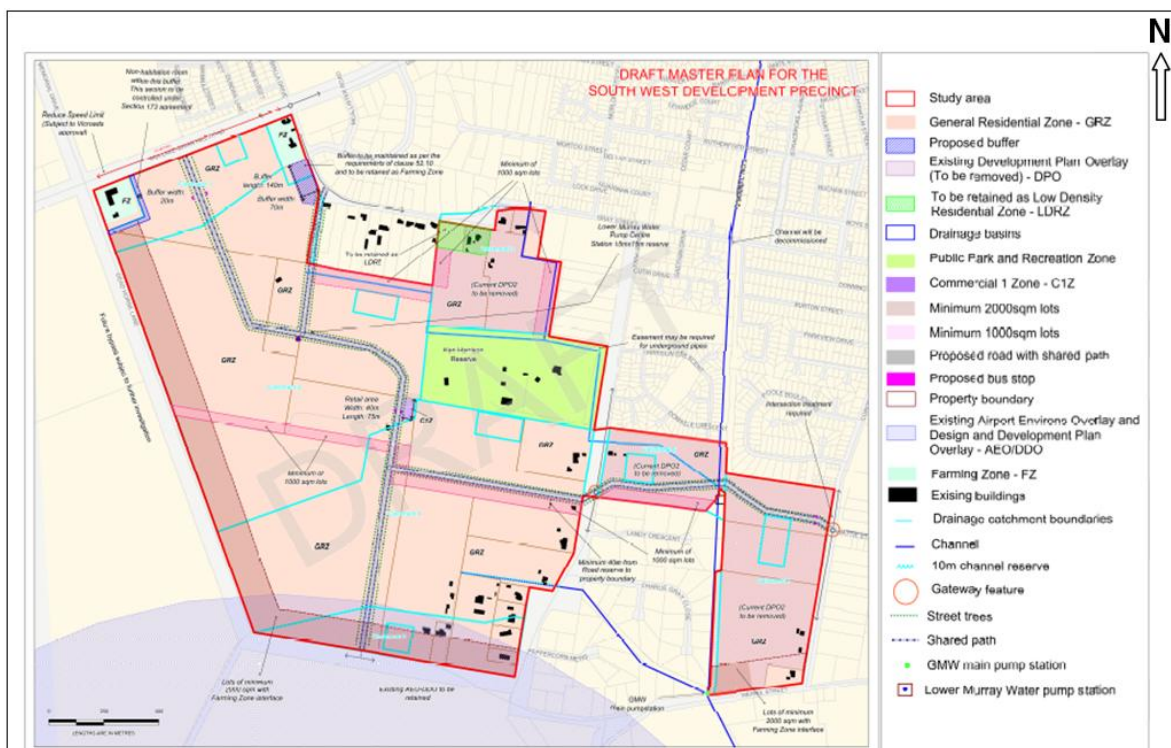
- Rezone Farming Zone land to General Residential Zone
- Rezone Low Density Residential Zone land to General Residential Zone
- Rezone Public Park and Recreation Zone land to General Residential Zone (Council owned Feldtmann Reserve)
- Rezones Farming Zone land to Commercial 1 Zone (to provide a retail activity area)
- Introduces new Schedules to Development Plan Overlay (DPO6, DPO7, DPO8, DPO9, DPO10 and DPO11) to Clause 43.04 and amends maps 39 DPO and 40 DPO.
- Removes Development Plan Overlay Schedule 2 (DPO2) in map 39 DPO and 40 DPO from land within the Swan Hill South West Development Precinct.

Master Plan for the South West Development Precinct

The attached draft Master Plan for the SWDP provides directions for the orderly land use and development outcomes of the precinct. It shows the proposed collector roads, key intersections, proposed shared paths, street trees, areas for future bus stops, an area suitable for a neighbourhood activity centre (Commercial 1 Zone), areas to be retained in respective current zones, buffer distance from adjoining properties that are used for non-residential uses, minimum lot sizes for lots fronting and or abutting land within Farming Zone and Low Density Residential Zone, current overlays to be removed (DPO 2 within the Precinct) and locations for gateway features. The Master Plan encourages medical centres, childcare centres and aged care facilities within the precinct.

The Master Plan also indicates the Goulburn Murray-Water channel to be decommissioned, locations for the proposed Lower Murray Water and Goulburn-Murray Water pump stations. Decommissioning of the Channel, provision of the pump stations and the locations are dependent upon the respective authorities' final decision.

The proposed new schedules to the Development Plan Overlay (to the Clause 43.04) will ensure orderly land use and development outcomes and accurate implementation of the Master Plan at no cost to Council.



Compliance with planning and Council policies

Compliance with the State Planning Policy Framework

The proposed amendments directly support an implementation of the State Planning Policy Framework (**SPPF**) through the following:

Clause 11 Settlement of SPPF

Rezoning of the selected parcels of land within the SWDP is a proactive response by Council to the needs of existing and future communities. The proposed rezoning provides appropriately zoned and serviced land for housing. It will also generate direct and indirect employment opportunities during development, will enhance the recreation and open space facilities, and facilitate the provision of commercial and community facilities and necessary infrastructure for future communities.

Clause 11.11 Loddon Mallee North Regional Growth Plan (SPPF)

The Regional Growth Plan supports incremental expansion of Swan Hill and the provision of infrastructure to facilitate population and economic growth, including improvements to transport infrastructure to service regional industries. It emphasises the need for integrated strategic planning to support growth and enable healthy and supportive communities.

The Plan recognises Swan Hill as a *Regional Centre* that services a wider catchment beyond its municipal boundaries and its stronger relationships with New South Wales, South Australia and adjoining Victorian regions.

The Plan provides particular reference to the SWDP as the identified growth area and encourages new residential development to accommodate future growth. The development outcomes of the rezoned area will contribute to strengthening Swan Hill as a strong regional centre.

Clause 15 Built Environment and Heritage of SPPF

The proposed new Schedules to DPO - Clause 43.04 ensure orderly development outcomes as per the requirements of the proposed General Residential Zone. No heritage overlay affects the SWDP.

16 Housing of SPPF

The proposed rezoning will facilitate the provision of diverse and affordable housing choices to local communities and will ensure the efficient provision and use of supporting infrastructure.

The proposed Schedules to Clause 44.04 (DPO) ensure new housing within the SWDP will have access to services, and will facilitate long term sustainability by facilitating walking to activity areas, open space and recreational facilities, and public transport service.

Clause 17 Economic Development of SPPF

The amendment will have positive impact on the local economy. There will be direct and indirect job opportunities created during the construction of future developments. In addition, the proposed retail activity area, medical centre, aged care facility and child care centre will bring permanent employment opportunities to Swan Hill.

Clause 18 Transport of SPPF

The Master Plan for the SWDP identifies the need and allocates land for the provision of six bus stops (on three key locations) along the main collector road that runs through the precinct. Proposed Schedules to DPO encourage increased densities along collector roads and closer to the activity areas to maximise the use of public transport service when it becomes available. In addition, the draft Master Plan proposes shared paths that can encourage and support alternative and sustainable transports models like walking and cycling.

Clause 19 Infrastructure of SPPF

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

Local Planning Policy Framework (LPPF)

The proposed amendments support and implement the Local Planning Policy Framework (including the Municipal Strategic Statement **MSS**) as follows:

Clause 21.02 Key Influences and Issues of the MSS

Proposed rezoning addresses some of the key issues of the municipality including facilitating residential and economic development and maximising the use of existing infrastructure.

Clause 21.04 Settlement and Housing of the MSS

Proposed rezoning will achieve the settlement and housing objectives as outlined in the MSS by ensuring the supply of appropriately zoned residential land for future housing.

Clause 21.04-4 Orderly growth of towns and settlements of the MSS

Clause 21.04-4 highlights the need for an Outline Development Plan for the Swan Hill South West Development Precinct to facilitate future residential development. Proposed amendments fulfil this requirement.

Clause 21.08 Economic Development of the MSS

Proposed rezoning supports Council's economic development objectives by allowing for appropriate non-residential uses within the SWDP. In addition direct and indirect job opportunities will be created during the development of the area.

Clause 21.10-1 Swan Hill of the MSS

Swan Hill Urban Framework Plan in Clause 21.10-1 identifies SWDP as the area for long-term urban development opportunities. It emphasises the need for a structure plan providing directions for future development of the area. The proposed Master Plan for the SWDP aims to provide directions for orderly development outcomes.

Infrastructure provision

The attached draft Master Plan for the South West Development Precinct identifies the necessary development and community infrastructure within the precinct. Preliminary background documents for traffic and drainage servicing have been prepared by Council to assist with the planning scheme amendment process. These concept infrastructure requirements are listed in the following documentation:

- Swan Hill South West Development Precinct Drainage Strategy
- Swan Hill South West Development Precinct Traffic Impact Assessment
- Swan Hill South West Development Precinct Traffic Strategy.

Further detailed designs and reports as listed in respective Schedules to DPO will be required during the planning permit assessment stage.

The following options considered for the SWDP are provided under *The Planning and Environment Act 1987 (Act)*:

- Development Contributions Plans (**DCP**)
- Under Section 173 Agreements of the Act

In considering the length of time for the complete development (in excess of 40 years) within the SWDP and the associated difficulties determining standards and costs over that timeframe, Council chose to explore opportunities through a series of s173 Agreements with Council and between landowners to facilitate development. However, Council's attempt to obtain consent from all the landowners for the agreement was unsuccessful. As such, a stage rezoning approach has been developed to proceed with the project.

This approach includes six individual amendments where landowners within each rezoning area will be responsible for the provision of development infrastructure within their land and will contribute proportionately where appropriate for the upgrades of existing infrastructure and or for the provision of new infrastructure as identified in the Master Plan for the South West Development Precinct. These contributions will be secured via respective schedules to the DPO which nominate the timing and payment of contributions.

Further the proposed DPOs will ensure future development within the SWDP will be consistent with the approved Master Plan for the South West Development Precinct including the provision of all the identified infrastructure by developers. DPOs also ensure future developments within the precinct provide linear access to the existing public open space within the precinct (Ken Harrison Reserve) and the maintenance of appropriate interface between the exiting FZ and LDRZ land interface.

Consultation

Consultation undertaken prior to the commencement of the amendment.

During the preparation of the Master Plan for the South West Development Precinct numerous consultations have been undertaken with the landowners within the SWDP. Where possible and appropriate, landowners' requirements have been incorporated into the Master Plan.

Further, during the preparation of Section 173 Agreements landowners were consulted as individual groups at sub-precinct level to discuss the cost sharing options. They were presented with information on all the infrastructure projects required in future developments, cost of these projects, and the four options available for sharing the cost for the infrastructure projects. Landowners were requested to nominate the preferred option. Landowners attended the consultation meetings chose the Section 173 option for the provision of infrastructure.

However, as discussed above, since Council was unsuccessful in obtaining consent from all the landowners for the agreement, an alternative rezoning approach has been developed to rezone selected parcels of land that are strategically located for immediate rezoning. Consultation has been undertaken with the landowners of the selected properties and or with their representatives to discuss the chosen option for the rezoning.

In addition to the formal meetings, Council Officers met with landowners and their representatives when needed and or at landowners' request.

Further, landowners were kept informed via regular written correspondence of the progress of the project.

In addition to the consultation with the landowners, consultations were undertaken with the following State agencies.

- Lower Murray Water Authority – No objection and supports the amendment in principle
- Goulburn Murray Water Authority – No objections and supports the amendment in principle
- Country Fire Authority – No objections and supports the amendment in principle
- VicRoads – The authority does not have any objections to the proposed amendment nor to the Master Plan, except for providing direct access to Sea Lake – Swan Hill Road. VicRoads believes that SWDP should have access the Sea Lake - Swan Hill Road via Dead Horse Lane. VicRoads advises that it does not support new access to be created within 800m of a major intersection. In this case the proposed new access to Sea Lake - Swan Hill Road will be within 800m from the existing roundabout at the intersection to Gray Street and Sea Lake - Swan Hill Road.

However, VicRoads has agreed to consider a new mid block intersection on Sea Lake - Swan Hill Road from the precinct only to allow left turn in and left turn out movements. The authority indicated that this arrangement will require a raised median across the proposed new intersection and creation of a safe U-turn facility near or at Dead Horse Lane. It is acknowledged that these works would be expensive as it means constructing additional through traffic pavements.

VicRoads are also agreeable to consider a left in and left out movement one way service road located entirely on the subject land with the new road intersecting with, and terminating onto the one way service road.

It is noted that the traffic impact assessment undertaken by Council for the Master Plan investigated the issues associated with having a direct access to Sea Lake - Swan Hill Road and confirm that a safe and convenient full direct

access to Sea Lake – Swan Hill Road can be achieved through design and upgrades to the intersection as per the requirements of VicRoads.

Requirements for the provision of necessary upgrades as per VicRoads satisfaction have been incorporated into the Schedule to DPO6 of Amendment C58. During the public exhibition period, VicRoads will be able to provide formal comments on the proposed direct access indicated on the Master Plan.

- Former Department of Environment and Primary Industries (DEPI) – The authority supports the proposed amendments in principle. Given the time it could take for some of the rezoned land to be developed, and the possibility that land may be continued to be used for agriculture purposes until they are ready for development, it has been deemed appropriate to undertake the detailed environmental impact assessment of the land to be rezoned at the time of development (i.e. during the assessment of permit application for subdivision). DEPI is supportive for environmental impact assessment and soil testing requirements to be included in the proposed Schedules to the DPO.
- Former Department of Transport – The Department encourages increased densities along the proposed collector road which will act as a public transport route when the service will become available. The proposed Schedules to DPO encourage increased densities along the collector roads and around the activity areas.
- Aboriginal Affairs Victoria – The authority is supportive of the amendment and stated that there is no known cultural heritage significance within the SWDP. The authority provided notes to be included in future planning permits in relation to cultural heritage significance, which have been included in the proposed Schedules to the DPO.
- Department of Environment Land Water and Planning – Throughout the development of the Master Plan the Department has been consulted and kept informed of the progress of the Plan. The Department will review the amendment documents prior to send for authorisation. The Department is generally supportive of the amendment.

All the relevant agencies will be formally notified during public exhibition for these amendments.

In addition to external consultations, relevant internal departments were also consulted during the development of the Master Plan and background documents. In particular, inputs were sought from Asset Management Department, Engineering Department, Natural Resource Management Department, Council Valuer, Economic Development, and Community Facilitation Unit.

Proposed consultation during public exhibition

Upon receipt of the authorisation, public exhibition will be held for a period of four weeks for all six amendments. During the public exhibition period, the owners and occupiers of affected land and the adjoining properties will be notified, and a public notice will be published at the local news paper the *Guardian*. A Notice of Amendment will also be published in the Government Gazette.

Further, amendment documents will be made available at Council website, and Council Office.

In addition, notices will be sent to the Prescribed Ministers, relevant State agencies and any other agencies as required by the Minister for Planning during authorisation.

Financial Implications

Planning Scheme Amendment Fees will be paid by the landowners. In addition, depending on the number of submission received during the public exhibition there will be cost to Council associated with Panel Hearings.

Social Implications

The amendment will facilitate the supply of residential land to meet the increasing housing needs of Swan Hill communities. Provision of appropriately zoned land is critical in addressing the affordable housing issues. In addition, future developments within the SWDP will offer a variety of residential lots that will meet the diverse housing needs of the future population.

The Master Plan encourages the provision of community facilities such as aged care facilities, medical centre, child care centre, retail activity areas and public places. Further, the proposed Schedules to DPO encourage that future developments within the SWDP incorporate Sustainable Design and Healthy by Design principles. The development infrastructure within SWDP is to be constructed to the standards specified in the Local Government Infrastructure Design Association's Infrastructure Design Manual (adopted by Council in April 2013).

The above requirements are to ensure that future development within the SWDP meets community needs and enhances the liveability of the area and the wellbeing of Swan Hill communities.

Economic Implications

The proposed amendments will not have any negative impact on the economy. In contrast, facilitating the provision of appropriately zoned residential land will have positive impact on the local economy.

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

Further, more housing means more people, and more demand, which will boost local businesses and the local economy.

Environmental Implications

The Farming Zone and the Low Density Residential Zone land within the SWDP are already cleared and have been used for dry land and irrigated agriculture activities, and for rural residential purposes. As such there are no significant flora and fauna to be affected by the proposed amendment.

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

Further, the proposed Schedules to the DPO require detailed studies/analysis to be undertaken prior to issuing planning permits for future use and developments. These studies are to identify and minimise negative impacts on the environment from future developments.

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

Risk Management Implications

There are no known risks in undertaking these amendments.

Council Plan Strategy Addressed

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

Council Plan 2013 – 2017 emphasises the need to support appropriate accommodation options for the growing economy, and aims to complete respective amendments to the Swan Hill Planning Scheme to support the supply of future housing.

Council Plan also seeks to grow the regional population to 40,000 by 2040 (also referred in Clause 21 of the Swan Hill Planning Scheme). The proposed residential rezoning of land within the SWDP is consistent with the Council Plan, and will provide the required residential land supply to meet Council's population goals.

Recommendations

That Council:

- 1. Note that Planning Scheme Amendment number C58 has been reassigned to rezoning of Lot 2 LP131446, Dead Horse Lane Swan Hill, part of Lot 2 PS 405842S Sea Lake-Swan Hill Road, and Lot 1 LP131446, Feldtmann Lane, Swan Hill.**
- 2. Seek authorisation from the Minister for Planning to prepare amendments C58, C60, C61, C62, C63 and C64.**
- 3. In the event that a formal request together with required information is submitted by respective landowners, request the Minister for Planning to prepare and approve an amendment under Section 20 (4) of the Planning and Environment Act, 1987 for the section of the land that is required for the future aged care facility. This section of the land currently forms part of the proposed Amendment C58, as such if the request is accepted by the Minister amend the zoning and overlay maps for Amendment C58, and assign a new amendment number for the amendment under Section 20(4).**
- 4. Prior to seeking authorisation, collect the respective amendment fees and the proportionate cost of preparing the background documents for the above-mentioned amendments from benefiting landowners.**
- 5. Following the receipt of authorisations for each amendment, publically exhibit each amendment for 30 days.**
- 6. Publically exhibit the draft Master Plan for the Swan Hill South West Development Precinct with the first amendment to be exhibited.**

Attachment

- South West Development Precinct

B.15.14 JOINT STATEMENT ON ASYLUM SEEKERS LIVING IN THE COMMUNITY

Responsible Officer: Chief Executive Officer
File Number: 20-06-06
Attachments: 1 Asylum Seekers

Declarations of Interest:

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

Summary

The City of Greater Dandenong has developed a Joint Statement in support of asylum seekers living in the community, and has asked Council to endorse the Statement.

Discussion

Recent changes in Government policy regarding asylum seekers living in the community have had far reaching implications for local government and for those agencies providing support in the community.

In response to these changes the City of Greater Dandenong has developed a Joint Statement in support of asylum seekers living in the community. This is an advocacy statement seeking increased coordination, resourcing and information as we respond to the needs of this diverse group. To date, eleven councils have endorsed this Statement.

The Joint Statement and its Preamble are included in the attachment to this report.

Consultation

N/A

Financial Implications

There are no cost implications associated with this decision.

Social Implications

More effective collaboration and coordination between the three levels of government, combined with more resources at a local level, will go a long way to improving social outcomes for asylum seekers and the communities in which they live.

Economic Implications

More resources at a local level will increase the level of economic activity in each municipality that asylum seekers live.

Environmental Implications

N/A

Risk Management Implications

N/A

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 can either support or reject the recommendation.

Recommendation

That Council endorse the Joint Statement prepared by the City of Greater Dandenong.

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Victorian Local Governments Joint Statement to the Australian Government

Joint Statement in support of Asylum Seekers living in the Community

Preamble

Local Government is an essential tier of government working in partnership with the State and Commonwealth Governments to improve the overall quality of life and achieve the best outcomes for people in local communities. Local government's strength is in activities and services that are place based and responsive to the community.

Local Governments support a wide range of services that help both asylum seekers and refugees, through direct service provision and through collaborative partnerships with community groups. From the recognition of various local government areas as Refugee Welcome Zones, the establishment of Interfaith Networks, asylum seeker specific volunteer opportunities and free access to maternal and child health services local government seeks to create a community that is welcoming and inclusive.

It is becoming evident however, that without reinforcement of resources for programs delivered at the municipal level, local governments and their partner groups will no longer have the capacity to provide the considered and integrated responses required to meet asylum seekers' complex needs.

This Statement represents the agreed views of those local government bodies across Victoria that carry the greatest burden of real, every-day support for asylum seekers.

Joint Statement

We the undersigned representatives of local governments in Victoria note that providing adequate resources for support of asylum seekers based in the community is a duty of the Australian nation and primarily a responsibility of the Commonwealth Government of Australia.

The burden of providing support programs and services for asylum seekers falls increasingly on local government and their partner community groups in the municipalities where asylum seekers are living while they await a determination on their status. Should the demand for resources continue to grow there is a genuine risk that asylum seeker programs will increasingly fail to integrate new arrivals as healthy and productive community members. Therefore, we seek assurance from the Australian Government that it will support local government with adequate resources to meet the needs of people seeking asylum who live in the community.

We believe more effective collaboration and coordination is essential between Commonwealth, State and Local Governments and we seek the following commitments from the Australian Government:

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Victorian Local Governments Joint Statement to the Australian Government

1. Aid

The Australian Government must recognise that local government and the community work together as key partners when addressing the complex needs of people seeking asylum in Australia. A wide range of community service and voluntary organisations offer essential assistance to asylum seekers living in the community and many rely on philanthropic, voluntary or charitable contributions to enable them to deliver these services.

Commitment One: We call on the Australian Government to provide more effective resourcing to reinforce the capacity of community service and voluntary organisations to assist asylum seekers to live safely in local communities and receive emergency relief and material aid until such time as their refugee status is determined.

2. Information and Statistics

Local Government takes account of the needs of all groups in the community when allocating its limited resources. Informed local area planning is essential for Local Government to provide adequate and timely support for asylum seekers and support groups in the community, while ensuring that support is well-targeted and equitably distributed.

Commitment Two: We call on the Australian Government to provide Local Government with timely, specific and accurate information about asylum seeker arrivals and locations to assist local area planning and ensure the delivery of adequate levels of support when and where it is needed.

3. Social Inclusion and Engagement

Many asylum seekers arrive in Australia having experienced a transitory and different way of life to that of Australia. Establishing links in their community as well as finding and accessing meaningful ways to participate and engage can prove challenging especially in cases where access to paid employment is denied. It often falls to local government to facilitate community-based activities and services that assist new arrivals to learn about their new communities, understand social norms, develop conversational language abilities and learn new skills to address the challenges and the risks that life in Australian communities can present. *Social engagement would be enhanced by the timely processing of asylum seekers.* This will assist in determining work rights and eligibility to access services that, in turn, assist asylum seekers to maintain their dignity, provide for themselves and their families and improve overall health and wellbeing.

Commitment Three: We call on the Australian Government to provide adequate resourcing at the local level for appropriate information to be provided and the broad education of asylum seekers about living within an Australian community.

Commitment Four: We call on the Australian Government to provide resources at the local level to enable a program of services to promote meaningful social engagement for asylum seekers living in the community.

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Victorian Local Governments Joint Statement to the Australian Government

Commitment Five: We call on the Australian Government to process asylum seekers in a timely fashion. The timely processing of asylum seekers will improve health and wellbeing outcomes for individuals and communities and, in cases where work rights are granted, will have flow-on productivity benefits for local economies as well as enabling people seeking asylum to actively contribute to their local community.

4. Local Level Coordination

Community organisations are often among the first responders in providing support to vulnerable community members and provide a service that is distinct to that of funded service providers. Operating in isolation and with limited funds, these organisations do not currently have the resources available to enable a coordinated response which at times results in the unnecessary duplication of effort and a less efficient use of already scant resources.

Commitment Six: We call on the Australian Government to provide adequate resourcing to enable a centralised coordination point within local areas for the appropriate coordination of limited resources.

5. Housing

Asylum seekers and recently arrived refugees are experiencing significant difficulty in gaining access to affordable and appropriate housing. This is exacerbated by limited income, lack of rental history and reluctance of landlords to rent properties. Overcrowding and sub-standard conditions are commonplace once asylum seekers are able to find housing.

Commitment Seven: We call on the Australian Government to provide adequate resources to assist asylum seekers find suitable and affordable accommodation within local communities.

6. Education

Asylum seekers living in the community have limited access to formal education options. Access to the government funded primary and secondary school system ceases upon a young person reaching the age of 18 years. Following the cessation of formal education entitlement it often falls to community service organisations and volunteers to provide informal education options.

Commitment Eight: We call on the Australian Government to provide adequate resources to enable community service organisations to provide engaging and meaningful education programs.

Commitment Nine: We call on the Australian Government to extend access to formal education until the end of the school year in which a young person turns 18 years.

7. Accountability

Additional resourcing will bring with it an obligation to ensure that Local Government allocates resources appropriately and resource areas of identified need.

We commit to ensure efficiency and effectiveness.

We commit to evaluate the application of resources in asylum seeker support programs by measuring service delivery against agreed objectives and targets. The evaluation process will include annual program reports and Inter-Governmental consultations to review program effectiveness and refine objectives and activities.

B.15.15 MAYORAL VISIT TO YAMAGATA

Responsible Officer: Chief Executive Officer
File Number: 22-18-04
Attachments: 1 Yamagata

Declarations of Interest:

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

Summary

The purpose of this report is to seek the approval of Council for the Mayor, Cr Michael Adamson, to accept the invitation from the Mayor of Yamagata to visit his city in July 2015.

Discussion

In January 2015, the Mayor of Yamagata, Akio Ichikawa, officially invited Cr Adamson to the 35th Anniversary Commemoration Ceremony in Yamagata.

Council's Travel Policy requires a resolution of Council for Councillors to travel overseas at Council's expense.

The sister city agreement between Yamagata City and Swan Hill Rural City was signed on August 6, 1980. Every second year, a group of about 15 students from Swan Hill visits Yamagata, and a group of Japanese students visit Swan Hill. On the alternate year, a group of citizens from all walks of life visits Yamagata, and a group of Yamagata citizens visits Swan Hill. In July 2015, about 50 Yamagata citizens will visit Swan Hill. In August, about 25 citizens and former citizens from Swan Hill will visit Yamagata.

Mayor Adamson will stay for approximately one week, and be accommodated with a host family for most of the time. Some of the activities that the Mayor will participate in include:

- Sister city 35 year anniversary celebration;
- Rehearsal and participation in the Hanagasa Festival Parade;
- Social evenings and local tours for the group;
- Free days with host family.

Consultation

N/A

Financial Implications

Council normally contributes \$20,000 every second year towards the Yamagata exchange. The budget for this year has been increased to \$30,000 to allow for additional expenses associated with the 35th anniversary. The cost of the Mayor's travel is estimated at \$3,500 including airfares, airport transfers, accommodation and meals.

Social Implications

The Yamagata exchange has focused on creating and maintaining cultural and social relationships. Many of the students and adults that have visited Yamagata have returned to Swan Hill Rural City with a much richer appreciation and understanding of the wider world. Each individual has been able to contribute to our community in a more meaningful way as a result.

Economic Implications

There are no significant economic ties between Yamagata and Swan Hill, however representatives from both cities have acknowledged the potential for trade and commerce in the future.

Environmental Implications

N/A

Risk Management Implications

N/A

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 can either support or reject the recommendations.

Recommendations

That Council:

- 1. Formally thank the Mayor of Yamagata for the invitation to our Mayor;**
- 2. Authorise the Mayor to accept the invitation to visit Yamagata in 2015.**

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CITY OF YAMAGATA

YAMAGATA CITY
INTERNATIONAL RELATIONS CENTER

YAMAGATA CITY HALL

January 22nd, 2015

The Honorable Michael Adamson
Mayor of Swan Hill Rural City
P.O. Box 488
Swan Hill, Victoria 3585

- 9 FEB 2015	
22-18-04	
EA CEO	

Dear Mayor Adamson,

First of all I would like to congratulate you on your new position as Mayor of Swan Hill Rural City.

As you know, the sister city agreement between Yamagata City and Swan Hill Rural City was signed on August 6, 1980, and this year marks the 35th anniversary of this relationship. I am happy to hear that in celebration of this commemorative year Swan Hill Rural City has planned a delegation visit to Yamagata City. I believe that this delegation's visit will further strengthen and foster the friendship between our two cities.

Yamagata City is planning on welcoming the delegation by holding a 35th Anniversary Commemoration Ceremony of the sister city relationship between Yamagata City and Swan Hill Rural City.

Therefore, I would like to officially invite you to the 35th Anniversary Commemoration Ceremony. It is my highest hope that we will be able to celebrate this special occasion together.

In closing, I wish for the prosperity of your city and for the happiness of your citizens. I hope to welcome you to Yamagata City this coming August.

Sincerely,

Akio Ichikawa

Akio Ichikawa
Mayor of Yamagata City

The Flower of Yamagata City



Benibana-Safflower

B.15.16 2015/16 TO 2024/25 MAJOR PROJECTS PLAN

Responsible Officer: Director Corporate Services
File Number: 22-23-15
Attachments: 1 Major Projects Plan 2015/16 to 2024/25

Declarations of Interest:

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

Summary

A Major Projects Plan covering the financial years 2015/16 to 2024/25 has been prepared and is being presented for Council adoption.

Discussion

The 2015/16 to 2024/25 Major Projects Plan includes projects covering the entire municipality as well as ongoing programs of works to replace and maintain key infrastructure such as roads.

At the forefront of the plan are major works in the Riverfront of Swan Hill. Works in Robinvale include a new Family Centre, town levee banks, Robinvale Caravan Park works and commencement of the Bromley Road Master Plan works. Community planning funding includes projects across all the smaller townships in the Municipality. The plan allocates \$36 million in capital funding for roads over ten years including a once off boost to Roads to Recovery funding in 2015/16 of \$1million. This funding is in addition to ongoing maintenance expenditure.

Priorities within the plan have been assessed on a number of factors, including whether the project maintains existing service levels, or increases them, statutory or regulatory imperatives, compliance with existing Council plans and strategies, the availability of external funding sources to help cover the cost of each project and the expected overall ability of Council to fund the items within the plan, based on the current Long-Term Financial Plan.

The final list of projects submitted for the 2015/16 year will be subject to the financial constraints determined through the 2015/16 budget process. Projects in future years will be similarly constrained. In addition, it is possible that some of the projects may change priority in the future due to a number of factors including availability of external funding, community demand, legislative changes etc.

Consultation

Council regularly receives suggestions, both formally and informally, for items to be considered for funding. Many of the projects in the plan have been subject to a specific consultation and/or community planning process.

Financial Implications

Given funding constraints, it is inevitable that many worthwhile projects cannot be included in the Plan. Several projects are included on the basis that the required external funding will be forthcoming. These projects will not proceed otherwise.

Social Implications

Various projects within the plan will assist Council in improving community wellbeing.

Economic Implications

As well as the direct economic benefit from project expenditure within the Municipality many of the projects will assist business through better transport links or increased tourist visitation.

Environmental Implications

Many of the projects within the plan will improve environmental outcomes through improved drainage systems, reduced green-house gas emissions or improved landfill operations.

Risk Management Implications

The Risk Management implications for each project are assessed individually as part of the project scope.

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

1. These were considered during the review of the draft plan.

Recommendations

That Council:

1. **Adopt the Major Projects Plan as presented.**
2. **Refer the projects identified for the financial year 2015/16 to the budget process.**

Attachment

- Major Projects Plan 2015/16 to 2024/25

B.15.17 DISPOSAL OF COUNCIL PROPERTIES - PIANGIL

Responsible Officer: Director Corporate Services
File Number: 16-02-07/79-77-02
Attachments: Nil

Declarations of Interest:

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

Summary

This report recommends the disposal of the former Piangil Maternal Child Health (MCH) centre and Piangil hall.

Discussion

The recent opening of the Piangil multipurpose centre has resulted in the former Piangil MCH centre and hall being surplus to Council's requirements.

A key objective of the multipurpose centre project was to rationalise and decommission Council's assets within the Piangil community.

Interest has been received to purchase both properties, with one prospective purchaser interested in both with the other interested in returning to the town and renovating the former MCH building as a residence. The prospective purchaser of the hall intends to restore the property.

The hall is in a poor state and contains asbestos with the MCH building being relatively sound and ready for disposal.

An asbestos audit of the hall has been prepared and will be made available as part of the disposal process.

If the hall is not purchased in its current state, the asbestos will need to be removed prior to demolition. The lot size and location of this property will prove difficult to sell on its own.

Consultation

The local community has been consulted via the Piangil community group.

Further consultation will be via public notice in the local newspaper and Council's website, of Council's intention to sell the land by private treaty, seeking submissions for consideration on the proposed disposal pursuant to S189 and S223 of the Local Government Act 1989.

Financial Implications

Budgeted income from the net proceeds of property sales is to be offset against the construction costs of the multipurpose centre.

Social Implications

The new multi-purpose centre has improved community facilities. The sale of the MCH building will make an additional dwelling available within the Piangil Township.

Economic Implications

Nil

Environmental Implications

Nil

Risk Management Implications

The disposal of these properties will reduce Council's exposure to ongoing maintenance and asbestos related risks.

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 has the option to proceed with the disposal of these properties or retain for a future use which is yet to be determined.

Recommendations

That Council:

- 1. Propose to sell Lot 4 on PS 008213 (80 Murray St Piangil) and Crown Allotment 6 Section 1 Township of Piangil (4 Hall St Piangil).**
- 2. Give public notice to sell the properties by private treaty, seeking submissions on the proposed sale pursuant to Section 189 of the Local Government Act 1989.**

- 3. If no submissions to the sale of the properties are received pursuant to Section 223 of the Local Government Act 1989 authorise officers to negotiate with suitable person (s) to sell Lot 4 on PS 008213 and Crown Allotment 6 Section 1 Township of Piangil by private treaty.**

B.15.18 2016 GENERAL REVALUATION

Responsible Officer: Director Corporate Services
File Number: 96-06-13
Attachments: Nil

Declarations of Interest:

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

Summary

Council is required, under the Valuation of Land Act 1960, to cause a General Revaluation of land within its municipality every two years. The next revaluation date is 1 January 2016.

Discussion

Council has responsibility, under the Valuation of Land Act 1960, for causing valuations to be made on all property within its municipal district. Each General Revaluation occurs every two years, with the next revaluation due to be made as at the level of value date of 1 January 2016.

Council has a formal contract in place for the provision of valuation services. Council employees supervise the contract. Contractual payments are made to the contractor following approval of each stage by the Valuer General Victoria.

The current contractor is Preston Rowe Patterson Horsham & Wimmera Pty Ltd (formerly known as Franz Tursi & Associates). The principal of the contractor is Mr Ben Sawyer.

Consultation

This is a statutory requirement of Council and as such consultation is not part of the process.

Financial Implications

The 2016 General Revaluation is a five stage process, over a 15 month time frame. The budget for Stage one of the 2016 General Revaluation has been approved and expended as part of Council's formally adopted budget for 2014/2015.

The budget for the remaining four stages of the 2016 General Revaluation is currently being considered as part of Council's 2015/2016 budget deliberations.

Social Implications

As Council's Contract Valuer is required, as part of the General Revaluation process, to reinspect at least one third of all properties, many residents will be visited by the Contract Valuer over the next several months. These visitations often provide residents with the opportunity to clarify valuation issues with the Contract Valuer.

Economic Implications

The 2016 General Revaluation will provide Council with current valuation data for rates modeling and subsequent rates raising purposes.

Environmental Implications

Nil

Risk Management Implications

Nil

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

Not applicable to this report due to Council's statutory obligation to cause a General Revaluation every two years.

Recommendation

That Council cause a General Revaluation of all land within its municipal district as at 1 January 2016.

SECTION C – DECISIONS WHICH NEED ACTION/RATIFICATION

C.15.2 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:

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
24 February 2015 at 1pm
TOWN HALL - COUNCIL CHAMBERS, SWAN HILL

AGENDA ITEMS

- 1015/16 Budget Information Session
- Fruit Fly Program
- Agri Business Advisory Committee
- Blackwire Reserve
- Bendigo HACC update
- South West Development Precinct

ADDITIONAL ITEMS DISCUSSED

- Nil

ATTENDANCE

Councillors

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

Apologies

-

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
- Muriel Scholz, Senior Economic Development Officer
- Vige Satkunarajah, Development Manager
- Samuel Steel, Senior Environment Officer
- Ken Symons, Co-ordinator Commercial Services

Other

-

CONFLICT OF INTEREST

- Nil

**COUNCILLOR ASSEMBLIES ATTENDANCE AND AGENDA
3 March 2015 at 1pm
TOWN HALL - COUNCIL CHAMBERS, SWAN HILL**

CANCELLED

**COUNCILLOR ASSEMBLIES ATTENDANCE AND AGENDA
10 March 2015 at 1pm
SWAN HILL INFORMATION CENTRE, SWAN HILL**

AGENDA ITEMS

- Councillor Only
- Disposal of Council Properties at Piangil
- Tower Hill Update
- South West Development Precinct
- 282 Malaya Road, Robinvale
- Policies and Procedures
- Riverfront Master Plan up-date

ADDITIONAL ITEMS DISCUSSED

- Nil

ATTENDANCE

Councillors

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

Apologies

- 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
- Ken Symons, Co-ordinator Commercial Services
- Vige Satkunarajah, Development Manager
- Safan Louw, Planning Team Leader
- Helen Morris, Human Resources Manager
- Fiona Gormann, Community Planning & Development Officer

Other

CONFLICT OF INTEREST

- Nil

SECTION D – NOTICES OF MOTION

SECTION E – URGENT ITEMS NOT INCLUDED IN AGENDA

SECTION F – TO CONSIDER & ORDER ON COUNCILLOR REPORTS

SECTION G – IN CAMERA ITEMS