

AGENDA

ORDINARY MEETING OF COUNCIL

Tuesday, 22 September 2015

To be held
Swan Hill Town Hall Meeting Room 1
Commencing at 2pm

COUNCIL:

Cr CM Adamson – Mayor

Cr JN Katis

Cr GW Norton

Cr GI Cruickshank

Cr JA Kiley

Cr LT McPhee

Cr JB Crowe

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SECTION A – PROCEDURAL MATTERS

- **Open**

- **Acknowledgement to Country**

- **Prayer**

- **Apologies**

- **Confirmation of Minutes**
 - 1) Ordinary Meeting held on 18 August 2015

- **Declarations of Conflict of Interest**

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

- **Public Question Time**

SECTION B – REPORTS

B.15.62 APPOINTMENT OF TWO COUNCILLORS TO SIGN ANNUAL FINANCIAL STATEMENTS

Responsible Officer: Director Corporate Services
File Number: 42-01-00
Attachments: Nil.

Declarations of Interest:

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

Summary

The Local Government Act requires that Council appoint two Councillors as authorised signatories for the Annual Financial Statement and Performance Statement.

Discussion

The Local Government Act requires that Council appoint two Councillors to be the authorised signatories to the final set of Annual Statements, once the audit process has been completed.

The Annual Statements comprise of the General Purpose Financial Statements prepared in accordance with Australian Accounting Standards, and Performance Statement prepared in accordance with the Act.

The Statements will be reviewed by the Auditor General's office and an Audit opinion issued. The two Councillors can then sign the statements enabling the Annual Report to be finalised.

A formal advertising process will then take place, with the Statements being adopted at a Special Meeting of Council, to be arranged for late October.

Consultation

Not applicable.

Financial Implications

Not applicable.

Social Implications

Not applicable.

Economic Implications

Not applicable.

Environmental Implications

Not applicable.

Risk Management Implications

Not applicable.

Council Plan Strategy Addressed

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

1. Council may choose to appoint any two Councillors to sign the Statements; however, it is preferable that the appointed Councillors are able to attend Council offices at short notice.
2. Past practice has been that the Mayor is one of the appointed signatories.

Recommendation

That Council nominate and appoint two Councillors to be the authorised signatories to the final set of 2014/15 Annual Financial Statements incorporating the General Purpose Statement and Performance Statement once those statements have been reviewed by Council's Auditor.

B.15.63 IN-PRINCIPLE ADOPTION OF FINANCIAL AND PERFORMANCE STATEMENTS

Responsible Officer:	Director Corporate Services
File Number:	42-01-00
Attachments:	1 2015 Performance Statement 2 General Purpose Financial Statements

Declarations of Interest:

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

Summary

The Local Government Act requires that Council adopt its Annual Statements incorporating the General Purpose Financial Statement, and Performance Statement “in principle” prior to the Auditor General issuing an Audit opinion on the Statements. Officers have prepared a draft set of Statements, ready for “in principle adoption”, and request that Council adopt these Statements “in principle”.

Discussion

Officers have been working for some weeks to prepare Council’s annual Statutory Statements incorporating the General Purpose Financial Statement and Performance Statement for 2014/15. A draft set of these statements has been prepared and presented for Audit.

Council’s Audit Committee met to review the Draft Statements on 10 September 2015. The Audit Committee recommended that Council adopt the statements “in-principle”. Accordingly, as required under the Local government Act these draft statements are attached and are presented to Council for “in-principle” adoption.

The Auditor General and Local Government Victoria both accept that adoption is “in-principle” and is therefore not seen as a certification by Council as to the complete accuracy of the information being adopted.

It is anticipated that the final audit process will be completed by late September, at which time the Statements will be available for signing by the two appointed Councillors. The Statements can then be included in the Annual Report.

A formal advertising process will then take place, with the Annual Report being adopted at a Special Meeting of Council, to be arranged for late October 2015.

Consultation

The statements form part of the Annual Report which will be advertised prior to adoption.

Financial Implications

Not applicable.

Social Implications

Not applicable.

Economic Implications

Not applicable.

Environmental Implications

Not applicable.

Risk Management Implications

Failure to adopt the Statement 'in-principle' will contravene the Local Government Act.

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

Failure to adopt the statements "in-principle" will delay the audit of the statements and may put Council outside the deadline for lodgement of the Annual report with the Local Government minister, which is 30 September 2015.

Recommendation

That Council adopt "in-principle" the Draft General Purpose Financial Statement and Performance Statement for the 2014/15 financial year as presented.

Attachment

- 2015 Performance Statement

Attachment

- General Purpose Financial Statements

B.15.64 LONG TERM FINANCIAL PLAN 2015/16 TO 2024/25

Responsible Officer: Director Corporate Services
File Number: S15-06-05
Attachments: 1 Long Term Financial 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

Officers have developed a Long Term (10 year) Financial Plan for the organisation. The Plan is based on a number of assumptions which are detailed in the Plan. The Plan will be reviewed annually once the Council Budget has been adopted. The Ten Year Financial Plan is presented for adoption.

Discussion

The Local Government Act requires Council to develop a Strategic Resource Plan incorporating financial summaries for the next four years. This information is reviewed and published annually as part of the annual budget.

The Local Government Financial Sustainability Project recommends the four year financial information be extended to ten years so that a longer term view of each Council's financial position can be assessed and any necessary adjustments can be identified and implemented before a significant financial impact occurs.

Swan Hill Rural City Council's first Long Term Financial Plan has been prepared and is now presented for adoption.

The Plan is by necessity, based on a number of assumptions. These assumptions are detailed within the Plan. Officers have considered a variety of sources to help to determine the level of each assumption used in the Plan. These sources include the Council Plan, historical trends, Federal and State Government forecasts, economic forecasts from Council's bankers and the media.

The base year for the Plan is the adopted 2015/16 Council Budget. Each year's financial information is projected from the preceding year by applying the specified assumptions and any changes due to a specific event, such as increased revenue due to the Heartbeat of the Murray Laser Light Show. The adopted Ten Year Major Projects Plan has been used as the basis for capital and non-recurrent operational expenditure and the associated grant income. Any additional operational efficiencies will be used to offset the reduction, in real terms, in grant income and the operational and maintenance costs of new assets that are to be constructed over the life of the Plan.

Some key aspects of the Plan are:-

- Rate rises consistent with the projected increase in the Consumer Price Index.
- Additional income from ongoing development within the Municipality including Supplementary Rates and land sales.
- Additional income due to the ongoing redevelopment of the Pioneer Settlement.
- Savings from the phased introduction of the Commonwealth Government's Aged Care Reforms.
- Additional costs for infrastructure maintenance and replacement and Council Plan initiatives.
- Ongoing debt reduction.
- Compliance with the Victorian Auditor General's Financial Sustainability Ratios.

Once adopted, the Plan will be used to guide Council's over-arching financial direction. The Plan will be reviewed and adjusted every year following the adoption of the Annual Budget. The review will re-assess all assumptions and highlight any areas of potential concern. This will enable a response to any issues to be planned and implemented in a timely manner.

The Long Term Financial Plan 2015/16 to 2024/25 is presented for adoption.

Consultation

Councils Executive and Leadership Teams have reviewed the Plan. The Plan was discussed at a Councillor Assembly held on 4th August 2015.

Financial Implications

The Plan will guide Council's future financial decisions.

Social Implications

Not applicable.

Economic Implications

Not applicable.

Environmental Implications

Not applicable.

Risk Management Implications

The Plan helps to reduce financial risks by guiding Councils future financial direction and providing an early warning of any potential financial risks.

Council Plan Strategy Addressed

Governance and Leadership - Effective and efficient utilisation of resources.

Options

Council can choose to adopt or not adopt the Long Term Financial Plan 2015/16 to 2024/25.

Recommendation

That Council adopt the Long Term Financial Plan 2015/16 to 2024/25 as presented.

Attachment

- Long Term Financial Plan 2015/16 to 2024/25

B.15.65 AUDIT COMMITTEE REPORT

Responsible Officer: Director Corporate Services
File Number: 42-02-03
Attachments: 1 Audit Committee Confidential Minutes

Declarations of Interest:

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

Summary

Council's Audit Committee met on 10 September 2015 and this report summarises the items that were discussed at the meeting.

Discussion

The Audit Committee met on 10 September 2015 and as well as the usual procedural items the agenda items included:

1. Financial Statements Audit Review
 The Committee discussed the Financial Statements with the Auditor.
2. Consideration of Financial Statements
 The Committee recommended that Council adopt the Financial Statement in-principle.
3. Internal Audit - IT Disaster Recovery Review.
4. Internal Audit Progress actions from IT Security Review
5. Internal Audit Animal Control Review
6. Internal Audit Rates Modelling Report

In relation to Items 3,4,5 & 6 the Committee is satisfied that actions recommended by the Internal Auditor are being progressed.

Consultation

Not applicable.

Financial Implications

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

Social Implications

Not applicable.

Economic Implications

Not applicable.

Environmental Implications

Not applicable.

Risk Management Implications

The Audit Committee helps to oversee Council's risk management practices. Internal and other audits are routinely done to reduce the risk to Council.

Council Plan Strategy Addressed

Governance and Leadership - Effective and efficient utilisation of resources.

Options

Not applicable.

Recommendation

That Council note the contents of this report.

Attachment

- Audit Committee Confidential Minutes

B.15.66 COUNCIL YOUTH STRATEGIC PLAN 2015-2019

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

Declarations of Interest:

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

Summary

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

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

Discussion

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

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

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

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

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

Consultation

A comprehensive consultation process was undertaken including surveys of youth, service providers and parents/community members. A total of nearly 900 young

people, 182 parents and community members, and 124 service providers either completed surveys or attended workshops and reference group meetings.

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

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

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

Financial Implications

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

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

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

Social Implications

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

Economic Implications

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

Environmental Implications

Not applicable.

Risk Management Implications

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

Council Plan Strategy Addressed

Governance and Leadership - Positive community engagement and inclusiveness.

Options

1. Adopt the Youth Strategic Plan 2015-19 as presented;
2. Adopt the Youth Strategic Plan 2015-19 with alterations or;
3. Not adopt the Youth Strategic Plan 2015-19.

Recommendation

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

Attachment

- Swan Hill Rural City Council Youth Strategic Plan 2015-2019

B.15.67 WOORINEN SOUTH WASTEWATER OPTIONS REPORT UPDATE

Responsible Officer: Director Infrastructure
File Number: S28-27-01
Attachments: Nil

Declarations of Interest:

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

Summary

The purpose of this report is to provide Council with the Final Draft Woorinen South Wastewater Options Report and recommendations as to what further actions are required.

Discussion

The Woorinen South Wastewater Options Report has been established to address one of the operational objectives within the Swan Hill Rural City Council Domestic Wastewater Management Plan 2013- 2016 (DWMP). Strategy number five within the DWMP outlines that Council will assist priority townships in exploring alternative wastewater treatment options.

A committee was then established to review the scope for the project. The committee included representatives from Council, Lower Murray Water and the Woorinen and District Progress Association. The committee then appointed GHD Consultants to complete the report.

The draft Woorinen South Wastewater Options Report identifies various options that may be suitable for wastewater treatment in the Woorinen South Township and ranks them accordingly.

The 6 options identified include:

1. Tankering to a centralised treatment and reuse facility: Transporting the contents of each home's septic tank when full by tanker truck to a central treatment facility.
2. On-site treatment, reuse and disposal: This option assumes that 'all waste', being black and grey water, is treated onsite for external use i.e. garden watering.
3. On-site treatment, overflow management: This option would consist of utilising the existing septic tanks, to undertake primary treatment of wastewater and to manage the overflow by discharging the overflow into a swale or a dedicated pipeline within the nature strip of the road (no winter storage required).
4. Reticulated sewerage to centralised/cluster scale treatment and reuse retaining septic tanks – Septic Tank Effluent Pumping (STEP)/Septic Tank Effluent Gravity (STEG): This system consists of the collection of septic tank

effluent and conveyance to treatment facility via a separate gravity reticulation system.

5. Reticulated sewerage to a centralised scale treatment facility and reuse without septic tanks: Upgraded on-site treatment for large lots outside of town zone and construct a reticulation system to central treatment and reuse for the town zone using Modified Conventional Sewerage/LPS.
6. Staged option – upgrades to system as required: This is a staged option to address the critical issue lots immediately and then address the rest of Woorinen South as required.

Section 6 of the report outlines conclusions and additional investigations required. The following items are recommended for the next phase of works:

- Survey the current on-site systems to determine if the systems are appropriate for connection to the preferred solution (tanks are in satisfactory condition and sufficient volume exists for primary treatment of all effluent).
- Survey each lot to determine the issues each lot faces in order to either fix the issue on-site (installment/ user issue) or connect the lot to the Staged solution (overflow cannot be contained on the lot);
- Targeted Land Capability Assessments for problem lots and cluster locations if applicable.
- Preparation of a concept design of the preferred option for internal costing, community engagement and further discussions with key stakeholders and funding providers.

Council's Environmental Health Officers do not have the expertise and are not qualified to undertake the above works. Therefore, suitably qualified consultants would need to be engaged to complete these works if Council decides to conduct these additional investigations.

Further recommendations listed in the report include the following;

- A meeting be arranged with DELWP, EPA and LMW and other affected parties to identify any features of the concept that are not acceptable and modifications required to reach an acceptable concept for the detailed design stage.
- SHRCC investigate further funding from government organisations that have in the past or are currently providing funding options for applicable schemes either through wastewater treatment improvement, water quality improvements or integrated water management schemes.

NOTE: Lower Murray Water does not have Woorinen South included in their strategic plan for future reticulated wastewater development. Also, Woorinen South is currently not a declared sewer district.

The future of Woorinen South may be considered as part of the review of Council's Municipal Strategic Statement (MSS) and Rural Land Use Strategy. This can then provide future direction for decision making.

Consultation

In addition to the survey work that Council Officers have undertaken with individual landowners prior to the commencement of this study there has been on-going involvement with Woorinen and District Progress Association and Lower Murray Water by including them on the working group.

Financial Implications

Implementation of the recommended next phase of works is likely to have an impact on financial resources. At this stage the full details of these costs are unknown as the final recommendations of the report are yet to be determined. It is however anticipated that any future system will be owned and managed by Lower Murray Water.

Social Implications

The implementation of a waste water management system may have health benefits for the community as some of the existing private systems are not being maintained adequately. Council and the Woorinen and District Association will be required to work with the community to communicate the financial and physical requirements to connect to the scheme.

Economic Implications

The report is not expected to have any economic implications at this stage. Any implementation of a system may provide opportunities for an expansion of Woorinen South as a residential location.

The outcome of the Rural Land Use Strategy will determine the overall economic implications.

Environmental Implications

The report provides Council with recommendations to undertake further investigations and continue to mitigate the environmental risks that may exist in Woorinen South.

Risk Management Implications

In completing the report and following through with the recommendations Council is addressing potential risk management issues that could arise.

Council Plan Strategy Addressed

Community Wellbeing - Community services that are efficient and responsive to needs.

Options

Recommendations

That Council:

- 1. Note the Woorinen South Wastewater Options Report and present it to the Woorinen South Progress Association and community members.**
- 2. Consider the future development options for Woorinen South during the review of the Municipal Strategic Statement and Rural Land Use Strategy.**

B.15.68 INVESTMENT ATTRACTION POLICY

Responsible Officer:	Director Infrastructure
File Number:	S12-24-06
Attachments:	1 Investment Attraction Policy 2 Investment Attraction Strategy CONFIDENTIAL

Declarations of Interest:

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

Summary

A new Investment Attraction Strategy 2015-2018 has been developed to better respond to the needs of businesses and to stimulate economic development in the region. This policy supersedes the previous policy and provides a framework for the assessment of assistance and/or financial incentives applicable to either new business investment or the significant expansion of existing business in the Rural City of Swan Hill.

Discussion

The previous Investment Attraction Policy was adopted in July 2009 and did not include any specific financial incentives from the Council.

In today's competitive environment, to attract new businesses to the region, being able to offer tangible incentives to businesses gives the Council a distinct advantage.

The revised Investment Attraction Policy offers expanding and new businesses a suite of assistance, including a single point of contact for Council transactions, assistance with accessing key stakeholders and financial assistance governed by the economic and social benefits the new or expanding business offers to the region.

The Investment Attraction Strategy must be approved and endorsed by Council and reviewed on a three yearly basis. Once the Strategy is approved, incentives may be offered to potential businesses and implemented by the Economic Development Unit.

Consultation

Business owners have been consulted and have had opportunity to provide input.

Financial Implications

There are financial implications for Council as the cash incentive potentially awarded to the business will be up to 75% of additional rates levied for an agreed period.

Social Implications

It is anticipated that the Strategy will attract additional businesses in the region, meaning an increase in employment and population.

Economic Implications

Bringing new businesses to the region will have positive economic implications through increased investment, economic growth and direct and indirect employment creation.

Environmental Implications

Not applicable.

Risk Management Implications

Not applicable.

Council Plan Strategy Addressed

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

Options

Council can choose to approve the Investment Attraction Strategy or not. By approving the Strategy, Council will give business investors a clear message that the Swan Hill Rural City Council is “open for business” and will give the region a distinct advantage over adjacent Councils.

Recommendation

That Council approves the Investment Attraction Policy 2015-2018

Date Adopted
Date Reviewed-current as at
To be Reviewed

Fully compliant with Victorian
Charter of Human Rights and
Responsibilities Act 2006



POLICY TITLE INVESTMENT ATTRACTION

POLICY NUMBER

PURPOSE

The purpose of this policy is to encourage new business investment or the significant expansion of existing businesses in the Rural City of Swan Hill.

SCOPE

This policy applies to all applications received from businesses seeking assistance and/or financial incentives from Council.

POLICY

Council is committed to the creation, retention and development of business and employment opportunities within the Municipality and continues to encourage business development in the Municipality.

Council can offer incentives to developments through cash payment or in-kind works and provides personalised tailored assistance to businesses.

The level of possible incentives available is influenced by the location, the degree of economic, social and environmental benefits which the development will bring to the Municipality, and the businesses ongoing and independent sustainability. Any assistance is at the absolute discretion of Council

RELATED POLICIES/DOCUMENTS

- Economic Development Strategy
- Infrastructure Contribution Policy

RELATED LEGISLATION

- Local Government Act 1989 (Vic)
- Privacy Act 1988 (Cth)

Signed: _____

Mayor

Date: _____

Attachment

- CONFIDENTIAL - Investment Attraction

B.15.69 PLANNING PERMIT APPLICATION FOR A SECOND DWELLING AND CREATION OF AN EASEMENT IN THE GENERAL RESIDENTIAL ZONE

Responsible Officer: Director Infrastructure
File Number: 2015/68
Attachments: 1 Proposed site plan

Declarations of Interest:

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

Summary

This report seeks a Council resolution to grant a permit for a planning permit application to use and develop a second dwelling and create an easement in the General Residential Zone.

Discussion

Location and existing conditions

The subject site is located on the south eastern corner of McCallum Street and Stradbroke Avenue roundabout, approximately 600 metres west of the Swan Hill Central Business District (CBD). The subject site is approximately 926m² in area presenting a 12.4m frontage to McCallum Street and a 47.8m frontage to Stradbroke Avenue. The site contains an existing single storey dwelling setback approximately 7m from McCallum Street and 2.2m from Stradbroke Avenue. The southern section of the property is predominately vacant and clear of significant native vegetation. The site is accessed via an existing single crossover at the southernmost point of the property frontage to Stradbroke Avenue.

The land surrounding the subject site is primarily surrounded by residential land uses with the exception of the CFA station to the North West. Refer to the figure below for an aerial image and site context. The subject site has been outlined and two of the three objections are indicated by red stars. The third objector's property is approximately 150 metres south of the subject land.



Proposal

The applicant proposes to develop a second dwelling and create an easement on the subject site to be accessed via a dual crossover to Stradbroke Avenue. The proposal also includes the creation of a 2m wide easement on the southern boundary in favour of Lower Murray Water as a result of re-routing works required to facilitate the second dwelling. Each dwelling will have a single carport as well as a single uncovered off street car parking space.

The proposed dwelling will be orientated toward Stradbroke Avenue. It will contain 3 bedrooms, kitchen, bathroom, toilet, laundry and a shared family/living/dining area. The total building footprint of the proposed dwelling is 119.6m².

Refer to the attachment for the proposed site plan.

Assessment

State Planning Policy Framework

The proposal is consistent with Clause 11.02-1 *Supply of urban land* considers the need to take up opportunities for the consolidation, redevelopment and intensification of existing urban areas.

The proposal is consistent with Clause 11.04-1 *Housing Choice and Affordability* which seeks to supply land which can provide a diversity of housing which is close to jobs and services.

The proposal is consistent with Clause 16.01-1 *Integrated Housing* as it promotes a housing market that meets community needs.

The proposal is consistent with Clause 16.01-2 *Location of residential development* as it seeks to increase land for housing where there is good access to services and transport.

The proposal is consistent with Clause 16.01-4 *Housing Diversity* and Clause 16.01-5 *Housing Affordability* as it seeks to increase land for the supply of housing and housing choices within Swan Hill.

Local Planning Policy Framework (including the Municipal Strategic Statement)

The proposal is consistent with Clause 21.04-1 as the proposal will provide for increased housing supply within an existing serviced area in Swan Hill, maintains orderly growth and can accommodate population growth within an existing urban centre.

The proposal is consistent with Clause 21.10-1 *Swan Hill Settlement and housing* as it provides for residential growth and infill development in a fully serviced area of Swan Hill.

Zoning

Clause 32.08 – General Residential Zone

Planning Permit Triggers:

- Clause 32.08-4 – a planning permit is required to construct a dwelling if there is at least one existing dwelling on the lot.

Clause 52.02 – Easements, Restrictions and Reserves

In addition to the above the following planning permit triggers apply:

- Clause 52.02 – creation of an easement

Purpose of the General Residential Zone:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To implement neighbourhood character policy and adopted neighbourhood character guidelines.*

- *To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Decision Guidelines

General

- The proposal is consistent with the State and Local Planning Policy Framework.
- The proposal is highly in keeping with the purpose of the zone.

Dwellings and residential buildings

- The proposal has a high level of compliance with the objectives and requirements of Clause 55 – Two or more dwellings on a lot.

Issues

Notice of the application

Notice of the application was given on 18/06/2015 by sending letters to adjoining land owners/occupiers and a sign placed on site facing Stradbroke Avenue.

Three objections were received to the proposal. The objections were based on the following:

- *Existing house is old and run down*
 - The existing house is currently being repaired as part of the development. There are no valid planning grounds to support this objection.
- *Siting of proposed dwelling is too close to the side boundary.*
 - The proposal complies with the relevant planning scheme requirements and would not be inconsistent with the neighbourhood character.
- *Loss of neighbourhood character*
 - The proposal is consistent with the neighbourhood character. The street presentation, frontage width, housing style and scale conform with the mixed neighbourhood character.
- *Height and bulk will block solar access*
 - The proposal is a standard single storey dwelling that complies with height and set back requirements of the planning scheme. The shadow diagram provided indicates that the overshadowing onto the adjoining property will be minimal.
- *Future development plans*
 - Irrelevant grounds of objection – no permits issued or works commenced
- *Traffic flow from the roundabout will cause accidents*

- Council Engineers did not identify this as an issue in their referral response.
- *Fire concerns*
 - Irrelevant grounds of objection
- Changes to sewer would create access issues
 - The sewer is a Lower Murray Water asset. Lower Murray Water has no objection to the alterations as at 11/08/2015.
- *Driveway too close to the roundabout*
 - Council Engineers did not identify this as an issue in their referral response.
- *On street parking issues*
 - The proposal has complied with the planning scheme on site car parking requirements and the objection is an assumption on the impacts within the public domain.

Mediation was held on 31/07/2015. An outcome could not be resolved.

The applicant and three objecting parties were invited to present their case to the Council at a Council Assembly on 01/09/2015. One objecting party and the applicant presented.

Consultation

Referrals

External comment was sought from Lower Murray Water.

Internal comment was sought from engineering, building and health.

No objections were received externally or internally.

Financial Implications

There are no known financial implications. If the objectors lodge an appeal with the Victorian Civil and Administrative Tribunal (VCAT), there will be costs associated with the VCAT hearing.

Social Implications

Not applicable.

Economic Implications

Not applicable.

Environmental Implications

Not applicable.

Risk Management Implications

Not applicable.

Council Plan Strategy Addressed

Governance and Leadership - Effective and efficient utilisation of resources.

Recommendation

That Council issue an approval to Grant a Planning Permit for the use and development of a second dwelling and creation of an easement in the General Residential Zone at the land known and described as 121 McCallum Street, Swan Hill subject to conditions and in accordance with the endorsed plans.

Draft Permit Conditions

- 1) The development layout as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

Engineering

- 2) Prior to the commencement of the use vehicular crossings shall be constructed in accordance with the endorsed plan(s) to the satisfaction of the Responsible Authority, and must :
 - a) Be constructed at right angles to the road, and any redundant crossing shall be removed and replaced with concrete (kerb and Channel)
 - b) Be setback a minimum of (insert number) metres from any side-entry pit, power or telecommunications pole, manhole cover or marker, or street tree; and/or
 - c) Be at least 9 metres apart.
- 3) Prior to the commencement of the use the internal access driveway must be constructed, formed, finished and drained to the satisfaction of the Responsible Authority.
- 4) The applicant/owner shall restrict sediment discharges from any construction sites within the property in accordance with Construction Techniques for Sediment Pollution Control (EPA 1991) and Environmental Guidelines for Major Construction Sites (EPA 1995).
- 5) Prior to the commencement of the use all stormwater and surface water drainage from the land, buildings and works must be connected to the legal point of discharge by underground pipe drains to the satisfaction of the Responsible Authority. Effluent and/or polluted water must not be discharged to Council's stormwater drainage system from the land.
- 6) Prior to the commencement of the use provision must be made for the detention of stormwater on the land to the satisfaction of the Responsible Authority. Stormwater discharge from the land must not exceed 30l/s/ha.

Landscaping

- 7) Unless with the prior written consent of the Responsible Authority, prior to the occupation of the development, the landscaping works shown on the endorsed plans must be carried out, completed and thereafter maintained to the satisfaction of the Responsible Authority.

Lower Murray Water

- 8) The requirements of Lower Murray Water must be met, in regard to the provision of water supply and sewerage services to the land, including payment of all associated costs.
- 9) The holder of this permit or authorised agent must create a 2 metre wide easement over the newly installed infrastructure, in favour of Lower Murray Water Corporation. Please note all costs associated with the easement must be met by the developer.

Expiry

- 10) This permit will expire if one of the following circumstances applies:
 - a) The development is not commenced within two (2) years of the date of this permit.
 - b) The development is not completed within four (4) years of the date of this permit.
 - c) The use is not commenced within two (2) years of the completion of the development.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months afterwards.

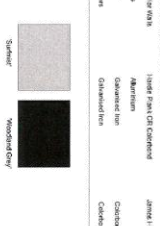
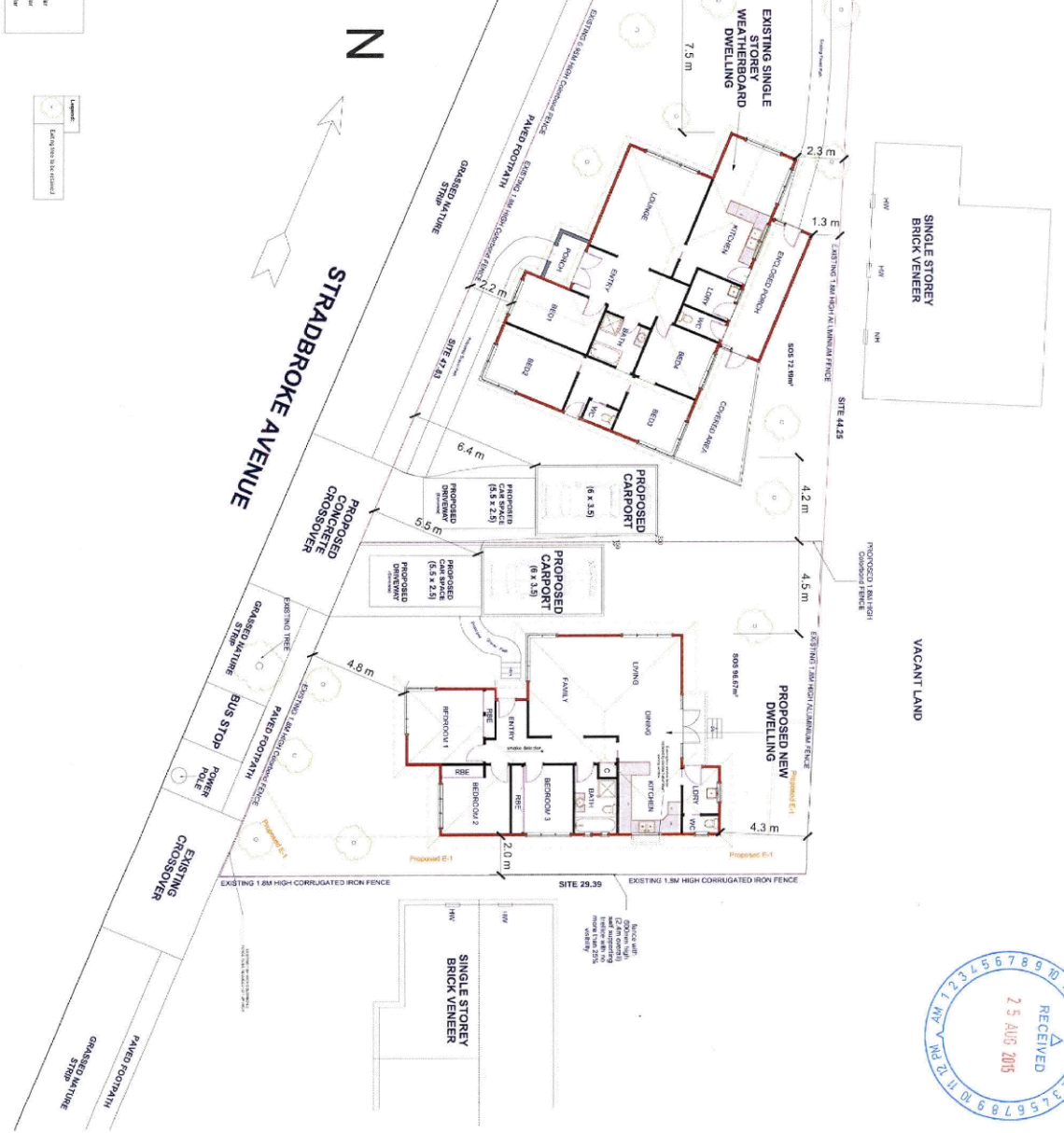
If a request is made outside of the above time, the responsible authority cannot consider the request and the holder of this permit cannot apply to the Victorian Civil and Administrative Tribunal (VCAT) for a review of this matter.

NOTES FROM THE RESPONSIBLE AUTHORITY

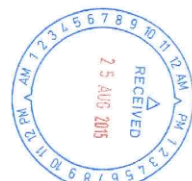
- 1) A works within road reserve permit will be required from Council prior to commencement of any works within the road reserve area (crossovers).
- 2) All building works associated with this development must be in accordance with the Building Act 1993, Building Regulations 2006 and the Building Code of Australia.
- 3) A building permit will be required for the building work associated with this development.

SITING ANALYSIS:		50% Area: 912.70 m ²	
Proposed House	1138 m ² 12.1%	Building Footprint including Verandahs (Site Coverage)	Percentage of site
Existing House	1023 m ² 11.2%	Hard Paving (Site Coverage)	Percentage of site
Driveway	24.61 m ² 2.7%	P.O.S.	
Driveway and House	42.61 m ² 4.7%	S.O.S.	
Driveway and Existing House	147.21 m ² 16.2%	Carport Footprint (Site Coverage)	Percentage of site
Totals	252.8 m ² 27.8%	Compass	

SITE PERMEABILITY:		50% Area: 912.70 m ²	
Proposed Building Site Coverage = 21.6%	Thatched Impermeable Surface = 28.9%	Area of all the Remaining Permeable = 14.2%	
Proposed Building Hard Paving = 7.4%			



MATERIALS, FINISHES & COLOURS	
Exterior Walls	1/2nd Coat (Cl) Coloured
Roof	Aluminium
Cladding	Clay Tiles
Windows	White
Doors	Clay Tiles
Interior Walls	White
Floors	Timber
Staircase	Timber
Vanities	White
Countertops	White
Backsplashes	White
Appliances	White
Lighting	White
Paint	White



PROJECT No. 1505
 DATE 21/5/2015
 SCALE 1:100 @ A1
 DRAWN JM
 SHEET No. 1 OF 4

■ Floor Plan
 ■ 121 McCallum St, Swan Hill
 ■ Swan Hill Rural City Council

GOLDEN AGE HOMES
 Ph: 1300 135 120
 Email: gah@gah.com.au
 Web: www.gah.com.au

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AMENDMENTS		
No.	REVISION	DATE
1		
2		
3		
4		
5		

SITE ANALYSIS:		Site Area: 972.70 m ²	
Proposed House	1134 m ² (11.7%)	Building Footprint including Verandahs (Site Coverage)	Percentage of site
Existing House	1021 m ² (10.5%)	Hard Paving (Site Coverage)	Percentage of site
Driveway	26.8 m ² (2.8%)	P.O.S.	
Proposed Driveway	42.8 m ² (4.4%)	S.O.S.	
Existing Driveway	18.2 m ² (1.9%)	Carport Footprint (Site Coverage)	Percentage of site
Totals	2022.0 m ² (20.8%)	Carports	4

SITE PERMEABILITY:

Proposed Building Site Coverage = 13.2%

Proposed Building Hard Paving = 7.4%

Total: 20.6%

Threshold: Impervious Surface = 18.4%

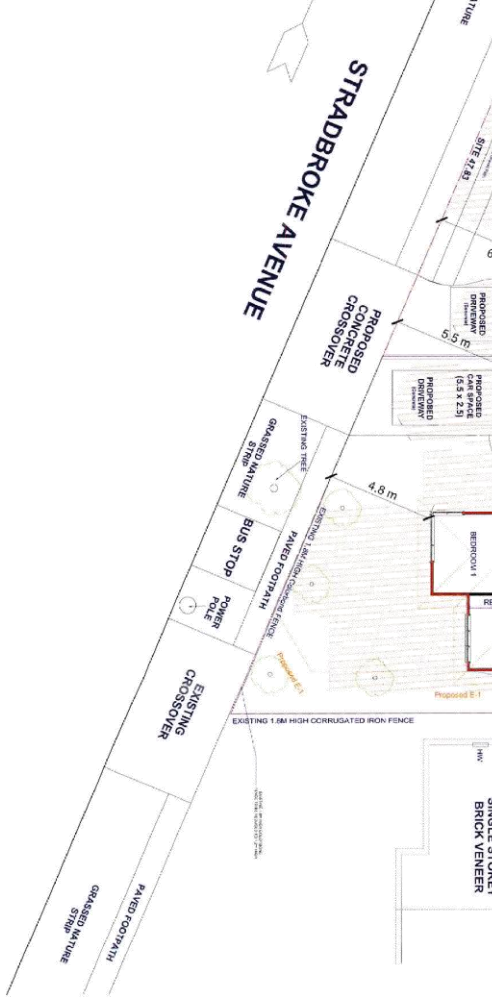
Area of 18.4% Impervious Permissible = 178.5%

MATERIALS, FINISHES & COLORS

External Walls	Medium Tonal (C) Colours	James Spence/Conquest	Timber or plaster
Roof	Asph/Flt Shingles	Conquest	Wooden Clap or Shingle
Columns	Dimensional Pine	Conquest	Wooden Clap or Shingle

LANDSCAPE

Grass	Shady Area (20%)
Grass	Open Sun (80%)



PROJECT No. 1505
 DATE 21/5/2015
 SCALE 1:100 @ A1
 DRAWN JM
 SHEET No. 2 OF 4

- Shadow Diagram
- 121 McCallum St, Swan Hill
 Swan Hill Rural City Council

GOLDEN AGE HOMES
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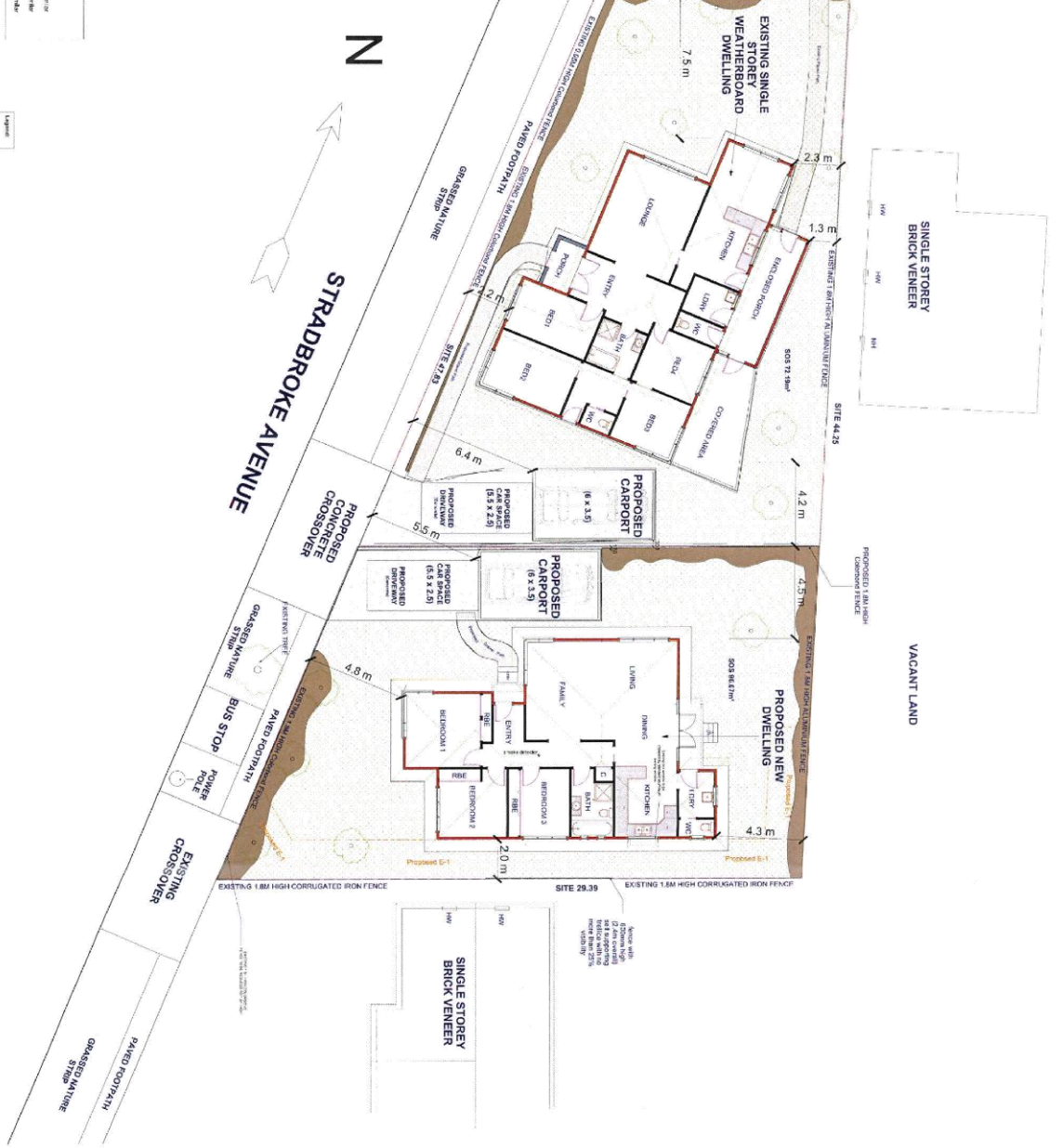
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AMENDMENTS

No.	REVISION	DATE
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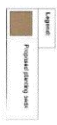
SITE ANALYSIS:		Site Area:	912.39 m ²
Proposed House	198 m ² 21.7%	Building Footprint including Verandahs (Site Coverage)	198 m ² 21.7%
Existing House	463.1 m ² 50.8%	Hard Paving (Site Coverage)	0%
Diluvium House	262.9 m ² 28.5%	Percentage of site	0%
Totals	724.0 m² 79.0%	P.O.S	402.8 m² 43.7%
		S.O.S	96.6 m² 10.6%
		Carport Footprint (Site Coverage)	21 m² 2.3%
		Percentage of site	2.3%
		Competes	2

SITE PERMEABILITY:		Therefore, Impervious Surface = 19%
Proposed Building Site Coverage = 21.7%		
Proposed Building Site Coverage = 2.3%		
Added to the 18% Impervious Permeability = 4.1%		



MATERIALS, FINISHES & COLORS

External Walls	Internal Paint (On Colorbond)	Joinery (Handmade/Cabinet)	Support or under
Timber	Aluminium	Wooden Grey or similar	Wooden Grey or similar
Roof	Colorbond Blue	Colorbond	Wooden Grey or similar
Cladding	Colorbond Blue	Colorbond	Wooden Grey or similar



PROJECT No. 1505
 DATE 21/5/2015
 SCALE 1:100 @ A1
 DRAWN JM
 SHEET No. 4 OF 4

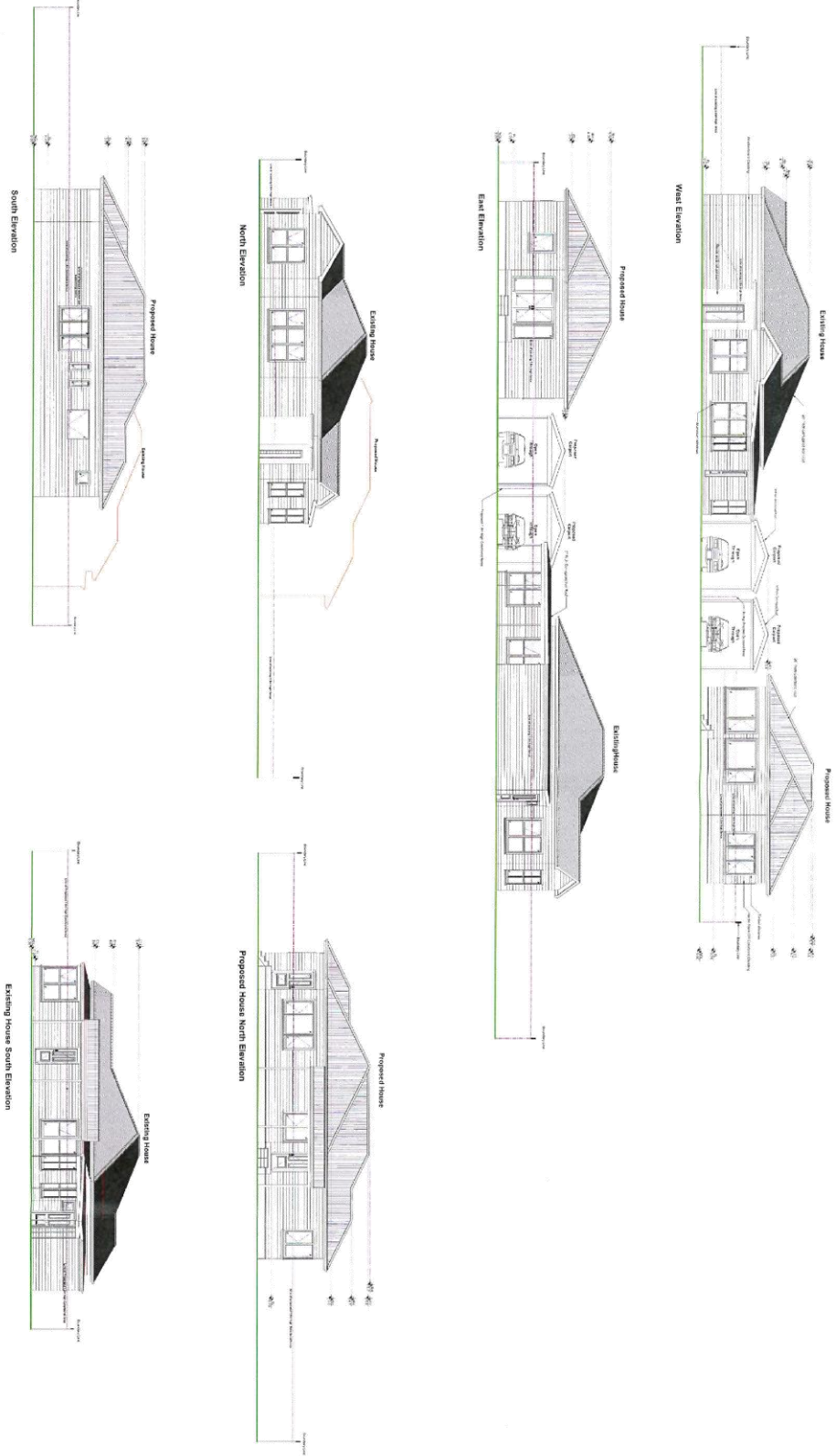
- Proposed Landscape plan
- 121 McCallum St, Swan Hill
 Swan Hill Rural City Council

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AMENDMENTS

No.	REVISION	DATE
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3		
4		



PROJECT No. 1505
 DATE 21/5/2015
 SCALE 1:100 @ A1
 DRAWN JM
 SHEET No. 3 OF 4

■ Elevations

■ 121 McCallum St, Swan Hill
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AMENDMENTS

No.	REVISION	DATE

SECTION C – DECISIONS WHICH NEED ACTION/RATIFICATION

C.15.8 COUNCILLOR ASSEMBLIES - RECORD OF ATTENDANCE AND AGENDA ITEMS

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

Declarations of Interest:

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

Summary

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

Discussion

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

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

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

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

Details of the most recent assemblies of Council are attached.

Consultation

Not applicable.

Financial Implications

Not applicable.

Social Implications

Not applicable.

Economic Implications

Not applicable.

Environmental Implications

Not applicable.

Risk Management Implications

Not applicable.

Council Plan Strategy Addressed

Governance and Leadership - Community leadership through effective strategic planning.

Options

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

Recommendation

That Council note the contents of the report.

**COUNCILLOR ASSEMBLIES ATTENDANCE AND AGENDA
25 August 2015 at 1pm
SWAN HILL TOWN HALL, COUNCIL CHAMBERS**

AGENDA ITEMS

- Councillor only session
- Draft Youth Strategy
- Rural Land Use Strategy

ADDITIONAL ITEMS DISCUSSED

- Nil

ATTENDANCE

Councillors

- Cr Les McPhee
- Cr Jessie Kiley
- Greg Cruickshank
- Cr Jim Crowe
- Cr Michael Adamson

Apologies

- Cr John Katis
- Cr Gary Norton

Officers

- Dean Miller, Chief Executive Officer
- David Lenton, Director Corporate Services
- David Leahy, Director Infrastructure
- Bruce Myers, Director Community & Cultural Services
- Rachael Blanthorn, Planning Officer

Other

- Lisa McCoy, Consultant RMGC
- Shelley McGuinness, Consultant RMCG
- Steph Spry, Consultant RMCG

CONFLICT OF INTEREST

- Nil

**COUNCILLOR ASSEMBLIES ATTENDANCE AND AGENDA
1 September 2015 at 1pm
SWAN HILL RURAL CITY COUNCIL, EXECUTIVE MEETING ROOM**

AGENDA ITEMS

- Aged Care Update
- Fees and Charges Guidelines
- Annual Report (first draft)
- Investment Policy
- Mediation Planning for 121 McCallum Street

ADDITIONAL ITEMS DISCUSSED

- Nil

ATTENDANCE

Councillors

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

Apologies

- Cr Gary Norton

Officers

- Dean Miller, Chief Executive Officer
- David Lenton, Director Corporate Services
- David Leahy, Director Infrastructure
- Bruce Myers, Director Community & Cultural Services
- Darren Ingram, Community Care Services Manager
- Helen Morris, Human Resources Manager
- Trent Goodman, Planning Officer

Other

-

CONFLICT OF INTEREST

- Nil

**COUNCILLOR ASSEMBLIES ATTENDANCE AND AGENDA
8 September 2015 at 1pm
SWAN HILL TOWN HALL, COUNCIL CHAMBERS**

AGENDA ITEMS

- Councillors only session
- Service Planning Presentation – CT Management Group
- Potential Land Disposal
- Update on Heart Beat of the Murray and Chisholm Reserve
- Sub-acute Care and Hospice

ADDITIONAL ITEMS DISCUSSED

- Nil

ATTENDANCE

Councillors

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

Apologies

- Cr Gary Norton

Officers

- Dean Miller, Chief Executive Officer
- David Lenton, Director Corporate Services
- David Leahy, Director Infrastructure
- Bruce Myers, Director Community & Cultural Services

Other

- Michael Courtney, CT Management Group
- Ted Rayment, Swan Hill District Health

CONFLICT OF INTEREST

- Nil

COUNCILLOR ASSEMBLIES ATTENDANCE AND AGENDA
15 September 2015 at 1pm
SWAN HILL TOWN HALL, COUNCIL CHAMBERS

AGENDA ITEMS

- Community Infrastructure Fund Sports and Recreation Victoria
- Agribusiness Committee update
- Woorinen South Waste Water Options report
- Road Exchange – Hayes Road, Lake Boga
- Dates for Statutory Meeting in November
- Service Review Proposal – CT Management
- Loddon Mallee Region Investment Prospectus update
- Review of Draft Financial Statements

ADDITIONAL ITEMS DISCUSSED

- Nil

ATTENDANCE

Councillors

- Cr Jessie Kiley
- Greg Cruickshank
- Cr Jim Crowe
- Cr Michael Adamson

Apologies

- Cr John Katis
- Cr Les McPhee
- Cr Gary Norton

Officers

- Dean Miller, Chief Executive Officer
- David Leahy, Director Infrastructure
- David Lenton, Director Corporate Services
- Bruce Myers, Director Community & Cultural Services
- Steve Matthews, Economic & Community Development Manager
- Muriel Scholz, Senior Development Officer
- Trish Ficarra, Public Health and Regulatory Services Coordinator

Other

-

CONFLICT OF INTEREST

- Cr Greg Cruickshank – Community Infrastructure Fund Sports and Recreation Victoria. Due to an indirect interest because of conflicting duties.

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

Recommendation

That Council close the meeting to the public on the grounds that the following reports relate to personnel matters (under section 89(2)(a) of the Local Government Act).

- B.15.70 IN CAMERA CONSIDERATION OF CONFIDENTIAL REPORT**
- B.15.71 IN CAMERA CONSIDERATION OF CONFIDENTIAL REPORT**