

# AGENDA

## SPECIAL MEETING OF COUNCIL

Tuesday, 11 April 2017

To be held at the  
Swan Hill Town Hall, Council Chambers  
53-57 McCallum St, Swan Hill

Commencing at 12:30 PM

**COUNCIL:**

Cr LT McPhee – Mayor

Cr JN Katis

Cr GW Norton

Cr C Jeffery

Cr L Johnson

Cr B Moar

Cr A Young

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B.17.31 RECEIVE, HEAR & CONSIDER SUBMISSIONS IN RELATION  
TO THE PROPOSED SALE OF 56-60 AND 64 HERBERT  
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**SECTION A – PROCEDURAL MATTERS**

- **Open**
- **Acknowledgement to Country**
- **Prayer**
- **Apologies**

## **SECTION B – REPORTS**

### **B.17.31 RECEIVE, HEAR & CONSIDER SUBMISSIONS IN RELATION TO THE PROPOSED SALE OF 56-60 AND 64 HERBERT STREET, ROBINVALE**

**Responsible Officer:** Director Corporate Services  
**File Number:** S15-06-07  
**Attachments:** 1 Submission 1  
2 Submission 2

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

#### **Summary**

Council has received two submissions in relation to the proposed sale of 56-60 and 64 Herbert Street, Robinvale.

Council needs to receive, hear and consider its response to the submissions and determine whether or not to proceed with the sale of the land.

#### **Discussion**

Council advertised the proposal to sell the land at 56-60 and 64 Herbert Street, Robinvale on 2 March 2017. The advertisement invited the public to make a submission in relation to the proposed sale.

At the close of the submission period two submissions were received and these are attached to this report.

#### Submission 1

The submission relates less to the proposed sale of the land and more in relation to the potential use of the land after it is sold, although it does argue that any proposed use should have formed part of the advertising process. The submitter did not indicate that they wanted to speak to Council in support of their submission.

The proposal to sell the land is due to it being surplus to requirements. The original purpose for purchasing the land, which was to form part of a large retail complex, has lapsed and due to a variety of reasons is no longer seen as likely to occur within Herbert Street in the foreseeable future.

If sold, any development on the land would have to comply with both the Swan Hill Rural City Council Planning Scheme and the Building Code of Australia. These Statutory documents will help to ensure that any development on the land is

appropriate to the area of the town, designed and built in a safe and hygienic standard and that neighborhood character and amenity is considered.

### Submission 2

This submission argues against the sale of the land on the basis that it could prevent Council from expanding the size of the Robinvale Resource Centre. The submitter did not indicate that they wanted to speak to Council in support of their submission.

While the sale of the land would prevent the Resource Centre expanding to the Southwest, Council still owns 76 Herbert Street which is adjacent to the Resource Centre on the North East. This site is approximately the same size as the entire Resource Centre.

The Resource Centre currently has some spare capacity and there are no plans to increase the size of the building in Council's Ten Year Major Projects Plan.

Council owns several other pieces of land in Robinvale that could also be considered if an expanded Resource Centre was needed in the future.

### **Consultation**

The submissions are the result of a formal consultation process as required by the Local Government Act 1989.

### **Financial Implications**

The sale of the land would generate income for Council. The net income would be transferred to the land acquisition and Development Reserve and used to fund future land purchases or developments. The land will also become rateable.

### **Social Implications**

Social impacts will vary depending on the development that occurs on the land. This cannot be determined at this time.

### **Economic Implications**

Any development on the land will add economic value to Robinvale.

### **Environmental Implications**

Any development will have to comply with the Swan Hill Planning Scheme, Building Code of Australia and the requirements of referral authorities such as Lower Murray Water, CFA and EPA.

### **Risk Management Implications**

The proposed sale would reduce the exposure to Council in managing the currently vacant site.

### **Council Plan Strategy Addressed**

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

### **Options**


Having considered the submission Council can choose whether or not to proceed with the sale of 56-60 and 64 Herbert Street, Robinvale.

### **Recommendations**

#### **That Council:**

- 1. Receive and Consider the submissions in relation to the proposed sale of 56-60 and 64 Herbert Street, Robinvale.**
- 2. Having considered the submissions determine to sell the land known as 56-60 and 64 Herbert Street, Robinvale, being PC366988P and Lot 1 on TP193658W.**
- 3. Authorise officers to negotiate with suitable person(s) to sell 56-60 and 64 Herbert Street, Robinvale being PC366988P and Lot 1 on TP 193658W by private treaty.**

29 MAR 2017 AST-PR-39145-02  
AST-PR-38091-02

Date Rec'd	501-03-03		
Workflow	DCS	Dist #	
Copies	CSC	Security	
BW/Col			
Comments			

Bev Harbinson

Robinvale Vic 3549

24th March, 2017

Mr John McLinden  
Chief Executive Officer  
Swan Hill Rural City Council  
PO Box 488  
SWAN HILL VIC 3585

Dear Mr McLinden,

**Notice of Disposal of Council Owned Property  
PC366988P and Lot 1 on TP193658W  
Being 56 – 60 and 64 Herbert Street, Robinvale**

I have read the advertisement relating to sell, by private treaty, the lots of land in Herbert Street as detailed above and wish to lodge a submission.

I have been at two meetings recently; at one it was mentioned that Council has been asked, by a private developer, if Council would sell some land to the developer to build accommodation units. I do understand that housing/accommodation for low-income earners can sometimes be difficult to find in Robinvale but do not believe that Herbert Street is the place to build accommodation units.

At the second meeting, those present were told that Council is currently negotiating to buy the remaining house in Bromley Road, next to Bill McGinty Park.

I realise that a submission is not the place to ask questions but it must be asked why is Council selling off land in Herbert Street to buy more in Bromley Road.

At the moment, Robinvale's entrances and township look very untidy, unloved and are not very "welcoming". If the reason for selling off land in Herbert Street is to build accommodation units, then I cannot see how this would improve the untidiness; instead it would downgrade Herbert Street which, I believe, is part of Robinvale's "CBD" and should be treated as such.

If I (and others) have been misled and this is not the reason for selling land in Herbert Street then I think we, the Robinvale community, should be made aware of Council's reasons for selling. Perhaps the sale of this land is to finance some (other) major work for this town.

I would appreciate it if you could please register my objection to this land sale.

Yours faithfully,

*Bev Harbinson*

Bev Harbinson.

25<sup>th</sup> March, 2017

Mr John McLinden  
Chief Executive Officer  
Swan Hill Rural City Council  
PO Box 488  
SWAN HILL VIC 3585

AST-PR-39145-02  
AST-PR-38091-02  
30 MAR 2017 501-03-03

SEARCHED	DCS		
INDEXED	CSC		
SERIALIZED			
FILED			

- hard copies given 30-03-17

Dear Mr McLinden,

Notice of Disposal of Council Owned Property  
56-60 and 64 Herbert Street, Robinvale

I would like to register a submission against the proposed disposal, by private treaty, of the land indicated above.

It seems that these lots of land are adjacent to the Robinvale Resource Centre. In the past, Council has indicated that it may, in the future, look at upgrading, expanding or otherwise improving the current building. If this is the case, I do not think it would be prudent for Council to sell off land it already owns then, at some future time, buy more land in order to improve existing offices.

It would be appreciated if you could please note my disapproval of this action.

Yours sincerely,

James K. Holland