



MINUTES

ORDINARY MEETING OF COUNCIL

Tuesday, 15 May 2018

Held at the Swan Hill Town Hall
McCallum Street, Swan Hill
Commenced at 4:00 PM

COUNCIL:

Cr LT McPhee – Mayor

Cr JN Katis

Cr GW Norton

Cr C Jeffery

Cr L Johnson

Cr B Moar

Cr A Young

Confirmed 26 June 2018

Chairperson.....

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SECTION A – PROCEDURAL MATTERS

- **Open**

Mayor, Cr Les McPhee assumed the chair and declared the meeting open at 4pm.

- **Acknowledgement of Country**

Mayor, Cr Les McPhee read the Acknowledgement of Country.

- **Prayer**

Cr Bill Moar read the prayer.

- **Apologies**

Cr Gary Norton
Cr Lea Johnson

49/18 Motion

MOVED Cr Jeffery

That the apologies be accepted.

SECONDED Cr Young

The Motion was put and CARRIED

- **Confirmation of Minutes**

1) Ordinary Meeting held on 17 April 2018

50/18 Motion

MOVED Cr Katis

That the minutes be confirmed.

SECONDED Cr Jeffery

The Motion was put and CARRIED

- **Declarations of Conflict of Interest**

Nil

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

Nil

- **Public Question Time**

Nil

SECTION B – REPORTS

B.18.30 PLANNING APPLICATION INSTALLATION OF BUSINESS IDENTIFICATION SIGNAGE

Responsible Officer: Director Development and Planning
File Number: 2017/127
Attachments: 1 Business identification signage plans

Declarations of Interest:

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

Summary

The application is for the installation of business identification signage in the General Residential Zone, located at 3 Gray Street, Swan Hill. This report seeks a Council resolution to approve a planning permit application.

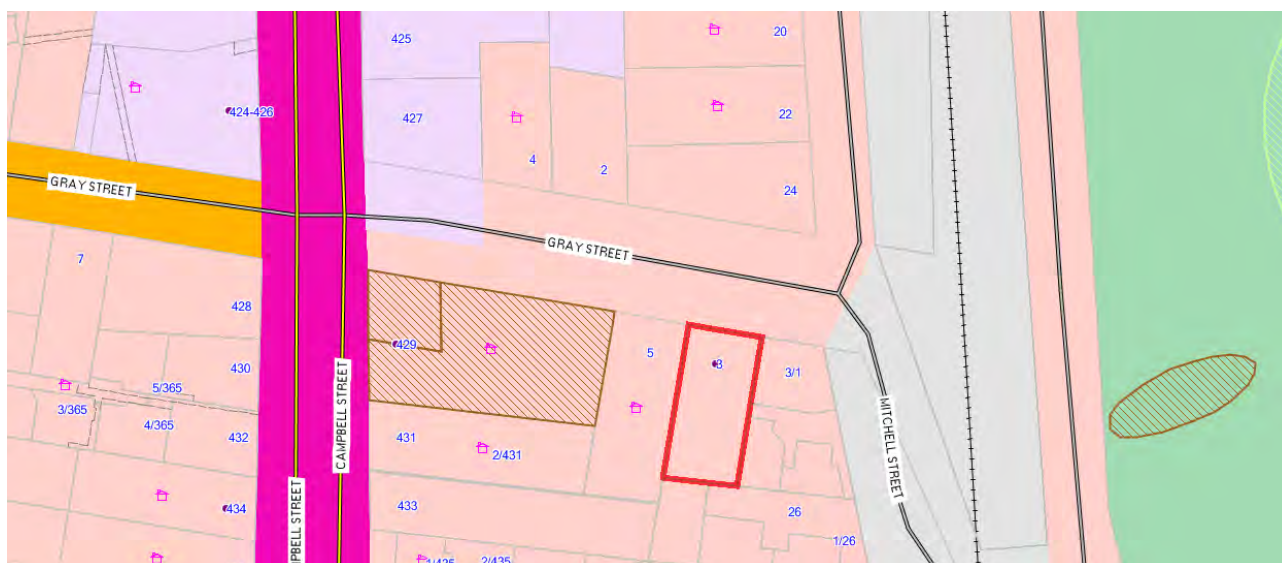
Discussion

Location and existing conditions

The subject site is located within the General Residential Zone on the southern side of Gray Street, Swan Hill. The site is rectangular in shape with an overall area of approximately 822m² and is currently used as a medical centre (Allied Health) as approved in Planning Permit 2014/90. The site is approximately 23 meters from Murray Ace, 93 meters from the Pioneer Settlement and 123 meters from McDonalds Restaurant.

At the time of applying for the Planning Permit for the Medical Centre the applicant did not apply for installation of business identification signage and subsequently installed the signage without approval. The applicant is now retrospectively applying for the installation of business identification signage comprising of two gate signs of 1.2m² each in size and a sign above the entry of 3.6m² in size, a total of 6m² of business identification signage.

The zoning of the subject site is General Residential Zone, although as can be seen on the zoning plan below is surrounded by a mix of zonings and uses. The Public Park and recreation zone is located to the east being the Pioneer Settlement and Art Gallery, Commercial Zone located to the north-west being McDonalds and to the west is Murray Ace which is also located in the General Residential Zone.



Zoning Map



Aerial Map

Proposal

The application seeks a retrospective approval for the installation of business identification signage.

The site has an approved planning permit for the use of a medical centre which was issued on 28 January 2015.

Assessment

There are no state and local policies directly relevant to this application, the particular provision clause 52.05 for advertising signage is relevant and the purpose and decision guidelines of this clause are consistent with the proposal.

Consultation

Notice of the application

The application was advertised pursuant to Section 52 of the Planning and Environment Act 1987, via letters sent to adjoining and neighbouring owner/occupiers and a public notice displayed on the frontage of the site. Notification was completed in a satisfactory manner with Council receiving three submissions, two in objection to the proposal and one in support of the proposal.

The objections are summarized as follows:

- The objector stated „the property, although being used for commercial purposes, is obviously a residential property and the amount and size of the signage installed is way over and above that necessary for this business to be easily recognized from the street“.

Officer’s response

The site is being used as a business and as such it is deemed fit for the business to have business identification signage. Clause 32.08 - General Residential Zone stipulates that this zone is a category three area, as stated in clause 52.05 – Advertising Signage, which requires a permit for any businesses identification signage.

Council Officer’s believe that given the characteristics of the surrounding neighbourhood and the businesses located in the vicinity that the proposed business identification signage would not detract from the amenity of the area. The proposed signs are not intrusive and the colour scheme of a muted colour palate blends with the development and surrounding amenity of the area. The signage proposed for the medical centre is a good example of what is appropriate for this type of development in the General Residential Zone.

- The house of the submitter that supports the application fronts Mitchell Street, with vehicle access also from Mitchell Street. This neighbour would rarely be looking out over Gray Street towards this excessive signage.

Officer’s response

The letter of support for the application states that „my porch, bedroom window and front door are the only ones which allow direct line-of-sight view“ of the proposed signage. „I eat light meals, rest or read on my Gray Street porch or Mitchell Street verandah – both of which give unimpeded view to Gray Street, where recent business signs are visible but don’t limit my pleasant outlook to street trees and sky“.

At the mediation meeting the objectors stated they do not have a direct line-of-sight view of the signage. Therefore, the amenity impact is only visible when outside of their property. In this case, when the objectors are outside of their

property the signage from Murray Ace, McDonalds Restaurant and the Pioneer Settlement would also be visible.

- Murray Ace, McDonalds, Pioneer Settlement and Spoons are obviously constructed and zoned as commercial properties, whereas the subject property is undeniable a residential house (currently being used for a business purpose).

Officer's response

3 Gray Street, Swan Hill is located in the General Residential Zone and has a current planning permit approving the use of land for a medical centre, therefore the use of the land is not for a dwelling but for a business. Murray Ace is also located within the General Residential Zone but is not utilized as a dwelling, but also for a business.

Financial Implications

Nil

Social Implications

Nil

Economic Implications

Nil

Environmental Implications

Nil

Risk Management Implications

Nil

Council Plan Strategy Addressed

Economic growth - Provide land use planning that is responsive and which proactively encourages appropriate development.

Options

Council generally has two options when considering an application.

These being:

1. Issue a Notice of Decision to Grant a Planning Permit for the installation of business identification signage at 3 Gray Street, Swan Hill subject to conditions and in accordance with the endorsed plan.
2. Issue a Refusal to Grant a Planning Permit for the installation of business identification signage at 3 Gray Street, Swan Hill.

Recommendation

That Council issue a Notice of Decision to Grant a Planning Permit for the installation of business identification signage at 3 Gray Street, Swan Hill subject to conditions and in accordance with the endorsed plan:

THE FOLLOWING CONDITIONS APPLY TO THE PERMIT:

- 1 The location and details of the signs, as shown on the endorsed plans, must not be altered without the prior written consent of the Responsible Authority.
- 2 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.

In accordance with *Section 69 of the Planning and Environment Act, 1987*, the Responsible Authority may extend the periods referred to if a request is made in writing.

51/18 Motion

MOVED Cr Young

That Council issue a Notice of Decision to Grant a Planning Permit for the installation of business identification signage at 3 Gray Street, Swan Hill subject to conditions and in accordance with the endorsed plan:

THE FOLLOWING CONDITIONS APPLY TO THE PERMIT:

- 1 The location and details of the signs, as shown on the endorsed plans, must not be altered without the prior written consent of the Responsible Authority.
- 2 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.

In accordance with *Section 69 of the Planning and Environment Act, 1987*, the Responsible Authority may extend the periods referred to if a request is made in writing.

SECONDED Cr Katis

The Motion was put and CARRIED



B.18.31 COMMUNITY AND EVENT GRANTS POLICY REVIEW

Responsible Officer: Director Development and Planning
File Number: S12-25
Attachments: 1 Community and Event Grants Policy
CPOL/COMM805

Declarations of Interest:

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

Summary

This report is to review the Community Grants Policy CPOL/COMM805 and Major Events Support Scheme Policy CPOL/COMM806.

Discussion

Council recently undertook a review of its grants program, including the Community Development Fund, Community Support Fund and Major Events Support Scheme.

It is proposed to amend the Community Grants Policy and Major Events Support Scheme policies to reflect the changes accepted in the Grants Review Report at the Council meeting on 17 April, 2018.

The changes endorsed include:

- To retire the Community Support Fund.
- To rename the Major Events Support Scheme the Event Support Fund.
- To introduce the Youth Endeavour Scholarship Program.
- Run the Event Support Fund and the Community Development Fund concurrently to provide the opportunity for joint promotion and for communities to apply for the most suitable fund.
- Increase the Community Development Fund grant to \$5,000
- Update the eligibility criteria.
- Applications for events will no longer be accepted under the Community Development Fund and will be referred to the new Event Support Fund.
- Update the application forms to request more detailed information
- Incorporate the existing New Year's Eve budget allocation to the Event Support Fund.

Currently, there are two policies;

- The Community Grants Policy, that includes information on three programs (Major Events Support Scheme, Community Development Fund and Support Fund)
- The Major Events Support Scheme Policy, specifically discussing the policy and procedures of event funding

Each policy outlines the procedures for each program, however the information on the Major Events Support Scheme is included in both policies and therefore repetitive.

Officers recommend a single policy (Community and Event Grants Policy CPOL/COM805) guiding all of Councils grants programs and procedures. The policy and procedure documentation will encompass:

- Community Development Fund
- Event Support Fund
- Youth Endeavour Scholarship

The existing Major Events Support Scheme Policy CPOL/COM806 will be discontinued as it will be included in the Community and Event Grants Policy.

A copy of revised Community and Event Grants Policy CPOL/COM805 is attached.

Consultation

Nil

Financial Implications

Community Development Fund \$95,000
Youth Endeavour Scholarship \$5,000
Events Support Fund \$76,500

Social Implications

Improved facilities and hosting of events will increase opportunities for community members to connect socially.

Economic Implications

Providing grant funds to community organisations will :

- Enable community groups to improve facilities which will attract additional members, activities and events.
- Enable community groups to host events to increase visitation and overnight stays to the region.

Environmental Implications

Improved facilities and increased range of activities on offer for visitors and community members.

Risk Management Implications

The requirement to provide more information in the grant applications Eg permission from the landowner, provision of insurance will minimise risk to Council.

Council Plan Strategy Addressed

Community enrichment - Develop a community with a sense of pride and responsibility/ownership that strives to achieve its aspirations.

Options

Council may decide to adopt or vary the recommendation contained in this report.

Recommendations

That Council:

- 1. *Adopt the Community and Event Grants Policy CPOL/COMM805.***
- 2. *Rescind Major Events Support Scheme Policy CPOL/COM806 and Community Grants Policy CPOL/COMM805***

52/18 Motion

MOVED Cr Jeffery

That Council:

- 1. *Adopt the Community and Event Grants Policy CPOL/COMM805.***
- 2. *Rescind Major Events Support Scheme Policy CPOL/COM806 and Community Grants Policy CPOL/COMM805***
- 3. *Nominate Cr Jeffery and Cr McPhee to the committee for Community and Event Grants.***

SECONDED Cr Katis

The Motion was put and CARRIED

POLICY TITLE **COMMUNITY AND EVENT GRANTS POLICY**

POLICY NUMBER **CPOL/COMM805**

1. PURPOSE

This policy provides guidance for the allocation of community and event grant funds to the community.

2. SCOPE

This policy applies to grants made by the Council to community and other organisations for the purpose of encouraging and supporting community, and event development within the municipality. This includes cultural, heritage, recreational and environmental activities aiming to improve community identity, pride, cohesion, and economic development opportunities.

The policy covers the administrative processes to facilitate the allocation of money set aside in Council's annual budget for community grants, scholarships and events.

3. POLICY

Grants will be considered for any project or program that complements the Council Plan, and enhances the health, wellbeing and/or economic benefit of the community.

The budget for the Community and Event Grants Program will be determined by Council annually and divided into the following categories:

- 1. Community Development Fund** – Funding for community organisations to assist with operations.
- 2. Youth Endeavour Scholarship** – Funding to facilitate school students' transition out of secondary school.
- 3. Event Support Fund** – Funding for organisations to assist in the support and development of events in the municipality, as provided annually in the budget.

4. RELATED POLICIES/DOCUMENTS

Council Loan Support POL/CORP202

5. RELATED LEGISLATION

Nil

Signed:

Mayor

Date:

PROCEDURE TITLE COMMUNITY AND EVENT GRANTS PROCEDURE

PROCEDURE NUMBER PRO/COMM805P

1. ENABLING POLICY

Community and Event Grants Council Policy CPOL/COMM805

2. ENABLING LEGISLATION

Nil

3. PURPOSE

This procedure has been developed to facilitate an equitable basis for the provision of financial assistance and logistical support to community groups and organisations in order to stimulate the local economy, improve and support community pride, and develop cohesion within the community.

4. SCOPE

The procedure extends to cover the administrative processes to facilitate the allocation of monies set aside by Council in the annual budget under its Community and Event Grants programs. The procedure is limited to only those proposals that are eligible for funding under the criteria identified in the Grants and Funding Guidelines, and to the submissions received under that program during the grant opening period.

All applications for grants under the Community Development Fund, Youth Endeavour Scholarship or Event Support Fund must use the Community and Event Grants procedures to apply for and acquit funds.

All grant recipients will be required to enter into an agreement with Council and submit a project/event evaluation before any funds are distributed. Recipients must also provide evidence they have acknowledged Council's contribution to the project or event.

All applications will be considered on their merits and assessed against funding criteria, as set out in the Grants and Funding Guidelines.

5. PROCEDURE

5.1 Responsibilities

Parties having responsibilities under this procedure are set out below:

- The Community and Event Grants Program fall under the authorisation of the Chief Executive Officer.
- The Director of Development and Planning shall be responsible for the implementation of the Community and Event Grants Procedure.
- The day to day operation of the scheme shall be the responsibility of the Economic and Community Development Manager.

5.2 Budget

- Council shall allocate an annual amount to the Community Development Fund, Youth Endeavour Scholarship and Event Support Fund programs.
- Council shall have the right to vary the base allocation.

5.3 Community and Event Grant Categories

The budget for the Community and Event Grants Program will be determined by Council annually and divided into the following categories:

- Community Development Fund
- Youth Endeavour Scholarships
- Event Support Fund

5.4 Advertising

An advertisement and/or media release, calling for submissions to the Community Development Fund and Event Support Fund programs shall be carried out no later than May each calendar year.

Newspaper advertising shall be targeted at:

- The Swan Hill Guardian.
- The Robinvale Sentinel.
- Local Community Newsletters

Advertising shall also be on Council's website and social media with guidelines available to be downloaded from Council's website.

6. COMMUNITY DEVELOPMENT FUND

6.1 Applications

Applications for the Community Development Fund will not be accepted after the closing date.

All applications for funding pursuant to this procedure must be lodged online, by close of business, on the date nominated on the application form.

Funds are limited therefore not all applications may be funded or funded to the amount requested.

6.2 Eligibility

Groups and organisations based within the municipality are eligible. Groups and organisations based outside the municipality, but with a project proposal delivering program services, activities or events to residents of the municipality are also eligible.

Funding will only be provided to Community Organisations that:

- operate within or provide services targeting residents within the municipality.
- are incorporated or auspiced by an incorporated organisation.
- provide access to Council residents either as members, participants or supporters.
- ensure adequate legal and insurance requirements are met.
- operate for the benefit of the community.

Funding will not be provided for the following:

- Individuals, religious groups, and for profit commercial enterprises.
- Projects that are the responsibility of other agencies or government departments.
- Projects for capital works that are completed on private property. However, projects that are to be carried out on properties that are heritage listed are exempt.
- Projects that request financial assistance for catering.
- Groups or organisations that are in debt to Council.
- Groups or organisations that support gambling activities.

Generally, funding will only be provided for applications that target:

- New or upgraded equipment essential to the operation of the community group.
- Structural repairs or minor upgrades to community facilities.
- Current OHS or risk management issues.
- New programs or activities within a community.
- Activities that have broad community benefit.
- A specific high needs group.
- Projects that promote local sustainability initiatives create proud community spaces and promote responsible water use and conservation.
- Protection, conservation and restoration of heritage items and assets.
- Club capacity.

6.3 Grant Conditions

- Applicant organisations are expected to at least match Council's contribution in either cash, or "in kind" or a combination of both.
- Grants will not be provided for works already commenced or completed by the organisation, unless Council's prior written consent has been received.
- All grants need to be completed in the specified timeline.
- Projects linked to the Council Plan, a Community Plan, or a Council endorsed Master Plan will be a priority.
- Projects which support local businesses will be favourably considered.
- Grants will generally not be available for salaries or wages.
- Clubs or organisations that already receive financial assistance are eligible to apply, however the applicant must declare the level of support they receiving so that it can be considered by the panel.

6.4 Evaluation

A committee chaired by the Chief Executive Officer or their delegate shall be responsible for the assessment of applications for funding under the Community Grants Program and making recommendations to Council for the allocation of grants. The committee will consist of two nominated Councillors and relevant Council Officers.

The Community, Recreation and Grants Officer shall be responsible for preparing a preliminary assessment of each application taking into account the following factors to determine priorities for funding:

- The immediate and future contribution the project will make to support community development and resilience;
- Availability of alternative facilities;
- Any other evidence of demand;

- Long term viability of applicant organisation;
- The level of cash contribution;
- The level of “in kind” contribution;
- Availability of other funding source(s);
- The number of active members and;
- Prior receipt and utilisation of grants.

7. YOUTH ENDEAVOUR SCHOLARSHIP

The Youth Scholarship Program is to assist school leavers who endeavour to undertake further education, jobs, training and career opportunities.

Scholarships will be offered to the following secondary schools in the municipality:

- 2 x Swan Hill College, Swan Hill
- 1 x St Mary MacKillop College, Swan Hill
- 1 x Manangatang P12
- 1 x Clontarf Robinvale
- 1 x Clontarf Swan Hill
- 1 x Swan Hill Flo Campus
- 2 x Robinvale College
- 1 x Glenvale School

The scholarship is to aid students to take the next step after leaving secondary school and may fund, but is not limited to the following items:

- Education and training fees, books and uniform
- Purchase of a vehicle, driving lessons, licence fees
- Tools and equipment

7.1 Eligibility

Secondary school students completing year 12 or leaving school to complete an apprenticeship, TAFE course, work full time or similar are eligible to apply.

7.2 Criteria

- A student who has worked hard and who has aspirations to complete further training, study or pursue career opportunities after secondary school Eg. Traineeship, TAFE, job, University.
- A student who may require financial assistance to take the next step after secondary school.
- Schools are to provide Council with a „student brief“ outlining who the successful student is and why they should receive the scholarship.
- Not to have received another student scholarship.

7.3 Acknowledgement:

- The Mayor or Councillor is to be provided the opportunity to present the scholarship to the successful student.
- Schools are to provide a minimum of four weeks“ notice of the successful recipient and date and time the scholarship is scheduled to be presented.
- To acknowledge Swan Hill Rural City Council as the sponsor of the Swan Hill Rural City Council Youth Endeavour Scholarship in any media or presentation/awards nights. The

Council logo is also to be used where the opportunity exists such as in media, presentation/award nights (Eg. Corflute signs/banners and/or booklets, social media.)

7.4 Opening and Closing Dates

- Schools are to coordinate the scholarship timelines.
- The allocated number of scholarships for each school (outlined above) can be claimed only once per financial year.

7.5 Grant Claim

- Schools will be provided scholarship funds after the receipt of a tax invoice and a student brief.

8. EVENT SUPPORT FUND

All requests for logistical support and event sponsorship will be managed through applications to the Event Support Fund during the six week open period. This process will provide Council with a consistent, equitable and transparent methodology to ensure the appropriate level of funding and/or support is provided to each applicant organisation.

All applications must be lodged online. Any supporting documentation must be attached online during the application process, or emailed to Council within three (3) days of submitting an online application.

Council support may consist of:

In-kind (Logistical Support)

- Provide advice and information to organisers of events, such as provision of signage, traffic management, park/reserve preparation, cleaning, photocopying, provision of visitor information and civic duties.

Financial (Event Sponsorship)

Provide financial assistance to eligible applicants that satisfy the funding criteria.

8.1 Eligibility

This policy applies to any community group or profit-based organisation that wishes to stage an event within the Swan Hill Rural City Council. This includes:

- New or emerging events;
- Existing events which provide economic and/or social benefit to the region and;
- Existing events that have been funded for more than three years that can show a new or innovative element to their event.

8.2 Eligibility Criteria

Groups and organisations must be:

- Based within the Swan Hill Rural City Council municipality, or
- Deliver events to residents of and visitors to the municipality

Funding will only be provided to community groups and profit-based organisations that:

- Are incorporated (or through an auspicing body).
- Provide access to Council residents either as members, participants or supporters.
- Have acquitted previous funding through Council.
- Meet adequate legal and insurance requirements eg. Public liability insurance.

- Organisations are expected to at least match Council's contribution in cash, in kind or a combination of both.
- Funding will not be provided for events that have already commenced, or been completed by the organisation, unless Council's prior written consent has been received.
- Changes cannot be made to a grant project without submitting a variation proposal to Council in writing.
- All unspent funds will remain with Council.
- As funds are limited, applications may not be funded or funded to the amount requested.
- Projects linked to the Swan Hill Rural City Council Plan or a Community Plan will be prioritised.
- Projects that support local businesses will be looked upon favourably.
- All applicants must complete an Event Evaluation Form within two months of the event being held.

8.3 Evaluation

The weighted event evaluation process will assist the panel to allocate funding and logistical assistance accordingly.

A committee chaired by the Chief Executive Officer or their delegate shall be responsible for the assessment of funding and logistical support applications under the Event Support Fund and making recommendations to Council for the allocation of grants. The committee will consist of two nominated Councillors and relevant Council Officers.

The Economic Development and Events Support Officer shall be responsible for preparing a preliminary assessment of each application, taking into account the following factors to determine priorities for funding:

- Economic impact/number of day and overnight visitors.
- Social benefit to the region - Contributing to the region, including alignment with the region's tourism objectives or ability to positively contribute to the profile of the region and providing opportunities to engage with or showcase our cultural, arts or leisure elements.
- Events offering innovative elements.
- Showcasing and developing skills of individuals and community groups.
- Ability to grow the event (number of participants or economic impact).

9. COMMUNITY DEVELOPMENT FUND AND EVENT SUPPORT FUND ACCOUNTABILITY

- All applicants are advised of the outcome of their application via official correspondence within 14 days of Council approval.
- Each group is entitled to one grant only from each of the Community Development Fund and Event Support Fund, in each financial year.
- All Community and Event Grants will be publicly acknowledged in Council's Annual Report, and on Council's website.
- Organisations receiving Community and Event Grants shall be required to enter into a signed agreement with the Council.

10. REPORTING

A report will be provided annually to Council outlining the successful and unsuccessful recipients of funding, the use made of the funds and the community benefit.

A report on the distribution of the funding and outcomes will form part of Council's Annual Report.

11. RELATED POLICIES/PROCEDURES

Council Loan Support POL/CORP202

12. RELATED DOCUMENTS

Grants and funding guidelines

Community Grants Funding Agreement

Signed:

CEO

Date:

B.18.32 SWAN HILL RECREATION RESERVES MASTER PLAN STUDY

Responsible Officer: Director Development and Planning
File Number: S11-20-05
Attachments: 1 Summary of Key Recommendations

Declarations of Interest:

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

Summary

This report seeks Council's adoption of the key recommendations from the Swan Hill Recreation Reserves Master Plan study.

This report also seeks Council's endorsement to fund the 2017/18 projects that have been identified in the Master Plan Programmed Works budget, as indicated in this report.

Discussion

Council partnered with the State Government to fund a study to seek recommendations on the future development of nine recreation reserves in the Swan Hill municipality.

This project involved the development of Master Plans for the following Recreation Reserves:

- Showgrounds Recreation Reserve
- Alan Garden Reserve
- Robinvale Riverside Park
- Lake Boga Recreation Reserve
- Ultima Recreation Reserve
- Manangatang Recreation Reserve
- Ken Harrison Sporting Complex
- Gurnett Oval
- Nyah Recreation Reserve

The aim of the study is to provide Council with clear strategic direction for the future provision of sporting facilities over the next ten years. The study identified community project priorities and cost implications. .

Consultation Process:

Leisure planners ASR Research Pty Ltd was the successful tender, led by Adrian Fernon.

The following consultation was undertaken as part of the study:

- Initial consultation sessions with users from each reserve by ASR Research.
- A second round of consultation was completed by ASR Research in conjunction with Council staff.
- Open community consultation sessions at both Swan Hill and Robinvale.
- A third consultation session was held where user groups discussed and prioritised the recommendations in each plan (Key Project, High, Medium or Low).

Representation from user groups and clubs at both consultation sessions was solid.

Reserve User Groups have agreed to the recommendations in the Swan Hill Recreation Reserve Master Plans by signing a form to acknowledge they agree with the list of prioritised projects.

Master Plan Priorities:

In summary, this combine piece of work has resulted in concept plans for each reserve.

This is attached and lists the key recommendations, their priority rating (Key Project, High, Medium & Low) and a map reference.

From the nine plans, 159 key recommendations were identified, with 34 of them being identified as Key Projects for delivery and are outlined in the table below:

RESERVE	KEY PROJECT
Alan Garden Memorial Reserve	Complete an overall design of the amalgamation of the Alan Garden Memorial and Showgrounds Reserves and associated road closures and define entry/exit points, footprints of proposed facility developments, locations of access roads, sealed paths (pavilion to netball) etc. Implement the design.
Alan Garden Memorial Reserve	Upgrade the oval playing surface including rectifying the depression on the south eastern edge of the turf wicket table.
Alan Garden Memorial Reserve	Erect a new electronic scoreboard.
Alan Garden Memorial Reserve	Assess the netball court configuration and determine how many courts are required. Consider Netball Victoria, Central Murray Football Netball League requirements as well as user group and stakeholder requirements for weekly netball activities. Consider viability of utilising the Swan Hill Leisure Centre Indoor Court as the eighth court. Consider requirement for shelters and team benches and provision for scorers and officials on the site. Consider existing footprint under lighting towers to ensure lux levels over Southern section of the precinct meets 200lux standard lighting for night time netball competition. Undertake a survey of courts 6,7,8 to assess if three courts can fit (to run off standards) within lighting footprint. Having consulted with all stakeholders make a determination on the design of the netball court precinct.

SECTION B - REPORTS

15 May 2018

Gurnett Oval	Redevelop the pavilion. Provide an updated kitchen, female change area, larger social room, accessible shower and toilet, updated home and away change rooms, new umpires' change facilities and public toilets. Ensure disability access to the pavilion.
Gurnett Oval	Reconstruct the cricket wicket table.
Gurnett Oval	Prepare a landscape plan for the Reserve. Enhance the main entrance to the Reserve through landscape treatments and improved fencing.
Ken Harrison Sporting Complex	Extend the tennis pavilion to provide for soccer. Consider unisex, female friendly and access for all facilities. Consider joint use and upgrade of current amenities during the development (e.g. kitchen upgrade).
Ken Harrison Sporting Complex	Consider methods for improving security at the Reserve through controlling vehicle access to the oval/athletics track area (Eg. Bollards)
Ken Harrison Sporting Complex	Upgrade the athletics club's facilities – larger storage area and improved kiosk space.
Ken Harrison Sporting Complex	Prepare a lighting plan to identify improvements to lighting at the Reserve (that also considers Australian Standards). Include an assessment of floodlighting the acrylic multi use hard courts. Erect floodlighting over two grass tennis courts to facilitate night use for tennis and croquet.
Ken Harrison Sporting Complex	Install a variable speed jacking pump for the irrigation system.
Ken Harrison Sporting Complex	Upgrade the kitchen and improve storage capacity at the cricket pavilion.
Ken Harrison Sporting Complex	Replace the synthetic grass pitch cover on the junior oval.
Lake Boga Recreation Reserve	Undertake concept planning and a cost-benefit analysis to explore the best options to renovate the pavilion. Redevelop the pavilion to include an expanded and updated kitchen with a separate canteen, a larger social room and updated home and away change rooms and umpires' rooms are per facility guidelines for Australian Rules football and cricket. Make pavilion DDA compliant.
Manangatang Recreation Reserve	Expand and refurbish the social room and home change rooms. Make rooms disability accessible. Consider incorporating the timekeepers facility and judges tower as part of the development if possible.
Manangatang Recreation Reserve	Make the judges tower safe. Rebuild the tower if more cost effective. Consider incorporating into the clubrooms development, however if not possible, rebuild the tower as a standalone facility.
Nyah Recreation Reserve	Rebuild the two netball courts to address the pavement cracking and meet compliant court run-off dimensions. If netball courts are to be repositioned, lighting that meets Australian Standards is to be installed over both courts. (Stage 1 Rebuild two new netball courts. Stage 2. Install lighting).
Nyah Recreation Reserve	Enhance the main and river entrances to the Reserve through landscape treatments, improved fencing and attractive signage. Erect a Reserve name sign at the entrances which also lists the tenant clubs. The signs should be visually consistent with the entrance signs at the other active recreation reserves in Swan Hill Rural City.
Nyah Recreation Reserve	Renovate the football change rooms to provide appropriate facilities for umpires and female players and officials and potentially public toilets. Make pavilion accessible for all. Establish a maintenance program for the building in consultation with user groups.

SECTION B - REPORTS

15 May 2018

Nyah Recreation Reserve	Repair the gate to the harness track. Install signage requesting closure of the gates at all times. Consider self-closing/spring loaded gates.
Nyah Recreation Reserve	Replace the synthetic grass carpet over the concrete pitch on oval two.
Riverside Park Robinvale	Construct new netball courts, lighting to competition standard, participant/umpire change rooms and storage to relevant facility standards along Latje Road. Consider line marking the courts for tennis. New entry into the Reserve next to Leisure Centre entry road. Keep two courts set up for outdoor basketball practice North of the Leisure Centre.
Riverside Park Robinvale	Enhance entry to the reserve and access to the second oval, main oval and Leisure Centre. Grade and properly drain the access roads around the main oval. Consider sealing the main car park and the access from Latje Road to main car park.
Riverside Park Robinvale	Invest in the main change rooms as a central change facility for all clubs using the three playing fields (rugby/cricket/AFL). Upgrade existing AFL change rooms and construct unisex change/toilet facilities that accommodate the three codes, all genders and all abilities to relevant sporting code and Australian Standards. Investigate if a new change facility or extension of existing cricket pavilion (change rooms) is required to meet needs of junior football, junior cricket and rugby participants and umpires.
Showgrounds Reserve	Complete an overall design of the amalgamation of the Alan Garden Memorial and Showgrounds Reserves and associated road closures and define entry/exit points, footprints of proposed facility developments, locations of access roads, car parking (general and Leisure Centre) etc. Implement the design.
Showgrounds Reserve	Develop a new multifaceted pavilion at the Reserve to replace the existing social pavilion. The facility could contain: Suitable social facilities, administration and change facilities for the user club, a regional sporting office/training facility (e.g. a base for Cricket Victoria, Australian Football League, etc). Assess the merits of installing a 'changing place' facility at the Showgrounds Reserve. Externally accessible unisex public toilets including an ambulant toilet.
Showgrounds Reserve	Assess the feasibility of relocating the outdoor pool to the Showgrounds Reserve (Aquatics Strategic Plan 2018) and extend the Leisure Centre to provide a group fitness room, additional storage facilities, clubrooms/activity space for the swimming club and investigate externally accessible public toilets.
Showgrounds Reserve	Complete a toilet strategy to determine which toilets should be rationalised or integrated into new or existing facilities.
Showgrounds Reserve	Assess the adequacy of the power supply at the Showgrounds Reserve with respect to the operation of the Annual Show. Update the supply to Worksafe Victoria standards if necessary.
Showgrounds Reserve	Provide a new electronic scoreboard.
Showgrounds Reserve	Redevelop the cricket nets in their existing location.
Ultima Recreation Reserve	Replace netball court shelters to provide greater protection from weather for players, coaches, scorers, trainers & umpires. Shelter will 2/3 length of court with lockable doors that when open provide wind protection. This project is part of the Ultima Community Plan.
Ultima Recreation Reserve	Undertake maintenance and redevelopment works to the pavilion. This includes making the players and umpires change rooms suitable for males and females, expanding the kitchen and installing solar panels. Make pavilion DDA compliant.

Master Plan Programmed Works Budget:

The following key projects/high priority projects have been identified as projects to be funded from the Master Plan Programmed Works Budget of \$280,000:

RESERVE	PROJECT	BUDGET
Showgrounds Reserve	Provide a new electronic scoreboard – to purchase and install unit, including electrical.	\$40,000
Lake Boga Recreation Reserve	Rectify the flooding issue to the north western section of the pavilion (through the rear entry to social room) - Clubrooms rear drainage construction/earthworks.	\$10,000
Nyah Recreation Reserve	Replace the synthetic grass carpet over the concrete pitch on oval two – materials and installation.	\$3,500
Nyah Recreation Reserve	Rebuild the two netball courts to address the pavement cracking and meet compliant court and run-off dimensions. - Design of Nyah Netball Courts and Lighting including: feature and level survey, underground service detections, geotechnical investigation, detailed civil and structural design, cost estimates, electrical assessment, detailed design specifications for tender, detailed lighting designs.	\$20,000 (Club contribution \$7,000)
Nyah Recreation Reserve	Rebuild the two netball courts to address the pavement cracking and meet compliant court and run-off dimensions – Construction delivery of Nyah Netball Courts	\$63,000
Ken Harrison Reserve	Replace the synthetic grass pitch cover on the junior oval – materials and installation.	\$3,500
Ken Harrison Reserve	Soccer Clubrooms Development – Soccer Participation Strategy/Business Plan	\$3,000 (Club contribution \$3,000)
Ken Harrison Reserve	Soccer Clubrooms Development – Stage 2 Soccer Pitches and Lighting Design	\$7,000
Ken Harrison Reserve	Soccer Clubrooms Development – Soccer, Tennis, Croquet Pavilion Concept Design/consultation/power supply investigation/Detailed Design.	\$40,000
Ken Harrison Reserve	Soccer Clubrooms Development – Soccer, Tennis, Croquet Pavilion Construction.	\$90,000
TOTAL		\$280,000

The budget has been dispersed to various user groups at a number of reserves. Included is a mixture of small and larger projects that require the development of plans and designs to ensure they are shovel ready to attract external funds.

The projects chosen were based on:

- Projects with the highest need (eg. Facility safety, reaching end of life)
- Number of participants affected.
- Upcoming funding opportunities (Country Football Netball, Community Sports Infrastructure Fund) and availability of matching funds (Club contributions and existing Council budgeted funds).
- Amount of funds available in the Master Plan Programmed Works budget.

Implementation Plan:

Officers have begun developing a Recreation Reserves Master Plan „Implementation Plan“ utilising the 159 recommendations from the study. The Implementation Plan will be an evolving and working document to „flesh out“ the details, steps, timelines, potential funding avenues and estimated costs needed to roll out each project.

While the document is still evolving, the initial estimated cost to deliver all 159 projects is approximately \$33,000,000. The estimated cost to deliver the 34 Key Priorities is approximately \$20,000,000.

There is also scope in the future, to include the recommendations from the Chisholm Reserve Master Plan and Aquatics Strategic Plan. In addition, equestrian project priorities could also be added if project priorities are identified by the user groups at EF Butler Reserve. Users of the Woorinen Recreation Reserve have also been offered the opportunity to add their project priorities to the plan.

Financial Implications

The Recreation Reserves Master Plan was funded by the Victorian Government in partnership with Council to the value of \$60,000.

A number of key projects will be funded through the \$280,000 Master Plan Programmed Works budget; including design/planning work for small and larger scale projects so that they are shovel ready for any future funding opportunities.

The Implementation Plan will identify the costs (planning, design, and construction) which can be reflected into the Major Projects budget.

The Master Plans and Implementation Plan will provide key data and cost estimates which can be used to advocate to other levels of government for funding.

Social Implications

The continued upgrade and development of sporting and recreational facilities will provide opportunities for community members to connect socially and become more physically active.

Economic Implications

Upgrading sporting and recreational facilities will lead to the attraction of sporting events to the region resulting in increased economic development benefits, such as overnight stays, repeat visitation, retail and hospitality spend.

Environmental Implications

Environmentally sustainable principles, Universal Design and Access for All will be considered as part of any new development or upgrade of sporting facility.

Risk Management Implications

Nil

Council Plan Strategy Addressed

Community enrichment - Help all people to find a place in our community.

Options

Council may decide to adopt or vary the recommendations contained in this report.

Recommendations

That Council:

- 1. Adopt the Swan Hill Recreation Reserves Master Plan study and Key Recommendations as a reference document.**
- 2. Adopt Masters Plans for:**
 - **Showgrounds Recreation Reserve**
 - **Alan Garden Reserve**
 - **Robinvale Riverside Park**
 - **Lake Boga Recreation Reserve**
 - **Ultima Recreation Reserve**
 - **Manangatang Recreation Reserve**
 - **Ken Harrison Sporting Complex**
 - **Gurnett Oval**
 - **Nyah Recreation Reserve****as guides for priorities for future development.**
- 3. Approve the projects identified in the Master Plan Programmed Works Budget (as outlined in this report) for the 2017/18 financial year.**
- 4. Provide each User Group copies of the Key Recommendations relevant to their Reserve.**

Cr Katis asked that Council change the name of the “Swan Hill Recreation Reserves Master Plan” to “Swan Hill Rural City Council Municipal Recreation Reserves Master Plan.”

53/18 Motion

MOVED Cr Moar

That Council:

- 1. Adopt the Swan Hill Rural City Council Municipal Recreation Reserves Master Plan study and Key Recommendations as a reference document.**
- 2. Adopt Masters Plans for:**
 - **Showgrounds Recreation Reserve**
 - **Alan Garden Reserve**
 - **Robinvale Riverside Park**
 - **Lake Boga Recreation Reserve**
 - **Ultima Recreation Reserve**
 - **Manangatang Recreation Reserve**
 - **Ken Harrison Sporting Complex**
 - **Gurnett Oval**
 - **Nyah Recreation Reserve****as guides for priorities for future development.**
- 3. Approve the projects identified in the Master Plan Programmed Works Budget (as outlined in this report) for the 2017/18 financial year.**
- 4. Provide each User Group copies of the Key Recommendations relevant to their Reserve.**

SECONDED Cr Katis

The Motion was put and CARRIED

KEY RECOMMENDATIONS

	Key Project	Key Project
1	Redevelop the pavilion. Provide an updated kitchen, female change area, larger social room, accessible shower and toilet, updated home and away change rooms, new umpires' change facilities and public toilets. Ensure disability access to the pavilion.	Key Project
2	Reconstruct the cricket wicket table.	Key Project
3	Prepare a landscape plan for the Reserve. Enhance the main entrance to the Reserve through landscape treatments and improved fencing.	Key Project
4	Upgrade the irrigation pump system serving the Showgrounds Reserve, Alan Garden Memorial Reserve and Gurnett Oval.	High
5	Install a central irrigation controller system to serve the Showgrounds Reserve, Alan Garden Memorial Reserve and Gurnett Oval.	High
6	Install a new irrigation system.	High
7	Enhance the lighting (security and other lighting) at the Reserve (after completion of Recreation Reserve Lighting Strategy).	High
8	Regrade, resurface and possibly extend the playing field.	Medium/High
9	Remove the public toilets currently located on the eastern side of the Reserve (assumes new public toilets are provided in the redeveloped pavilion).	Medium
10	Provide spectator seating and accessible drinking water at suitable locations around the Reserve.	Medium
11	Seal and line the car park near the pavilion.	Medium
12	Designate Gurnett Oval as the preferred venue for rugby in Swan Hill. Make provision for the erection of training lights over the playing field, when and if, a rugby club or other winter sports club/s, are permanently based at the Reserve.	Low
13	Install sight screens.	Low
14	Erect a sign which indicates the name of and the clubs that use the Reserve. This sign should be visually consistent with the entrance signs at the other active recreation reserves in Swan Hill Rural City.	Low



GURNETT OVAL - SWAN HILL
REDEVELOPMENT MASTERPLAN

KEY RECOMMENDATIONS

1	Complete an overall design of the amalgamation of the Alan Garden Memorial and Showgrounds Reserves and associated road closures and define entry/exit points, footprints of proposed facility developments, locations of access roads, carparking (general & Leisure Centre). Implement design.	Key Project
2	Develop a new multifaceted pavilion at the Reserve to replace the existing social pavilion. The facility should contain: Suitable social facilities, administration and change facilities for the user club, a regional sporting office/training facility (e.g. a base for Cricket Victoria, Australian Football League, Mallee Sports Assembly etc). Externally accessible unisex public toilets including an ambulant toilet. Assess the merits of installing a 'changing place' facility at the Showgrounds Reserve.	Key Project
3	Assess the feasibility of relocating the outdoor pool to the Showgrounds Reserve (Aquatics Strategic Plan) and extend the Leisure Centre to provide a group fitness room, additional storage facilities, clubrooms/activity space for the swimming club and investigate externally accessible public toilets (toilets which can be accessed from outside the pool complex).	Key Project
4	Complete a toilet strategy to determine which toilets should be rationalised or integrated into new or existing facilities.	Key Project
5	Assess the adequacy of the power supply at the Showgrounds Reserve with respect to the operation of the Annual Show. Update the supply to Worksafe Victoria standards.	Key Project
6	Provide a new electronic scoreboard.	Key Project
7	Redevelop the cricket nets in their existing location.	Key Project
8	Erect signs which indicate the name of the Reserve and the clubs that use the Reserve. These signs should be visually consistent with the entrance signs at other active recreation reserves in Swan Hill Rural City.	Medium/ High
9	Prepare a landscape plan for the Reserve. Enhance the existing access points to the Reserve off Stradbroke Avenue and at the McCallum and High Street intersection through landscape treatments, improved fencing and attractive signage.	Medium
10	Swan Hill & Tyntynder Football Netball Clubs to meet & discuss the concept of Tyntynder playing its home games at Showgrounds Reserve.	High
11	Enhance the lighting at the Reserve as per relevant Australian Standards.	Medium
12	Replace the fence around the perimeter of the Reserve with a black coated chain wire fence (approx. 1,100m). Commence with the section along Pritchard Street.	Low
13	Install Playground within Pritchard Street (once reserves are amalgamated).	Medium
14	Relocate the CFA track & associated infrastructure to Ken Harrison Reserve (if feasible).	Low

SHOWGROUNDS - SWAN HILL
REDEVELOPMENT MASTERPLAN



15	When completing/considering works, determine the future of the buildings managed by the A&P Show Society. If removal of any A&P Society Sheds & pavilions are required, suitable spaces should be identified for the A&P Society & Boxing Club to continue to conduct club activities. Investigate options for the Boxing Club to relocate into a dedicated space that accommodates user group needs and where equipment can be set up on a permanent basis.	High
16	Reconfigure and upgrade the existing away change rooms to provide suitable facilities for female players and umpires. e.g. cubicle showers, vanity basins, removal of urinals.	Medium
17	Upgrade the irrigation pump system that services the Showgrounds, Alan Garden Reserve and Gurnett Oval. Install a new central irrigation controller system to serve the Showgrounds, Alan Garden Reserve and Gurnett Oval. Install a new central irrigation controller system to serve the Showgrounds, Alan Garden Reserve and Gurnett Oval.	Medium
18	Provide suitable media facilities and public announcement equipment at the Reserve.	Low
19	Upgrade the oval playing surface (regrade, resurface and address depressions)	High

KEY RECOMMENDATIONS

1	Complete an overall design of the amalgamation of the Alan Garden Memorial and Showgrounds Reserves and associated road closures and define entry/exit points, footprints of proposed facility developments, locations of access roads, sealed paths (pavilion to netball) etc. Implement the design.	Key Project
2	Upgrade the oval playing surface including rectifying the depression on the south eastern edge of the turf wicket table.	Key Project
3	Erect a new electronic scoreboard.	Key Project
4	Assess the netball court configuration and determine how many courts are required. Consider Netball Victoria, Central Murray Football Netball League requirements as well as user group and stakeholder requirements for weekly netball activities. Consider viability of utilising the Swan Hill Leisure Centre Indoor Court as the eight court. Consider requirement for shelters and team benches and provision for scorers and officials on the site. Consider existing footprint under lighting towers to ensure lux levels over Southern section of the precinct meets 200lux standard lighting for night time netball competition. Undertake a survey of courts 6,7,8 to assess if three courts can fit (to run off standards) within lighting footprint. Having consulted with all stakeholders make a determination on the design of the netball court precinct.	Key Project
5	Update the player and umpire change facilities in the football cricket pavilion. Works to include the general updating of the amenities area, provision of cubicle showers, removal of urinals, provision of additional WCs, development of ambulant toilet and tiling and or repainting of walls where required. Ensure disability access to the pavilion.	High
6	Remove sections of the fence between the netball complex and the remainder of the reserve.	High
7	Upgrade the netball pavilion and consider improvements to the kiosk and provision of unisex umpire change spaces.	High
8	Seal and line the car park on the southern and eastern sides of the football cricket pavilion.	Medium/ High
9	Install a new irrigation system in the playing field.	Medium
10	Enhance the lighting at the Reserve as per relevant Australian Standards.	Medium
11	Upgrade and/or repair the cricket nets	Medium



12	Prepare a landscape plan for the Reserve. Enhance the Pritchard Street entrance to the Reserve through landscape treatments.	Medium
13	Erect a sign which indicates the name of the Reserve and the clubs that use the Reserve. This sign should be visually consistent with the entrance signs at the other active recreation reserves in Swan Hill Rural City.	Medium
14	Swan Hill and Tyntynder Football Netball Clubs to meet and discuss the concept of Tyntynder playing home games at the Showgrounds Reserve.	Low
15	Install a playground in the closed section of Pritchard Street to the north of the Leisure Centre	Low
16	Improve the external appearance of the football cricket pavilion through repainting and cladding.	Medium

ALAN GARDEN MEMORIAL - SWAN HILL
REDEVELOPMENT MASTERPLAN

KEY RECOMMENDATIONS

1	Extend the tennis pavilion to provide for soccer. Consider unisex, female friendly and accessibility at all facilities. Consider joint use and upgrade of current amenities during the development (e.g. kitchen upgrade).	Key Project
2	Consider methods for improving security at the Reserve through controlling vehicle access to the oval/athletics track area (Eg. Bollards)	Key Project
3	Upgrade the athletics club's facilities – larger storage area and improved kiosk space.	Key Project
4	Prepare a lighting plan to identify improvements to lighting at the Reserve to AS. Include an assessment of floodlighting the acrylic multi use hard courts. Erect floodlighting over two grass tennis courts to facilitate night use for tennis and croquet.	Key Project
5	Install a variable speed jacking pump for the irrigation system.	Key Project
6	Upgrade the kitchen and improve storage capacity at the cricket pavilion.	Key Project
7	Replace the synthetic grass cover on the junior cricket oval.	Key Project
8	Assess the electrical capacity/supply to the Reserve to determine any potential issues with power supply and required upgrade works.	High
9	Develop the Yana Street playing fields to primarily services soccer in winter, as well as other sports & activities. This would entail formalising two full-sized soccer pitches with support infrastructure (coaches' boxes, lights, pavilion).	High
10	Relocation of the machinery shed (determined in consultation with user groups). Consider the area between the main courts and north of athletics pavilion.	High
11	Undertake minor surface work to the acrylic multi-use courts to achieve compliance and improve safety: Seal light tower footings with acrylic and seal the gap between the court pavement and the spoon drain with a flexible filler product.	High
12	Reconfigure the irrigation system on the soccer fields to reduce the spacing between the sprinkler heads.	Medium
13	Review opportunities throughout the Reserve to provide drinking water to support spectators, players and other Reserve users.	Medium
14	Remove the poplar trees along the northern boundary that are located one metre from the tennis courts and present potential hazard to the court surface through root growth.	Medium
15	Over time, replace the old fencing around the tennis courts with black coated chain mesh fencing.	Medium to Low
16	Prepare a landscape plan for the Reserve.	Low
17	Install ball catching nets at the soccer goal ends abutting the roadway (that are placed in situ during the soccer season).	Low
18	Locate the CFA training track and associated facilities on the access road and carpark on the east side of the soccer fields and tennis courts.	Low



19	Update the entry sign at the main entrance to include Swan Hill Scouts & Band groups.	Low
20	Construct a shared accessible trail through the Reserve to create a circuit that connects to the Yana Street path, nearby schools & adjacent residential areas. Incorporate easy level fitness equipment along the trail, seating and drinking water.	Low
21	Review opportunities throughout the Reserve to provide seating and shade to support spectators, players and other Reserve users.	Low
22	Upgrade the central public playground. Ensure access for all abilities.	Low
23	Remove the perimeter road around the senior oval when it reaches the end of its functional life. Convert the area to parkland with shade, seating & car park/s & access roads.	Low
24	Make the change areas at the Cricket pavilion suitable for female players, provide an ambulant toilet and disability access to pavilion.	Low
25	Install a structure along the Southern side of the tennis hard courts to provide shade for soccer and tennis spectators.	Low
26	Install directional signage and undertake general landscaping of the entry and car parks.	Low
27	Consider the need for synthetic multi-purpose outdoor courts (for futsal and tennis).	Low

KEN HARRISON SPORTING COMPLEX - SWAN HILL
REDEVELOPMENT MASTERPLAN

* AS - Australian Standards

KEY RECOMMENDATIONS

1	Construct new netball courts, lighting to competition standard, participant/umpire change rooms and storage to relevant facility standards along Latje Road. Consider line marking the courts for tennis. New entry into the Reserve next to Leisure Centre entry road. Keep two courts set up for outdoor basketball practice North of the Leisure Centre.	Key Project
2	Enhance entry to the reserve and access to the second oval, main oval and Leisure Centre. Grade and properly drain the access roads around the main oval. Consider sealing the main car park and the access from Latje Road to main car park.	Key Project
3	Invest in the main change rooms as a central change facility for all clubs (rugby/cricket/AFL). Upgrade existing AFL change rooms - construct unisex change/toilet facilities to accommodate the three codes, all genders & all abilities to relevant sporting code & AS. Investigate if a new change facility/extension of existing cricket pavilion is required to meet needs of junior football, junior cricket & rugby participants and umpires.	Key Project
4	Remove the concrete cricket pitch from the Rugby field & upgrade the playing surface.	High
5	Upgrade public toilets in accordance with Council's public toilets strategy.	High
6	Provide coaches/player shelter and storage at the Rugby Field.	High
7	Upgrade the cricket nets (3 bays with retractable netting).	High
8	Upgrade the toilet block.	High
9	Explore the feasibility of constructing an additional indoor court at the Leisure Centre	High
10	Provide a meeting/training room and additional storage in the Leisure Centre.	High
11	Complete Aquatics Strategic Plan to identify small aquatics projects. Implement recommendations of the strategy. Conduct an engineering assessment of the pool. Implementation recommendations of assessment.	High
12	Upgrade the playing surface of the tennis courts: top-dress to remove undulations and depressions, spray out the weeds. Implement a regular turf management program.	Medium
13	Install bollards to prevent cars from parking under the trees near the Leisure Centre. Provide a defined car parking area to the west of the trees lining the access road.	Low
14	Explore the feasibility of extending the gym and fitness rooms at the Leisure Centre.	Low
15	Replace the fence around the perimeter of the Reserve with a black coated chain wire fence (approx. 1,700m). Commence with the sections along Robin Street and Latje Drive	Low
16	Develop an accessible circuit path around the Reserve which connects the key facilities in the Reserve. The path would incorporate some sections of existing access roads and paths in and adjacent to the Reserve.	Low

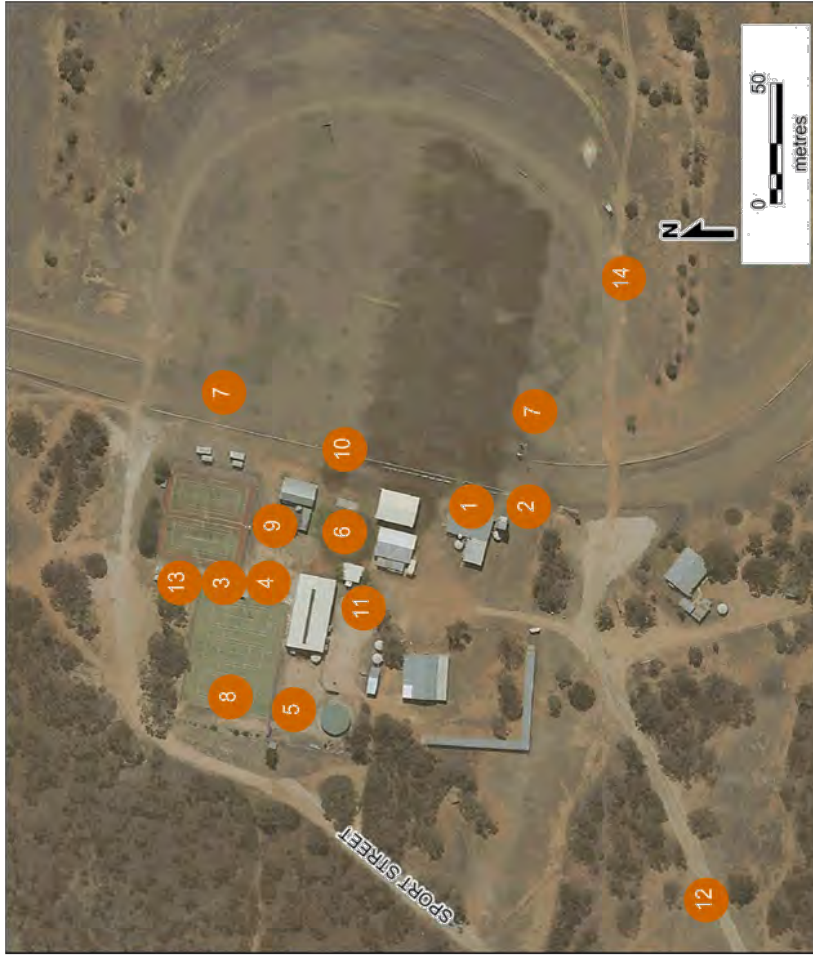


17	Audit the irrigation pump and sprinkler head serving the two ovals and replace if needed.	Medium
18	Enhance the lighting at the Reserve as per relevant Australian Standards.	Medium
19	Upgrade the playing surface on the cricket oval. Remove depressions in the turf wicket.	Medium
20	Improve facilities for spectators - seating, shade, accessible drinking water.	Medium
21	Prepare a landscape plan & make the bollard fences uniform around all ovals.	Medium
22	Erect training lights over the second oval (cricket/junior football).	Low
23	Construct a veranda off the pavilion.	Low

RIVERSIDE PARK - ROBINVALE
REDEVELOPMENT MASTERPLAN

KEY RECOMMENDATIONS

	Key Project	Key Project
1	Expand and refurbish the social room and home change rooms. Make rooms disability accessible. Consider incorporating the time-keepers facility and judges tower as part of the development if possible.	High
2	Make the judges tower safe. Rebuild the tower if more cost effective. Consider incorporating into the clubrooms development, however if not possible, rebuild the tower as a stand alone facility.	High
3	Seal the area between the tennis/netball and the new tennis/netball pavilion. Grade and properly drain the access road to the netball/tennis courts.	High
4	Improve shade around the netball pavilion, canteen & social room.	High
5	Construct a machinery storage shed.	High
6	Install a concrete floor in the betting ring.	High
7	Install an additional light tower on the south-western boundary of the playing field.	Medium
8	Repair and upgrade the netball/tennis courts (the newer bank of courts to the west of netball/tennis pavilion).	Medium
9	Install sprinkler system to building surrounds	Medium
10	Construct a new fence along the straight	Medium
11	Remove the concrete slab from the old toilet block	Medium
12	Enhance the entrance to the Reserve. Erect a sign which indicates the name of the Reserve and the clubs that use the Reserve. Improve the appearance of the entrance through landscaping.	Low
13	Address the structural problems in the tennis/netball change rooms.	Low
14	Construct a walking track around the Reserve. The path could commence at the main entrance and extend around the eastern boundary of the oval, then and to the north of the old tennis and new tennis/netball courts and then link back to the main entrance. Make the track suitable for mobility devices.	Low



MANANGATANG RECREATION RESERVE
REDEVELOPMENT MASTERPLAN

KEY RECOMMENDATIONS

Key Project	Priority
1 Undertake concept planning and a cost-benefit analysis to explore the best options to renovate the pavilion. Redevelop the pavilion to include an expanded and updated kitchen with a separate canteen, a larger social room and updated home and away change rooms and umpires' rooms are per facility guidelines for Australian Rules football and cricket. Make pavilion DDA compliant.	High
2 Erect shade sails over the playground in the family zone.	High
3 Upgrade the irrigation system – the water connection from the Reserve and connect to the Murray Darling supply.	High
4 Enhance the lighting at the Reserve as per relevant Australian Standards.	High
5 Rectify the flooding issue of the north-western section of the pavilion (through the rear entry to social room).	High
6 Replace the netball goals.	High
7 Complete the construction of the second cricket net as per Cricket Australia specifications.	High
8 Repair the cracking in the netball courts.	High
9 Replace the Australian Rules Goal Posts to sporting code standards.	Medium
10 Rebuild the courts to address the failing base and to meet compliant court and run-off dimensions. Replace the fence around the courts with a black coated chain wire fence.	High
11 Commission an engineering appraisal of the structural soundness and safety of the tiered spectator bleacher seating and consider implementation of any recommended remediation works. In the event of the structure having reached the end of its functional life, replace the structure with a landscaped viewing mound. This could occur in an alternative location. Alternatively, construct a grandstand that overlooks both the oval and netball courts.	Medium



12	Replace the coaches' boxes.	Low
13	Upgrade the scoreboard.	Low
14	Construct a shared trail through the Reserve to create a circuit that connects the Reserve to the second oval and primary school, and the adjacent residential areas. The shared trail should be safe and equipped with seating and drinking water.	Low

LAKE BOGA RECREATION RESERVE
REDEVELOPMENT MASTERPLAN

KEY RECOMMENDATIONS

1	Undertake maintenance and redevelopment works to the pavilion. This includes making the players and umpires change rooms suitable for males and females, expanding the kitchen and installing solar panels. Make pavilion DDA compliant.	Key Project
2	Replace netball court shelters to provide greater protection from weather for players, coaches, scorers trainers & umpires. Shelter will 2/3 length of court with lockable doors that when open provide wind protection. This project is part of the Ultima Community Plan and is considered to be a high priority with the kitchen upgrade.	Key Project
3	Address surface issues at the netball courts: 1. Seal open cracks and immediately repair future cracks. 2. Extend the acrylic surface to cover the full 3050mm required run-off distance on the western side of court 1 to achieve compliance. 3. Seal crushed rock surfaces adjacent to netball courts to reduce the amount of debris and loose stones being blown onto playing surface.	High
4	Repair the northern bleacher seating to the netball courts by capping the piping and installing a top cross rail.	High
5	Replace the coaches' boxes.	High
6	Landscape the Reserve entry. Works should include removal or updating of the rusted pipe and rail fence, installation of securing lighting, and erection of a sign stating the name of the Reserve and the tenant club/s. This sign should be visually consistent with the entrance signs at the other active recreation reserves in Swan Hill Rural City.	High
7	Recommission the mud hut as the netball change facility. Provide player and umpire change rooms and amenities as per the Netball Australia Facility Guidelines.	Medium
8	Landscape around the netball courts.	Medium
9	Enhance the lighting at the Reserve as per relevant Australian Standards.	Medium
10	Prepare a landscape plan for the Reserve. The plan should identify the following: The location, type and health of the vegetation in the Reserve. Recommendations relating to: Improving and caring for the vegetation. Enhancing shade and seating.	Low



ULTIMA RECREATION RESERVE
REDEVELOPMENT MASTERPLAN

KEY RECOMMENDATIONS

1	Rebuild the two netball courts to address the pavement cracking and meet compliant court and run-off dimensions. If netball courts are to be repositioned, lighting that meets Australian Standards is to be installed over both courts.	Key Project
2	Enhance the main and river entrances to the Reserve through landscape treatments, improved fencing and attractive signage. Erect a Reserve name sign at the entrances which also lists the tenant clubs. The signs should be visually consistent with the entrance signs at the other active recreation reserves in Swan Hill Rural City.	Key Project
3	Renovate the football change rooms to provide appropriate facilities for umpires and female players & officials and potentially public toilets. Make pavilion accessible for all. Establish a maintenance program for the building in consultation with user groups.	Key Project
4	Repair the gate to the harness track. Install signage requesting closure of the gates at all times. Consider self closing/spring loaded gates.	Key Project
5	Replace the synthetic grass carpet over the concrete pitch on oval two.	Key Project
6	Enhance the lighting at the Reserve as per relevant Australian Standards.	Medium
7	Relocate box on lighting pole (South Western edge of oval) to comply with Harness Racing Victoria requirements.	High
8	Investigate the provision of emergency vehicle access to the oval.	High
9	Engage all regular users of the Reserve to consider alternative uses for the Rose Pavilion (former stabling shed) – e.g. community market, indoor recreation facility, harness club activities. (Harness Club currently use front half of the shed).	Low
10	Reconstruct the cricket practice nets to compliant standards and lay new synthetic carpet.	Medium
11	Improve the safety of the public toilets by installing sensor security lights to the two existing buildings.	High
12	Upgrade the toilets near the Shed and the netball pavilion. Incorporate toilets in the main pavilion or as an extension to the netball pavilion.	Medium to High
13	Replace the old pipe and rail fencing and log vehicle barrier to the netball courts with bollards to provide consistency with upgraded fencing throughout the Reserve.	Low
14	Tidy up the former dam site with weed clearing and replacement of the fence. Consider interpretive signage. Alternatively, if the opportunity exists; remove the fence and fill the dam.	Medium
15	Improve the landscaping around the cenotaph.	High
16	Construct picnic/barbeque facilities at the Reserve. Consider the River entry and near the playground as locations.	Medium

NYAH RECREATION RESERVE

REDEVELOPMENT MASTERPLAN



17	Construct an accessible circuit trail through the Reserve and connect to the adjacent residential areas. Include interpretive signage that celebrates the floral values of the Reserve, the River and Indigenous heritage, and the Reserve's harness racing history. Enhance the trail with easy level fitness equipment, seating and drinking water.	Low
18	Update the playground.	Low
19	Upgrade the boat ramp with landscaping, picnic tables and bollards. Liaise with the Lions Club to consider as a project.	Low
20	Resurface road entry on North Eastern corner to the Reserve.	High
21	Review bin usage to ensure there is adequate waste provision for public use.	Medium
22	Develop a building maintenance program to identify upgrades in consultation with user groups.	High

B.18.33 DRAFT COMMERCIAL AND INDUSTRIAL ZONE REVIEW FOR SWAN HILL AND ROBINVALE

Responsible Officer: Director Development and Planning
File Number: S22-04-03-06
Attachments: 1 Draft Commercial and Industrial Review- Swan Hill and Robinvale

Declarations of Interest:

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

Summary

This report is for Council to consider endorsing the draft Commercial and Industrial Zone Review for Swan Hill and Robinvale for public consultation.

Discussion

SED Advisory was engaged to complete a review of the commercial and industrial zones for Swan Hill and Robinvale. The review examines current commercial and industrial development and identifies a planning framework to accommodate future development within the commercial and industrial areas of Swan Hill and Robinvale.

The review focuses primarily on the existing or partially developed industrial and commercial estates, and the respective CBD areas. An analysis of existing land supply and economic drivers inform the future zoned land requirements for Swan Hill and Robinvale for commercial and industrial land.

The objectives of the commercial and industrial zones review include:

- Undertake a land use survey of the Swan Hill and Robinvale CBD areas to determine retail floor space allocations.
- Review of existing policy and strategy directions contained in the planning scheme or adopted by Council.
- Examine the suitability of existing commercial zoning in the CBD areas of Swan Hill and Robinvale to satisfy future retail and commercial requirements.
- Investigate the adequacy of existing outer commercial nodes in Swan Hill and Robinvale in meeting future land requirements for businesses.
- Investigate the adequacy of existing industrial nodes in Swan Hill and Robinvale in meeting future land requirements for industry.

- Make recommendations for any changes required to the Swan Hill Planning Scheme.
- Make recommendations for any future strategic works and amendments to be undertaken.

The analysis has identified a number of key findings for the commercial and industrial zones of Swan Hill and Robinvale, which is addressed below.

Swan Hill

Commercial Zone findings

The analysis indicates the following key findings for C1Z land in Swan Hill:

- Undeveloped or land with potential to be developed for retail/commercial use in Swan total approx. 19.01 Ha.
- 46% of this land is located in the CBD, 48% in the southern highway gateway, and six percent in decentralised nodes.
- A range of property sizes and locations are available that cater for various scales of retail and commercial development.
- The rezoning of 119 and 123 Curlewis Street to C1Z provides additional commercial floor space in the CBD for re-development. These sites form a strategic expansion of the CBD towards the riverfront and provide additional C1Z land supply within the CBD.
- Approx. 0.3Ha of land is earmarked for commercial development in the South West Development Area for future development that does not yet form part of zoned land supply.
- The Riverfront Master Plan identifies future retail and commercial development opportunities not yet reflected in zoned land supply, which will provide a significant addition to zoned land supply in the CBD.
- The analysis does not include the identification of activated commercial sites that could accommodate re-development or intensification of use, which could further contribute to zoned land supply.

The key findings for C2Z land in Swan Hill:

- Undeveloped or land with potential to be developed for retail/commercial use in Swan total approx. 15.47 Ha.
- 79% of this land is located in the southern highway gateway.
- A range of property sizes and locations are available that cater for various scales of retail and commercial development.
- The analysis does not include the identification of activated commercial sites that could accommodate re-development or intensification of use, which could further contribute to zoned land supply.

Industrial Zone findings

The collective IN1Z land in Swan Hill is approximately 157.54 Ha in total. The majority of this land supply is in the northern industrial area along Karinie Street (91%), providing 142.91 Ha of zoned IN1Z land. The remaining IN1Z supply is located in the western industrial area along Quin Drive/Sea Lake-Swan Hill Road (9%) which provides 14.62 Ha of land.

The IN1Z land north of Karinie Street and in between east and west irrigation channels is used for rural residential purposes (five dwellings in total), and collectively accounts for approx. 42.95 Ha of IN1Z land. For reference purposes this land is referred to as „Investigation Area 1“ (IA1). The land in IA1 is physically separated from the remainder of the industrial area by an irrigation channel running along the northern boundary of Karinie Street and the eastern boundary of the subject area (refer Figure 1 below). The land directly to the west is currently zoned Rural Living Zone (RLZ).

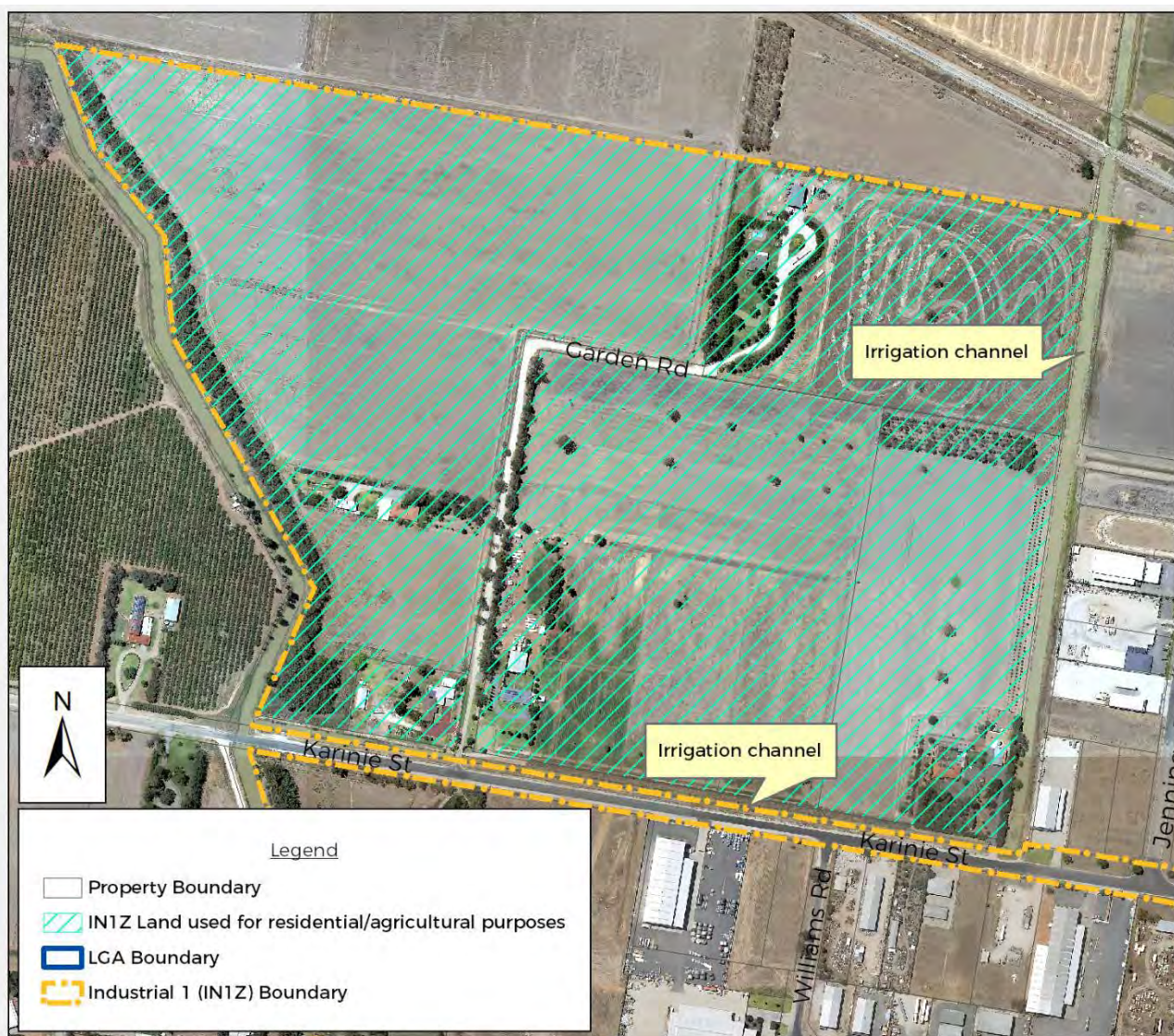


Fig. 1

The option to rezone IA1 to Rural Living Zone (RLZ) has been identified in discussions between Council and land owners. The rationale being the land is surplus as IN1Z and is de facto rural living development which is physically separated from the industrial area.

The analysis of existing land use in the combined IN1Z area shows:

- Approx. 72.46 Ha of land used for industrial and commercial purposes.
- Approx. 36.32 Ha of vacant land supply in the northern industrial area.
- Approx. 0.47 Ha of vacant land supply in the southern industrial area.
- Approx. 46.77 Ha of zoned land supply being used for residential and farming purposes in the northern industrial area that could in future be converted to industrial use.
- A total of approx. 83.56 Ha of zoned IN1Z land that could be activated for industrial use in future, which allows for a 115% increase from current development.

Should IA1 be removed from the IN1Z land supply, the total available land for future industrial development is:

- Approx. 36.32 Ha of vacant land supply in the northern industrial area.
- Approx. 0.47 Ha of vacant land supply in the southern industrial area.
- Approx. 3.82 Ha of zoned land supply being used for residential and farming purposes that could be converted in future to industrial use.
- A total of approx. 40.61 Ha of zoned IN1Z land that could be activated for industrial use in future, which allows for a 56% increase from current development.

As indicated above the current zoned land supply for IN1Z land allows for 115% growth of industrial land use in Swan Hill. Should the IA1 be removed from zoned IN1Z land supply, the zoned land supply for IN1Z still allows for 56% growth of industrial land use in Swan Hill.

Robinvale

Commercial Zone findings

The analysis indicates the following key findings for C1Z land in Robinvale:

- Undeveloped or land with potential to be developed for retail/commercial use in Robinvale total approx. 2.82 Ha.
- A number of vacant shops in the CBD can accommodate retail uses should demand increase and support the viability of further retail development.
- A range of property sizes and locations are available that could cater for various scales of retail and commercial development.

- The analysis does not include the identification of activated commercial sites that could accommodate re-development or intensification of use, which could further contribute to zoned land supply.

The potential retail and commercial floor space that can be achieved from the current zoned C1Z land supply are able to accommodate a significant increase in development. This supply is considered sufficient to cater for the medium to long term needs of Robinvale, based on:

- The potential retail and commercial floor space that could be realised from the zoned C1Z land supply in Robinvale.
- Adequate range of zoned C1Z lots of various sizes that can accommodate new development or adaptive reuse.
- Existing vacancy rates in the town centre indicating adequate land supply.
- Population projections for Robinvale and the surrounding rural areas not indicating an increase in demand for floor space.
- Existing retail development, including a supermarket, adequately services the local community.

Industrial Zone findings

The land use analysis identified the following:

- Nine developed sites that appear to be vacant or under-utilised at the time of investigation. The sites have been classified as vacant buildings for analysis purposes, noting that they may in fact be used infrequently, for storage or on a seasonal basis linked to primary production.
- Five land parcels are classified as vacant undeveloped land, noting that the area classified as vacant includes:
 - large undeveloped parts of three individual properties that also have some development on a small section of the property (approx. 44.75 Ha or 98.8% of vacant land)
 - one sections of a property (approx. 0.23 Ha or 0.5% of vacant land) that has a dual zoning of IN1Z and PCRZ
 - only one property that are entirely undeveloped (approx. 0.32 Ha or 0.7% of vacant land).
- Large parts of the land identified as vacant land may not be suitable for industrial development due to native vegetation, flooding, infrastructure and access considerations.

In order to confirm the theoretical amount of zoned IN1Z land available for development in Robinvale, the following have been taken into consideration:

- Removal of any zoned land that is within the 1:100 ARI flood area (as sourced from State Government).

- Removal of any zoned land that appears to have extensive amounts of mature or dense native vegetation (indicative only noting an ecological assessment will be required to refine and confirm this component).

The resulting land assessment indicates approx. 12.96 Ha of zoned IN1Z land that could potentially be developed (refer Figure 2 below). It should be noted that:

- development of these sites will require the subdivision of existing properties and therefore subject to the intent of the land owners to do so.
- the majority of the land are located behind existing development and does not have frontage to an existing road reserve, resulting in relatively poor site exposure.
- upgrade and/or extension of road infrastructure will be required to service these areas
- the potential to augment water, electricity and sewer services to these sites have not been considered.
- further technical assessments will be required to confirm flood and native vegetation impacts.
- the eventual development plan for individual sites may increase the developable land area due to design responses and mitigation measures incorporated in development outcomes (such as flood mitigation).

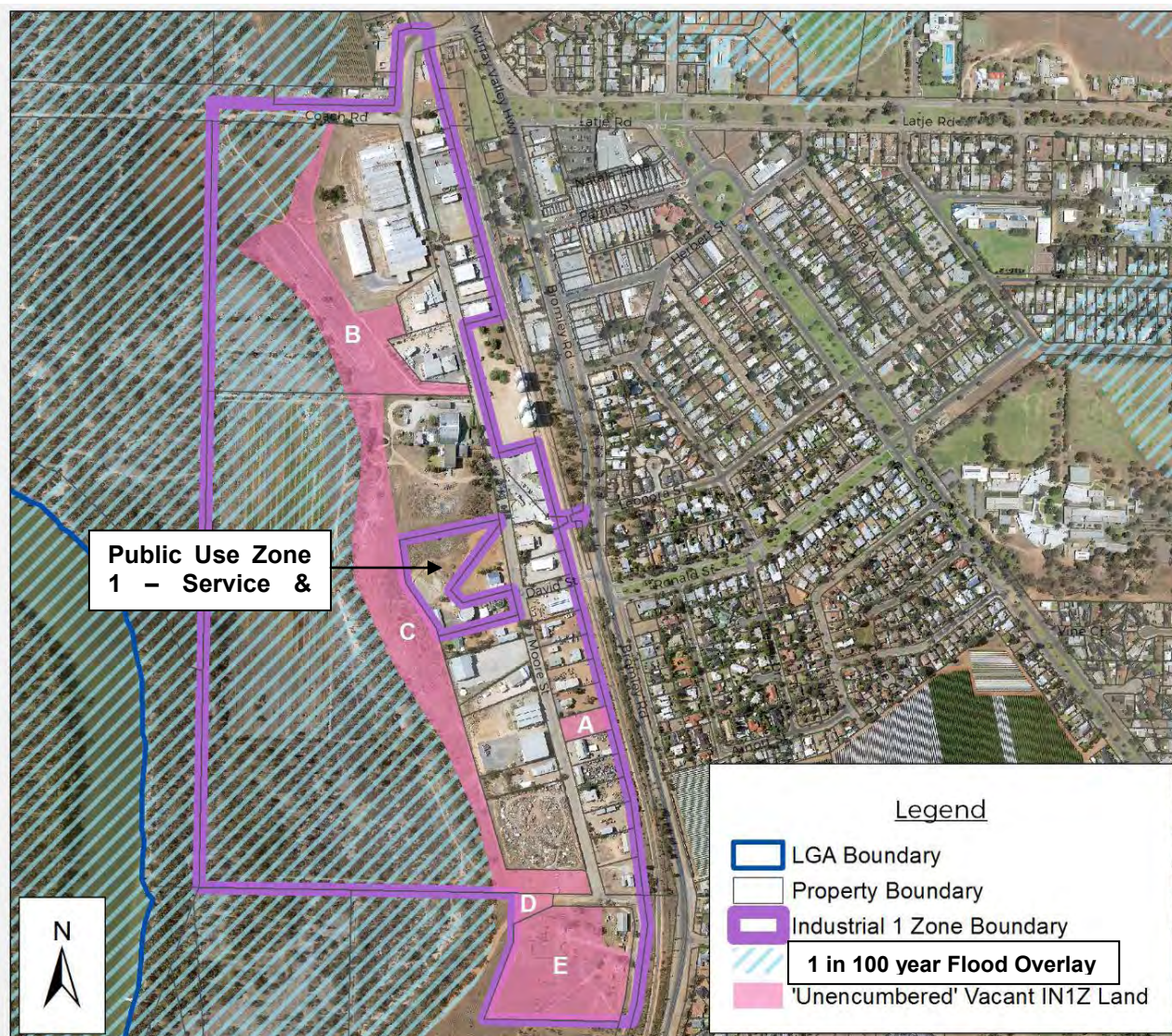


Fig. 2

The resulting land used analysis, which excludes encumbered zoned industrial land, indicates approx. 34% of zoned IN1Z land to be vacant.

The current strategy directive of the Swan Hill Planning Scheme (Clause 21.10-2) supporting the development of vacant sites, infill development, and redevelopment and re-use of existing buildings in the Moore Street Industrial area is considered appropriate. This includes encouraging the development of industrial land at the southern end of Moore Street. Higher standards of building design, landscaping and street tree planting would improve the visual amenity of the industrial area. The relatively high number of vacant buildings/in-active sites totaling over 23% of the zoned land supply, combined with adequate vacant land, indicates there are no immediate pressure to increase zoned industrial land supply in Robinvale.

Recommendations from the review

The following recommendations come from the findings of the analysis:

- Confirm the preferred location in the Swan Hill CBD where a second Discount Department Store (DDS) could potentially be accommodated by undertaking a site suitability analysis of vacant C1Z land in the CBD and the bowling club site identified in the Riverfront Master Plan.
- Amend the provisions of Clause 21.10 of the Swan Hill Planning Scheme by:
 - Combining Precinct 1 and Precinct 2 into a retail and commercial precinct to support both retail and office uses. The strategic intent is to support mixed commercial use and activation of non-residential sites for commercial use to make optimal use of existing zoned land supply in the CBD.
 - Provide stronger strategic support for infill and redevelopment in the areas currently zoned for commercial use.
- Council to consider if the rezoning of land, within „Investigation Area 1“ of the Swan Hill industrial area, from Industrial 1 Zone (IN1Z) to Rural Living Zone (RLZ) is necessary. This will include identification of appropriate amenity buffers and inclusion of a reverse amenity clause on titles to acknowledge existing use rights of land within the IN1Z.
- The land south of Pethard Road adjacent the Murray Valley Highway in Robinvale is identified in Clause 21.08-2 of the Swan Hill Planning Scheme as a potential future industrial area. It is recommended that the current demarcation in Clause 21.08-2 be retained. Should a proponent wish to rezone this land for industrial purposes, or submit a planning permit application for industrial use under the current Farming Zone, proponents should address the following decision guidelines:
 - Demonstrated need for the additional industrial land supply and motivation for not being able to locate within the existing industrial area.
 - Demonstrated interest in the development of value-add facilities that support the processing of local products or adds value to the local economy.
 - Appropriate development controls and associated planning requirements to guide acceptable uses, including appropriate buffers and landscaping requirements to protect the amenity of surrounding residential dwellings.

- Analysis of service and infrastructure requirements to effectively service and activate the area.

Where to from here

- The next step in the process is to consult the public and make subsequent amendments as required.
- Following the public consultation process Council can either adopt or reject the review.
- Following the adoption of the review and if any amendments are required to the Swan Hill Planning Scheme, will determine if a planning scheme amendment process is to be commenced.

Consultation

The draft Commercial and Industrial Zone Review will be exhibited for a minimum 30 day period. The draft Review will also be advertised in the local newspapers, relevant landowners, on Council's website and hard copies will be available at the front counter in the Splatt Street Council office building.

The public exhibition period is scheduled to commence as soon as practicable.

Financial Implications

Depending on Council's resolution there might be on-going costs associated with the implementation of the recommendations contained within the Review, which will require amendments to the Swan Hill Planning Scheme.

Social Implications

There are no social implications associated with this Review.

Economic Implications

The Review seeks to protect and grow the commercial and industrial areas of both Swan Hill and Robinvale, through supportive planning provisions.

Environmental Implications

There are no environmental implications associated with this Review.

Risk Management Implications

There are no risk management implications associated with this Review.

Council Plan Strategy Addressed

Economic growth - Provide land use planning that is responsive and which proactively encourages appropriate development.

Options

Council may decide to adopt or vary the recommendation contained in this report.

Recommendation

That Council accepts the draft Commercial and Industrial Zone Review for Swan Hill and Robinvale for the purposes of it being publically exhibited for a minimum 30 days.

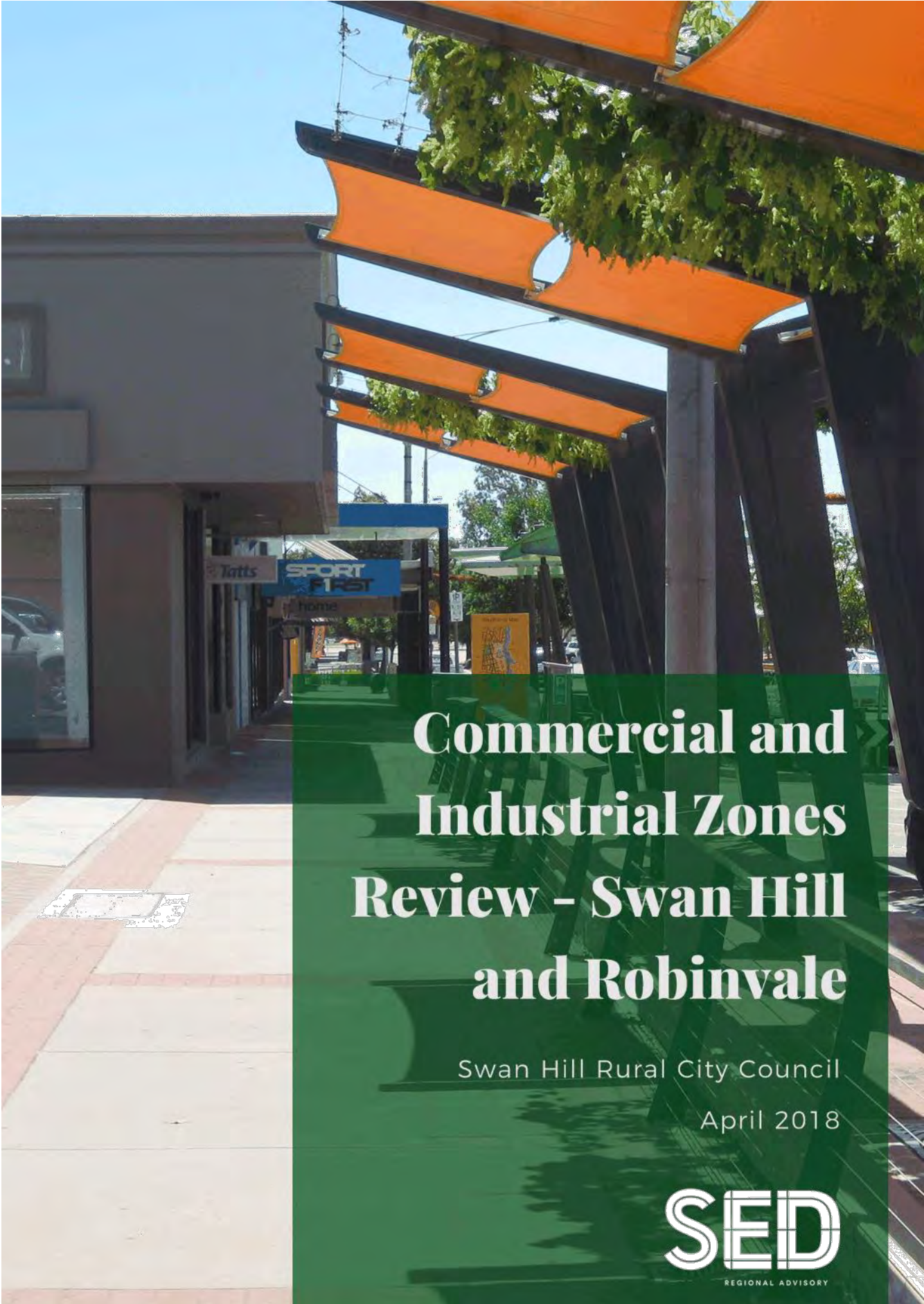
54/18 Motion

MOVED Cr Jeffery

That Council accepts the draft Commercial and Industrial Zone Review for Swan Hill and Robinvale for the purposes of it being publically exhibited for a minimum 30 days.

SECONDED Cr Katis

The Motion was put and CARRIED



Commercial and Industrial Zones Review – Swan Hill and Robinvale

Swan Hill Rural City Council

April 2018





Report statement

The Commercial and Industrial Zones Review - Swan Hill and Robinvale has been prepared specifically for Swan Hill Rural City Council as the client. The Commercial and Industrial Zones Review - Swan Hill and Robinvale and its contents are not to be referred to, quoted or used by any party in any statement or application, other than by Swan Hill Rural City Council without written approval from SED.

The information contained in this document has been gained from anecdotal evidence and research. It has been prepared in good faith and in conjunction with Swan Hill Rural City Council. Neither SED, nor its servants, consultants, agents or staff shall be responsible in any way whatsoever to any person in respect to the report, including errors or omission therein, however caused.

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Executive Summary

The Swan Hill Rural City Council (SHRCC) has engaged SED Advisory to complete a review of the commercial and industrial zones for Swan Hill and Robinvale. The review examines current commercial and industrial development and identifies a planning framework to accommodate future development within the commercial and industrial areas of Swan Hill and Robinvale.

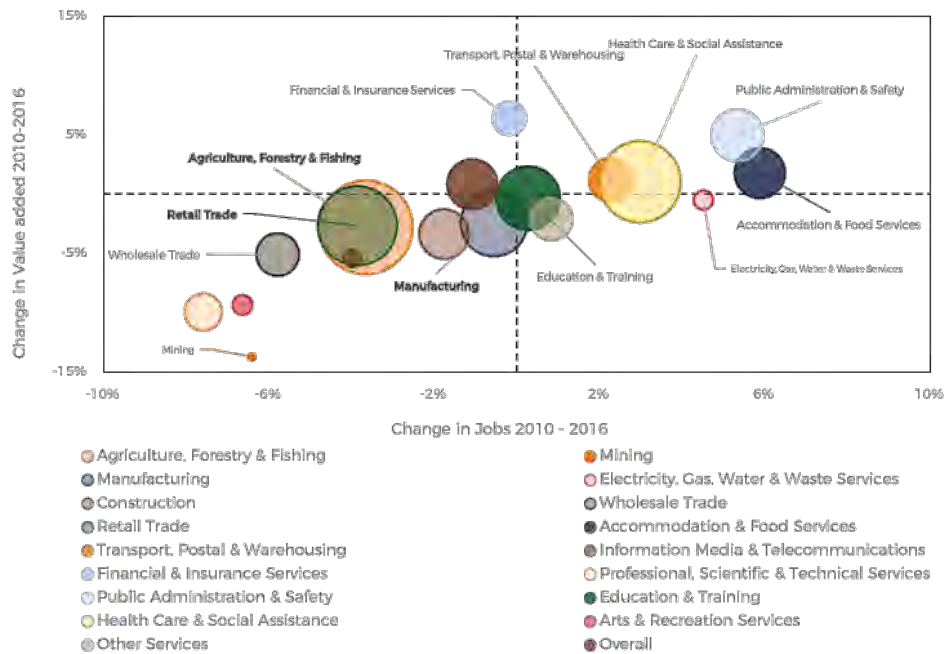
The review focus primarily on the existing or partially developed industrial and commercial estates, and the respective CBD areas. An analysis of existing land supply and economic drivers inform the future zoned land requirements for Swan Hill and Robinvale for commercial and industrial land.

The Swan Hill economy is a diverse regional economy that has the following features:

- Dominated by agriculture and manufacturing, which combined account for 40% of output and 29% of value added
- A growing health and social assistance sector providing over 5% of output and 8% of value added
- A growing accommodation and food services sector providing over 2.7% of output and 2% of value added
- A retail sector providing over 4.9% of output and 6% of value added
- A wide range of 'service and support' industries such as health, education and business services.

This profile is common amongst towns the size of Swan Hill located in regional Australia. The diversity of the local economy highlights the service centre role played by Swan Hill in providing services to a broader catchment than just the local LGA.

Analysis of employment per sector for 2016 indicates that agriculture is the largest employer providing 18% of total employment (1,442 jobs), followed by health care and social assistance providing 14% of employment (1,088 jobs), with retail trade providing 13% of employment (1,040 jobs). Manufacturing is the fourth largest employer at 9% (727 jobs).



Swan Hill value growth profile 2010 - 2016

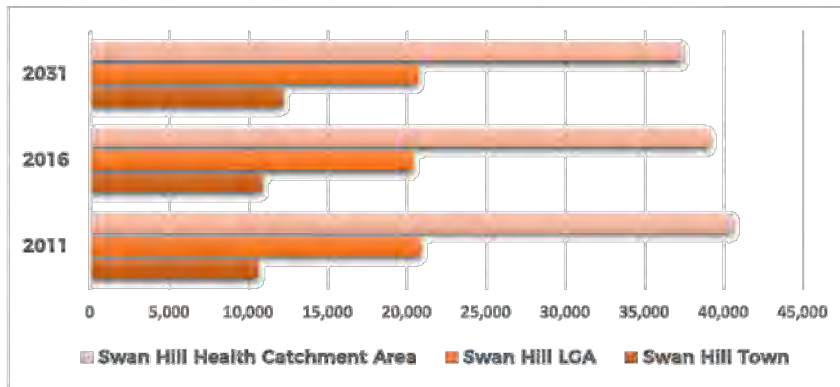
Of the four largest employment sectors, the only sector that did not experience a decline in employment over the past six years was the health and social assistance sector. Employment in agriculture declined by 21.9%, manufacturing by 3.3% and retail by 23.1%.

The sectors that did show strong jobs growth (over 10%) are:

- Accommodation and food services at 35.3%
- Public administration and safety at 32%
- Electricity, water, gas and waste services at 27.1%
- Health care and social assistance at 17.9%
- Transport, postal and warehousing at 13.7%

Swan Hill functions as the regional centre and provides a scale of retail, office and commercial activities reflecting this role. The 100km theoretical catchment area of the city of Swan Hill covers the majority of the SHLGA (excluding a small section of the north western edge of the LGA and Robinvale), and large parts of the surrounding LGA's within Victoria and New South Wales to the east, south and west. Mildura is another regional centre that services the northern-most parts of the SHLGA within its 100km catchment area. A 55km catchment for both Robinvale and Swan Hill provides the theoretical split between these centres for lower order and weekly convenience goods.

The overall population for the suggested catchment area is projected to decline by 8% to 37,409 people in 2031, the population for Swan Hill rural city is expected to increase by 15% to 12,181 people over this time. This concentration of population within the rural city location requires there to be adequate land for commercial activities within Swan Hill. The population of the rural areas and Robinvale are projected to decline, whilst all projected population growth will occur in and around the town of Swan Hill. This effectively means a relatively stable overall population for the LGA, with and internal migration towards Swan Hill town from rural areas.



Projected population growth in the Swan Hill catchment area - 2011 to 2031

The theoretical commercial activity catchment for Robinvale encompasses a relatively small population and geographic area within an indicative 55km radius from the town. Unlike Swan Hill, Robinvale is not a regional service centre and it is likely that residents of Robinvale would access higher order goods and services in either Mildura (as it is closer by distance) or possibly Swan Hill. The Robinvale catchment area is also affected by the relative proximity of Mildura as regional centre to the northern catchment area of Robinvale.

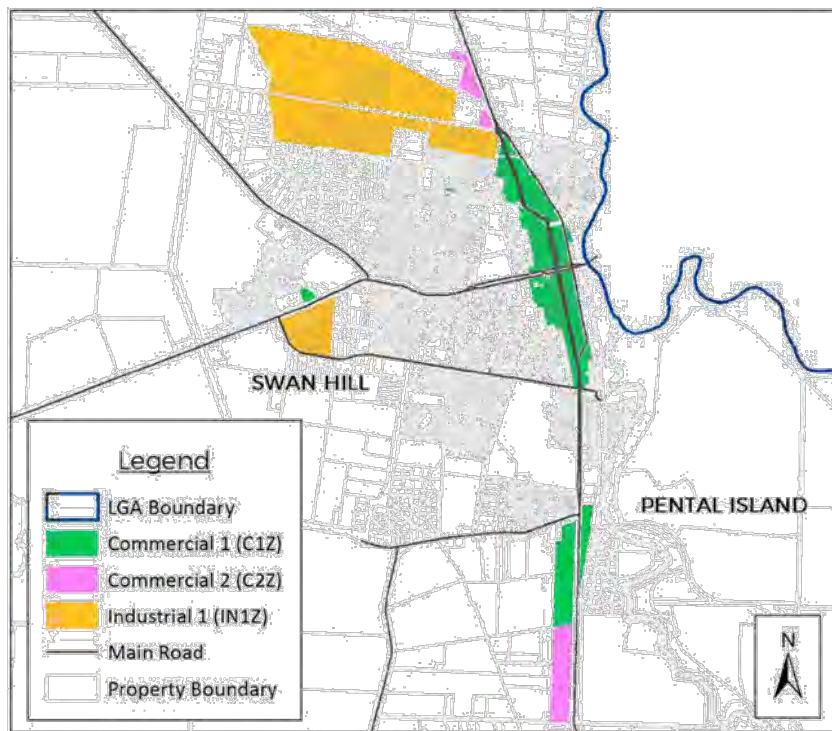
Robinvale and Euston are described¹ as forming an integrated sub-regional centre which contains a basic mix of retail and commercial facilities. The Strategy states that the towns service an immediate catchment of almost 8,000 people in the Swan Hill and Balranald municipalities as well as a broader catchment of up to 20,000 people comprising nearby river land areas of Victoria and New South Wales.

The purpose of this review is confined to retail, commercial and industrial land. The analysis of zoned land for the review includes the following planning zones:

- Commercial 1 Zone (C1Z)
- Commercial 2 Zone (C2Z); and
- Industrial 1 Zone (IN1Z)

The city of Swan Hill has the following industrial and commercial areas:

- a core CBD zoned C1Z,
- a small northern commercial gateway zoned C2Z,
- a linear southern commercial gateway along the Murray Valley Highway entrance with both C1Z and C2Z areas,
- three small C1Z nodes at separate locations within residential areas to the west of the CBD,
- a decentralised C1Z land parcel on the western edge of the urban area available for future development,
- a main IN1Z industrial area along the northern edge of the urban area along Karinie Street; and
- a IN1Z industrial node on the western edge of the urban area.

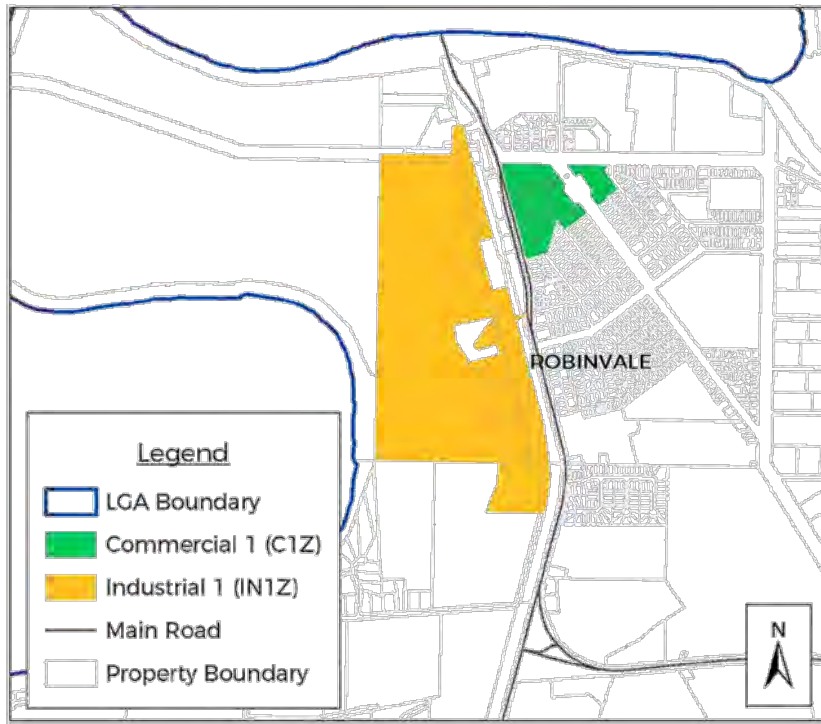


Commercial and Industrial Zoned Land in Swan Hill

¹ Source: Robinvale Economic Development Strategy 2012-2017

The township of Robinvale has the following industrial and commercial areas:

- A CBD zoned C1Z
- An industrial area zoned IN1Z.



Commercial and Industrial Zoned Land in Robinvale

The analysis identified the following key findings:

SWAN HILL

Commercial 1 Zone

Theoretical floor space that could be realised from the zoned land supply, calculated at various development yields, identify between 57,000m² and 114,000m² additional retail and commercial floor space in Swan Hill within C1Z areas. Undeveloped or land with potential to be developed for retail/commercial use in Swan total approx. 19.01 Ha; 46% of this land is located in the CBD, 48% in the southern highway gateway, and six percent in decentralised nodes.

The potential retail and commercial floor space that could be realised from the zoned C1Z land supply in Swan Hill theoretically are more than sufficient to cater for future demand based on projected population growth and zoned land supply.

The supply of zoned C1Z land are also located in three strategic locations, namely the CBD, the southern highway gateway and the developing Tower Hill area; this ensures that both local and regional demand can be met. The potential new local shopping centre site in the South West Development Area of 3,000m² are not included in the above calculations given it is not yet zoned C1Z. This potentially adds another 1,000m² to theoretical floor space calculated above, which will provide retail/commercial development opportunities to service the additional population in this residential development as it grows in future.

Similarly, and future retail/commercial development areas in the Riverfront area will provide additional land supply not yet reflected in the above estimates.

The suitability of vacant C1Z land for a second Discount Department Store (DDS) in the CBD needs to be determined by a future proponent. Redevelopment of a suitable site may be the best approach, however should the proposed development of the bowling club site be considered as proposed in the Riverfront Masterplan, this will require a rezoning to C1Z.

The current provisions of clause 21.10 divides the Swan Hill CBD into four precincts. Consideration could be given to:

- Combine Precinct 1 and Precinct 2 into a retail and commercial precinct to cover both retail and office uses. This will support mixed commercial use and the activation of non-residential sites for commercial use, making best use of the existing zoned land supply in the CBD.
- Provide stronger strategic support for infill and redevelopment in the areas currently zoned for commercial use.

Commercial 2 Zone

Theoretical floor space that could be realised from the zoned land supply, calculated at various development yields, identify between 46,450m² and 77,400m² additional retail and commercial floor space in Swan Hill within C2Z areas.

The potential retail and commercial floor space that could be realised from the zoned C2Z land supply in Swan Hill theoretically are more than sufficient to cater for future demand. The supply of zoned C2Z land are also located in two strategic locations at the respective Murray Valley Highway gateways to the city. Various lot sizes can be accommodated to support a range of development outcomes and land uses within the respective nodes.

Industrial 1 Zone

The current zoned land supply for IN1Z land allows for 115% growth of industrial land use in Swan Hill. Should the 'IA1' area be removed from zoned IN1Z land supply for rural living/residential use, the zoned land supply for IN1Z still allows for 56% increase of industrial land use in Swan Hill.

The total available land for future industrial development is:

- Approx. 36.32 Ha of vacant land supply in the northern industrial area
- Approx. 0.47 Ha of vacant land supply in the southern industrial area
- Approx. 3.82 Ha of zoned land supply being used for residential and farming purposes that could be converted in future to industrial use
- A total of approx. 40.61 Ha of zoned IN1Z land that could be activated² for industrial use in future, which allows for a 56% increase from current development.

The Farming Zone also provides some capacity for rural industry and general industrial development. Although industrial development is preferred to be located within the IN1Z, individual developments can be considered on merit via a planning permit process to support the local economy and value add to agricultural products.

The option to rezone land in 'Investigation Area 1' (IA1) to Rural Living Zone (RLZ) has been identified in discussions between Council and land owners. The rationale being the land is surplus as IN1Z and is quasi rural living development which is physically separated from the industrial area. Should this land be rezoned

² The analysis does not consider the impacts of elements such as flooding, native vegetation or cultural heritage as site specific impacts that could reduce IN1Z land supply.

from IN1Z to RLZ, there will still be sufficient IN1Z land supply in Swan Hill to accommodate the projected demand.

ROBINVALE

Commercial 1 Zone

Theoretical floor space that could be realised from the zoned land supply, calculated at various development yields, identify between 8,463m² and 19,747m² additional retail and commercial floor space in Robinvale within the C1Z area.

The potential retail and commercial floor space that can be achieved from the current zoned C1Z land supply are able to accommodate a significant increase in development. This supply is considered sufficient to cater for the medium to long term needs of Robinvale, informed by:

- The potential retail and commercial floor space that could be realised from the zoned C1Z land supply in Robinvale
- Adequate range of zoned C1Z lots of various sizes that can accommodate new development or adaptive reuse
- Existing vacancy rates in the town centre indicating adequate land supply
- Population projections for Robinvale and the surrounding rural areas not indicating an increase in demand for floor space
- Existing retail development, including a supermarket, adequately service the local community.

It is acknowledged that a single large site of 5,000-7,000m², capable of accommodating a full-line supermarket, DDS or bulky goods development is not available in Robinvale at present. No demonstrated demand exist for such a development; should a proponent wish to develop a retail use of this scale in Robinvale, the application will need to be considered on merit with adequate supportive documentation to inform the assessment.

Industrial 1 Zone

The collective IN1Z land in Robinvale is approximately 70.04 Ha in total. The land used analysis, which excludes encumbered zoned industrial land, indicates approx. 34% of zoned IN1Z land to be vacant. The suitability for development of vacant sites have been assessed using key suitability indicators. The assessment indicates 3.95Ha of zoned IN1Z land to be well suited to development, whilst the remaining 9.01 Ha are less suited for development without substantial design and redevelopment.

Based on the analysis, zoned land supply for IN1Z (not affected by flooding) still allows for 55% growth of industrial developed land in Robinvale. Land with a high potential for development is approx. 3.95 Ha catering for 16.8% growth. It is however noted that this land supply exist in only six existing properties, making development dependant on a relatively small number of land owners.

The current strategy directive of the Swan Hill Planning Scheme (Clause 21.10-2) supporting the development of vacant sites, infill development, and redevelopment and re-use of existing buildings in the Moore Street Industrial area is still considered appropriate. This includes encouraging the development of industrial land at the southern end of Moore Street. Higher standards of building design, landscaping and street tree planting would improve the visual amenity of the industrial area.

The relatively high number of vacant buildings/in-active sites totalling over 23% of the zoned land supply, combined with adequate vacant land, indicates there are no immediate pressure to increase zoned industrial land supply in Robinvale.

The land south of Pethard Road adjacent the Murray Valley Highway is identified in Clause 21.08-2 of the Swan Hill Planning Scheme as a potential future industrial area. It is recommended that the current demarcation in Clause 21.08-2 be retained. Should a proponent wish to rezone this land for industrial

purposes, or submit a planning permit application for industrial use under the current Farming Zone, proponents should address the following decision guidelines (recommended):

- Demonstrated need for the additional industrial land supply and motivation for not being able to locate within the existing industrial area
- Demonstrated interest in the development of value add facilities that support the processing of local products or adds value to the local economy
- Appropriate development controls and associated planning requirements to guide acceptable uses, including appropriate buffers and landscaping requirements to protect the amenity of surrounding residential dwellings
- Analysis of service and infrastructure requirements to effectively service and activate the area.

Summary of recommendations

The following recommendations emanate from the findings of the analysis:

- Confirm the preferred location in the Swan Hill CBD where a second Discount Department Store (DDS) could potentially be accommodated by undertaking a site suitability analysis of vacant C1Z land in the CBD and the bowling club site identified in the Riverfront Masterplan.
- Amend the provisions of Clause 21.10 of the Swan Hill Planning Scheme by:
 - Combining Precinct 1 and Precinct 2 into a retail and commercial precinct to support both retail and office uses. The strategic intent is to support mixed commercial use and activation of non-residential sites for commercial use to make optimal use of existing zoned land supply in the CBD.
 - Provide stronger strategic support for infill and redevelopment in the areas currently zoned for commercial use.
- Consider the rezoning of land within 'Investigation Area 1' of the Swan Hill industrial area from Industrial 1 Zone (IN1Z) to Rural Living Zone (RLZ) which will include identification of appropriate amenity buffers and inclusion of a reverse amenity clause on titles to acknowledge existing use rights of land within the IN1Z.
- The land south of Pethard Road adjacent the Murray Valley Highway in Robinvale is identified in Clause 21.08-2 of the Swan Hill Planning Scheme as a potential future industrial area. It is recommended that the current demarcation in Clause 21.08-2 be retained. Should a proponent wish to rezone this land for industrial purposes, or submit a planning permit application for industrial use under the current Farming Zone, proponents should address the following decision guidelines:
 - Demonstrated need for the additional industrial land supply and motivation for not being able to locate within the existing industrial area
 - Demonstrated interest in the development of value add facilities that support the processing of local products or adds value to the local economy
 - Appropriate development controls and associated planning requirements to guide acceptable uses, including appropriate buffers and landscaping requirements to protect the amenity of surrounding residential dwellings
 - Analysis of service and infrastructure requirements to effectively service and activate the area.



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1. Introduction

The Swan Hill Rural City Council (SHRCC) has engaged SED Advisory to complete a review of the commercial and industrial zones for Swan Hill and Robinvale. The review examines current commercial and industrial development and identifies a planning framework to accommodate future development within the commercial and industrial areas of Swan Hill and Robinvale.

The review focus primarily on the existing or partially developed industrial and commercial estates, and the respective CBD areas. An analysis of existing land supply and economic drivers inform the future zoned land requirements for Swan Hill and Robinvale for commercial and industrial land.

The objectives of the commercial and industrial zones review include:

- Undertake an land use survey of the Swan Hill and Robinvale CBD areas to determine retail floor space allocations
- Review of existing policy and strategy directions contained in the planning scheme or adopted by Council
- Examine the suitability of existing commercial zoning in the CBD areas of Swan Hill and Robinvale to satisfy future retail and commercial requirements
- Investigate the adequacy of existing outer commercial nodes in Swan Hill and Robinvale in meeting future land requirements for businesses
- Investigate the adequacy of existing industrial nodes in Swan Hill and Robinvale in meeting future land requirements for industry
- Make recommendations for any changes required to the Swan Hill Planning Scheme
- Make recommendations for any future strategic works and amendments to be undertaken.

2. Swan Hill LGA Economic Analysis

The Swan Hill economy is a diverse regional economy that has the following features:

- Dominated by agriculture and manufacturing, which combined account for 40% of output and 29% of value added
- A growing health and social assistance sector providing over 5% of output and 8% of value added
- A growing accommodation and food services sector providing over 2.7% of output and 2% of value added
- A retail sector providing over 4.9% of output and 6% of value added
- A wide range of 'service and support' industries such as health, education and business services.

This profile is common amongst towns the size of Swan Hill located in regional Australia. The diversity of the local economy highlights the service centre role played by Swan Hill in providing services to a broader catchment than just the local LGA.

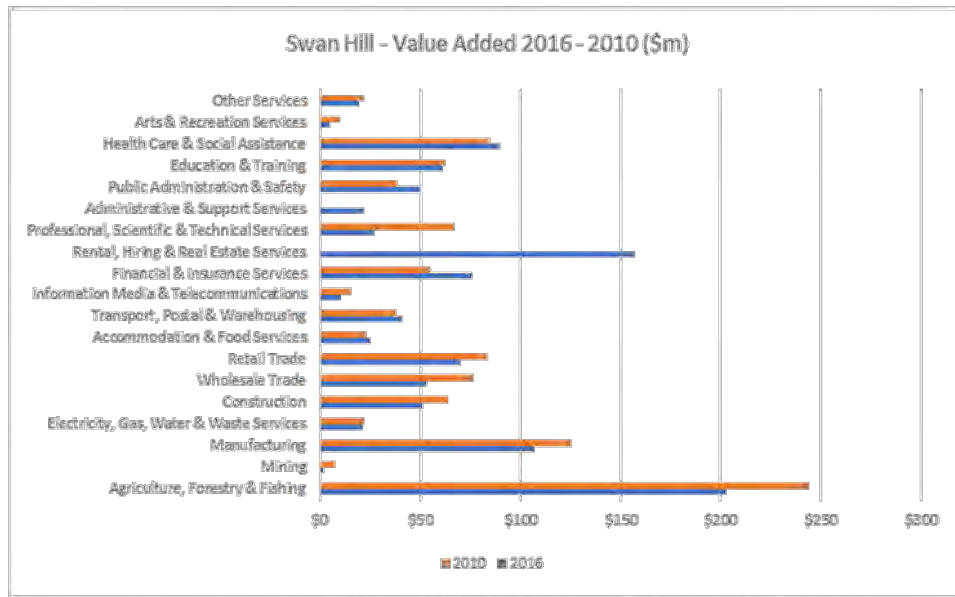


Figure 1: Value added from 2010-2016 for Swan Hill (source: REMPLAN)

Figure 1 shows the comparison of the economy from 2010 to 2016 in terms of output and value added. Over the period the economy has shrunk from \$2,328m to \$2,302m, however the value created by the economy has increased from \$376m per annum to \$540m, an average annual increase of over 6%. Prima facie, this reflects a more efficient regional economy as higher levels of value are now being created from lower output levels.

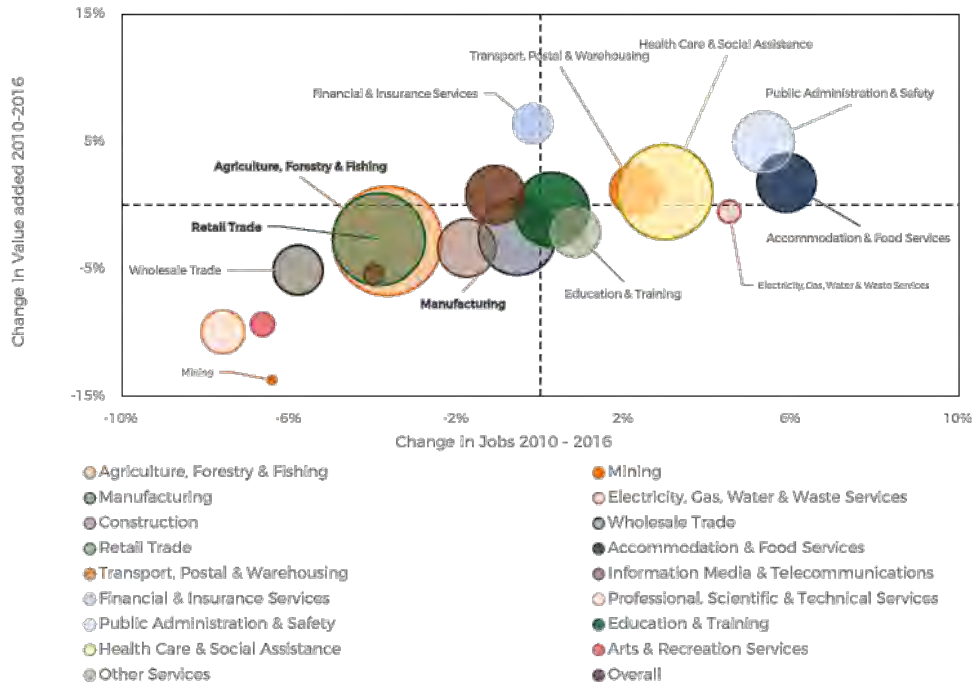


Figure 2: Swan Hill value growth profile 2010 - 2016

Declines in manufacturing and agriculture are noticeable and have been seen in large numbers of regions over this period due to global financial crisis, commodity price declines and the impact of a higher A\$. Equally significant has been the increase in service based economies which have grown from 27% of the economy in 2010 to 37% in 2016. These sectors now contribute 50% of regional value added, up from 36% in 2010. Services offered outside the LGA (regional exports) have increased from \$50m in 2010 to \$85m in 2016 or from 6% of the economies output to 11%. This change reflects the increasing significance of Swan Hill as a regional service centre.

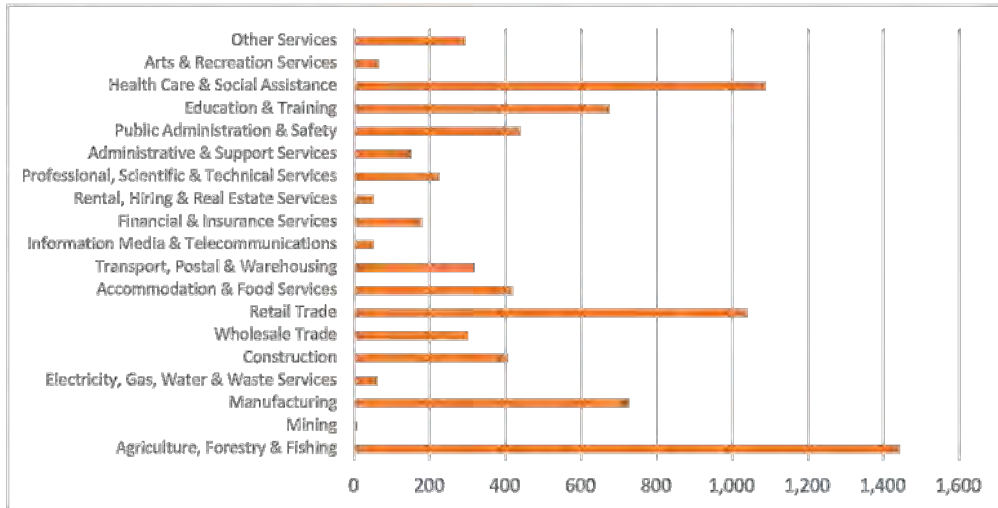


Figure 3: Employment per economic sector for Swan Hill in 2016 (source: REMPLAN)

Analysis of employment per sector for 2016 indicates that agriculture is the largest employer providing 18% of total employment (1,442 jobs), followed by health care and social assistance providing 14% of employment (1,088 jobs), with retail trade providing 13% of employment (1,040 jobs). Manufacturing is the fourth largest employer at 9% (727 jobs).

Of the four largest employment sectors, the only sector that did not experience a decline in employment over the past six years was the health and social assistance sector. Employment in agriculture declined by 21.9%, manufacturing by 3.3% and retail by 23.1%.

The sectors that did show strong jobs growth (over 10%) are:

- Accommodation and food services at 35.3%
- Public administration and safety at 32%
- Electricity, water, gas and waste services at 27.1%
- Health care and social assistance at 17.9%
- Transport, postal and warehousing at 13.7%.

3. Demographic Analysis and Trade Area

3.1. Demographic Analysis

The Swan Hill Local Government Area (SHLGA) had an estimated population of 20,394³ in 2016, and is estimated to grow to 20,708³ by 2031.

Table 1: Population and households - SHLGA (source: Victoria In Future 2016)

	2011	2016	2021	2026	2031
Total Population	20,865	20,394	20,437	20,555	20,708
Pop. in private dwellings	20,585	20,107	20,137	20,231	20,351
Households	8,409	8,395	8,578	8,724	8,873
Average household size	2.45	2.40	2.35	2.32	2.29
	2011-2031	2011-16	2016-21	2021-26	2026-31
Change in population					
Net change	-157	-471	43	118	153
Average annual change	0.0%	-0.5%	0.0%	0.1%	0.1%
Change in households					
Net change	464	-14	184	146	148
Average annual change	0.3%	0.0%	0.4%	0.3%	0.3%

The estimated resident population for SHLGA has been stable over the past two decades and the projected growth of 314 people to 2031 indicates this trend will continue.

The SHLGA consist of three statistical areas with population projections for each area listed in Table 2 below:

Table 2: Population projections by statistical region within SHLGA (source: Victoria In Future 2016)

	2011	2016	2021	2026	2031
Swan Hill Town	10,611	10,883	11,290	11,735	12,181
Swan Hill Rural	6,647	6,105	5,768	5,462	5,186
Robinvale Town	3,607	3,406	3,379	3,359	3,341
Total	20,865	20,394	20,437	20,555	20,708

The population of the rural areas and Robinvale are projected to decline, whilst all projected population growth will occur in and around the town of Swan Hill. This effectively means a relatively stable overall population for the LGA, with and internal migration towards Swan Hill town from rural areas (refer Figure 4 below).

³ Victoria In Future 2016 (VIF2016)

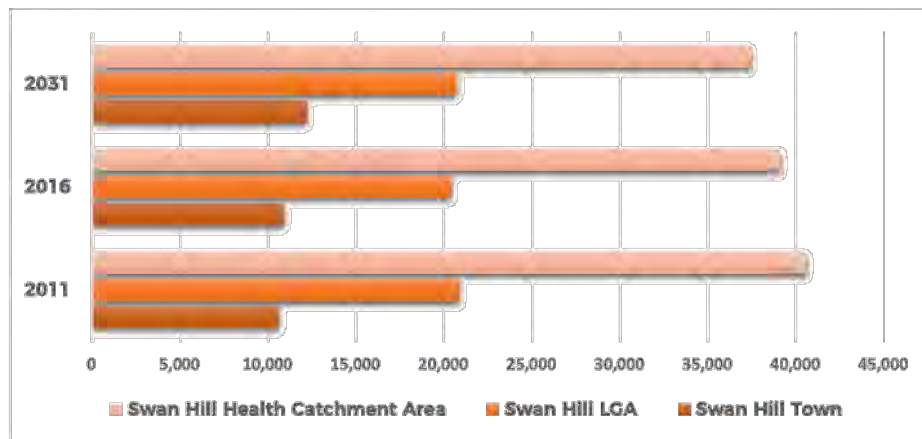


Figure 4: Projected population growth in the Swan Hill catchment area - 2011 to 2031

Projected centralisation of population towards Swan Hill town will result in an increase from 53% of total population in 2016 to 59% in 2031 (refer Figure 5 below).

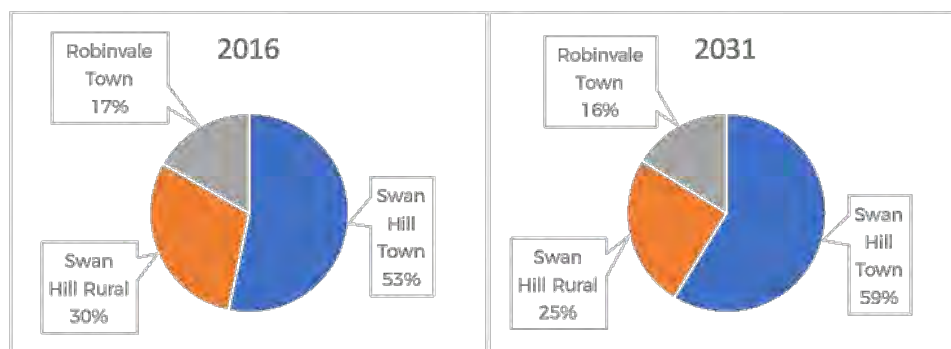


Figure 5: SHLGA population distribution comparison for 2016 and 2031

The median household income (\$886 per week in 2013) was well below the state average of \$1,216 and there were relatively high percentages of low income individuals and families in the LGA. Social housing made up over 7.3% of total dwellings in Swan Hill LGA, almost double the percentage of Victoria as a whole (3.8%) (DHHS, 2013). This has an impact on disposal income for non-essential goods and services in the catchment areas.

3.2. Trade Area

The main settlements in the SHLGA are Swan Hill and Robinvale, with these centres providing the bulk retail, commercial and industrial floor space to service the needs of the local community.

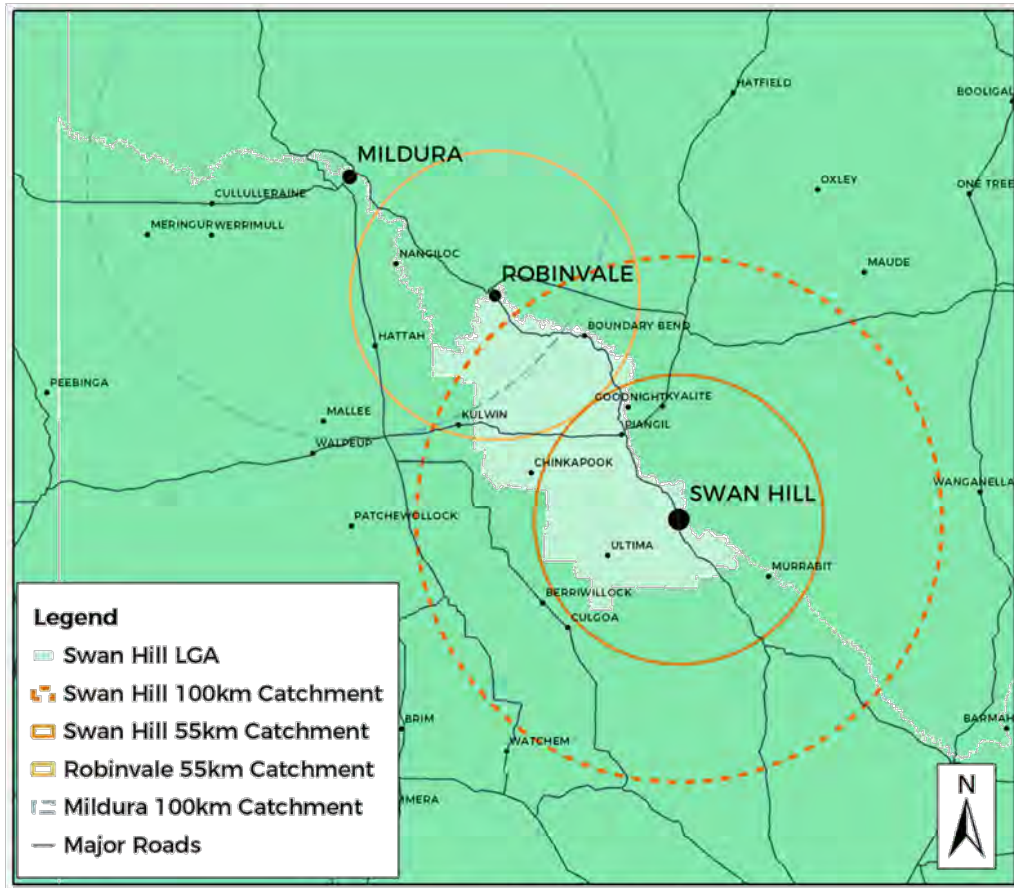


Figure 6: Swan Hill and Robinvale catchment areas

Swan Hill functions as the regional centre and provides a scale of retail, office and commercial activities reflecting this role. The 100km theoretical catchment area of the city of Swan Hill covers the majority of the SHLGA (excluding a small section of the north western edge of the LGA and Robinvale), and large parts of the surrounding LGA's within Victoria and New South Wales to the east, south and west. Mildura is another regional centre that services the northern-most parts of the SHLGA within its 100km catchment area. A 55km catchment for both Robinvale and Swan Hill provides the theoretical split between these centres for lower order and weekly convenience goods.

The population catchment area for commercial activity in the Swan Hill township extends beyond the boundaries of the Swan Hill LGA. We have estimated the residential population for the potential Swan Hill catchment using surrounding LGAs where the population is likely to travel to Swan Hill to access commercial businesses.

Table 3 presents the estimated residential population projection for Swan Hill and adjacent LGAs. It should be noted that while the overall population for the suggested catchment area is projected to decline by 8% to 37,409 people in 2031, the population for Swan Hill rural city is expected to increase by 15% to 12,181 people over this time. This concentration of population within the rural city location requires there to be adequate land for commercial activities within Swan Hill.

Table 3: Estimated residential population for the Swan Hill commercial activity catchment

Area	2011	2016	2021	2026	2031	% change
Swan Hill Town (VIFSA)	10,610	10,883	11,290	11,735	12,181	+ 15
Swan Hill Rural (VIFSA)	6,646	6,105	5,768	5,462	5,186	- 22
Buloke Shire (VIFSA)	6,465	5,858	5,518	5,215	4,925	- 24
Gannawarra Shire (VIFSA)	10,453	9,919	9,497	9,119	8,773	- 16
Balranald LGA	2,350	2,250	2,200	2,150	2,100	- 11
Wakool LGA	4,054	5,858	5,518	5,215	4,925	- 25
Total	40,578	39,105	38,420	37,869	37,409	- 8

Note: The Victorian projections use *Victoria in Future Small Area (VIFSA)* data which divides the LGA into smaller areas for calculation of projections (*Department of Environment, Land, Water and Planning, 2016*). Balranald NSW data from *Department of Planning and Environment 2016*. Wakool NSW data from 2015 projection estimates .id noting that the Wakool LGA has now been combined with the Murray Shire to form Murray LGA.

The theoretical commercial activity catchment for Robinvale encompasses a relatively small population and geographic area with in a 55km radius from the town. Unlike Swan Hill, Robinvale is not a regional service centre and it is likely that residents of Robinvale would access higher order goods and services in either Mildura (as it is closer by distance) or possibly Swan Hill. The Robinvale catchment area is also affected by the relative proximity of Mildura as regional centre to the northern catchment area of Robinvale.

Robinvale and Euston are described⁴ as forming an integrated sub-regional centre which contains a basic mix of retail and commercial facilities. The Strategy states that the towns service an immediate catchment of almost 8,000 people in the Swan Hill and Balranald municipalities as well as a broader catchment of up to 20,000 people comprising nearby river land areas of Victoria and New South Wales.

Table 4: Estimated residential population for Robinvale Town

Area	2011	2016	2021	2026	2031	% change
Robinvale Town (VIFSA)	3,607	3,406	3,379	3,359	3,341	- 7

The amount of land required for commercial activities in Robinvale will be primarily to service the needs of Robinvale residents and immediate surrounding areas. Given that Robinvale and the surrounding rural areas are experiencing a decline in population, the focus may be on redevelopment and improvement of facilities and services rather than increased zoned land supply.

⁴ Source: Robinvale Economic Development Strategy 2012-2017

4. Swan Hill Planning Scheme Zoning Analysis

The purpose of this review is confined to retail, commercial and industrial land. The analysis of zoned land for the review includes the following planning zones:

- Commercial 1 Zone (C1Z)
- Commercial 2 Zone (C2Z); and
- Industrial 1 Zone (IN1Z).

The primary purpose of the respective zones are:

- C1Z: To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.
- C2Z: To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.
- IN1Z: To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.

4.1.1. Swan Hill

The city of Swan Hill has the following industrial and commercial areas:

- a core CBD zoned C1Z,
- a small northern commercial gateway zoned C2Z,
- a linear southern commercial gateway along the Murray Valley Highway entrance with both C1Z and C2Z areas,
- three small C1Z nodes at separate locations within residential areas to the west of the CBD,
- a decentralised C1Z land parcel on the western edge of the urban area available for future development,
- a main IN1Z industrial area along the northern edge of the urban area along Karinie Street; and
- a IN1Z industrial node on the western edge of the urban area.

The respective C1Z, C2Z and IN1Z areas are identified in Figure 7 below.

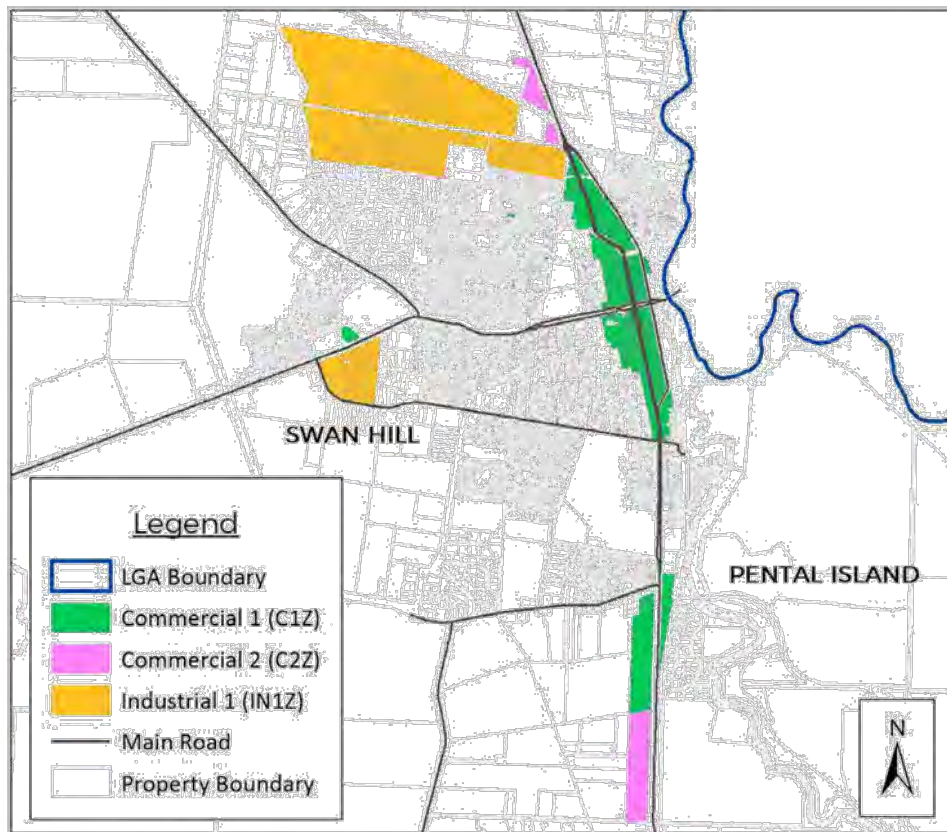


Figure 7: Commercial and Industrial Zoned Land in Swan Hill

The commercial and industrial zoned areas of Swan Hill allows for:

- Effective aggregation of retail and commercial uses in the respective C1Z and C2Z areas to create vibrant retail and commercial nodes.
- Multiple development opportunities that support a centralised CBD and town centre, smaller decentralised nodes servicing the needs of the immediate residential areas, and gateway entrances to the city for highway based trade and larger floor plate requirements.
- Two industrial areas providing opportunity for a range of industrial and manufacturing uses.

4.1.2. Robinvale

The township of Robinvale has the following industrial and commercial areas:

- A CBD zoned C1Z
- An industrial area zoned IN1Z.

The respective C1Z and IN1Z areas are indicated in Figure 8 below.

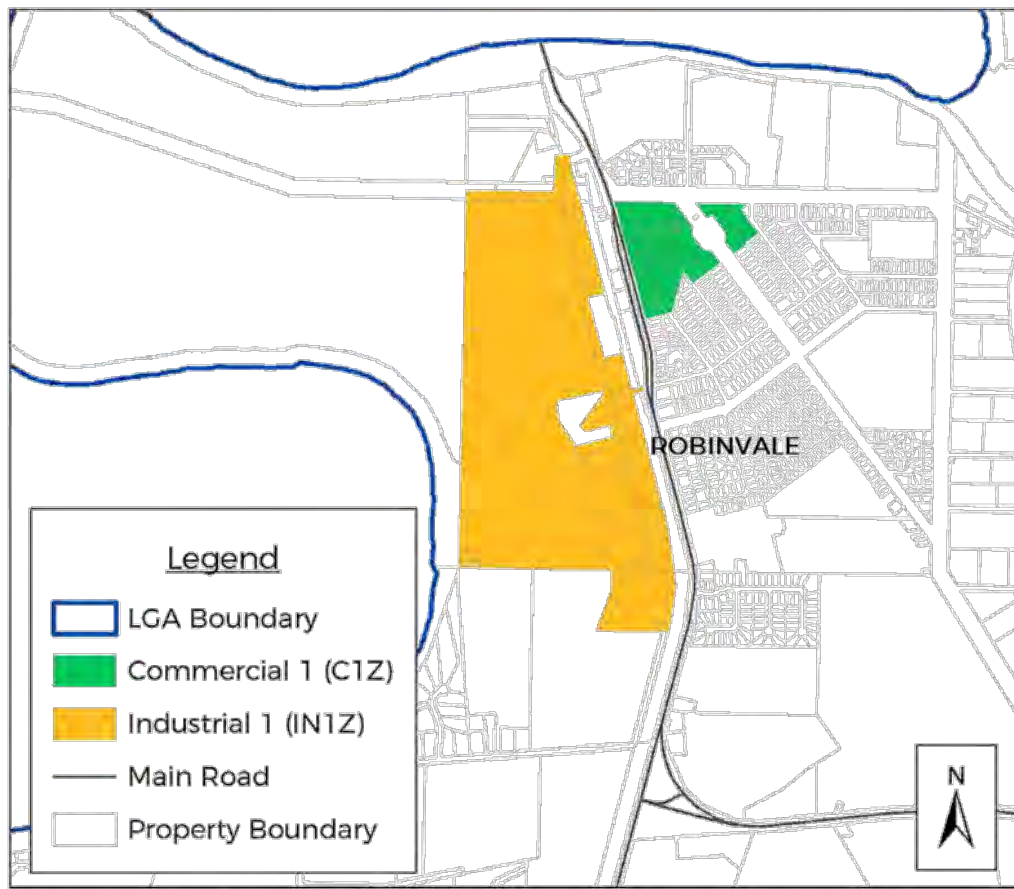


Figure 8: Commercial and Industrial Zoned Land in Robinvale

The commercial and industrial zoned areas of Robinvale allows for:

- Effective aggregation of retail and commercial uses in the CBD to create a retail and commercial node that serves the local community and hinterland of Robinvale.
- An industrial area providing opportunity for a range of industrial and manufacturing uses, with the northern section proximate to the CBD.

5. Swan Hill Planning Scheme - Strategic Framework

The key elements of the Swan Hill Planning Scheme relevant to this review are summarised in this chapter to provide a policy base for the review.

5.1. State Planning Policy Framework

Clause 17 Economic Development of the State Planning Policy Framework calls for a strong and innovative economy, in which all sectors are critical to economic prosperity. The clause states that planning supports economic growth and development by providing land, facilitating decisions and resolving land use conflicts in a way which allows districts to build on their strengths and meet their economic potential.

Development which accommodates the needs of the community for retail, entertainment, office and other commercial services as well as provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities is supported as an objective of Clause 17.

Strategies for meeting this objective include:

- Locating commercial facilities in existing or planned activity centres.
- Providing new convenience shopping facilities in new residential areas and within, or immediately adjacent to, existing commercial centres.
- Providing opportunities for small scale shopping in convenient locations for local residents and workers
- Providing outlets of trade-related goods or services on sites which are directly serving or ancillary to industry and which have adequate on-site car parking.
- Locating cinema based entertainment facilities within or on the periphery of existing or planned activity centres.

Attaching a five year time limit for commencement to the planning approval for all shopping centres or expansions of over 1,000 square metres in floorspace.

Clause 17 seeks to manage out-of-centre development by ensuring single use retail, commercial and recreational facilities outside activity centres are discouraged by giving preference to locations in or on the border of an activity centre. Furthermore, it seeks to ensure that proposals for out-of-centre development are only considered where it will result in net benefit to or serve the needs of the local community.

Clause 17 calls for the facilitation of further industrial development in existing industrial areas and for land to be identified for industrial development in urban growth areas where there is good access for employees, freight and road transport and where appropriate buffer areas can be provided between sensitive land uses. It also seeks to protect industrial activity in industrial zones from the encroachment of inappropriate or sensitive uses and to ensure that an adequate supply of industrial land is provided in appropriate locations including sufficient stocks of large sites for strategic investment.

With regards to the design of industrial development, Clause 17 seeks to ensure that adequate separation and buffer areas between sensitive uses and offensive or dangerous industries are provided. It also specifies that industrial activities requiring substantial threshold distances are located in the core of industrial areas and activities with minimal threshold requirements to locate towards the perimeter of industrial areas. Like industries are encouraged to locate within the same area to avoid inter-industry conflict. Manufacturing and storage industries that generate significant volumes of freight are encouraged to locate close to air, rail and road freight terminals.

To create opportunities for innovation and the knowledge economy, Clause 17 encourages the expansion and development of logistics and communications infrastructure and supports the establishment of

business clusters. Well-located, appropriate and low-cost premises not-for-profit or start-up enterprises are also supported in the clause.

5.2. Local Planning Policy Framework

The Local Planning Policy Framework (LPPF) of the Swan Hill Planning Scheme provides strategic direction on retail, commercial and industrial development in the respective urban centres. The following key elements of the LPPF relate to this review:

CLAUSE 21.01 MUNICIPAL PROFILE:

Swan Hill is identified as being strategically located in terms of transport links which enables ready supply to markets in Melbourne, Sydney, Brisbane and Adelaide. Both Swan Hill and Robinvale are identified as having an important regional role with cross border significance extending into south western New South Wales and beyond the borders of the municipality within Victoria.

Aging and population decline from rural and small centres, particularly dryland farming areas, as well as population increases in Swan Hill and Robinvale, have generated significant changes to the population structure of the municipality. The Municipal Profile states that the municipality had an estimated population of 21,285 in 2006 which was forecast to grow by less than 1,000 to 2026 and points to the Council Plan 2009-2013 which states that Council is aiming to increase the regional population to 40,000 by 2040. The Municipal Profiles states that the ongoing growth of these towns is crucial to support the network of smaller towns in the region where population growth is limited.

Swan Hill is considered to be a major regional centre for population, employment, retail, business, industrial, government, educational and health-medical services while Robinvale serves the role of a sub-regional centre for the northern part of the municipality. The Municipal Profile calls for the role of Swan Hill as the major regional centre for services and facilities and Robinvale as a service centre for the northern part of the municipality to be maintained by encouraging major commercial and industrial uses to locate the centres.

The importance of attractions and recreational opportunities based on the Murray River for tourism in the municipality is recognised in the Municipal Profile while horticultural industries and product and special regional events are seen as growing contributors to local and regional tourism.

The Municipal Profile underscores the need for new urban development to be integrated with land use and road based transport planning, including public transport. Highway commercial development in Swan Hill that does not undermine the role of the Swan Hill CBD is encouraged as long as infrastructure and access issues are addressed. Industrial and business development proposals with large external storage areas visible from highways or main roads are discouraged.

The Municipal Profile recognises the significant potential for tourism along the Murray River corridor, including the riverside precincts in Robinvale and Swan Hill, the latter of which is being redeveloped to include links to the CBD, a revamping of the Pioneer Settlement and the new Murray River bridge crossing.

CLAUSE 21.02 KEY INFLUENCES AND ISSUES

Clause 21.02 identifies the key issues facing Swan Hill focused around six strategic themes. Relevant strategies to this study are:

Settlement and housing

- The maintenance of Swan Hill as the major regional centre which most other towns rely on for services and facilities.
- The role of Robinvale in supporting the smaller settlements in the northern part of the municipality.

- The provision of highway commercial development in Swan Hill on the basis that infrastructure and access issues are addressed and it does not compete with the role of the Swan Hill CBD.
- The provision of rural residential development within planned estates.

Economic development

- The importance of manufacturing industries as a component of the Swan Hill economy. ♣ The need to facilitate the growth of the mineral sands and solar industries.
- Significant tourism opportunities in Swan Hill with the redevelopment of the riverside precinct and linking it to the CBD, the Pioneer Settlement and the new Murray River bridge crossing.

Infrastructure and transport

- The importance of the provision of reticulated gas for value adding industries and reducing the community's carbon footprint.

CLAUSE 21.04 SETTLEMENT AND HOUSING

The following strategies are relevant to this review:

- Strategy 1.1 Encourage use and development that will assist Swan Hill and Robinvale maintaining and enhancing their respective regional roles as significant providers of residential, commercial, business, industrial land and community services and facilities.*
- Strategy 1.2 Encourage major commercial and industrial uses to locate in Swan Hill and Robinvale.*

CLAUSE 21.08 ECONOMIC DEVELOPMENT

This clause furthers the objectives of Clause 17 Economic Development of the State Planning Policy Framework as well as the Council Plan 2009-2013. Clause 21.08 recognises the important role of business and commerce in providing retailing, services and facilities and reducing escape expenditure. In particular, it identifies the Swan Hill CBD is the dominant business location and plays an important regional role. Local shops and services provided in small towns play a local convenience role and are an important part of the local community.

Clause 21.08-1 Business

A key issue in Clause 21.08-1 Business is the provision of highway commercial development in Swan Hill that does not compete with the role of the Swan Hill CBD.

The following strategies are listed for business:

- Strategy 1.1 Encourage growth and infill development in business areas.*
- Strategy 1.2 Provide a broad range of services and facilities that is consistent with the role of the town in the settlement hierarchy.*

Clause 21.08-1 propose the implementation of specific zones to support the above strategies:

- Applying the Business 1 Zone to the Swan Hill CBD and smaller shopping centres to support the retail hierarchy.
- Applying the Business 2 Zone to the northern area of the Swan Hill CBD in the Nyah Road-Curlewis Street area and the southern highway gateway to encourage the development of offices and other commercial uses.

- Applying the Business 5 Zone on the west side of Beveridge Street, north of McCallum Street to encourage the development of offices and the conversion of housing stock for commercial purposes.

It should be noted that these zones have been replaced by the Commercial 1 Zone and Commercial 2 Zone, but the intended land use for the respective areas are still relevant.

It also states that further strategic work needs to be undertaken including the preparation of a highway business strategy for Swan Hill to investigate the potential of further opportunities south and north of the town on the Murray Valley Highway. This study was completed in December 2011.

Clause 21.08-2 Industry

Clause 21.08-2 Industry identifies the food processing and rural service industries as forming the municipality's industrial base and states that future prospects for the food processing industry are increasing as horticulture continues to grow in the municipality. As such, it calls for land use opportunities to be created for value added processing of local products.

In Swan Hill, the major industrial area at Karinie Street is identified as holding opportunities for new industrial development while the Moore Street industrial area in Robinvale is recognised as containing substantial opportunities for infill and consolidation.

Clause 21.08-2 states there is increasing focus in local economic development strategies on ensuring that industrial areas are well sited and well-designed.

Objective 2 seeks to encourage the consolidation of industrial areas by:

- Strategy 2.1 Encourage growth and infill industrial development in existing industrial areas.*
- Strategy 2.2 Discourage industrial uses from prominent highway locations.*

Objective 3 seeks to ensure a supply of industrial land with a range of lot sizes to meet the changing requirements of industry and business by:

- Strategy 3.1 Provide a continuing supply of well-located and appropriately sized serviced industrial land able to meet immediate and longer term needs.*
- Strategy 3.2 Strengthen the rural service role of Swan Hill and Robinvale by making land available for industry and business.*

Clause 21.08-2 also seek to facilitate the establishment of rural service and food processing industries with six specific strategies. These uses will generally locate within the rural/agricultural areas and are not directly relevant to this review, however the policy directive is noted. Similarly support for new and emerging industries such as mineral sands and the solar industry are provided which are noted but not directly relevant to this review.

Clause 21.08-2 states the following further strategic work to be undertaken relevant to this review:

- Prepare a strategic assessment report for a new serviced industrial area west of Murray Valley Highway and south of Pethard Road as identified on the Robinvale Framework Plan.

Clause 21.10 Local Areas

Clause 21.10-1 Swan Hill

The local policy statement for Swan Hill includes (summarised):

- Swan Hill's future will depend on retaining its position within a system of regional centres located in south east Australia.

- For Swan Hill to consolidate its regional role it must continue to embrace a strategy that reduces the 'escape' of retail expenditure, provides regional-level facilities and services, develops its regional market for goods and services, and generates local employment opportunities.
- Strengthening Swan Hill's industrial base will consolidate its service centre role and attract businesses involved in processing local product. This includes investment in new and emerging industries such as mineral sands and solar power generation.
- In recent years, Swan Hill CBD has consolidated its regional centre functions with the establishment of large retail stores and overall increases in retail, office and commercial floor space.
- Increases in floor space occupied by government and community services highlight the growing importance of Swan Hill's regional centre role.
- Retailing from "bulky goods outlets" is increasing because of consumer demand for greater choice. Land use opportunities for bulky goods sales are available to the north of the CBD and the southern highway entrance.
- Future floor space demands can be met by infill and redevelopment, particularly in the Nyah Road/Curlewis Street area. Longer term expansion of the CBD will occur to the north of McCallum Street.
- Development opportunities in Curlewis Street need to be placed within a broader framework of the Swan Hill Riverside Precinct and the traffic status of Curlewis Street.
- The Murray Valley Highway entrances to Swan Hill have different entrance characteristics. The southern highway business entrance is characterised with service roads, large lots and consistent building setbacks giving a low impact character. This is an appropriate transition from the rural landscape and enhances the entrance character. The transition at the northern entrance is short with limited development and avenue plantings meeting the edge of the urban area at the rail crossing. This northern entrance character essentially needs to be retained.

The following implementation directives are relevant to the review:

- Ensure that any proposed use or development within Swan Hill is generally consistent with the Swan Hill Urban Framework Plan as shown on page 4 and the Swan Hill CBD Precincts Plan as shown on page 5. (The Swan Hill CBD Precincts Plan is provided in Figure 9 below)



Figure 9: Swan Hill CBD Precincts Plan (Source - Swan Hill Planning Scheme)

- Encourage land use and development with requirements for large sites that do not have the potential to challenge the role and function of Swan Hill CBD or generate large volumes of traffic. Such land uses and development may include, but are not limited to, motel; landscape garden supplies; motor vehicle, boat and caravan sales; restricted retail premises; rural industry; or trade supplies.
- Implement a precinct based planning approach for the Swan Hill CBD based on the Swan Hill CBD Precincts Plan as shown on page 5 and the following:
 - Encourage retail between Beveridge Street and Curlewis Street and Nyah Road and Wood Street with:
 - core retail along Campbell Street and Beveridge Street, and
 - tourism and retail along Curlewis Street.
 - Encourage bulky goods sales focus north of Pye Street in the Nyah Road and Curlewis Street area.
 - Encourage office and institutional along Beveridge Street north of McCallum Street, Splatt Street and McCallum Street.
 - Encourage tourism accommodation and retail along Campbell Street and Curlewis Street south of Wood Street that complement the role of the Riverside Park.
- Encourage a range of retail, commercial, cultural, institutional, and residential activities that consolidate and complement the CBD's regional role and the mixed use function.
- Continue to focus major retail expansion in the CBD and discourage isolated retail developments which challenge the role, function and level of public and private investment in the CBD.

- Provide for the serviced expansion of the Karinie Street industrial area as the municipality's major industrial area.
- Provide industrial land adjacent to existing rail infrastructure to provide locational advantage for industries requiring transportation of commodities by rail.
- Protect the option for an inter-modal freight facility at Swan Hill in the Karinie Street industrial area.
- Progressively develop the riverside precinct as a primary tourism, recreation and cultural focus with strong links to the CBD edge at Curlewis Street.

Clause 21-10-2 Robinvale

The local policy statement for Robinvale includes (summarised):

- The township performs an important shopping, business and community role for a large geographic area in the north of the municipality and across the border in New South Wales.
- Robinvale is expanding its role as the economic and social centre for a wider region including the horticultural belt along the Murray River in the north of the municipality.
- The Robinvale 2030 Strategy/Robinvale Framework Plan (refer to plan on page 8) provides a long term land use plan for the township.
- A stronger town entry and tourism focus is proposed for Robinvale's northern entrance along Bromley Road. Land use and development and design improvements along Bromley Road need to be made in the context of the new Murray River Bridge.
- A new southern town entry to Robinvale is proposed at the intersection of the Murray Valley Highway and Latje Road bringing traffic into the town centre via George Street

The following implementation directives are relevant to the review:

- Ensure that any proposed use or development within Robinvale is generally consistent with the Robinvale 2030 Strategy/Robinvale Framework Plan as shown on page 8.
- Reinforce the strong retail sector by providing for retail expansion and encouraging the retention of the compact retail centre.
- Identify and encourage longer term opportunities for town centre expansion to the south along George Street, as identified on the Robinvale Framework Plan.
- Encourage infill, consolidation and amenity improvements at the Moore Street industrial area.
- Provide opportunities for employment and investment by encouraging the establishment of food processing and other value added industries.
- Investigate the potential for a new industrial estate south of Pethard Road and west of the Murray Valley Highway.

The Robinvale 2030 Strategy framework plan identifies two key elements for industrial development:

- Encourage the development of industrial land at the southern end of Moore Street
- Investigate the potential for a new serviced industrial area south of Pethard Road and west of the Murray Valley Highway.

Clause 22.02 Car Parking

Car parking rates is stipulated through this local policy to provide guidance on the assessment of applications to reduce or to waive the number of car spaces required by Clause 52.05-5. The policy stipulates the following relevant rates:

- 5 car spaces to each 100m² of floor area for a Medical Centre
- 0.5 car spaces to each bed available for use by patients.

6. Policy Context and Key Development Areas

Several legislative and strategic documents have been considered in the development of this report. Details of these documents and how they may influence the Swan Hill and Robinvale Commercial and Industrial Zones Review are summarised in this chapter.

6.1. Local Government Area and Regional

6.1.1. Swan Hill Economic Development Strategy 2017-2022 (draft)

Council has prepared an update to the current Economic Development Strategy to support future development and investment to 2022. The Strategy is currently in draft format for consultation purposes.

The current economic environment in terms of industry is analysed as being:

- 2,473 businesses
- 7,927 employment positions
- Un-employment rate of 3.9%
- Total output is \$2.3 billion
- GRP is \$1.18 billion
- \$800 million in regional exports.

The vision for 2020 includes:

- 2,500 businesses
- 8,200 employment positions
- Un-employment rate at 4.0%
- Total output is \$2.50 billion
- GRP is \$1.20 billion
- \$900 million in regional exports.

The regional advantages identified relevant to this review are:

- The region produces a diverse and expansive array of agricultural products, from both dryland and irrigated farms. The industry is supported by an innovative engineering and manufacturing sector, and aided by robust transport and logistics infrastructure.
- Regional centres (Swan Hill and Robinvale) – these centres provide the necessary infrastructure and services that supports a growing and vibrant population including health, education, retail, recreational and cultural offerings.

Transformational projects relevant to this review are:

- Commercial developments within the Swan Hill Riverfront and a new CBD to Riverfront Level Crossing
- Murray Valley Highway commercial precinct entrances
- Upgrading the Swan Hill Livestock Exchanges precinct
- Bromley Road re-development.

Key initiatives that can support the 'case for change' include:

- Value adding and processing of local products and manufacturing activities.

6.1.2. Swan Hill Rural City Council Economic Development Strategy 2011-2016

The Swan Hill Rural City Council – Economic Development Strategy 2011-2016 (the Strategy) provides strategic direction for improving the economic well-being of the municipality. The document provides an economic snapshot of the municipality, identifies the comparative advantages, touches on the challenges

and recognises where the municipality's opportunities lie. The Strategy also identifies a number of large projects critical to the economic development process within the municipality.

The Strategy is centred on strategic themes of:

- attracting new business investment
- supporting the growth of existing businesses
- marketing the region
- addressing infrastructure needs
- education and skills development.

The SHRCC states that its role in economic development entails facilitating a positive business environment and influencing appropriate investment and business development.

The major industries in the SHRCC are agriculture, manufacturing, retail and tourism.

The Strategy identifies opportunities for economic growth in the region, which includes the development of solar energy and biomass fuel production, and value-adding to existing industries and agriculture production.

The following initiatives are directly relevant to this review:

- Theme one: Attracting new business investment
 - o Attract high value agriculture production
 - o Promote aquaculture
 - o Facilitate investment in renewable energy sources
 - o Provide adequate supply of well-located industrial and business land
- Theme four: Addressing infrastructure needs
 - o Introducing natural gas
 - o CBD redevelopments for Swan Hill and Robinvale.

The Strategy states that SHRCC owns a large parcel of land in close proximity to the Swan Hill electricity substation which has been identified as a site for the future development of a large-scale solar energy generation project. The Strategy states that SHRCC will play an active role in the development of State Government owned 'green fields' situated in key commercial locations within the municipality, including large areas north of the CBD and the southern highway gateway to Swan Hill, which are capable of accommodating large scale retail activity. It is anticipated in the Strategy that these sites will attract attention from largescale national retailers.

To attract new business investment, the Strategy states that SHRCC will facilitate the sale and development of unoccupied green development zones (Crown Land) on behalf of the State Government and ensure that well-located industrial, business and residential land is available within the region. SHRCC also aims to support economic growth by facilitating industry clusters within the region.

6.1.3. Council Plan 2017-21

Swan Hill Rural City Council's Council Plan 2017-21 outlines the commitments, priorities and long term goals of the Swan Hill Rural City Council (SHRCC) over 5 years. Activities are ordered by the following five key result areas: economic growth, community enrichment, infrastructure, governance and leadership, and environment.

The economic growth result area states Council's commitment to encourage new business development, supporting business expansion and assist existing businesses to prosper.

Strategic objective 4 Provide land use planning that is responsive and which proactively encourages appropriate development includes the following relevant initiatives:

- Review the Municipal Strategic Statement
- Identify and zone appropriate land for future development
- Review the availability and suitability of industrial land in Swan Hill and Robinvale.

6.1.4. Loddon Mallee North Regional Growth Plan

The Loddon Mallee North Regional Growth Plan (the Plan) provides a regional take on land use planning for the five municipalities of Buloke, Campaspe, Gannawarra, Mildura and Swan Hill. The Plan identifies opportunities and challenges for growth facing the region over 30 years. The Plan seeks to direct and manage growth across the region through the establishment of an integrated planning framework and regional policy to guide the use and protection of regionally significant assets.

The Plan states that there is modest projected population growth in the region and regional growth planning will be focused on sustaining economic growth through the provision of a land use framework.

Building on existing settlement relationships and networks, the settlement framework for the region is based around five communities of interest: Mallee, Eastern Mallee, Buloke, Campaspe and Gannawarra. Swan Hill is located within the Eastern Mallee community of interest while Robinvale is located in both the Mallee and Eastern Mallee communities of interest.

Services in Swan Hill are listed in the Plan as including a range of retail, educational, commercial, industrial and community services. The Plan explains that Robinvale and Euston in New South Wales, which are separated by the Murray River, have a twin town relationship, together servicing an extensive cross-border catchment.

Robinvale is identified as the preferred location for accommodating growth in the northern part of Swan Hill municipality and along the Murray River corridor between Mildura and Swan Hill. However, it states that the retention and improvement of a range of services, including education, retail, medical and recreation is necessary is required to support the role of the town and combat the high levels of disadvantage within the local community as well support the surrounding agricultural district and large-scale horticultural developments. The Plan outlines the Eastern Mallee future land use strategies and actions, as follows:

- Facilitate the growth of Swan Hill through planned development, incremental expansion and consideration of population change and settlement planning in New South Wales
- Reinforce Swan Hill's role as a regional centre and important tourism destination
- Support the provision of infrastructure to facilitate the growth of Swan Hill and expand its role as a regional centre, including improvements to transport infrastructure to service regional industries
- Recognise and reinforce Robinvale as a town in the Eastern Mallee community of interest and its New South Wales hinterland, providing services to surrounding smaller towns.

The Plan identifies the need for growth and diversification of the region's economy and calls for the region to take advantage of value-adding opportunities, particularly for the agriculture, mining, alternative energy and tourism sectors. To support existing industry and diversify the economy the Plan emphasises the importance of providing 'market ready' industrial and commercial land, which has access to the necessary infrastructure, in the key urban growth areas of Mildura, Swan Hill and Echuca, as well as other locations consistent with their role and function. The Plan states that as new opportunities arise, the region will respond efficiently. Regional towns which offer affordable land, buffering from sensitive uses, and access to infrastructure are considered attractive for new industry. The Plan recognises the importance of ensuring an adequate supply of industrial zoned for attracting and maintaining manufacturing businesses and industry in the region and outlines the following as future economic land use strategies and actions:

- Recognise in planning schemes the importance of aligning economic and population growth with urban settlement, industry, services and infrastructure

- Ensure there is adequate supply of commercial and industrial land for employment across the region
- Promote and support the regional city, regional centres and towns to provide a suitable range of retail and commercial activities consistent with their role in their community of interest, including cross-border and inter-regional access for economic development
- Support appropriate initiatives, such as investment in infrastructure, freight and logistics and increased availability of natural gas
- Protect major infrastructure, industrial land and mining activities from encroachment by incompatible uses
- Facilitate flexible and streamlined regulatory approval processes for land use to enable economic growth opportunities
- Support and develop emerging and potential growth sectors, such as nature-based tourism, mining and renewable energy generation and protect these activities from urban encroachment
- Identify, manage and facilitate access to locally sourced natural resources where appropriate, including sand and stone, minerals, timber and renewable energy.

The plan states that new manufacturing could be strategically located to align with alternative energy generation with access to supplies of high quality water available in modern water delivery infrastructure. To support the manufacturing sector, the Plan calls for the development of supply chain linkages and the processing of products from neighbouring regions and states.

- Facilitate the growth of Robinvale through planned development, incremental expansion and consideration of population change and settlement planning in New South Wales
- Support structure planning for Robinvale.

The future directions for land use planning outlined in the Plan are intended to address challenges and opportunities for the region. The future directions related to commercial and industrial land use are as follows:

- Facilitate vibrant and prosperous commercial centres and industrial hubs in the region's major urban centres that respond to changing population and markets
- Further diversify the primary production, service and manufacturing industries to support job creation, investment and value-adding to local products
- Protect key regional assets to ensure future prosperity, including those arising from strategically important rural land uses
- Maximise the local and regional benefits of emerging economic opportunities associated with future growth in mining, food production and energy

The Plan acknowledges that there are a range of challenges for growth in the region, which include the uneven distribution of population and economic growth; supporting smaller communities; ensuring appropriately located land supply for employment and housing; supporting residential and commercial growth which provides access to employment, education and services; diversifying the economy and overcoming skills shortages and cross-border planning for the efficient provision of land and infrastructure.

6.2. Swan Hill

6.2.1. Swan Hill Retail Strategy 2014

The Swan Hill Retail Strategy 2014 (the Strategy) provides analysis of the Swan Hill region's retail sector and makes recommendations for actions on the future development and growth of the sector.

The strategic vision set is for Swan Hill to be the "pre-eminent retail location" for visitors and residents of the Swan Hill municipality and surrounding areas. To achieve this vision, an action plan is established in the Strategy which specifies objectives and either long or short term actions.

Swan Hill is recognised as a regional service centre for a catchment of more than 37,000 people, comprising the Swan Hill municipality and extending into the Mallee in Victoria and the Western Riverina in New South Wales. The city of Swan Hill is the main location for retailing and also provides a wide range of commercial, community, health entertainment and civic facilities and services. The catchment is categorised into 3 areas: The Primary Trade Area (PTA), which applies to the area within 30 to 60 minutes driving distance of the Swan Hill township; the Secondary Trade Area (STA), which applies to the area within 60 to 90 minutes driving distance of the Swan Hill township; and the Main Trade Area (MTA), which is the PTA and STA combined.

Swan Hill is located in a relatively competitive context in terms of its proximity to other regional cities such as Bendigo, Echuca and Mildura that provide a strong offer of retail and other facilities.

The Strategy anticipates that between 2014 and 2034, the population of the MTA is forecast to grow from 37,420 to 38,000, through the addition of 580 residents in Swan Hill. In the Strategy, retail activity is separated into the following four categories: Food retailing; Food catering; Non-food retailing; and Retail service. The Strategy recognises the significance of the retail sector to the region, with approximately 1,060, or 10.8%, of workers in the municipality employed in sector – 31% of which are aged between 15 and 24 years old.

The Strategy states that Clause 21.10-1 of the Swan Hill Planning Scheme encourages a precinct-based approach to the development of the Swan Hill CBD and that the Swan Hill Highway Business Zones Strategy identifies land to the south of the Swan Hill CBD as the location for highway based retailing in the future. According to the Strategy, the retail sector in Swan Hill has experienced very limited growth compared to similar regional cities in Victoria's north and west, with only \$2.8 million spent on new retail buildings in the Swan Hill municipality between 2008/09 and 2012/13 compared to \$9.1 million in Horsham and \$14.8 million in Echuca.

Swan Hill has 46,610 square metres of retail floor space and 22,020 square metres of commercial office floor space (including both shopfront and dedicated office floor space). 87% of the retail floor space is concentrated in the CBD. Commercial rents in the core areas of the Swan Hill CBD are between \$200-270 per square metre – which is in line with rental prices in comparable towns like Shepparton, Horsham, Echuca and Mildura. However, in the "Golden Block" of Campbell Street between McCrae Street and McCallum Street, commercial rates are traditionally higher. There is approximately 55,570 square metres of shopfront floor space in Swan Hill, of which 46,610 square metres is occupied by retail, 5,130 square metres by shopfront office and 3,830 square metres is vacant. This represents a vacancy rate of 7% for Swan Hill. The vacancy rate of the Swan Hill CBD is slightly higher at 7.3%.

The forecast growth in retail spending by residents in the MTA will generate new opportunities for retail development and increase levels of performance for existing retailers. The Strategy identifies retail gaps in Swan Hill which present opportunities for future retail development. These include a Discount Department Store, a dedicated homemaker centre/precinct and national brand retailers in the non-food speciality sector. It also states that there is potential for new retail opportunities to leverage off future development, as anticipated in Swan Hill Riverfront Masterplan, between the Swan Hill CBD and the Murray River.

Relevant elements from the action plan include:

- Objective 1: To support Swan Hill as the pre-eminent retail location servicing residents and visitors to the rural city of Swan Hill
- Objective 3: To support the development of land to the south of Swan Hill as the main location for highway-based retailing.
- Objective 6: To promote the integration of the Swan Hill CBD with the Riverfront.

6.2.2. Swan Hill Highway Business Zones Strategy (2011)

The Swan Hill Business 2 Zone Supply and Demand Assessment (Urban Enterprise 2010) indicated that there were only 6 allotments of these zoned lands in Swan Hill available for development. This identified shortage of vacant Business 2 Zone land prompted a need for a formal strategy. Accordingly, the Swan Hill Highway Business Zone Strategy was completed as a recommendation of the Swan Hill Planning Scheme Review of 2010.

Two investigation areas, one beside the northern highway entrance and one beside the southern highway entrance to the city, were assessed for their potential if rezoned from Farming Zone for more business/commercial purposes.

The northern investigation area consisted of approximately 25 hectares of land adjoining Public Use and Industrial Zones. The southern investigation area consisted of approximately 41 hectares adjoining land zoned Business 2 Zone. (The previous 5 Business Zones have now been replaced by 2 Commercial Zones in the Victorian Planning Provisions).

Upon consideration of the level of undersupply of Business 2 Zone land in Swan Hill identified in the Urban Enterprise report, the Swan Hill Highway Business Zone Strategy concluded that parts of the investigation areas would be appropriate for rezoning to Business 2 Zone land. 5 Hectares of land in the northern investigation area and 18 hectares of land in the southern investigation area were recommended to be rezoned to the Business 2 Zone. This was considered an appropriate quantum to satisfy demand within an appropriate horizon of approximately 15 years.

The land parcels identified within the investigation areas, and those which were excluded, were predominantly determined by an assessment of the natural and physical opportunities and constraints, importantly frontage to the highway. It was also recommended that a Design and Development Overlay be prepared for rezoned land to set standards for the type of development proposed.

The recommendations of the Swan Hill Highway Business Zones Strategy were implemented through the Swan Hill Planning Scheme by amendment C047 which was gazetted in November 2013 and also introduced the strategy as a reference document. The land has subsequently been zoned Commercial 2 Zone as part of a change to the Victorian Planning Provisions.

6.2.3. Review of Swan Hill Business Zones (2005)

The purposes of the Review of Swan Hill Business Zones (the Review) is to evaluate the existing provision of land in the Business Zone, determine the future retail and business requirements for zoned land and make recommendations for changes to the Swan Hill Planning Scheme.

The following rezoning is recommended in the Review:

- Rezoning of Industrial 1 Zone to Business 2 Zone in Nyah Road Area
- Rezoning of Residential 1 Zone to Business 5 Zone on the west side of Beveridge Street north of McCallum Street to the south side of Pye Street.
- Rezoning of Public Park and Recreation Zone to Business 2 Zone at the north-west corner of Beveridge Street and Pye Street.
- Rezoning from Residential 1 Zone to Business 2 Zone at the former technical school site at the southern highway gateway to Swan Hill.

The Review calls for higher density redevelopment on the identified underutilised sites.

Vacant and under-utilised sites as well as sites which contain inappropriate or incompatible uses have been identified as having opportunities for new retail and office development. Vacant sites suitable for commercial and retail uses are located at:

- The corner of Rutherford Street and Curlewis Street at the rear of the Oasis Hotel.

- The corner of McCallum Street and Beveridge Street
- The northwest corner of Beveridge Street and Pye Street
- The southwestern corner of Nyah Road and Beveridge Street on a site currently containing the Croquet Club

The review states that over the past two decades, the amount of retail and commercial floorspace in the CBD had more than doubled and the layout and structure of the CBD had changed and expanded. This occurred as the number of offices located on the north side of McCallum Street had increased, the service business and peripheral sales area between Curlewis Street and Nyah Road was consolidated, the tourist accommodation precinct further south along Campbell Street had expanded and a discount department store was established on Beveridge Street.

The Review concludes that the new development and redevelopment opportunities identified can accommodate future retail and office floorspace requirements up to 2020.

A Regional Trade Area catchment and a Core Trade Area catchment, which were determined by shopper surveys as part of the Swan Hill CBD Study (the Study) in 1988, are identified in the Review.

The Regional Trade Area catchment encompasses a radius of 100 kilometres around Swan Hill and the Core Trade Area catchment encompasses a 50-kilometre radius around Swan Hill.

The Review identifies the following four distinctive precincts of Swan Hill CBD:

- Retail – Located between Campbell Street and Beveridge Street from Wood Street to Pritchard Street
- Office and institutional – Located in the area of Beveridge Street and Splatt Street from Rutherford Street to McCallum Street
- Service industry and peripheral sales – Located to the north of the CBD in the area between Curlewis Street, Stradbroke Avenue, Chapman Street and Beveridge Street
- Tourist accommodation and retail – Located south of Wood Street on both sides of Curlewis Street
- The Review states that new businesses had located outside of the CBD at the following locations:
- In the Business 2 Zone to the west of the Murray Valley Highway at the southern gateway to Swan Hill
- In the Rural Zone adjacent to the Murray Valley Highway at the northern gateway to Swan Hill
- In the Industrial 1 Zone between Nyah Road and Curlewis Street and in the Karinie Street industrial estate.

However, it is recognised in the Review that the Swan Hill Planning Scheme purposefully provides for limited opportunities for highway business development, which has resulted in positive land use outcomes including the consolidation of the CBD and attractive entrances to Swan Hill.

The review recommended extending the CBD boundary through:

- the rezoning of the Nyah Road area from an industrial to a business zoning
- the rezoning of Beveridge Street (west side) north of McCallum Street to business zoning
- the rezoning of a key site from public park to business zoning.

6.3. Robinvale

6.3.1. Robinvale Economic Development Strategy 2012-2017

The Robinvale Economic Development Strategy 2012-2017 (the Strategy) is a key strategic document that provides guidance for the development of the Robinvale region over a 5-year period. The Strategy identifies the key industries of the Robinvale region as agriculture, manufacturing, construction, education and training, and retail and commercial services.

The Strategy states that the Robinvale region has a significant manufacturing sector that encompasses a range of manufacturing processes including agricultural products such as almond oil, wine, olive oil, vodka and cooking condiments as well as limited retail and commercial service sectors, which are based in the towns of Robinvale and Euston, New South Wales. Robinvale and Euston are described in the Strategy as forming an integrated sub-regional centre which contains a basic mix of retail and commercial facilities. The Strategy states that the towns service an immediate catchment of almost 8,000 people in the Swan Hill and Balranald municipalities as well as a broader catchment of up to 20,000 people comprising nearby river land areas of Victoria and New South Wales.

The Strategy identifies Robinvale as the retail and commercial hub of the area and describes the retail and commercial centre of the town as compact, containing approximately 100 premises with a variety of store types, particularly related to convenience shopping. The Strategy states that there is also a range of professional and business services in Robinvale, including three banks, specialist financial and legal services, a real estate agency, employment agencies, as well as horticultural and other agricultural support businesses.

According to the Strategy, Euston is a much smaller town than Robinvale, containing only eight retail, commercial and tourism-oriented businesses, which consist of two service stations, a post office and milk bar, an entertainment facility and motel, a hotel, transport agency and caravan park.

Opportunities for economic growth in the Robinvale region identified in the Strategy include renewable energy operations, biofuel production using local feed stocks, value-adding operations similar to Murray Valley Distillery and the filling of shop/office vacancies.

As an initiative for attracting new business investment, the Strategy states that all levels of government and the Robinvale community will work together to encourage and support new business investment, development and expansion in the region. Ensuring a provision of well-located industrial, business and residential parcels of land within Robinvale is outlined as an action for carrying out this initiative. Supporting the growth of existing businesses is also included as an initiative in the Strategy.

6.3.2. Robinvale 2030 Land Use Strategy (2005)

According to the Robinvale 2030 Land Use Strategy, Robinvale is experiencing growth in the horticultural industry which is generating new development in the town. The Strategy intends to provide a framework for managing growth as the horticultural industry and the role of the town as a regional service provider expands.

The recommendations of the Strategy will be implemented by amending the Swan Hill Planning Scheme to change the Municipal Strategic Statement, the Local Planning Policy Framework (LPPF) and apply overlays.

The recommendations include:

- Applying an Incorporated Plan Overlay to land in the Rural Zone east of Latje Road and north of Ryans Road.
- The insertion of a policy into the LPPF which encourages improved utilization of land and buildings, development expansion to the south and stronger building design and landscaping standards.
- The potential use and development of land located south of Pethard Road and adjacent to the Murray Valley Highway for Industry
- A new town entry is established at the intersection of the Murray Valley Highway and Latje Road
- A town entry and tourism focus in the development of the Bromley Road precinct
- Land south of Ryan Road and east of existing Low Density Residential Zone is used for future Low Density residential development.
- Construction of a levee bank with the expansion of the township east of Latje Road.
- Staged residential development on land south of the existing urban area.

The Strategy identifies opportunities for development of vacant sites and redevelopment and re-use of existing buildings in the Moore Street Industrial area. Higher standards of building design, landscaping and street tree planting would improve the visual amenity of the industrial area.

The Strategy calls for additional industrial land to be identified for potential future use by industries such as those which are value added. Land south of Pethard Road adjacent the highway is identified as a potential future industrial area and the former Robinvale Aerodrome site adjacent to Anzac Road is identified as having long term potential for industries associated with the processing of horticultural products.

According to the Strategy, additional sites may be required for retail and commercial uses if growth continues at the current rate. The Strategy discourages non-retail and commercial uses from locating in the town centre. The Strategy calls for the existing layout and design to be built on in the future development and expansion of the Robinvale town centre. It is proposed that new town centre development is carried out at the vacant site at the corner of George Street and Herbert Street and the vacant site at the corner of George Street and Latje Road. A new library is identified as a potential use for the latter site. Following the development of existing vacant sites, it is proposed that the town centre is expanded along George Street.

6.3.3. Robinvale 2031 Community Plan (2017- draft)

The consultation draft of the Plan identifies Agriculture, retail and commercial enterprise as a priority area for Robinvale. The district of Robinvale produces approx. 60% of Australia's table grapes, 70% of Australia's almonds, and 80% of Australia's olive oil. Agriculture and horticulture makes up 38% of jobs in the Robinvale community.

For Robinvale to continue thriving as a town, access to retail and commercial businesses must be retained. In recent years, retail and commercial businesses have been in decline as people shop elsewhere and markets change. The community identified maintaining the look and feel of Perrin Street and supporting retailers, traders and commercial enterprise as important.

7. Key Strategic Planning Projects and Sites

7.1.1. Swan Hill Riverfront Masterplan (2013)

The Masterplan provides a strategic plan for future improvements along the riverfront to reinvigorate this public space and enhance its social, environmental, cultural and economic values.

The economic objectives of the Masterplan are:

- An improvement in the economic performance of the Riverfront as a result of increased local and tourist activity;
- Provide appropriate opportunities for Private Sector investment and use of various sections of the Riverfront;
- Flow on effects of increases in employment and tourist development;
- Provide active support for local businesses by recommending goods and services to be used during the implementation phase, where possible and in accordance with Council's Purchasing Policy, made or supplied locally.

7.1.2. Swan Hill Riverfront Masterplan Economic Assessment (2013)

The economic assessment was prepared to support the Masterplan and has the following findings relevant to this review:

- The development of retail stores as part of a tourism precinct, which offer shopping opportunities to visitors over weekends and during peak visitation periods are considered. This may be collocated with cafes and dining on the riverfront.
- As of March 2012, there were 45,600m² of retail floorspace in Swan Hill, with 37,320m² of this located within the core retail area. The Essential Economics research also identified 22,020m² of commercial office space in Swan Hill.
- Vacancy rates for total retail was 6.5%.
- The significant gaps in the Swan Hill retail offer identified in the analysis are the need for a Discount Department Store of 7,000m² with a further 800m² of speciality retail, for attracting national brands not currently operating in Swan Hill. These gaps were identified through consultation with residents within the Swan Hill Retail Catchment and comparison with other regional centres in western Victoria.
- The improved retail offer in Swan Hill that would be provided through the development of a discount department store and specialty retail can be expected to have a positive effect on the existing retail sector, as it will attract additional shoppers to the city. Although, the addition of a new 7,000m² store may be at the expense of the Target Country, reducing the economic impact of the new development.
- A discount department store, such as Target or Kmart, would provide a lead tenant in a retail development in the Riverfront precinct. The development would also address a significant gap in the current retail offer within Swan Hill and attract additional shopping related visitation.
- The provision of speciality retail, particularly as part of a tourism precinct that remains open over weekends, would provide an additional tourism activity for visitors to Swan Hill.

The Masterplan identifies future development opportunities north of Curlewis Street and within the riverfront area that could provide additional retail floor space to CBD.



Figure 10: Swan Hill Riverfront Masterplan (section 2 of 4) indicating development opportunities for retail

7.1.3. South West Development Precinct Master Plan

The South West Development Precinct is a master planned residential expansion area for the south western urban edge of Swan Hill. The master plan makes provision for a small commercial node of approx. 3,000m². This will enable the development of a small supermarket or retail node to service the needs of the local community.

7.1.4. Tower Hill Neighbourhood Centre (future development)

The Tower Hill development is a residential growth area on the western urban edge of Swan Hill. The Tower Hill development includes a C1Z parcel located on the north western corner of the Sea Lake-Swan Hill Road and Parkside Avenue intersection. The 1.21 Ha site is currently undeveloped and can theoretically accommodate a neighbourhood centre in future to service the local community.

7.1.5. 119 and 123 Curlewis Street, Swan Hill

119 Curlewis Street, Swan Hill is a former Police Station site and is 1,039m² in size. 123 Curlewis Street, Swan Hill is the former Community Correctional Services Office site and is 664m² in size. The properties are currently surplus Government land; VicRoads is currently in the process of acquiring 123 Curlewis Street as the land has been identified as being required for a future bridge over the Murray River.

The land has been earmarked for rezoning from Public Park and Recreation Zone to the C1Z by State Government. The proposal was referred to the Government Land Standing Advisory Committee, who recommend the proposed rezoning of the two sites to C1Z proceed. The land has since been rezoned to C1z via Amendment GC73. The land forms part of the western interface with the Swan Hill Riverfront Master Plan area.

8. Land Use Analysis – Swan Hill

8.1. Commercial 1 Zone Areas

The collective C1Z land in Swan Hill is approximately 63.9 Ha in total. The majority of this land supply is in the CBD (68%). The remaining C1Z supply is located in the southern highway gateway (30%) and decentralised locations (2%).

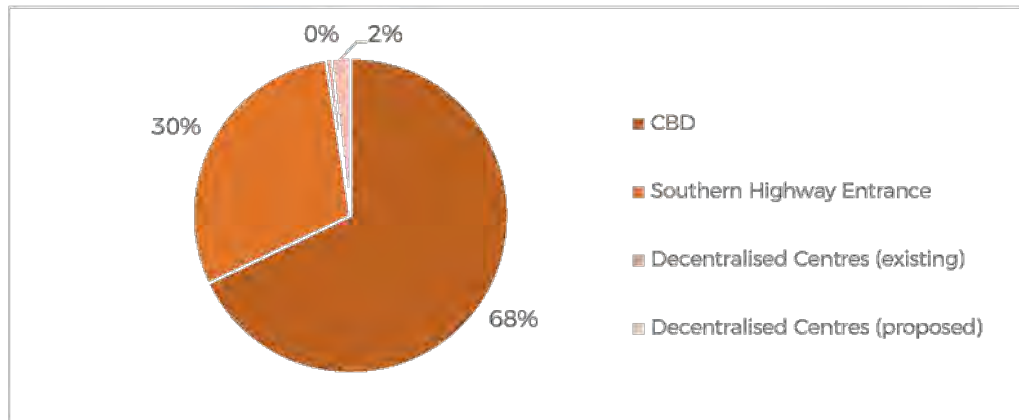


Figure 11: Commercial 1 Zone land supply by location – Swan Hill

8.1.1. Central Business District (CBD)

The CBD area consist of approximately 43.42 Ha of C1Z land, generally bound by Curlewis Street / Murray Valley Highway to the northeast and east, Gray Street to the south, and Beveridge Street and Splatt Street to the west.

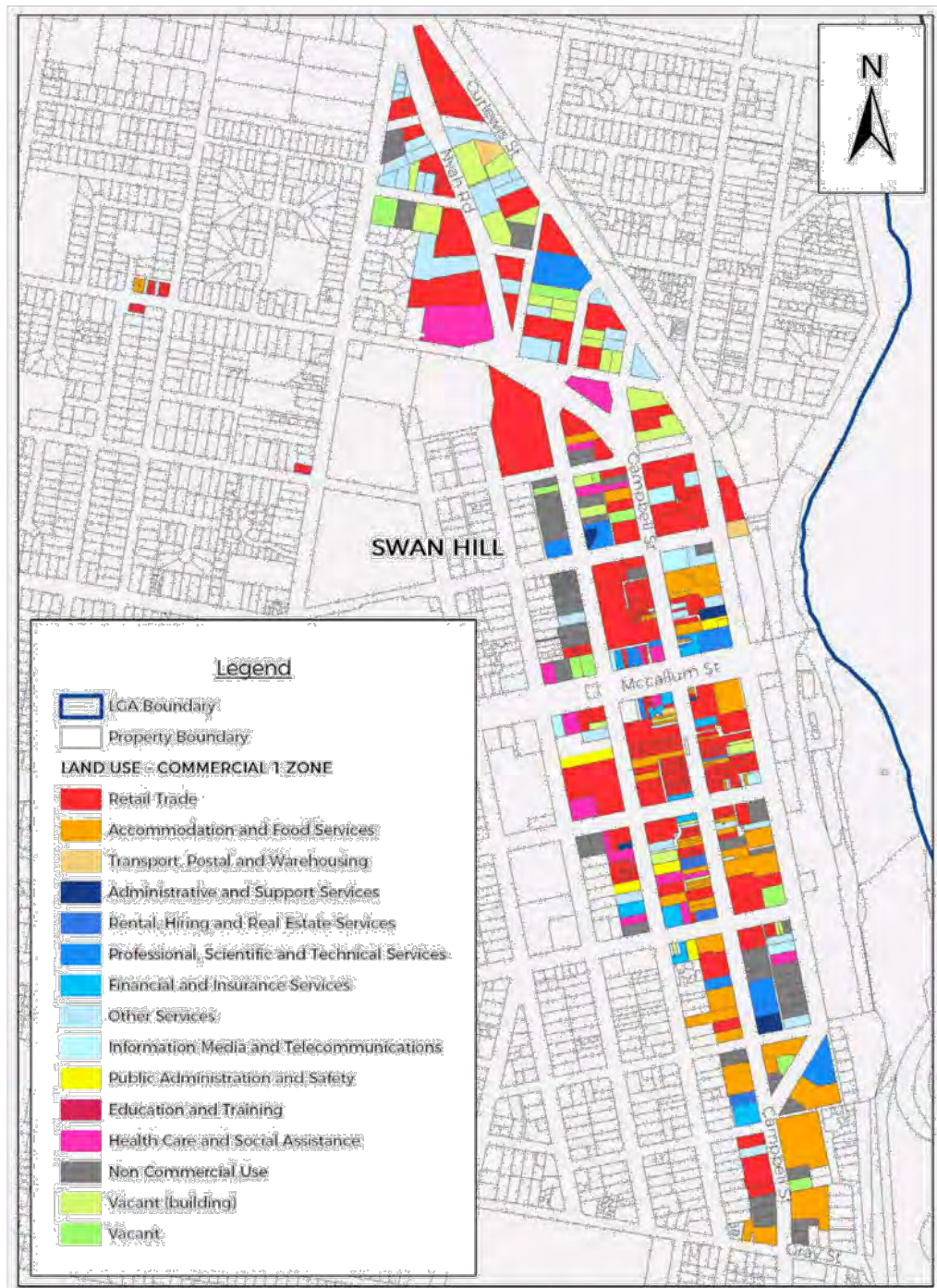


Figure 12: Swan Hill CBD land use - Commercial 1 Zone

Analysis of zoned C1Z land in the Swan Hill CBD indicates approximately 72% of all zoned C1Z land being utilised for retail and commercial uses (accommodation and food services included). A significant percentage of land are either undeveloped (3%), vacant (7%) or used for non-commercial purposes (11%). Health care and social services makes up 6% of land use in the CBD.

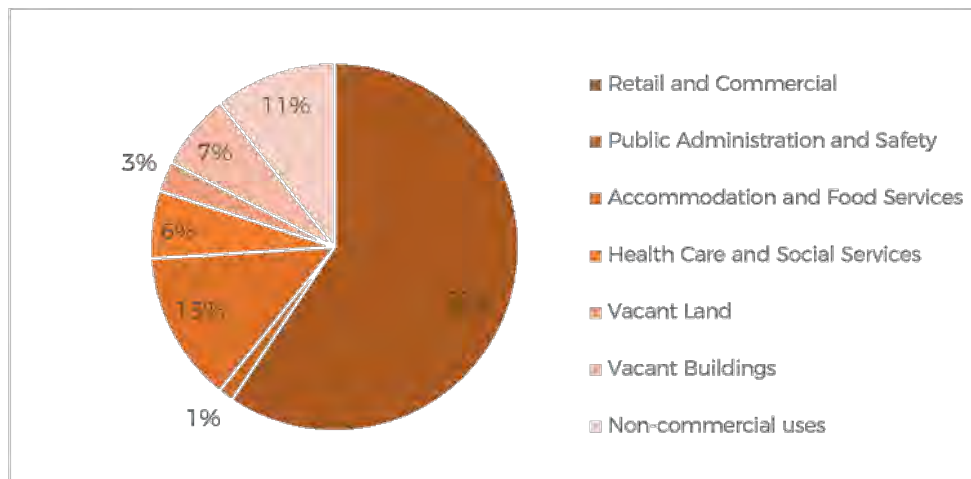


Figure 13: Analysis of Commercial 1 Zone land use in Swan Hill CBD

The vacant undeveloped C1Z parcels total 1.16 Ha and are scattered across the CBD area as follows:

- seven parcels in the CBD 'core area' south of Pritchard Street and north of Rutherford Street totalling 5,405m².
- two parcels in the northern section of the CBD totalling 4,453m²
- two parcels in the southern section of the CBD totalling 1,762m².

The total vacant land area can theoretically⁵ accommodate the following commercial floor space:

- 3,845m² at 30% site coverage with single storey developments
- 5,800m² at 50% site coverage with single storey developments
- 8,150m² at 70% site coverage with single storey developments
- 11,600m² at 100% site coverage with single storey developments
- 7,700m² at 30% site coverage with two storey developments
- 11,600m² at 50% site coverage with two storey developments
- 15,400m² at 70% site coverage with two storey developments.

The C1Z land area covered by sites with vacant buildings total 2.89 Ha. The characteristics of these individual sites vary from inner CBD properties with 100% coverage to sites with reduced site coverage. The age, layout and design of buildings on these sites also vary. The theoretical estimated floor space is calculated at:

- 8,670m² at 30% site coverage with single storey developments
- 14,450m² at 50% site coverage with single storey developments
- 20,200m² at 70% site coverage with single storey developments
- 17,340m² at 30% site coverage with two storey developments.

⁵ New retail/commercial floor space that eventuate on an individual vacant site will depend on factors such as setback, coverage, number of storeys, heritage, and on-site car parking, dispensation of parking, and access requirements. Site specific constraints such as flooding has not be reviewed. The calculation is therefore indicative only.

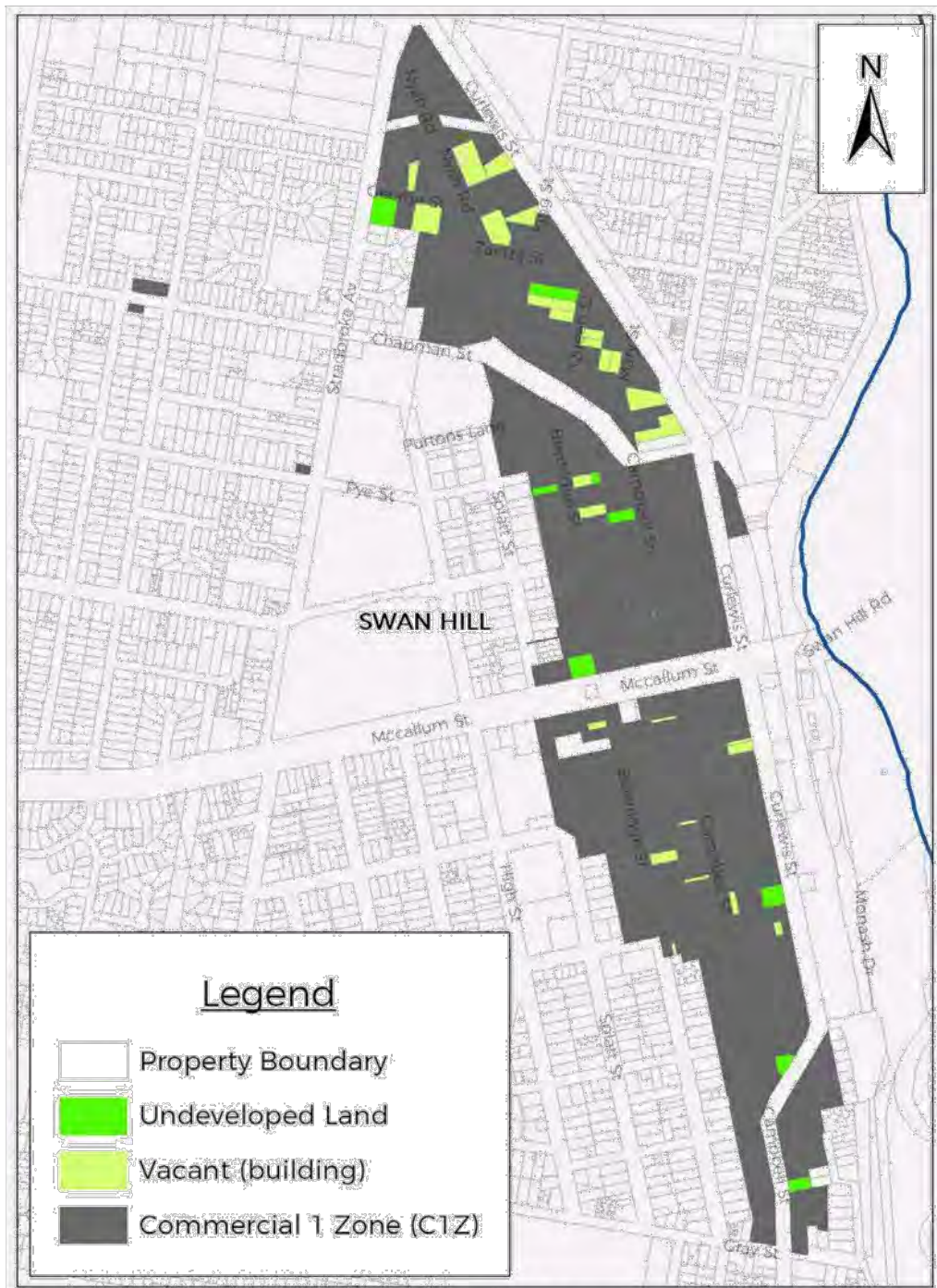


Figure 14: Undeveloped land and vacancies in the Swan Hill CBD - Commercial 1 Zone

Non-commercial uses in the CBD cover approx. 4.64 Ha of C1Z land (refer Figure 15 below). The uses predominantly consist of residential use, which results in under development of land already zoned for commercial use. Although these sites are scattered across the CBD, a large amount of sites have frontage to key commercial streets in the CBD (such as Cambell Street, Curlewis Street and Beveridge Street). Only a

small number of sites are affected by the heritage overlay; however this does not necessarily limit the adaptive reuse from residential to commercial.

A small node exists along Beveridge Street between McCallum Street and Pye Street which could support future commercial development to the west of Beveridge Street.

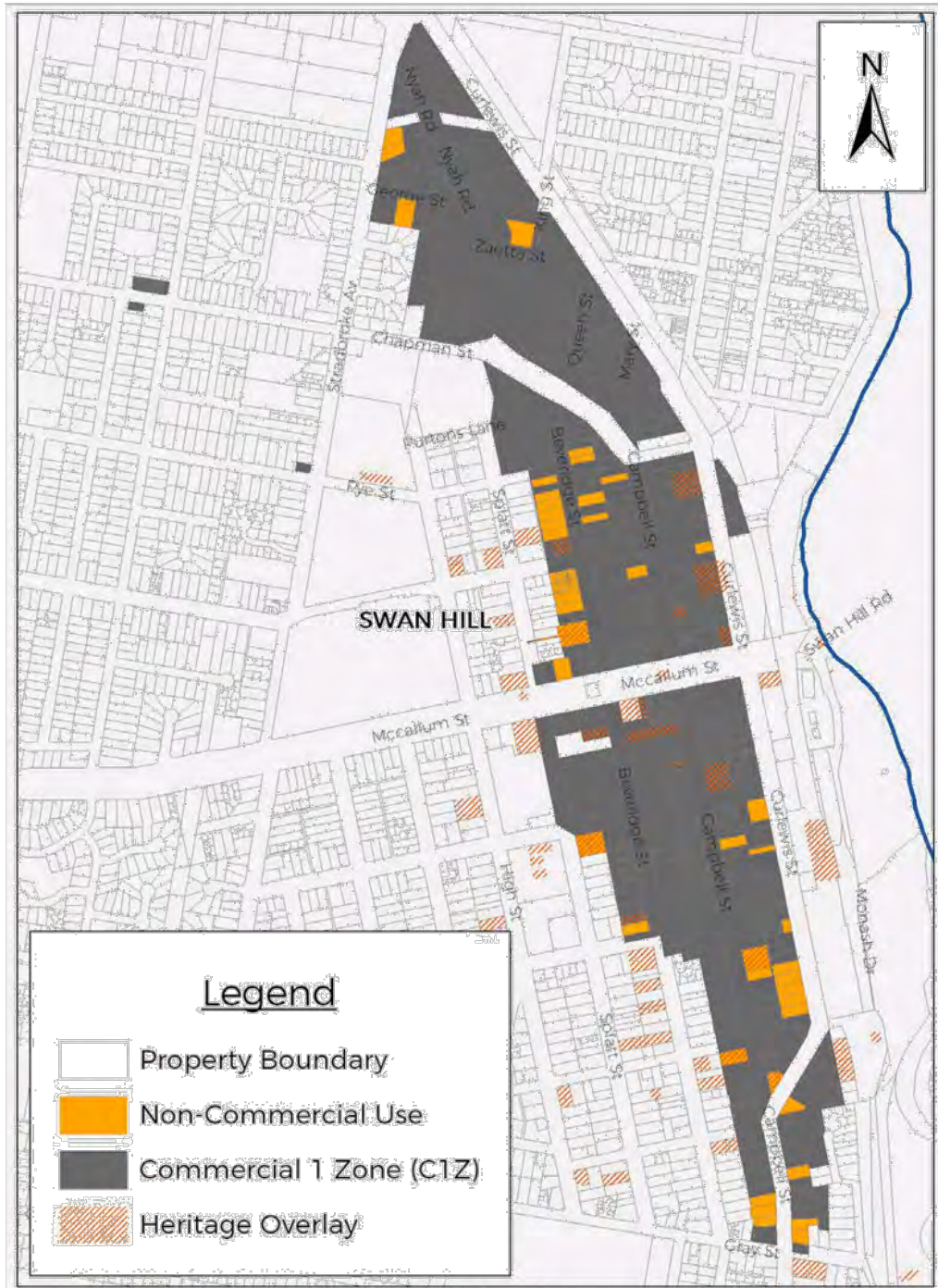


Figure 15: Non-commercial sites within the Swan Hill CBD zoned Commercial 1 Zone

The total non-commercial use land area can theoretically⁵ accommodate the following commercial floor space:

- 13,900m² at 30% site coverage with single storey developments
- 23,200m² at 50% site coverage with single storey developments
- 32,480m² at 70% site coverage with single storey developments
- 27,800m² at 30% site coverage with two storey developments.

Note: site coverage estimations are generic and does not include the varied and individual site characteristics of the respective sites; the aim is to provide a conservative estimate for analysis purposes.

The land use mix within the CBD indicates a wide range of goods and services, with a vibrant CBD. The CBD currently has a high number of national retailers including supermarket chains, a discount department store (DDS), clothing retailers, pharmacies, hardware stores, vehicle parts and food retailers (refer section 8.4.1 for more details). These are complimented by a range of local retailers, restaurants and food outlets.

8.1.2. Southern Highway Gateway

The southern gateway to Swan Hill along the Murray Valley Highway has a C1Z area totalling 18.92 Ha. The land to the west of the highway consists of larger blocks 110 to 170 metres deep with direct frontage to the highway. The land to the east of the highway north of Pental Island Road has direct highway frontage and depth of approx. 100 metres and is undeveloped. The land to the east of the highway south of Pental Island Road has a triangular shape, with the northern section already developed and the southern narrowing section currently vacant.



Figure 16: Swan Hill southern highway gateway land use - Commercial 1 Zone

Analysis of zoned C1Z land indicates approximately 50% of zoned C1Z land being utilised for retail and commercial uses (accommodation and food services included). A significant percentage of land are either vacant undeveloped (34%) or used for non-commercial purposes (16%).

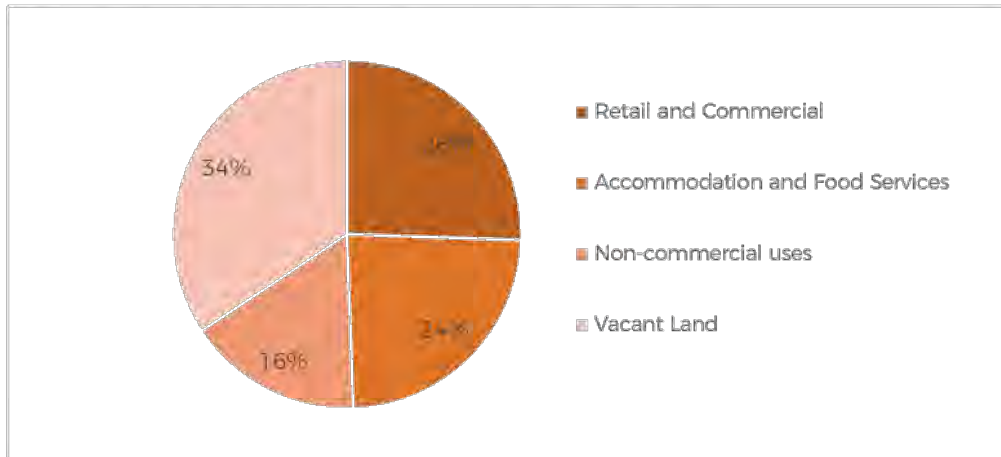


Figure 17: Analysis of Commercial 1 Zone land in the southern highway gateway area of Swan Hill

The three vacant undeveloped C1Z parcels total 5.86 Ha. The total vacant land area can theoretically⁶ accommodate the following commercial floor space:

- 17,580m² at 30% site coverage with single storey developments
- 29,300m² at 50% site coverage with single storey developments
- 35,160m² at 30% site coverage with two storey developments.

The 3.23 Ha of land with non-commercial uses can theoretically accommodate the following commercial floor space:

- 9,700m² at 30% site coverage with single storey developments
- 16,150m² at 50% site coverage with single storey developments
- 19,400m² at 30% site coverage with two storey developments.

8.1.3. Smaller Decentralised Nodes

Three isolated C1Z nodes exist at separate locations within residential areas to the west of the CBD. These nodes are small local shopping centres or standalone convenience stores servicing the local community.

The largest node is located in Chapman Street between Drummond Street and Thurla Street, consisting of thirteen shops. A centre consisting of six shops are located on the corner of Brown Street and Gray Street. The smallest node is located at the corner of Pye Street and Stradbroke Avenue consisting of two shops.

Collectively these centres provide less than one percent of zoned C1Z land in Swan Hill. All the nodes provide primarily retail services.

⁶ New retail/commercial floor space that eventuate on an individual vacant site will depend on factors such as setback, coverage, number of storeys, heritage, and on-site parking and access requirements. Site specific factors such as flooding has not been reviewed. The calculation is therefore indicative only.



Figure 18: Decentralised centres land use in Swan Hill – Commercial 1 Zone

8.1.4. Tower Hill Neighbourhood Centre (future development)

The Tower Hill development includes a C1Z parcel located on the north western corner of the Sea Lake-Swan Hill Road and Parkside Avenue intersection. The 1.21 Ha site is currently undeveloped and can theoretically accommodate a neighbourhood centre of approx. 3,500m² to 5,000m² (depending on site coverage and design, with coverage assumed at 30-40% for a greenfield site). A much larger floor plate could be achieved should site coverage be increased.

The 1.21 Ha site can theoretically accommodate the following commercial floor space:

- 3,630m² at 30% site coverage with single storey developments
- 6,050m² at 50% site coverage with single storey developments
- 7,260m² at 30% site coverage with two storey developments.



Figure 19: Tower Hill future development site - Commercial 1 Zone

8.1.5. South West Development Precinct

The master plan for the south west development precinct makes provision for a small commercial node of approx. 3,000m². This will enable the development of a small supermarket or retail node to service the needs of the local community.

This land does not yet form part of the zoned land supply of Swan Hill, however it is worth noting that this additional supply will be added through the residential precinct develops.

The future site can theoretically accommodate the following commercial floor space:

- 900m² at 30% site coverage with single storey developments
- 1,500m² at 50% site coverage with single storey developments.

8.1.6. 119 and 123 Curlewis Street, Swan Hill

119 Curlewis Street, Swan Hill is a former Police Station site and is 1,039m² in size. 123 Curlewis Street, Swan Hill is the former Community Correctional Services Office site and is 664m² in size. The properties are currently surplus Government land; VicRoads is currently in the process of acquiring 123 Curlewis Street as the land has been identified as being required for a future bridge over the Murray River.

The land has been earmarked for rezoning from Public Park and Recreation Zone to the C1Z by State Government. The proposal was referred to the Government Land Standing Advisory Committee, who recommend the proposed rezoning of the two sites to C1Z proceed. The land has since been rezoned to C1z via Amendment GC73.

The land forms part of the western interface with the Swan Hill Riverfront Master Plan area. Although the addition to C1Z land supply is less than 2,000m², activating the land for commercial use will provide a strategic expansion of the CBD and provide improved integration with the riverfront.

8.1.7. Swan Hill Riverfront Masterplan

The Masterplan identifies future development opportunities north of Curlewis Street and within the riverfront area that could provide additional retail floor space to CBD.

The potential land supply of these development areas has not been quantified, however this could potentially add significant zoned land supply to the CBD once activated.

Specifically the land on the corner of McCallum Street and Curlewis Street (the bowling club and B.R.&C. existing land uses) are identified as potential future development sites. These sites total approx. 1.35 Ha of land, which will be a significant addition to zoned C1Z land supply to the CBD.

8.1.8. Land Supply Summary – Commercial 1 Zone

The analysis indicates the following key findings for C1Z land in Swan Hill:

- Undeveloped or land with potential to be developed for retail/commercial use in Swan total approx. 19.01 Ha
- 46% of this land is located in the CBD, 48% in the southern highway gateway, and six percent in decentralised nodes.
- A range of property sizes and locations are available that could cater for various scales of retail and commercial development.
- The rezoning of 119 and 123 Curlewis Street to C1Z provides additional commercial floor space in the CBD for re-development. These site form a strategic expansion of the CBD towards the riverfront and provide additional C1Z land supply within the CBD.
- Approx. 0.3Ha of land is earmarked for commercial development in the South West Development Area for future development that does not yet form part of zoned land supply.
- The Riverfront Master Plan identifies future retail and commercial development opportunities not yet reflected in zoned land supply, which could provide a significant addition to zoned land supply in the CBD.
- The analysis does not include the identification of activated commercial sites that could accommodate re-development or intensification of use, which could further contribute to zoned land supply.

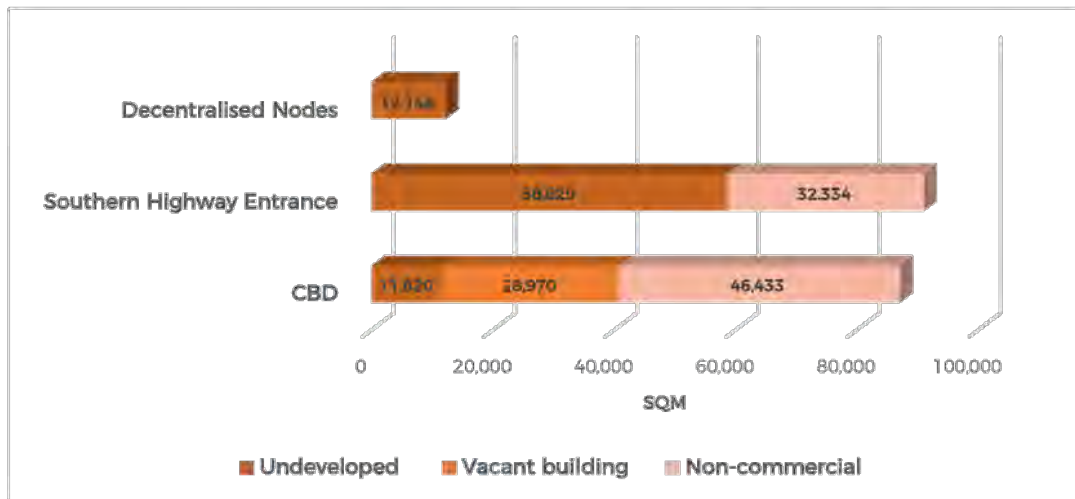


Figure 20: Location of C1Z land capable of future retail/commercial development by site area (m²) – Swan Hill

Theoretical floor space that could be realised from the zoned land supply, calculated at various development yields, identify between 57,000m² and 114,000m² additional retail and commercial floor space in Swan Hill within C1Z areas. The respective floor space yields that could be realised are summarised in Figure 21 below.

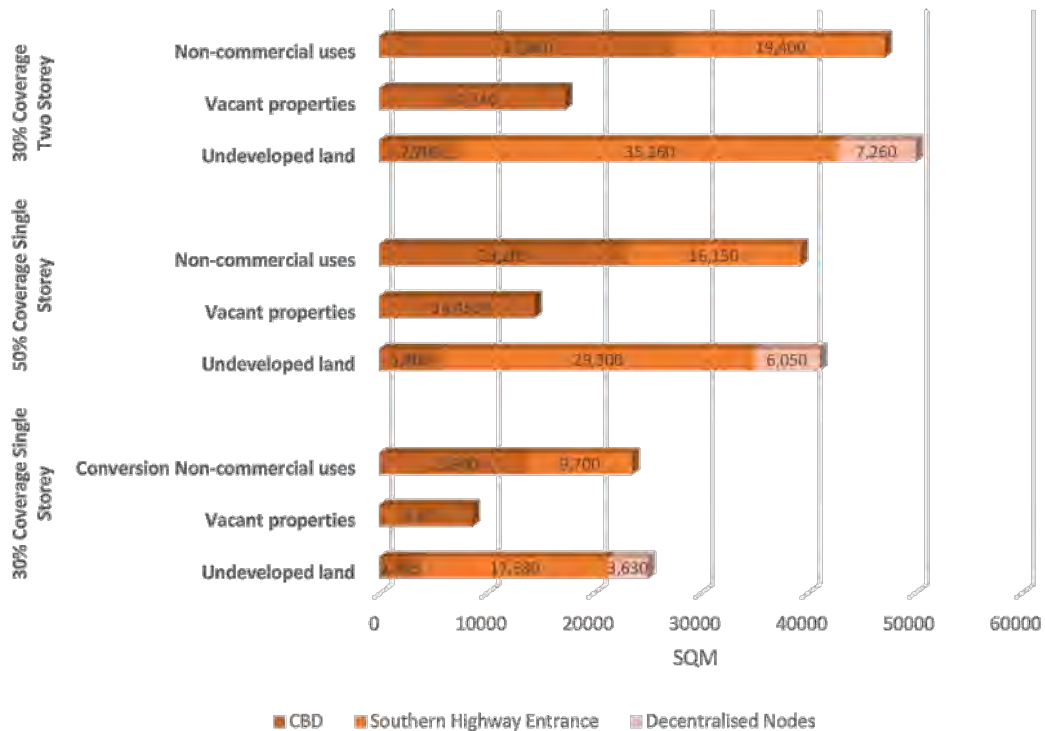


Figure 21: Projected zoned supply of retail and commercial floor space for Swan Hill at conceptual development topologies (m²) - Commercial 1 Zone

The potential retail and commercial floor space that could be realised from the zoned C1Z land supply in Swan Hill theoretically are more than sufficient to cater for future demand based on projected population growth and zoned land supply. The supply of zoned C1Z land are also located in three strategic locations, namely the CBD, the southern highway gateway and the developing Tower Hill area; this ensures that both local and regional demand can be met.

The potential new local shopping centre site in the South West Development Area of 3,000m² are not included in the above calculations given it is not yet zoned C1Z. This potentially adds another 1,000m² to theoretical floor space calculated above, which will provide retail/commercial development opportunities to service the additional population in this residential development as it grows in future. Similarly, and future retail/commercial development areas in the Riverfront area will provide additional land supply not yet reflected in the above estimates.

8.2. Commercial 2 Zone Areas

Swan Hill has two C2Z areas forming the northern and southern gateways to the town. The collective C2Z land in Swan Hill is approximately 20.35 Ha in total. The northern gateway is approx. 5.7 Ha and the southern gateway approx. 14.66 Ha.

The development of the respective gateway entrances for commercial purposes is supported by the Swan Hill Highway Business Zones Strategy (2011).

8.2.1. Northern Highway Gateway

The northern C2Z gateway has frontage to the western boundary of the Murray Valley Highway and all the properties gain access from Saleyards Road.

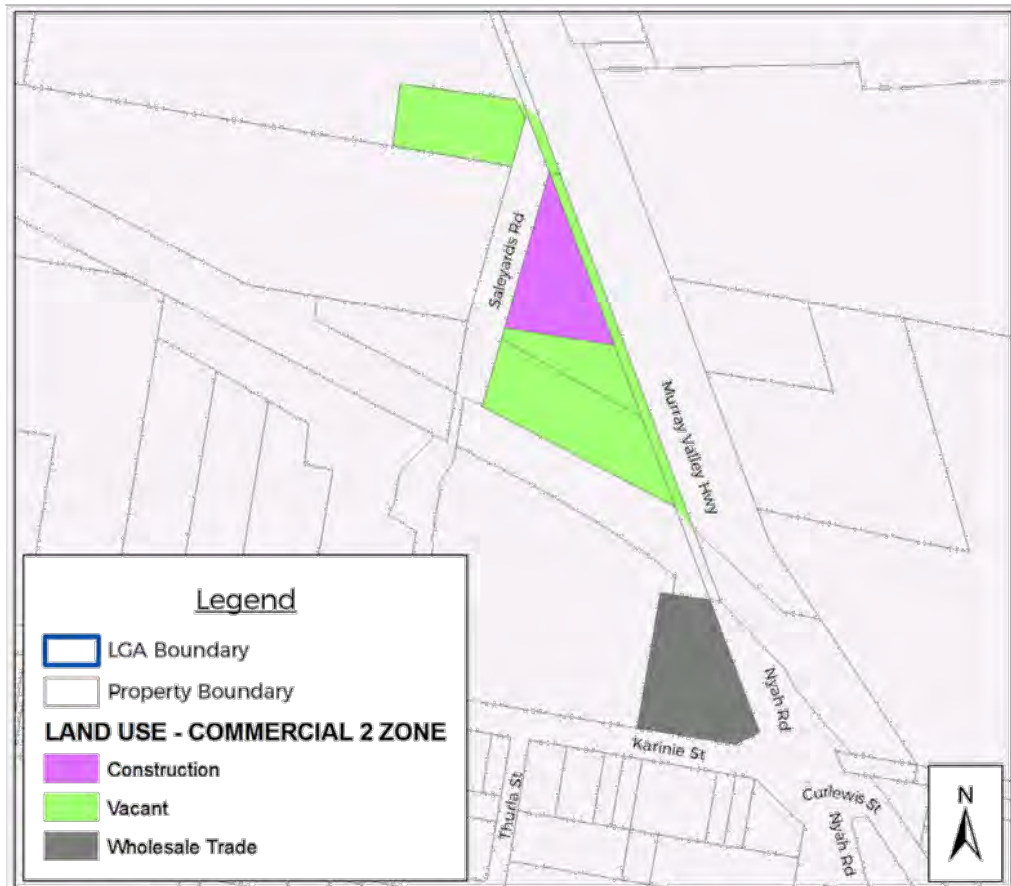


Figure 22: Swan Hill northern highway gateway land use - Commercial 2 Zone

Analysis indicates approximately 58% of zoned C2Z land is currently vacant, with construction uses making up 18% and wholesale trade (saleyards) making up the remaining 24%.

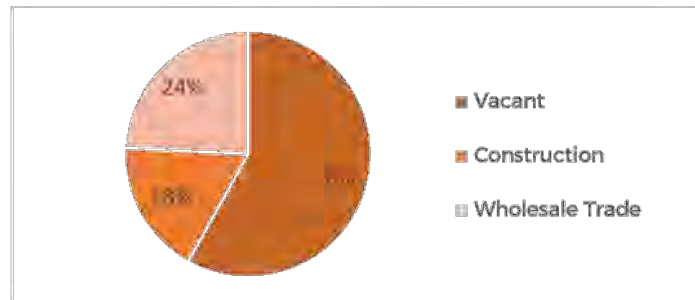


Figure 23: Analysis of Commercial 2 Zone land in the northern highway gateway area

The C2Z node has not yet developed with larger floor plate uses generally associated with this zone.

The vacant undeveloped C2Z parcels total approx. 3.31 Ha of land. The total vacant land area can theoretically⁷ accommodate the following commercial floor space:

- 9,950m² at 30% site coverage with single storey developments
- 16,550m² at 50% site coverage with single storey developments.

8.2.2. Southern Highway Gateway

The southern C2Z gateway has frontage to the western boundary of the Murray Valley Highway, and Bombardieri Lane bisects the node. Aerodrome Extension Road forms the southern boundary of the node. The lots are generally large with a depth of approx. 170 metres.

⁷ New retail/commercial floor space that eventuate on an individual vacant site will depend on factors such as setback, coverage, number of storeys, heritage, and on-site parking and access requirements. Site specific factors such as flooding has not been reviewed. The calculation is therefore indicative only.



Figure 24: Swan Hill southern highway gateway land use - Commercial 2 Zone

The majority of land (83%) is not used for commercial uses. The one commercial use in the node is a heavy vehicle service and sales company that occupies the southern half (approx.) of the largest C2Z property in the node. For analysis purpose the remaining half of the site has been listed as vacant due to the development potential that exist on this strategic gateway site.

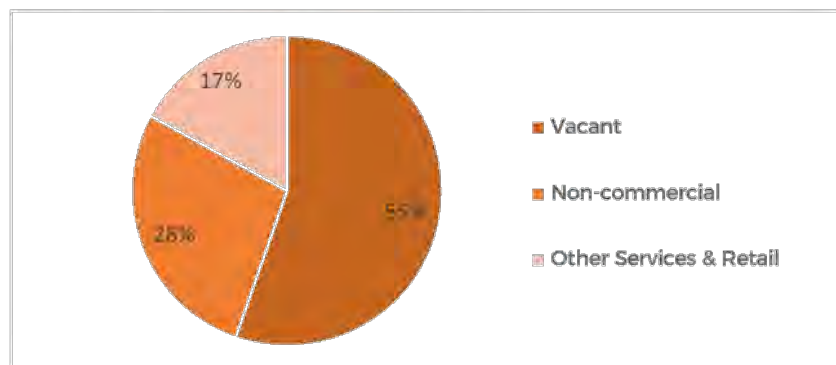


Figure 25: Analysis of Commercial 2 Zone land in the southern highway gateway area - Swan Hill

Similar to the northern gateway node, the southern gateway node has not yet developed with larger floor plate uses generally associated with this zone.

The vacant undeveloped C2Z parcels total approx. 8.12 Ha of land. The total vacant land area can theoretically⁶ accommodate the following commercial floor space:

- 24,350m² at 30% site coverage with single storey developments
- 40,600m² at 50% site coverage with single storey developments.

The 4.05 Ha of land with non-commercial uses can theoretically⁷ accommodate the following commercial floor space:

- 12,150m² at 30% site coverage with single storey developments
- 20,250m² at 50% site coverage with single storey developments.

8.2.3. Land Supply Summary – Commercial 2 Zone

The analysis indicates the following key findings for C2Z land in Swan Hill:

- Undeveloped or land with potential to be developed for retail/commercial use in Swan total approx. 15.47 Ha.
- 79% of this land is located in the southern highway gateway.
- A range of property sizes and locations are available that could cater for various scales of retail and commercial development.
- The analysis does not include the identification of activated commercial sites that could accommodate re-development or intensification of use, which could further contribute to zoned land supply.

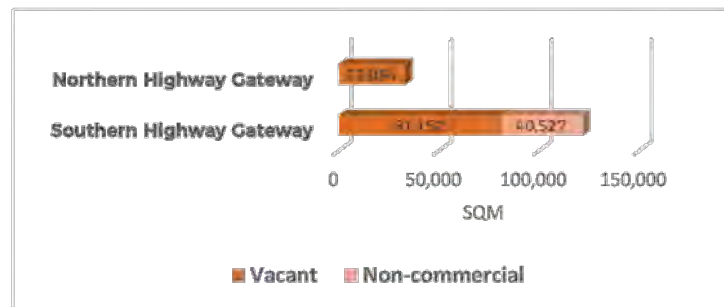


Figure 26: Location of C2Z land capable of future retail/commercial development by site area (m²)

Theoretical floor space that could be realised from the zoned land supply, calculated at various development yields, identify between 46,450m² and 77,400m² additional retail and commercial floor space in Swan Hill within C2Z areas. The respective floor space yields that could be realised are summarised in Figure 21 below.

⁶ New retail/commercial floor space that eventuate on an individual vacant site will depend on factors such as setback, coverage, number of storeys, heritage, and on-site parking and access requirements. Site specific factors such as flooding has not been reviewed. The calculation is therefore indicative only.

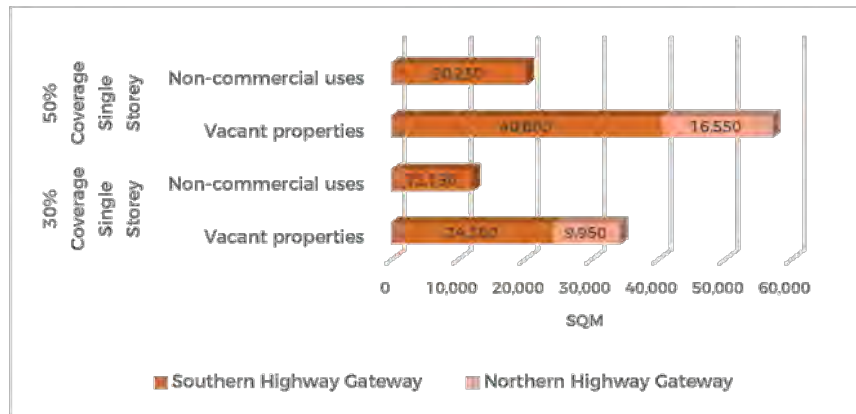


Figure 27: Projected zoned supply of retail and commercial floor space for Swan Hill at conceptual development topologies - Commercial 2 Zone (m²)

The potential retail and commercial floor space that could be realised from the zoned C2Z land supply in Swan Hill theoretically are more than sufficient to cater for future demand. The supply of zoned C2Z land are also located in two strategic locations at the respective Murray Valley Highway gateways to the city. Various lot sizes can be accommodated to support a range of development outcomes and land uses within the respective nodes.

8.3. Retail Floor Space Analysis – Swan Hill

A detailed analysis of retail floor space does not form part of this review, however the existing information available has been analysed to provide an indication of adequacy of zoned land supply for retail and commercial purposes.

Generally a 2.2m² per capita allocation for commercial is an accepted average. According to the Swan Hill Riverfront Masterplan Economic Assessment (2013) Swan Hill had 46,610m² of retail space and 22,020m² of commercial office space in 2012. With a projected population of 39,105 in 2016 (refer Table 3), this equates to a per capita provision of 1.19m² per capita. When the 2007 retail floor space estimates from the Swan Hill Car Parking Strategy (2016) are approximated for retail, approx. 78,600m² of retail floor space for Swan Hill is derived, which equates to 2.01m² per capita.

The 1.19m² per capita estimation seems very low, given that over 31.55 Ha of land in the C1Z are currently being used for retail purpose. Should a theoretical estimate of 30% coverage be applied to this land an indicative floor space of over 94,000m² are derived. Indications are that 2007 estimations are more reflective of the floor space in Swan Hill.

Irrespective of which estimation are used, the evidence indicates a theoretical shortfall in retail floor space per capita of at least 0.2m² per capita, which equates to over 7,800m² of retail floor space (this estimate aligns with the 7,800m² figure of the Riverfront economic assessment). The estimated 7,800m² could be attributed to a combination of escape expenditure to other larger centres and a shortfall in floor space.

Theoretical floor space calculated in 8.1.8 and 8.2.3 that could be realised from C1Z and C2Z zoned land supply, calculated at various development yields, identify between 103,400m² and 191,400m² retail floor space that could be realised from zoned land supply.

The suitability of vacant C1Z land for a second (DDS) in the CBD needs to be determined by a future proponent. Redevelopment of a suitable site may be the best approach, however should the proposed development of the bowling club site be considered as proposed in the Riverfront Masterplan, this will require a rezoning to C1Z.

8.4. Precinct Character Analysis – Swan Hill CBD

8.4.1. Key Retail Development Locations

Swan Hill has a number of national retailers and large floor plate developments. The location of these are indicated in Figure 27 below. There is a strong representation of national supermarket chains in Swan Hill with ALDI, Woolworths and Coles supermarkets located in the central core of the Commercial 1 Zone area. Bunnings and Home Timber & Hardware are national retailers in the hardware sector located within the CBD.

Target is the only discount department store (DDS) in Swan Hill at present, and is centrally located in the core CBD area. There is potential⁹ for other DDS which require a large amount of floor space (such as Kmart and Big W) to locate in Swan Hill; noting that this may affect the existing Target depending on the scale of the new DDS.

A number of other smaller national retailers for clothing and automotive parts and accessories are also located in the CBD.

Take-away food retailers such as KFC, McDonald's and Subway are located at the southern end of the Commercial 1 Zone along the Murray valley Highway, where there is a concentration of food and accommodation uses.

⁹ Source: Swan Hill Riverfront Masterplan Economic Assessment (2013)

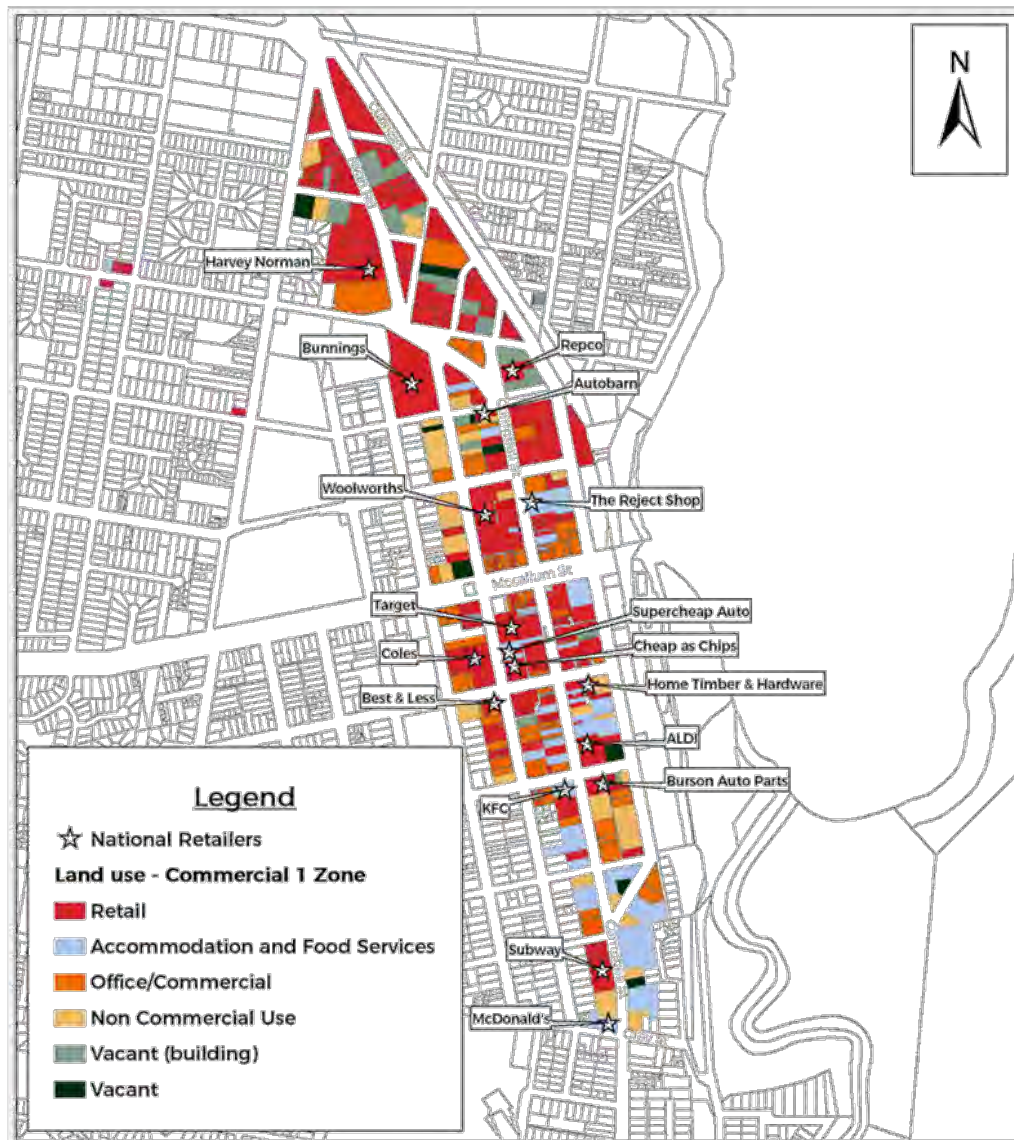


Figure 28 National retailers and land uses in the Swan Hill CBD

8.4.2. Retail and Commercial Precincts in the CBD

The analysis of land use patterns relating to retail, office, peripheral sales and tourist accommodation indicate the following:

- A core CBD area between Pritchard Street, Beveridge Street, Rutherford Street and Curlewis Street/Murray Valley Highway.
- An accommodation and food retail clustering in the southern section of the CBD, extending into the core CBD area.
- Office/commercial uses across the CBD area and not within a specific cluster.
- Non-commercial uses on the western and southern fringes of the CBD.

The current provisions of clause 21.10 divides the Swan Hill CBD into four precincts:

- Precinct 1: Retail - with a core retail area identified
- Precinct 2: Office & Institutional
- Precinct 3: Peripheral Sales
- Precinct 4: Tourist Accommodation & Retail.

This local policy provides direction for development applications in the CBD. The intent to guide certain land uses and ensure a structured development approach to the CBD is acknowledged, however consideration could be given to:

- Combine Precinct 1 and Precinct 2 into a retail and commercial precinct to cover both retail and office uses. This will support mixed commercial use and the activation of non-residential sites for commercial use, making best use of the existing zoned land supply in the CBD.
- Provide stronger strategic support for infill and redevelopment in the areas currently zoned for commercial use.

8.5. Industrial 1 Zone Areas

The collective IN1Z land in Swan Hill is approximately 157.54 Ha in total. The majority of this land supply is in the northern industrial area along Karinie Street (91%), providing 142.91 Ha of zoned IN1Z land. The remaining IN1Z supply is located in the western industrial area along Quin Drive/Sea Lake-Swan Hill Road (9%) which provides 14.62 Ha of land.

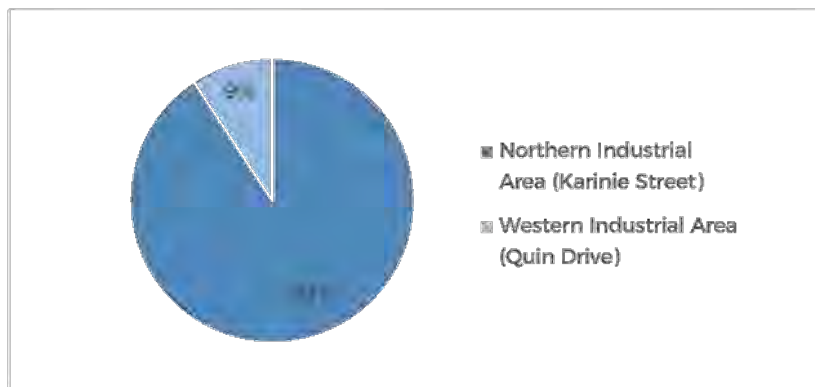


Figure 29: Location of Industrial 1 Zone land in Swan Hill

8.5.1. Northern Industrial Area

The IN1Z area developed along the Karinie Street corridor is the primary industrial area for Swan Hill. This area has over 142.91 Ha of zoned IN1Z land.

The land located south of Karinie Street is almost fully developed, with the exception of three vacant parcels along or proximate to Richards Road and the western edge of the IN1Z area (including the western half of Westbrook Road). The four properties to the north of Karinie Street and directly west of Saleyards Road are developed, with vacant parcels generally forming the centre of the zoned IN1Z area north of Karinie Street. Land fronting onto Jennings Road are either developed (approx. half of properties) or vacant. The IN1Z land north of Karinie Street and west of the irrigation channel is used for rural residential purposes (six dwellings in total).

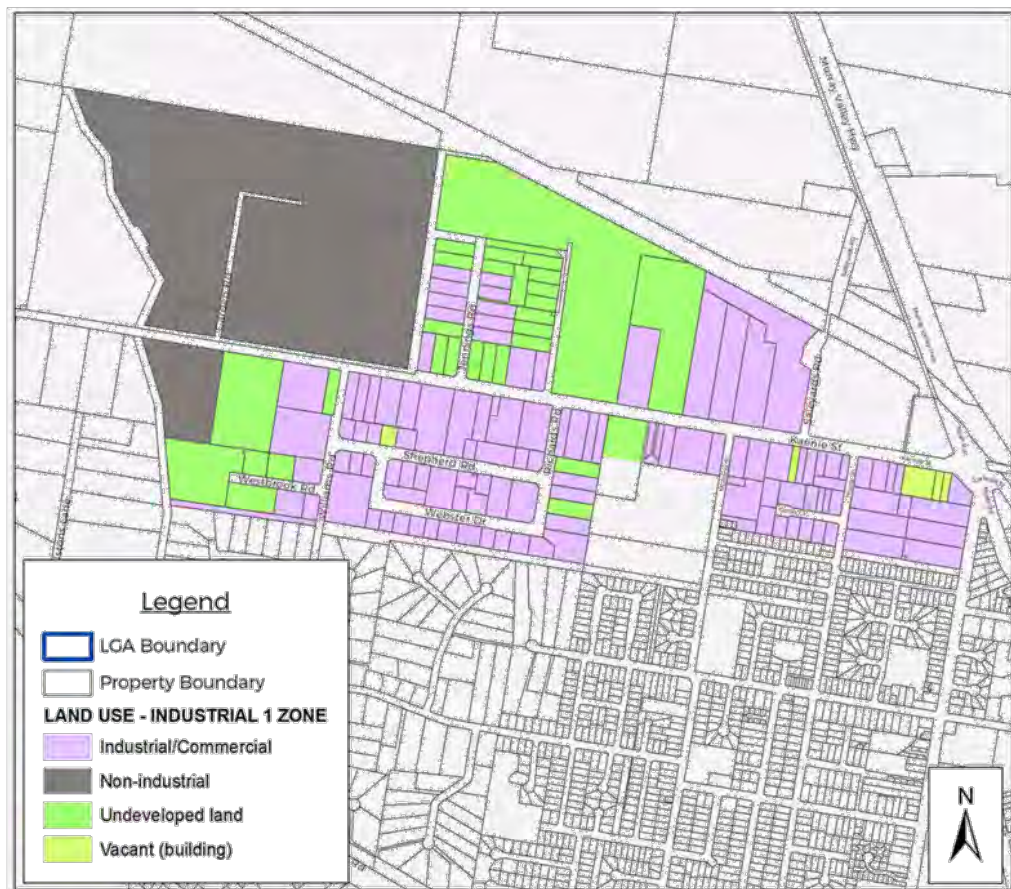


Figure 30: Swan Hill northern industrial area land use - Industrial 1 Zone

The land use analysis shows:

- 41% (58.52 Ha) of land used for industrial or commercial purposes
- 33% (46.77 Ha) of land used for non-industrial purposes
- 25% (36.32 Ha) of land currently vacant and undeveloped
- 1% (1.3 Ha) of land currently vacant with buildings on the site.

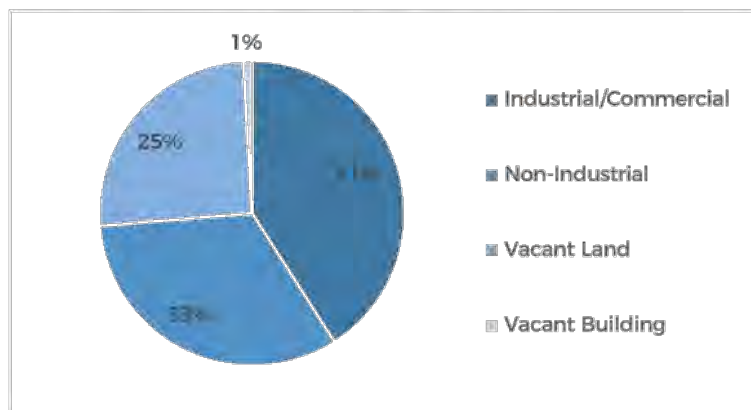


Figure 31: Land use analysis of the northern industrial area - Swan Hill

The land forming the north western corner of the IN1Z area is not currently utilised for industrial purposes. These five properties are used for rural residential and farming purposes, and collectively account for approx. 42.95 Ha of IN1Z land. For reference purposes this land is referred to as 'Investigation Area 1' (IA1). The land in IA1 is physically separated from the remainder of the industrial area by an irrigation channel running along the northern boundary of Karinie Street and the eastern boundary of the subject area (refer Figure 32 below). The land directly to the west is currently zoned Rural Living Zone (RLZ).



Figure 32: IN1Z land used for residential and agricultural purposes – Karinie Street and Garden Road

The option to rezone IA1 to Rural Living Zone (RLZ) has been identified in discussions between Council and land owners. The rationale being the land is surplus as IN1Z and is de facto rural living development which is physically separated from the industrial area. Should this land be rezoned from IN1Z to RLZ, the resulting zoned vacant land supply of IN1Z will be:

- Reduction of zoned IN1Z land not currently used for industry of 42.95 Ha
- Total remaining vacant IN1Z land supply in this area of 36.32 Ha
- Total remaining IN1Z land used for non-industrial use that can be converted to industrial use of 3.82 Ha .

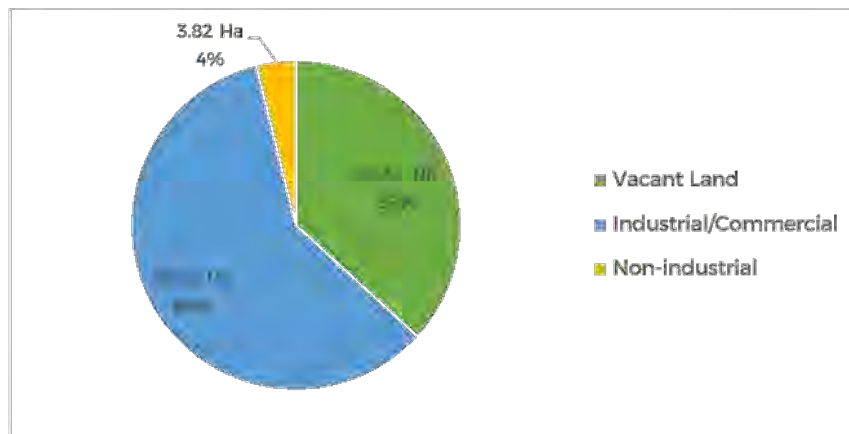


Figure 33: Comparison of IN1Z land used for industrial/commercial, non-industrial and vacant land use – excluding the IA1 land area identified for potential RLZ rezoning

To put this in context, should the subject area of 42.95 Ha be removed from the IN1Z zoned land supply, over 40.14 Ha of zoned land supply is still available for development for industrial purposes. This equates to 40.1% of total remaining IN1Z land, which provides a sizable land area to accommodate future industrial land needs of Swan Hill.

A key consideration in future strategic work related to IA1 (should the rezoning to RLZ be pursued) should include the incorporation of adequate amenity buffers on the future RLZ land to protect the use and development of IN1Z land for industrial development. This could include the inclusion of a 100 metre buffer between the RLZ and IN1Z interface where no sensitive uses are allowed (e.g. dwellings). The rationale is to ensure adequate land within the IN1Z area that can accommodate future uses which require amenity buffers. The current schedule to the RLZ specify a minimum lot size of 2 hectares for RLZ in close proximity to the IA1. Should this minimum lot size be applied in the IA1, this could allow for blocks with dimensions over 100 metres deep (e.g. 100 metre by 200 metre lots) which could theoretically accommodate a building envelope outside of the 100 metre buffer area. A reverse amenity clause could also be placed on title for all new blocks that acknowledge the existing use rights associated with the IN1Z zoning. The following must be noted in the above regard:

- The minimum appropriate buffer distance should be determined by Council; the 100 metre recommendation above is for explanatory purposes only and needs to be confirmed.
- It is acknowledged that there are existing residential dwellings in close proximity to the IN1Z developed area which (closer than a distance of 100 metres).

8.5.2. Western Industrial Area

The western industrial area developed along Sea Lake – Swan Hill Road, Quin Drive and Gray Street, consist of 14.62 Ha of IN1Z land.

The area is almost fully developed, noting that two properties along Gray Street are used for industrial purposes but do not have any structures/improvements on site and are therefore classified as vacant land. At the time of survey only one improved site was vacant.

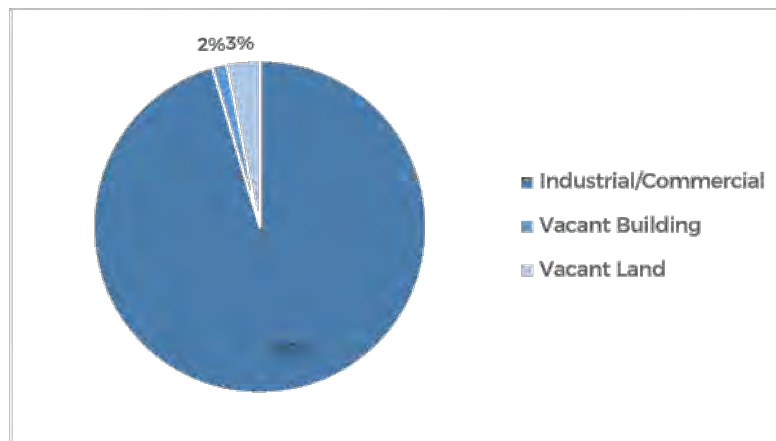


Figure 34: Land use analysis of the western industrial area - Swan Hill

The analysis shows that new development in this industrial node will only be accommodated by redevelopment or intensification of use of existing sites, including the two sites without structures classified as vacant.



Figure 35: Swan Hill western industrial area land use - Industrial 1 Zone

8.5.3. Land supply summary – Industrial 1 Zone

The analysis of existing land use in the combined IN1Z area shows:

- Approx. 72.46 Ha of land used for industrial and commercial purposes
- Approx. 36.32 Ha of vacant land supply in the northern industrial area
- Approx. 0.47 Ha of vacant land supply in the southern industrial area
- Approx. 46.77 Ha of zoned land supply being used for residential and farming purposes in the northern industrial area that could in future be converted to industrial use.
- A total of approx. 83.46 Ha of zoned IN1Z land that could be activated¹⁰ for industrial use in future, which allows for a 115% increase from current development.

Should IA1 be removed from the IN1Z land supply, the total available land for future industrial development is:

- Approx. 36.32 Ha of vacant land supply in the northern industrial area
- Approx. 0.47 Ha of vacant land supply in the southern industrial area
- Approx. 3.82 Ha of zoned land supply being used for residential and farming purposes that could be converted in future to industrial use
- A total of approx. 40.61 Ha of zoned IN1Z land that could be activated¹¹ for industrial use in future, which allows for a 56% increase from current development.

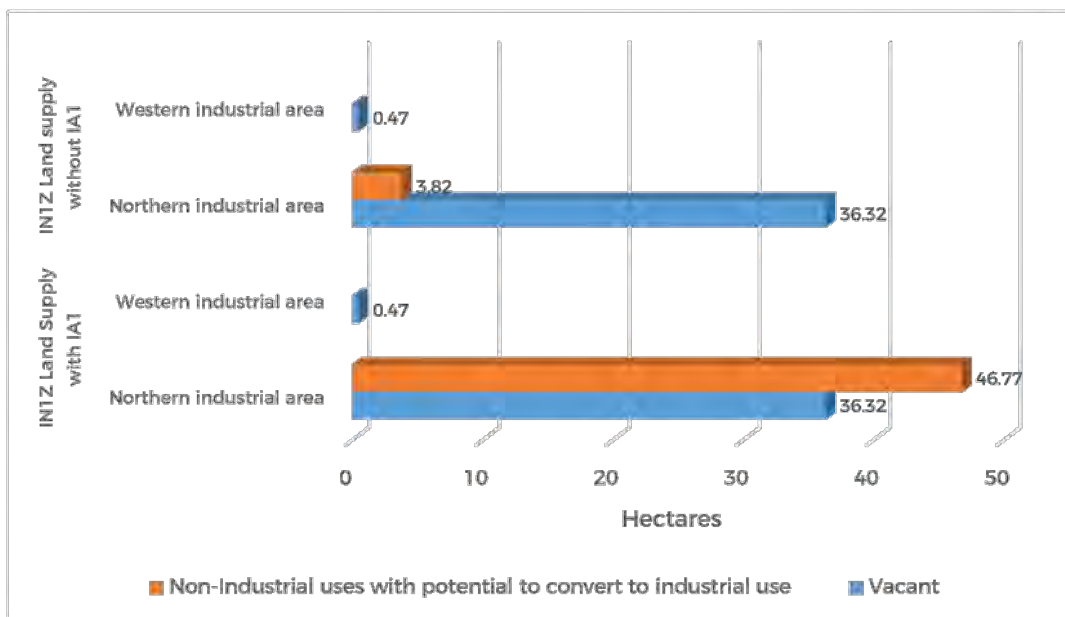


Figure 36: Industrial land supply (vacant and non-industrial use) in Swan Hill for IN1Z land, including the IA1 contribution to overall supply

¹⁰ The analysis does not consider the impacts of elements such as flooding, native vegetation or cultural heritage as site specific impacts that could reduce IN1Z land supply.

¹¹ The analysis does not consider the impacts of elements such as flooding, native vegetation or cultural heritage as site specific impacts that could reduce IN1Z land supply.

As indicated above the current zoned land supply for IN1Z land allows for 115% growth of industrial land use in Swan Hill. Should the IA1 be removed from zoned IN1Z land supply, the zoned land supply for IN1Z still allows for 56% growth of industrial land use in Swan Hill.

9. Land Use Analysis - Robinvale

9.1. Commercial 1 Zone Area - Robinvale CBD

The Robinvale CBD area consist of approximately 7.53 Ha of C1Z land, generally bound by Latje Road to the north, Bromley Road to the west, Old Street and Herbert Street to the south, and Malla Avenue to the east. The majority of retail and commercial developments front onto Perrin Street and Bromley Road, with Latje Road and Natale Lane providing access to the IGA supermarket development.



Figure 37: Robinvale CBD land use - Commercial 1 Zone

Analysis of zoned C1Z land in the Robinvale CBD indicates approximately 60% of all zoned C1Z land being utilised for retail and commercial uses (accommodation and food services included). A significant percentage of land are either undeveloped (14%), vacant (15%) or used for non-commercial purposes (8%). Health care and social services makes up 2% of land use in the CBD.

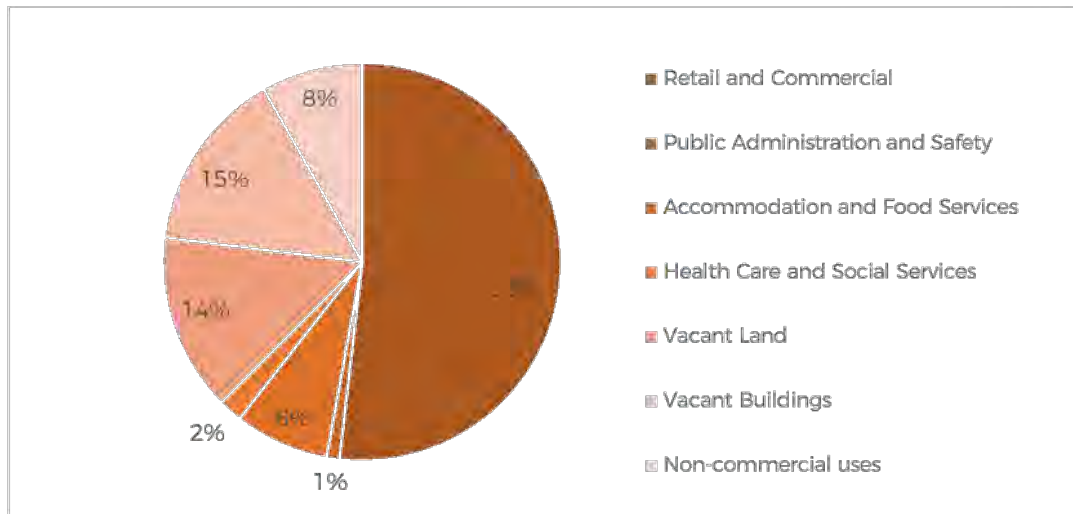


Figure 38: Analysis of Commercial 1 Zone land use in Robinvale CBD

The vacant undeveloped C1Z parcels total 1.09 Ha and are scattered across the CBD area as follows:

- eight parcels fronting Herbert Street totalling approximately 6,013m².
- two parcels in the northern section of the CBD totalling approximately 4,864m².

The total vacant land area can theoretically¹² accommodate the following commercial floor space:

- 3,263m² at 30% site coverage with single storey developments
- 5,439m² at 50% site coverage with single storey developments
- 7,614m² at 70% site coverage with single storey developments
- 10,877m² at 100% site coverage with single storey developments
- 6,526m² at 30% site coverage with two storey developments
- 10,877m² at 50% site coverage with two storey developments
- 15,228m² at 70% site coverage with two storey developments.

The C1Z land area covered by sites with vacant buildings total 1.11 Ha. The characteristics of these individual sites vary from properties with approximately 50-80% coverage, with the largest site consisting of a partially burn down structure. The age, layout and design of buildings on these sites also vary. The theoretical estimated floor space is calculated at:

- 3,342m² at 30% site coverage with single storey developments
- 5,570m² at 50% site coverage with single storey developments
- 7,798m² at 70% site coverage with single storey developments
- 6,684m² at 30% site coverage with two storey developments.

¹² New retail/commercial floor space that eventuate on an individual vacant site will depend on factors such as setback, coverage, number of storeys, heritage, and on-site car parking, dispensation of parking, and access requirements. Site specific constraints such as flooding has not be reviewed. The calculation is therefore indicative only.



Figure 39: Undeveloped land and vacancies in the Robinvale CBD - Commercial 1 Zone

Non-commercial uses in the CBD cover approx. 0.62 Ha of C1Z land (refer Figure 40 below). The uses predominantly consist of community facilities, with two properties used for public parking and residential use. These sites are scattered across the CBD, with most located on the periphery of the CBD. None of the sites are affected by planning overlays.

Although the conversion to retail or commercial use of these properties have not been identified in the short term, the total non-commercial use land area can theoretically accommodate the following commercial floor space:

- 1,858m² at 30% site coverage with single storey developments
- 3,097m² at 50% site coverage with single storey developments
- 4,335m² at 70% site coverage with single storey developments.

Note: site coverage estimations are generic and does not include the varied and individual site characteristics of the respective sites; the aim is to provide a conservative estimate for analysis purposes.



Figure 40: Non-commercial sites within the Robinvale CBD zoned Commercial 1 Zone

9.2. Out of CBD development

One retail development is located outside of the Robinvale CBD area at the corner of George Street and Ronald Street (refer Figure 41 below). The 1,095m² site is developed as the Robinvale Corner Store and serves the local neighbourhood and passing traffic along George Street.

The site is currently General Residential Zone (GRZ) with a commercial land use. Although decentralised from the CBD and C1Z, the proximity of the site to the CBD of less than 400 metres ensures the development complements the retail offer in Robinvale.

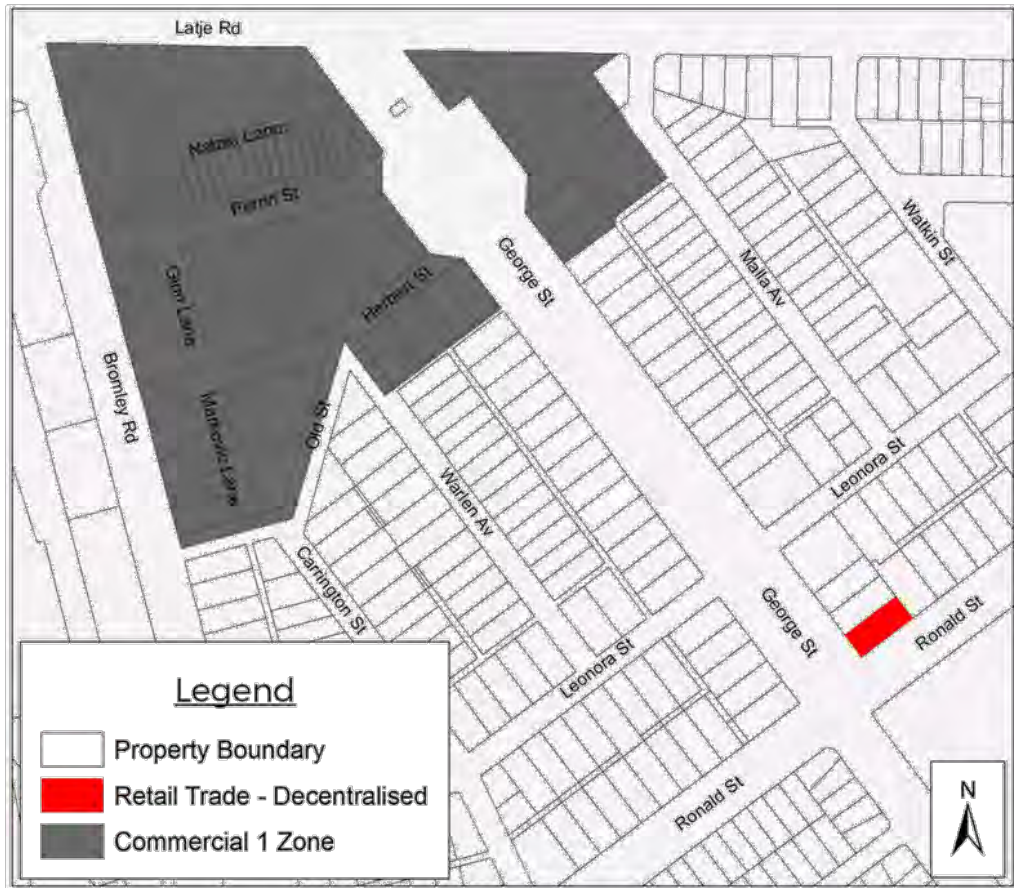


Figure 41: Decentralised retail development in Robinvale

9.3. Land supply summary – Commercial 1 Zone

The analysis indicates the following key findings for C1Z land in Robinvale:

- Undeveloped or land with potential to be developed for retail/commercial use in Swan total approx. 2.82 Ha.
- A number of vacant shops in the CBD can accommodate retail uses should demand increase and support the viability of further retail development.
- A range of property sizes and locations are available that could cater for various scales of retail and commercial development.
- The analysis does not include the identification of activated commercial sites that could accommodate re-development or intensification of use, which could further contribute to zoned land supply.

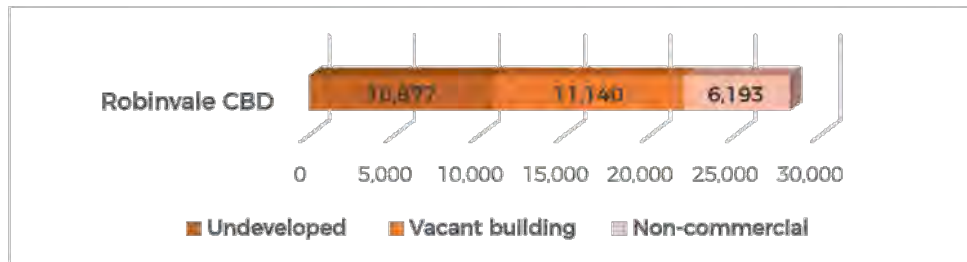


Figure 42: Summary of Commercial 1 Zone land supply in Robinvale (m²)

Theoretical floor space that could be realised from the zoned land supply, calculated at various development yields, identify between 8,463m² and 19,747m² additional retail and commercial floor space in Robinvale within the C1Z area. The respective floor space yields that could be realised are summarised in Figure 43 below.

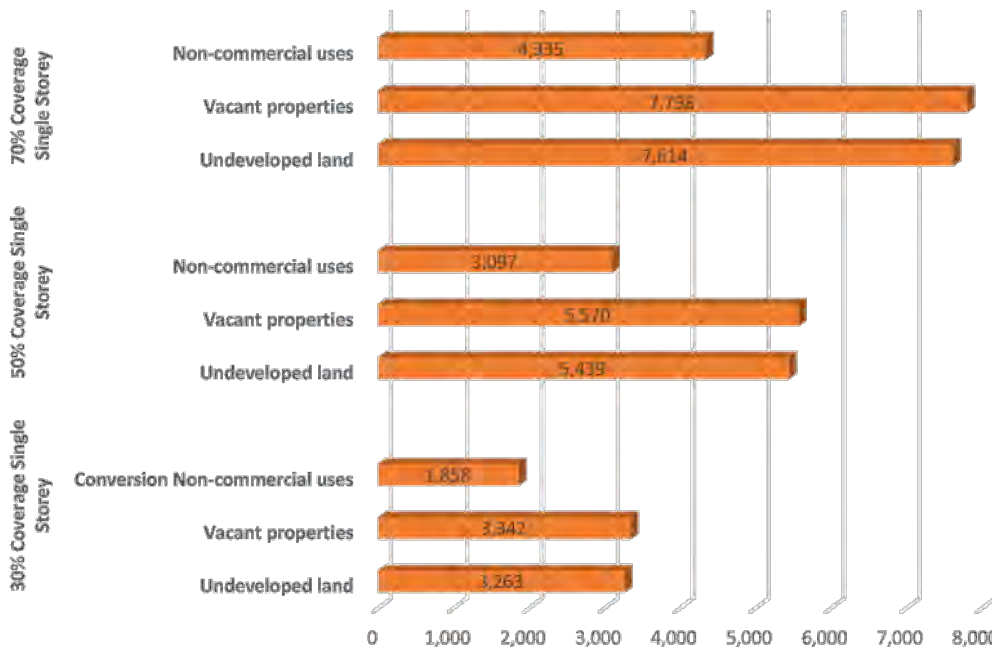


Figure 43: Projected zoned supply of retail and commercial floor space for Robinvale at conceptual development topologies - Commercial 1 Zone (m²)

The potential retail and commercial floor space that can be achieved from the current zoned C1Z land supply are able to accommodate a significant increase in development. This supply is considered sufficient to cater for the medium to long term needs of Robinvale, informed by:

- The potential retail and commercial floor space that could be realised from the zoned C1Z land supply in Robinvale
- Adequate range of zoned C1Z lots of various sizes that can accommodate new development or adaptive reuse
- Existing vacancy rates in the town centre indicating adequate land supply

- Population projections for Robinvale and the surrounding rural areas not indicating an increase in demand for floor space
- Existing retail development, including a supermarket, adequately service the local community.

It is acknowledged that a single large site of 5,000-7,000m², capable of accommodating a full-line supermarket, DDS or bulky goods development is not available in Robinvale at present. No demonstrated demand exist for such a development; should a proponent wish to develop a retail use of this scale in Robinvale, the application will need to be considered on merit with adequate supportive documentation to inform the assessment.

9.4. Regional Linkages and Service Areas

The Robinvale town centre service the local population of Robinvale, Euston, and the surrounding rural areas. The catchment area of Robinvale is directly impacted by larger regional centres such as Mildura and Swan Hill (refer Figure 6). Mildura's 100km catchment includes Robinvale, located within an 85 kilometre or 58 minute drive from the Robinvale CBD. The range of services and goods offered in Mildura are extensive, thereby impacting the supply of non-essential and higher order goods in the Robinvale catchment.

Robinvale CBD does service Euston, located within a 6 kilometre or 7 minute drive across the Murray River.

The impact of holiday visitors during peak holiday season will increase retail and commercial demand, however this does not on its own merit an increase in zoned land supply, due to existing businesses capability to respond to the short term increase in demand as required.

9.5. Industrial 1 Zone Area

The collective IN1Z land in Robinvale is approximately 70.04 Ha in total. The industrial area is located in a linear corridor fronting onto Moore Street from the east and west. The IN1Z land is separated from the CBD and residential areas of Robinvale by a railway line and Bromley Road/Murray Valley Highway. Access to the industrial area is provided in two locations directly to the Murray Valley Highway, via Moore Street and David Street.



Figure 44: Robinvale industrial area land use - Industrial 1 Zone

The land use analysis shows:

- 21% (15.03 Ha) of zoned land used for industrial or commercial purposes
- 2% (1.25 Ha) of zoned land used for non-industrial purposes
- 65% (45.30 Ha) of zoned land currently vacant and undeveloped
- 12% (8.45 Ha) of zoned land currently vacant with buildings on the site.

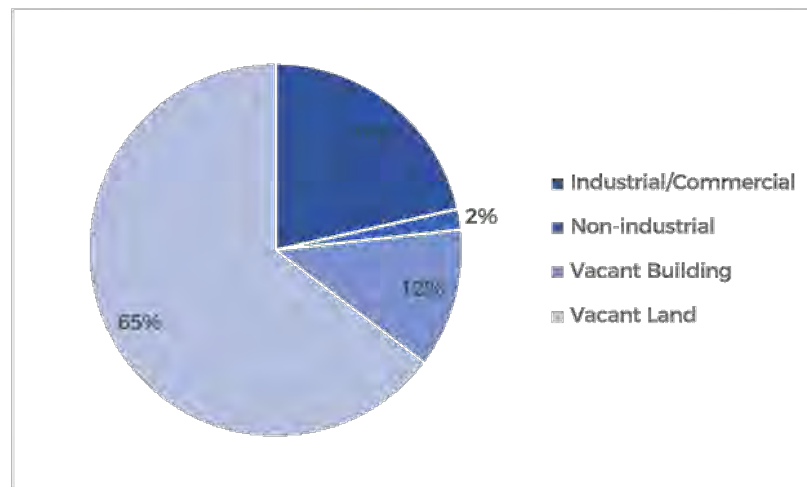


Figure 45: Land use analysis of industrial zoned land - Robinvale

The land use analysis identified the following:

- Nine developed sites that appear to be vacant or under-utilised at the time of investigation. The sites have been classified as vacant buildings for analysis purposes, noting that they may in fact be used infrequently, for storage or on a seasonal basis linked to primary production.
- Five land parcels are classified as vacant undeveloped land, noting that the area classified as vacant includes:
 - o large undeveloped parts of three individual properties that also have some development on a small section of the property (approx. 44.75 Ha or 98.8% of vacant land)
 - o one sections of a property (approx. 0.23 Ha or 0.5% of vacant land) that has a dual zoning of IN1Z and PCRZ
 - o only one property that are entirely undeveloped (approx. 0.32 Ha or 0.7% of vacant land).
- Large parts of the land identified as vacant land may not be suitable for industrial development due to native vegetation, flooding, infrastructure and access considerations.

In order to confirm the theoretical amount of zoned IN1Z land available for development in Robinvale, the following have been taken into consideration:

- Removal of any zoned land that are within the 1:100 ARI flood area (as sourced from State Government)
- Removal of any zoned land that appear to have extensive amounts of mature or dense native vegetation (indicative only noting an ecological assessment will be required to refine and confirm this component)

The resulting land assessment indicates approx. 12.96 Ha of zoned IN1Z land that could potentially be developed (refer Figure 46: Vacant IN1Z land in Robinvale not affected by flooding Figure 46 below). It should be noted that:

- development of these sites will require the subdivision of existing properties and therefore subject to the intent of the land owners to do so
- the majority of the land are located behind existing development and does not have frontage to an existing road reserve, resulting in relatively poor site exposure
- upgrade and/or extension of road infrastructure will be required to service these areas

- the potential to augment water, electricity and sewer services to these sites have not been considered
- further technical assessments will be required to confirm flood and native vegetation impacts
- the eventual development plan for individual sites may increase the developable land area due to design responses and mitigation measures incorporated in development outcomes (such as flood mitigation).

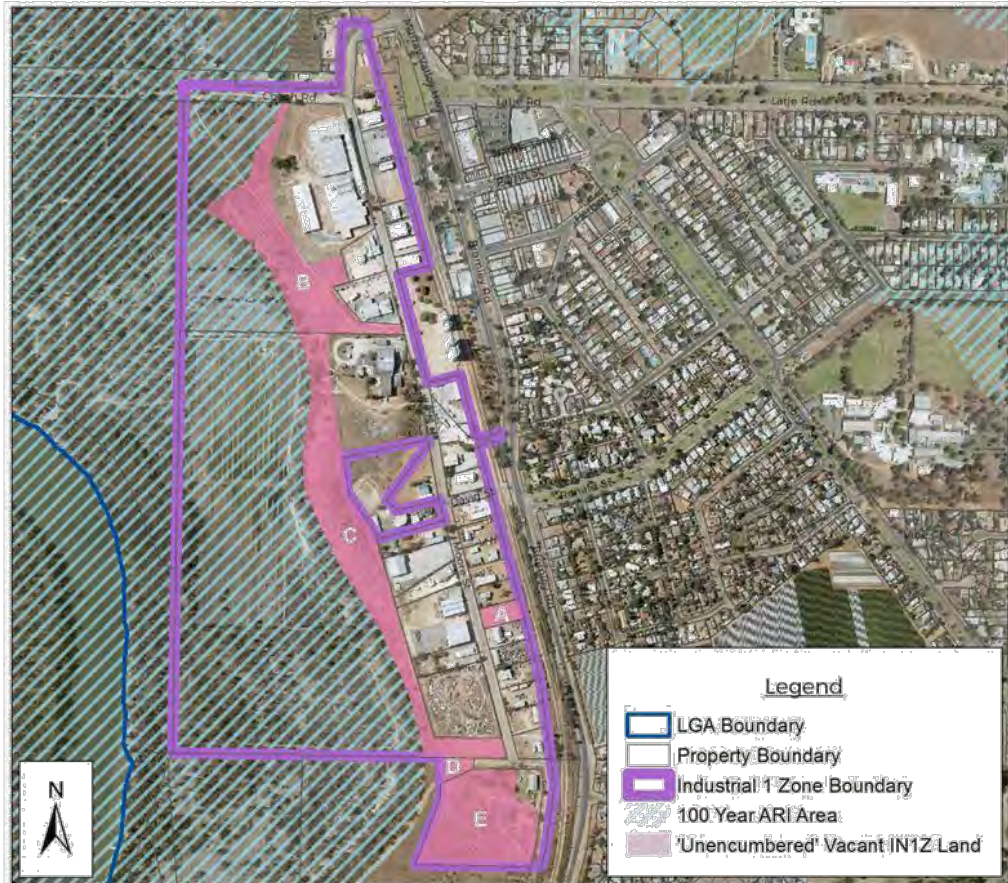


Figure 46: Vacant IN1Z land in Robinvale not affected by flooding

The resulting land used analysis, which excludes encumbered zoned industrial land, indicates approx. 34% of zoned IN1Z land to be vacant (refer Figure 47 below).

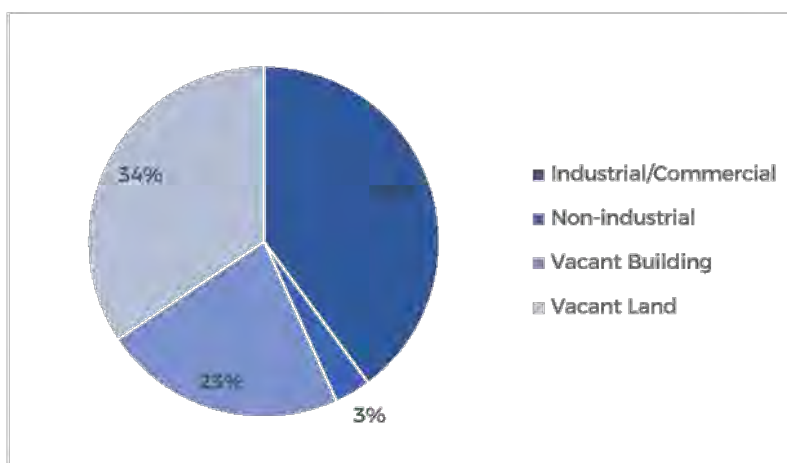


Figure 47: Land use analysis of industrial zoned land – Robinvale with encumbered IN1Z land discounted

The suitability for development of the respective vacant sites have been assessed using key suitability indicators (refer Table 5 below). The assessment indicates 3.95Ha of zoned IN1Z land to be well suited to development, whilst the remaining 9.01 Ha are less suited for development without substantial design and redevelopment.

Table 5: Development suitability assessment of vacant IN1Z land in Robinvale

Site	Area (Ha)	Frontage	Road Access	Dimensions	Subdivision Required	Development Potential
A	0.32	Good	Good	Good	No	High
B	3.85	Poor	Fair	Poor	Yes	Low
C	5.16	Poor	Fair	Poor	Yes	Low
D	0.23	Fair	Fair	Good	No	High
E	3.40	Good	Good	Good	Yes	High

Based on the analysis, zoned land supply for IN1Z (not affected by flooding) still allows for 55% growth of industrial developed land in Robinvale. Land with a high potential for development is approx. 3.95 Ha catering for 16.8% growth. It is however noted that this land supply exist in only six existing properties, making development dependant on a relatively small number of land owners.

The current strategy directive of the Swan Hill Planning Scheme (Clause 21.10-2) supporting the development of vacant sites, infill development, and redevelopment and re-use of existing buildings in the Moore Street Industrial area is considered appropriate. This includes encouraging the development of industrial land at the southern end of Moore Street. Higher standards of building design, landscaping and street tree planting would improve the visual amenity of the industrial area. The relatively high number of vacant buildings/in-active sites totalling over 23% of the zoned land supply, combined with adequate vacant land, indicates there are no immediate pressure to increase zoned industrial land supply in Robinvale.

9.5.1. Expansion Investigation Area – Petchard Road

9.5.1.1. Strategic analysis

The land south of Pethard Road adjacent the Murray Valley Highway is identified in Clause 21.08-2 of the Swan Hill Planning Scheme as a potential future industrial area. The site was first identified in the Robinvale 2030 Land Use Strategy (2005), for additional industrial land for potential future use by industries such as those which are value added.

The specific further strategic work to be undertaken is identified as:

- Prepare a strategic assessment report for a new serviced industrial area west of Murray Valley Highway and south of Pethard Road as identified on the Robinvale Framework Plan.

The site is currently within the Farming Zone (FZ) and is not affected by any planning overlays. The site is used for agricultural purposes at present and is approx. 23.2 hectares in extent. Unlike the surrounding agricultural land, the site has not been improved with the planting of orchards or vineyards. There does not seem to be any significant vegetation on the site. The entire site is relatively flat making it generally suitable for industrial development.

The land is bounded by Pethard Road to the north, a railway line and Robinvale-Sea Lake Road to the east, New Britain Road to the south, and agricultural land (vineyards) to the west. A low density residential cluster is located northwest of the site which includes a caravan park.

There are eight dwellings within a 200 metre buffer from the site boundary, and 42 dwellings within a 500 metre radius. A number of the surrounding farming properties contain large packing or storage sheds.

Should the site be used for value add industries, the northern section of the site will be most suitable for development given it has good access from Pethard Road, wide frontage that could accommodate development of larger scale, and exposure to the railway line and Robinvale-Sea Lake Road. This is consistent with the current demarcation of the investigation area in Clause 21.08-2.

An area of approx. 10 hectares is indicated in Figure 48 below that could be activated for value add industrial development to augment the current zoned land supply in Robinvale. It should be noted that this potential expansion is motivated by the potential broadening of the local economy and attracting value add industries as a strategic outcome, rather than a shortage of zoned industrial land supply.

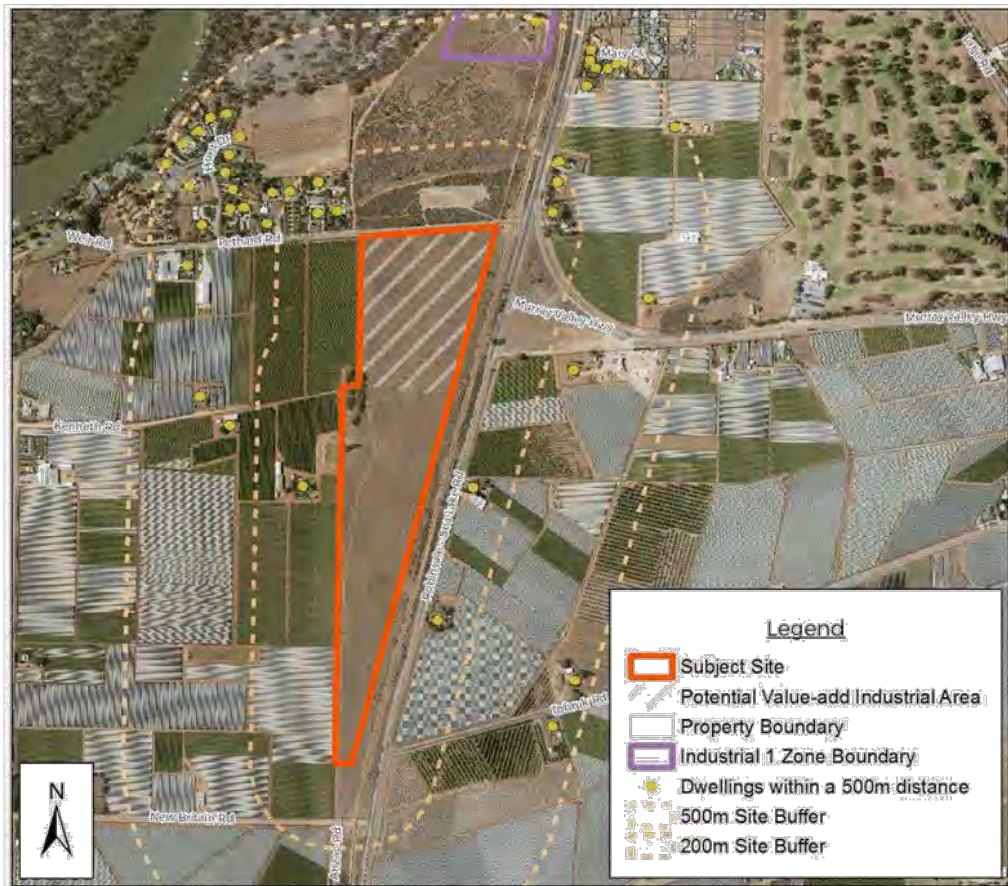


Figure 48: Pethard Road Value-add Industrial Investigation Area

The above is not a detailed strategic assessment, however it does indicate that the land is suitable for value add industrial development, should a demonstrated need and development intent by a developer exist.

It is recommended that the current demarcation in Clause 21.08-2 be retained. Should a proponent wish to rezone this land for industrial purposes, the following decision guidelines are recommended:

- Demonstrated need for the additional industrial land supply and motivation for not being able to locate within the existing industrial area
- Demonstrated interest in the development of value add facilities that support the processing of local products or adds value to the local economy
- Appropriate zoning controls to guide acceptable uses and associated planning requirements
- Appropriate design and development controls to protect the amenity of surrounding residential dwellings, including buffers and landscaping requirements
- Analysis of service and infrastructure requirements to effectively service and activate the area.

9.5.1.2. Planning Permit Option Under the Farming Zone

Further to the above, Amendment C103 gazetted on 05/09/2013 amended the Farming Zone to allow:

- Rural industry as Section 1 use (as of right) with certain conditions
- Industry as Section 2 use (permit required).

Rural industry is defined as land used to:

- a) handle, treat, process, or pack agricultural produce;
- b) service or repair plant, or equipment, used in agriculture; or
- c) manufacture mud bricks.

By definition value add industries related to agriculture generally include uses classified as *rural industry*. Any other industrial use is covered by the definition of *Industry*.

At the time of writing the current Clause 21.08-2 and Robinvale 2030 Land Use Strategy (2005), rezoning was the only option to allow industrial use on the site. The current planning provisions effectively opens the door for industrial development (both value-add and other) on the site via a planning permit process. This could be a more efficient planning mechanism to activate the site for value add industries (compared to a rezoning process), should a proposal be considered for the site. The planning permit application can also consider the decision guidelines listed above for a rezoning process, ensuring any development outcome delivers the strategic outcomes sought for the site.

10. Other Key Issues

10.1. Regional Gas Infrastructure Program

The Regional Gas Infrastructure Program aims to supply reticulated natural gas to communities across regional and rural Victoria. The Program supports new business opportunities and investment in regional communities.

Both Swan Hill and Robinvale will be connected using a compressed natural gas delivery solution. This will support local business and industries in accessing gas supply via a reticulated supply.

The implications of this infrastructure investment on zoned land supply for both commercial and industrial land is not considered significant in the short term. However, it may attract new investment that impact land supply in the medium term, and this will need to be monitored and analysed in the next land supply review for both Swan Hill and Robinvale.

10.2. Farming Zone (FZ) Provisions for Commercial and Industrial Development

The current Farming Zone provisions allow a range of uses that are commercial or industrial in nature, either as of right or via a permit application process.

The Section 1 (no permit required) uses include:

- Primary produce sales (with conditions)
- Rural industry (with conditions)
- Rural store (with conditions)

The section 2 (permit required) uses include:

- Abattoir
- Freeway service centre ((with conditions)
- Industry
- Landscape gardening supplies
- Manufacturing sales
- Market
- Renewable energy facility ((with conditions)
- Restaurant
- Trade supplies
- Warehouse
- Winery.

The revision to the FZ that effected these updates occurred in 2013 via Amendment C103. The aim of the reformed rural zones were to respect the rights of farmers, provide greater flexibility, reduce requirements for use, development and subdivisions, facilitate business and tourism uses, and improve the zone purpose statements.

The implications of this for Robinvale and Swan Hill is that rural industries and value add industries can be located in the FZ proximate to the source of crops, and these uses are not required to necessarily locate within industrial areas. Some commercial uses can also be located in the FZ and not only in commercial areas. The strategic implications are:

- Industrial and commercial development opportunities can be facilitated in FZ locations without the need to rezone land; and

- Council will need to assess each development application on its merits and consider the benefit and land use implications related to the local economy and zoned land supply.

10.3. Proposed Swan Hill Health Precinct

A draft Swan Hill Health Precinct Plan has been prepared that aims to establish a health precinct directly north of the Swan Hill CBD.

Swan Hill, like many other regional locations is experiencing a surge in demand for health and related services. Many factors are driving this increase such as ageing population, improved accessibility of health services, increased marketing by health providers and subsequent awareness by customers of services available. The health care and social assistance industry employed almost 14% of the Swan Hill population in 2016, second only to the agriculture, forestry and fishing industry, employing just over 18%.

The proposed Health Precinct will encourage industry clustering in the health services sector around the existing Swan Hill hospital, Swan Hill District Health facilities and private providers. This will increase job density and provide improved accessibility of services to the local community.

Should the health precinct be adopted as policy directive, it may facilitate the development of new medical centres in the precinct instead of commercially zoned land in the CBD. It may also facilitate the relocation of existing medical centres from the CBD into the health precinct. This will free-up existing C1Z land for retail and commercial use and support zoned land supply in the CBD for these uses.

Although the impact of the health precinct on zoned C1Z land supply in the short term is not expected to be significant, the medium and long term implications may be beneficial for intensifying retail and commercial uses within the existing C1Z areas and CBD.

11. Summary

11.1. Swan Hill

Commercial 1 Zone

Theoretical floor space that could be realised from the zoned land supply, calculated at various development yields, identify between 57,000m² and 114,000m² additional retail and commercial floor space in Swan Hill within C1Z areas. Undeveloped or land with potential to be developed for retail/commercial use in Swan total approx. 19.01 Ha; 46% of this land is located in the CBD, 48% in the southern highway gateway, and six percent in decentralised nodes.

The potential retail and commercial floor space that could be realised from the zoned C1Z land supply in Swan Hill theoretically are more than sufficient to cater for future demand based on projected population growth and zoned land supply.

The supply of zoned C1Z land are also located in three strategic locations, namely the CBD, the southern highway gateway and the developing Tower Hill area; this ensures that both local and regional demand can be met. The potential new local shopping centre site in the South West Development Area of 3,000m² are not included in the above calculations given it is not yet zoned C1Z. This potentially adds another 1,000m² to theoretical floor space calculated above, which will provide retail/commercial development opportunities to service the additional population in this residential development as it grows in future. Similarly, future retail/commercial development areas in the Riverfront area will provide additional land supply not yet reflected in the above estimates.

The suitability of vacant C1Z land for a second DDS in the CBD needs to be determined by a future proponent. Redevelopment of a suitable site may be the best approach, however should the proposed development of the bowling club site be considered as proposed in the Riverfront Masterplan, this will require a rezoning to C1Z.

The current provisions of clause 21.10 divides the Swan Hill CBD into four precincts. Consideration could be given to:

- Combine Precinct 1 and Precinct 2 into a retail and commercial precinct to cover both retail and office uses. This will support mixed commercial use and the activation of non-residential sites for commercial use, making best use of the existing zoned land supply in the CBD.
- Provide stronger strategic support for infill and redevelopment in the areas currently zoned for commercial use.

Commercial 2 Zone

Theoretical floor space that could be realised from the zoned land supply, calculated at various development yields, identify between 46,450m² and 77,400m² additional retail and commercial floor space in Swan Hill within C2Z areas.

The potential retail and commercial floor space that could be realised from the zoned C2Z land supply in Swan Hill theoretically are more than sufficient to cater for future demand. The supply of zoned C2Z land are also located in two strategic locations at the respective Murray Valley Highway gateways to the city. Various lot sizes can be accommodated to support a range of development outcomes and land uses within the respective nodes.

Industrial 1 Zone

The current zoned land supply for IN1Z land allows for 115% growth of industrial land use in Swan Hill. Should the 'IA1' area be removed from zoned IN1Z land supply for rural living/residential use, the zoned land supply for IN1Z still allows for 56% growth of industrial land use in Swan Hill.

The total available land for future industrial development is:

- Approx. 36.32 Ha of vacant land supply in the northern industrial area
- Approx. 0.47 Ha of vacant land supply in the southern industrial area
- Approx. 3.82 Ha of zoned land supply being used for residential and farming purposes that could be converted in future to industrial use
- A total of approx. 40.61 Ha of zoned IN1Z land that could be activated¹³ for industrial use in future, which allows for a 56% increase from current development.

The Farming Zone also provides some capacity for rural industry and general industrial development. Although industrial development is preferred to be located within the IN1Z, individual developments can be considered on merit via a planning permit process to support the local economy and value add to agricultural products.

The option to rezone land in 'Investigation Area 1' (IA1) to Rural Living Zone (RLZ) has been identified in discussions between Council and land owners. The rationale being the land is surplus as IN1Z and is quasi rural living development which is physically separated from the industrial area. Should this land be rezoned from IN1Z to RLZ, there will still be sufficient IN1Z land supply in Swan Hill to accommodate the projected demand.

11.2. Robinvale

Commercial 1 Zone

Theoretical floor space that could be realised from the zoned land supply, calculated at various development yields, identify between 8,463m² and 19,747m² additional retail and commercial floor space in Robinvale within the C1Z area.

The potential retail and commercial floor space that can be achieved from the current zoned C1Z land supply are able to accommodate a significant increase in development. This supply is considered sufficient to cater for the medium to long term needs of Robinvale, informed by:

- The potential retail and commercial floor space that could be realised from the zoned C1Z land supply in Robinvale
- Adequate range of zoned C1Z lots of various sizes that can accommodate new development or adaptive reuse
- Existing vacancy rates in the town centre indicating adequate land supply
- Population projections for Robinvale and the surrounding rural areas not indicating an increase in demand for floor space
- Existing retail development, including a supermarket, adequately service the local community.

It is acknowledged that a single large site of 5,000-7,000m², capable of accommodating a full-line supermarket, DDS or bulky goods development is not available in Robinvale at present. No demonstrated demand exist for such a development; should a proponent wish to develop a retail use of this scale in Robinvale, the application will need to be considered on merit with adequate supportive documentation to inform the assessment.

Industrial 1 Zone

The collective IN1Z land in Robinvale is approximately 70.04 Ha in total. The land used analysis, which excludes encumbered zoned industrial land, indicates approx. 34% of zoned IN1Z land to be vacant. The

¹³ The analysis does not consider the impacts of elements such as flooding, native vegetation or cultural heritage as site specific impacts that could reduce IN1Z land supply.

suitability for development of vacant sites have been assessed using key suitability indicators. The assessment indicates 3.95Ha of zoned IN1Z land to be well suited to development, whilst the remaining 9.01 Ha are less suited for development without substantial design and redevelopment.

Based on the analysis, zoned land supply for IN1Z (not affected by flooding) still allows for 55% growth of industrial developed land in Robinvale. Land with a high potential for development is approx. 3.95 Ha catering for 16.8% growth. It is however noted that this land supply exist in only six existing properties, making development dependant on a relatively small number of land owners.

The current strategy directive of the Swan Hill Planning Scheme (Clause 21.10-2) supporting the development of vacant sites, infill development, and redevelopment and re-use of existing buildings in the Moore Street Industrial area is considered appropriate. This includes encouraging the development of industrial land at the southern end of Moore Street. Higher standards of building design, landscaping and street tree planting would improve the visual amenity of the industrial area.

The relatively high number of vacant buildings/in-active sites totalling over 23% of the zoned land supply, combined with adequate vacant land, indicates there are no immediate pressure to increase zoned industrial land supply in Robinvale.

The land south of Pethard Road adjacent the Murray Valley Highway is identified in Clause 21.08-2 of the Swan Hill Planning Scheme as a potential future industrial area. It is recommended that the current demarcation in Clause 21.08-2 be retained. Should a proponent wish to rezone this land for industrial purposes, or submit a planning permit application for industrial use under the current Farming Zone, proponents should address the following decision guidelines (recommended):

- Demonstrated need for the additional industrial land supply and motivation for not being able to locate within the existing industrial area
- Demonstrated interest in the development of value add facilities that support the processing of local products or adds value to the local economy
- Appropriate development controls and associated planning requirements to guide acceptable uses, including appropriate buffers and landscaping requirements to protect the amenity of surrounding residential dwellings
- Analysis of service and infrastructure requirements to effectively service and activate the area.

11.3. Recommendations

The following recommendations emanate from the findings of the analysis:

- Confirm the preferred location in the Swan Hill CBD where a second Discount Department Store (DDS) could potentially be accommodated by undertaking a site suitability analysis of vacant C1Z land in the CBD and the bowling club site identified in the Riverfront Masterplan.
- Amend the provisions of Clause 21.10 of the Swan Hill Planning Scheme by:
 - Combining Precinct 1 and Precinct 2 into a retail and commercial precinct to support both retail and office uses. The strategic intent is to support mixed commercial use and activation of non-residential sites for commercial use to make optimal use of existing zoned land supply in the CBD.
 - Provide stronger strategic support for infill and redevelopment in the areas currently zoned for commercial use.
- Consider the rezoning of land within 'Investigation Area 1' of the Swan Hill industrial area from Industrial 1 Zone (IN1Z) to Rural Living Zone (RLZ) which will include identification of appropriate amenity buffers and inclusion of a reverse amenity clause on titles to acknowledge existing use rights of land within the IN1Z.

- The land south of Pethard Road adjacent the Murray Valley Highway in Robinvale is identified in Clause 21.08-2 of the Swan Hill Planning Scheme as a potential future industrial area. It is recommended that the current demarcation in Clause 21.08-2 be retained. Should a proponent wish to rezone this land for industrial purposes, or submit a planning permit application for industrial use under the current Farming Zone, proponents should address the following decision guidelines:
 - Demonstrated need for the additional industrial land supply and motivation for not being able to locate within the existing industrial area
 - Demonstrated interest in the development of value add facilities that support the processing of local products or adds value to the local economy
 - Appropriate development controls and associated planning requirements to guide acceptable uses, including appropriate buffers and landscaping requirements to protect the amenity of surrounding residential dwellings
 - Analysis of service and infrastructure requirements to effectively service and activate the area.



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B.18.34 QUARTERLY DEVELOPMENT TRENDS – 1ST QUARTER 2018

Responsible Officer: Director Development and Planning
File Number: S28-28-01 & S31-28-01
Attachments: Nil

Declarations of Interest:

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

Summary

The purpose of this report is for Council to note development trends for the first quarter of 2018.

Discussion

The following statistics indicate development across the municipality to be steady and in terms of both type and number of applications is very similar to 2017.

Planning comparisons – 1st Quarter

Type	2018		2017	
	No. of 1 st QTR	No. Of YTD	No. Of 1 st QTR	No. Of YTD
Planning Permit Applications Received	34	34	33	33
Approvals under delegation	23	23	28	28
Total number of decisions	23	23	31	31

	2018 1 st QTR	2017 1 st QTR
Rural Councils average number of days to issue a permit	100	97
Council's average number of days to issue a permit	124	71

The first table above shows that the first quarter of 2018 and 2017 are very similar with regards to applications received, whereas the number of approvals is slightly down from last year.

The second table compares Swan Hill Rural City Council with the average of all rural councils in Victoria, and it shows that in terms of timelines Council is currently performing below average and are taking longer to issue permits compared to last year. This is mostly due to a number of staff changes that happened in recent times. Officers will continue to work to improve permit issuing timeframes.

Quarterly decision breakdown by town

	Approved 1 st 2018	Approved QTR YTD	Refused 1 st 2018	Refused QTR YTD
Swan Hill	10	10	0	0
Robinvale	8	8	0	0
Nyah	1	1	0	0

The above table shows that most of the applications were lodged within the Swan Hill area with Robinvale only slightly behind.

The above table doesn't include lapsed or refused applications.

Quarterly breakdown of notable application types

Application description

No. of applications

Dwelling	1
Subdivision 10 or more lots	1
Subdivision 1 – 9 lots	8
Motor vehicle and childcare centre	1
Rural Industry	1

The above table provides a breakdown of the most notable application types received during the first quarter of 2018. Subdivisions are located in residential and rural areas primarily in Swan Hill and Robinvale.

Building comparisons – 1st Quarter

TYPE	QUARTERLY January to March 2018		QUARTERLY January to March 2017	
	NO.OF	VALUE	NO.OF	VALUE
Dwelling	14	4,555,529	12	3,014,946
Dwelling additions	20	896,928	27	1,958,105
Unit Developments	0*()	0	1*(40)	544,000
Shops	1	30,000	4	205,000
Offices	1	884,950	2	520,000
Warehouses	3	465,000	2	530,000
Factories	4	1,270,710	2	1,775,626
Public Buildings	3	174,198	4	660,000
Out Buildings	35	1,066,572	28	791,909
Other	13	388,746	17	696,019

Total	94	\$9,732,633	99	\$10,695,605
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*() denotes total number of Dwelling Units

- The 2018 „Offices“ value for this quarter relates to an Office development at the FLO Campus valued at \$884,950 at Campbell Street, Swan Hill
- The majority of the 2018 „Factories“ value for this quarter relates to the construction of additions to a Processing Plant at Hattah-Robinvale Road, Wemen valued at \$600,000.
- Other notable figures for this quarter include the construction of 2 dwellings, one on Woorinen Road, Swan Hill, valued at \$540,000 and the other on Graemar Drive, Swan Hill valued at \$558,965.

New Dwellings - 1st Quarter			
2018		2017	
Swan Hill	10	Swan Hill	11
Robinvale	2	Boundary Bend	1
Nyah	2		

Consultation

The planning enquiry level increased during the first quarter of the year. This is evident in the increased number of planning applications received and the good numbers is reflective of steady growth and confidence in development across the municipality.

Financial Implications

Currently there is similar application numbers as last year. Income is likely to be on target with budget predictions.

Social Implications

Not applicable.

Economic Implications

Development as indicated by the enquiry level, number of planning applications and then the number of building applications indicates continued steady growth. This corresponds with anecdotal information from the economic development team who recently met with business owners in Swan Hill and Robinvale.

Environmental Implications

Not applicable.

Risk Management Implications

Not applicable.

Council Plan Strategy Addressed

Economic growth - Encourage and attract new business to our region.

Options

Not applicable.

Recommendation

That Council notes the continued steady development across the municipality.

55/18 Motion

MOVED Cr Moar

That Council notes the continued steady development across the municipality.

SECONDED Cr Jeffery

The Motion was put and CARRIED

B.18.35 MEDIA POLICY

Responsible Officer: Director Corporate Services
File Number: S16-25-04
Attachments: 1 Media Policy and Procedure

Declarations of Interest:

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

Summary

Council's Media Policy and Procedure provides guidance and processes for managing communication between Council and the media.

A review of the Media Policy and Procedure has been conducted. The attached document outlines the suggested changes to the policy.

Discussion

The Media Policy ensures that procedures are in place so that communication between Council and the media is appropriately managed. The Policy will:

- Ensure that the appropriate spokesperson has the authority and knowledge to speak on behalf of Council.
- Ensure that staff approached by the media follow appropriate procedure.
- Provide Councillors with procedures regarding the media, including during the election period.
- Ensure that communication between Council and the media is managed effectively and in a timely way.
- Ensure that staff conduct advertising through the Media Unit.
- Provide staff and Councillors with guidelines on emergency management communication.
- Provide guidelines on the release of information during Caretaker Period.

As part of this review, minor changes have been suggested. These changes clarify the procedure for Councillors making comment to the media, and update the procedure for staff to submit advertising on behalf of Council.

Consultation

Members of the Executive Leadership Team and Council's Media Unit have reviewed the policy.

Financial Implications

Nil

Social Implications

Nil

Economic Implications

Nil

Environmental Implications

Nil

Risk Management Implications

The media policy will ensure appropriate procedures are in place when responding to media enquiries.

Council Plan Strategy Addressed

Governance and leadership - Positive community engagement through appropriate and constructive consultation.

Options

Council may decide to adopt or vary the recommendation contained in this report.

Recommendation

That Council adopts the Media Policy as presented.

56/18 Motion

MOVED Cr Young

That Council adopts the Media Policy as presented.

SECONDED Cr Jeffery

The Motion was put and CARRIED

Date Adopted	July 2001
Date Reviewed-current as at	May 2018
To be Reviewed	May 2021

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



POLICY TITLE **MEDIA**
POLICY NUMBER **CPOL/GOV003**

PURPOSE

To establish protocols for managing communication between Swan Hill Rural City Council (Council) and the media.

SCOPE

This policy applies at all times to all employees and Councillors. During the election caretaker period, employees and Councillors should also refer to the Swan Hill Rural City Council Caretaker Policy and Procedure in conjunction with this policy.

POLICY

All Councillors and employees will comply with Council's media procedures to ensure communication between Council and media is managed appropriately.

The Mayor and the Chief Executive Officer are the official spokespersons for Council.

Councillors speaking to the media will clearly indicate whether comments that they are expressing are the official position of Council or represent their own personal views.

Directors can act as authorised spokespersons on issues from their areas of responsibility. Officers may provide comment only if the relevant Director or the Chief Executive Officer authorises them to do so.

RELATED POLICIES/DOCUMENTS

Website Directive - POL/CORP225
Communication Strategy
Social Media Policy – POL/GOV 017
Swan Hill Rural City Council Caretaker Directive – POL/GOV016
Councillor Code of Conduct
Swan Hill Rural City Council Staff Code of Conduct
Swan Hill Rural City Council Business Continuity and Disaster Recovery Plan

RELATED LEGISLATION

Privacy and Data Protection Act 2014
Local Government Act 1989 (VIC)

Signed: _____ **Mayor** **Date:** _____

Date Adopted	July 2001
Date Reviewed-current as at	May 2018
To be Reviewed	May 2021

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



PROCEDURE TITLE MEDIA

PROCEDURE NUMBER PRO/GOV003

ENABLING POLICY

MEDIA POLICY – CPOL/GOV003

ENABLING LEGISLATION

Nil

PURPOSE

To establish protocols for managing communication between Council and the media.

SCOPE

This procedure applies at all times to all employees and Councillors.

During the election caretaker period, employees and Councillors should also refer to the Swan Hill Rural City Council Caretaker Directive and the Swan Hill Rural City Council Caretaker Procedure 2012 in conjunction with this procedure.

PROCEDURE

For the purpose of this procedure, media includes print media, radio, television and online.

The Mayor and the Chief Executive Officer are the official spokespersons for Swan Hill Rural City Council.

COUNCILLORS

Councillors should advise the Mayor or Chief Executive Officer when making comment to the media on Council-related matters.

Councillors speaking to the media will clearly indicate whether comments that they are expressing are the official position of Council or represent their own personal views.

If speaking of their personal views, Councillors should consider the short-term and long-term impacts of personal comments and any possible detrimental impact on Council.

If speaking on behalf of Council, comment must accurately reflect Council's position on the topic as determined by Council and in accordance with the Council Plan, Strategic Plan and Council policies.

Defamation law covers Councillors in the same way as the general public. It could be considered defamatory to harm another person's reputation verbally or through the written word.

Date Adopted	July 2001
Date Reviewed-current as at	May 2018
To be Reviewed	May 2021

Fully compliant with Victorian
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Responsibilities Act 2006



Councillors should also be mindful of the Swan Hill Rural City Council Councillor Code of Conduct.

All adopted Council decisions, except those taken in confidential committee, are public property and can be readily quoted or made available to the media.

Councillors are required to comply with the statutory requirements contained in the Privacy Act and Local Government Act, which prohibit the disclosure of personal and confidential information. Matters raised in closed sessions are confidential and cannot be discussed publicly.

EMPLOYEES

The Chief Executive Officer is the authorised spokesperson on organisational matters, the Council Plan, Council strategies, policies and major projects or as directed by Council.

Directors can act as authorised spokespersons on issues from their areas of responsibility. Officers may provide comment **only** if the relevant Director or the Chief Executive Officer authorises them to do so.

Media comment must accurately reflect Council's position on the topic as determined by Council and in accordance with the Council Plan, Strategic Plan and Council policies.

Defamation law covers employees in the same way as the general public. It could be considered defamatory to harm another person's reputation verbally or through the written word.

Employees should also be mindful of the Swan Hill Rural City Council Staff Code of Conduct.

Approaches by media should be directed to the Media Unit who will refer them to the most appropriate spokesperson. In their absence, all enquiries are to be directed to the Chief Executive Officer or appropriate Director.

All media enquiries should be treated efficiently and courteously with respect to deadlines.

Employees are discouraged from making comment as a private citizen on issues relating to Council. If comment is made, employees should not identify themselves as a Council employee and should not criticise Council or other Council employees. Employees should also be mindful of the Swan Hill Rural City Council Staff Code of Conduct, their position description and employment contract. If employees are in any doubt regarding making comment as a private citizen, they should discuss the matter with the Chief Executive Officer or their Director.

POTENTIAL MEDIA ISSUES

In the case of matters with possible legal consequences, all statements to the media will be made by the Chief Executive Officer.

The Media Unit and the Chief Executive Officer are responsible for monitoring media activity and identifying potential issues. If an officer becomes aware of an issue that has potential to develop, this should be brought to the attention of the Chief Executive Officer immediately.

Date Adopted	July 2001
Date Reviewed-current as at	May 2018
To be Reviewed	May 2021

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



This includes any State or Federal Government representatives or dignitaries visiting the region.

Employees are to arrange all media coverage through the Media Unit, and in doing so are to provide relevant background and factual information.

MEDIA RELEASES

Issues of importance or interest to the community should be brought to the attention of the Media Unit as soon as possible, which will create a media release and other publicity based on the information provided.

All media releases will be authorised by the Chief Executive Officer or the most appropriate Director prior to being issued. Media releases that include political, sensitive or organisational-wide issues must be reviewed and authorised by the Chief Executive Officer prior to release.

The Media Unit will be the first point of contact for all media enquiries pertaining to a release.

Only the Mayor, Chief Executive Officer and Directors are authorised to comment on media releases. Officers may provide comment on a release **only** if the relevant Director or the Chief Executive Officer authorises them to do so.

Authorised media releases will also be published on the Swan Hill Rural City Council website, and sent to all Councillors. Media releases may also be published on Council's social media accounts.

Employees who receive enquiries from the media must direct the enquiry to the Media Unit or the appropriate Director or Chief Executive Officer.

ADVERTISING

All items of advertising pertaining to Council must go through the Media Unit.

All employees are required to complete and submit to the Media Unit the advertising request form, along with a copy of the text for the advertisement, which has been authorised by their appropriate Director.

To ensure advertising requests are dealt with in an efficient and timely manner, and to work towards meeting media deadlines, employees are to ensure that they submit their advertising request forms via an Alfresco workflow as soon as possible.

EMERGENCY MANAGEMENT

Council Emergency Management

In the case of a Council emergency, refer to the Swan Hill Rural City Council Business Continuity and Disaster Recovery Plan.

Municipal Emergency Management

In the event of a major emergency or unexpected occurrence (such as a natural disaster) the appropriate procedures will be activated to ensure that communication with the media is well managed and is compliant with the legislation pertaining to emergency management.

Date Adopted	July 2001
Date Reviewed-current as at	May 2018
To be Reviewed	May 2021

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



During such an event, the incident controller will determine where and when the information is to be communicated to the media.

Statements made in times of an emergency can have far reaching effects. Therefore employees and Councillors should note that informal comment or discussion with the media is to be avoided as it might prejudice the ability to manage a response to the media in the most appropriate way.

Where Council is authorised or directed to make comment to the media **only** the Mayor or the Chief Executive Officer will do so.

Approved content can be distributed on all communication mediums, including mainstream media, Council’s website, social media sites and through Council offices.

CARETAKER PERIOD

The *Local Government Act 1989* requires Council to comply with caretaker requirements during an election period. These caretaker requirements extend to the prohibition of printing, publishing or distributing electoral material from Council unless it pertains to the actual election process itself.

All media enquiries during the caretaker period should be directed to the Media Unit for referral to the Chief Executive Officer.

These caretaker requirements have an impact on public relations and media during this period. Councillors and employees should refer to the Swan Hill Rural City Council Caretaker Directive and Procedure.

Signed: _____ CEO Date: _____

B.18.36 AUDIT COMMITTEE

Responsible Officer: Director Corporate Services
File Number: S15-28-01
Attachments: 1 Confidential Minutes 12-4-18

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 12 April, 2018 and this report summarises the items that were discussed at the meeting.

Discussion

The Audit Committee met on 12 April 2018 and as well as the usual procedural items the agenda items included:

1. A PowerPoint presentation was given to the committee on the MAV Workcare OH&S Self Insurance Scheme by Councils Organisational Development Manager.
2. An update on the progress of the Drag Strip repairs (standing item) was noted.
3. RSM presented their findings on the Internal Audit Review of Immunisations noting that the review is now complete.
4. Crowe Horwath updated the Committee on the status of the Audit Strategy and reported that the final Management letter will be presented at the June 2018 meeting.
5. Quarterly Review of Financial Performance & Position to 31 December 2017 was presented noting that Council's position had improved since this report was done.
6. Legislative Changes affecting Council's Draft Local Government Act were noted and is still ongoing.

Consultation

Not applicable.

Financial Implications

The sitting fees paid to independent members on the Audit Committee is adjusted annually by CPI. Sitting fees are included in Councils Budget.

Social Implications

Not applicable.

Economic Implications

Not applicable.

Environmental Implications

Not applicable.

Risk Management Implications

The Audit Committee helps to oversee Councils 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.

57/18 Motion

MOVED Cr Katis

That Council note the contents of this report.

SECONDED Cr Young

The Motion was put and CARRIED

Attachment

- Audit Committee Confidential Minutes
12 April 2018

B.18.37 QUARTERLY REVIEW OF FINANCIAL PERFORMANCE AND FINANCIAL POSITION TO 31 MARCH 2018

Responsible Officer: Director Corporate Services
File Number: 42-20-00
Attachments: 1 Statement of Income & Expenditure & Balance Sheet

Declarations of Interest:

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

Summary

A review of Council's Financial Performance (Income and Expenditure) and Financial Position (balance sheet) to the adopted Budget for the nine months to 31 March 2018 has been conducted and the results are summarised in this report.

Discussion

A summarised Statement of Income and Expenditure and a summarised Balance Sheet for the 9 months ended 31 March 2018 are included with this report.

Major variations to budget as at 31 March 2018 are explained by way of notes on the attached report.

The forecast result is expected to be better than budget. The predicted surplus assumes that Major Projects and Capital Works during the last three months of the financial year will be within budget.

Significant forecast variations to budget include:

	Current Forecast Variances		Previous Forecast Variances	
Rates	\$7,000	Favourable	\$7,000	Favourable
Grants Commission (including Transfer from Reserve)	\$158,000	Favourable	\$158,000	Favourable
Grants expected 2016/17, received 2017/18	\$1,183,000	Favourable	\$1,170,000	Favourable
Insurance (net)	\$25,000	Favourable	\$25,000	Favourable
Roads Grants Commission	\$32,000	Favourable	\$32,000	Favourable
Additional Road Works	\$32,000	Unfavourable	\$32,000	Unfavourable
Employee Costs	\$78,000	Favourable	\$97,000	Favourable
Robinvale Leisure Centre Costs	\$22,000	Unfavourable	\$22,000	Unfavourable
Pioneer Settlement net operating result including Restructure costs	\$209,000	Unfavourable	\$158,000	Unfavourable
Workcover Premiums (net)	\$20,000	Favourable	\$20,000	Favourable

REPORTS

15 May 2018

Lake Boga Caravan Park Fire Service Works	\$89,000	Unfavourable	-	-
Fire Services Levy	\$20,000	Favourable	-	-
Family Day Care Income	\$81,000	Unfavourable	-	-
Family Day Care Contractors	\$45,000	Favourable	-	-
After School Care Income	\$41,000	Favourable	-	-
Art Gallery Swan Hills Biggest ??(net)	\$7,000	Unfavourable	-	-
Engineering Inspection Fees	\$12,000	Favourable	-	-
Car Parking Fines	\$5,000	Unfavourable	-	-
Insurance Recoveries Hall's etc	\$14,000	Unfavourable	-	-
Land Acquisition and Sales (net)	\$20,000	Unfavourable	\$132,000	Unfavourable
Maternal & Child Health Service Grant	\$14,000	Favourable	\$14,000	Favourable
Emergency Management Contributions	\$20,000	Favourable	\$20,000	Favourable
School Crossing Grant	\$8,000	Favourable	\$8,000	Favourable
Art Gallery Admission Fees	\$10,000	Unfavourable	\$10,000	Unfavourable
Community Care Programs Income	\$134,000	Favourable	\$117,000	Favourable
Community Care Programs Transfer to Reserve	\$21,000	Unfavourable	\$37,000	Unfavourable
Economic Development Unit – Job Skills Income	\$20,000	Favourable	\$12,000	Favourable
Supplementary Rate Income	\$55,000	Favourable	\$20,000	Favourable
Interest Income (net)	\$108,000	Favourable	\$28,000	Favourable
Interest Expense	\$20,000	Favourable	\$20,000	Favourable
Short Term Lease – Blackwire Reserve	\$20,000	Favourable	\$20,000	Favourable
Town Hall and Performing Arts Admission Income	\$15,000	Favourable	\$15,000	Favourable
Other Variances (net)	\$18,000	Unfavourable	\$19,000	Unfavourable
	\$1,507,000	Favourable	\$1,373,000	Favourable
Less: Income owing from 2016/17	\$1,214,000	Unfavourable	\$1,214,000	Unfavourable
Net Variation to 2017/18 Budget	\$293,000	Favourable	\$159,000	Favourable

Consultation

Consultation occurred as part of the Budget preparation process.

Financial Implications

The report shows a predicted rates determination surplus \$293,000 better than budget for the 2017/18 financial year.

Social Implications

Not relevant to this item.

Economic Implications

Not relevant to this item.

Environmental Implications

Not relevant to this item.

Risk Management Implications

The anticipated surplus is subject to income and costs trending as expected over the final three months of the year. In particular the anticipated surplus relies on the completion of Major Projects within budget.

Council Plan Strategy Addressed

Effective and efficient utilisation of resources. - Effective and efficient utilisation of resources.

Options

Nil

Recommendation

That Council note that the anticipated end of financial year result is \$293,000 better than budget at this stage.

58/18 Motion

MOVED Cr Jeffery

That Council note that the anticipated end of financial year result is \$293,000 better than budget at this stage.

SECONDED Cr Katis

The Motion was put and CARRIED

**SWAN HILL RURAL CITY COUNCIL
STATEMENT OF INCOME & EXPENDITURE
FOR THE 9 MONTHS ENDING 31/03/2018**

	Actual Year To Date 31/03/2018 \$000	Budget Year To Date 31/03/2018 \$000	\$ Variance To Budget \$000	% Variance To Budget	Original Annual Budget 2017/18 \$000	Notes
OPERATING INCOME :-						
Rates, garbage charges and marketing levy	26,688	26,639	49	0.2%	26,639	
Statutory fees & fines	679	728	(49)	-6.8%	971	
User fees	3,237	3,512	(275)	-7.8%	4,883	
Grants - Operating (recurrent)	4,411	6,871	(2,460)	-35.8%	9,161	1
Grants - operating (non-recurrent)	655	350	305	87.0%	467	2
Grants - capital (recurrent)	1,142	1,512	(370)	-24.5%	2,016	3
Grants - capital (non-recurrent)	2,026	2,773	(747)	-26.9%	3,697	4
Contributions - cash non recurrent	206	1,241	(1,035)	-83.4%	1,655	5
Interest income	386	393	(7)	-1.8%	524	
Proceeds from disposal of assets	376	1,181	(805)	-68.2%	1,575	6
Other revenue	1,545	2,114	(569)	-26.9%	2,819	7
TOTAL INCOME	41,351	47,315	(5,964)	-12.6%	54,207	
OPERATING EXPENSES (Excluding Depreciation) :-						
Employee benefits	13,541	15,105	(1,564)	-10.4%	19,637	8
Contract payments materials & services	8,560	9,257	(697)	-7.5%	12,343	
Bad & doubtful debts	1	0	1	0.0%	2	
Finance costs	175	285	(110)	-38.6%	380	9
Other expenses	2,245	4,100	(1,855)	-45.2%	5,466	10
TOTAL OPERATING EXPENSES (Excl. Depn.)	24,522	28,747	(4,225)	-14.7%	37,828	
OPERATING RESULT (Excl. Depn.)	16,829	18,568	(1,739)	-9.4%	16,379	
CAPITAL ITEMS :-						
Capital works/asset purchases - funding sourced	8,310	10,140	(1,830)	-18%	13,520	11
Capital works/asset purchases - funding not sourced	0	0	0	0%	3,360	
SURPLUS (DEFICIT) AFTER CAPITAL ITEMS	8,519	8,428	91	1%	(501)	
ADD FINANCING TRANSACTIONS						
Loan principal redemption	(541)	(731)	190	-25.9%	(974)	12
Transfers to/from reserves	2,398	2,398	0	0.0%	731	
Proceeds from loans	0	0	0	0.0%	800	
TOTAL FINANCING TRANSACTIONS	1,857	1,668	190	11.4%	557	
BUDGET RESULT SURPLUS	10,376	10,095	281	2.8%	56	

- 1 Fifty per cent of Council's 2017/18 Victoria Grants Commission allocation was received in June 2017. This variance will remain for the year and is offset by increased cash holdings on the balance sheet and an additional transfer from reserves.
- 2 Blackspot funding for McCallum St (\$54K) which was expected in the prior year has been received, \$45K for a Regional Festivals project at the PACC had not been forecast, Roadside Weeds and Pests received an additional \$25K, \$32K was received for the Livestock Exchange Sheep EID project which had not been forecast along with \$31K for a Solar Energy Procurement project.
- 3 The next claim on R2R funding is to occur in April. It is expected that the full budget will be claimed in 2017/18.
- 4 Grants are yet to be received for a number of significant capital works projects budgeted to occur in 2017/18. Some of these grant funded projects are the Swan Hill Riverfront Masterplan, Bromley Road beautification and the Livestock Exchange redevelopment.
- 5 Contributions from Development Victoria had been forecast for the capital works being undertaken by Council for the next stage at Tower Hill. As the agreement with Development Victoria has ceased this contribution will not be recognised. This variance however is offset by the reduction in development costs for Tower Hill which are reported in Other Expenses. Refer note 10.
- 6 Timing issue. Sale of land assets have been minimal to date, and there are some significant plant items due for renewal in the fourth quarter of the year.
- 7 Tower Hill land sales are \$756K below forecast as the next stage in the development is being constructed and prepared for sale.
- 8 A number of positions have remained vacant for extended periods and cost savings in various programs have also been realised. In some cases these vacant positions have been filled by consultants and these costs are reflected in contract payments, materials and services. Capital works design and supervision charges have been raised for the financial year which accounts for a further \$142K of this variance.
- 9 Council's interest only loans have accrued \$89K in interest costs which will be booked when the instalments are due in May and June.
- 10 Tower Hill development expenses were \$1.2M below forecast and major project expenses were \$842K below forecast. The variance for Tower Hill will remain (refer note 5) and the major projects variances should reduce as the projects are completed towards the end of the financial year.
- 11 Many capital works projects are still ongoing with a number of large projects nearing completion. The reconstruction of Nyah Road is ongoing with further progress payments to come in the final quarter. Councils resealing program (\$1M) is nearing completion with payment for these works expected to be made in April. Redevelopment works at the Livestock Exchange are yet to begin.
- 12 Timing issue. This variance will remain until June when Council has a loan fall due for renegotiation.

**SWAN HILL RURAL CITY COUNCIL
SUMMARISED BALANCE SHEET
AS AT 31/03/2018**

	This Year Actual As At 31/03/2018 \$000	Last Year Actual As At 31/03/2017 \$000	\$ Movement Y.T.D. \$000	% Movement Y.T.D.	Budget As At End 2017/18 \$000
CURRENT ASSETS:-					
Cash and Cash Equivalents	24,828	22,696	2,132	9.4%	13,937
Trade & Other Receivables	6,180	9,932	(3,752)	-37.8%	2,995
Inventories	138	35	103	294.3%	110
Other Assets	149	112	37	33.0%	174
TOTAL CURRENT ASSETS	31,295	32,775	(1,480)	-4.5%	17,216
CURRENT LIABILITIES:-					
Trade & Other Payables	1,293	612	681	111.3%	1,901
Trust Funds & Deposits	563	760	(197)	-25.9%	394
Provisions	5,062	5,297	(235)	-4.4%	5,488
Interest Bearing Loans & Borrowings	786	737	49	6.6%	457
TOTAL CURRENT LIABILITIES	7,704	7,406	298	4.0%	8,240
NET CURRENT ASSETS	23,591	25,369	(1,778)	-7.0%	8,976
NON-CURRENT ASSETS:-					
Trade & Other Receivables	146	145	1	0.7%	83
Property, Plant, Equipment & Infrastructure	441,519	441,072	447	0.1%	466,315
Intangible Assets	1,485	720	765	106.3%	1,434
TOTAL NON-CURRENT ASSETS	443,150	441,937	1,213	0.3%	467,832
NON-CURRENT LIABILITIES:-					
Interest Bearing Loans & Borrowings	6,195	7,154	(959)	-13.4%	7,379
Provisions	1,588	1,697	(109)	-6.4%	1,729
TOTAL NON-CURRENT LIABILITIES	7,783	8,851	(1,068)	-12.1%	9,108
TOTAL NET ASSETS	458,958	458,455	503	0.1%	467,700
EQUITY:-					
Accumulated Surplus & Reserves	294,586	295,909	(1,323)	-0.4%	280,365
Asset Revaluation Reserve	164,372	162,546	1,826	1.1%	187,335
TOTAL EQUITY	458,958	458,455	503	0.1%	467,700

SECTION C – DECISIONS WHICH NEED ACTION/RATIFICATION

C.18.7 COUNCILLOR ASSEMBLIES - RECORD OF ATTENDANCE AND AGENDA ITEMS

Responsible Officer: Chief Executive Officer
File Number: S15-05-06
Attachments: 1 Councillor Attendance at Assemblies

Declarations of Interest:

John McLinden - 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 - Effective advocacy and strategic planning.

Options

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

Recommendation

That Council note the contents of the report.

59/18 Motion

MOVED Cr Katis

That Council note the contents of the report.

SECONDED Cr Jeffery

The Motion was put and CARRIED

**COUNCILLOR ASSEMBLIES ATTENDANCE AND AGENDA
1 May 2018 at 1.00pm, Swan Hill Town Hall, Council Chambers**

AGENDA ITEMS

- Councillor Only Session
- Event Support Fund Policy
- LGBTI committee presentation
- Media policy
- Swan Hill Recreation Reserves Master Plan
- Mobile Food Van – George Street Robinvale
- Rate Modelling
- Revised Commercial and Industrial review
- 3 Gray Street – objectors, supporter and applicant

ADDITIONAL ITEMS DISCUSSED

- Nil

ATTENDANCE

Councillors

- Cr Les McPhee
- Cr Lea Johnson
- Cr Bill Moar
- Cr Ann Young
- Cr Gary Norton
- Cr John Katis
- Cr Chris Jeffery

Apologies

- Nil

OFFICERS

- Bruce Myers, Acting Chief Executive Officer/ Director Community & Cultural Services
- Heather Green, Director Development and Planning
- Svetla Petkova, Director Infrastructure
- David Lenton, Director Corporate Services
- Amanda Young, Economic Development and Events Support Officer
- Felicia Chalmers, Media & PR Coordinator
- Meagan Monk, Community Recreation & Grants Officer
- Trish Ficarra, Public Health and Regulatory Services Coordinator
- Darren Rovere, Regulatory Services - Authorised Officer - Senior
- Stefan Louw, Development Manager

Other

- Hayden Collins, SHDH (item 3)

CONFLICT OF INTEREST

- Nil

C.18.8 SIGN & SEAL REPORT

Responsible Officer: Chief Executive Officer

Attachments: Nil.

Declarations of Interest:

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

Summary

The following documents and agreements have been signed and sealed by the Councillors and the Chief Executive Officer on the respective dates. Those actions require the ratification of the Council.

Discussion

During the course of any month Council is required to sign and seal a range of documents arising from decisions made on a previous occasion(s). Examples include sale of land, entering into funding arrangements for Council programs etc.

As the decision to enter into these agreements has already been made, these documents are signed and sealed when received, with Council ratifying the signing and sealing at the next Council meeting.

Consultation

Not applicable

Financial Implications

Not applicable

Social Implications

Not applicable

Economic Implications

Not applicable

Environmental Implications

Not applicable

Risk Management Implications

Not applicable

Background

During the course of any month Council is required to sign and seal a range of documents arising from decisions made on a previous occasion(s). Examples include sale of land, entering into funding arrangements for Council programs etc.

As the decision to enter into these agreements has already been made, these documents are signed and sealed when received, with Council ratifying the signing and sealing at the next Council meeting.

Issues

The following documents were signed and sealed since the last Council meeting:

No.	Document Type	Document Description	Date signed/ sealed
880	Cropping Lease for Vacant land "Swan Hill Aerodrome" 190 Back Boga Road – Lot 2 subdivision 437857	Between Swan Hill Rural City Council and L.Bryan	17-04-18
881	Council Loan Agreement "Local Government Funding Vehicle (LGFV)	Between Swan Hill Rural City Council and NAB Trust Services Limited (as trustee of the LGFV Program Trust)	01-05-18

Conclusion

Council authorise the signing and sealing of the above documents.

Recommendation

That Council notes the actions of signing and sealing the documents under delegation as scheduled.

60/18 Motion

MOVED Cr Jeffery

That Council notes the actions of signing and sealing the documents under delegation as scheduled.

SECONDED Cr Moar

The Motion was put and CARRIED

SECTION D – NOTICES OF MOTION

D.18.1 DELEGATION FOR SWAN HILL INDOOR SPORT AND RECREATION CENTRE (STADIUM) SPECIAL COMMITTEE

Having given due notice, **Councillor Chris Jeffery MOVED that:**
Council make the following changes to the Instrument of Delegation for Swan Hill Indoor Sport and Recreation Centre (Stadium) Special Committee.

- 1.1 Under 4.1. Remove *a) One Swan Hill Netball competition representative.*
- 1.2 Rename *d) One Swan Hill Futsal Association* to *Swan Hill Soccer League.*
- 1.3 Remove *f) ,the Councillor will not have voting rights’.*
2. Reduce quorum for a meeting from four to three in clause 4.8.
3. That Council affix its Common Seal by 24 May 2018.

Preamble

The intent of this Notice of Motion is to:

1. Ensure the Swan Hill Indoor Sports & Recreation Centre Committee of Management is able to form a properly constituted meeting , if one or more applications for management of the The Stadium, results in any conflicts of interest for committee members
2. Correct the name and ability to be represented on the committee.
3. Ensure ratepayers money is being properly represented by an elected Councillor on the committee.

At its Ordinary Meeting of Council on Tuesday 27th June 2017, Council resolved, amongst other amendments, to remove the voting right of the Councillor representative and remove the requirement that the Councillor must be chair. Up until then, a Councillor representative had a voting right, and chaired the meeting. Following this decision, the Councillor representative has continued to be elected as the Chairperson, without a voting right.

Currently Section 4 of the Instrument of Delegation stipulations that:
4.1 The Committee will consist of seven (7) members which shall comprise:

- a. One Swan Hill Netball competition representative*
- b. Two Swan Hill Basketball Association representatives*
- c. One Swan Hill Badminton Association representative*
- d. One Swan Hill Futsal Association representative*
- e. One Swan Hill Centre Squash Club representative*
- f. One of the Swan Hill Rural City Council Councillors (the Councillors will not have voting rights)*

4.8 The Committee shall not proceed to the transaction of business unless there are at least four (4) members of the Committee present.

The Instrument of Delegation is conflicting, in saying that the Committee will include a Councillor with no voting rights, but doesn't clarify if the Councillor is counted a part of the quorum for a meeting.

Since being elected to Council in 2016 and being delegated the Councillor representative to this committee, I note that there have been no Swan Hill Netball or Swan Hill Futsal Association (Swan Hill Soccer League) representatives nominated by their associations, or present at any meetings.

The netball competitions at The Stadium are run by The Manager on behalf of the Committee of Management; therefore as they are not an association or club, they have no committee and no representative to appoint.

The Swan Hill Futsal Association should actually be titled the Swan Hill Soccer League who run their Futsal Competition at The Stadium.

This currently leaves a committee of five members:

- a. Two Swan Hill Basketball Association representative
- b. One Swan Hill Badminton Association representative
- c. One Swan Hill Centre Squash Club representative
- d. One Swan Hill Rural City Council Councillor (currently can't vote)

Desired Outcome

Council on behalf of the Swan Hill Indoor Sport & Recreation Centre currently have a Request For Proposal (Tender) out for a Stadium Manager. This closes on 24 May 2018.

If applications for management of The Stadium are peak bodies or organisations directly linked to any of the associations represented on the committee, this will likely result in a direct conflict of interest, requiring the committee member(s) to excuse themselves from the decision-making process to appoint a new manager of The Stadium.

It is imperative for this purpose, that the Councillor representative be given voting rights.

Council currently allocate \$40,000 per year of ratepayers money towards the running of The Stadium, therefore a Councillor should have voting rights to ensure that the spending of ratepayer's money is appropriate.

SWAN HILL RURAL CITY COUNCIL

INSTRUMENT OF DELEGATION

TO THE

SWAN HILL INDOOR SPORT AND RECREATION CENTRE SPECIAL COMMITTEE

RESOLUTION OF COUNCIL

In the exercise of the powers conferred by sections 86 and 88 of the Local Government Act 1989 ("the Act") Swan Hill Rural City Council RESOLVES THAT:

1. There be established a special committee to be known as the Swan Hill Indoor Sport and Recreation Centre Special Committee "the Committee".
2. The quorum for meetings of the Committee is a whole number that is an absolute majority of members of the Committee.
3. All members of the Committee have voting rights on the Committee.
4. Members of the Committee are exempted under section 81(2A) of the Act from being required to submit a primary return or an ordinary return.
5. The purposes of the Committee are set out in the Schedules to this resolution.
6. There be delegated to the Committee the powers, functions and duties set out in the attached Instrument of Delegation.
7. The Instrument of Delegation –
 - 7.1. comes into force immediately the Common Seal of Council is affixed to it; and
 - 7.2. remains in force until Council decide to vary or revoke it.
8. The powers and functions conferred, and the duties imposed on the Committee must be exercised or performed in accordance with any guidelines or policies that Council may from time to time adopt.
9. Any act of the Committee shall be deemed to be an act of the Council with the subsequent responsibilities and obligations.
10. The Instrument of Delegation be sealed.
11. The Committee is required to report to Council by the end of August on activities for the year ending 30 June including;
 - 11.1 the performance of its functions and duties and the exercise of its powers;

- 11.2 the financial performance of the Swan Hill Indoor Sport and Recreation Centre;
- 11.3 the development of aims and objectives for the Centre for approval by Council;
- 11.4 any issues relating to the management of the facility which the Committee considers should be reported to Council, or which Council directs should be dealt with in the report.

SWAN HILL RURAL CITY COUNCIL

INSTRUMENT OF DELEGATION

TO THE

SWAN HILL INDOOR SPORT AND RECREATION CENTRE SPECIAL COMMITTEE

Swan Hill Rural City Council ("Council") delegates to the Special Committee established by resolution of Council passed on 9 December 1997, and known as the "Swan Hill Indoor Sport and Recreation Centre Special Committee ("the Committee"), the powers and duties set out in the attached Schedules, and declares that:

1. this Instrument of Delegation is authorised by a resolution of Council passed on 27 June 2017
2. the delegation:
 - 2.1 comes into force immediately the Common Seal of Council is affixed to this Instrument Delegation;
 - 2.2 remains in force until Council resolves to vary or revoke it; and
 - 2.3 is to be exercised in accordance with the guidelines or policies which Council from time to time adopts; and
3. all members of the Committee eligible to vote will have voting rights,

THE COMMON SEAL OF THE)
SWAN HILL RURAL CITY COUNCIL)
was hereunto affixed in the presence of:)

..... Councillor

..... Councillor

..... Chief Executive Officer

SCHEDULE 1

**Purposes Swan Hill Indoor Sport and Recreation Centre
Special Committee**

The purposes of the Committee are, on behalf of Council –

1. To manage the Swan Hill Indoor Sport and Recreation Centre in order to provide a first class facility for indoor sport and recreation within the municipality.
2. To promote recreational activities to the community.
3. To maintain the Swan Hill Indoor Sport and Recreation Centre with revenue obtained by the management.
4. To provide a diverse range of quality recreation activities at a minimal cost to the users of the Centre.
5. To maximise the use of the Centre.
6. To ensure equitable access to the Centre by each of the participant sports bodies.
7. To ensure representation and participation of all user groups on the Committee.

SCHEDULE 2

Powers of Delegation of Swan Hill Indoor Sport and Recreation Centre Special Committee

1. POWERS AND FUNCTIONS

To exercise Council's functions and powers to perform Council's duties in relation to the management of the Swan Hill Indoor Sport and Recreation Centre, and for those purposes:

- 1.1. to enter into contracts, and to incur expenditure within the authorised budget, as ratified by Council.
- 1.2. to do all the things necessary or convenient to be done for or in connection with the performance those functions, duties and powers.
- 1.3. to allocate times of use for the user groups, set fees and charges as determined by the authorised budget, resolve disputes between user groups and draw up rules or conditions under which use of the facilities is permitted.
- 1.4. to hire the facility out for use by members of the community.
- 1.5. to employ a Centre Manager and other staff and engage contractors to provide services for the purposes of the facility.
- 1.6. to develop appropriate work directions to staff and provide support in their roles.
- 1.7. to collect fees for use of the facility from the users of the facility.
- 1.8. to undertake the maintenance (running repairs) requirements specified in Schedule 3 noting that Council is responsible for major building and structural maintenance items.
- 1.9. to ensure that all maintenance is undertaken in accordance with Australian Standards and Regulations.
- 1.10. to ensure the facility is kept in a clean, tidy and safe state at all times.
- 1.11. to ensure that the Committee of Management/staff take adequate care to secure the facility after use.
- 1.12. to take action as is necessary to maintain and arrange for security of the facility during periods when the facility is not in use and unoccupied.
- 1.13. to report any breach of security to Council within twenty four (24) hours of the event.

- 1.14. to be responsible for obtaining a police report for any breach of security involving the repair of the facility, i.e. external doors and windows.
- 1.15. to maintain at all times, an up to date register of persons who have access and keys to the facility. A copy of the register shall be supplied to the Council as requested.
- 1.16. to replace any lost or stolen keys.
- 1.17. to ensure the provision of utilities to the facility.
- 1.18. to prepare and distribute and sell or otherwise dispose of any publicity designed to promote the use of the premises in accordance with Council policy.
- 1.19. to submit to Council after due consideration any recommendations for alterations or additions to the premises.
- 1.20. to enter into a contract of insurance in accordance with the requirements of the Workplace Injury Rehabilitation and Compensation Act 2013, which provides the servants, agents and employees and the volunteer workers of the members of the Committee with cover against personal injury or sickness arising from providing goods or services or working in or on the facility.
- 1.21. to ensure all user groups/clubs/associations of the facility possess Public Liability Insurance to the value of \$5M.
- 1.22. to ensure that user groups/clubs/associations of the facility understand that they are responsible for maintaining their own Contents Insurance.
- 1.23. to develop appropriate hire agreements with users which detail conditions of use and include appropriate indemnity clauses as stipulated by Council.
- 1.24. to observe and comply with the provisions of any Statute, by-law or regulation (including any regulation for the care, protection and management of the facilities made from time to time) which are applicable to the facilities or to any matter or thing done or occurring thereon.
- 1.25. to develop and maintain an annual budget to be approved by Council by the end of April each year.
- 1.26. to permit the Council by its servants and agents at all reasonable times to enter upon the Centre with a view to inspecting the condition of the Centre.
- 1.27. to permit the Council through the Municipal Emergency Control Centre (MECC) to utilise the Centre for the purposes of Emergency Management.

2. FINANCIAL ADMINISTRATION

- 2.1. The Committee shall be responsible for meeting the cost of managing the facility and shall meet that cost from the fees collected from users of the facility and any other income.
- 2.2. Council will be responsible for payment of the cost of the facility's Building Insurance and Building Contents Insurance up to the value of \$50,000.
- 2.3. The manager shall receive all monies and issue receipts and shall pay all accounts which shall have been passed for payment by the Committee.
- 2.4. All accounts must be paid by cheque or electronic funds transfer. Cheques are to be signed by the Centre Manager and countersigned by the Treasurer or authorised member of the Committee. Online banking accounts must require two members of the committee to confirm any payments made via electronic funds transfer. All payments are to be reported to the committee at its next meeting.
- 2.5. The Committee must ensure that all monies received from the operation of the facility are promptly paid into a bank account in the name of the Swan Hill Indoor Sport and Recreation Centre Special Committee. Amounts shall only be drawn from that account by signature of the Centre Manager and another authorised member of the Committee.
- 2.6. Adequate books of account are to be submitted to the Swan Hill Rural City Council with an Annual Report and financial statement within two (2) months of 30 June each year. This financial statement is to be audited. The report should set out in adequate detail income and expenditure (including income owing but not received and debts owing but not paid) in respect of the use, operation and maintenance of the facility for such financial year together.
- 2.7. The Committee is to submit to Council an annual budget showing the proposed operations of the Committee and detailing proposed fees and charges by the end of April each year.
- 2.8. The Committee is required to make provision for future repairs by setting aside funds which in the opinion of the Committee will be required to finance or partly finance repairs to be carried out by it at some time in the future.
- 2.9. The Committee shall invest any surplus funds or funds set aside pursuant to clause 2.7 in such investment or investments as are allowed by law for the time being for the investment of trust funds.
- 2.10. The Committee may conduct fundraising activities and the proceeds shall be used to achieve the objectives set in this Instrument of Delegation.

3. EXCEPTIONS, CONDITIONS AND LIMITATIONS

- 3.1. In accordance with Section 86(4) of the Act, the Committee shall not have the power to:
 - a) Delegate any of its functions, duties or powers
 - b) Declare a rate or charge
 - c) Borrow money, or
 - d) Enter into contracts for an amount which exceeds the budget as authorised by Council.
- 3.2. The Committee is not permitted to display upon the Centre any notices, placards, advertisements or bills of any description connected with tobacco or alcohol and to immediately comply with all reasonable direction issued in writing by the Council relating to the manner of display and content of notices, placards, advertisements or bills of any description.
- 3.3. The Committee shall not make any alteration or addition to the Centre except and in accordance with the written consent or direction of the Council.
- 3.4. The Committee shall not install upon the Centre without the written consent of the Council any fixtures or fittings other than those reasonably required for the permitted use.
- 3.5. The Committee is not to allow the Centre to be used in a manner which may cause a nuisance.
- 3.6. All staff are to be appointed in accordance with Council's employment policies and guidelines.

4. FORMAT AND OPERATIONAL PROCEDURES OF THE SPECIAL COMMITTEE

- 4.1. The Committee will consist of seven (7) members which shall comprise:
 - a) one Swan Hill Netball competition representative;
 - b) two Swan Hill Basketball Association representatives;
 - c) one Swan Hill Badminton Association representative;
 - d) one Swan Hill Futsal Association representative;
 - e) one Swan Hill Centre Squash Club representative;
 - f) one of the Swan Hill Rural City Council Councillors (the Councillor will not have voting rights).

The Centre Manager will attend all committee meetings on an ex officio basis (not entitled to vote).

- 4.2. Any future sporting organisation that becomes a principal user body will have the right to make application to the Committee for representation on the Committee and a recommendation on this application is to be made to the Council by the Special Committee.

- 4.3. The Committee shall meet for ordinary business on a minimum bi-monthly basis. The Committee may meet on a monthly basis if required.
- 4.4. The Committee shall at each Annual General Meeting nominate representatives via an election process. These nominations are to be submitted to Council for approval. No person nominated shall become a member of the Committee until the Council has been given advice in writing of his or her name and address and has passed a resolution appointing them as a member.
- 4.5. A member of the Committee appointed under Clause 4.4 shall hold office for a period not exceeding one year but shall be eligible for re-appointment.
- 4.6. If any appointed member of the Committee –
 - a) Is absent without apology from three consecutive meetings of the Committee;
 - b) Is convicted of an indictable offence or of an offence which, if committed in Victoria, would be an indictable offence;
 - c) Becomes incapable of performing the duties of his or her office;
 - d) Has his or her appointment revoked;
 - e) Resigns his or her office; or
 - f) Dies

That person's position as a member of the Committee shall become vacant.
- 4.7. Written or email notice of each meeting of the Committee shall be served by the Secretary on each member of the Committee by either delivering it to the member at least forty eight (48) hours before the meeting or by sending it by pre-paid post addressed to him or her at his or her usual or last known place of abode at least three business days before the date of the meeting.
- 4.8. The Committee shall not proceed to the transaction of business unless there are at least four (4) members of the Committee present.
- 4.9. Each member present at a meeting of the Committee eligible to vote is entitled to one vote. In the event of an equality of votes on any question, the Chairperson may exercise a second or casting vote.
- 4.10. The Committee shall advise Council of the date and venue of the forthcoming Annual General Meeting, at least three (3) weeks prior to the meeting, to enable the meeting to be publicised in the local newspaper.
- 4.11. At the Annual General Meeting of the Committee, members of the Committee shall elect:
 - a) Chairperson
 - b) Treasurer (usually the Centre Manager)
 - c) Secretary, and
 - d) Such other officers as the Committee deems necessary

- 4.12. The Committee shall provide the Council with a copy of the minutes of each Annual General Meeting, including reports submitted by the Chairperson and Treasurer.
- 4.13. The Committee shall be responsible for filling any casual vacancy which occurs on the Committee. The person who fills the vacancy shall hold office until the next Annual General Meeting.
- 4.14. In the event that Committee members cannot attend general meetings of the Committee, they may note their absence via an apology or nominate another member of their group to act as proxy in their absence.
- 4.15. The Chairperson, in accordance with Section 93(3) of the Local Government Act, shall arrange for the minutes of each meeting to be kept, but may delegate this task to the Secretary.
- 4.16. Under Section 89 (1) of the Act, the Committee is required to ensure that general meetings are to be opened to the public. The Committee, under Section 89(2), has the discretion to close a general meeting or a proportion of the meeting to discuss any of the following matters:
- a) Personnel matters
 - b) The personal hardship of any resident or ratepayer
 - c) Industrial matters
 - d) Contractual matters
 - e) Proposed developments
 - f) Legal advice
 - g) Matters affecting the security of Council property
 - h) Any other matter which the Council or Committee considers would prejudice the Council or any person, or
 - i) A resolution to close the meeting to members of the public.
- 4.17. If the Committee resolves to close a meeting to members of the public the reason must be recorded in the minutes of the meeting.
- 4.18. The Secretary of the Committee with the assistance of the Centre Manager, shall:
- a) Accurately record the minutes of each meeting and distribute them after the meeting;
 - b) Organise meetings of the Committee, including advising Committee members of the meeting, preparing and distributing meeting agendas and minutes and organising the venue;
 - c) Report on incoming correspondence to the Committee and conduct outgoing correspondence according to the instructions of the Committee;
 - d) Be the contact person for the Council, correspondence and other business.
- 4.19. The Treasurer shall:

- a) Ensure that receipts are issued for all money received;
- b) Ensure that all income and outgoing money is correctly recorded;
- c) Ensure that money is deposited within three (3) days of receipt;
- d) Ensure that accounts are paid on time and reconciled with each bank statement;
- e) Prepare a monthly financial statement for presentation to the Committee;
- f) Prepare the annual financial reports for auditing and presentation at the Annual General Meeting.
- g) Prepare annual financial reports to Council. Such reports are to clearly specify progress made towards the approved budget targets.

4.20. The Chairperson of the Committee with the assistance of the Centre Manager shall:

- a) Preside over meetings and ensure the proper and orderly conduct of meetings;
- b) State the time, date and venue of the next meeting;
- c) Work with the Secretary/Centre Manager to prepare agendas and minutes;
- d) Assist the Treasurer to prepare the budget and the annual financial report;
- e) Prepare an annual report to Council.

4.21. The Committee's Chairperson shall chair all meetings of the Committee. If the Chairperson is absent at any meeting or not present within fifteen (15) minutes of the appointed meeting commencement time, the Committee shall nominate one of the members to chair the meeting.

5. SUB COMMITTEES

The Committee may at any meeting, appoint sub committees for any purpose. The Chairperson shall be appointed from the Special Committee. Such sub committees shall consist of members of the Special Committee and have the power to recommend proposals as it thinks fit.

6. DISSOLUTION

6.1. The Committee may at any meeting, agree to disband and hand over its responsibilities to the Council.

6.2. If the Committee does not fulfil its obligations as laid down by the Instrument of Delegation, the Council may disband the Committee upon notice to the effect being given by Council to the Committee members.

6.3. The Chairperson shall, in either case, within one month arrange for:

- a) A financial statement to be prepared, audited and presented to Council.
- b) The Committee's bank account to be closed and the balance paid to Council.
- c) All keys to the building formerly under the management of the Committee to be handed over to Council.

SCHEDULE 3
 Maintenance Responsibilities of the Swan Hill Indoor Recreation Centre Special Committee

DESCRIPTION	COMMITTEE'S RESPONSIBILITIES	COUNCIL'S RESPONSIBILITIES
Maintenance Program	To prepare annually for approval by Council a program of building maintenance including a monetary allocation for running repairs.	None
Normal Service Agreements/Contracts	Maintain any existing formal service agreement and contract entered in to by Council for such items as: servicing of air-conditioning systems, pest control, fire alarm systems testing, fire service/fire extinguisher testing/emergency lighting/exit sign testing, goods lift maintenance etc. No other agreements can be entered into where Council already has a formal service agreement.	None
Running Repairs	Running repairs are generally categorised as those repairs which are considered to be of a minor nature and generally do not exceed \$1,000 for any one repair, for example:- <ul style="list-style-type: none"> • Initial tradesman service calls, • burst/leaking water pipes, • changing light fittings, • leaking roof/box gutters, • door/door lock repairs, • toilet repairs (e.g.) cisterns/toilet seats etc., • removal of graffiti, • reinstatement of vandalism damage, • broken windows, • repair of hot water services, • components of air-conditioners, • repair of curtains. Financial assistance for running repairs in excess of \$1,000 for any one repair will be subject to negotiation with Council where Council may contribute the required funds in excess of \$1,000.	None
Periodic Maintenance	Repairs which can be programmed and readily identified during the annual maintenance inspection regime for inclusion in the budgetary process e.g. <ul style="list-style-type: none"> • Scheduled internal and external painting. 	All

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	<ul style="list-style-type: none"> • servicing of air-conditioning units, • carpet-floor coverings, • roof plumbing, • internal/external wall cladding repairs, • removal of asbestos linings, • re-blocking, • re-sanding and resealing of timber floors, • replacement of defective plumbing fixtures/fittings, • upgrading of security lighting. 	
Major Maintenance	<p>Those items which may constitute a significant impact upon the overall fabric and use of a particular building e.g.</p> <ul style="list-style-type: none"> • Re-roofing of buildings, • removal of significant quantities of asbestos linings, • replacement of air-conditioning plant and equipment, • complete re-paint of a building both internal and external, • removal of wall/remodelling, • underpinning, re-blocking, • repair/replacement of floors and • resealing of car park. 	All
Capital Works	<p>New buildings and facilities; major building improvements including extensive remodelling/renovation, additions, upgrade of amenities. Will require reference to Council's annual Capital Works Programme or Community Assistance Schemes for consideration.</p>	All

Having considered the matter further, Cr Jeffery indicated that he would not be moving the aforementioned motion.

The Motion LAPSED.

The Mayor, Cr Les McPhee vacated the Chair at 4.46pm and the Deputy Mayor, Cr Ann Young assumed the Chair.

D.18.2 SWAN HILL TOWN HALL HONOUR BOARDS

Having given due notice, **Councillor Les McPhee**

MOVED that:

- 1. Swan Hill Rural City Council reaffirm the principles of the Women's Charter and nominate Councillor Ann Young and Councillor Lea Johnson to be Women's Charter Champions, and;**
- 2. Highlight the names of all past female Councillors displayed on the honour boards located in the Town Hall, with an appropriate symbol.**

Preamble

In 1996, the first Victorian Local Government Women's Charter was launched by the Women's Participation in Local Government Coalition. It is now supported by over 60 Local Governments, with SHRCC being one of them.

The Charter has three principles

1. Gender Equity

That women and men have an equal right to be representatives in local governments, committees and decision-making positions.

2. Diversity

The inclusion of different experiences and perspectives in local governments and community decision-making strengthens local democratic governance and helps build cohesive communities. Councils and communities encourage and welcome the participation of all women.

3. Active Citizenship

Local Governments will work with the community to increase the numbers and participation of women in public life, so that decision making more clearly represents and reflects the interests and demographics of communities.

By accepting these motions it shows that Swan Hill Rural City Council continues to support and recognise Women's participation in Victorian Local Governments.

61/18

MOVED Cr McPhee

Having given due notice, **Councillor Les McPhee**

MOVED that:

- 1. Swan Hill Rural City Council reaffirm the principles of the Women's Charter and nominate Councillor Ann Young and Councillor Lea Johnson to be Women's Charter Champions, and;**
- 2. Highlight the names of all past female Councillors displayed on the honour boards located in the Town Hall, with an appropriate symbol.**

SECONDED Cr Jeffery

The Motion was put and CARRIED

The Deputy Mayor, Cr Ann Young vacated the Chair and the Mayor, Cr Les McPhee assumed the Chair at 4.51pm.

SECTION E – URGENT ITEMS NOT INCLUDED IN AGENDA

62/18 Motion

MOVED Cr Jeffery

That Council receive the addendum item B.18.38 Governance Arrangements for the Consideration of Tenders for the Management of the Swan Hill Indoor Sports & Recreation Centre.

SECONDED Cr Young

The Motion was put and CARRIED

SECTION E – URGENT ITEMS NOT INCLUDED IN AGENDA

B.18.38 GOVERNANCE ARRANGEMENTS FOR THE CONSIDERATION OF TENDERS FOR THE MANAGEMENT OF THE SWAN HILL INDOOR SPORTS & RECREATION CENTRE

Responsible Officer: Chief Executive Officer
File Number: S09-20-03
Attachments: Nil

Declarations of Interest:

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

Summary

It is likely that the Swan Hill Indoor Sports and Recreation Centre Committee of Management will be unable to form a quorum to consider tenders for the management of the stadium when all conflicts of interest are considered. This report proposes an alternative assessment process to ensure probity, transparency and independence in the assessment of those tenders.

Discussion

The Swan Hill Indoor Sports and Recreation Centre is managed on behalf of Swan Hill Rural City Council by a special committee, established pursuant to Section 86 of the Local Government Act. The committee is responsible for the financial management, day-to-day operation and maintenance of the Swan Hill Indoor Sports and Recreation Centre.

The instrument of delegation has seven members making up the committee being;

- a. *One Swan Hill Netball competition representative*
- b. *Two Swan Hill Basketball Association representatives*
- c. *One Swan Hill Badminton Association representative*
- d. *One Swan Hill Futsal Association representative*
- e. *One Swan Hill Centre Squash Club representative*
- f. *One Swan Hill Rural City Council Councillors*

It should be noted that the Councillor under the instrument of delegation does not have voting rights.

Some of the associations represented on the committee are not active and do not participate in management meetings and there is a real risk that the committee will be unable to form a quorum to consider these tenders, given that there may be conflicts of interest between some of the organisations submitting tenders and those holding seats on the committee.

It is suggested that Council consider the establishment of an independent assessment committee for the purpose of receiving and assessing tenders for the management of the Swan Hill Indoor Sports and Recreation Centre.

It is suggested that this committee be chaired by Councillor Chris Jeffery who is currently Councils representative on the Swan Hill Indoor Sports and Recreation Centre and the committee also comprise a member of the Swan Hill Rural City Council internal audit committee Ms Heather Green the Director of Development and Planning, who is the director responsible within Council for the administration of the Swan Hill Indoor Sports and Recreation Centre and Ms Eleanor Smith from Council's Commercial Services Department who will bring procurement expertise to the committee.

It is suggested that this committee be tasked with receiving and assessing tenders for the management of the Swan Hill Indoor Sports and Recreation Centre, and that this committee having considered those tenders provides advice to the Swan Hill Indoor Sports and Recreation Centre Committee of Management and to Council.

It is further suggested that Council consider at the time of receiving the committee's report making a decision on whether to enter into a contract with the successful tenderer directly or to cause the contract to be formed between the Swan Hill Indoor Sports and Recreation Centre Committee of Management and the successful tenderer. This decision will not be able to be made until Council is aware of who the successful tenderer is likely to be and whether there are any potential conflicts of interest between that contracting organisation and the associations represented at the Swan Hill Indoor Sports and Recreation Centre.

The Swan Hill Indoor Sports and Recreation Centre Committee of Management undertakes considerable work on behalf of Council to administer and manage the operations of the stadium. The Committee has in recent years struggled under an increasingly difficult financial model and has at times had difficulty in undertaking the maintenance necessary to sustain this facility.

The committee has made Council aware of its difficulties and Council has in recent times responded with the provision of additional funds for the maintenance and operation of the Swan Hill Indoor Sports and Recreation Centre. It is felt that there may be merit in assisting the Committee of Management by undertaking a review of the management arrangements for the Swan Hill Indoor Sports and Recreation Centre.

Consultation

Nil

Financial Implications

Nil

Social Implications

Not applicable.

Economic Implications

Not applicable.

Environmental Implications

Not applicable.

Risk Management Implications

Not applicable.

Council Plan Strategy Addressed

Governance and leadership - Positive community engagement through appropriate and constructive consultation.

Options

Council may decide to adopt or vary the recommendations contained in this report.

63/18 Motion

MOVED Cr Jeffery

That Council:

- 1. Form an independent committee, chaired by Councillor Chris Jeffery and consisting of a member of Council's internal audit committee, Ms Heather Green, Director of Development and Planning, and Ms Eleanor Smith from Council's Commercial Services Department to assess the tenders for the management and operation of the Swan Hill Indoor Sports and Recreation Centre and that the Committee be tasked with providing its advice on these tenders to Council and to the Swan Hill Indoor Sports and Recreation Centre Committee of Management.**
- 2. That Council upon receipt of this advice decide on whether to enter into a contract for the management of the Swan Hill Indoor Sports and Recreation Centre directly with the preferred contractor or to use the Committee of Management to enter into that contract.**
- 3. That Council undertake a review of the management arrangements and committee structure of the Swan Hill Indoor Sports and Recreation Centre.**

SECONDED Cr Katis

The Motion was put and CARRIED

64/18 Motion

MOVED Cr Jeffery

That Council accept the following urgent items:

- 1. Nominate a Councillor as a substitute representative to the Municipal Association of Victoria for the State Council Annual Meeting to be held on the 18 May 2018.**
- 2. Nominate a Councillor as a representative to attend the North West Municipal Association meeting to be held on 25 May 2018.**

SECONDED Cr Moar

The Motion was put and CARRIED

65/18 Motion

MOVED Cr Jeffery

That the Mayor, Cr Les McPhee be nominated the substitute representative to the Municipal Association of Victoria for the State Council Annual Meeting to be held on the 18 May 2018 and also be the Council representative for the North West Municipal Association meeting to be held on 25 May 2018.

SECONDED Cr Moar

The Motion was put and CARRIED

SECTION F – TO CONSIDER & ORDER ON COUNCILLOR REPORTS

Cr Ann Young

Robinvale ANZAC – Villers Bretonneux celebrations
Anzac Day celebrations at Woorinen
The Breakfast Series - Spoons
Agribusiness Meeting
Rural Womens Network – phone link up Events committee
Bryce Ives - Creative Strategy
Art Gallery Print and Drawing Awards
Mens Shed Opening – Neighbourhood House
Art Gallery Advisory Meeting

Cr John Katis

Opening of Moore Street Memorial
Robinvale ANZAC Day and Dinner
Meeting with Bryce Ives – Creative Strategy

Cr Jeffery

Chisolm Reserve User Group Meeting
Swan Hill Inc Board Meeting
Community Leadership Loddon Murray (now LEAD Loddon Murray)
100th Anniversary of the Battle of Villers Bretonneux in Robinvale
Special Meeting – Swan Hill Indoor Sport & Recreation Centre
Opened the 52nd Swan Hill City Bowling Club May Carnival
NOVO Youth Inc Council Meeting
Meeting with Bryce Ives – Creative Strategy
Fire Hydrant Meeting with Council, Lower Murray Water, CFA District 18
Headquarters and Swan Hill Fire Brigade
Dawn Service – Swan Hill

Cr Moar

Dawn Service, ANZAC day – Swan Hill
Mundarra Park Community Consultation

Cr McPhee

Chisholm Reserve Users Group Meeting
Glenn Manton Presentation at the Town Hall
Swan Hill Hospital Advocacy Group Meeting
NOVO Youth Film Festival
MMLLEN AGM
3SH Radio Interview
Mayor/CEO meeting
Villers Bretonneux 100th Anniversary in Robinvale
ANZAC day service in Swan Hill
MESS meeting
ABC Radio

Mayor/CEO Meeting
Wes Pye re: Lake Boga development
Business Breakfast with Ailsa Page at Spoons
Opening ceremony of 60th Australian Police Bowling Championships
Meeting with The Guardian
Photo at Hospital Op Shop re: Community Grants
Mayor/CEO meeting
Meeting with Bryce Ives – Creative Strategy
Presentation Dinner for 60th Australian Police Bowling Championships
Swan Hill Art Gallery – Print & Drawing Acquisitive Awards
Budget Information session at Swan Hill Information Centre
Mayor/CEO Meeting

SECTION G – IN CAMERA ITEMS

There being no further business the Mayor, Councillor Les McPhee closed the meeting at 5.09pm.