



AGENDA

SCHEDULED MEETING OF COUNCIL

Tuesday, 20 December 2022

To be held Swan Hill Town Hall
McCallum Street, Swan Hill
Commencing at 2pm

COUNCIL:

Cr LT McPhee - Mayor
Cr B Moar
Cr A Young
Cr C Jeffery
Cr S King
Cr N McKay

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SECTION A – PROCEDURAL MATTERS

- **Welcome**

- **Acknowledgement of Country**

- **Prayer**

- **Apologies/Leaves of Absence**

- **Directors/Officers Present**

- **Confirmation of Minutes**
 - 1) Scheduled Meeting Of Council held on 15 November 2022

- **Disclosures of Conflict of Interest**

JOINT LETTERS AND READING OF PETITIONS

PE.22.1 CHILD-PROOF GATES AT PISASALE PARK PLAYGROUND, RONALD STREET - ROBINVALE

Attachments: 1 [↓](#) Petition

Declarations of Interest:

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

On the 13 December 2022, Council received by mail a petition requesting child-proof gates at Pisasale Park Playground, Ronald Street, Robinvale. The petition is from residents concerned for the children's safety.

Recommendations

That Council:

- 1. Receive the petition.**
- 2. Ask the CEO to investigate the request and then report the matter to a future Council Meeting.**
- 3. Write to the petitioner Helen Harris acknowledging receipt of the petition and of Council decision to investigate the request.**

8th December 2022

Mayor Les McPhee,
Swan Hill Rural City Council,
45 Splatt Street,
Swan Hill VIC 3585

Date Recd	13 DEC 2022	Doc #	501-07-06
Workflow	EA for CEO	Doc #	
Doc #		Security	
SW / Col			
Comments	Copy to Mayor 13/12/22		

Dear Sir,

Please find enclosed a Petition requesting child-proof gates at Pisasale Park Playground, Ronald Street, Robinvale. I first became aware there was an issue at Pisasale Park when a father commented he could no longer go there as he now has 2 children and could not be sure of their safety as there was no gates on the Park.

Through Robinvale Improvement Group we have been requesting gates for the Park for the past 3 years. The reasons given by Council for not placing gates at Pisasale Park are inadequate to Robinvale people, especially as they are concerned for their children’s safety. The Playground is on a busy corner over the road from a shop with lollies, ice creams etc., very enticing for young children.

I respectfully ask that Council listens to the Robinvale Community and installs gates at Pisasale Park to enable a parent/guardian to take more than one child to this Park. There are 2 gates; if you attend the park with more than one child and they run in opposite directions, which child do you protect?

Does Swan Hill Rural City Council have an adequate insurance policy to cover them when a child is hit by a car as they run from this unsafe Park to the shop?

Yours faithfully



Helen Harris
PO Box 831,
Robinvale 3549
0408 940 799

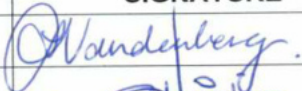

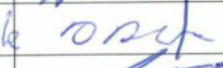





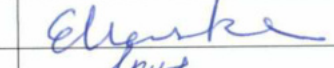
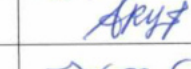
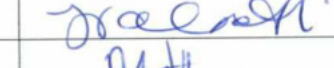







cc. Mr Scott Barber, CEO, Swan Hill Rural Council

**REQUEST FOR CHILD-PROOF GATES AT PISASALE PARK PLAYGROUND,
RONALD STREET, ROBINVALE.**

Pisasale Park Playground is dangerous if anyone attends with more than one child. If a parent/guardian attends this playground with multiple small children, it is very difficult to stop a child moving towards the road while attending to another one. There are no Child-proof gates on the park. Once the new Ronald Street houses are occupied, vehicular traffic will increase, making the area more unsafe.

The Petitioners, whose names, addresses and signatures appear hereunder, petition Swan Hill Rural City Council to remove the S-shaped entry/exit points at the Pisasale Park Playground at the corner of George and Ronald Streets, Robinvale and install child-proof safety gates in their place.

The Petitioners believe that this Playground should have child-proof gates for safety reasons. The children of Robinvale (and all visiting children) need to be protected and kept safe at all times.

NAME - PLEASE PRINT	ADDRESS	SIGNATURE
Jess Vandenberg	39 Adcock Rd,	
Stephen Hicks Meloni Taimani	23 PORTER AVE MADDINGLEY Robinvale	
Darren Dalton	1/8 ARDIT ST ROBINVALE	
AKISA K	RONALD ST	
TALITA K	RONALD ST	
A-Egan	Latje RD	
STEELE	3511 CANBY	
Renee Jones	Talarah Road	
Epiterra	Robinvale	
Mary Wenceslaus	Robinvale	
Tiffany Valinoti	Robinvale	
Haytham Nixon	Robinvale	
ROBERT GAITEK	ROBINVALE	
PAT SMYTHE	ROBINVALE	
TRANS BUSSELL	ROBINVALE	
Deborah Bussell	141 Latje Rd Rlvale	
Melissa Grace	George st	
JAKOB GARRETTA	CLERA CT ROBINVALE	

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NAME - PLEASE PRINT	ADDRESS	SIGNATURE
Isobel Knight	30 Leonora St Robinvale	<i>[Signature]</i>
Kristen	7 Jennifer Crt Robinvale	<i>[Signature]</i>
Juscinda Mattschoss	13 Perrin St Robinvale	<i>[Signature]</i>
KAREN HOCKING	EUSTON.	<i>[Signature]</i>
EWEN M'LEAN	ANNYELLO	<i>[Signature]</i>
GEORGE KIRBY	Rivale	<i>[Signature]</i>
JOHN F KENNEDY	16 MALLA AVE ROBINVALE	<i>[Signature]</i>
Joh Jurek	226 Bromley Rd Robinvale	<i>[Signature]</i>
Bob Neyland	47 Crane Cr Bunga	<i>[Signature]</i>
JOEL ALEXANDER	ROBINVALE	<i>[Signature]</i>
JESS BALDOCE	967 MALAYA RD	<i>[Signature]</i>
DAVID EDUNAL	CHADSTONE	<i>[Signature]</i>
Lou Kye Eyu	Robinvale	<i>[Signature]</i>
Lee Yee Eyu	Robinvale	<i>[Signature]</i>
chee siang Low	Robinvale	<i>[Signature]</i>
KARA CURRAN	Robinvale	<i>[Signature]</i>
Abby	Robinvale	<i>[Signature]</i>
Jane Engelfeld	Mildra	<i>[Signature]</i>
Bev Harbinson	Happy Valley Road Robinvale	<i>[Signature]</i>
M WRIGHT	EUSTON	<i>[Signature]</i>

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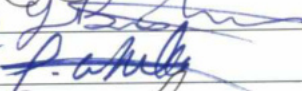
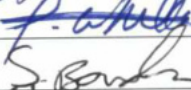
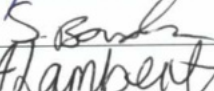
NAME - PLEASE PRINT	ADDRESS	SIGNATURE
KATHLEEN TERRICK	UNIT 1/22 WARLEN AVE,	<i>K. Terrick</i>
SUSAN BAXTER	2/24 Warlen Ave	<i>Susan Baxter</i>
Susan Masec-Berkett	3542 Murray Valley Hwy Robt	<i>Susan Masec-Berkett</i>
Nicole Higgins	3674 Hattah/Robvale Rd Wemen	<i>Nicole Higgins</i>
CHLOE PETTIT	50 RONALD ST. RUALE	<i>Chloe Pettit</i>
Ashlea Leslie	14 MAHUA ST Euston	<i>Ashlea Leslie</i>
MARGO RAHIM	20 MAHUA AVE	<i>Margo Rahim</i>
Lachlan Appo	20 BRADY ST	<i>Lachlan Appo</i>
Hannah Brigante	SHUT Highway Euston.	<i>Hannah Brigante</i>
Josie Falvo	Wemen	<i>Josie Falvo</i>
Patricia Williams	17 Rowe Street	<i>Patricia Williams</i>
Brett Backus	17 Rowe Street	<i>Brett Backus</i>
Raymond Backus	17 Rowe Street	<i>Raymond Backus</i>
Les Kelly	7/11 River Coore	<i>Les Kelly</i>
Regina Kirby		<i>Regina Kirby</i>
Craig Ingram	1st ANNIVERSARY DRIVE	<i>Craig Ingram</i>
CORA UEBERGANG	3 Nutty Dve Robinvale	<i>Cora Uebergang</i>
Stephanie Lingwood	110 George Street, Robinvale	<i>S. Lingwood</i>
Terrence Singh		<i>T. Singh</i>
Janelle Rogers	146 Darwin Rd	<i>Janelle Rogers</i>

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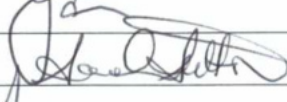

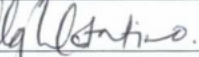



NAME – PLEASE PRINT	ADDRESS	SIGNATURE
Maia McKenzie	156 Darwin RD	Maia Nick
KIZZIE RODGERS	64 DAMOUR RD ROBINVALE	
Anna Larten	32 Ronald St Rvale	
Chau Nguyen	218 LAITJE Rd, Robinvale	
Judy McDermaid	35 Dariuscus Rch Rvale	
Mele Poulvaet	71 George St Robinvale	
Sharnay Appo	20 Arnold St	STAPP
STEVE CARA	217 Robble Sea Lake Rd Robble	
Adrian Briggs	131 George St Robinvale	AB
PETER MURAE	31 RONALD ST ROBINVALE	
Sam Johnson	45 Perry St Euston	
LATARNYA Bulkinshw	33B Dema Road Robinvale	
Tamika Whitton		
Steven Banden	4 Kennedy St Rvale	
Tanya Lambert	2/5 Margaret St	T Lambert
Amy Rogers	134 Dry Lake Rd Euston	A Rogers

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NAME – PLEASE PRINT	ADDRESS	SIGNATURE
Vincenza Brigante	Robinvale	
EICHA Lazzara	ROBINVALE	
Pam Giofrella	Robinvale	
Marady Muraca	Robinvale	
AVRIL FORTUIN	Robinvale	
Jane Aikman	Robinvale	
Sarah Sutton	Robinvale	
Jerrica Middlebrock	Robinvale	
Krystl Braon	Euston	
Maeghan Costantino	Robinvale	
Sue Burkinshaw	Robinvale	

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NAME – PLEASE PRINT	ADDRESS	SIGNATURE
Jackie Chapple	17 MAHER ST EUSTON	
Delisse Brigante	17B Samananda Rd Robinvale	
Marissa Boon	Lafje Rd, Robinvale	
Mariah Dunobin	31 Kennedy St Robinvale	
Emma Turner	Jennifer court Robinvale	
Marcia Egan	Carrington St, Vale	
Naz	Filimone	
Naz Filimone	14 Kennedy St	
Jordan W	146 Darwin rd	
TYSON NELSON	LATJE	
Tyrel BROWN T.B		
Estelle Keger	90 Manna Rd, R'vale	
Katlyn Edelsten	24 Morris St, Robinvale	
Ivan Gordanac	22 Ronald St Rvale	
Hannah Irving	Robinvale	
Jess Vandenberg	Robinvale	
Hulima Varioleti	Robinvale	

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NAME - PLEASE PRINT	ADDRESS	SIGNATURE
LUCY HOPE	EUSTON PRUNGLER RD EUSTON	<i>[Signature]</i>
Carmel Lee Lamattina	WEMEN	<i>[Signature]</i>
TINA ZAPPIA	Robinvale	<i>[Signature]</i>
BEV LITCHFIELD	ROBINVALE	<i>[Signature]</i>
KATHY GARRETTA	EUSTON	<i>[Signature]</i>
CARIA PARSONS	Annuello	<i>[Signature]</i>
James Taylor	29 Leonard St Robinvale	<i>[Signature]</i>
Rosa Davoli SHAVE Ryan	60 Tobruk Rd R.Vale Robinvale	<i>[Signature]</i>
DAVID SHERIFF	ROBINVALE 19 KENNEDY	<i>[Signature]</i>
JOE MEZZAVESPA	79 TAYLOR RD EUSTON	<i>[Signature]</i>
KATHY BRIGANTE	RIVALE	K. Brigante
KEN SMITH	LATJE RA	<i>[Signature]</i>
Norma COCKS	Rob. D Vale	<i>[Signature]</i>
NITA OSBORNE	MANANGATANG.	<i>[Signature]</i>
Mikayla McGowan-Rickard	EUSTON	<i>[Signature]</i>
V. Harrodine	EUSTON	<i>[Signature]</i>
S. White	EUSTON	<i>[Signature]</i>
T Kennedy	Robinvale	<i>[Signature]</i>
Darren Day	of Mildura	<i>[Signature]</i>

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Vanessa Zappia	Kilpatricke Rd	V. Zappia
Margo	Malla Ave	Margo
THOMAS AVEEY -	Tol Tol.	Thomas Aveey
EMMANUEL FELIPE	ROBINVALE	Emmanuel
Jenny Tonzing	Tol Tol.	Jenny Tonzing
Val Higgins	ROBINVALE	Val Higgins
Shelley Waters	Euston	Shelley Waters
PAULA RODGER	ROBINVALE	Paula Rodger
SUE BERKJADHUR	Robinvale	Sue Berkjadhur
Raelene Houston	Robinvale	Raelene Houston
Hannah Irving	Robinvale	Hannah Irving
Epiterna Uasike	Robinvale	Epiterna Uasike
LOIS HALLY	R'VALE	Lois Hally
DBauden	R'Vale	DBauden
Alla- Marga	Robinval	Alla Marga
Phyllis Egan	Banora	Phyllis Egan
Emily Smith	Euston	Emily Smith
Nay Waddington	R'Vale	Nay Waddington
Alaska Peterson	R'Vale	Alaska Peterson
Gea Waddington	R'VALE	Gea Waddington

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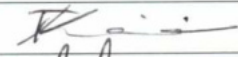
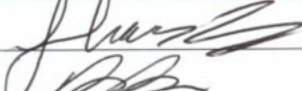




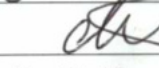
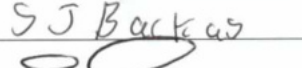

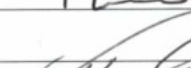
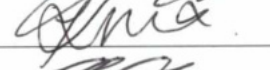
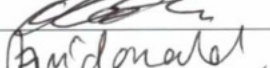
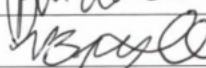

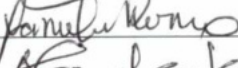




NAME - PLEASE PRINT	ADDRESS	SIGNATURE
MARLAHNA JOHNSON	ROBINVALE	
XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
Marsha Egan	Robinvale	
Norah Sofia	Brisbane	
Tengalwally (Mati)	XXXXXXXXXX Samson	
M. Briggs	Robinvale	
Turel Brown	XXXXXXXXXX ROBINVALE	T.B
Mel Borg	Robinvale	
Tahleelah Nelson	Robinvale 3549	
DARRI DARTON	Robin Vale	
Zoe cliff	Robinvale	
Sam Wright	Annullo	
Jamie Pricell	Robinvale College	
Toneea Watson	Mudrina . 3500 Robinvale	
ADRON SMAL	Nanangatang	
Shanina Baxter	Parke St Robinvale	
SMORE MC	3549	
Mohino	XXXXXXXXXX mission	
BEKI =	3549	ELO
EMMANUEL FELICE	ROBINVALE	
Kathleen Tennish	Robinvale	
D-MACE		

**REQUEST FOR CHILD-PROOF GATES AT PISASALE PARK PLAYGROUND,
RONALD STREET, ROBINVALE.**

Pisasale Park Playground is dangerous if anyone attends with more than one child. If a parent/guardian attends this playground with multiple small children, it is very difficult to stop a child moving towards the road while attending to another one. There are no Child-proof gates on the park. Once the new Ronald Street houses are occupied, vehicular traffic will increase, making the area more unsafe.

The Petitioners, whose names, addresses and signatures appear hereunder, petition Swan Hill Rural City Council to remove the S-shaped entry/exit points at the Pisasale Park Playground at the corner of George and Ronald Streets, Robinvale and install child-proof safety gates in their place.

The Petitioners believe that this Playground should have child-proof gates for safety reasons. The children of Robinvale (and all visiting children) need to be protected and kept safe at all times.

NAME - PLEASE PRINT	ADDRESS	SIGNATURE
Kathleen	1 Robinvale	
Sharon Long	Robinvale	
DANNIELLE	BOUNDARY BEND	
Kristy	Robinvale	
Cassey Stumm	Euston	
Tammie Langston	Robinvale	
NIKITA Phillips	Robinvale	
Diane Jones	Robinvale	
Lonetta	R/Vale	
SHANE Backus	Robinvale	S J Backus
lee Parisii	Robinvale	
TARA Parish	Robinvale	
Natasia Anson	Robinvale	
Kristy Mannix	Robinvale	
Crystal Green	Robinvale	
Hanna McDonald	Robinvale	Hanna McDonald
Narelle Bryce	Merbein	
CARLY SIDOROW	ROBINVALE	
Pamela Romeo	ROBINVALE	
Angelka Furdak	ROBINVALE	
Dominic Zappina	ROBINVALE	

- **Public Question Time**

- **Open Forum**

SECTION B – REPORTS

B.22.103 AUDIT COMMITTEE DECEMBER 2022

Responsible Officer: Director Corporate Services
File Number: S15-28-01
Attachments: 1 [↓ Confidential Minutes](#)

Declarations of Interest:

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

Summary

Council's Audit Committee met on 8 December 2022 and this report summarises the items that were discussed at this meeting.

Discussion

The Audit Committee met on 8 December 2022 and as well as the usual procedural items the agenda items included:

1. Quarterly Risk Report
2. Excessive Annual Leave Balances including LSL
3. Internal audit updates on recommendations
4. Ourplace update
5. Internal audit reviews
6. Quarterly review of financial performance and position to 30/09/2022
7. Customer Data and Privacy Protection Update
8. Significant Legislative Changes affecting Council
9. Suspected and Actual Frauds, Theft and Breaches of the Law by Management

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 Council's Budget.

Social Implications

Not applicable.

Economic Implications

Not applicable.

Environmental Implications

Not applicable.

Risk Management Implications

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

Council Plan Strategy Addressed

Leadership - Bold leadership, strong partnerships and effective advocacy.

Options

Not applicable.

Recommendations

That Council note the contents of this report.

Confidential attachment

- Audit Committee Confidential unconfirmed Minutes 8 December 2022

B.22.104 CITIZENSHIP CEREMONY DRESS CODE POLICY

Responsible Officer: Director Corporate Services
File Number: S16-25P-02-021
Attachments: 1 [↓ Citizen Ceremony Dress Code Policy](#)

Declarations of Interest:

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

Summary

The Australian Government requires Council to develop and implement a Dress Code to cover people participating in Citizenship Ceremonies conducted by the Council.

A policy is attached for Council review.

Discussion

The Australian Government requires Councils that conduct Citizenship Ceremonies to have a Dress Code policy to be followed by participants in the ceremony.

Once review is approved at Council Meeting a copy of Council's Dress Code must be submitted to the Department of Home Affairs.

Consultation

This policy was checked against the Citizenship protocol, Department of Home Affairs with no changes required.

Financial Implications

Not applicable.

Social Implications

Not applicable.

Economic Implications

Not applicable.

Environmental Implications

Not applicable.

Risk Management Implications

Adoption of the Policy will ensure Council complies with the requirements of the Australian Government when conducting Citizenship Ceremonies.

Council Plan Strategy Addressed

Harmony - Communities that are safe, welcoming and inclusive.

Options

Council may choose to adopt or amend the recommendation.

Recommendation

That Council adopt the Citizenship Ceremony Dress Code Policy as presented.

Date Adopted	December 2019
Date Reviewed	December 2022
To be Reviewed	December 2025

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



POLICY TITLE	CITIZENSHIP CEREMONY DRESS CODE
POLICY NUMBER	CPOL/GOV021

1. PURPOSE

To ensure compliance with the requirements of the Federal Government in relation to the standard of dress to be worn by participants during citizenship ceremonies conducted by Swan Hill Rural City Council

2. SCOPE

This Policy applies to the officials conducting citizenship ceremonies and everyone receiving Australian Citizenship at a formal ceremony conducted by Swan Hill Rural City Council.

3. POLICY

The attire worn by the officials conducting citizenship ceremonies and the recipients of citizenship at the ceremony should be in accordance with this Policy and reflect the significance of the occasion.

Officials conducting the ceremony are to wear their official uniform or business attire.

People receiving citizenship at the ceremony should wear smart casual attire or their own national/traditional/cultural dress.

The following attire is not permitted:

- Beach wear
- Thongs or bare feet, unless part of national/traditional/cultural attire
- Slippers
- Sleep wear
- Clothing showing offensive slogans or pictures
- Sports apparel
- Fancy Dress costumes

4. RELATED POLICIES/DOCUMENTS

Australian Government - Australian Citizenship Ceremonies Code

5. RELATED LEGISLATION

Australian Citizenship Act 2007 and Australian Citizenship Regulations 2016

Citizenship ceremony dress code CPOL/GOV021		
Version: 1.1	This document is uncontrolled when printed	Page 1 of 2

6. DOCUMENT HISTORY

Version Number	Issue Date	Description of Change
1.0	December 2019	Initial adoption
1.1	December 2022	Review

Signed: _____ Mayor Date: _____

B.22.105 10 YEAR MAJOR PROJECTS PLAN 2023-24 TO 2032-33

Responsible Officer: Director Corporate Services
File Number: S15-06-15
Attachments: 1 [↓](#) Major Projects Plan

Declarations of Interest:

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

Summary

A Major Projects Plan covering the financial years 2023-24 to 2032-33 has been prepared and is presented for Council adoption.

Discussion

The 2023-24 to 2032-33 Major Projects Plan (Plan) includes projects covering the entire municipality as well as ongoing programs of works to replace and maintain key infrastructure.

Continued development of the Swan Hill Riverfront and Tower Hill Residential Estate are key aspects of the Plan. Works in and around Robinvale include the construction of a skate park, splash park at the Leisure Centre, nature playground at Centenary Park along with a new public toilet, off leash dog park, and Recreation Reserve changeroom upgrades.

Community planning funding of \$3.86 million over the ten years includes projects across all the smaller townships in the municipality. The Plan allocates \$67 million in capital funds for roads over ten years, including expected ongoing Roads to Recovery grant funding. This capital funding is in addition to ongoing maintenance expenditure.

Improving efficiency through implementation of the Data and IT Strategy to uplift core business functionality is also a major focus for Council; as is waste recycling, landfill cell construction and improved asset management.

Priorities within the Plan have been assessed on a number of factors:

- whether the project maintains existing service levels, or increases them;
- statutory or regulatory obligations;
- compliance with existing Council plans and strategies;
- availability of external funding sources to help cover the cost of each project;
- overall ability of Council to fund works and asset purchases within the parameters of the Financial Plan adopted by Council in July 2021 and ongoing financial forecasts.

The final list of projects submitted for the 2024 financial year will be subject to the financial constraints determined through the 2023-24 budget process, including the rate cap set by the Minister for Local Government. Projects in future years will be similarly constrained. In addition, it is possible that some of the projects may change priority in the future due to a number of factors such as workforce shortages, availability of contractors, external funding sources, community demand, legislative changes, seasonal conditions, increased costs of materials and other post-covid economic impacts.

Consultation

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

Financial Implications

Given funding constraints, it is inevitable that many worthwhile projects cannot be included in the Plan. Several projects are included on the basis that the required external funding will be forthcoming. If not received, these projects will not proceed or will be deferred until funds are available.

A separate listing of projects outside the ten-year delivery cycle of this Plan is included at the back of the Plan.

Availability of earthmoving and building trade contractors may affect delivery of some projects in the first year of the Plan. This is due to ongoing building and construction backlog of works and a labour supply shortage in almost all industries. This is an issue that has been effecting Council since the onset of COVID-19 restrictions and remains an impediment to the timely completion of major projects.

Council has identified a number of projects that may be deferred from the current financial year to the 2023-24 financial year and this may add pressure to the delivery of programmed works in year 1.

Social Implications

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

Economic Implications

As well as the direct economic benefit from the project expenditure in the municipality, many of the projects will assist business through better transport links and facilities or increased tourist visitation.

Environmental Implications

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

Risk Management Implications

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

Council Plan Strategy Addressed

Leadership - Excellent management and administration.

Options

1. These were considered during the review of the Draft Plan.

Recommendations

That Council:

1. **Adopt the 10 Year Major Projects Plan 2023-24 to 2032-33, as presented.**
2. **Refer projects identified in financial year one (2023-24) to the budget process.**



**10 YEAR
MAJOR PROJECTS PLAN
2023-24 to 2032-33**

Asset Expenditure Types

Capital Renewal

Expenditure on an existing asset or a portion of an infrastructure network, that returns the service potential or the life of the asset up to its original level, e.g. resurfacing a sealed road, renewing a section of a drainage system.

Capital Upgrade

Expenditure on an existing asset or infrastructure network that provides a higher level of service to users, e.g. widening the pavement and sealed area of an existing road, replacing drainage pipes with pipes of greater capacity.

Capital Expansion

Expenditure on extending an infrastructure network to a new group of users, e.g. extending a drainage or road network, etc at the same standard as currently enjoyed by other residents.

New Assets

Expenditure in providing new infrastructure to an existing or new group of users, e.g. construction of roads, drains, recreational facilities at a new residential subdivision.

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

	Prior Years MP Plan	Total Cost	Rates	Grants & Contributions	Other Sources
Year 1 (2022-23)	23,175,920	22,316,665	(9,562,665)	(4,742,825)	(8,011,175)
Year 2 (2023-24)	23,548,515	22,790,500	(10,425,835)	(6,245,720)	(6,118,945)
Year 3 (2024-25)	20,963,240	24,563,845	(10,326,415)	(8,426,990)	(5,810,440)
Year 4 (2025-26)	16,959,275	26,146,541	(10,490,355)	(8,093,990)	(7,562,196)
Year 5 (2026-27)	17,548,825	18,304,485	(10,883,825)	(3,388,990)	(4,031,670)
Year 6 (2027-28)	33,165,095	18,692,960	(11,294,320)	(3,404,190)	(3,994,450)
Year 7 (2028-29)	17,775,515	18,841,845	(11,618,180)	(3,489,190)	(3,734,475)
Year 8 (2029-30)	22,449,795	17,970,525	(11,927,535)	(2,144,390)	(3,898,600)
Year 9 (2030-31)	20,535,845	20,525,375	(12,896,485)	(2,371,390)	(5,257,500)
Year 10 (2031-32)	0	20,051,205	(12,512,040)	(3,389,490)	(4,149,675)
Unallocated	101,120,725	116,621,395	(49,742,345)	(49,196,650)	(17,682,400)
Grand Total	297,242,750	326,825,341	(161,660,000)	(94,893,815)	(70,251,526)

	Capital - New Asset	Capital - Renewal	Capital - Upgrade	Operational	Grand Total
Year 1 (2022-23)	9,487,800	10,213,435	221,000	2,394,430	22,316,665
Year 2 (2023-24)	4,471,000	13,787,655	1,292,665	3,239,180	22,790,500
Year 3 (2024-25)	4,749,000	11,569,745	6,242,645	2,002,455	24,563,845
Year 4 (2025-26)	14,621,386	9,582,985	684,300	1,257,870	26,146,541
Year 5 (2026-27)	5,829,380	10,054,400	1,078,600	1,342,105	18,304,485
Year 6 (2027-28)	5,608,320	10,569,805	1,105,600	1,409,235	18,692,960
Year 7 (2028-29)	5,672,710	11,790,865	351,370	1,026,900	18,841,845
Year 8 (2029-30)	3,752,350	11,487,675	1,919,700	810,800	17,970,525
Year 9 (2030-31)	5,230,700	12,920,425	1,442,800	931,450	20,525,375
Year 10 (2031-32)	6,412,710	11,332,500	363,570	1,942,425	20,051,205
Unallocated	67,015,795	28,823,000	18,648,600	2,134,000	116,621,395
Grand Total	132,851,151	142,132,490	33,350,850	18,490,850	326,825,341

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Program Name	MP Job #	Project Description	Expenditure Type	Year	Project Cost		Funding Source			Project Scope
					Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources		
Acquisition & Disposal of Council Properties	165	Increase Housing Supply - Swan Hill	Capital - New Asset	Year 1 (2023-24)	0	0	0	0	0	Staged Construction of housing at Tower Hill Estate that is available for immediate purchase. Construct 3 houses per year for 3 years then review supply & demand.
				Year 2 (2024-25)	1,320,000	0	0	(1,320,000)	0	
				Year 3 (2025-26)	1,375,000	0	0	(1,375,000)	0	
				Year 4 (2026-27)	1,430,000	0	0	(1,430,000)	0	
				Year 5 (2027-28)	0	0	0	0	0	
				Year 6 (2028-29)	0	0	0	0	0	
				Year 7 (2029-30)	0	0	0	0	0	
				Year 8 (2030-31)	0	0	0	0	0	
				Year 9 (2031-32)	0	0	0	0	0	
				Year 10 (2032-33)	0	0	0	0	0	
				Aerodrome	220	Swan Hill and Robinvale Aerodrome Fencing	Capital - Renewal	Year 1 (2023-24)	0	
Year 2 (2024-25)	0	0	0					0	0	
Year 3 (2025-26)	0	0	0					0	0	
Year 4 (2026-27)	0	0	0					0	0	
Year 5 (2027-28)	0	0	0					0	0	
Year 6 (2028-29)	0	0	0					0	0	
Year 7 (2029-30)	176,000	(176,000)	0					0	0	
Year 8 (2030-31)	176,000	(176,000)	0					0	0	
Year 9 (2031-32)	0	0	0					0	0	
Year 10 (2032-33)	0	0	0					0	0	
Art Gallery	67	Print & Drawing Awards Swan Hill	Operational					Year 1 (2023-24)	0	0
				Year 2 (2024-25)	32,000	(15,000)	0	(17,000)	0	
				Year 3 (2025-26)	0	0	0	0	0	
				Year 4 (2026-27)	33,000	(15,500)	0	(17,500)	0	
				Year 5 (2027-28)	0	0	0	0	0	
				Year 6 (2028-29)	34,000	(16,000)	0	(18,000)	0	
				Year 7 (2029-30)	0	0	0	0	0	
				Year 8 (2030-31)	35,000	(16,500)	0	(18,500)	0	
				Year 9 (2031-32)	0	0	0	0	0	
				Year 10 (2032-33)	0	0	0	0	0	

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Program Name	MP Job #	Project Description	Expenditure Type	Year	Project Cost		Funding Source			Project Scope
					Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources		
Art Gallery	162	ACRE (Australian Creative Rural Economy)	Operational	Year 1 (2023-24)	67,000	(67,000)	0	0		
				Year 2 (2024-25)	0	0	0	0		
				Year 3 (2025-26)	0	0	0	0		
				Year 4 (2026-27)	74,000	(74,000)	0	0		
				Year 5 (2027-28)	0	0	0	0		
				Year 6 (2028-29)	0	0	0	0		
				Year 7 (2029-30)	81,000	(81,000)	0	0		
				Year 8 (2030-31)	0	0	0	0		
				Year 9 (2031-32)	0	0	0	0		
				Year 10 (2032-33)	0	0	0	0		
Building & Property Management	66	Building Maintenance - Capital	Capital - Renewal	Year 1 (2023-24)	500,000	(500,000)	0	0		
				Year 2 (2024-25)	495,000	(495,000)	0	0		
				Year 3 (2025-26)	385,000	(385,000)	0	0		
				Year 4 (2026-27)	400,000	(400,000)	0	0		
				Year 5 (2027-28)	525,000	(525,000)	0	0		
				Year 6 (2028-29)	650,000	(650,000)	0	0		
				Year 7 (2029-30)	675,000	(675,000)	0	0		
				Year 8 (2030-31)	700,000	(700,000)	0	0		
				Year 9 (2031-32)	725,000	(725,000)	0	0		
				Year 10 (2032-33)	750,000	(750,000)	0	0		
1.14 Swan Hill Town Hall - Building Renewal Works		Swan Hill Town Hall - Building Renewal Works	Capital - Renewal	Year 1 (2023-24)	10,000	(10,000)	0	0		
				Year 2 (2024-25)	100,000	(100,000)	0	0		
				Year 3 (2025-26)	100,000	(100,000)	0	0		
				Year 4 (2026-27)	100,000	(100,000)	0	0		
				Year 5 (2027-28)	100,000	(100,000)	0	0		
				Year 6 (2028-29)	100,000	(100,000)	0	0		
				Year 7 (2029-30)	100,000	(100,000)	0	0		
				Year 8 (2030-31)	100,000	(100,000)	0	0		
				Year 9 (2031-32)	100,000	(100,000)	0	0		
				Year 10 (2032-33)	100,000	(100,000)	0	0		

Project manager for the five LGA Land Art Festivals

Building maintenance of a capital nature on Council buildings throughout the municipality. Prioritised based on asset condition.

Program of works to undertake major building and equipment maintenance works.

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Project Cost			Funding Source				Project Scope		
Program Name	MP Job #	Project Description	Expenditure Type	Year	Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources	Project Scope
Building & Property Management	277	Robinvale Community Arts Centre	Capital - Renewal	Year 1 (2023-24)	20,000	(20,000)	0	0	Year 1 New seating. Year 2 & 3 new lighting package. Years 4 - 6 ongoing renewal program.
				Year 2 (2024-25)	20,000	(20,000)	0	0	
				Year 3 (2025-26)	20,000	(20,000)	0	0	
				Year 4 (2026-27)	20,000	(20,000)	0	0	
				Year 5 (2027-28)	20,000	(20,000)	0	0	
				Year 6 (2028-29)	20,000	(20,000)	0	0	
				Year 7 (2029-30)	0	0	0	0	
				Year 8 (2030-31)	0	0	0	0	
				Year 9 (2031-32)	0	0	0	0	
				Year 10 (2032-33)	0	0	0	0	
Caravan Park - Lake Boga	64	Lake Boga Caravan Park - Asset Renewal	Capital - Renewal	Year 1 (2023-24)	20,000	(20,000)	0	0	Rolling program to renew infrastructure at Lake Boga Caravan Park.
				Year 2 (2024-25)	20,000	(20,000)	0	0	
				Year 3 (2025-26)	20,000	(20,000)	0	0	
				Year 4 (2026-27)	20,000	(20,000)	0	0	
				Year 5 (2027-28)	20,000	(20,000)	0	0	
				Year 6 (2028-29)	20,000	(20,000)	0	0	
				Year 7 (2029-30)	20,000	(20,000)	0	0	
				Year 8 (2030-31)	20,000	(20,000)	0	0	
				Year 9 (2031-32)	20,000	(20,000)	0	0	
				Year 10 (2032-33)	20,000	(20,000)	0	0	
Caravan Park - Robinvale	63	Robinvale Caravan Park - Asset Renewal	Capital - Renewal	Year 1 (2023-24)	20,000	(20,000)	0	0	Rolling program to renew infrastructure at Robinvale Caravan Park.
				Year 2 (2024-25)	20,000	(20,000)	0	0	
				Year 3 (2025-26)	20,000	(20,000)	0	0	
				Year 4 (2026-27)	20,000	(20,000)	0	0	
				Year 5 (2027-28)	20,000	(20,000)	0	0	
				Year 6 (2028-29)	20,000	(20,000)	0	0	
				Year 7 (2029-30)	20,000	(20,000)	0	0	
				Year 8 (2030-31)	20,000	(20,000)	0	0	
				Year 9 (2031-32)	20,000	(20,000)	0	0	
				Year 10 (2032-33)	20,000	(20,000)	0	0	

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Project Cost			Funding Source				Project Scope		
Program Name	MP Job #	Project Description	Expenditure Type	Year	Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources	Project Scope
Caravan Park - Swan Hill	60	Swan Hill Caravan Park - Asset Renewal	Capital - Renewal	Year 1 (2023-24)	40,000	(40,000)	0	0	Rolling program to renew infrastructure at Swan Hill Caravan Park.
				Year 2 (2024-25)	40,000	(40,000)	0	0	
				Year 3 (2025-26)	40,000	(40,000)	0	0	
				Year 4 (2026-27)	40,000	(40,000)	0	0	
				Year 5 (2027-28)	40,000	(40,000)	0	0	
				Year 6 (2028-29)	40,000	(40,000)	0	0	
				Year 7 (2029-30)	40,000	(40,000)	0	0	
				Year 8 (2030-31)	40,000	(40,000)	0	0	
				Year 9 (2031-32)	40,000	(40,000)	0	0	
				Year 10 (2032-33)	40,000	(40,000)	0	0	
Childrens Services - Maternal & Child Health	122	Municipal Early Years Plan	Operational	Year 1 (2023-24)	0	0	0	0	MEYP: SHRCC Children's Services - MCH, EMCH, OOSH, FDC & Communities for Children/Early years infrastructure - preschools, cluster management, central enrolment for preschool, MCH/Service Planning - AEDC & TDI data. Will include Robinvale District Health & their role in early years services.
				Year 2 (2024-25)	20,000	(20,000)	0	0	
				Year 3 (2025-26)	0	0	0	0	
				Year 4 (2026-27)	0	0	0	0	
				Year 5 (2027-28)	0	0	0	0	
				Year 6 (2028-29)	40,000	(40,000)	0	0	
				Year 7 (2029-30)	0	0	0	0	
				Year 8 (2030-31)	0	0	0	0	
				Year 9 (2031-32)	0	0	0	0	
				Year 10 (2032-33)	0	0	0	0	
Early Years Infrastructure Upgrade Design	163	Early Years Infrastructure Upgrade Design	Operational	Year 1 (2023-24)	70,000	(70,000)	0	0	Infrastructure includes MCH Centre Swan Hill, Swan Hill North Preschool, Swan Hill South Preschool, Woorinen South Preschool and Manangatang Preschool.
				Year 2 (2024-25)	150,000	(150,000)	0	0	
				Year 3 (2025-26)	0	0	0	0	
				Year 4 (2026-27)	0	0	0	0	
				Year 5 (2027-28)	0	0	0	0	
				Year 6 (2028-29)	0	0	0	0	
				Year 7 (2029-30)	0	0	0	0	
				Year 8 (2030-31)	0	0	0	0	
				Year 9 (2031-32)	0	0	0	0	
				Year 10 (2032-33)	0	0	0	0	

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Program Name	MP Job #	Project Description	Expenditure Type	Year	Project Cost		Funding Source			Project Scope
					Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources		
Childrens Services - Youth Support	121	Youth Strategy and Initiatives	Operational	Year 1 (2023-24)	0	0	0	0	0	Periodic review of Councils Youth Strategic Plan.
				Year 2 (2024-25)	50,000	(50,000)	0	0		
				Year 3 (2025-26)	0	0	0	0		
				Year 4 (2026-27)	0	0	0	0		
				Year 5 (2027-28)	0	0	0	0		
				Year 6 (2028-29)	0	0	0	0		
				Year 7 (2029-30)	50,000	(50,000)	0	0		
				Year 8 (2030-31)	0	0	0	0		
				Year 9 (2031-32)	0	0	0	0		
				Year 10 (2032-33)	0	0	0	0		
Community Care - Social Support Planned	72	Seniors Week	Operational	Year 1 (2023-24)	7,800	(4,700)	0	(3,100)	Seniors Week provides an opportunity to bring together all community members, through events and activities, to celebrate the contributions seniors make within the community. Seniors Week aims to facilitate community participation and activity by older people.	
				Year 2 (2024-25)	8,000	(4,800)	0	(3,200)		
				Year 3 (2025-26)	8,200	(5,000)	0	(3,200)		
				Year 4 (2026-27)	8,400	(5,125)	0	(3,275)		
				Year 5 (2027-28)	8,600	(5,250)	0	(3,350)		
				Year 6 (2028-29)	8,800	(5,325)	0	(3,475)		
				Year 7 (2029-30)	8,800	(5,325)	0	(3,475)		
				Year 8 (2030-31)	9,000	(5,500)	0	(3,500)		
				Year 9 (2031-32)	9,200	(5,600)	0	(3,600)		
				Year 10 (2032-33)	9,400	(5,750)	0	(3,650)		
Community Development Unit	37	(RRIP) Minor Facilities Grant (SRV)	Operational	Year 1 (2023-24)	148,000	(48,000)	(100,000)	0	Various projects funded by the annual Minor Facilities Grant Program through SRV. Funding contingent on successful applications with SRV.	
				Year 2 (2024-25)	149,000	(49,000)	(100,000)	0		
				Year 3 (2025-26)	150,000	(50,000)	(100,000)	0		
				Year 4 (2026-27)	150,000	(50,000)	(100,000)	0		
				Year 5 (2027-28)	153,000	(53,000)	(100,000)	0		
				Year 6 (2028-29)	153,000	(53,000)	(100,000)	0		
				Year 7 (2029-30)	156,000	(56,000)	(100,000)	0		
				Year 8 (2030-31)	159,000	(59,000)	(100,000)	0		
				Year 9 (2031-32)	162,000	(62,000)	(100,000)	0		
				Year 10 (2032-33)	165,000	(65,000)	(100,000)	0		

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Program Name	MP Job #	Project Description	Expenditure Type	Year	Project Cost		Funding Source			Project Scope
					Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources		
Community Plan	39	Implementation of the Community Plans	Capital - New Asset	Year 1 (2023-24)	150,000	(75,000)			0	Implementation of the Community Plans. Allocation to deliver projects in townships across the municipality as identified in the Community Plans. Includes design and scoping.
				Year 2 (2024-25)	250,000	(125,000)			0	
				Year 3 (2025-26)	300,000	(150,000)			0	
				Year 4 (2026-27)	350,000	(175,000)			0	
				Year 5 (2027-28)	400,000	(200,000)			0	
				Year 6 (2028-29)	450,000	(225,000)			0	
				Year 7 (2029-30)	460,000	(230,000)			0	
				Year 8 (2030-31)	500,000	(250,000)			0	
				Year 9 (2031-32)	500,000	(250,000)			0	
				Year 10 (2032-33)	500,000	(250,000)			0	
				Drainage	17	Main Drain Extension - East/West Williams Road, Swan Hill	Capital - Upgrade	Year 1 (2023-24)	0	
				Year 2 (2024-25)	0	0			0	
				Year 3 (2025-26)	0	0			0	
				Year 4 (2026-27)	231,000	(231,000)			0	
				Year 5 (2027-28)	0	0			0	
				Year 6 (2028-29)	0	0			0	
				Year 7 (2029-30)	0	0			0	
				Year 8 (2030-31)	0	0			0	
				Year 9 (2031-32)	0	0			0	
				Year 10 (2032-33)	0	0			0	
	92	LTFP - Additional Drainage	Capital - Renewal	Year 1 (2023-24)	0	0			0	Long Term Financial Plan - Swan Hill and Robinvale drainage works funded from additional rates raised through Urban Differential Rate.
				Year 2 (2024-25)	0	0			0	
				Year 3 (2025-26)	375,000	(155,000)			(220,000)	
				Year 4 (2026-27)	325,000	(105,000)			(220,000)	
				Year 5 (2027-28)	320,000	(100,000)			(220,000)	
				Year 6 (2028-29)	100,000	(100,000)			0	
				Year 7 (2029-30)	600,000	(380,000)			(220,000)	
				Year 8 (2030-31)	410,000	(190,000)			(220,000)	
				Year 9 (2031-32)	130,000	0			(130,000)	
				Year 10 (2032-33)	330,000	(110,000)			(220,000)	

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Program Name	MP Job #	Project Description	Expenditure Type	Year	Project Cost			Funding Source			Project Scope
					Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources			
Drainage	103	Pit Lid Replacement Program (OH&S issue)	Operational	Year 1 (2023-24)	22,630	(22,630)	0	0	0	Replace heavy pit lids with lighter lids to address OH&S issue.	
				Year 2 (2024-25)	23,195	(23,195)	0	0			
				Year 3 (2025-26)	23,775	(23,775)	0	0			
				Year 4 (2026-27)	24,370	(24,370)	0	0			
				Year 5 (2027-28)	24,975	(24,975)	0	0			
				Year 6 (2028-29)	25,500	(25,500)	0	0			
				Year 7 (2029-30)	26,000	(26,000)	0	0			
				Year 8 (2030-31)	26,500	(26,500)	0	0			
				Year 9 (2031-32)	27,000	(27,000)	0	0			
				Year 10 (2032-33)	27,500	(27,500)	0	0			
105	Robinvale Drainage Stage 2 including Pump Station	Capital - New Asset	Year 1 (2023-24)	0	0	0	0	1200mm diameter drain from Latje Road down Williams Road to the River plus pumping pits for portable pumps to pump over levee at both Williams and Lawrence roads. 2024-25 Design. Delay between design and construction is to allow for the application of the appropriate licences and permits to begin works on the riverbank.			
			Year 2 (2024-25)	55,000	(55,000)	0	0				
			Year 3 (2025-26)	0	0	0	0				
			Year 4 (2026-27)	0	0	0	0				
			Year 5 (2027-28)	1,000,000	(950,000)	0	(50,000)				
			Year 6 (2028-29)	265,000	(265,000)	0	0				
			Year 7 (2029-30)	0	0	0	0				
			Year 8 (2030-31)	0	0	0	0				
			Year 9 (2031-32)	0	0	0	0				
			Year 10 (2032-33)	0	0	0	0				
106	Church Street Nyah - Drainage	Capital - Renewal	Year 1 (2023-24)	0	0	0	0	Replacement of drainage pipes and reinstatement of road and kerb to alleviate flooding in lower catchment area.			
			Year 2 (2024-25)	0	0	0	0				
			Year 3 (2025-26)	0	0	0	0				
			Year 4 (2026-27)	0	0	0	0				
			Year 5 (2027-28)	0	0	0	0				
			Year 6 (2028-29)	0	0	0	0				
			Year 7 (2029-30)	0	0	0	0				
			Year 8 (2030-31)	0	0	0	0				
			Year 9 (2031-32)	500,000	(500,000)	0	0				
			Year 10 (2032-33)	500,000	(500,000)	0	0				

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Program Name	MP Job #	Project Description	Expenditure Type	Year	Project Cost		Funding Source			Project Scope
					Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources		
Drainage	222	Swan Hill - Upgrade Stormwater Networks	Capital - Upgrade	Year 1 (2023-24)	57,200	(57,200)	0	0		Council contribution to upgrade stormwater networks to support growth in Swan Hill.
				Year 2 (2024-25)	57,200	(57,200)	0	0		
				Year 3 (2025-26)	57,200	(57,200)	0	0		
				Year 4 (2026-27)	66,000	(66,000)	0	0		
				Year 5 (2027-28)	66,000	(66,000)	0	0		
				Year 6 (2028-29)	66,000	(66,000)	0	0		
				Year 7 (2029-30)	66,000	(66,000)	0	0		
				Year 8 (2030-31)	66,000	(66,000)	0	0		
				Year 9 (2031-32)	66,000	(66,000)	0	0		
				Year 10 (2032-33)	66,000	(66,000)	0	0		
	235	Drainage Improvements - Naretha Street	Capital - Upgrade	Year 1 (2023-24)	0	0	0	0		Drainage upgrade works at Naretha Street to improve drainage. 2026-27 Design. 2028-29 Construction.
				Year 2 (2024-25)	0	0	0	0		
				Year 3 (2025-26)	0	0	0	0		
				Year 4 (2026-27)	10,000	(10,000)	0	0		
				Year 5 (2027-28)	0	0	0	0		
				Year 6 (2028-29)	440,000	(220,000)	0	(220,000)		
				Year 7 (2029-30)	0	0	0	0		
				Year 8 (2030-31)	0	0	0	0		
				Year 9 (2031-32)	0	0	0	0		
				Year 10 (2032-33)	0	0	0	0		
	236	Drainage Extension - Notting Road	Capital - New Asset	Year 1 (2023-24)	0	0	0	0		Drainage extension works at Notting Road to alleviate flooding at the front of Notting Road properties.
				Year 2 (2024-25)	430,000	(210,000)	(220,000)	0		
				Year 3 (2025-26)	0	0	0	0		
				Year 4 (2026-27)	0	0	0	0		
				Year 5 (2027-28)	0	0	0	0		
				Year 6 (2028-29)	0	0	0	0		
				Year 7 (2029-30)	0	0	0	0		
				Year 8 (2030-31)	0	0	0	0		
				Year 9 (2031-32)	0	0	0	0		
				Year 10 (2032-33)	0	0	0	0		

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33											
Program Name	MP Job #	Project Description	Expenditure Type	Year	Project Cost			Funding Source			Project Scope
					Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources			
Drainage	237	Drainage Extension - River Oaks	Capital - New Asset	Year 1 (2023-24)	0	0	0	0	0	0	Drainage extension works at River Oaks to drain the storm water run off from the surface to the retarding basin.
				Year 2 (2024-25)	0	0	0	0	0	0	
				Year 3 (2025-26)	0	0	0	0	0	0	
				Year 4 (2026-27)	0	0	0	0	0	0	
				Year 5 (2027-28)	0	0	0	0	0	0	
				Year 6 (2028-29)	0	0	0	0	0	0	
				Year 7 (2029-30)	0	0	0	0	0	0	
				Year 8 (2030-31)	0	0	0	0	0	0	
				Year 9 (2031-32)	464,000	(232,000)	(232,000)	0	0	0	
				Year 10 (2032-33)	0	0	0	0	0	0	
Economic Development Unit	267	Swan Hill Stormwater Model and Strategy	Operational	Year 1 (2023-24)	162,000	(162,000)	0	0	0	Model development in year 1, followed by maintenance and/or additions in years 2 and 3.	
				Year 2 (2024-25)	80,000	(80,000)	0	0	0		
				Year 3 (2025-26)	10,000	(10,000)	0	0	0		
				Year 4 (2026-27)	0	0	0	0	0		
				Year 5 (2027-28)	0	0	0	0	0		
				Year 6 (2028-29)	0	0	0	0	0		
				Year 7 (2029-30)	0	0	0	0	0		
				Year 8 (2030-31)	0	0	0	0	0		
				Year 9 (2031-32)	0	0	0	0	0		
				Year 10 (2032-33)	0	0	0	0	0		
Economic Development Unit	50	Economic Development Initiatives	Operational	Year 1 (2023-24)	110,000	(85,000)	(25,000)	0	Implement strategies as detailed in Council's Economic Development Strategy.		
				Year 2 (2024-25)	111,000	(86,000)	(25,000)	0			
				Year 3 (2025-26)	112,000	(87,000)	(25,000)	0			
				Year 4 (2026-27)	112,000	(87,000)	(25,000)	0			
				Year 5 (2027-28)	112,000	(87,000)	(25,000)	0			
				Year 6 (2028-29)	113,000	(88,000)	(25,000)	0			
				Year 7 (2029-30)	113,000	(88,000)	(25,000)	0			
				Year 8 (2030-31)	114,000	(89,000)	(25,000)	0			
				Year 9 (2031-32)	115,000	(90,000)	(25,000)	0			
				Year 10 (2032-33)	116,000	(91,000)	(25,000)	0			

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Program Name	MP Job #	Project Description	Expenditure Type	Year	Project Cost		Funding Source			Project Scope
					Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources		
Economic Development Unit	208	Pental Island Pedestrian Bridge Upgrade	Operational	Year 1 (2023-24)	0	0	0	0	0	Upgrade existing pedestrian bridge from Pioneer Settlement to Pental Island to support future tourism experience opportunities.
				Year 2 (2024-25)	559,000	(269,000)	(290,000)	0		
				Year 3 (2025-26)	559,000	(100,000)	(459,000)	0		
				Year 4 (2026-27)	0	0	0	0		
				Year 5 (2027-28)	0	0	0	0		
				Year 6 (2028-29)	0	0	0	0		
				Year 7 (2029-30)	0	0	0	0		
				Year 8 (2030-31)	0	0	0	0		
				Year 9 (2031-32)	0	0	0	0		
				Year 10 (2032-33)	0	0	0	0		
Elected Members	11	Yamagata Student Exchange	Operational	Year 1 (2023-24)	24,000	(24,000)	0	0	Bi-annual exchange of secondary students from Swan Hill region with Yamagata schools. Project is run in conjunction with Swan Hill Yamagata Club. Exchange occurs biannually in March through to June.	
				Year 2 (2024-25)	3,100	(3,100)	0	0		
				Year 3 (2025-26)	25,000	(25,000)	0	0		
				Year 4 (2026-27)	3,200	(3,200)	0	0		
				Year 5 (2027-28)	26,000	(26,000)	0	0		
				Year 6 (2028-29)	3,300	(3,300)	0	0		
				Year 7 (2029-30)	27,000	(27,000)	0	0		
				Year 8 (2030-31)	3,400	(3,400)	0	0		
				Year 9 (2031-32)	27,500	(27,500)	0	0		
				Year 10 (2032-33)	3,500	(3,500)	0	0		
Elected Members	209	Boat Mooring Platform - Milloo Street Swan Hill	Operational	Year 1 (2023-24)	100,000	(100,000)	0	0	Design and construction of boat mooring platform at the Milloo Street boat ramp. Delay between design and construction is to allow for the application of the appropriate licences and permits to begin works on the riverbank.	
				Year 2 (2024-25)	0	0	0	0		
				Year 3 (2025-26)	0	0	0	0		
				Year 4 (2026-27)	330,000	(165,000)	(165,000)	0		
				Year 5 (2027-28)	0	0	0	0		
				Year 6 (2028-29)	0	0	0	0		
				Year 7 (2029-30)	0	0	0	0		
				Year 8 (2030-31)	0	0	0	0		
				Year 9 (2031-32)	0	0	0	0		
				Year 10 (2032-33)	0	0	0	0		

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33										
Program Name	MP Job #	Project Description	Expenditure Type	Year	Project Cost		Funding Source			Project Scope
					Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources		
Elected Members	12	Municipal Elections	Operational	Year 1 (2023-24)	0	0	0	0	0	Councillor elections every four years. Timing, including specific dates set by the Local Government Act.
				Year 2 (2024-25)	200,000	(200,000)	0	0		
				Year 3 (2025-26)	0	0	0	0		
				Year 4 (2026-27)	0	0	0	0		
				Year 5 (2027-28)	0	0	0	0		
				Year 6 (2028-29)	215,000	(215,000)	0	0		
				Year 7 (2029-30)	0	0	0	0		
				Year 8 (2030-31)	0	0	0	0		
				Year 9 (2031-32)	0	0	0	0		
				Year 10 (2032-33)	230,000	(230,000)	0	0		
131		Electoral Representation Review	Operational	Year 1 (2023-24)	0	0	0	0	Electoral Representation Review.	
				Year 2 (2024-25)	0	0	0	0		
				Year 3 (2025-26)	0	0	0	0		
				Year 4 (2026-27)	0	0	0	0		
				Year 5 (2027-28)	50,000	(50,000)	0	0		
				Year 6 (2028-29)	0	0	0	0		
				Year 7 (2029-30)	0	0	0	0		
				Year 8 (2030-31)	0	0	0	0		
				Year 9 (2031-32)	0	0	0	0		
				Year 10 (2032-33)	0	0	0	0		
Engineering - Asset Management	269	Road Condition Assessments	Operational	Year 1 (2023-24)	0	0	0	0	Road and footpath condition surveys for validation and asset management planning.	
				Year 2 (2024-25)	0	0	0	0		
				Year 3 (2025-26)	85,000	(85,000)	0	0		
				Year 4 (2026-27)	0	0	0	0		
				Year 5 (2027-28)	0	0	0	0		
				Year 6 (2028-29)	90,000	(90,000)	0	0		
				Year 7 (2029-30)	0	0	0	0		
				Year 8 (2030-31)	0	0	0	0		
				Year 9 (2031-32)	95,000	(95,000)	0	0		
				Year 10 (2032-33)	0	0	0	0		

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33										
Program Name	MP Job #	Project Description	Expenditure Type	Year	Project Cost		Funding Source			Project Scope
					Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources		
Footpaths	268	Pedestrian and Cycling Strategy	Operational	Year 1 (2023-24)	0	0	0	0	0	Pedestrian/cycling strategy to assess the opportunities within Swan Hill to promote an active lifestyle and improve connectivity.
				Year 2 (2024-25)	40,000	(40,000)	0	0		
				Year 3 (2025-26)	0	0	0	0		
				Year 4 (2026-27)	0	0	0	0		
				Year 5 (2027-28)	0	0	0	0		
				Year 6 (2028-29)	0	0	0	0		
				Year 7 (2029-30)	0	0	0	0		
				Year 8 (2030-31)	0	0	0	0		
				Year 9 (2031-32)	0	0	0	0		
				Year 10 (2032-33)	0	0	0	0		
3		Bicycle Paths Construction Program	Capital - New Asset	Year 1 (2023-24)	0	0	0	0	Ongoing program to implement recommendations of the Pedestrian and Cycling Strategy, Active Transportation Strategy and reviewed through Healthy Communities Initiative.	
				Year 2 (2024-25)	0	0	0	0		
				Year 3 (2025-26)	0	0	0	0		
				Year 4 (2026-27)	33,000	(33,000)	0	0		
				Year 5 (2027-28)	33,880	(33,880)	0	0		
				Year 6 (2028-29)	34,320	(34,320)	0	0		
				Year 7 (2029-30)	35,200	(35,200)	0	0		
				Year 8 (2030-31)	35,750	(35,750)	0	0		
				Year 9 (2031-32)	36,300	(36,300)	0	0		
				Year 10 (2032-33)	36,960	(36,960)	0	0		
15		Kerb Crossings for Disabled in Swan Hill & Robinvale	Capital - Upgrade	Year 1 (2023-24)	36,300	(36,300)	0	0	Install footpath kerb crossings for the disabled along strategic routes in Swan Hill and Robinvale as recommended in Road Safety Plan.	
				Year 2 (2024-25)	37,400	(37,400)	0	0		
				Year 3 (2025-26)	37,400	(37,400)	0	0		
				Year 4 (2026-27)	38,500	(38,500)	0	0		
				Year 5 (2027-28)	39,600	(39,600)	0	0		
				Year 6 (2028-29)	39,600	(39,600)	0	0		
				Year 7 (2029-30)	40,370	(40,370)	0	0		
				Year 8 (2030-31)	40,700	(40,700)	0	0		
				Year 9 (2031-32)	41,800	(41,800)	0	0		
				Year 10 (2032-33)	42,570	(42,570)	0	0		

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Program Name	MP Job #	Project Description	Expenditure Type	Year	Project Cost		Funding Source			Project Scope	
					Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources			
Footpaths	47	Footpath Replacement Program	Capital - Renewal	Year 1 (2023-24)	70,000				0		Rolling program of footpath replacement throughout the municipality.
				Year 2 (2024-25)	70,000	(70,000)			0		
				Year 3 (2025-26)	70,000	(70,000)			0		
				Year 4 (2026-27)	75,000	(75,000)			0		
				Year 5 (2027-28)	75,000	(75,000)			0		
				Year 6 (2028-29)	75,000	(75,000)			0		
				Year 7 (2029-30)	75,000	(75,000)			0		
				Year 8 (2030-31)	75,000	(75,000)			0		
				Year 9 (2031-32)	80,000	(80,000)			0		
				Year 10 (2032-33)	80,000	(80,000)			0		
				203		Implement Missing Links Footpath Strategy	Capital - New Asset	Year 1 (2023-24)	310,000	(310,000)	
			Year 2 (2024-25)	0	0			0			
			Year 3 (2025-26)	0	0			0			
			Year 4 (2026-27)	200,000	(200,000)			0			
			Year 5 (2027-28)	340,000	(310,000)			(30,000)			
			Year 6 (2028-29)	350,000	(350,000)			0			
			Year 7 (2029-30)	300,000	(250,000)			(50,000)			
			Year 8 (2030-31)	350,000	(350,000)			0			
			Year 9 (2031-32)	350,000	(350,000)			0			
			Year 10 (2032-33)	550,000	(550,000)			0			
210		Lake Boga Foreshore Path	Capital - New Asset	Year 1 (2023-24)	0	0			0	Stage 2 and 3 of Lake Boga East Lake Road footpath project, connecting the Caravan Park with existing path (north) at the Yacht Club.	
			Year 2 (2024-25)	0	0			0			
			Year 3 (2025-26)	0	0			0			
			Year 4 (2026-27)	0	0			0			
			Year 5 (2027-28)	0	0			0			
			Year 6 (2028-29)	0	0			0			
			Year 7 (2029-30)	0	0			0			
			Year 8 (2030-31)	0	0			0			
			Year 9 (2031-32)	0	0			0			
			Year 10 (2032-33)	440,000	(240,000)			(200,000)			

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Program Name	MP Job #	Project Description	Expenditure Type	Year	Project Cost		Funding Source			Project Scope
					Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources		
Information Management Services	68	Scanning of Building & Planning Files	Operational	Year 1 (2023-24)	0	0	0	0	0	Building & Planning files have been determined to have an indefinite retention period. They currently represent approx. 162 shelf metres of space between the Library & Splatt Street archives. Storage is diminishing rapidly and changes within the Evidence Act have removed the need to retain these records in a paper format.
				Year 2 (2024-25)	0	0	0	0	0	
				Year 3 (2025-26)	0	0	0	0	0	
				Year 4 (2026-27)	0	0	0	0	0	
				Year 5 (2027-28)	76,320	(76,320)	0	0	0	
				Year 6 (2028-29)	0	0	0	0	0	
				Year 7 (2029-30)	0	0	0	0	0	
				Year 8 (2030-31)	0	0	0	0	0	
				Year 9 (2031-32)	0	0	0	0	0	
				Year 10 (2032-33)	0	0	0	0	0	
				Information Technology	20	IT Equipment Replacement	Capital - Renewal	Year 1 (2023-24)	125,000	
				Year 2 (2024-25)	135,000	(135,000)	0	0		
				Year 3 (2025-26)	140,000	(140,000)	0	0		
				Year 4 (2026-27)	140,000	(140,000)	0	0		
				Year 5 (2027-28)	142,800	(142,800)	0	0		
				Year 6 (2028-29)	145,700	(145,700)	0	0		
				Year 7 (2029-30)	148,500	(148,500)	0	0		
				Year 8 (2030-31)	149,000	(149,000)	0	0		
				Year 9 (2031-32)	152,000	(152,000)	0	0		
				Year 10 (2032-33)	155,000	(155,000)	0	0		
	21	IT Software Replacement	Operational	Year 1 (2023-24)	28,000	(28,000)	0	0	Replacement program for data communication software, local vision, Webb Gate server, network server Novell, PC applications, library system etc. - ongoing program, generally one annually.	
				Year 2 (2024-25)	28,000	(28,000)	0	0		
				Year 3 (2025-26)	30,000	(30,000)	0	0		
				Year 4 (2026-27)	31,000	(31,000)	0	0		
				Year 5 (2027-28)	31,000	(31,000)	0	0		
				Year 6 (2028-29)	0	0	0	0		
				Year 7 (2029-30)	0	0	0	0		
				Year 8 (2030-31)	0	0	0	0		
				Year 9 (2031-32)	0	0	0	0		
				Year 10 (2032-33)	0	0	0	0		

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Project Cost			Funding Source			Project Scope		
Program Name	MP Job #	Project Description	Expenditure Type	Year	Total Cost		Rates (Including Loans)	Grants & Contributions
Information Technology	31	Implement Recommendations of the IT Strategy	Capital - Renewal	Year 1 (2023-24)	1,051,000	(1,051,000)	0	0
				Year 2 (2024-25)	0	0	0	0
				Year 3 (2025-26)	0	0	0	0
				Year 4 (2026-27)	0	0	0	0
				Year 5 (2027-28)	0	0	0	0
				Year 6 (2028-29)	0	0	0	0
				Year 7 (2029-30)	0	0	0	0
				Year 8 (2030-31)	0	0	0	0
				Year 9 (2031-32)	2,000,000	(2,000,000)	0	0
				Year 10 (2032-33)	0	0	0	0
	58	IT Steering Committee - Operational Improvements	Operational	Year 1 (2023-24)	40,000	(40,000)	0	0
				Year 2 (2024-25)	40,000	(40,000)	0	0
				Year 3 (2025-26)	42,000	(42,000)	0	0
				Year 4 (2026-27)	42,000	(42,000)	0	0
				Year 5 (2027-28)	43,000	(43,000)	0	0
				Year 6 (2028-29)	0	0	0	0
				Year 7 (2029-30)	0	0	0	0
				Year 8 (2030-31)	0	0	0	0
				Year 9 (2031-32)	0	0	0	0
				Year 10 (2032-33)	0	0	0	0
Libraries	28	Library Collection Purchases	Capital - Renewal	Year 1 (2023-24)	155,000	(155,000)	0	0
				Year 2 (2024-25)	157,500	(157,500)	0	0
				Year 3 (2025-26)	160,000	(160,000)	0	0
				Year 4 (2026-27)	165,000	(165,000)	0	0
				Year 5 (2027-28)	170,000	(170,000)	0	0
				Year 6 (2028-29)	170,000	(170,000)	0	0
				Year 7 (2029-30)	173,500	(173,500)	0	0
				Year 8 (2030-31)	175,000	(175,000)	0	0
				Year 9 (2031-32)	178,500	(178,500)	0	0
				Year 10 (2032-33)	182,000	(182,000)	0	0

Program of works to implement the recommendations of the I.T. Strategy involving the upgrade and development of Council's systems in a staged manner.

Annual budget to undertake IT projects as determined by IT Steering Committee.

Purchase of books, DVD's and electronic resources to maintain an up-to-date collection and replace existing items.

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33											
Program Name	MP Job #	Project Description	Expenditure Type	Year	Project Cost			Funding Source			Project Scope
					Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources			
Libraries	75	Book Purchases - Book Bonanza Public Libraries Grant	Capital - Renewal	Year 1 (2023-24)	7,330	0	(7,330)	0			
				Year 2 (2024-25)	7,330	0	(7,330)	0			
				Year 3 (2025-26)	7,330	0	(7,330)	0			
				Year 4 (2026-27)	7,330	0	(7,330)	0			
				Year 5 (2027-28)	7,330	0	(7,330)	0			
				Year 6 (2028-29)	7,330	0	(7,330)	0			
				Year 7 (2029-30)	7,330	0	(7,330)	0			
				Year 8 (2030-31)	7,330	0	(7,330)	0			
				Year 9 (2031-32)	7,330	0	(7,330)	0			
				Year 10 (2032-33)	7,330	0	(7,330)	0			
										Purchase of children's and young adult books from grant funding.	
	76	Harmony Day - Annual Community Event	Operational	Year 1 (2023-24)	18,500	(15,500)	(3,000)	0			
				Year 2 (2024-25)	19,000	(16,000)	(3,000)	0			
				Year 3 (2025-26)	19,500	(16,000)	(3,500)	0			
				Year 4 (2026-27)	19,500	(16,000)	(3,500)	0			
				Year 5 (2027-28)	20,000	(16,500)	(3,500)	0			
				Year 6 (2028-29)	20,500	(16,800)	(3,700)	0			
				Year 7 (2029-30)	21,000	(17,300)	(3,700)	0			
				Year 8 (2030-31)	21,500	(17,600)	(3,900)	0			
				Year 9 (2031-32)	22,000	(18,100)	(3,900)	0			
				Year 10 (2032-33)	22,500	(18,500)	(4,000)	0			
										Harmony Day celebrations. Harmony Day celebrates Australia's cultural diversity. It's about inclusiveness, respect and a sense of belonging for everyone.	
	85	Construction New Library Building Swan Hill	Capital - New Asset	Year 1 (2023-24)	0	0	0	0			
				Year 2 (2024-25)	0	0	0	0			
				Year 3 (2025-26)	0	0	0	0			
				Year 4 (2026-27)	0	0	0	0			
				Year 5 (2027-28)	0	0	0	0			
				Year 6 (2028-29)	0	0	0	0			
				Year 7 (2029-30)	284,810	(284,810)	0	0			
				Year 8 (2030-31)	0	0	0	0			
				Year 9 (2031-32)	0	0	0	0			
				Year 10 (2032-33)	0	0	0	0			
										Construction of new library building for Swan Hill. Year 7 = Business case and design	

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Program Name		MP Job #	Project Description	Expenditure Type	Year	Project Cost		Funding Source			Project Scope
Libraries	Libraries					Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources		
		198	RFID Installation in the Library - Operational	Operational	Year 1 (2023-24)	26,590	(26,590)	0	0		
					Year 2 (2024-25)	0	0	0	0		
					Year 3 (2025-26)	0	0	0	0		
					Year 4 (2026-27)	0	0	0	0		
					Year 5 (2027-28)	0	0	0	0		Implementation of Radio Frequency Identification (RFID) tags for use in Swan Hill and Robinvale Libraries.
					Year 6 (2028-29)	0	0	0	0		
					Year 7 (2029-30)	0	0	0	0		
					Year 8 (2030-31)	0	0	0	0		
					Year 9 (2031-32)	0	0	0	0		
					Year 10 (2032-33)	0	0	0	0		
		199	Radio Frequency ID installation in Libraries	Capital - New Asset	Year 1 (2023-24)	40,000	(40,000)	0	0		
					Year 2 (2024-25)	0	0	0	0		
					Year 3 (2025-26)	0	0	0	0		
					Year 4 (2026-27)	0	0	0	0		
					Year 5 (2027-28)	0	0	0	0		Implementation of Radio Frequency Identification (RFID) equipment for use in Swan Hill and Robinvale Libraries.
					Year 6 (2028-29)	0	0	0	0		
					Year 7 (2029-30)	0	0	0	0		
					Year 8 (2030-31)	0	0	0	0		
					Year 9 (2031-32)	0	0	0	0		
					Year 10 (2032-33)	0	0	0	0		
		221	Saleyard Roof Construction & Solar System	Capital - New Asset	Year 1 (2023-24)	0	0	0	0		
					Year 2 (2024-25)	0	0	0	0		
					Year 3 (2025-26)	0	0	0	0		
					Year 4 (2026-27)	0	0	0	0		
					Year 5 (2027-28)	0	0	0	0		
					Year 6 (2028-29)	250,000	0	(250,000)	0		
					Year 7 (2029-30)	1,100,000	(50,000)	(1,050,000)	0		
					Year 8 (2030-31)	0	0	0	0		
					Year 9 (2031-32)	0	0	0	0		
					Year 10 (2032-33)	0	0	0	0		

Construction of saleyard roof to provide shade for animals, including installation of a solar system to offset Depot usage and enhance sustainability.

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33											
Program Name	MP Job #	Project Description	Expenditure Type	Year	Project Cost			Funding Source			Project Scope
					Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources			
Livestock Exchange	240	Cattle Yards - Scanner	Capital - Renewal	Year 1 (2023-24)	77,000	(77,000)	0	0			
				Year 2 (2024-25)	52,000	(52,000)	0	0			
				Year 3 (2025-26)	0	0	0	0			
				Year 4 (2026-27)	0	0	0	0			
				Year 5 (2027-28)	0	0	0	0			
				Year 6 (2028-29)	0	0	0	0			
				Year 7 (2029-30)	0	0	0	0			
				Year 8 (2030-31)	0	0	0	0			
				Year 9 (2031-32)	0	0	0	0			
				Year 10 (2032-33)	0	0	0	0			
										Replacement of cattle yards scanner.	
	242	Sheep Yards - New Draft Section E	Capital - New Asset	Year 1 (2023-24)	66,000	(66,000)	0	0			
				Year 2 (2024-25)	0	0	0	0			
				Year 3 (2025-26)	0	0	0	0			
				Year 4 (2026-27)	0	0	0	0			
				Year 5 (2027-28)	0	0	0	0			
				Year 6 (2028-29)	0	0	0	0			
				Year 7 (2029-30)	0	0	0	0			
				Year 8 (2030-31)	0	0	0	0			
				Year 9 (2031-32)	0	0	0	0			
				Year 10 (2032-33)	0	0	0	0			
											Installation of new Sheep Draft in Section E to align with Ramp E.
Natural Resources Management	74	Roadside Weeds and Pests Management Program	Operational	Year 1 (2023-24)	75,000	0	(75,000)	0			
				Year 2 (2024-25)	75,000	0	(75,000)	0			
				Year 3 (2025-26)	75,000	0	(75,000)	0			
				Year 4 (2026-27)	75,000	0	(75,000)	0			
				Year 5 (2027-28)	75,000	0	(75,000)	0			
				Year 6 (2028-29)	75,000	0	(75,000)	0			
				Year 7 (2029-30)	75,000	0	(75,000)	0			
				Year 8 (2030-31)	75,000	0	(75,000)	0			
				Year 9 (2031-32)	75,000	0	(75,000)	0			
				Year 10 (2032-33)	75,000	0	(75,000)	0			
										The roadside weeds and pests management program is dependent on State funding.	

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Project Cost			Funding Source			Project Scope				
Program Name	MP Job #	Project Description	Expenditure Type	Year	Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources	Project Scope	
Natural Resources Management	109	Internal Native Vegetation Offset Program	Operational	Year 1 (2023-24)	0	0	0	0	0	Setup internal native vegetation offsets against internal projects. This will save Council money as there is no longer a requirement to go to the open market to secure offsets. Sites setup as offsets include existing vegetated sites and parcels of land in Council ownership that can be rehabilitated and setup as offsets.
				Year 2 (2024-25)	50,000	(50,000)	0	0	0	
				Year 3 (2025-26)	0	0	0	0	0	
				Year 4 (2026-27)	0	0	0	0	0	
				Year 5 (2027-28)	50,000	(50,000)	0	0	0	
				Year 6 (2028-29)	0	0	0	0	0	
				Year 7 (2029-30)	75,000	(75,000)	0	0	0	
				Year 8 (2030-31)	0	0	0	0	0	
				Year 9 (2031-32)	0	0	0	0	0	
				Year 10 (2032-33)	0	0	0	0	0	
Our Region Our Rivers	41	(SH1) Art Gallery Redevelopment - Designs & Constructions	Capital - New Asset	Year 1 (2023-24)	11,000	(6,000)	0	(5,000)	0	Eradicate invasive weed species and undertake revegetation of the river bank and riparian lands along the Little Murray River between the Swan Hill Art Gallery and Pentall Island bridge, which will improve and enhance the existing riverfront.
				Year 2 (2024-25)	10,000	(10,000)	0	0	0	
				Year 3 (2025-26)	10,000	(10,000)	0	0	0	
				Year 4 (2026-27)	0	0	0	0	0	
				Year 5 (2027-28)	0	0	0	0	0	
				Year 6 (2028-29)	0	0	0	0	0	
				Year 7 (2029-30)	0	0	0	0	0	
				Year 8 (2030-31)	0	0	0	0	0	
				Year 9 (2031-32)	0	0	0	0	0	
				Year 10 (2032-33)	0	0	0	0	0	
Our Region Our Rivers	41	(SH1) Art Gallery Redevelopment - Designs & Constructions	Capital - New Asset	Year 1 (2023-24)	3,752,700	0	(844,435)	(2,908,265)	0	Renovate and make additions to the Regional Art Gallery and construct a multi purpose building at the Pioneer Settlement to accommodate visitor services, aboriginal tourism and entrance to the Pioneer Settlement.
				Year 2 (2024-25)	0	0	0	0	0	
				Year 3 (2025-26)	0	0	0	0	0	
				Year 4 (2026-27)	0	0	0	0	0	
				Year 5 (2027-28)	0	0	0	0	0	
				Year 6 (2028-29)	0	0	0	0	0	
				Year 7 (2029-30)	0	0	0	0	0	
				Year 8 (2030-31)	0	0	0	0	0	
				Year 9 (2031-32)	0	0	0	0	0	
				Year 10 (2032-33)	0	0	0	0	0	

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Program Name		MP Job #	Project Description	Expenditure Type	Year	Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources	Project Scope
Our Region Our Rivers		170	(SH3) Art Gallery Redevelopment - Bush Tucker & Yamagata Gardens	Capital - New Asset	Year 1 (2023-24)	99,000	(54,000)	(45,000)	0	Yamagata Gardens completed in 2019/20. Bush Tucker garden will be completed in conjunction with the Our Place build.
					Year 2 (2024-25)	0	0	0	0	
					Year 3 (2025-26)	0	0	0	0	
					Year 4 (2026-27)	0	0	0	0	
					Year 5 (2027-28)	0	0	0	0	
					Year 6 (2028-29)	0	0	0	0	
					Year 7 (2029-30)	0	0	0	0	
					Year 8 (2030-31)	0	0	0	0	
					Year 9 (2031-32)	0	0	0	0	
					Year 10 (2032-33)	0	0	0	0	
Parking Control & School Crossings		14	Parking Ticket Machine Installation & Replacement, Swan Hill	Capital - Renewal	Year 1 (2023-24)	6,000	(6,000)	0	0	Annual allocation for the installation and replacement of ticket machines.
					Year 2 (2024-25)	33,500	(33,500)	0	0	
					Year 3 (2025-26)	33,500	(33,500)	0	0	
					Year 4 (2026-27)	34,000	(34,000)	0	0	
					Year 5 (2027-28)	34,500	(34,500)	0	0	
					Year 6 (2028-29)	35,000	(35,000)	0	0	
					Year 7 (2029-30)	35,700	(35,700)	0	0	
					Year 8 (2030-31)	36,000	(36,000)	0	0	
					Year 9 (2031-32)	36,500	(36,500)	0	0	
					Year 10 (2032-33)	37,250	(37,250)	0	0	
Performing Arts - Cultural Promotion		56	Fairfax Youth Initiative	Operational	Year 1 (2023-24)	114,000	(27,500)	(80,000)	(6,500)	Fairfax Youth Initiative annual event for 12 to 17 year olds.
					Year 2 (2024-25)	115,300	(28,300)	(80,000)	(7,000)	
					Year 3 (2025-26)	111,650	(29,150)	(75,000)	(7,500)	
					Year 4 (2026-27)	112,800	(29,800)	(75,000)	(8,000)	
					Year 5 (2027-28)	113,500	(30,000)	(75,000)	(8,500)	
					Year 6 (2028-29)	112,700	(26,700)	(80,000)	(6,000)	
					Year 7 (2029-30)	114,000	(27,500)	(80,000)	(6,500)	
					Year 8 (2030-31)	115,300	(28,300)	(80,000)	(7,000)	
					Year 9 (2031-32)	111,650	(29,150)	(75,000)	(7,500)	
					Year 10 (2032-33)	114,000	(31,500)	(75,000)	(7,500)	

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Project Cost			Funding Source				Project Scope	
Program Name	MP Job #	Project Description	Expenditure Type	Year	Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources
Performing Arts - Cultural Promotion	263	Under the Stars	Operational	Year 1 (2023-24)	110,000	(25,000)	(19,000)	(66,000)
				Year 2 (2024-25)	110,000	(25,000)	(19,000)	(66,000)
				Year 3 (2025-26)	110,000	(25,000)	(19,000)	(66,000)
				Year 4 (2026-27)	110,000	(25,000)	(19,000)	(66,000)
				Year 5 (2027-28)	110,000	(25,000)	(19,000)	(66,000)
				Year 6 (2028-29)	110,000	(25,000)	(19,000)	(66,000)
				Year 7 (2029-30)	110,000	(25,000)	(19,000)	(66,000)
				Year 8 (2030-31)	110,000	(25,000)	(19,000)	(66,000)
				Year 9 (2031-32)	110,000	(25,000)	(19,000)	(66,000)
				Year 10 (2032-33)	110,000	(25,000)	(19,000)	(66,000)
PIOSET - PS Gem Restoration	265	Gem Caulking and Protective Coating	Capital - Upgrade	Year 1 (2023-24)	0	0	0	0
				Year 2 (2024-25)	0	0	0	0
				Year 3 (2025-26)	150,000	(150,000)	0	0
				Year 4 (2026-27)	0	0	0	0
				Year 5 (2027-28)	0	0	0	0
				Year 6 (2028-29)	0	0	0	0
				Year 7 (2029-30)	0	0	0	0
				Year 8 (2030-31)	0	0	0	0
				Year 9 (2031-32)	150,000	(150,000)	0	0
				Year 10 (2032-33)	0	0	0	0
PIOSET - Redevelopment	57	Heartbeat of the Murray Laser Light Show	Capital - Renewal	Year 1 (2023-24)	0	0	0	0
				Year 2 (2024-25)	0	0	0	0
				Year 3 (2025-26)	0	0	0	0
				Year 4 (2026-27)	0	0	0	0
				Year 5 (2027-28)	0	0	0	0
				Year 6 (2028-29)	0	0	0	0
				Year 7 (2029-30)	400,000	(400,000)	0	0
				Year 8 (2030-31)	0	0	0	0
				Year 9 (2031-32)	0	0	0	0
				Year 10 (2032-33)	0	0	0	0

Under the Stars aims to ensure Council continues to build a healthy environment for the community of Swan Hill through supporting recreation, culture and a healthy life balance.

Periodic maintenance of the PS Gem hull. Caulking and protective coating of the hull to prevent leaks and preserve the valuable planking timbers.

Additional stories for enhancement of visitor experiences.

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Project Cost			Funding Source				Project Scope		
Program Name	MP Job #	Project Description	Expenditure Type	Year	Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources	Project Scope
PIOSET - Redevelopment	65	Large Object Display Facility	Capital - Upgrade	Year 1 (2023-24)	0	0	0	0	Large Object Display Facility to house exhibits including Black Bess 1920 Steam Ploughing Engine.
				Year 2 (2024-25)	0	0	0	0	
				Year 3 (2025-26)	0	0	0	0	
				Year 4 (2026-27)	0	0	0	0	
				Year 5 (2027-28)	0	0	0	0	
				Year 6 (2028-29)	330,000	(330,000)	0	0	
				Year 7 (2029-30)	0	0	0	0	
				Year 8 (2030-31)	0	0	0	0	
				Year 9 (2031-32)	0	0	0	0	
				Year 10 (2032-33)	0	0	0	0	
PIOSET - Tourism	266	Strategic Planning - Day Product	Operational	Year 1 (2023-24)	30,000	(30,000)	0	0	Review of Pioneer Settlement Masterplan and Interpretive Plan.
				Year 2 (2024-25)	0	0	0	0	
				Year 3 (2025-26)	0	0	0	0	
				Year 4 (2026-27)	0	0	0	0	
				Year 5 (2027-28)	0	0	0	0	
				Year 6 (2028-29)	0	0	0	0	
				Year 7 (2029-30)	0	0	0	0	
				Year 8 (2030-31)	0	0	0	0	
				Year 9 (2031-32)	0	0	0	0	
				Year 10 (2032-33)	0	0	0	0	
Planning Department	273	Planning Scheme Review	Operational	Year 1 (2023-24)	0	0	0	0	Planning scheme review, following preparation of strategies and plans. Requirements of the Planning and Environment Act 1987.
				Year 2 (2024-25)	200,000	(200,000)	0	0	
				Year 3 (2025-26)	0	0	0	0	
				Year 4 (2026-27)	0	0	0	0	
				Year 5 (2027-28)	0	0	0	0	
				Year 6 (2028-29)	0	0	0	0	
				Year 7 (2029-30)	0	0	0	0	
				Year 8 (2030-31)	0	0	0	0	
				Year 9 (2031-32)	0	0	0	0	
				Year 10 (2032-33)	300,000	(300,000)	0	0	

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Program Name		MP Job #	Project Description	Expenditure Type	Year	Project Cost		Funding Source			Project Scope
						Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources		
Plant Operations		13	Plant & Fleet Purchases	Capital - Renewal	Year 1 (2023-24)	1,638,500	0	0	(1,638,500)		
					Year 2 (2024-25)	1,818,945	0	0	(1,818,945)		
					Year 3 (2025-26)	1,645,765	0	0	(1,645,765)		
					Year 4 (2026-27)	1,727,535	0	0	(1,727,535)		
					Year 5 (2027-28)	1,245,610	0	0	(1,245,610)		
					Year 6 (2028-29)	1,410,540	0	0	(1,410,540)		
					Year 7 (2029-30)	1,438,500	0	0	(1,438,500)		
					Year 8 (2030-31)	1,500,000	0	0	(1,500,000)		
					Year 9 (2031-32)	1,500,000	0	0	(1,500,000)		
					Year 10 (2032-33)	1,530,000	0	0	(1,530,000)		
Public Conveniences & Rest Centres		200	Implement Public Toilet Strategy - Renewal Works	Capital - Renewal	Year 1 (2023-24)	0	0	0	0		
					Year 2 (2024-25)	374,000	(374,000)	0	0		Yr2 - McCallum St; Yr5 Robinvale Boat Ramp & Lake Boga Wayside Stop; ; Yr 6 - Swan Hill
					Year 3 (2025-26)	0	0	0	0		Tourist Information Centre & Riverside Park
					Year 4 (2026-27)	0	0	0	0		Swan Hill; Yr 7 - Nyah, Caix Square and Robinvale Tourist Information, Lake Boga Block
					Year 5 (2027-28)	429,000	(429,000)	0	0		#5; Yr 8- Jacaranda Crescent, Lake Boga & Alan Garden Reserve.
					Year 6 (2028-29)	462,000	(462,000)	0	0		
					Year 7 (2029-30)	632,500	(632,500)	0	0		
					Year 8 (2030-31)	619,500	(619,500)	0	0		
					Year 9 (2031-32)	0	0	0	0		
					Year 10 (2032-33)	0	0	0	0		
Public Conveniences & Rest Centres		201	Implement Public Toilet Strategy - New Assets	Capital - New Asset	Year 1 (2023-24)	0	0	0	0		
					Year 2 (2024-25)	0	0	0	0		
					Year 3 (2025-26)	343,500	(343,500)	0	0		Yr 3 - Robinvale Centenary Park new block Tier 1 park & Gurnett Oval cricket pavilion; Yr 4 Livestock Exchange amenity block; Yr 6 - Lake Boga Catalina Park; Yr 8 - Ultima Lion Park.
					Year 4 (2026-27)	198,000	(198,000)	0	0		
					Year 5 (2027-28)	0	0	0	0		
					Year 6 (2028-29)	231,000	(231,000)	0	0		
					Year 7 (2029-30)	0	0	0	0		
					Year 8 (2030-31)	253,000	(253,000)	0	0		
					Year 9 (2031-32)	0	0	0	0		
					Year 10 (2032-33)	0	0	0	0		

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33											
Program Name	MP Job #	Project Description	Expenditure Type	Year	Project Cost			Funding Source			Project Scope
					Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources			
Public Lighting	4	Upgrade Street Lighting	Operational	Year 1 (2023-24)	39,400	(39,400)	0	0	0	Annual rolling program to install additional street and park lighting across the municipality.	
				Year 2 (2024-25)	40,600	(40,600)	0	0			
				Year 3 (2025-26)	41,800	(41,800)	0	0			
				Year 4 (2026-27)	42,600	(42,600)	0	0			
				Year 5 (2027-28)	44,000	(44,000)	0	0			
				Year 6 (2028-29)	45,000	(45,000)	0	0			
				Year 7 (2029-30)	45,600	(45,600)	0	0			
				Year 8 (2030-31)	46,100	(46,100)	0	0			
				Year 9 (2031-32)	47,100	(47,100)	0	0			
				Year 10 (2032-33)	48,000	(48,000)	0	0			
156		Lighting the Region Major Roads Project (Stage 3)	Operational	Year 1 (2023-24)	0	0	0	0	Central Victorian Greenhouse Alliance in partnership with 18 councils to deliver (Stage 3) remaining bulk lighting changeover on Major Roads. Stage 2 was completed into 2020/21. Stage 3 was not previously shown in the MP Plan.		
				Year 2 (2024-25)	0	0	0	0			
				Year 3 (2025-26)	0	0	0	0			
				Year 4 (2026-27)	0	0	0	0			
				Year 5 (2027-28)	0	0	0	0			
				Year 6 (2028-29)	0	0	0	0			
				Year 7 (2029-30)	0	0	0	0			
				Year 8 (2030-31)	0	0	0	0			
				Year 9 (2031-32)	0	0	0	0			
				Year 10 (2032-33)	300,000	(150,000)	(150,000)	0			
118		(RRIP) Redevelopment Robinvale Recreation Reserve Change Rooms	Capital - Renewal	Year 1 (2023-24)	0	0	0	0	Riverside Park Masterplan key project to upgrade change rooms to provide suitable amenities for Cricket, AFL & Rugby. Designs are completed, funding for project is being sourced.		
				Year 2 (2024-25)	0	0	0	0			
				Year 3 (2025-26)	935,000	(285,000)	(650,000)	0			
				Year 4 (2026-27)	0	0	0	0			
				Year 5 (2027-28)	0	0	0	0			
				Year 6 (2028-29)	0	0	0	0			
				Year 7 (2029-30)	0	0	0	0			
				Year 8 (2030-31)	0	0	0	0			
				Year 9 (2031-32)	0	0	0	0			
				Year 10 (2032-33)	0	0	0	0			

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Program Name	MP Job #	Project Description	Expenditure Type	Year	Project Cost			Funding Source			Project Scope
					Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources			
Recreation - General Reserves	275	Nyah Cricket Practice and Community Event Space	Capital - Upgrade	Year 1 (2023-24)	0	0	0	0	0	0	Construct Nyah cricket practice net inside old harness racing shed, including a soft-netting facility.
				Year 2 (2024-25)	165,000	(55,000)	(110,000)	0	0		
				Year 3 (2025-26)	0	0	0	0	0		
				Year 4 (2026-27)	0	0	0	0	0		
				Year 5 (2027-28)	0	0	0	0	0		
				Year 6 (2028-29)	0	0	0	0	0		
				Year 7 (2029-30)	0	0	0	0	0		
				Year 8 (2030-31)	0	0	0	0	0		
				Year 9 (2031-32)	0	0	0	0	0		
				Year 10 (2032-33)	0	0	0	0	0		
				55	Swan Hill Motorplex Upgrade	Capital - New Asset	Year 1 (2023-24)	0	0	0	
			Year 2 (2024-25)	0	0	0	0	0	0		
			Year 3 (2025-26)	220,000	(110,000)	(110,000)	0	0	0		
			Year 4 (2026-27)	440,000	(235,000)	(205,000)	0	0	0		
			Year 5 (2027-28)	1,061,500	(476,500)	(585,000)	0	0	0		
			Year 6 (2028-29)	0	0	0	0	0	0		
			Year 7 (2029-30)	0	0	0	0	0	0		
			Year 8 (2030-31)	0	0	0	0	0	0		
			Year 9 (2031-32)	0	0	0	0	0	0		
			Year 10 (2032-33)	0	0	0	0	0	0		
115	(RRIP) Swan Hill Showgrounds - Regional Hub	Capital - Upgrade	Year 1 (2023-24)	0	0	0	0	0	0	Site plan, design and construction of regional spaces hub at Swan Hill Showgrounds.	
			Year 2 (2024-25)	215,000	(215,000)	0	0	0	0		
			Year 3 (2025-26)	5,135,000	(1,135,000)	(4,000,000)	0	0	0		
			Year 4 (2026-27)	0	0	0	0	0	0		
			Year 5 (2027-28)	0	0	0	0	0	0		
			Year 6 (2028-29)	0	0	0	0	0	0		
			Year 7 (2029-30)	0	0	0	0	0	0		
			Year 8 (2030-31)	0	0	0	0	0	0		
			Year 9 (2031-32)	0	0	0	0	0	0		
			Year 10 (2032-33)	0	0	0	0	0	0		

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Program Name	MP Job #	Project Description	Expenditure Type	Year	Project Cost		Funding Source			Project Scope
					Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources		
Recreation - General Reserves	116	(RRIP) Gurnett Oval Swan Hill - Change Rooms redevelopment	Capital - Renewal	Year 1 (2023-24)	0	0	0	0	0	Upgrade participant & umpire change rooms, kitchen and social spaces to comply with regional sporting standards codes. Gurnett Oval Masterplan key project. 2024/25 = Design. 2025/26 = Construction.
				Year 2 (2024-25)	33,000	(33,000)	0	0		
				Year 3 (2025-26)	330,000	(105,000)	(150,000)	(75,000)		
				Year 4 (2026-27)	0	0	0	0		
				Year 5 (2027-28)	0	0	0	0		
				Year 6 (2028-29)	0	0	0	0		
				Year 7 (2029-30)	0	0	0	0		
				Year 8 (2030-31)	0	0	0	0		
				Year 9 (2031-32)	0	0	0	0		
				Year 10 (2032-33)	0	0	0	0		
117	(RRIP) Redevelopment Lake Boga Sporting Complex Pavilion	Capital - Upgrade	Year 1 (2023-24)	0	0	0	0	0	Pavilion redevelopment, includes construction of female change rooms and redevelopment of kitchen / social space. Project ensures the facility complies with AFL & Cricket guidelines.	
			Year 2 (2024-25)	580,000	(350,000)	(230,000)	0			
			Year 3 (2025-26)	0	0	0	0			
			Year 4 (2026-27)	0	0	0	0			
			Year 5 (2027-28)	0	0	0	0			
			Year 6 (2028-29)	0	0	0	0			
			Year 7 (2029-30)	0	0	0	0			
			Year 8 (2030-31)	0	0	0	0			
			Year 9 (2031-32)	0	0	0	0			
			Year 10 (2032-33)	0	0	0	0			
119	(RRIP) Redevelopment Ultima Recreation Reserve Change Rooms	Capital - Upgrade	Year 1 (2023-24)	0	0	0	0	0	As per Recreation Reserve Masterplan, upgrade participant & umpire change rooms & expand kitchen. 2025/26 = Design. 2026/27 = Construction.	
			Year 2 (2024-25)	0	0	0	0			
			Year 3 (2025-26)	33,000	(33,000)	0	0			
			Year 4 (2026-27)	220,000	(120,000)	(100,000)	0			
			Year 5 (2027-28)	0	0	0	0			
			Year 6 (2028-29)	0	0	0	0			
			Year 7 (2029-30)	0	0	0	0			
			Year 8 (2030-31)	0	0	0	0			
			Year 9 (2031-32)	0	0	0	0			
			Year 10 (2032-33)	0	0	0	0			

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Project Cost			Funding Source				Project Scope		
Program Name	MP Job #	Project Description	Expenditure Type	Year	Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources	
Recreation - General Reserves	120	(RRIP) Redevelopment Nyah Recreation Reserve Change Rooms	Capital - Upgrade	Year 1 (2023-24)	0	0	0	0	Upgrade change rooms making the facility female friendly and to comply with sporting standards codes. Nyah Masterplan key project. Design works 2026/27. Construct 2027/28.
				Year 2 (2024-25)	0	0	0	0	
				Year 3 (2025-26)	0	0	0	0	
				Year 4 (2026-27)	55,000	(55,000)	0	0	
				Year 5 (2027-28)	660,000	(310,000)	(250,000)	(100,000)	
				Year 6 (2028-29)	0	0	0	0	
				Year 7 (2029-30)	0	0	0	0	
				Year 8 (2030-31)	0	0	0	0	
				Year 9 (2031-32)	0	0	0	0	
				Year 10 (2032-33)	0	0	0	0	
Recreation - Parks & Gardens	22	Swan Hill Riverfront Masterplan - Implementation	Capital - New Asset	Year 1 (2023-24)	617,000	(308,500)	(308,500)	0	Staged implementation of Masterplan. Following funding works by Regional Growth Fund & Regional Development Victoria for a new Art Gallery & Interpretive Centre. Works include Cadell Wharf and Boardwalk on Marraboor River.
				Year 2 (2024-25)	500,000	(250,000)	(250,000)	0	
				Year 3 (2025-26)	558,000	(279,000)	(279,000)	0	
				Year 4 (2026-27)	214,500	(114,500)	(100,000)	0	
				Year 5 (2027-28)	484,000	(359,000)	(125,000)	0	
				Year 6 (2028-29)	418,000	(218,000)	(200,000)	0	
				Year 7 (2029-30)	580,000	(430,000)	(150,000)	0	
				Year 8 (2030-31)	530,000	(380,000)	(150,000)	0	
				Year 9 (2031-32)	330,000	(180,000)	(150,000)	0	
				Year 10 (2032-33)	330,000	(180,000)	(150,000)	0	
Recreation - Parks & Gardens	155	(RRIP) Upgrade Sporting Oval Scoreboard - Alan Garden Reserve	Capital - Upgrade	Year 1 (2023-24)	0	0	0	0	Upgrade Alan Garden scoreboard to electronic type. Key project identified in RRRMP.
				Year 2 (2024-25)	88,000	(48,000)	(40,000)	0	
				Year 3 (2025-26)	0	0	0	0	
				Year 4 (2026-27)	0	0	0	0	
				Year 5 (2027-28)	0	0	0	0	
				Year 6 (2028-29)	0	0	0	0	
				Year 7 (2029-30)	0	0	0	0	
				Year 8 (2030-31)	0	0	0	0	
				Year 9 (2031-32)	0	0	0	0	
				Year 10 (2032-33)	0	0	0	0	

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Project Cost			Funding Source				Project Scope	
Program Name	MP Job #	Project Description	Expenditure Type	Year	Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources
Recreation - Parks & Gardens	52	Lake Boga Foreshore Works	Capital - New Asset	Year 1 (2023-24)	0	0	0	0
				Year 2 (2024-25)	0	0	0	0
				Year 3 (2025-26)	0	0	0	0
				Year 4 (2026-27)	0	0	0	0
				Year 5 (2027-28)	0	0	0	0
				Year 6 (2028-29)	0	0	0	0
				Year 7 (2029-30)	0	0	0	0
				Year 8 (2030-31)	0	0	0	0
				Year 9 (2031-32)	0	0	0	0
				Year 10 (2032-33)	255,750	(255,750)	0	0
87	GMW Decommissioned #9	Capital - Irrigation Channel Improvements	Upgrade	Year 1 (2023-24)	0	0	0	0
				Year 2 (2024-25)	30,000	(30,000)	0	0
				Year 3 (2025-26)	0	0	0	0
				Year 4 (2026-27)	0	0	0	0
				Year 5 (2027-28)	0	0	0	0
				Year 6 (2028-29)	0	0	0	0
				Year 7 (2029-30)	0	0	0	0
				Year 8 (2030-31)	1,463,000	(1,463,000)	0	0
				Year 9 (2031-32)	440,000	(440,000)	0	0
				Year 10 (2032-33)	0	0	0	0
123	Replacement of Irrigation Pump at Robinvale	Capital - Renewal	Renewal	Year 1 (2023-24)	30,000	(30,000)	0	0
				Year 2 (2024-25)	0	0	0	0
				Year 3 (2025-26)	487,000	(487,000)	0	0
				Year 4 (2026-27)	0	0	0	0
				Year 5 (2027-28)	0	0	0	0
				Year 6 (2028-29)	0	0	0	0
				Year 7 (2029-30)	0	0	0	0
				Year 8 (2030-31)	0	0	0	0
				Year 9 (2031-32)	0	0	0	0
				Year 10 (2032-33)	0	0	0	0

Lake Boga Masterplan - Link to southern entrance foreshore project including a bbq shelter and path.

Improvement works following decommissioning of GMW #9 Channel to create walking paths and other beautification works. Yr 2 requires investigation into land titles and acquisitions.

Riverbank to be stabilised, support structure to be replaced and a new pump to be installed to overcome potential OHS issues. A two part project with design commencing in 2023, construction in 2025.

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33											
Program Name	MP Job #	Project Description	Expenditure Type	Year	Project Cost			Funding Source			Project Scope
					Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources			
Recreation - Parks & Gardens	139	Centenary Park Upgrade, Robinvale	Capital - Renewal	Year 1 (2023-24)	520,000	(270,000)	(250,000)	0			
				Year 2 (2024-25)	0	0	0	0			
				Year 3 (2025-26)	0	0	0	0			
				Year 4 (2026-27)	0	0	0	0			
				Year 5 (2027-28)	0	0	0	0			
				Year 6 (2028-29)	0	0	0	0			
				Year 7 (2029-30)	0	0	0	0			
				Year 8 (2030-31)	0	0	0	0			
				Year 9 (2031-32)	0	0	0	0			
				Year 10 (2032-33)	0	0	0	0			
											Project identified in the Robinvale Community Plan. Year - 1 Skate Park.
261	Nyah Riverfront Masterplan Implementation	Capital - New Asset	Year 1 (2023-24)	0	0	0	0				
			Year 2 (2024-25)	0	0	0	0				
			Year 3 (2025-26)	0	0	0	0				
			Year 4 (2026-27)	340,000	(200,000)	(140,000)	0				
			Year 5 (2027-28)	490,000	(200,000)	(290,000)	0				
			Year 6 (2028-29)	170,000	(100,000)	(70,000)	0				
			Year 7 (2029-30)	0	0	0	0				
			Year 8 (2030-31)	0	0	0	0				
			Year 9 (2031-32)	0	0	0	0				
			Year 10 (2032-33)	0	0	0	0				
											Implementation of works identified in the Nyah Riverfront Masterplan.
262	Connecting Swan Hill CBD to Riverfront	Capital - New Asset	Year 1 (2023-24)	0	0	0	0				
			Year 2 (2024-25)	0	0	0	0				
			Year 3 (2025-26)	0	0	0	0				
			Year 4 (2026-27)	0	0	0	0				
			Year 5 (2027-28)	0	0	0	0				
			Year 6 (2028-29)	0	0	0	0				
			Year 7 (2029-30)	0	0	0	0				
			Year 8 (2030-31)	0	0	0	0				
			Year 9 (2031-32)	0	0	0	0				
			Year 10 (2032-33)	1,800,000	(900,000)	(900,000)	0				
											Pedestrian crossing over railway lines to connect the Swan Hill CBD to the Riverfront.

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Program Name		MP Job #	Project Description	Expenditure Type	Year	Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources	Project Scope
Recreation - Playgrounds		23	Playground Equipment Renewal	Capital - Renewal	Year 1 (2023-24)	92,125	(92,125)	0	0	Program of works to renew and upgrade playgrounds throughout the municipality based on Playgrounds Asset Management Plan. Year 1 - Apex Park Swan Hill.
					Year 2 (2024-25)	115,830	(115,830)	0	0	
					Year 3 (2025-26)	115,830	(115,830)	0	0	
					Year 4 (2026-27)	118,470	(118,470)	0	0	
					Year 5 (2027-28)	120,560	(120,560)	0	0	
					Year 6 (2028-29)	123,200	(123,200)	0	0	
					Year 7 (2029-30)	125,675	(125,675)	0	0	
					Year 8 (2030-31)	126,500	(126,500)	0	0	
					Year 9 (2031-32)	129,250	(129,250)	0	0	
					Year 10 (2032-33)	131,780	(131,780)	0	0	
29 Install Shade Sails over Playground Equipment				Capital - Renewal	Year 1 (2023-24)	54,670	(54,670)	0	0	Renewal of shade sails over playground equipment throughout the municipality on a rolling program basis.
					Year 2 (2024-25)	0	0	0	0	
					Year 3 (2025-26)	57,310	(57,310)	0	0	
					Year 4 (2026-27)	58,300	(58,300)	0	0	
					Year 5 (2027-28)	59,340	(59,340)	0	0	
					Year 6 (2028-29)	60,390	(60,390)	0	0	
					Year 7 (2029-30)	61,600	(61,600)	0	0	
					Year 8 (2030-31)	62,100	(62,100)	0	0	
					Year 9 (2031-32)	63,410	(63,410)	0	0	
					Year 10 (2032-33)	64,680	(64,680)	0	0	
40 Playground Fencing Program				Capital - Renewal	Year 1 (2023-24)	0	0	0	0	Bi-annual program for fencing play equipment throughout municipality.
					Year 2 (2024-25)	28,740	(28,740)	0	0	
					Year 3 (2025-26)	0	0	0	0	
					Year 4 (2026-27)	28,740	(28,740)	0	0	
					Year 5 (2027-28)	0	0	0	0	
					Year 6 (2028-29)	29,785	(29,785)	0	0	
					Year 7 (2029-30)	0	0	0	0	
					Year 8 (2030-31)	30,335	(30,335)	0	0	
					Year 9 (2031-32)	0	0	0	0	
					Year 10 (2032-33)	30,330	(30,330)	0	0	

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Program Name	MP Job #	Project Description	Expenditure Type	Year	Project Cost			Funding Source			Project Scope
					Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources			
Recreation - Sportsfields	61	Alan Garden Reserve - Oval Surface Upgrade, Swan Hill	Capital - Renewal	Year 1 (2023-24)	0	0	0	0	0	0	Includes new subsurface drainage (agridrain), irrigation and earthworks to provide a new soil profile and to form a crown to enable run off.
				Year 2 (2024-25)	0	0	0	0	0		
				Year 3 (2025-26)	420,000	(420,000)	0	0			
				Year 4 (2026-27)	0	0	0	0			
				Year 5 (2027-28)	0	0	0	0			
				Year 6 (2028-29)	0	0	0	0			
				Year 7 (2029-30)	0	0	0	0			
				Year 8 (2030-31)	0	0	0	0			
				Year 9 (2031-32)	0	0	0	0			
				Year 10 (2032-33)	0	0	0	0			
144 (RRIP) Ken Harrison Sporting Complex, Swan Hill - Masterplan		Capital - New Asset	Year 1 (2023-24)	0	0	0	0	0	0	Masterplan for the Ken Harrison Sporting Complex required to support appropriate future development within the surrounding area.	
			Year 2 (2024-25)	0	0	0	0				
			Year 3 (2025-26)	27,500	(27,500)	0	0				
			Year 4 (2026-27)	0	0	0	0				
			Year 5 (2027-28)	0	0	0	0				
			Year 6 (2028-29)	0	0	0	0				
			Year 7 (2029-30)	0	0	0	0				
			Year 8 (2030-31)	0	0	0	0				
			Year 9 (2031-32)	0	0	0	0				
			Year 10 (2032-33)	0	0	0	0				
145 (RRIP) Ken Harrison Sporting Complex, Swan Hill - Upgrade Little		Capital - New Asset	Year 1 (2023-24)	44,000	(34,000)	(5,000)	(5,000)	0	0	Upgrade the athletic facilities - large storage and improved kiosk space. Ken Harrison Masterplan Key Project.	
			Year 2 (2024-25)	0	0	0	0				
			Year 3 (2025-26)	0	0	0	0				
			Year 4 (2026-27)	0	0	0	0				
			Year 5 (2027-28)	0	0	0	0				
			Year 6 (2028-29)	0	0	0	0				
			Year 7 (2029-30)	0	0	0	0				
			Year 8 (2030-31)	0	0	0	0				
			Year 9 (2031-32)	0	0	0	0				
			Year 10 (2032-33)	0	0	0	0				

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Program Name		MP Job #	Project Description	Expenditure Type	Year	Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources	Project Scope
Recreation - Sportsfields		146	(RRIP) Sports Lighting Plan	Capital - Renewal	Year 1 (2023-24)	88,000	(28,000)	(60,000)	0	RRIP key project. Sports Lighting Strategy for Sporting Recreation Reserves. Scope extended to all lighting types on all sporting reserves. Determine if LUX meets sporting codes & identify future upgrades.
				Year 2 (2024-25)	0	0	0	0	0	
				Year 3 (2025-26)	0	0	0	0	0	
				Year 4 (2026-27)	0	0	0	0	0	
				Year 5 (2027-28)	0	0	0	0	0	
				Year 6 (2028-29)	0	0	0	0	0	
				Year 7 (2029-30)	0	0	0	0	0	
				Year 8 (2030-31)	0	0	0	0	0	
				Year 9 (2031-32)	0	0	0	0	0	
				Year 10 (2032-33)	0	0	0	0	0	
151 (RRIP) Swan Hill Sporting Precinct Implementation				Capital - New Asset	Year 1 (2023-24)	0	0	0	0	Amalgamation of Swan Hill Showgrounds and Alan Garden Recreation Reserves. Showgrounds & Alan Garden Masterplans key project. Yr 4 Design and planning. Yr 6 Implementation
				Year 2 (2024-25)	0	0	0	0	0	
				Year 3 (2025-26)	0	0	0	0	0	
				Year 4 (2026-27)	88,000	(88,000)	0	0	0	
				Year 5 (2027-28)	0	0	0	0	0	
				Year 6 (2028-29)	1,430,000	(780,000)	(650,000)	0	0	
				Year 7 (2029-30)	0	0	0	0	0	
				Year 8 (2030-31)	0	0	0	0	0	
				Year 9 (2031-32)	0	0	0	0	0	
				Year 10 (2032-33)	0	0	0	0	0	
152 (RRIP) Alan Garden Reserve, Swan Hill - Football/Cricket Pavilion				Capital - Upgrade	Year 1 (2023-24)	0	0	0	0	Design & upgrade Tyntynder Football/Cricket Change rooms & other amenities (kitchen, showers, toilets to make female friendly facilities).
				Year 2 (2024-25)	0	0	0	0	0	
				Year 3 (2025-26)	0	0	0	0	0	
				Year 4 (2026-27)	0	0	0	0	0	
				Year 5 (2027-28)	33,000	(33,000)	0	0	0	
				Year 6 (2028-29)	0	0	0	0	0	
				Year 7 (2029-30)	0	0	0	0	0	
				Year 8 (2030-31)	0	0	0	0	0	
				Year 9 (2031-32)	495,000	(495,000)	0	0	0	
				Year 10 (2032-33)	0	0	0	0	0	

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Program Name		MP Job #	Project Description	Expenditure Type	Year	Project Cost		Funding Source			Project Scope
						Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources		
Regulatory Services		213	Robinvale Animal Pound Upgrade	Capital - Upgrade	Year 1 (2023-24)	0	0	0	0	0	New building connected by pathway to include a vet room to allow microchipping of animals to be completed in-house. Includes office space, storage room and toilet.
					Year 2 (2024-25)	0	0	0	0	0	
					Year 3 (2025-26)	0	0	0	0	0	
					Year 4 (2026-27)	0	0	0	0	0	
					Year 5 (2027-28)	0	0	0	0	0	
					Year 6 (2028-29)	0	0	0	0	0	
					Year 7 (2029-30)	10,000	(10,000)	0	0	0	
					Year 8 (2030-31)	110,000	(110,000)	0	0	0	
					Year 9 (2031-32)	0	0	0	0	0	
					Year 10 (2032-33)	0	0	0	0	0	
		214	Robinvale Off Leash Dog Park	Capital - New Asset	Year 1 (2023-24)	0	0	0	0	0	Development of Project Plan of Construction of fenced park (provision of seating, water, fence/gates, agility equipment and trees) pending the Robinvale Riverfront Masterplan and Cultural Heritage Management Plan results (if State funding becomes available).
					Year 2 (2024-25)	0	0	0	0	0	
					Year 3 (2025-26)	15,000	(15,000)	0	0	0	
					Year 4 (2026-27)	220,000	(110,000)	(110,000)	0	0	
					Year 5 (2027-28)	0	0	0	0	0	
					Year 6 (2028-29)	0	0	0	0	0	
					Year 7 (2029-30)	0	0	0	0	0	
					Year 8 (2030-31)	0	0	0	0	0	
					Year 9 (2031-32)	0	0	0	0	0	
					Year 10 (2032-33)	0	0	0	0	0	
Road Furniture, Line Markings & Carparks		9	Swan Hill CBD Carpark	Capital - New Asset	Year 1 (2023-24)	0	0	0	0	0	Funded from car-parking reserve, where money is collected as contributions from developers in lieu of providing on-site parking, and needs to be converted to parking spaces on the ground.
					Year 2 (2024-25)	0	0	0	0	0	
					Year 3 (2025-26)	10,000	(10,000)	0	0	0	
					Year 4 (2026-27)	151,800	(81,800)	0	(70,000)	0	
					Year 5 (2027-28)	0	0	0	0	0	
					Year 6 (2028-29)	10,000	(10,000)	0	0	0	
					Year 7 (2029-30)	371,700	(371,700)	0	0	0	
					Year 8 (2030-31)	0	0	0	0	0	
					Year 9 (2031-32)	0	0	0	0	0	
					Year 10 (2032-33)	0	0	0	0	0	

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Project Cost			Funding Source				Project Scope		
Program Name	MP Job #	Project Description	Expenditure Type	Year	Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources	
Roads - Roads to Recovery	27	Sealed Roads - Reconstruction (RZR)	Capital - Renewal	Year 1 (2023-24)	929,260	0	(929,260)	0	Roads to Recovery rolling program for road reconstruction. Figures assume that Council will continue to receive grant funding.
				Year 2 (2024-25)	929,260	0	(929,260)	0	
				Year 3 (2025-26)	929,260	0	(929,260)	0	
				Year 4 (2026-27)	929,260	0	(929,260)	0	
				Year 5 (2027-28)	929,260	0	(929,260)	0	
				Year 6 (2028-29)	929,260	0	(929,260)	0	
				Year 7 (2029-30)	929,260	0	(929,260)	0	
				Year 8 (2030-31)	929,260	0	(929,260)	0	
				Year 9 (2031-32)	929,260	0	(929,260)	0	
				Year 10 (2032-33)	929,260	0	(929,260)	0	
				48 Sealed Roads - Shoulder Resheeting Program (RZR)			Capital - Renewal	Year 1 (2023-24)	
Year 2 (2024-25)	210,100	0	(210,100)					0	
Year 3 (2025-26)	210,100	0	(210,100)					0	
Year 4 (2026-27)	210,100	0	(210,100)					0	
Year 5 (2027-28)	210,100	0	(210,100)					0	
Year 6 (2028-29)	210,100	0	(210,100)					0	
Year 7 (2029-30)	210,100	0	(210,100)					0	
Year 8 (2030-31)	210,100	0	(210,100)					0	
Year 9 (2031-32)	210,100	0	(210,100)					0	
Year 10 (2032-33)	210,100	0	(210,100)					0	
49 Gravel Roads - Resheeting Program (RZR)			Capital - Renewal					Year 1 (2023-24)	294,800
				Year 2 (2024-25)	294,800	0	(294,800)	0	
				Year 3 (2025-26)	294,800	0	(294,800)	0	
				Year 4 (2026-27)	294,800	0	(294,800)	0	
				Year 5 (2027-28)	294,800	0	(294,800)	0	
				Year 6 (2028-29)	294,800	0	(294,800)	0	
				Year 7 (2029-30)	294,800	0	(294,800)	0	
				Year 8 (2030-31)	294,800	0	(294,800)	0	
				Year 9 (2031-32)	294,800	0	(294,800)	0	
				Year 10 (2032-33)	294,800	0	(294,800)	0	

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Project Cost			Funding Source			Project Scope			
Program Name	MP Job #	Project Description	Expenditure Type	Year	Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources	Project Scope
Roads - Sealed Roads	26	Sealed Roads - Reconstruction	Capital - Renewal	Year 1 (2023-24)	1,161,600	(1,161,600)	0	0	
				Year 2 (2024-25)	1,217,700	(1,217,700)	0	0	
				Year 3 (2025-26)	1,274,900	(1,274,900)	0	0	
				Year 4 (2026-27)	1,343,100	(1,343,100)	0	0	
				Year 5 (2027-28)	1,408,000	(1,408,000)	0	0	
				Year 6 (2028-29)	1,474,000	(1,474,000)	0	0	
				Year 7 (2029-30)	1,545,500	(1,545,500)	0	0	
				Year 8 (2030-31)	1,630,200	(1,630,200)	0	0	
				Year 9 (2031-32)	1,707,200	(1,707,200)	0	0	
				Year 10 (2032-33)	1,741,300	(1,741,300)	0	0	Annual rolling program of sealed road reconstruction.
	43	Sealed Roads - Shoulder Resheeting	Capital - Renewal	Year 1 (2023-24)	228,800	(228,800)	0	0	
				Year 2 (2024-25)	239,800	(239,800)	0	0	
				Year 3 (2025-26)	256,800	(256,800)	0	0	
				Year 4 (2026-27)	269,500	(269,500)	0	0	
				Year 5 (2027-28)	282,700	(282,700)	0	0	
				Year 6 (2028-29)	295,900	(295,900)	0	0	
				Year 7 (2029-30)	318,600	(318,600)	0	0	
				Year 8 (2030-31)	333,200	(333,200)	0	0	
				Year 9 (2031-32)	349,100	(349,100)	0	0	
				Year 10 (2032-33)	356,070	(356,070)	0	0	Rolling program to resheet the shoulders of sealed roads. Program developed based on condition assessments.
	44	Sealed Roads - Resealing Program	Capital - Renewal	Year 1 (2023-24)	1,405,800	(1,405,800)	0	0	
				Year 2 (2024-25)	1,302,900	(1,302,900)	0	0	
				Year 3 (2025-26)	1,542,200	(1,542,200)	0	0	
				Year 4 (2026-27)	1,615,900	(1,615,900)	0	0	
				Year 5 (2027-28)	1,694,000	(1,694,000)	0	0	
				Year 6 (2028-29)	1,782,800	(1,782,800)	0	0	
				Year 7 (2029-30)	1,868,900	(1,868,900)	0	0	
				Year 8 (2030-31)	1,956,900	(1,956,900)	0	0	
				Year 9 (2031-32)	2,049,300	(2,049,300)	0	0	
				Year 10 (2032-33)	2,090,000	(2,090,000)	0	0	Rolling program of resealing of sealed roads.

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Project Cost			Funding Source				Project Scope	
Program Name	MP Job #	Project Description	Expenditure Type	Year	Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources
Roads - Sealed Roads	45	Kerb and Channel - Replacement Program	Capital - Renewal	Year 1 (2023-24)	283,800	(283,800)	0	0
				Year 2 (2024-25)	305,600	(305,600)	0	0
				Year 3 (2025-26)	320,100	(320,100)	0	0
				Year 4 (2026-27)	335,500	(335,500)	0	0
				Year 5 (2027-28)	360,300	(360,300)	0	0
				Year 6 (2028-29)	377,300	(377,300)	0	0
				Year 7 (2029-30)	396,000	(396,000)	0	0
				Year 8 (2030-31)	414,700	(414,700)	0	0
				Year 9 (2031-32)	444,400	(444,400)	0	0
				Year 10 (2032-33)	453,300	(453,300)	0	0
90	LTFP - Additional Sealed Roads		Capital - Renewal	Year 1 (2023-24)	0	0	0	0
				Year 2 (2024-25)	0	0	0	0
				Year 3 (2025-26)	0	0	0	0
				Year 4 (2026-27)	85,000	(85,000)	0	0
				Year 5 (2027-28)	60,000	(60,000)	0	0
				Year 6 (2028-29)	110,000	(110,000)	0	0
				Year 7 (2029-30)	350,000	(350,000)	0	0
				Year 8 (2030-31)	110,000	(110,000)	0	0
				Year 9 (2031-32)	0	0	0	0
				Year 10 (2032-33)	0	0	0	0
216	Bael Bael Rd Tresco - Upgrade		Capital - Upgrade	Year 1 (2023-24)	0	0	0	0
				Year 2 (2024-25)	0	0	0	0
				Year 3 (2025-26)	675,000	(675,000)	0	0
				Year 4 (2026-27)	0	0	0	0
				Year 5 (2027-28)	0	0	0	0
				Year 6 (2028-29)	0	0	0	0
				Year 7 (2029-30)	0	0	0	0
				Year 8 (2030-31)	0	0	0	0
				Year 9 (2031-32)	0	0	0	0
				Year 10 (2032-33)	0	0	0	0

Rolling program of kerb and channel replacement.

Long Term Financial Plan - indicative additional funding available for sealed road works (to be confirmed through the budget process).

Widen Bael Road Tresco and connect to Murray Valley Hwy. Grant identified through AgriLinks Upgrade Program (AUP) by Agriculture Victoria. Timing of project to align with Haven Estate development Planning Conditions.

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Project Cost			Funding Source			Project Scope			
Program Name	MP Job #	Project Description	Expenditure Type	Year	Total Cost		Rates (Including Loans)	Grants & Contributions	Other Sources
Roads - Sealed Roads	233	Karinie Street Reconstruction	Capital - Renewal	Year 1 (2023-24)	150,000	(150,000)	0	0	Replacement of kerb and channel and road pavement from Murlong Street to Nyah Road roundabout, including the Saleyards Rd intersection and Saleyards entrance upgrade. Year 1 geotechnical design and community consultation and Year 2 construction.
				Year 2 (2024-25)	4,855,850	(1,618,620)	(3,237,230)	0	
				Year 3 (2025-26)	0	0	0	0	
				Year 4 (2026-27)	0	0	0	0	
				Year 5 (2027-28)	0	0	0	0	
				Year 6 (2028-29)	0	0	0	0	
				Year 7 (2029-30)	0	0	0	0	
				Year 8 (2030-31)	0	0	0	0	
				Year 9 (2031-32)	0	0	0	0	
				Year 10 (2032-33)	0	0	0	0	
Roads - Unsealed Roads	46	Gravel Roads - Resheeting Program	Capital - Renewal	Year 1 (2023-24)	744,700	(744,700)	0	0	Rolling program to resheet gravel roads.
				Year 2 (2024-25)	785,400	(785,400)	0	0	
				Year 3 (2025-26)	819,500	(819,500)	0	0	
				Year 4 (2026-27)	864,600	(864,600)	0	0	
				Year 5 (2027-28)	905,300	(905,300)	0	0	
				Year 6 (2028-29)	950,400	(950,400)	0	0	
				Year 7 (2029-30)	999,900	(999,900)	0	0	
				Year 8 (2030-31)	1,050,500	(1,050,500)	0	0	
				Year 9 (2031-32)	1,100,000	(1,100,000)	0	0	
				Year 10 (2032-33)	1,122,000	(1,122,000)	0	0	
	91	LTFP - Additional Unsealed Roads	Capital - Renewal	Year 1 (2023-24)	0	0	0	0	Long Term Financial Plan - indicative additional funds available for unsealed road works (to be confirmed through the budget process).
				Year 2 (2024-25)	0	0	0	0	
				Year 3 (2025-26)	0	0	0	0	
				Year 4 (2026-27)	0	0	0	0	
				Year 5 (2027-28)	0	0	0	0	
				Year 6 (2028-29)	0	0	0	0	
				Year 7 (2029-30)	0	0	0	0	
				Year 8 (2030-31)	160,000	(160,000)	0	0	
				Year 9 (2031-32)	0	0	0	0	
				Year 10 (2032-33)	0	0	0	0	

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33										
Program Name	MP Job #	Project Description	Expenditure Type	Year	Project Cost		Funding Source			Project Scope
					Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources		
Roads - Unsealed Roads	270	Unsealed Roads - Resilience Program	Capital - Upgrade	Year 1 (2023-24)	100,000	(100,000)	0	0		
				Year 2 (2024-25)	100,000	(100,000)	0	0		
				Year 3 (2025-26)	110,000	(110,000)	0	0		
				Year 4 (2026-27)	0	0	0	0		
				Year 5 (2027-28)	225,000	(225,000)	0	0		
				Year 6 (2028-29)	230,000	(230,000)	0	0		
				Year 7 (2029-30)	235,000	(235,000)	0	0		
				Year 8 (2030-31)	240,000	(240,000)	0	0		
				Year 9 (2031-32)	250,000	(250,000)	0	0		
				Year 10 (2032-33)	255,000	(255,000)	0	0		
									Improving road resilience to farmers on unsealed and natural surface road networks.	
271 Native Vegetation Assessment and Removal			Operational	Year 1 (2023-24)	88,000	(88,000)	0	0		
				Year 2 (2024-25)	88,000	(88,000)	0	0		
				Year 3 (2025-26)	0	0	0	0		
				Year 4 (2026-27)	0	0	0	0		
				Year 5 (2027-28)	0	0	0	0		
				Year 6 (2028-29)	0	0	0	0		
				Year 7 (2029-30)	0	0	0	0		
				Year 8 (2030-31)	0	0	0	0		
				Year 9 (2031-32)	0	0	0	0		
				Year 10 (2032-33)	0	0	0	0		
									Rural Roads - Assessment of works required to low areas, improving drainage and to sand hills. This will compliment the Unsealed Roads - Resilience Program.	
Robinvale Sports & Aquatic Centre	276	Robinvale Leisure Centre - Splash Park	Capital - New Asset	Year 1 (2023-24)	550,000	(300,000)	(250,000)	0		
				Year 2 (2024-25)	0	0	0	0		
				Year 3 (2025-26)	0	0	0	0		
				Year 4 (2026-27)	0	0	0	0		
				Year 5 (2027-28)	0	0	0	0		
				Year 6 (2028-29)	0	0	0	0		
				Year 7 (2029-30)	0	0	0	0		
				Year 8 (2030-31)	0	0	0	0		
				Year 9 (2031-32)	0	0	0	0		
				Year 10 (2032-33)	0	0	0	0		
									Design and construct a new splash park next to the 33mtr outdoor pool in Robinvale (zero depth).	

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33											
Program Name	MP Job #	Project Description	Expenditure Type	Year	Project Cost			Funding Source			Project Scope
					Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources			
Street Beautification	71	Purchase Christmas Decorations	Operational	Year 1 (2023-24)	27,000	(27,000)	0	0	0	Purchase of Christmas decorations for use across the municipality.	
				Year 2 (2024-25)	0	0	0	0			
				Year 3 (2025-26)	28,000	(28,000)	0	0			
				Year 4 (2026-27)	0	0	0	0			
				Year 5 (2027-28)	30,000	(30,000)	0	0			
				Year 6 (2028-29)	0	0	0	0			
				Year 7 (2029-30)	30,000	(30,000)	0	0			
				Year 8 (2030-31)	0	0	0	0			
				Year 9 (2031-32)	32,000	(32,000)	0	0			
				Year 10 (2032-33)	0	0	0	0			
18	Swan Hill CBD works	Capital - Renewal	Year 1 (2023-24)	0	0	0	0	0	Upgrade to Swan Hill CBD area generally boarded by Pie, Beveridge, Rutherford and Curlew Streets with matching RDY funding.		
			Year 2 (2024-25)	0	0	0	0				
			Year 3 (2025-26)	430,000	(215,000)	(215,000)	0				
			Year 4 (2026-27)	220,000	(110,000)	(110,000)	0				
			Year 5 (2027-28)	340,000	(170,000)	(170,000)	0				
			Year 6 (2028-29)	530,000	(265,000)	(265,000)	0				
			Year 7 (2029-30)	0	0	0	0				
			Year 8 (2030-31)	0	0	0	0				
			Year 9 (2031-32)	0	0	0	0				
			Year 10 (2032-33)	0	0	0	0				
Swan Hill Indoor Sports & Recreation Centre	110	Swan Hill Indoor Sport & Recreation Centre - Amenities	Capital - Renewal	Year 1 (2023-24)	0	0	0	0	Project to replace the recreation facility known as The Stadium in Swan Hill. Funds in Year 5 for scoping and detailed design. Existing rates money used as seed funding to obtain grant money from State/Federal government to construct a new facility.		
				Year 2 (2024-25)	0	0	0	0			
				Year 3 (2025-26)	0	0	0	0			
				Year 4 (2026-27)	0	0	0	0			
				Year 5 (2027-28)	100,000	(100,000)	0	0			
				Year 6 (2028-29)	0	0	0	0			
				Year 7 (2029-30)	0	0	0	0			
				Year 8 (2030-31)	0	0	0	0			
				Year 9 (2031-32)	0	0	0	0			
				Year 10 (2032-33)	0	0	0	0			

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Program Name	MP Job #	Project Description	Expenditure Type	Year	Project Cost		Funding Source			Project Scope
					Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources		
Swan Hill Leisure Centre	7	(RRIP) Replace Swan Hill's Outdoor Swimming Pool	Capital - New Asset	Year 1 (2023-24)	66,000	(66,000)	0	0	0	Replace Swan Hill Outdoor Swimming Pool with a modern alternative. 2023/24 = Design and 2026/27 = Construction.
				Year 2 (2024-25)	0	0	0	0	0	
				Year 3 (2025-26)	0	0	0	0	0	
				Year 4 (2026-27)	7,000,000	(1,750,000)	(5,250,000)	0	0	
				Year 5 (2027-28)	0	0	0	0	0	
				Year 6 (2028-29)	0	0	0	0	0	
				Year 7 (2029-30)	0	0	0	0	0	
				Year 8 (2030-31)	0	0	0	0	0	
				Year 9 (2031-32)	0	0	0	0	0	
				Year 10 (2032-33)	0	0	0	0	0	
				Tower Hill Estate Development	81	Swan Hill Showgrounds Sport & Recreation Precinct - Development	Capital - New Asset	Year 1 (2023-24)	159,500	
Year 2 (2024-25)	0	0	0					0	0	
Year 3 (2025-26)	0	0	0					0	0	
Year 4 (2026-27)	0	0	0					0	0	
Year 5 (2027-28)	0	0	0					0	0	
Year 6 (2028-29)	0	0	0					0	0	
Year 7 (2029-30)	0	0	0					0	0	
Year 8 (2030-31)	0	0	0					0	0	
Year 9 (2031-32)	0	0	0					0	0	
Year 10 (2032-33)	0	0	0					0	0	
Tower Hill Estate Development	81	Swan Hill Tower Hill Residential Development	Capital - New Asset					Year 1 (2023-24)	1,800,000	0
				Year 2 (2024-25)	1,850,000	0	0	(1,850,000)		
				Year 3 (2025-26)	1,900,000	0	0	(1,900,000)		
				Year 4 (2026-27)	1,950,000	0	0	(1,950,000)		
				Year 5 (2027-28)	2,000,000	0	0	(2,000,000)		
				Year 6 (2028-29)	2,000,000	0	0	(2,000,000)		
				Year 7 (2029-30)	2,000,000	0	0	(2,000,000)		
				Year 8 (2030-31)	2,000,000	0	0	(2,000,000)		
				Year 9 (2031-32)	2,000,000	0	0	(2,000,000)		
				Year 10 (2032-33)	2,000,000	0	0	(2,000,000)		

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Program Name	MP Job #	Project Description	Expenditure Type	Year	Project Cost		Funding Source			Project Scope
					Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources		
Tree Maintenance	102	Tree Planting Program	Operational	Year 1 (2023-24)	42,500	(42,500)	0	0		
				Year 2 (2024-25)	43,000	(43,000)	0	0		
				Year 3 (2025-26)	43,500	(43,500)	0	0		
				Year 4 (2026-27)	44,000	(44,000)	0	0		
				Year 5 (2027-28)	44,500	(44,500)	0	0		
				Year 6 (2028-29)	45,000	(45,000)	0	0		
				Year 7 (2029-30)	45,500	(45,500)	0	0		
				Year 8 (2030-31)	46,000	(46,000)	0	0		
				Year 9 (2031-32)	47,000	(47,000)	0	0		
				Year 10 (2032-33)	48,000	(48,000)	0	0		
										Program of planting new street trees.
Waste Management	33	Waste Management - Swan Hill Landfill Cell Capping/Rehabilitation	Operational	Year 1 (2023-24)	296,450	0	0	(296,450)		
				Year 2 (2024-25)	810,810	0	0	(810,810)		
				Year 3 (2025-26)	0	0	0	0		
				Year 4 (2026-27)	0	0	0	0		
				Year 5 (2027-28)	0	0	0	0		
				Year 6 (2028-29)	270,435	0	0	(270,435)		
				Year 7 (2029-30)	0	0	0	0		
				Year 8 (2030-31)	0	0	0	0		
				Year 9 (2031-32)	0	0	0	0		
				Year 10 (2032-33)	322,525	0	0	(322,525)		
										Construction of landfill capping for the legacy cell area and future cells 1 and 2, requirement comes from the landfill license conditions. Progressive/staged capping works are guided by the Swan Hill Landfill Development Plan.
Waste Management - Swan Hill Landfill Construction of New Cells	59	Capital - New Asset	Capital - New Asset	Year 1 (2023-24)	0	0	0	0		
				Year 2 (2024-25)	66,000	0	0	(66,000)		
				Year 3 (2025-26)	0	0	0	0		
				Year 4 (2026-27)	1,337,391	0	0	(1,337,391)		
				Year 5 (2027-28)	0	0	0	0		
				Year 6 (2028-29)	0	0	0	0		
				Year 7 (2029-30)	0	0	0	0		
				Year 8 (2030-31)	83,600	0	0	(83,600)		
				Year 9 (2031-32)	1,550,400	0	0	(1,550,400)		
				Year 10 (2032-33)	0	0	0	0		
										Construction of new Cells for Swan Hill Landfill - funded from Waste Management Reserve.

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Program Name	MP Job #	Project Description	Expenditure Type	Year	Project Cost		Funding Source			Project Scope
					Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources		
Waste Management	79	Waste Management - Operational Daily Cover	Operational	Year 1 (2023-24)	43,400	(43,400)	0	0	Provision of earthen cover over waste for open landfill cell on a daily basis.	
				Year 2 (2024-25)	44,250	(44,250)	0	0		
				Year 3 (2025-26)	45,100	(45,100)	0	0		
				Year 4 (2026-27)	46,000	(46,000)	0	0		
				Year 5 (2027-28)	47,000	(47,000)	0	0		
				Year 6 (2028-29)	48,000	(48,000)	0	0		
				Year 7 (2029-30)	49,000	(49,000)	0	0		
				Year 8 (2030-31)	50,000	(50,000)	0	0		
				Year 9 (2031-32)	51,000	(51,000)	0	0		
				Year 10 (2032-33)	51,000	(51,000)	0	0		
100	Waste Management - Waste Disposal Sites Fence Construction	Capital - Upgrade	Year 1 (2023-24)	27,500	0	0	(27,500)	Construction of security fencing for unfenced Rural Transfer Station sites. Progressive replacement of unserviceable sections of the Swan Hill and Robinvale Landfill boundary fences.		
			Year 2 (2024-25)	20,065	0	0	(20,065)			
			Year 3 (2025-26)	45,045	0	0	(45,045)			
			Year 4 (2026-27)	63,800	0	0	(63,800)			
			Year 5 (2027-28)	55,000	0	0	(55,000)			
			Year 6 (2028-29)	0	0	0	0			
			Year 7 (2029-30)	0	0	0	0			
			Year 8 (2030-31)	0	0	0	0			
			Year 9 (2031-32)	0	0	0	0			
			Year 10 (2032-33)	0	0	0	0			
260	Ultima Compost Facility Extension - In-vessel Compost Facility (Stage 2)	Capital - New Asset	Year 1 (2023-24)	1,387,100	0	(891,400)	(495,700)	In-vessel compost facility with housed receipt area to load food organics and garden organics to be decontaminated, loaded into the vessel and pasteurised to produce mature compost.		
			Year 2 (2024-25)	0	0	0	0			
			Year 3 (2025-26)	0	0	0	0			
			Year 4 (2026-27)	0	0	0	0			
			Year 5 (2027-28)	0	0	0	0			
			Year 6 (2028-29)	0	0	0	0			
			Year 7 (2029-30)	0	0	0	0			
			Year 8 (2030-31)	0	0	0	0			
			Year 9 (2031-32)	0	0	0	0			
			Year 10 (2032-33)	0	0	0	0			

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Program Name	MP Job #	Project Description	Expenditure Type	Year	Project Cost		Funding Source			Project Scope
					Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources		
Waste Management	279	Waste Management - Closed Rural Landfill Cell Capping /	Operational	Year 1 (2023-24)	279,800	0	0	(279,800)		Construction of landfill capping for the four closed rural landfill sites, as required by the EPA landfill conditions.
				Year 2 (2024-25)	139,925	0	0	(139,925)		
				Year 3 (2025-26)	217,930	0	0	(217,930)		
				Year 4 (2026-27)	0	0	0	0	0	
				Year 5 (2027-28)	0	0	0	0	0	
				Year 6 (2028-29)	0	0	0	0	0	
				Year 7 (2029-30)	0	0	0	0	0	
				Year 8 (2030-31)	0	0	0	0	0	
				Year 9 (2031-32)	0	0	0	0	0	
				Year 10 (2032-33)	0	0	0	0	0	
280	Waste Management - Nightsoil Depot Rehabilitation	Operational	Year 1 (2023-24)	0	0	0	0	0	Capping / Rehabilitation of the Nyah West and Lake Boga nightsoil depots post closure.	
			Year 2 (2024-25)	0	0	0	0	0		
			Year 3 (2025-26)	0	0	0	0	0		
			Year 4 (2026-27)	0	0	0	0	0		
			Year 5 (2027-28)	132,000	0	0	(132,000)	0		
			Year 6 (2028-29)	0	0	0	0	0		
			Year 7 (2029-30)	0	0	0	0	0		
			Year 8 (2030-31)	0	0	0	0	0		
			Year 9 (2031-32)	0	0	0	0	0		
			Year 10 (2032-33)	0	0	0	0	0		
281	Waste Management - Robinvale Landfill Cell Capping /	Operational	Year 1 (2023-24)	313,360	0	0	(313,360)	Construction of Landfill capping for the legacy cell area, requirement comes from Landfill license conditions. Progressive / staged capping works are guided by the Robinvale Landfill Development plan.		
			Year 2 (2024-25)	0	0	0	0		0	
			Year 3 (2025-26)	255,000	0	0	(255,000)		0	
			Year 4 (2026-27)	0	0	0	0		0	
			Year 5 (2027-28)	151,210	0	0	(151,210)		0	
			Year 6 (2028-29)	0	0	0	0		0	
			Year 7 (2029-30)	0	0	0	0		0	
			Year 8 (2030-31)	0	0	0	0		0	
			Year 9 (2031-32)	0	0	0	0		0	
			Year 10 (2032-33)	0	0	0	0		0	

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Program Name	MP Job #	Project Description	Expenditure Type	Year	Project Cost			Funding Source			Project Scope
					Total Cost	Rates (Including Loans)	Grants & Contributions	Other Sources			
Waste Management	282	Waste Management - Robinvale Landfill Construction of New Cell	Capital - New Asset	Year 1 (2023-24)	66,000	0	0	(66,000)			Scope requirements, design, EPA works approval and audit process and construction of cell.
				Year 2 (2024-25)	0	0	0	0			
				Year 3 (2025-26)	0	0	0	0			
				Year 4 (2026-27)	668,695	0	0	(668,695)			
				Year 5 (2027-28)	0	0	0	0			
				Year 6 (2028-29)	0	0	0	0			
				Year 7 (2029-30)	0	0	0	0			
				Year 8 (2030-31)	0	0	0	0			
				Year 9 (2031-32)	0	0	0	0			
				Year 10 (2032-33)	0	0	0	0			
Waste and Recycling Future Strategy	283	Operational	Operational	Year 1 (2023-24)	100,000	0	0	(100,000)		Strategic plan detailing the future requirements of Council landfill operations and compliance with the ongoing licence requirements of operating a landfill site.	
				Year 2 (2024-25)	0	0	0	0			
				Year 3 (2025-26)	0	0	0	0			
				Year 4 (2026-27)	0	0	0	0			
				Year 5 (2027-28)	0	0	0	0			
				Year 6 (2028-29)	0	0	0	0			
				Year 7 (2029-30)	0	0	0	0			
				Year 8 (2030-31)	0	0	0	0			
				Year 9 (2031-32)	0	0	0	0			
				Year 10 (2032-33)	0	0	0	0			

Addendum – Projects Sitting Outside 10 Year Delivery Cycle

The following list of projects have been considered by Council and will be brought into the 10 Year Major Projects Plan when suitable project funding becomes available .
 Where unexpected targeted government grant money becomes available, then projects from this listing can often be advanced.
 Some projects however, such as the construction of new municipal offices, may be 20-30 years away and dependent on the sale of our existing office site or other such factors.

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Program Name	MP Job #	Project Description	Expenditure Type	Project Cost			Funding Source			Project Scope
				Total Cost	Rates (including Loans)	Grants & Contributions	Other Sources			
Acquisition & Disposal of Council Properties	25	Construction of new Municipal Offices in Swan Hill	Capital - New Asset	21,100,000	(14,600,000)	0	(6,500,000)		Potential long term project to relocate to a new municipal office in Swan Hill.	
	165	Increase Housing Supply - Swan Hill	Capital - New Asset	9,443,500	0	0	(9,443,500)		Staged Construction of housing at Tower Hill Estate that is available for immediate purchase. Construct 3 houses per year for 3 years then review supply & demand.	
Art Gallery	226	Swan Hill Art Gallery, The Farmer	Capital - Renewal	120,000	(120,000)	0	0		Repairs to damaged art piece "The Farmer."	

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

			Project Cost			Funding Source			Project Scope
Program Name	MP Job #	Project Description	Expenditure Type	Total Cost	Rates (including Loans)	Grants & Contributions	Other Sources		
Community Centre - Manangatang	137	Redevelopment of Manangatang Community Centre	Capital - Renewal	110,000	(110,000)	0	0	Assessment, scoping and design of building modifications to potentially support Manangatang Pre-School and Early Childhood services. Project identified in the Manangatang Community Plan.	
Drainage	1	Chapman Street Swan Hill - Drainage Upgrade	Capital - Upgrade	282,000	(82,000)	0	(200,000)	Project works links in with improvements to Nyah Road Drainage Stage 2 (2017-18). It resolves a pipe diameter restriction, existing pipe under building, and improves drainage that backs up especially West of Nyah Road on Pritchard Street.	
	83	Drainage Improvements - MVH and Tol Tol Intersection Robinvale	Capital - Upgrade	238,700	0	(238,700)	0	Murray Valley Highway and Tol Tol Road intersection expanding and profiling the stormwater open drain. VicRoads funding required.	
	86	Swan Hill Charlie Gray Close - Drainage Scheme	Capital - New Asset	220,000	(110,000)	(110,000)	0	Construction of pump station and rising main to Wilkins Grove drainage network. \$10,000 allowed for power connection. Private Scheme required. For project to proceed landowners will need to contribute at least 50% of cost.	

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33								
Program Name	MP Job #	Project Description	Expenditure Type	Funding Source			Project Scope	
				Project Cost	Rates (including Loans)	Grants & Contributions		Other Sources
Drainage	193	Cloverdale Drainage Improvement Project	Capital - Upgrade	990,000	0	(990,000)	0	Design and construction of retention basin and overflow pumping system.
	207	Drainage Improvements - Butterworth St, Suttie Dr, Berrybank Dr and Graemar Dr	Capital - Upgrade	825,000	0	(825,000)	0	Drainage upgrade works at Butterworth Street, Suttie Drive, Berrybank Drive and Graemar Drive, to improve drainage. For project to proceed landowners will need to contribute to the cost.
	234	Curlewis Street (MVH) - Railway Ave to McCallum St	Capital - Upgrade	1,659,900	(829,950)	(829,950)	0	Drainage upgrade works at Curlewis Street (from Railway Avenue to McCallum Street) to improve drainage.
	238	Drainage Extension - Yana Street	Capital - New Asset	715,000	(357,500)	(357,500)	0	Drainage extension works at Yana Street to aid development. This project is to enable a collection point in Yana St for stormwater from Charlie Gray Close, Landy, Crescent and Peppercorn Mews to be discharged to existing outlet point in Yana Street.

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33								
		Project Cost			Funding Source		Project Scope	
Program Name	MP Job #	Project Description	Expenditure Type	Total Cost	Rates (including Loans)	Grants & Contributions	Other Sources	
Economic Development Unit	274	Waterway Trails and Camping Masterplan	Operational	99,000	(99,000)	0	0	Investigate and plan trails and camping opportunities within the regions waterways, including lakes and rivers.
Footpaths	62	Shared Pathway between Lake Boga and Swan Hill	Capital - New Asset	2,750,000	(500,000)	(2,250,000)	0	Construct a shared pathway linking Lake Boga to Swan Hill.
	203	Implement Missing Links Footpath Strategy	Capital - New Asset	5,746,395	(5,746,395)	0	0	Implement Footpath Missing Links Strategy. \$7.8m in programmed works identified in 2019. 2023-24 Nyah West. Further priorities include Watkins St Robinvale, Leonora St Robinvale, Stradbroke Ave Swan Hill, Gray St Swan Hill, Laurundel St Manangatang.
Halls & Other Public Facilities	272	Nyah Recreation Reserve Club Refurbishment and Expansion	Capital - Upgrade	1,100,000	(330,000)	(770,000)	0	Undertake construction works at Nyah Recreation Reserve clubrooms social/meeting space as per agreed designs.

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Program Name		MP Job #	Project Description	Expenditure Type	Project Cost			Funding Source			Project Scope
					Total Cost	Rates (including Loans)	Grants & Contributions	Other Sources			
Information Management Services	68	Scanning of Building & Planning Files	Operational	35,000	(35,000)	0	0	0	0	Building & Planning files have been determined to have an indefinite retention period. They currently represent approx. 162 shelf metres of space between the Library & Splatt Street archives. Storage is diminishing rapidly and changes within the Evidence Act have removed the need to retain these records in a paper format.	
Information Technology	31	Implement Recommendations of the IT Strategy	Capital - Renewal	2,000,000	(2,000,000)	0	0	0	0	Program of works to implement the recommendations of the I.T. Strategy involving the upgrade and development of Council's systems in a staged manner.	
Libraries	85	Construction New Library Building Swan Hill	Capital - New Asset	4,188,000	(3,688,000)	(500,000)	0	0	0	Construction of new library building for Swan Hill. Included earlier in this plan is a project in 2029-30 for the development of a business case and concept plans.	
PIOSET - Operations	264	D3 Locomotive Restoration	Capital - Upgrade	100,000	(100,000)	0	0	0	0	D3 Locomotive works include sandblasting, painting (original colours), building a viewing platform and updating internal dials.	

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33								
Program Name	MP Job #	Project Description	Expenditure Type	Funding Source			Project Scope	
				Total Cost	Rates (including Loans)	Grants & Contributions		Other Sources
PIOSET - Redevelopment	57	Heartbeat of the Murray Laser Light Show	Capital - Renewal	800,000	(400,000)	(400,000)	0	Additional stories for enhancement of visitor experiences.
Recreation - General Reserves	129	(RRIP) Upgrade Clubrooms - Manangatang	Capital - Upgrade	363,000	(63,000)	(300,000)	0	Expand & upgrade social room and change rooms. Manangatang Masterplan Key Project.
	130	(RRIP) Upgrade Judges Tower - Manangatang	Capital - Upgrade	66,000	0	(66,000)	0	Rebuild & upgrade tower for safety. Preference to make it stand alone or alternatively include in clubroom upgrade. Manangatang Masterplan Key Project.
	218	Dragway Construction	Capital - Renewal	10,000,000	0	(10,000,000)	0	Dragway reconstruction in compliance with Australian National Drag Racing Association standards, creating the opportunity to run top fuel racing.

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Project Cost			Funding Source			Project Scope		
Program Name	MP Job #	Project Description	Expenditure Type	Total Cost	Rates (including Loans)	Grants & Contributions	Other Sources	
Recreation - Parks & Gardens	22	Swan Hill Riverfront Masterplan - Implementation	Capital - New Asset	2,365,000	(1,265,000)	(1,100,000)	0	Staged implementation of Masterplan. Following funding works by Regional Growth Fund & Regional Development Victoria for a new Art Gallery & Interpretive Centre. Works include Cadell Wharf and Boardwalk on Marraboor River.
	42	Robinvale Riverfront Masterplan Implementation	Capital - New Asset	2,000,000	(1,000,000)	(1,000,000)	0	Robinvale Community Plan identified works, including masterplan of Centenary Park and improvements to moorings on Victorian waters in area known as "The Cut" and associated beautification works.
Recreation - Sportsfields	247	Swan Hill Racecourse Bowling Enclosed Rink	Capital - New Asset	825,000	(150,000)	(675,000)	0	Roof existing bowling rink (East) and replace grass with synthetic playing surface.
	148	(RRIP) Ken Harrison Sporting Complex, Swan Hill - Kitchen Upgrade - Cricket pavilion	Capital - Upgrade	44,000	(22,000)	(22,000)	0	Upgrade kitchen & improve storage facilities at the cricket pavilion. Ken Harrison Masterplan key project.

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Project Cost			Funding Source			Project Scope		
Program Name	MP Job #	Project Description	Expenditure Type	Total Cost	Rates (including Loans)	Grants & Contributions	Other Sources	Project Scope
Roads - Sealed Roads	215	McCallum & Murlong Street Intersection Improvements	Operational	2,000,000	0	(2,000,000)	0	Safety improvement for key Swan Hill intersection.
	250	Springfield Road - Upgrade	Capital - Upgrade	1,485,000	(1,485,000)	0	0	Rural roads requiring an upgrade to support High Productivity Freight Vehicles (HPFV) in particular A-Doubles as requested by Council. This is a main north-south route in the west of the municipality, it has very narrow seals that need to be widened to improve road safety for all users, especially over the crests (upgrade is to approximately 6km of road).
	251	Quambatook Road - Upgrade	Capital - Upgrade	11,000,000	0	(11,000,000)	0	Rural roads requiring an upgrade to support High Productivity Freight Vehicles (HPFV) in particular A-Doubles as requested by Council. This road is a major link for farmers to access the Quambatook silos. The entire length from the Mystic Park - Meatian Road intersection to the Donald - Swan Hill Road needs to be widened.
	252	Woorinen-Goschen Road - Upgrade	Capital - New Asset	4,950,000	(4,950,000)	0	0	Rural roads requiring upgrade to support High Productivity Freight Vehicles (HPFV) in particular A-Doubles as requested by Council. This road is a link between the township of Moorinen and the Donald-Swan Hill road. It is used frequently by heavy vehicles to service grain silos, farm access and the constantly growing stone fruit and nut industry.

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Program Name		MP Job #	Project Description	Expenditure Type	Project Cost			Funding Source			Project Scope
					Total Cost	Rates (including Loans)	Grants & Contributions	Other Sources			
Roads - Sealed Roads	253	Tresco West Road - Upgrade	Capital - New Asset	495,000	(495,000)	0	0	Rural roads requiring upgrade to support High Productivity Freight Vehicles (HPFV) in particular A-Doubles as requested by Council. The requirement is to seal 2kms of this road from Bael Bael Road to Cumnock Road, this road currently receives frequent vehicle access for agricultural purposes.			
	254	Collins Road, Wemen - Upgrade	Capital - New Asset	940,500	(940,500)	0	0	Rural roads requiring upgrade to support High Productivity Freight Vehicles (HPFV) in particular A-Doubles as requested by Council. This road is a link between the Annuello-Wemen Road and Hattah-Robinvale Roads and it is used by the constantly growing nut and vegetable industry.			
	255	Boundary Bend-Kooloonong Road - Upgrade	Capital - New Asset	4,653,000	(4,653,000)	0	0	Rural roads requiring upgrade to support High Productivity Freight Vehicles (HPFV) in particular A-Doubles as requested by Council. This project is to upgrade the major road from Kooloonong to Boundary Bend to a sealed road, this is requested as the area has intensive agriculture consisting of nuts, olives and citrus.			
	256	Winlaton Road, Lake Boga - Upgrade	Capital - New Asset	616,000	(616,000)	0	0	Rural roads requiring upgrade to support High Productivity Freight Vehicles (HPFV) in particular A-Doubles as requested by Council. This request is for the sealing of the northern end of Winlaton Road, adjacent to Bethune Dairy and south of Lette Lane to the intersection of Lakeside Drive, Lake Boga.			

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

			Project Cost			Funding Source			Project Scope
Program Name	MP Job #	Project Description	Expenditure Type	Total Cost	Rates (including Loans)	Grants & Contributions	Other Sources		
Roads - Sealed Roads	257	Mosstank-Wemen Road - Upgrade	Capital - New Asset	1,727,000	(1,727,000)	0	0	Rural roads requiring upgrade to support High Productivity Freight Vehicles (HPFV) in particular A-Doubles as requested by Council. This is a link road between Annuello-Wemen Rd and Hattah-Robinvale Rd and is used by the constantly growing nut and vegetable industry.	
	258	Coghill Road, Kenley - Upgrade	Capital - New Asset	1,980,000	(1,980,000)	0	0	Rural roads requiring upgrade to support High Productivity Freight Vehicles (HPFV) in particular A-Doubles as requested by Council. This is a link road from Kenley Road back to the Murray Valley Hwy and has frequent heavy vehicle traffic for citrus and almonds.	
	259	Bael Bael Road Tresco - Upgrade (Jeffer Road)	Capital - Upgrade	495,000	(495,000)	0	0	Rural roads requiring upgrade to support High Productivity Freight Vehicles (HPFV) in particular A-Doubles as requested by Council. This road currently has frequent use for agricultural purposes and sealing 2kms of road from the railway line south to Jeffer Road would allow for HPFV.	
Swan Hill Indoor Sports & Recreation Centre	110	Swan Hill Indoor Sport & Recreation Centre - Amenities Upgrade	Capital - Renewal	15,793,000	(793,000)	(15,000,000)	0	Project to replace the recreation facility known as The Stadium in Swan Hill. Funds in Year 5 for scoping and detailed design. Existing rates money used as seed funding to obtain grant money from State/Federal government to construct a new facility.	

SWAN HILL RURAL CITY COUNCIL - 10 Year Major Projects Plan for 2023/24 to 2032/33

Program Name	MP Job #	Project Description	Expenditure Type	Project Cost			Funding Source			Project Scope
				Total Cost	Rates (including Loans)	Grants & Contributions	Other Sources			
Waste Management	202	Future Waste Management Projects - New Assets	Capital - New Asset	1,126,400	0	(175,000)	(951,400)	10 projects ranging from new recycling building, sorting infrastructure, transfer station expansion, land purchase and solar installation.		
	260	Ultima Compost Facility Extension - In-vessel Compost Facility (Stage 2)	Capital - New Asset	1,175,000	0	(587,500)	(587,500)	In-vessel compost facility with housed receive area to load food organics and garden organics to be decontaminated, loaded into the vessel and pasteurised to produce mature compost.		

B.22.106 SEASONAL WORKERS ACCOMMODATION PROJECT STAGE ONE

Responsible Officer: Director Development and Planning
File Number: S12-24-13
Attachments: 1 [↓](#) Seasonal Workers Accommodation Action Team (Confidential Report)

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 to provide Council with details of the Seasonal Workers Accommodation Project findings, actions taken and recommendations arising out of the first stage activities.

Discussion

Council received funding through the Department of Agriculture (\$500,000.00) to address the long standing issues relating to the provision of seasonal workers accommodation within the Municipality but predominately within the Robinvale Township.

The first stage of the project did not see all of the funding spent and Council is currently finalising with the Department of Agriculture for a second stage of work to be undertaken which will look at the capacity of the smaller towns within the Municipality to offer potential sites for seasonal workers accommodation.

Over many years there has been ongoing concerns relating to substandard accommodation, overcrowded conditions and the need to educate people who are considering providing accommodation in order to have proper processes followed and more importantly to overcome the historical issues being experienced around the provision of poor accommodation.

The Seasonal Workers Accommodation Project had several elements to the funding agreement:

- Inspection and Compliance.
- Education on what processes are required to be undertaken to comply with legislation.
- Assistance to people who were going through the process of applying for the relevant permits to be able to provide accommodation.

Council appointed a consultant to work alongside the Project Steering Group to progress this project.

There were a number of important steps undertaken as a part of the project:

- **Development and Growth** which identified suitable sites for accommodation in towns and farming areas potentially creating 500 new beds.

Engagement with the Community and Industry to achieve compliant accommodation either existing or proposed new accommodation.

Provide a service to people wishing to provide new accommodation.

Seek feedback from the Community and Industry to determine how best to promote the need for compliance and provision of quality accommodation built to a standard.

- **Compliance** which inspected known or suspected accommodation that did not comply with regulations or standards, with a view to rectify faults or move to prosecution, if a solution could not be determined.

This process was supported by the production of;

- information sheets in various key languages; and
- a better approvals guide to assist people wishing to apply to Council to receive permits to build new accommodation or comply with legislation.

In addition there was a general promotion of the issues around the provision of accommodation and the need to consult early with Council.

- **Implementation** following consideration of the report recommendations there would be the implementation of the agreed outcomes.

A copy of the full project report has been attached (confidential) as the report details of properties considered warranting further investigation for compliance with relevant legislation. As such, to publicly identify these properties could breach individual's privacy rights.

PROPERTY INSPECTIONS:

Two rounds of property inspections were conducted with the majority of properties inspected being within the Robinvale Township. There was difficulties in obtaining access to the properties due to a number of circumstances including; many properties did not have resident owners, the requirement to provide formal written notification of the wish to enter the property, and COVID restrictions.

In all nearly 50 properties were looked at or partially inspected which has resulted in the production of reports which highlights properties that will require follow up inspections.

The number of properties listed is beyond the capacity of the current Council resources and therefore a decision will need to be made to look at a certain number of properties in the first instance and then progressively work through the list subject to available resources.

With the return of seasonal workers post COVID lockdown restrictions, it is likely that past experiences may return and therefore Council will again need to be vigilant in addressing issues as they arise.

There are encouraging signs through the project that there are a number of accommodation projects that are being constructed which will address the accommodation shortage in part and will offer a choice to workers.

TRANSLATION OF MATERIAL:

A number of documents have been translated into relevant languages as a part of the project and examples appear in the project report. These documents will assist Council in an ongoing basis to work with potential accommodation providers and the general community on requirements for accommodation standards and permits.

STAKEHOLDER ENGAGEMENT:

There was ongoing engagement with stakeholders as a part of the project and this engagement should be continued moving forward so that Council can be aware of the needs of the various industries and support where they can.

There were some general themes around better coordination between the levels of Government, the need for adequate resource within Council to assist with the progressing of proposals and the need to ensure that it is easier to undertake the formal processes.

NEW BEDS:

During the first stage of the project pleasingly a number of approvals for accommodation projects were provided resulting in approx. 380 new beds being created and the provision of those new beds are now in various stages of construction.

PROJECT OBSERVATIONS:

The project consultants made some observations about issues relating to the provision of seasonal workers accommodation prior to providing report recommendations which were:

- Improved communication between the levels of Government and the need to improve processes.
- More user friendly systems will help avoid the ongoing bypassing of legal processes.
- Greater attention to eliminate the illegal hiring processes needed.
- Council needs to consider its resources allocation for issues relating to seasonal workers accommodation.
- Continued partnership with stakeholders and industries that require seasonal workers and the associated accommodation.
- Governments may have to consider the offering of incentives (financial) to attract greater investment in the provision of accommodation.
- Council should consider working with other Councils who have similar circumstances around the issues of providing seasonal workers accommodation.

These observations helped frame a series of recommendations contained in the report.

REPORT RECOMMENDATIONS:

Recommendations of the report are ranked as high and medium priority for Council consideration:

HIGH PRIORITY RECOMMENDATIONS:

- Create a dedicated Seasonal Workers Team at Council to support seasonal workers across the Municipality and undertake activities such as stakeholder liaison, regular meetings with farmers and industry, work with State and Federal Government to identify funding opportunities, work with the Municipal Building Surveyor and other relevant Council Departments on issues relating to accommodation compliance, create a presence in Robinvale, address poor hiring practices and accommodation standards.
- Continue to identify sites suitable for workers accommodation and develop concepts that can be used to work with Government and Private Industry to consider additional accommodation.
- Work with Governments to subsidise the construction of accommodation for prospective investors.

MEDIUM PRIORITY RECOMMENDATIONS:

- Work with other Councils who are faced with issues relating to seasonal workers accommodation in partnership to find solutions to accommodation shortages.

COMMENTS ON RECOMMENDATIONS:

Currently Council has insufficient staffing resources to undertake follow up inspections on all of the properties identified in the report to ascertain the level of illegal or noncomplying accommodation.

The process required can be very lengthy depending on the extent of non-compliance however Council must look address the issues now that they have been identified.

It is suggested that existing available staff commence a process of working through the list and provide Council with a regular update on the progress being made. It should be noted that until recruitment is successful in key compliance areas progress will be slow.

It is anticipated that some issues will be of a minor nature, and with the cooperation of the property owners, steady progress can be made.

Council Departments can continue to provide appropriate assistance to potential developers considering accommodation projects and all Departments can continue to distribute relevant information and provide advice.

Council will continue to work with other on the ground Robinvale agencies who are also addressing housing accommodation issues at Officer level.

A dedicated Seasonal Workers Team is presently unfunded however should be considered in the future. Existing staff will continue to work towards implementation of the strategies and plans that have been highlighted in the report.

Council will continue to encourage housing market through its own projects and by encouraging private investment.

Developing ongoing partnerships with Regional Councils who are experiencing similar housing shortage problems will also be critical and Council will shortly be receiving the Loddon Mallee Regional Housing Strategy.

The regular distribution of information for the provision of housing by Council will be important along with Council's advocacy for more worker housing.

OTHER SEASONAL WORKERS INITIATIVES

As indicated previous attempts to address issues relating to the provision of seasonal workers accommodation has predominately focussed on enforcement in an attempt to break the cycle of poor past practice.

In recent times there has been an attempt by all levels of Government to look at alternative means to address the issue and it is pleasing to see that there is positive results being achieved.

It is hoped that through a combination of new accommodation on the ground, education as to what is acceptable forms of accommodation, encouragement of people to address historical accommodation issues and changes to legislation that there are positive moves forward.

State funding has allowed for the support of the introduction of a new seasonal workers accommodation facility in Robinvale, which will see an additional 44 beds created.

Council continues to explore its options on a number of key sites within Robinvale that can be redeveloped into seasonal workers accommodation which again will have a positive impact.

Through highlighting the issues relating to seasonal workers accommodation, Council and the State government have been able to attract the interest of private developers looking to enter into the accommodation market thus giving seasonal workers a real choice when considering accommodation options.

The Council is leading the development of the Loddon Mallee Housing Strategy with the other nine Councils of the region which has identified the issues and impediments to providing accommodation and will deliver four business cases that need to be considered for funding around the provision of housing.

The add on positive impact of this work is that all of the business cases developed can be easily adapted to all parts of the regions and to all circumstances as there are commonalities amongst all of the Council areas when addressing these issues.

The second stage of this project looking at the future land development options within town boundaries of our Municipalities Smaller Towns investigating land availability, services required and associated costs has commenced with this project aiming for a completion date of the end of February 2023.

This will be an important piece of work to allow Council to continue to advocate for the provision of additional housing within our Small Towns.

Council is also involved in undertaking a bus service trial in Robinvale over the next six months aimed at providing workers who do not have access to transport the opportunity to use a bus service to get them to their work places.

Discussions have been held with a local bus company, key industry stakeholders, Our Place who operate in Robinvale, Department of Transport and the Department of Agriculture to develop the trial with State Government funding provided which has also been added to by a contribution from Our Place (Robinvale).

Once evaluated for its success, the bus service could be introduced as a part of the solution to ensure workers are able to attend their workplace. It should be noted that some companies already provide access to transport and many workers choose to pool resources however the additional bus service being trialed would be of significant benefit to workers and companies.

There is a strong focus on providing solutions to a variety of issues surrounding seasonal workers and Council is playing a very active role in this space.

Consultation

There has been consultation throughout the project with key industry stakeholders, State Government Departments, Council Staff, property owners and Regional Councils to discuss issues relating the provision of seasonal workers accommodation.

Council will look to continue to work with the various communities right across the Municipality on the issue of seasonal workers accommodation and provide information on what advice and support it can provide for people contemplating providing seasonal workers accommodation.

It is important to ensure that the legislative requirements are met to ensure that seasonal workers are provided with the appropriate accommodation standards whether that is within a township or through on farm accommodation.

It is intended to continue to work with key community organisations on issues relating to seasonal workers accommodation by distributing information and conducting forums to educate on legislative requirements.

This will sit alongside the inspection process and with more choice of accommodation styles, it is hoped to eliminate some of the poor past practices.

Council will continue engage with the Agriculture and Horticulture Industry with respect to housing accommodation needs and will need to watch carefully the standard of accommodation being provided as new industries emerge within the Municipality.

Financial Implications

A State Government Grant was secured to undertake the Seasonal Workers Accommodation Project, engage Consultants, undertake inspectorial activities,

prosecution of an identified illegal accommodation and to produce information to assist people wishing to construct new accommodation.

Council has received approval to undertake a second stage of the project which will look at small town capacity for housing to be developed, identify more sites in Robinvale to be considered for seasonal workers accommodation and to continue to provide support for applicants considering provision of seasonal workers accommodation.

Social Implications

The provision of appropriate seasonal workers accommodation will ensure that the community benefits from having workers housed in accommodation that is suitable and will encourage workers to be much more involved in community activities which will strengthen the community fabric.

Economic Implications

The provision of seasonal workers accommodation of an acceptable standard that complies with all relevant legislation has been an ongoing problem which if not solved will continue to have an impact on the economy of the Municipality. It is imperative that housing is provided for seasonal workers who are in demand to support our important industries and there is certain to be increased demand for accommodation with a steady increase in the return of workers.

Developing strategies which might include incentives to attract housing investment will in turn lead to market certainty and aid the building and trades industries. Continuing to find solutions to work force shortages is directly linked to the issues around the provision of housing.

Environmental Implications

New accommodation complying with the highest environmental standards will have a positive impact on the environment.

Risk Management Implications

Council must work with existing property owners to assess each property identified and have the facilities comply with regulations. If Council is unable to obtain voluntary compliance then it will have to pursue the option of prosecutions.

By providing relevant information about legislative requirements for the provision of new accommodation will also limit any future risk management issues relating to illegal accommodation that does not comply with standards and legislation.

Council Plan Strategy Addressed

Prosperity - A thriving diverse economy.

Options

That Council

1. Receives the Seasonal Workers Accommodation Project Final Report.
2. Notes that an inspection plan for those properties identified as warranting further investigation will be prepared and actioned subject to available staff resources.
3. Receive regular updates on the progress of the ongoing inspections of properties.
4. Continue to work with Key Stakeholders, Government and industry to identify and explore the potential for new seasonal workers accommodation opportunities which lead to the provision of additional beds within the Municipality for seasonal workers.

Or

1. Council receives the report and adopts the recommendations contained in the report around seasonal workers accommodation with a view to implementing an action plan that address the issues highlighted with such an action plan to address the following:
 - An inspection plan that progressively works through the list of properties identified for further action noting that Council has limited staff resources to undertake this work and that it is considered that the properties inspected will be in groups of a maximum of four at any one time.
 - That Council receives regular updates on the progress being made to address identified issues to a satisfactory outcome.
 - Continuation of support for people wanting to provide accommodation through the provision of relevant information, advice and support.
 - Continuation of working with key stakeholders, Government and industry to explore the potential for the provision of new housing opportunities.
 - Continuation of the development for a Regional Cooperative approach to finding housing solutions.

Recommendations

That Council:

- 1. Receives the Seasonal Workers Accommodation Project Final Report.**
- 2. Notes that an inspection plan for those properties identified as warranting further investigation will be prepared and actioned subject to available staff resources.**
- 3. Will receive regular updates on the progress of the ongoing inspections of properties.**
- 4. Continue to work with Key Stakeholders, Government and industry to identify and explore the potential for new seasonal workers accommodation opportunities which lead to the provision of additional beds within the Municipality for seasonal workers.**

Confidential attachment

- Seasonal Workers Accommodation Action Team

B.22.107 SUCCESSFUL GRANT FUNDS JULY - NOVEMBER 2022

Responsible Officer: Director Development and Planning
File Number: S17-02
Attachments: Nil

Declarations of Interest:

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

Summary

Council has secured over \$5.4 million in grants from a variety of state and federal government funding programs in recent months for projects and programs valued at more than \$10 million.

Discussion

Council actively submits applications for grants to enable the delivery of new or improved infrastructure and facilities. Continued development of community infrastructure improves liveability and economic outcomes for residents.

Success in grants that largely match Council funds dollar for dollar include the following projects:

Robinvale –

- a new splash park at the swimming pool. This will provide more activity for children and families to enjoy cooling off using multiple types of water spray devices. This project will commence in 2023.
- John James Oval – new lighting to enable better training and night usage – This project will commence in 2023
- Centenary Park – new playground, skate park and other improvements – skate park 2023, playground and other improvements. This project will commence in 2023 in stages and will be completed in 2024.
- Robinvale – Liparoo pilot bus service project. This project will fund a bus service for seasonal workers from Robinvale to work places in and around Liparoo.

Nyah West -

- A new public toilet in the main St will be constructed. In addition a platform will be created to allow for performances as well as a power upgrade and landscaping. This project will commence in 2023 in stages and will be completed in 2024

Swan Hill –

- A master plan for Pental Island is being developed to plan for cultural tourism activities in the future. This plan will be completed in 2023.
- Establish a university facility that will allow students to study and learn locally. A Board of management has been established who will manage the funds. The facility will open in 2023

SECTION B - REPORTS

20 December 2022

- Hold a lighting extravaganza in April 2023 in both Swan Hill and Robinvale for a period of 14 days. Murrundi, lighting the way will be an event for the whole community and visitors alike.
- Establish a mattress processing and recycling facility to reduce waste materials. This facility will be underway in 2023.

Ultima

- Expand FOGO composting facility. This project will be underway in 2023

Program	Project	Grant
Local Sports Infrastructure Fund	Robinvale - Community Facilities : Splash & Play	\$300,000
	Robinvale - Community Sports Lighting – Illuminate and Activate Robinvale Recreation Reserve	\$250,000
	Robinvale - Community Facilities : Connect & Play	\$250,000
	Robinvale - Community Facilities : Skate & Play	\$250,000
Regional Infrastructure Fund	Robinvale: Ngiwa-Kulaithi Play Precinct (Centenary Park)	\$990,450
Living Local- Regional Grants	Nyah West Precinct – toilet, platform and power upgrade 2023/24	\$195,000
Enabling Tourism Fund	Pental Island Cultural Masterplan	\$125,000
Event Support Fund	Murrundi - Lighting the Way – Robinvale and Swan Hill – April 2023 event	\$175,000
Flexible Transport Solution Program	Robinvale - Liparoo Bus Service Pilot Project	\$50,000
CE Organics Sector Transformation Fund	Expand small scale open windrow composting facility to an in-vessel FOGO facility - 2023	\$1,442,000
CE Councils Fund – Round 2 – Stream 2: Implementation outcome: RV Councils	Mattress Processing & Recycling Facility – Implementation at swan hill land fill -2023	\$168,000
Regional University Centre	Establish a regional university facility in Swan Hill – to be operated by a Board of Management. The funds will be managed by the Board.	\$1300,000

It is also possible that an additional round of the Local Road and Community Infrastructure (LRCI) fund will occur in June 2023. It is expected that an amount of approximately \$1.4 million may be available.

Consultation

Consultation has occurred during early planning for these projects and will continue during development.

Financial Implications

All grants require some contribution from Council – most often dollar for dollar. This varies for each of the listed projects. Council has planned for its commitment for each of the projects that have been successful in seeking funds

Social Implications

Improved facilities and infrastructure is important for the wellbeing of the community.

Economic Implications

Improved livability makes the municipality more attractive for new businesses and investment. Tourism is also likely to be impacted positively.

Environmental Implications

The two waste projects will help reduce waste to landfill

Risk Management Implications

The ability to ensure the projects can be completed within budgets and timelines.

Council Plan Strategy Addressed

Liveability - A modern municipality: Vibrant, connected and resilient.

Recommendations

That Council notes the successful grants it has received and the projects that will be completed over the next two years to improve the municipality.

B.22.108 FUNDING REQUESTS - BIRCHIP CROPPING GROUP, MALLEE CRUISERS RUSH (R U OK SWAN HILL) AND ROBINVALE EUSTON 80 SKI RACE

Responsible Officer: Director Development and Planning
File Number: S04-27-03
Attachments: Nil

Declarations of Interest:

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

Summary

This report seeks a Council resolution to the late funding application requests from Birchip Cropping Group (BCG), Mallee Cruisers RUSH (R U ok Swan Hill) 2023 and Robinvale Euston 80 Ski Race March 2023; and consider the process for late requests that are submitted in the future.

Discussion

The Event Support Fund has closed for FY22/23 and there is a limited budget remaining of \$3,242.33.

Previous applicants making late requests for support from the Events Support Fund were advised that financial contributions (cash) are unavailable for the remainder of this financial year and that logistical support is the only option. It is important to note that this logistical support would be at a minimal contribution due to the limited budget remaining.

There is also a need to seek further direction from Council on how late requests are dealt with to ensure equity in the Event Support Fund grants program. During the official round for the Event Support Fund, the grants program Guidelines note that "late applications will not be accepted".

In the past requests for funding outside of the official round have been taken through the process for assessment. Given that 10 additional applications have been made this financial year outside the official process, there is a need to reconsider how Council deals with these requests.

It is suggested that one round only continue to be held and then Council carry forward the outstanding funds to the following financial year. This would ensure equity across the grants program. Alternatively, Council could consider at the time of deciding the awarding of the annual grants, a second round of applications if there was a significant amount of funding left over but under the same process undertaken for the first round of funding.

Birchip Cropping Group

Birchip Cropping Group Inc. (BCG) is a not-for-profit agricultural research and extension organisation led by farmers from the Wimmera, Mallee and North Central regions of Victoria with a broad strategic aim to improve the prosperity of farmers and agricultural communities through farmer-driven innovation, research, and extension.

The BCG Growth, Adoption, Production and Profit (GAPP) Program was created as an opportunity for young farmers (under 45) to learn together, create and strengthen professional networks and an opportunity to build social fabric within regional and rural communities. It provides an opportunity to bring in industry professionals, extend localised research and communicate with farmers about new practices, opportunities and strategies that can increase farm profitability and productivity, and respond to farmer driven questions as they arise in a timely and technical manner.

The following details BCG's requests for support.

- **"Discovering Resilience"**- A young farmer annual dinner planned for 17th March 2023 at the Pioneer Settlement, Swan Hill. The free event will begin at 5pm on the Pyap for a 1 hour cruise on the Murray River and then back to the Lower Murray Inn for a fully catered dinner for the farmers, with a guest speaker on mental health, resilience, persistence and determination. The intent is to build strong communities and networking events for the young farmers around the region. Numbers will be capped at 150 guests and there will be live music and drinks at bar prices. Expecting 20-50% of attendees from outside the region and maximum of 2 night stay.

\$5,000 cash sponsorship has been requested from the Event Support Fund for venue hire and styling. According to their budget this would mean a portion of the \$1,600 (venue and cruise package - 1 hour charter), would be assigned to venue hire and \$3400 to contribute to the styling costs.

- **In addition to the Event Support Fund request, BCG is requesting an annual contribution for their GAPP Project Proposal - Future Farmers.**

Previously supported by State Government funding, GAPP groups have been aligned with local towns across the Northwest grain growing region of Victoria, including Birchip, Manangatang, Hopetoun, Rupanyup, Nhill, and Quambatook.

They propose through this project to align groups to LGA's and membership to be determined by the location of farm businesses. BCG seek to collaboratively fund an ongoing program (3 years) to provide a service to farmers using BCG as a trusted localised resource.

This collaborative partnership would ideally include Buloke, Loddon, and Swan Hill City & West Wimmera Councils – each providing an annual input of \$10,000 over 3 years – providing the project with a total contribution of \$40,000 per year to fund the young farmer network. Through BCG's role as a node in the Victorian Drought Innovation Hub, funded by the Federal Government, BCG is in a position and willing to match the contribution at a minimum or 1:1 through in-kind contributions of cash (\$20,000), staff time, resources and equipment– providing a working budget for the Young Grower Program of a minimum \$60,000 per year, allowing BCG to support a dedicated resource who can work with each of the groups to organise activities, specialist presenters, research opportunities and to be responsive to grower needs that improve productivity and profitability for farmers.

Through a co-invested project arrangement each Council will have a shared return on pooled resources, collaborative knowledge brokering, access to BCG's network of industry representatives formed over 30 years as a leader in agricultural research, demonstration, extension and communication and opportunities to leverage further funding to provide added value to the project.

Council staff and councillors will have the opportunity to participate in the groups – to further develop their own professional networks and to engage with a key industry within their LGA.

In summary, it is suggested that BCG seek alternative sources of funding. It should be noted that the GAPP Project Proposal- Future Farmers, is outside the Event Support Fund guidelines and therefore cannot be considered as a request.

Mallee Cruisers RUSH (R U ok Swan Hill) 2023

Mallee Cruisers Car Club has proposed to hold a car and fundraising event over a weekend (TBC). Starting on a Friday with a meet & greet and tea, Saturday would be an observation run finishing at the Pioneer Settlement with a (optional pre-booked Pyap Cruise) dinner at the Lower Murray Inn and the Heartbeat of the Murray show. It is hoped that the cars entrants can park within the Pioneer Settlement Saturday afternoon, with local musicians, settlement shops and attractions operating, fire brigade members manning the early fire engine, barbers providing themed haircuts, a printer doing wanted posters, photographer in the photo studio, food vendors at the bakers etc. Sunday would be a Show and Shine open to weekend entrants and general public, at either Riverside Park or within the Pioneer Settlement, including market stalls.

It has been clarified that the event date could be around September/October 2023 but this could vary due to suitability, clashes with other events and availability of venues. This funding is being requested in a different financial year to when the event may end up being held (TBC). It is expected that the event will attract a broad

target market in excess of 2000 people, with 20-50% to come from outside the region and visitors to stay 2-3 nights.

Mallee Cruisers held a similar event in 2018 and the Mallee Cruisers RUSH 2023 event are requesting \$25,000 cash sponsorship to provide free activities for children, shade and seating for guests and to help run the event. This amount exceeds the Event Support Fund Guidelines maximum allocations for events, despite their being exemptions made in exceptional circumstances. They would like to ensure that all money donated by patrons to the event is donated back to the community (groups supporting mental health), in addition to that of sponsorship and donations for fundraising from businesses. Some sponsorship may also be sought to help with the running of the event. There is some additional funds from one of their previous events, which may be used to help run the event.

Logistical Support has also been requested for venue hire, cleaning of facilities, fencing, signage and any traffic management if needed. As confirmed with the Pioneer Settlement there is potential to hire the entire Pioneer Settlement venue for one day only but it would be subject to an agreed date and the venue hire would be \$10,000. This does not include Pyap and Heartbeat costs.

Due to the grant amount being requested and the timing of the request it is suggested that the organisation apply in FY23/24, highlighting the maximum funding amount to apply for (\$5,000).

Robinvale Euston 80km Ski Race March 2023

Annual water ski racing event run over the long weekend in March for over 30 years, starting at Robinvale Riverside Caravan Park. The event is a combined effort of Ski Racing Victoria and the Robinvale Euston 80km Ski Race Committee. The event has approximately 150 boats and 600 competitors travelling from over Australia to compete or spectate. It is estimated between 2500 to 3000 people attend to either participate or watch the event over the long weekend. Racing starts on Saturday and the presentation is held after racing on Sunday.

A letter has been received from the local Robinvale Euston 80km Ski Race Committee detailing their request and reasoning for requesting support. The event already has an Event Support Fund Grant (Ski Racing Victoria applied) for \$3,000 in logistical support to go towards the POPE permit fee (if required), event permit fee, venue hire, traffic management and signage, cleaning and depot support. According to the funding guidelines "groups/organisations can submit multiple applications to the Event Support Fund but each submission must be for a different event".

Some of the letter's main points include:

- Current grant allocated to the Ski Race held in Robinvale is utilised only by Ski Racing Victoria.

- Local committee who run the community event do not have any financial connection with Ski Racing Victoria. Event is run purely on donations from the locals.
- We are a non-profit organisation and run to benefit the local community.
- Our endeavour is to promote the town and district through a family friendly event attracting many people from all around.
- Cash donations and support to provide activities for children of all ages e.g. jumping castles, rock climbing walls, and temporary spray on tattoos, animal zoo and fireworks. These activities incur a hefty cost due to rising prices, travel and accommodation expenses.
- These activities will help attract more people to the community event as the atmosphere will be fun, safe and inclusive due to the broad range of activities.
- If possible, requesting a grant between \$2000 and \$3000.

As the event has a logistical support grant already and due to the request not complying with the guidelines and policy and procedure; it is suggested to decline the request and encourage the committee to seek alternative sources of funding.

Consultation

Birchip Cropping Group

Birchip Cropping Group have consulted with the SHRCC CEO regarding their initial inquiry.

Mallee Cruisers RUSH (R U ok Swan Hill) 2023

The event contact did believe they may have asked for too much support. This amount exceeds the Event Support Fund Guidelines maximum allocations for events, despite there being exemptions made in exceptional circumstances.

Robinvale Euston 80 Ski Race March 2023

The committee representatives were advised that the event already had an Event Support Fund Grant for \$3,000 in logistical support to go towards the POPE permit fee (if required), event permit fee, venue hire, traffic management and signage, cleaning and depot support.

According to the guidelines "Groups/organisations can submit multiple applications to the Event Support Fund but each submission must be for a different event".

Financial Implications

The Event Support Fund has closed for FY22/23 and there is a limited budget remaining of \$3242.33.

Social Implications

Opportunity to support and encourage events to occur within the Swan Hill Rural City Council municipality.

Economic Implications

There is limited funds remaining.

Environmental Implications

It is important for all events to ensure they have provisions for waste removal in place and consider their impact on the environment.

Risk Management Implications

Ensure equity in the Event Support Fund grants program.

Events on Council owned and/or managed grounds must go through Councils Events Approval Process.

It is important that events abide by the applicable rules and regulations.

Council Plan Strategy Addressed

Leadership - Excellent management and administration.

Options

Birchip Cropping Group

- Council fund the Discovering Resilience request for logistical support only
- Council decline the requests
- Council suggest that BCG seek alternative sources of funding.
- Council fund the Future Farmers Project.
- Council decline the request to fund the Future Farmers Project and encourage the BCG to seek alternative sources of funding.

Mallee Cruisers RUSH (R U ok Swan Hill) 2023

- Council fund the request for logistical support only
- Council decline the request
- Council suggest that Mallee Cruisers Car Club re-apply in FY23/24 highlighting the maximum funding amount to apply for (\$5,000).

Robinvale Euston 80 Ski Race March 2023

- Council fund the request for logistical support only

- Council advise the Robinvale Euston 80 Ski Race committee that due to the request not complying with the guidelines and policy and procedure; the request be declined and suggest that they seek alternative sources of funding.

Future late requests for funding

- Council approve 1 round only be held each financial year and then carry forward the outstanding funds to the following financial year.
- Alternatively, Council could consider at the time of deciding the awarding of annual grants a second round of applications if there was a significant amount of funding left over.

Recommendations

That Council:

- 1. Advise the Birchip Cropping Group that Council is unable to provide funding for the event proposed in their application submitted (Discovering Resilience) and that they be encouraged to seek alternative funding to conduct the event.**
- 2. Advise the Birchip Cropping Group that Council is unable to provide funding for the GAPP Project Proposal – Future Farmers and that they be encouraged to seek alternative funding to conduct the program.**
- 3. Advise the Mallee Cruisers Car Club that it should re-apply for funding as a part of the 23/24 Event Support Fund application process, highlighting the maximum funding that could be applied for is \$5,000.**
- 4. Advise the Robinvale Euston 80 Ski Race committee that Council is unable to provide funding due to the request not complying with the guidelines and policy and procedure; and suggest that they seek alternative sources of funding.**
- 5. Make a determination at the time of awarding the annual Event Support Fund grants as to whether a second round of funding will occur, should a significant uncommitted amount of funding remain.**

**B.22.109 PLANNING PERMIT APPLICATION 2022-071 10 RIVER ROAD
 SWAN HILL HOUSE LOT EXCISION**

Responsible Officer: Director Development and Planning
File Number: 2022-071
Attachments: 1 [↓](#) Proposed-Subdivision
 2 [↓](#) Referral-Responses
 3 [↓](#) Objection

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 to consider a planning permit application for the subdivision of the land into two lots at 10 River Road Swan Hill. There is an existing dwelling on the land and the proponent is seeking to excise the existing dwelling and create an additional vacant lot. The land is contained within the Farming zone, and is impacted by the Environmental Significance Overlay (ESO) and the Land Subject to Inundation Overlay (LSIO). The officer recommendation is to issue a Notice of Decision to Refuse to Grant a Permit.

Applicant	Roy Costa – Roy Costa Planning & Development
Proposal	Two lot subdivision
Zoning	Farming Zone (FZ)
Overlays	Environmental Significance Overlay – Schedule 1 (ESO1) Land Subject to Inundation Overlay (LSIO) Specific Controls Overlay – Schedule 1 (SCO1)
Reason for reporting to Council	Refusal recommendation Objection by adjoining land owner
Advertised	Yes
Number of objections	Abutting land owner Two referral authorities

Discussion

The subject land comprises an irregularly shaped parcel with an area of 3.26 hectares formally known as Lot 2 / PS 405848 (10 River Road). The land is occupied by a dwelling and associated outbuildings toward the eastern boundary with established gardens around the dwelling.

The subject land includes several easements throughout the property including a powerline easement running from east to west through the central area of the lot and

a water supply/drainage as well as a carriageway easement along the southern boundary of the lot.

The subject land is surrounded by a variety of uses including:

- Dwelling to the north
- No. 2/10 channel to the north-east
- Milloo Street wetlands and extension to the wetlands to the east and south-east
- Residential land to the south-west
- Vacant land recently purchased by LMW for future water treatment plant to the west

The area within which the subject land is located has developed a rural residential character despite the zoning due to the cumulative impact of house lot excisions and permissions granted to construct dwellings on small lots.

The subdivisional pattern prevalent in the general locality is mixed with lots ranging from 1.3 hectares to over 13 hectares.

The subject land is to the immediate north of the town levy.



Figure 1 – Subject land outlined in red

Proposed Water Treatment Plant

Lower Murray Water (LMW) has purchased 25 River Road to be developed and used for the Swan Hill Water Treatment Plant. An application for a planning scheme amendment for the rezoning of this land is imminent. This future facility is more akin

to an industrial use in appearance and function, and would certainly impact the amenity of future residents of the proposed lot should Council be of a mind to grant a planning permit for the proposal.

LMW has lodged an objection as an adjacent land owner based on additional development adversely impacting the future operation of the Water Treatment Plant (WTP). The proposed WTP is an important future piece of infrastructure for the Swan Hill community and its establishment should not be hampered by the creation of a small lot in the Farming zone with the potential for development. In its objection, LMW provided context for the site selection which included the understanding that the creation of additional lots for non-agricultural purposes in the Farming Zone was explicitly discouraged by the Planning Scheme.



Figure 2 – Site of proposed water treatment plant

Proposal

The application seeks to subdivide the land into two lots with the following attributes:
Lot 1 – 1.872 hectares containing existing driveway, dwelling and outbuildings;
Lot 2 – 1.39 hectares to be vacant land. Access to River Road yet to be determined.

When assessing a proposed subdivision, the decision guidelines of Clause 65.02 requires consideration of the possible future development of the land and nearby land. It is expected that the lot created is for the purpose of future development as the lot created will not be of an adequate area for viable agricultural purposes.

It should be noted that if the proposed subdivision was to be approved, a separate planning permit for the use and development of land for a dwelling would still be required and the application would require similar referrals to external referral authorities.

History

The application is similar to an application lodged in mid 2021 that was recommended for refusal by planning officers with a determination for a Notice of Decision to Refuse to Grant a Permit by Council at the 14 June 2022 Council meeting. The resolution of Council included that the planning department work with the applicant to achieve a more appropriate subdivision plan.

Council planners worked with the applicant on alternative subdivision layouts. As the land is well below the minimum for subdivision under the zone and the land includes overlays aimed at environmental protection and protection of life and property from natural hazards, the land did not offer itself to appropriate alternatives.

Assessment

While working on alternative layouts, the applicant was advised that the proposal was unlikely to be supported by planning officers due to land use conflicts, the referral response by the relevant floodplain manager, and the proposal being contrary to the purpose of the zone and overlays.

The future development of what will effectively present and operate as an industrial use in proximity of any potential dwelling that could be constructed on the balance block has drawn formal objection from Lower Murray Water, who express extreme concern about the incompatibility of the two land uses. Indeed, LMW specifically selected this site because of the understanding that it is not good planning practice to construct dwellings on small sites in the Farming Zone.

North Central Catchment Management Authority (NCCMA), as the floodplain manager, also lodged an objection to the proposal due to flooding concerns. The objection by NCCMA is based on inconsistency with the objectives of Floodplain Management outlined in the planning scheme. NCCMA also refers to the DELWP adopted "*Guidelines for Development in Flood Affected Areas*" used to assess decisions on development in flood affected areas. The guidelines detail that development should not intensify the harmful impacts of flooding and identify that an appropriate depth of flooding for the subdivision of land and construction of a dwelling is between 0.3 to 0.5 meters. The estimated depth of flooding at the location of the proposed lot is around 1.2 to 1.9 meters in a 1% AEP flood which poses an unacceptable risk. NCCMA further added that the cumulative effect of continued development is likely to be substantial and that the proposal is likely to increase the burden on emergency services and flood damage to public and/or private assets.

The recent heavy rainfall experienced in Swan Hill on 13th October 2022, that resulted in many areas being inundated with stormwater, was approximately a 1 in 20 year to a 1 in 30 year event (5% AEP – 3% AEP). Please note, a 5% AEP means that there is a 5% chance of a similar event happening every year. During this event, the subject land and surrounding area was inundated requiring constant pumping to remove standing water.

It is assumed that the purpose of the subdivision is to allow a future application for a dwelling to be constructed on the proposed lot. River Road has been subject to a significant intensification of residential uses on small lots in a Farming zone. This situation is contrary to sound planning practice and should be discouraged by the Responsible Authority, particularly in an area adjacent to an unmaintained levee bank.

Policy Direction

Planning Policy Framework – Swan Hill Planning Scheme

Clause 13.03-1S – Floodplain management – The objective of this policy is to protect life, property and community infrastructure from the hazards of riverine and overland flows above all other policy consideration. The proposal does not meet the objective as any potential further development will intensify the impact of flooding.

Intensification of inappropriately located use and development exacerbates the cumulative impacts of development on flood behaviour. It is important to consider this application in the context of many proposals that have been received and approved in the past.

Clause 13.07-1S – Land use compatibility – The objective of this policy is to protect amenity and human health and safety while facilitating uses with potential adverse off-site impacts.

The strategies further seek to ensure that incompatible uses are located away from each other and that appropriate mitigation measures are implemented if this cannot be achieved.

It is acknowledged that the applicant has previously agreed to enter into a section 173 agreement, mitigating the expectation of a reduction of amenity given the existing and future uses of nearby and land. However, this is not considered to be an effective tool in this instance as the effects of the reduction in amenity will still be borne by potential future residents on the land. Additionally, it is considered that the introduction of an incompatible land use has the potential to inhibit the operation and future expansion of Lower Murray Water's proposed water treatment facility and thereby be unjustly prejudicial to that development.

Farming Zone provisions – Clause 35.07 of the Swan Hill Planning Scheme

The purpose of the zone is to ensure compliance with the Municipal Planning Strategy and the Planning Policy Framework while providing for agriculture and complementary uses and development and preventing uses not related to agriculture.

The land that forms proposed lot 2 of the subdivision has been used for hay production in recent times. Whilst such a small area of pasture can only produce limited quantities of stock feed, it is nonetheless an agricultural use undertaken by residents of the existing dwelling.

Environmental Significance Overlay – Clause 42.01

The purpose of the overlay is to implement the Municipal Planning Strategy and the Planning Policy Framework as well as identify areas where the development of land may be affected by environmental constraints and to ensure that development is compatible with identified environmental values.

Schedule 1 of the overlay specifically related to the Murray River Corridor and aims to protect the environs by recognising its importance for biodiversity, nature conservation, flooding, economic development, cultural values, recreation and tourism.

The proposal does not meet the objectives of the overlay as continued development in the area will adversely impact upon biodiversity and the natural functioning of the surrounds. Continued impacts on the Murray River Corridor has the potential to impact upon all residents of and visitors to the municipality.

Land Subject to Inundation Overlay – Clause 44.04 of the Swan Hill Planning Scheme

The purpose of the overlay is to reduce risk to life, health and safety from flooding and the overlay requires the Responsible Authority to consider any advice received from the relevant floodplain manager.

The subject land is within the North Central Catchment Management Authority's (NCCMA) responsibility. The NCCMA, as a section 55 referral, has objected to the proposed use and development based on the projected flood risks and likely depth of flooding of the land.

In the response received by the NCCMA, it is stated that the depth of flooding for this particular piece of land is estimated to be above the recommended depth of flooding. The recommended depth for a single dwelling is between 0.3m to 0.5m, while the estimated depth of flooding in the event of a 1% Annual Exceedance Probability is up to 1.3m deep for the subject land.

Specific Controls Overlay – Clause 45.12 of the Swan Hill Planning Scheme

Land affected by this overlay may be used or developed in accordance with a specific control contained within the incorporated document '*Goulburn-Murray Water: Connections Project and Water Efficiency Project Incorporated Document, November 2021*'. The purpose of the incorporated document is to allow for irrigation modernisation works by or on behalf of Goulburn-Murray Water. The controls of the overlay are not relevant to this proposal.

Consultation

Public notification

The application was notified by sending letters to adjoining land owners and by placing a sign on the site. Advertising of the application drew one objection from an adjacent land owner. A copy of the objection is attached to this report.

The grounds of objection were as follows:

- Site is in the Farming zone and lots of less than 20 hectares should not be considered.
- Site is part of the Tyntynder Flats Flood Zone and should not be considered for mass housing.
- No drainage and nowhere for water to go with constant pumping required in recent rainfall events.
- Potential for flooding from Murray River.
- Photographic evidence attached.

Response

The objector raises relevant planning concerns that are discussed in this report.

External Referrals

The application was referred externally to the following authorities:

External Authority	Response	Comment
Lower Murray Water (S52)	Objection	Impacts on operation of future Water Treatment Plant.
Lower Murray Water (S55)	No objection	The land is located within the Urban Water District. The land is within the Sewerage District.
North Central Catchment Management Authority	Objection	Flood prone area causing risk to life and property and burden on emergency services by cumulative impact of continued development.
Goulburn-Murray Water	No objection	Subject to conditions: <ul style="list-style-type: none"> - Retain easements - Connect to reticulated sewerage - Stormwater to Legal Point Of Discharge - No buildings or works within 30m of GMW infrastructure.

*A Section 52 referral is a notice of an application to owners and occupiers of land and referral authorities that may be effected by the proposal. A Section 55 referral is a statutory requirement required by the Planning Scheme.

A copy of the referral responses are attached to this report.

Financial Implications

The proposal will have no financial implications to Council.

Social Implications

A possible social impact is the potential to create a land use conflict between the future water treatment plant and any proposed dwelling on the vacant allotment.

The risk to life and property should flooding occur is a real and relevant consideration. IN addition the increased risk to emergency services when more people are permitted to live in areas that potentially flood.

Economic Implications

Not applicable.

Environmental Implications

The proposal has the potential to further impact upon the Murray River Corridor.

Risk Management Implications

Nil for Council, however any residents may not be able to insure the property due to the existence of the floodplain and may require emergency services assistance in time of flood or wet weather.

Council Plan Strategy Addressed

Liveability - A modern municipality: Vibrant, connected and resilient.

Options

1. That Council issues a Notice of Decision to Refuse to Grant a Permit for the Subdivision of land (2 lots) in the Farming Zone on land affected by the Land Subject to Inundation Overlay located at No. 10 River Road, Swan Hill for the following reasons:
 - a. Proposal is inconsistent with the State and Local Planning policies, in particular it does not meet the requirements of the following provisions of the Swan Hill Planning Scheme:
 - Clause 13.03-1S – Floodplain management

- Clause 13.07-1S – Land use compatibility
 - Clause 21.06-1 – Rural areas
- b. Proposal is inconsistent with the provisions of the Farming Zone.
 - c. The proposal is inconsistent with the Land Subject to Inundation Overlay.
2. That Council issues a Notice of Decision to Grant a Permit for the Subdivision of land (2 lots) in the Farming Zone on land affected by the Land Subject to Inundation Overlay located at No. 10 River Road, Swan Hill, subject to conditions.

Recommendations

That Council issues a Refusal to Grant a Permit for the Subdivision of land (2 lots) in the Farming Zone on land affected by the Land Subject to Inundation Overlay located at No. 10 River Road, Swan Hill, for the following reasons:

- a. Proposal is inconsistent with the State and Local Planning policies, in particular it does not meet the requirements of the following provisions of the Swan Hill Planning Scheme:
 - Clause 13.03-1S – Floodplain management
 - Clause 13.07-1S – Land use compatibility
 - Clause 21.06-1 – Rural areas
- b. Proposal is inconsistent with the provisions of the Farming Zone.
- c. The proposal is inconsistent with the Land Subject to Inundation Overlay.

Proposed conditions for option 2 - Notice of Decision to Grant a Planning Permit conditions

PLANNING CONDITIONS

- 1 Prior to certification of the subdivision approved by this permit, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. If approved, the plans will be endorsed and will then form part of this permit. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - a. Indicate accessway for proposed lot 2;
 - b. Proposed plan of subdivision prepared by a licensed surveyor.
- 2 The subdivision allowed by this permit and as shown on the endorsed plans to accompany this permit shall not be amended for any reason without the prior written consent of the Responsible Authority.

SECTION 173 AGREEMENTS

SECTION B - REPORTS

20 December 2022

- 3 Prior to certification of the Plan of Subdivision, the owner/s of the lot/s must enter into an agreement with the Responsible Authority and (name of other authority or person if relevant) in accordance with Section 173 of the *Planning and Environment Act 1987*. The agreement must provide for:
- Nearby land is subject to agricultural and water treatment uses.
 - The land and its occupants may experience off site rural and water treatment activity effects including, but not limited to noise, light spill, sprays, odour and dust that may cause a loss of amenity.
 - No further subdivision of either lot will be permitted.

Prior to the issue of Statement of Compliance:

- Application must be made to the Registrar of Titles to register the Section 173 Agreement on the title to the land under Section 181 of the same Act.
- The owner/s must pay all costs (including Council's costs) associated with the preparation, execution, registration and (if later sought) cancellation of the Section 173 Agreement.

MANDATORY SUBDIVISION CONDITIONS

- 4 The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas (where it is proposed to be connected) services to each lot shown on the endorsed plan in accordance with the requirements and relevant legislation at the time.
- 5 All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
- 6 The plan of subdivision submitted for certification under the *Subdivision Act 1988* must be referred to the relevant authority in accordance with Section 8 of the Act.
- 7 Prior to the issue of a Statement of Compliance for any stage of the subdivision under the *Subdivision Act 1988*, the owner of the land (permit holder) must provide written confirmation from:
- a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
 - a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
- 8 The owner of the land (the permit holder) must enter into an agreement with:
- a telecommunications network or service provider for the provision of telecommunications services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
 - a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will be provided by optical fibre.

ENGINEERING DEPARTMENT

SECTION B - REPORTS

20 December 2022

- 9 Prior to the issue of Statement of Compliance for the subdivision, a vehicular crossing for lot 2 shall be constructed in accordance with the endorsed plan(s) to the satisfaction of the Responsible Authority, and must:
 - a. Be constructed at right angles to the road, and any redundant crossing shall be removed;
 - b. Be setback a minimum of 1 metre from any side-entry pit, power or telecommunications pole, manhole cover or marker, and a minimum of 2.5m from the trunk of any street tree.
- 10 The Sight distance requirements for the Access Driveway as detailed in AS 2890.1 must be provided for the vehicular access points to the land to the satisfaction of the Responsible Authority
- 11 The permit holder shall ensure that stormwater runoff from all buildings, tanks and paved areas must be dissipated as normal un-concentrated overland flow clear of all buildings and property boundaries, to the satisfaction of the Responsible Authority.
- 12 Prior to certification of the plan of subdivision, the flow paths of a 1% AEP storm need to be determined and the development designed such that no private property is inundated by this storm. These flow paths must be indicated on the plans and submitted to the Responsible Authority for approval.
- 13 Prior to the issue of Statement of Compliance for the subdivision, the permit holder must ensure that stormwater runoff from the site can be retained within the boundaries of the lot to the satisfaction of the Responsible Authority.

PUBLIC HEALTH DEPARTMENT

- 14 No polluted drainage shall be discharged beyond the boundaries of the land from which emanates, or into watercourse or easement drain, but shall be so treated and/or absorbed on lot to the satisfaction of Council's Environmental Health Officer.

GOULBURN-MURRAY WATER

- 15 Any Plan of Subdivision lodged for certification must be referred to Goulburn-Murray Rural Water Corporation pursuant to Section 8(1)(a) of the Subdivision Act.
- 16 Any Goulburn Murray Water existing easement(s)/reserve(s) pertaining to Goulburn Murray Water assets affected by the subdivision must remain and be shown on Plan of Subdivision submitted for Certification.
- 17 Proposed Lot 2 must be provided with connection to the reticulated sewerage system in accordance with the requirements of the relevant urban water authority.
- 18 All stormwater must be directed to Council's legal point of discharge in accordance with the requirements of the Responsible Authority.
- 19 No buildings or works may be erected or carried out within 30 metres of Goulburn Murray Water surface infrastructure (including open irrigation channels drains), 10 metres from any other structure (such as culverts, drainage inlets, subways, syphons), or 5 metres from any below surface infrastructure (including pipelines), located on any Goulburn Murray Water freehold, easements or reserves.

EXPIRY

- 20 This permit will expire if one of the following circumstances applies:
 - a. The plan of subdivision is not certified within two (2) years of the date of this permit.
 - b. The plan of subdivision is not registered at Land Registry within five (5) years of the

certification of the subdivision.

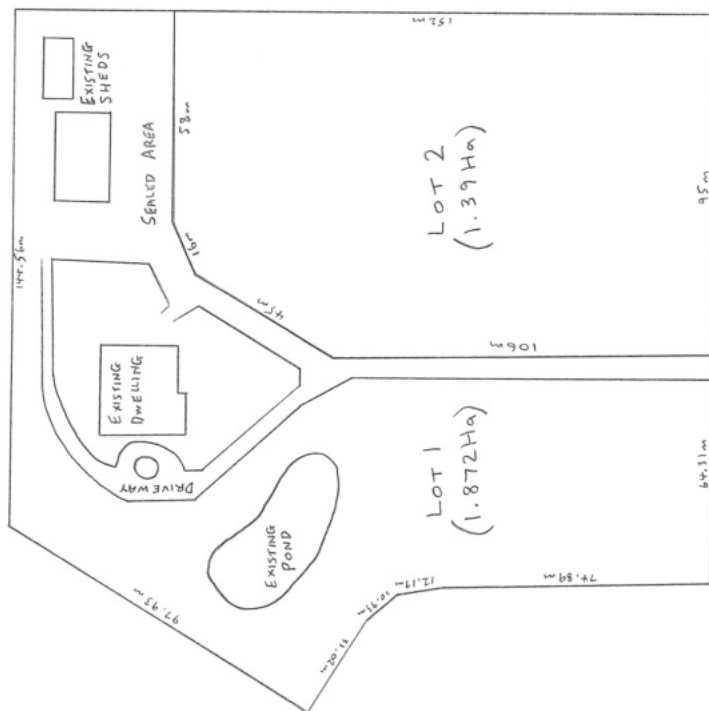
In accordance with section 69 of the Planning and Environment Act 1987, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

NOTES:

From the Responsible Authority

1. A works within the road reserve permit will be required from Council prior to commencement of any works within the road reserve area (crossovers).

2 Lot SUBDIVISION
10
RIVER ROAD
SWAN HILL



SCALE
1:1250



11 August 2022

Ref: SN22/007454
Pac: 27653

SWAN HILL RURAL CITY COUNCIL
DX 30166
SWAN HILL VIC 3585
Attention: Tamara Broadsmith

Dear Madam

**PLANNING APPLICATION PLN2022071
2 LOT SUBDIVISION
10 RIVER ROAD, SWAN HILL**

I acknowledge receipt of the above permit application referred pursuant to Section 55 of the Planning and Environment Act and your letter dated 18 July 2022.

As a Referral Authority LMW provides the following comments.

Water Supply

The land is located inside the Urban Water District.

Potable water supply is connected to proposed Lot 1 and can be made available to proposed Lot 2 subject to meeting the requirements of LMW including the payment of all applicable fees and charges.

Sewerage

The land is located inside the Sewerage District.

The existing dwelling and shed on proposed Lot 1 are connected to sewerage.

Yours faithfully

**STUART MENSCH
MANAGER LAND DEVELOPMENT**

Mildura (Head Office)
T 03 5051 3400
741-759 Fourteenth Street
Mildura Victoria 3500
PO Box 1438
Mildura Victoria 3502
AUSDOC DX 50023

Swan Hill (Area Office)
T 03 5036 2150
73 Beveridge Street
Swan Hill Victoria 3585
PO Box 1447
Swan Hill Victoria 3585
AUSDOC DX 30164

Kerang (Area Office)
T 03 5450 3960
56 Wellington Street
Kerang Victoria 3579
PO Box 547
Kerang Victoria 3579
AUSDOC DX 57908

E contactus@lmw.vic.gov.au

lmw.vic.gov.au



ABN 18 475 808 826

All Emergencies
1800 808 830





11 August 2022

Ref: SN22/007454
Pac: 27653

SWAN HILL RURAL CITY COUNCIL
DX 30166
SWAN HILL VIC 3585
Attention: Tamara Broadsmith

Dear Madam

OBJECTION

**PLANNING APPLICATION PLN2022071
2 LOT SUBDIVISION
10 RIVER ROAD, SWAN HILL**

I acknowledge receipt of the above planning permit application referred pursuant to Section 52 of the Planning and Environment Act and your letter dated 18 July 2022.

Lower Murray Water (LMW) as an adjoining landowner advise that it objects to the granting of a permit for a 2 Lot Subdivision.

LMW have purchased the land at 25 River Road Swan Hill (Reserve 1 PS 643888L). This land will be used for the future site of the Swan Hill Water Treatment Plant (WTP).

The land selected for the location of the future Swan Hill WTP was based upon many factors such as proximity to the Murray River (raw water source), the existing Goulburn Murray Water pump station, the ability to easily connect back into Swan Hill urban reticulation and also importantly, the proximity to neighbours.

Knowing that the planning scheme did not support the use and development of new dwellings within the Farming Zone in this area was a major factor in determining the site being ideal for the WTP.

Allowing a subdivision of this land for non-agricultural purposes would imply that the future use and development of a dwelling would be acceptable, contrary to the intent of the Farming Zone.

Mildura (Head Office)
T 03 5051 3400
741-759 Fourteenth Street
Mildura Victoria 3500
PO Box 1438
Mildura Victoria 3502
AUSDOC DX 50023

Swan Hill (Area Office)
T 03 5036 2150
73 Beveridge Street
Swan Hill Victoria 3585
PO Box 1447
Swan Hill Victoria 3585
AUSDOC DX 30164

Kerang (Area Office)
T 03 5450 3960
56 Wellington Street
Kerang Victoria 3579
PO Box 547
Kerang Victoria 3579
AUSDOC DX 57908

E contactus@lmw.vic.gov.au

lmw.vic.gov.au



ABN 18 475 808 826

All Emergencies
1800 808 830



The proposed subdivision and potential for additional dwelling development will adversely impact the future operation of the future WTP.

Please be advised that LMW is in the initial stages of commencing the rezoning process of 25 River Road to Public Use Zone; which will aid in achieving the objectives found within the *Swan Hill Master Plan Report 2021-2041*.

Should you require further information please contact Stuart Mensch.

Yours faithfully

A handwritten signature in grey ink, appearing to read 'Stuart Mensch', is positioned above the typed name.

**STUART MENSCH
MANAGER LAND DEVELOPMENT**



NCCMA Ref: NCCMA-F-2022-00977
 Council Ref: PLN2022071
 Date: 01 August 2022

Tamara Broadsmith
 Planning Team Leader
 Swan Hill Rural City Council
 Po Box 488,
 Swan Hill Vic 3585

Dear Tamara

Planning Permit Application No: PLN2022071
Development Description: 2 lot subdivision
Street Address: 10 River Road Swan Hill Vic 3585
Cadastral Location: Lot 2 PS405848, Parish Of Castle Donnington
Applicant: Roy Costa

Thank you for your referral under Section 55 of the *Planning and Environment Act, 1987* dated 18 July 2022, and received by North Central Catchment Management Authority (CMA) on 18 July 2022, regarding the above matter.

North Central CMA, pursuant to *Section 56 of the Planning and Environment Act 1987*, **objects** to the granting of a permit on the following grounds:

1. *The proposal is not consistent with the objectives of the State Planning Policy Framework (VPP) Clause 13.03-15 as the proposal is likely to increase the risk to life, property and community infrastructure to flood hazard. The policy identifies that any floodplain management manual of policy and practice, or catchment management, river health, wetland or floodplain management strategy adopted by the relevant responsible floodplain management authority should be considered. In July 2019, North Central CMAs Board adopted the "Guidelines for Development in Flood Affected Areas". These guidelines were released by the Department of Environment, Land, Water and Planning (DELWP) in February 2019 and provide an assessment framework and method to assist decisions on development in flood affected areas. As detailed in these guidelines, development should not intensify the harmful impacts of flooding. These guidelines identify that an appropriate depth of flooding for the subdivision of land and construction of a single dwelling is between 0.3 to 0.5 metres. The estimated depth of flooding at the location of the proposed new lot in the event of a 1% AEP flood is in the order of 1.2 to 1.9 metres. This potential depth of flooding poses and unacceptable increase in risk to the life and safety of future occupants.*
2. *The proposal is not consistent with the purpose of the Land Subject to Inundation Overlay (LSIO) as the proposed development is not compatible with the flood hazard.*
3. *The proposal is not consistent with the decision guidelines in the Victorian Planning Provisions Practice Note 11 – 'Applying for a Planning Permit Under the Flood Provisions', in that*
 - a) *It is likely to result in danger to the life, health and safety of the occupants due to flooding on the site;*
 - b) *It relies on low level access to and from the site;*

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- c) *It is likely to increase the burden on emergency services and the risk to emergency personnel;*
- d) *It is likely to increase the amount of flood damage to public or private assets.*
- 4. *The incremental long term effects of such developments. While a single development may not cause a significant change, the cumulative effect of several similar developments is likely to be substantial.*
- 5. *The proposal relies on protection from flood mitigation infrastructure that is not being formally managed. This is inconsistent with Victorian Government Policy identified in the Victorian Floodplain Management Strategy, 2016 which states:
"Policy 17c – Where there is flood mitigation infrastructure that is not being formally managed – the relevant Municipal Planning Scheme must not assume that the infrastructure will provide flood protection"*

Advice to Applicant / Council

Flood levels for the 1% AEP (100-year ARI) flood event have been declared for this area under provisions of the Water Act 1989. The applicable 1% AEP flood level for the location described above is 67.9 metres AHD. North Central CMA advises that in the event of a 1% AEP flood event it is likely that the property will be subject to inundation from Murray River. The estimated depth of flooding on the above property is in the order of up to 2.1 metres deep. However, it is recommended that a licensed surveyor be engaged to determine the exact effect of the applicable flood level on the property.

North Central CMA advises that this property may be afforded protection by an earthen levee along the Murray River from flood events up to and including the 3.33% AEP flood. The condition of these works is unknown and there is currently no formal arrangement for the management of these works. Therefore, this levee cannot be relied upon to provide protection from future flood events.

Should you have any queries, please do not hesitate to contact me on **(03) 5440 1896**. To assist the CMA in handling any enquiries and the supply of further information, please ensure you quote **NCCMA-F-2022-00977** in your correspondence.

Yours sincerely

A handwritten signature in black ink that reads "Camille White".

Camille White

Manager Floodplain

Cc: Roy Costa

Information contained in this correspondence is subject to the definitions and disclaimers attached.





Attached: Definitions and Disclaimers

Definitions and Disclaimers

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the Authority's assessment, represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or local government authority.
2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.
3. **AEP** as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).

Please note that the 1% probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.
4. **ARI** as Average Recurrence Interval - is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100-year ARI flood will occur on average once every 100 years.
5. **AHD** as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
6. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
7. This letter has been prepared for the sole use by the party to whom it is addressed and no responsibility is accepted by the Authority with regard to any third party use for the whole or any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it will appear.
8. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.

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628-634 Midland Highway, Huntly
PO Box 18, Huntly Victoria 3551

Telephone 03 5448 7124
Email info@nccma.vic.gov.au
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OFFICIAL

GMW Ref: PP-21-00538.02
Doc ID: A4439454Swan Hill Rural City Council
Planning Department
planning@swanhill.vic.gov.au

18 July 2022

Dear Sir and/or Madam,

Planning Permit Application - Subdivision - 2 LotApplication No. PLN2022071
Applicant: Roy Costa Planning & Development
Location: 10 River Rd SWAN HILL VIC 3585
V 10332 F 720 Lot 2 Plan 405848E

Thank you for your letter and information received 18 July 2022 in accordance with Section 55 of *the Planning and Environment Act 1987*.

Goulburn-Murray Water's (GMW's) areas of interest are surface water and groundwater quality, use and disposal. GMW requires that development proposals do not impact detrimentally on GMW's infrastructure and the flow and quality of surface water and groundwater. Applicants must ensure that any required water supplies are available from an approved source.

GMW understands that the applicant is seeking permission for a 2 lot subdivision. The subject site is bordered by GMW's Swan Hill No. 10 Channel to the northeast and Swan Hill No. 1/10 piped Channel intersects the subject title to the south and is currently covered by sufficient easement. It is noted that the site is connected to all services including sewer and drainage as confirmed by Lower Murray Water Authority. It is unclear of where the access road for proposed lot 2 is to be located.

Based on the information provided and in accordance with Section 56 (b) of *the Planning and Environment Act 1987*, Goulburn-Murray Water has no objection to this planning permit being granted subject to the following conditions:

1. Any Plan of Subdivision lodged for certification must be referred to Goulburn-Murray Rural Water Corporation pursuant to Section 8(1)(a) of the Subdivision Action.
2. Any Goulburn Murray Water existing easement(s)/reserve(s) pertaining to Goulburn Murray Water assets affected by the subdivision must remain and be shown on any Plan of Subdivision submitted for Certification.
3. Proposed Lot 2 must be provided with connection to the reticulated sewerage system in accordance with the requirements of the relevant urban water authority.

ABN: 46 761 336 846

- 1 -

OFFICIAL

PO Box 165 Tatura Victoria 3616 Australia

reception@gmwater.com.au

1800 013 357

www.gmwater.com.au



4. All stormwater must be directed to Council's legal point of discharge in accordance with the requirements of the Responsible Authority.

5. No buildings or works may be erected or carried out within 30 metres of any Goulburn Murray Water surface infrastructure (including open irrigation channels and drains), 10 metres from any other structure (such as culverts, drainage inlets, subways, syphons), or 5 metres from any below surface infrastructure (including pipelines), located on any Goulburn Murray Water freehold, easements or reserves.

If you require further information please e-mail planning.referrals@gmwater.com.au or contact 1800 013 357.

Yours sincerely

Ranine McKenzie
STATUTORY PLANNING PARTNER
Per: (original signed by Loretta Mulla)



Objection to a Planning Permit

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

Who is objecting?

Name: Vince & Lyn Cutri

Address:

Phone:

What application do you object to?

Permit application No: PLN2022071

Address of proposed permit: 10 River Road Swan Hill VIC 3585

What is proposed: 2 Lot Subdivision

The Objection:

Reasons for your objection

I object to this application for the following reasons:

Please record that Vince & Lyn Cutri of 20 River Rd object to the planning permit for Henson 10 River Rd, Swan Hill. Vic 3585. Planning Permit No.PLN2022071 for the following reasons:

River Road is a farming zone, why is it currently being considered for subdivision into areas less than 20ha? It is also part of the Tyntynder Flats Flood Zone & should not be considered for mass housing.

Please consider these recent & present photos of water at 10 River Road & paddocks adjacent.

Can you seriously think that it is ok to offer this land for housing!! There is no drainage & no where for this water to go, the pumps have been operating all week with little if no improvement & there is more rain coming this week.

With Murray River currently flooding into Echuca, Swan Hill will shortly be in flood alert.

Dividing the River Rd rural Farming Zone into housing blocks will be a disaster in a wet event as we are currently experiencing.

Regards, Vince & Lyn Cutri.

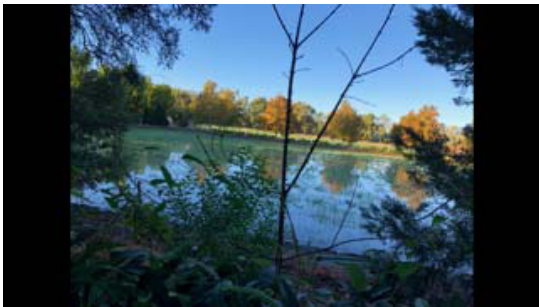
45 Splatt Street SWAN HILL VIC 3585
PO Box 488 SWAN HILL VIC 3585
DX30166 Swan Hill
Telephone: (03) 5036 2333 Fax: (03) 5036 2340
Email: council@swanhill.vic.gov.au
ABN 97435620016

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

Signed: VINCE & LYN CUTRI

Date: 17/10/2022





Sent from my iPhone

B.22.110 PLANNING PERMIT APPLICATION 2021-113 15 KIMBERLEY AVENUE SWAN HILL 5 DWELLINGS

Responsible Officer: Director Development and Planning
File Number: 2021-113
Attachments:
1 [↓](#) Proposed Development Plans
2 [↓](#) Objection Letter
3 [↓](#) Applicant Response to Objection
4 [↓](#) Clause55-Assessment

Applicant	Mark Lloyd – Lloyd Sage Design Studio
Proposal	Five dwellings on two lots (to be consolidated)
Zoning	General Residential Zone (GRZ)
Overlay	Specific Controls Overlay – Schedule 1
Reason for reporting to Council	Objection by abutting land owner
Advertised	Yes
Number of objections	One

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 to consider a planning permit application for the development of five dwellings on two lots (to be consolidated) at 13 and 15 Kimberley Avenue Swan Hill. Both lots are currently vacant with the former dwellings recently demolished. The land is within the General Residential Zone and is impacted by the Specific Controls Overlay – Schedule 1. The officer recommendation is to issue a Notice of Decision to Grant a Permit.

Discussion

The subject land comprises two lots formally known as Lot 1 / TP 537819 (13 Kimberley Avenue) and Lot 2 / PS 523487 (15 Kimberley Avenue). Lot 1 is rectangular in shape with an area of 911 square meters with a frontage to Kimberley Avenue. Lot 2 is irregular in shape with an area of 1387 square meters and lot frontages to both Kimberley Avenue and Albert Street. The subject land has a total area of 2298 square meters. The surrounding area to the north, partial south and east is an established residential area of medium density development with some examples of multi-dwelling development and smaller lot re-subdivision. The land to the west is the Swan Hill Racecourse.



Figure 1. Subject land outlined in red

Proposal

The application seeks approval for the development of five single storey townhouses across the lots. The development proposes direct access from Kimberley Avenue for the two townhouses facing the street and a central, common driveway for the three townhouses to the rear. Each townhouse comprises two bedrooms, open living areas, alfresco areas and garages with landscaping throughout the development. The townhouses are designed with generous articulation in a style that compliments the character of the area.

Referrals

The application was referred to Lower Murray Water (LMW) and the Country Fire Authority (CFA) as well as internally with no objections received subject to conditions.

Policy Direction

Municipal Planning Strategy – Swan Hill Planning Scheme

Clause 02.03-1 of the Municipal Planning Strategy indicates that there are no infrastructure constraints for the future development of the Swan Hill township.

Settlement planning is to locate the majority of population growth within Swan Hill and Robinvale.

Planning Policy Framework – Swan Hill Planning Scheme

Clause 11.01-1S – Settlement. The policy aims to facilitate the sustainable growth and development of Victoria with strategies focused on limiting urban sprawl, directing growth into existing settlements and promoting and capitalising on opportunities for urban renewal and infill development. The proposal meets the objectives of the policy by utilising infill potential and maximising the housing yield on existing and serviced residential land.

Clause 16.01-1S – Housing Supply. The policy aims to facilitate well-located, integrated and diverse housing that meets community needs. Identified strategies to achieve the objective include increasing the proportion of housing in designated locations within established urban areas, encouraging higher density housing development in well located areas, and facilitating diverse housing that offers choice and meets changing household needs. The proposal meets the objective and the strategies by providing more diverse housing choice within an established and conveniently located residential area.

Clause 16.01-1L – Location of residential development, includes strategies to encourage infill residential development within Swan Hill. The proposal maximises the potential of the existing lots and responds effectively to the constraints of the site.

Clause 16.01-2 – Housing affordability, aims to deliver more affordable housing closer to jobs, transport and services. The proposal meets the objective by increasing choice in housing type and tenure in an existing and well-serviced area.

Assessment

Zoning

General Residential Zone – Clause 32.08 of the Swan Hill Planning Scheme

The purpose of the zone is ensure compliance with the Municipal Planning Strategy and the Planning Policy Framework while encouraging development that respects neighbourhood character and encourages a diversity of housing types and housing growth in locations offering good access to services and transport.

The proposal accords with the purpose of the zone by offering housing choice, efficiently utilising land in an established residential area and providing an outcome that suits the existing neighbourhood character.

Overlays

Specific Controls Overlay – Clause 45.12 of the Swan Hill Planning Scheme

Land affected by this overlay may be used or developed in accordance with a specific control contained within the incorporated document '*Goulburn-Murray Water: Connections Project and Water Efficiency Project Incorporated Document, November 2021*'. The purpose of the incorporated document is to allow for irrigation modernisation works by or on behalf of Goulburn-Murray Water. The controls of the overlay are not relevant to this proposal.

Particular Provisions

Two or more dwellings on a lot and residential buildings – Clause 55 of the Swan Hill Planning Scheme

The purpose of the provision is to achieve residential development that respects the existing neighbourhood character, responds to the site, and provides reasonable standards of amenity for existing and new residents.

An application for multiple dwellings on a lot requires an assessment against the objectives, standards and decision guidelines of Clause 55 of the planning scheme.

The planning scheme requires that the objectives of Clause 55 must be met, the standards should be met and the decision guidelines must be considered. A detailed assessment against the requirements of Clause 55 is attached to this report.

To summarise the Clause 55 assessment, the proposed development meets all the objectives and standards of Clause 55 with the exception of Standard B6 – Street Setback Objective (Clause 55.03-1).

For the context of the site, Standard B6 recommends a street setback of the average between existing dwellings on the two abutting allotments. The dwelling on the abutting allotment at 11 Kimberley Avenue is setback 8.12m and the dwelling at 17 Kimberley Avenue is setback 6.455m. The average is therefore 7.28m. The development proposes a minimum setback of 6.29m to one element of the front façade of each dwelling facing the street. The articulated facades result in staggered setbacks that serve to minimise the impact of the development on the streetscape, as shown below.

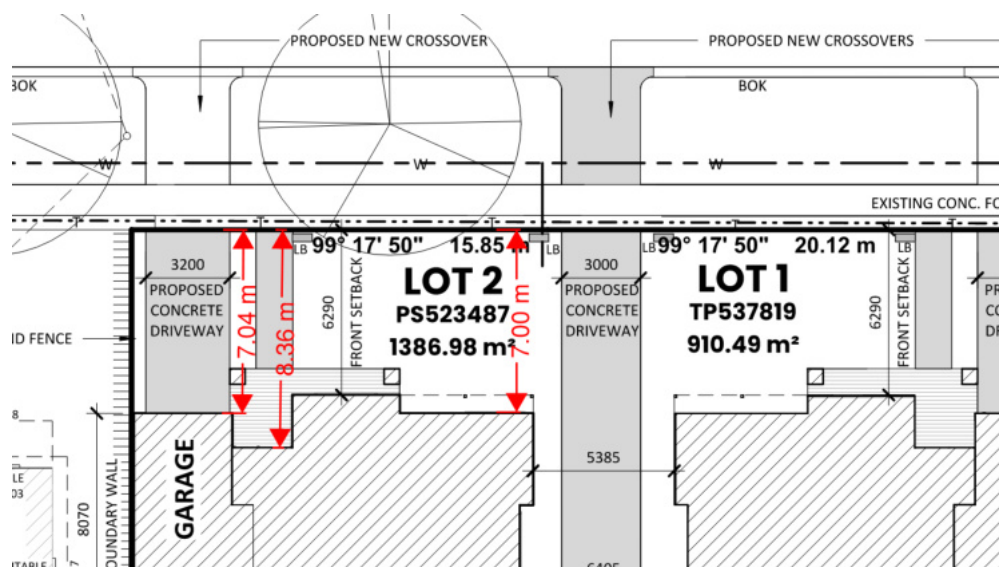


Figure 2. Staggered street setbacks.

It is important to note that the standards are guidelines toward meeting an objective. The objective is *'to ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site'*. While the setback is a minor variation of the standard, it is similar to the setback of the dwelling to the west, the façade is generously articulated and the overall development has made efficient use of the site. The proposed landscaping will assist in minimising the impacts and the varied setback is considered acceptable.

All other objectives and standards have been met including those that relate to: neighbourhood character; side and rear setbacks; wall on boundaries; access; private open space; energy efficiency; and overshadowing, among others.

Consultation

Public notification

The application was notified by sending letters to adjoining land owners and by placing a sign on the site. Advertising of the application drew one objection from an abutting land owner. A copy of the objection is attached to this report.

The objection raised issues with the following;

- Disruption of street amenity and ambience
- Increase in noise and traffic
- Danger caused by increase in traffic
- Additional vehicles and street parking
- Street tree removal
- Western boundary fencing
- Overshadowing
- Impact on streetscape
- Fire hazard along western boundary

- Increased load on services
- Reduced street setback
- Side and rear setbacks
- Broken fenceline

It should be noted, that initially two objections were lodged. After meetings and discussions, the design was modified to address many of the concerns raised by the objections. As a result of the modifications, one objection was withdrawn. Modifications of the design included the following:

- Increased setback from side boundaries;
- Unbroken fenceline along boundaries;
- Agreement to replacement street tree with bond to be held during maintenance period.

While one objection remains, some of the issues raised in the objection have since been addressed by the modifications. The majority of other concerns have been assessed against the requirements of Clause 55 and have been found to be compliant. The reduced street setback has been addressed above.

Overall, the development proposes a considered and appealing design that produces good amenity outcomes for future residents and minimises impacts on neighbouring properties. The development contributes to increasing Swan Hill's housing stock and diversity of housing in a convenient location and makes efficient use of the land.

External Referrals

The application was referred externally to the following authorities:

External Authority	Response	Comment
Lower Murray Water (S52)	No objection	Subject to conditions: <ul style="list-style-type: none">- LMW requirements in relation to water supply and sewerage must be met.- Approval and consent from LMW to build over easement.
Country Fire Authority (S52)	No objection	No conditions.

A copy of the referral responses are attached to this report.

Financial Implications

The proposal will have no financial implications to Council.

Social Implications

A possible positive social impact is the increase to the housing stock and housing diversity of Swan Hill.

Economic Implications

Not applicable.

Environmental Implications

The proposal will not have environmental implications.

Risk Management Implications

The proposal will not have risk management implications.

Council Plan Strategy Addressed

Liveability - A modern municipality: Vibrant, connected and resilient.

Options

1. That Council issues a Notice of Decision to Grant a Permit for the Development of five (5) dwellings in the General Residential Zone located at No. 13 & 15 Kimberley Avenue, Swan Hill subject to conditions.
2. That Council issues a Notice of Decision to refuse to Grant a Permit for the Development of five (5) dwellings in the General Residential Zone located at No. 13 & 15 Kimberley Avenue, Swan Hill for the following reasons:
 - a. The proposal is inconsistent with the State and Local planning policies, in particular, it does not meet the objective of Clause 15.01-5S – Neighbourhood Character.
 - b. The proposal does not meet the standard of Clause 55.03-1 of the Swan Hill Planning Scheme.

Recommendations

That Council resolves to issue a Notice of Decision to Grant a Permit for the Development of five (5) dwellings in the General Residential Zone located at No. 13 & 15 Kimberley Avenue, Swan Hill, subject to conditions.

Proposed conditions for option 1 - Notice of Decision to Grant a Planning Permit conditions

PLANNING CONDITIONS

- 1 Prior to the commencement of the development, amended plans to the satisfaction of Responsible Authority must be submitted to and approved by the Responsible Authority. Upon approved, the plans will be endorsed and will then form part of this permit. The plans must generally in accordance with the plans submitted with the application but modified to show:
 - a. Alterations to the common accessway to enable vehicles from Townhouse E to exit the land in a forward manner;
 - b. Landscaping Plan in accordance with Condition No. 8;
 - c. Tree Protection Management Plan including tree protection fencing for street tree to be retained in accordance with Condition No. 11;
 - d. Drainage Plan in accordance with Condition No. 26.

SECTION B - REPORTS

20 December 2022

- 2 The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
- 3 Prior to the occupation of the development, Lot 1 TP 537819 and Lot 2 PS 523487 must be consolidated under the *Subdivision Act 1988*. Evidence of the consolidation must be submitted to the Responsible Authority.

AMENITY

- 4 During construction, measures must be taken to ensure that the construction of the development does not cause erosion or degradation of the subject or surrounding land to the satisfaction of the Responsible Authority.
- 5 The amenity of the locality must not be adversely affected by the activity on the site, appearance of any buildings, works or materials from the premises, to the satisfaction of the Responsible Authority.
- 6 The materials to be used in the construction of the buildings and works hereby permitted shall be of non-reflective type, to the satisfaction of the Responsible Authority.
- 7 All external lighting must be designed, baffled and located so as to prevent adverse effects on adjoining land, to the satisfaction of the Responsible Authority.

LANDSCAPING

- 8 Before the development commences, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of this permit. The plan must show:
 - a. A survey of all existing vegetation and natural features;
 - b. The area or areas set aside for landscaping;
 - c. A schedule of all proposed trees, shrubs/small trees and ground cover;
 - d. The location of each species to be planted and the location of all areas to be covered by grass, lawn or other surface material;
 - e. Paving, retaining walls, fence design details and other landscape works including area cut and fill;
 - f. Appropriate irrigation systems;
 - g. The provision of canopy trees throughout the development as appropriate, including in the front setback area of the proposed buildings;
 - h. Details of surface finishes of pathways and driveways;
 - i. Details and location of proposed replacement street trees.

All species must be to the satisfaction of the Responsible Authority.

- 9 Unless with the prior written consent of the Responsible Authority, within 6 months of the completion of the development, the landscaping works shown on the endorsed plans must be carried out, completed and thereafter maintained to the satisfaction of the Responsible Authority.
- 10 The landscaping shown on the endorsed plan(s) must be maintained to the satisfaction of the Responsible Authority. Any dead, diseased or damaged trees must be replaced with same species to the satisfaction of the Responsible Authority.

STREET TREE PROTECTION

- 11 Prior to the commencement of development, (including any demolition, excavations, tree removal, delivery of building/construction materials and/or temporary buildings), a Tree Protection Management Plan must be submitted to and be endorsed by the Responsible Authority. The Tree Protection Management Plan must be specific to the retained street tree located on Wood Street

and must include a Tree Protection Zone (TPZ) defined on a plan with details of tree protection fencing to the satisfaction of the Responsible Authority. The Tree Protection Management Plan must be prepared in accordance with Australian Standard AS 4970-2009 – Protection of Trees on Development Sites and prepared by a suitably qualified arborist.

- 12 Prior to the commencement of the development (including any demolition, excavations, tree removal, delivery of building/construction materials and/or temporary buildings), the tree protection fencing must be erected to the satisfaction of the Responsible Authority in accordance with the approved tree protection zone(s). The fencing must be erected to form a visual and physical barrier, be a minimum height of 1.5 metres above ground level, and include signage clearly marked "Tree Protection Zone – No Entry" on all sides.
Prior to the commencement of the approved works (including any demolition, excavations, tree removal, delivery of building/construction materials and/or temporary buildings), the erected tree protection fences must be inspected and approved by the Responsible Authority.
- 13 Once erected and approved by the Responsible Authority, the tree protection fencing shall be maintained in good condition and may only be removed upon completion of all development works, to the satisfaction of the Responsible Authority. Should temporary access be necessary within the Tree Protection Zone during the period of construction, the Responsible Authority must be informed prior to relocating the fence (as it may be necessary to undertake additional root protection such as bridging over with timber).
- 14 No vehicular or pedestrian access, trenching or soil excavation or filling is to occur within the Tree Protection Zones of the street trees without the written consent of the Responsible Authority. No storage or dumping of tools, equipment or waste is to occur within the Tree Protection Zones of the street trees.

REMOVAL AND REPLACEMENT OF STREET TREE

- 15 Street tree removal and replacement is to be undertaken by Council contractors at the developer's expense. The costs for street tree removal and replacement must be borne by the applicant at Council's tendered rates. Costs include funds for tree removal, supply, strata vault, installation and 24 months maintenance to the satisfaction of the Responsible Authority. Payment for street tree removal and replacement must be made to Council's Engineering Department.
- 16 Prior to the commencement of the development, or by such later date as approved in writing by the Responsible Authority, the permit holder must provide a bond to the Responsible Authority for replacement tree on the Parnee Street footpath, in proximity of the site. The bond:
 - a. is to be to the total value of the \$5,000 for the replacement street trees;
 - b. must be provided in a manner, and on terms, to the satisfaction of the Responsible Authority;
 - c. may be applied by the Responsible Authority to allow for any replacement or maintenance of plantings.

Once five (5) years have elapsed from the date of occupation, any portion of the bond which has not been applied by the Responsible Authority will be refunded to the permit holder.

ENGINEERING DEPARTMENT

- 17 Prior to the occupation of the development, vehicular crossings shall be constructed in accordance with the endorsed plan(s) to the satisfaction of the Responsible Authority, and must:
 - a. Be constructed at right angles to the road, and any redundant crossing shall be removed and replaced with concrete (kerb and Channel);
 - b. Be setback a minimum of 1 metre from any side-entry pit, power or telecommunication pole, manhole cover or marker, and a minimum of 2.5m from the trunk of any street tree.

- 18 Prior to the occupation of the development, the existing vehicle crossing must be upgraded in accordance with the Infrastructure Design Manual (IDM) standards.
- 19 Prior to the occupation of the development, all redundant vehicle crossings must be removed and (kerb and channel) reinstated to the satisfaction of the Responsible Authority
- 20 Prior to the occupation of the development, the internal access driveway must be constructed, formed, finished and drained to the satisfaction of the Responsible Authority.
- 21 The Sight distance requirements for the Access Driveway as detailed in AS 2890.1 must be provided for the vehicular access points to the land to the satisfaction of the Responsible Authority
- 22 Prior to the occupation of the development, the area(s) set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
 - a. Constructed;
 - b. Properly formed to such levels that they can be used in accordance with the plans;
 - c. Surfaced with an all-weather sealcoat or treated to the satisfaction of the Responsible Authority to prevent dust and gravel being emitted from the site;
 - d. Line marked to indicate each car space and all access lanes;
 - e. Clearly marked to show the direction of traffic along access lanes and driveways;to the satisfaction of the Responsible Authority. Car spaces, access lanes and driveways must be kept available for these purposes at all times, to the satisfaction of the Responsible Authority.
- 23 All car parking spaces must be designed to allow all vehicles to enter and exit the land in a forward direction.
- 24 The applicant/owner must restrict sediment discharges from any construction sites within the property in accordance with Construction Techniques for Sediment Pollution Control (EPA 1991) and Environmental Guidelines for Major Construction Sites (EPA 1995).
- 25 Prior to works commencing, the flow paths of a 1% AEP storm need to be determined and the development designed such that no private property is inundated by this storm. These flow paths must be indicated on the plans and submitted to the Responsible Authority for approval. In rural areas natural flow paths across private property may be used.
- 26 Prior to the commencement of the works, a drainage plan with computations prepared by a suitably qualified person to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be in accordance with Council's Infrastructure Design Manual and include:
 - a. How the land will be drained;
 - b. Underground pipe drains conveying stormwater to the legal point of discharge;
 - c. Measures to enhance stormwater discharge quality from the site and protect downstream waterways;
 - d. A maximum discharge rate from the site of 37 l/sec/ha;
 - e. Documentation demonstrating approval from the relevant authority for the legal point of discharge; and
 - f. The provision of gross pollutant and/or litter traps installed at the drainage outfall of the development to ensure that no effluent or polluted water of any type may be allowed to enter the Council's stormwater drainage system.

- 27 Prior to the occupation of the development, all drainage works required by the approved drainage plan must be completed to the satisfaction of the Responsible Authority.
- 28 Prior to the occupation of the development, all stormwater and surface water drainage from the land, buildings and works must be connected to the legal point of discharge by underground pipe drains to the satisfaction of the Responsible Authority. Effluent and/or polluted water must not be discharged to Council's stormwater drainage system from the land.

LOWER MURRAY WATER CONDITIONS

- 29 The requirements of Lower Murray Water must be met, in regard to the provision of water supply and sewerage services to the land, including payment of all associated costs prior to commencement of construction of the dwellings.
- 30 Owner is to apply for LMW approval and consent to construct the outdoor alfresco area: Townhouse C over the sewer and easement. Footings must be clear of sewer main. If approval Build Over Easement Agreement must be entered into.

EXPIRY

- 31 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*, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

NOTES

From the Responsible Authority

1. All building works associated with this development must be in accordance with the Building Act 1993, Building Regulations 2018 and the Building Code of Australia.
2. A building permit will be required for the building work associated with this development, including demolition of existing buildings, prior to commencement of works.
3. A works within the road reserve permit will be required from Council prior to commencement of any works within the road reserve area (crossovers).

From the Lower Murray Water

4. From Lower Murray Water Lower Murray Water requires that the holder of this permit be advised that the Owners Corporation is responsible for the maintenance and proper working order of the allotments and/or common property.
5. **WATER SUPPLY:**
Water supply is available subject to the owners meeting Lower Murray Water's conditions and requirements.

Both 13 and 15 Kimberley Avenue have existing 20mm water connections.

The existing water tapings are to be made redundant/plugged off and a new 32mm Tapping is required to be installed.

A meter manifold with five 20mm water meters is required to be installed within one metre of the property boundary. Alternatively, a 32mm radio meter can be installed at the boundary and 5 x 20mm radio meters can be installed in front of the townhouses.

A New Customer Contribution Charge for water is payable for the three additional dwellings.

SEWERAGE:

Sewerage is available subject to the owners meeting Lower Murray Water's conditions and requirements.

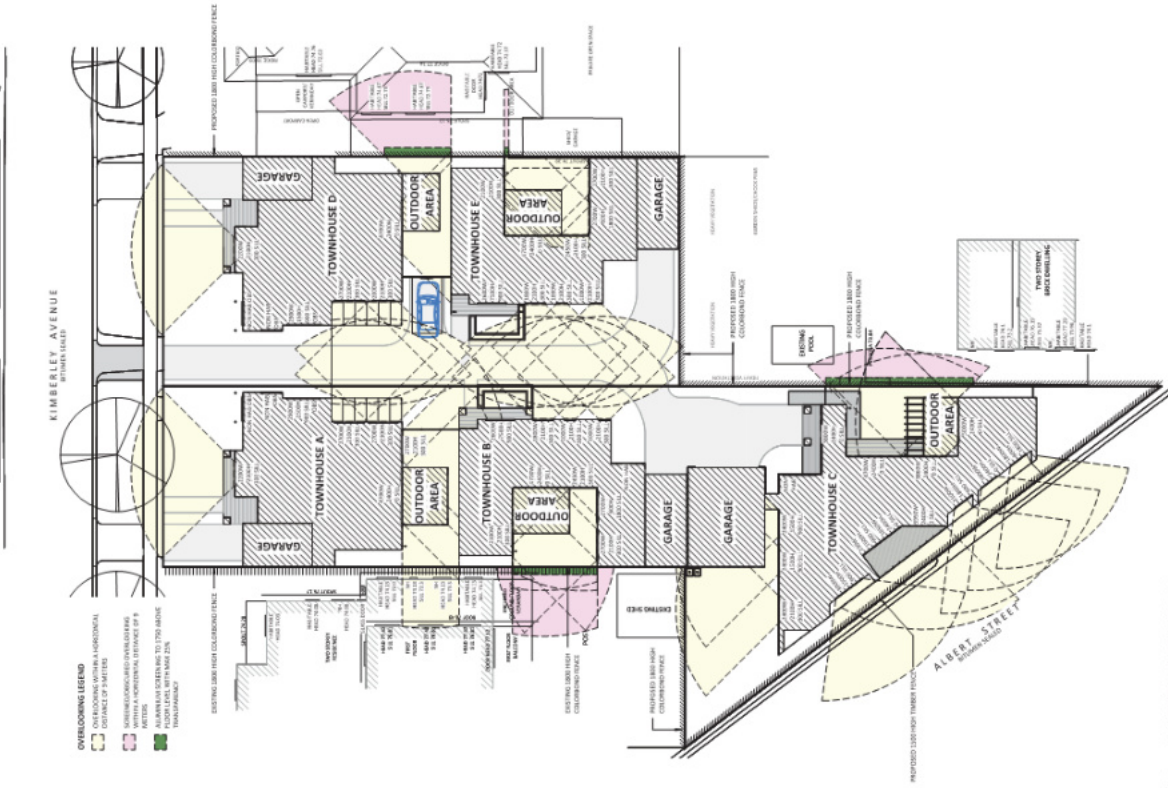
The existing properties have two sewer connection points. The connection points are to be capped off at the sewer main.

A new connection point is to be constructed with an inspection shaft one meter inside the property boundary. The proposed five lots are to connect to the new connection point.

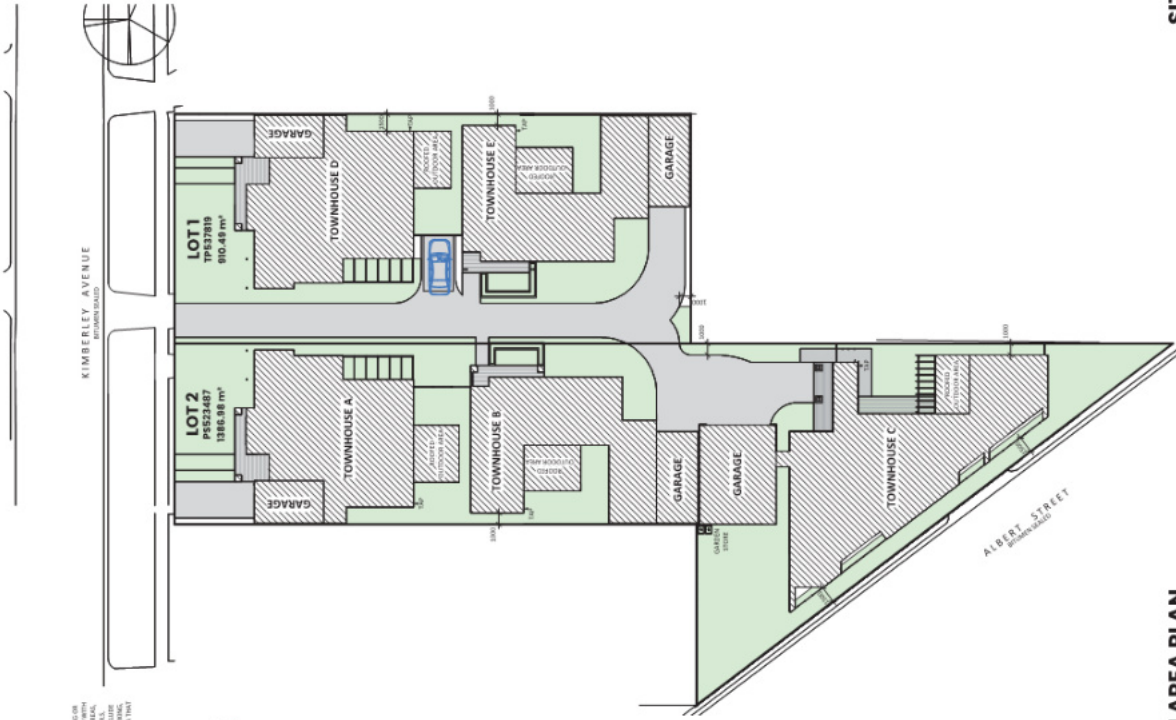
A New Customer Contribution Charge for sewer is payable for the three additional dwellings.

GENERAL:

Please quote SN22/007421 when responding to any further enquiries.



SITE PLAN - OVERLOOKING
SCALE: 1:200



GARDEN AREA PLAN
SCALE: 1:200

OVERLOOKING LEGEND

- EXISTING OVERLOOKING AREAS
- PROPOSED OVERLOOKING AREAS
- PROPOSED OVERLOOKING AREAS WITH A 1.5M SETBACK FROM THE PROPERTY BOUNDARY
- PROPOSED OVERLOOKING AREAS WITH A 2.0M SETBACK FROM THE PROPERTY BOUNDARY
- PROPOSED OVERLOOKING AREAS WITH A 2.5M SETBACK FROM THE PROPERTY BOUNDARY
- PROPOSED OVERLOOKING AREAS WITH A 3.0M SETBACK FROM THE PROPERTY BOUNDARY

GARDEN AREA LEGEND

- PROPOSED GARDEN AREAS
- EXISTING GARDEN AREAS
- PROPOSED GARDEN AREAS WITH A 1.5M SETBACK FROM THE PROPERTY BOUNDARY
- PROPOSED GARDEN AREAS WITH A 2.0M SETBACK FROM THE PROPERTY BOUNDARY
- PROPOSED GARDEN AREAS WITH A 2.5M SETBACK FROM THE PROPERTY BOUNDARY
- PROPOSED GARDEN AREAS WITH A 3.0M SETBACK FROM THE PROPERTY BOUNDARY

SITE AREA ANALYSIS

TOTAL SITE AREA: 2077.24sqm

TOTAL GARDEN AREA: 1386.88sqm

TOTAL GARAGE AREA: 818.48sqm

38.14%

LS

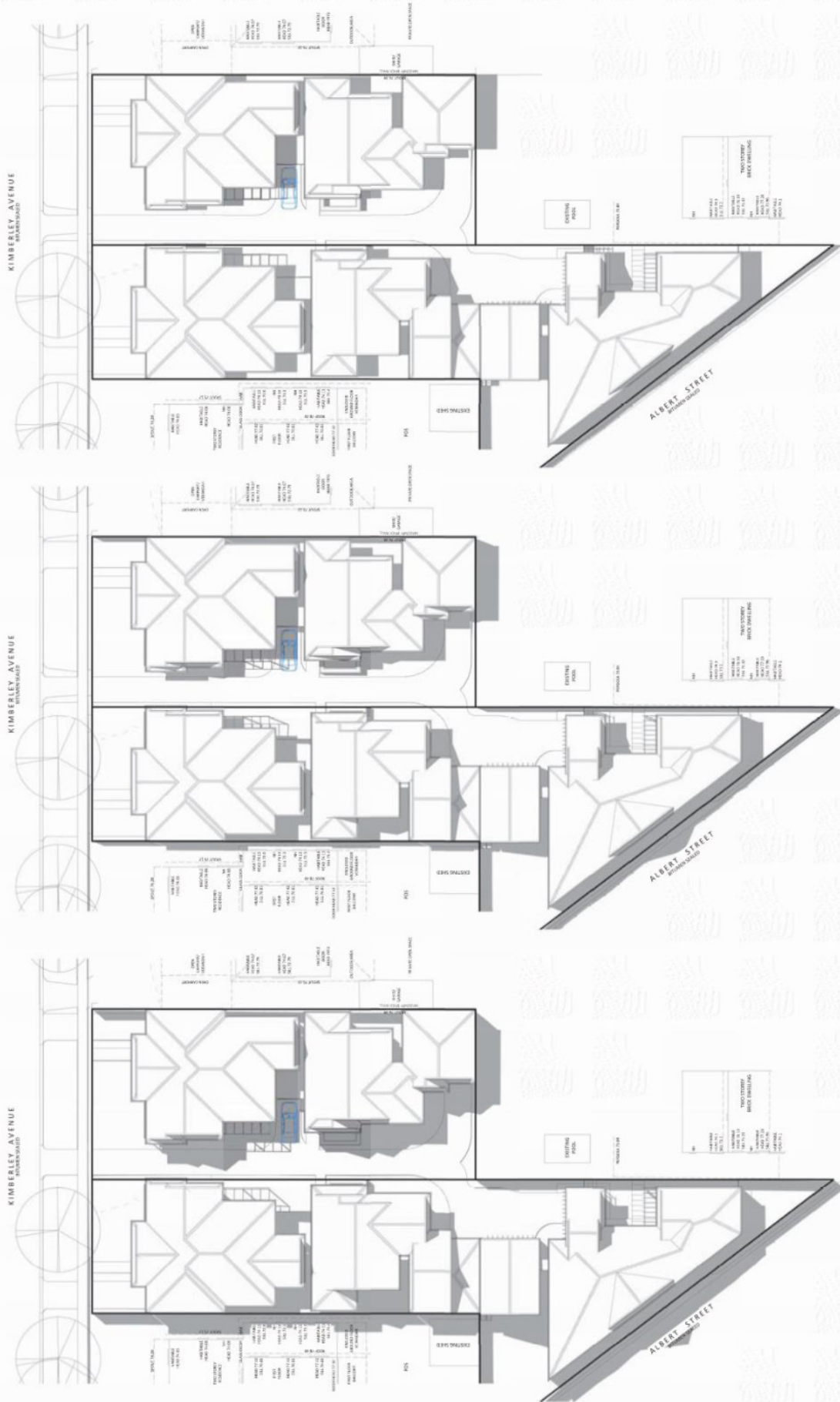
LS Landscape
308 Lambton Quay
Wellington, New Zealand
Phone: +64 4 383 8200
Email: info@ls.co.nz
www.ls.co.nz

TP05A
PROJECT NO. TP05A
DATE: AUGUST 2022
SCALE: 1:200
SHEET NO. 01 OF 01

CLIENT | **DESCRIPTION** | **DATE**

1. CLIENT: [REDACTED] | 2. DESCRIPTION: [REDACTED] | 3. DATE: [REDACTED]

4. CLIENT: [REDACTED] | 5. DESCRIPTION: [REDACTED] | 6. DATE: [REDACTED]



SITE PLAN - OVER SHADOWING 12pm
SCALE: 1:200
*INDICATED ON THE PLAN

SITE PLAN - OVER SHADOWING 11am
SCALE: 1:200
*INDICATED ON THE PLAN

SITE PLAN - OVER SHADOWING 10am
SCALE: 1:200
*INDICATED ON THE PLAN

LS

LS

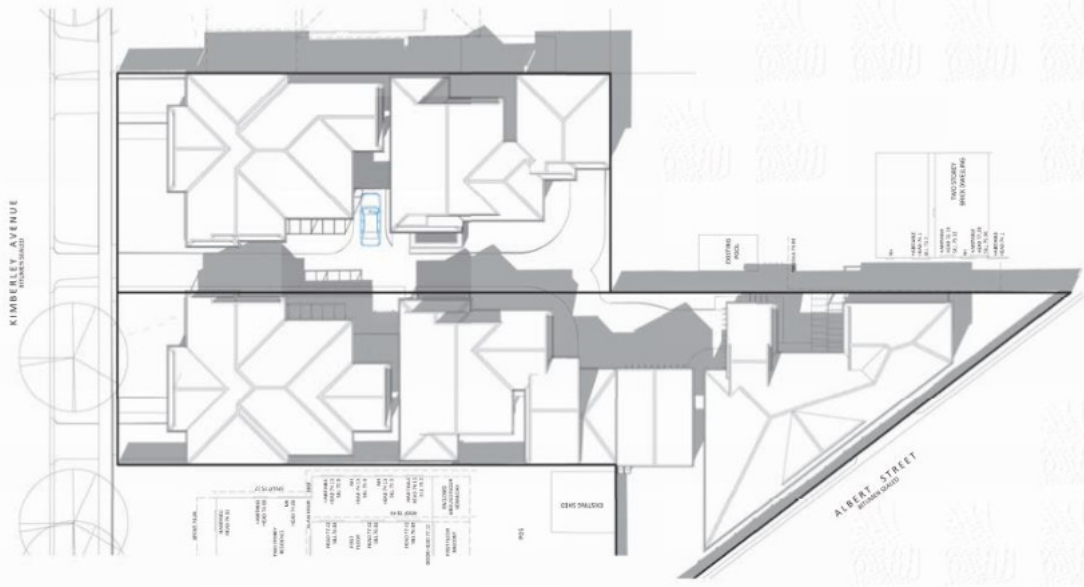
TP07A

OVERSHADOWING PLAN

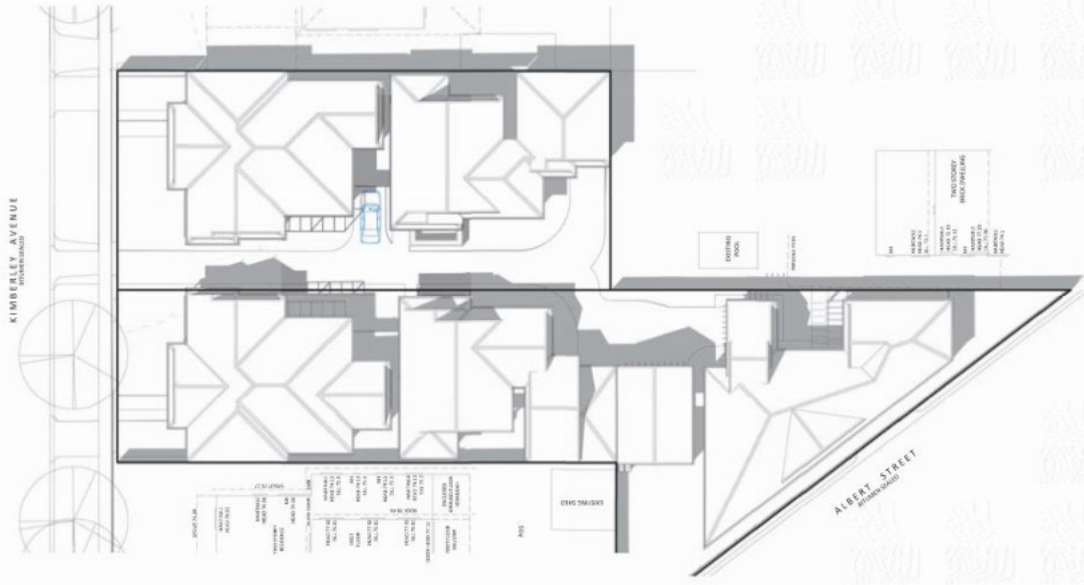
DATE: 2022
PROJECT NAME: 123456789
PROJECT NUMBER: 123456789
PROJECT ADDRESS: 123456789
PROJECT OWNER: 123456789
PROJECT CONTACT: 123456789

DATE: 2022
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DATE: 2022
PROJECT NAME: 123456789
PROJECT NUMBER: 123456789
PROJECT ADDRESS: 123456789
PROJECT OWNER: 123456789
PROJECT CONTACT: 123456789



SITE PLAN – OVER SHADOWING 3pm
SCALE: 1:200



SITE PLAN – OVER SHADOWING 2pm
SCALE: 1:200



SITE PLAN – OVER SHADOWING 1pm
SCALE: 1:200

LS

LS Engineering
1100 BROADWAY
SUITE 100
VANCOUVER, BC V6Z 1Y1
604.271.8888
www.lsengineering.com

PROJECT NAME: 1100 BROADWAY
PROJECT ADDRESS: 1100 BROADWAY
DRAWING NO.: 1100-01

DATE: 2023-08-01
SCALE: 1:200

PROJECT DESCRIPTION: COMMERCIAL AND CHANGES FOLLOWING CONSULT WITH NEIGHBOURS

DATE: 2023-08-01
SCALE: 1:200

REVISION NO.: 01

TP08A

Objections 13 & 15 Kimberley Avenue, Swan Hill

- Development of 5 units will disturb the amenity of the street and street ambience.
- Five units in one location will increase traffic and noise.
- The narrowness of the street and increased traffic will post a danger for pedestrians, children, motor vehicles and bicycles.
- Four units have only one car parking space. Most households have at least two vehicles per household (which is evident in the double garage in Townhouse C) which means at least 4 vehicles will be parked in the narrow street that is already congested. The street is used by a school bus which stops out the front of 11 Kimberley Avenue, which will make the street more of a traffic hazard with the extra cars parked on either side of the street.
- Noise levels in the neighbourhood will increase as a result of at least 10 more vehicles entering the complex and street on a regular basis.
- The removal of a well established tree to make way for a driveway will detract from the street ambience and should be preserved. It is also home to native species and should be preserved. Council has already determined that trees in the street must not be removed as per the refusal to remove the tree out the front of number 19 Kimberley Avenue.
- The proposed fencing on the western boundary creates a fire hazard and it impinges on the natural light and air space of number 17 Kimberley Avenue. It also creates overshadowing and blocks off natural sunlight and lighting to living areas and bedrooms due to the lack of set back from the shared boundary. This is especially prevalent in the winter months as it is the only source of sunlight and warmth in the mornings. We rely heavily on passive heating provided by the morning sun coming from the east to naturally warm inside and therefore we would have to increase the usage of heating and by doing that it would increase our power bills. According to the Victorian Government, orientation plays a major role in Climate Zone 4 (which Swan Hill is in) and the aim is to

balance winter sun and summer breeze. By obstructing the easterly morning sun we would miss out on essential passive heating.

- The overshadowing will also impinge on the ability to use the clothes line in the mornings which is situated on the western boundary and this will limit the amount of sun and natural light to dry clothes. The court yard on the western boundary was purposely built to take advantage of the morning sun in the cooler months and will be detrimental to the mental health and wellbeing of my family. The construction to build on the boundary line does not meet the character and cultural identity of the street and the feeling of being claustrophobic and built in feeling of high walls doesn't meet the characteristics and ambience of the neighbourhood. The majority of other dwellings in the street are offset from the boundary, adding to the character and charm of the street. Boundary walls should not impinge on their neighbour's living areas and should not change the ascetic of their surroundings, as per the proposed 15.75m in total on the western boundary.
- The development is not consistent with the landscape of the street which has no other units in the street.
- Construction of the laundry and garage along the western boundary is objected to for the reasons of overshadowing, noise and fire hazard.
- The increase of units replacing two previous dwellings will increase the load on water, sewerage services and drainage beyond the current capacity. This has not been addressed in the application. It is stated "the increase load on water/sewer is not expected to be excessive" – without any material supporting the statement.
- The street setback is not in accordance with table B1.
- It is stated that "Side and rear setback of Townhouse B have walls constructed within 500mm of the western and eastern property boundary and therefore do not satisfy the standard" My question is, why is the standard of 1000mm not being followed?? There are regulations for a reason and they need to be followed as this impedes on overshadowing onto 17 Kimberley Avenue.

- There is insufficient parking for visiting vehicles creating excessing demand for off street parking which will create a bottleneck in an already narrow street.
- Screening on the western boundary – why is it stated as 1750mm above floor level when fencing is 1800mm high? I believe screening should be above 1800mm high to the adjacent outdoor area of 17 Kimberley Avenue due to the outdoor deck being raised.

I am concerned about the inconsistent look of the broken fence line along the Western boundary, which will be detrimental to the appearance of my property. It will blend in with the new build and not even be noticeable to the residents living in the new townhouses, but it will have a detrimental effect on 17 Kimberley Avenue. This could be overcome by not building on the boundary and increasing the set back as per the look of the rest of the street.

The lack of setback and building to the boundary is being built with total disregard to the occupants in 17 Kimberley Avenue and will change the look and sunny aspect of our house which I believe is not in accordance with the neighbourhood feel, community aesthetics and ambience.

Lloyd Sage

30 August 2022

Swan Hill Rural City Council
Attn: Tamara Broadsmith
Planning Team Leader
PO Box 488, Swan Hill VIC 3585

OBJECTIONS – 2021-113 (13-15 Kimberley Avenue, Swan Hill)

1. FENCING AND BOUNDARIES:

It is understood that the developer seeks to remove our existing boundary fence and replace this with a 1.8 metre high colourbond fence. Seeking clarification in regards to our east boundary fence and proposed 3m high brick wall as shown on the plans.

Is the brick wall 200mm from the colourbond fence or does the brick wall form part of the fence line on this boundary.

We are concerned with the loss of light in our east facing kitchen and bathroom windows. Clarification is also sought as to whether the replacement of the boundary fences is to be provided at the developers expense.

Objection Response 1:

The development is flexible to adjoining neighbours wishes. Both neighbours have expressed the desire of having fence on boundary and in front of development walls on boundary. Walls on boundary will be offset 100mm to accommodate boundary fence.

2. TREE PROTECTION:

Further clarification is sought on the impact of the proposed development on the existing Lemon Scented Gum tree within the rear of our property.

It is requested that advice from an arborist is sought before making a decision to determine the extent of encroachment by the proposed development. This should be clearly reflected on the plans to determine any impact.

Should the development be supported, it is requested that a Tree Management plan be provided as a condition of the permit to ensure the tree remains healthy and viable during construction.

Objection Response 2:

Arborist report has been completed and the owner of the subject site and 14 Albert Street have come to agreement of removing the above said tree.

284 Hare Street,
Echuca Victoria 3564

03 5482 2553
lloydsage.com.au



Lloyd Sage

3. *Development of 5 units will disturb the amenity of the street and street ambience.*

Objection Response 3:

As stated in the written report: "The proposed design is consistent with the existing neighbourhood character which is predominantly freestanding dwellings and units of varying age, style and materials orientated towards the street frontage."

Also stated in the written report:

"The proposed development meets the relevant policy objectives and strategies. In particular, the development:

- Responds to its context in terms of character and cultural identity through considered design, layout and building massing.
- Provides for landscaping of the site that will support the amenity, attractiveness and safety of the public realm. The landscaping has been designed to provide connection and visibility to and from the development to the respective street frontage.
- Increases the proportion of housing in a well-established and centrally located urban area through higher density infill development.
- Provides a wider variety of housing types in the area through the provision of compact townhouses.
- Establishes five dwellings of high design standard, both internally within the site and to the street front, which will positively enhance the amenity of the surrounding neighbourhood."

4. *Five units in one location will increase traffic and noise.*

Objection Response 4:

Prior to demolition the subject site (13-15 Kimberley Avenue) was accommodating four (4) cars. The increase from four (4) to six (6) is determined to be minimal and complies with Clause 52.06-5 car parking.

5. *The narrowness of the street and increased traffic will post a danger for pedestrians, children, motor vehicles and bicycles.*

Objection Response 5:

As stated in the written report:

"The proposed development meets the relevant policy objectives and strategies. In particular, the development:

- provides safe access and egress to and from the site for pedestrians and vehicles."

Also stated in the written report: "The central accessway provides line of sight from the street frontage to the entries of Townhouses B, C and E. The open pergolas associated with Townhouses A and D will not cause obstruction of this line of sight. Low height plantings along the internal accessway will ensure clear visibility is maintained." The central

Lloyd Sage

accessway is designed so that cars can exit the site in a forward direction complying with Clause 52.06-9. Townhouse A and D facing Kimberley Avenue have one (1) single crossover for each dwelling like any single dwelling lot in compliance with Clause 52.06-9.

6. *Four units have only one car parking space. Most households have at least two vehicles per household (which is evident in the double garage in Townhouse C) which means at least 4 vehicles will be parked in the narrow street that is already congested. The street is used by a school bus which stops out the front of 11 Kimberley Avenue, which will make the street more of a traffic hazard with the extra cars parked on either side of the street.*

Objection Response 6:

2 bedroom dwellings only require a single undercover car parking space and 3 bedroom dwellings only require 2 car spaces to comply with Clause 52.06-5 Table 1 (garage or carport). The development complies with Clause 52.06-5 Table 1, therefore discouraging vehicles parking on Kimberley Avenue.

7. *Noise levels in the neighbourhood will increase as a result of at least 10 more vehicles entering the complex and street on a regular basis.*

Objection Response 7:

The development only requires six (6) on site car parking spaces not ten (10) in compliance with Clause 52.06-5 Table 1.

8. *The removal of a well established tree to make way for a driveway will detract from the street ambience and should be preserved. It is also home to native species and should be preserved. Council has already determined that trees in the street must not be removed as per the refusal to remove the tree out the front of number 19 Kimberley Avenue.*

Objection Response 8:

The one tree on the nature strip of Kimberley Avenue will be replaced to maintain street ambience. The development will provide a bond for the replacement tree and to ensure ongoing maintenance for a period of approximately five (5) years. This bond will form part of the Body Corporate.

9. *The proposed fencing on the western boundary creates a fire hazard and it impinges on the natural light and air space of number 17 Kimberley Avenue. It also creates overshadowing and blocks off natural sunlight and lighting to living areas and bedrooms due to the lack of set back from the shared boundary. This is especially prevalent in the winter months as it is the only source of sunlight and warmth in the mornings. We rely heavily on passive heating provided by the morning sun coming from the east to naturally warm inside and therefore we would have to increase the usage of heating and by doing that it would increase our power bills. According to the Victorian Government, orientation plays a major role in Climate Zone 4 (which Swan Hill is in) and the aim is to balance winter sun and summer breeze. By obstructing the easterly morning sun we would miss out on essential passive heating.*

Lloyd Sage

Objection Response 9:

The western boundary fence between subject site and 17 Kimberley Avenue will remain existing.

- 10.** *The overshadowing will also impinge on the ability to use the clothes line in the mornings which is situated on the western boundary and this will limit the amount of sun and natural light to dry clothes. The court yard on the western boundary was purposely built to take advantage of the morning sun in the cooler months and will be detrimental to the mental health and wellbeing of my family. The construction to build on the boundary line does not meet the character and cultural identity of the street and the feeling of being claustrophobic and built in feeling of high walls doesn't meet the characteristics and ambience of the neighbourhood. The majority of other dwellings in the street are offset from the boundary, adding to the character and charm of the street. Boundary walls should not impinge on their neighbour's living areas and should not change the ascetic of their surroundings, as per the proposed 15.75m in total on the western boundary.*

Objection Response 10:

The location of said clothesline was also equally impacted by the existing dwelling on 15 Kimberley Avenue prior to demolition. The said clothesline continues to be impacted by the existing two storey dwelling on 17 Kimberley Avenue.

The proposed wall adjacent the existing courtyard on the eastern boundary of 17 Kimberley Avenue has been redesigned to be located 1m offset from the boundary (increased by a further 500mm). The redesign complies with Standard B17, B19 and the design change matches the offset of your residence from the boundary wall of approximately 1000mm.

The wall on boundary of Townhouse A is located approximately 3020mm from a habitable window which is compliant with the required light courts to existing windows in accordance with Standard B19.

The wall on boundary of Townhouse B is located adjacent an existing shed which is also built to one of the boundaries of 15 Kimberley Avenue and offset approximately 600mm from the other boundary of 15 Kimberley Avenue.

The proposed length of walls on the western boundary is less than the permitted by 7.15m to comply with Standard B18.

- 11.** *The development is not consistent with the landscape of the street which has no other units in the street.*

Objection Response 11:

As stated in the written report "There are no predominant landscape features in the neighbourhood that require special consideration."

Lloyd Sage

12. Construction of the laundry and garage along the western boundary is objected to for the reasons of overshadowing, noise and fire hazard.

Objection Response 12:

Regarding fire hazard, Townhouse A will be constructed to the building code which requires a FRL (Fire Resistance Level) for the wall on boundary.

Regarding noise, as stated in the written report "no mechanical plant is proposed on subject site in close proximity to existing bedrooms (on adjoining sites) or proposed bedrooms.

Overshadowing by Townhouse A complies with Standard 21.

13. The increase of units replacing two previous dwellings will increase the load on water, sewerage services and drainage beyond the current capacity. This has not been addressed in the application. It is stated "the increase load on water/sewer is not expected to be excessive" – without any material supporting the statement.

Objection Response 13:

This will be addressed during the building permit application stage of the development.

14. The street setback is not in accordance with table B1.

Objection Response 14:

The street setback is compliant with table B1 when considering 13 Kimberley Avenue before the dwelling was demolished.

Average = 8.12m (11 Kimberley Avenue) + 5.825m (13 Kimberley Avenue) divide by 2 = 6.14m average.

As stated in the written report "Given the abutting allotments along Kimberley Avenue have setbacks of 6.45m and 8.12m, the average setback distance of adjoining allotments is 7.28m. The proposed setback within the development encroaches upon B1 Street Setback by 0.99m. The setback encroachment is considered minor and will enable more efficient use of a site that is ideally suited for medium density development.

15. It is stated that "Side and rear setback of Townhouse B have walls constructed within 500mm of the western and eastern property boundary and therefore do not satisfy the standard" My question is, why is the standard of 1000mm not being followed?? There are regulations for a reason and they need to be followed as this impedes on overshadowing onto 17 Kimberley Avenue.

Objection Response 15:

This will be addressed by increasing the offset from 500mm to 1000mm in the redesign.

16. There is insufficient parking for visiting vehicles creating excessing demand for off street parking which will create a bottleneck in an already narrow street.

Lloyd Sage

Objection Response 16:

This development complies with visitor car parking Clause 52.06-5 Table 1.

- 17.** *Screening on the western boundary – why is it stated as 1750mm above floor level when fencing is 1800mm high? I believe screening should be above 1800mm high to the adjacent outdoor area of 17 Kimberley Avenue due to the outdoor deck being raised.*

Objection Response 17:

This is due to the fencing being 1800mm high from ground level. Screening will be 1750mm above floor level complying with Standard B22.

- 18.** *I am concerned about the inconsistent look of the broken fence line along the Western boundary, which will be detrimental to the appearance of my property. It will blend in with the new build and not even be noticeable to the residents living in the new townhouses, but it will have a detrimental effect on 17 Kimberley Avenue. This could be overcome by not building on the boundary and increasing the set back as per the look of the rest of the street.*

Objection Response 18:

The development is flexible to adjoining neighbours wishes. Both neighbours have expressed the desire of having fence on boundary and in front of development. Walls on boundary will be offset 100mm to accommodate boundary fence.

- 19.** *The lack of setback and building to the boundary is being built with total disregard to the occupants in 17 Kimberley Avenue and will change the look and sunny aspect of our house which I believe is not in accordance with the neighbourhood feel, community aesthetics and ambience.*

Objection Response 19:

Addressed in all of the above objection responses.

If you have any queries or would like to discuss this application in detail, please do not hesitate to contact the office on 03 5480 6621.

Regards,



Mark Lloyd
Director
RBP 47055

284 Hare Street,
Echuca Victoria 3564

03 5482 2553
lloydsage.com.au



Lloyd Sage

284 Hare Street,
Echuca Victoria 3564

03 5482 2553
lloydsage.com.au



Title & Objective	Standard	Complies/ Does Not Comply/ Variation Required
<p>Clause 55.02-1</p> <p>Neighbourhood character objectives</p> <p>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</p> <p>To ensure that development responds to the features of the site and the surrounding area.</p>	<p>B1</p> <p>The design response must be appropriate to the neighbourhood and the site.</p> <p>The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</p>	<p>✓ Complies</p> <p>The immediate neighbourhood character is typically single dwellings on lots with an average of 900m².</p> <p>The front setbacks along the southern side of Kimberley Avenue vary between approximately 4.3m to 12m. Dwellings are typically built close to side boundaries with some larger setbacks for older dwellings.</p> <p>There are some instances of two lot subdivisions along Long Street and Bath Street with smaller lots of between 250- 430m² having been created.</p>
<p>Clause 55.02-2</p> <p>Residential policy objectives</p> <p>To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.</p> <p>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</p>	<p>B2</p> <p>An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p>	<p>✓ Complies</p> <p>The location is toward the southern residential area of Swan Hill, the subject site is approximately 1.6km due south-west of the CBD. It is considered that the location is in a convenient location to take advantage of public transport (bus stop located on Gray Street), community infrastructure and services.</p>
<p>Clause 55.02-3</p> <p>Dwelling diversity objective</p> <p>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p>	<p>B3</p> <p>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</p> <ul style="list-style-type: none"> • Dwellings with a different number of bedrooms. • At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	<p>✓ Complies</p> <p>N/A – not applicable as the proposed development is for two dwellings.</p>
<p>Clause 55.02-4</p> <p>Infrastructure objectives</p> <p>To ensure development is provided with appropriate utility services and infrastructure.</p>	<p>B4</p> <p>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</p> <p>Development should not unreasonably exceed the capacity of utility services</p>	<p>✓ Complies</p> <p>Being a developed residential area of Swan Hill, it is considered that the existing infrastructure is capable of accommodating the proposed development. Further information from the Engineering Department will assist in confirming this.</p>

Title & Objective	Standard	Complies/ Does Not Comply/ Variation Required
To ensure development does not unreasonably overload the capacity of utility services and infrastructure.	and infrastructure, including reticulated services and roads. In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.	
<p>Clause 55.02-5</p> <p>Integration with the street objective</p> <p>To integrate the layout of development with the street.</p>	<p>B5</p> <p>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</p> <p>Development should be oriented to front existing and proposed streets.</p> <p>High fencing in front of dwellings should be avoided if practicable.</p> <p>Development next to existing public open space should be laid out to complement the open space.</p>	<p>✓ Complies</p> <p>The development provides direct street integration for townhouses A and D (Kimberley Avenue) and street integration for townhouse C (Albert Street). While townhouses B and E don't have direct street integration, the entrance to each dwelling is approximately 26m into the shared central accessway which provides a certain amount of street integration.</p> <p>No front fencing is proposed.</p> <p>Overall the development is integrated with the street.</p> <p>While the proposal is not next to existing public open space, townhouse C is oriented toward the Swan Hill racecourse to maximise uninterrupted views.</p>
<p>Clause 55.03-1</p> <p>Street setback objective</p> <p>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p>	<p>B6</p> <p>Walls of buildings should be set back from streets:</p> <ul style="list-style-type: none"> • At least the distance specified in a schedule to the zone, or • If no distance is specified in a schedule to the zone, the distance specified in Table B1. <p>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.</p>	<p>✓ Variation required</p> <p>The plans indicate that the setback of the abutting dwelling to the east is 8.12m and the setback of the abutting dwelling to the west is 6.455m. The average for these two distances is 7.28m.</p> <p>The proposal provides a setback of 6.29m. Given the articulated frontages and the similarity in setback with the dwelling to the west, this setback distance is considered acceptable.</p>

Title & Objective	Standard	Complies/ Does Not Comply/ Variation Required
<p>Clause 55.03-2</p> <p>Building height objective</p> <p>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</p>	<p>B7</p> <p>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum build height should not exceed 10 metres.</p> <p>Changes of building height between existing buildings and new buildings should be graduated.</p>	<p>✓ Complies</p> <p>The development proposes building heights of 3m wall height with a maximum height to roof pitch of 6.6m (townhouses A and D).The roof pitches across the development vary.</p> <p>While the majority of dwelling in the neighbourhood are single storey, some instances of double storey dwellings are in proximity including on the abutting allotment to the west. Given the varied age of surrounding dwellings, the heights of single storey dwellings varies.</p> <p>It is considered that the development complies with the objective and standard.</p>
<p>Clause 55.03-3</p> <p>Site coverage objective</p> <p>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</p>	<p>B8</p> <p>The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> • The maximum site coverage specified in a schedule to the zone, or • If no maximum site coverage is specified in a schedule to the zone, 60 per cent. 	<p>✓ Complies</p> <p>The plans show a site coverage of 50.4 percent which complies with the standard.</p> <p>Site coverages vary in the surrounding area and it is considered that the proposed site coverage is appropriate for the neighbourhood character.</p>
<p>Clause 55.03-4</p> <p>Permeability objectives</p> <p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p>	<p>B9</p> <p>The site area covered by the pervious surfaces should be at least:</p> <ul style="list-style-type: none"> • The minimum area specified in a schedule to the zone, or • If no minimum is specified in a schedule to the zone, 20 percent of the site. • The stormwater management system should be designed to: • Meet the current best practice performance objectives for stormwater quality as contained in the <i>Urban Stormwater- Best Practice Environmental Management Guidelines</i> 	<p>✓ Complies</p> <p>The plans indicate a site permeability of 34 percent which complies with the standard. Stormwater management is to be directed by a drainage plan to be a condition of permit. Given the developed nature of the area, it is considered that acceptable stormwater management can be achieved.</p>

Title & Objective	Standard	Complies/ Does Not Comply/ Variation Required
	(Victorian Stormwater Committee, 1999). <ul style="list-style-type: none"> Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces. 	
<p>Clause 55.03-5</p> <p>Energy efficiency objectives</p> <p>To achieve and protect energy efficient dwellings and residential buildings.</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p>	<p>B10</p> <p>Buildings should be:</p> <ul style="list-style-type: none"> Oriented to make appropriate use of solar energy. Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged. <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is maximised.</p>	<p>✓ Complies</p> <p>The proposal involves single storey dwellings and each dwelling affords solar access from multiple orientations.</p> <p>While the master bedrooms of townhouses A and D are oriented toward the north, the proposal does not maximise northern orientation, however, the internal courtyards of townhouses B and E contribute to improving solar access.</p> <p>As the proposed townhouses are single storey and the development includes staggered setbacks from boundaries, it is considered that the proposal does not compromise the energy efficiency of existing dwellings on adjoining lots.</p> <p>From Council's aerial imagery, it appears that the abutting dwelling to the west contains solar panels oriented toward the west with no other instances of existing solar panels. The proposed development will not compromise the existing solar panels.</p>
<p>Clause 55.03-6</p> <p>Open space objective</p> <p>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</p>	<p>B11</p> <p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> Be substantially fronted by dwellings, where appropriate. Provide outlook for as many dwellings as practicable. Be designed to protect any natural features on the site. Be accessible and useable. 	<p>✓ Complies</p> <p>No communal or public open space is proposed.</p>
<p>Clause 55.03-7</p> <p>Safety objective</p>	<p>B12</p> <p>Entrances to dwellings and residential buildings should not be obscured or</p>	<p>✓ Complies</p>

Title & Objective	Standard	Complies/ Does Not Comply/ Variation Required
<p>To ensure the layout of development provides for the safety and security of residents and property.</p>	<p>isolated from the street and internal accessways.</p> <p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p> <p>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p>	<p>It is considered that the entrances to each dwelling provides an adequate amount of visibility from the street.</p> <p>Initially, the garden beds to the facades of townhouses B and E may have caused some obstruction to the entrance of townhouse C depending on the species to be planted. The width of the garden beds have been reduced to avoid unnecessary visual obstruction.</p> <p>All townhouses have adequate connection to the internal accessway with a high level of visibility and surveillance provided.</p> <p>No private spaces would be subject to inappropriate use as public thoroughfares.</p>
<p>Clause 55.03-8</p> <p>Landscaping objectives</p> <p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation on the site.</p>	<p>B13</p> <p>The landscape layout and design should:</p> <ul style="list-style-type: none"> • Protect any predominant landscape features of the neighbourhood. • Take into account the soil type and drainage patterns of the site. • Allow for intended vegetation growth and structural protection of buildings. • In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. • Provide a safe, attractive and functional environment for residents. <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p>	<p>✓ Complies</p> <p>The proposed development includes a moderate amount of landscaping including the provision of 19 canopy trees with four canopy trees proposed for the front setback area. The species selection is yet to be confirmed but a condition of permit can include that the species be native and an assessment of a more detailed landscape plan will ensure that the selected species are appropriate.</p> <p>The removal of a street tree is likely to be required for the proposed crossover locations. Alternative design outcomes were considered that did not provide the level of the final proposal. The replacement of the street tree is considered acceptable with a condition of permit to include a required bond to ensure preservation during a maintenance period.</p>

Title & Objective	Standard	Complies/ Does Not Comply/ Variation Required
	Development should meet any additional landscape requirements specified in a schedule to the zone.	
<p>Clause 55.03-9</p> <p>Access objective</p> <p>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p>	<p>B14</p> <p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> • 33 per cent of the street frontage, or • if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p>	<p>✓ Complies</p> <p>The proposal in its current form proposes three new crossovers totalling 9.4m in width. The site frontage has a length of 36m. The accessways are approximately 26 percent of the street frontage thereby complying with the standard.</p> <p>The proposed crossovers are currently spaced by approximately 11.5m allowing on-street car parking to be accommodated.</p> <p>The design was amended to increase the vehicle manoeuvrability of vehicles exiting the garage at townhouse C by increasing the setback of the entrance portico.</p> <p>The 4m required access at changes of direction appears to still be outstanding for vehicles exiting TH B and C when entering into central accessway, it is considered that this can be addressed by a permit condition.</p> <p>The vehicles exiting from TH E are also somewhat compromised in terms of exiting in a forward manner. It is considered that this can also be dealt with by a condition of permit.</p>
<p>Clause 55.03.10</p> <p>Parking location objectives</p> <p>To provide convenient parking for resident and visitor vehicles.</p> <p>To protect residents from vehicular noise within developments.</p>	<p>B15</p> <p>Car parking facilities should:</p> <ul style="list-style-type: none"> • Be reasonably close and convenient to dwellings and residential buildings. • Be secure. • Be well ventilated if enclosed. <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced</p>	<p>✓ Complies</p> <p>The current proposal includes car parking facilities that are close and convenient to townhouses with the ability to be ventilated.</p> <p>The design was amended to provide greater delineation of the visitor car parking space with signage to be included and the distance between the car parking space and the habitable room window of TH D increased to 1.57m.</p>

Title & Objective	Standard	Complies/ Does Not Comply/ Variation Required
	to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.	
<p>Clause 55.04-1</p> <p>Side and rear setbacks objective</p> <p>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>B17</p> <p>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> • At least the distance specified in a schedule to the zone, or • If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	<p>✓ Complies</p> <p>The design was amended to increase the setback of TH A and D to 1.6m from the boundary and to increase the setback of TH B and E to 1m from the boundary. The design includes articulation along the side boundary to further minimise overshadowing impacts.</p> <p>The setbacks of TH C from the eastern boundary have also been increased with the southern portion of the TH setback 1m and the northern portion setback 1.65m.</p>
<p>Clause 55.04-2</p> <p>Wall on boundaries objective</p> <p>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>B18</p> <p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> • For a length of more than the distance specified in a schedule to the zone; or • If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting 	<p>✓ Complies</p> <p>The length of the shared boundary with the adjacent lots is as follows:</p> <ul style="list-style-type: none"> ○ 11 Kimberley - $45.26(10m + 25\% \times 35.26 \text{ (remaining)}) = 18.815m$ ○ 17 Kimberley - $45.75(10m + 25\% \times 35.75 \text{ (remaining)}) = 18.938m$ ○ 14 Bath – $42.18m(10m + 25\% \times 32.18 \text{ (remaining)}) = 8.045m$ <p>The total distance of proposed walls on boundaries are as follows:</p> <ul style="list-style-type: none"> ○ 11 Kimberley – 15.88m (2.94m less) ○ 17 Kimberley – 15.88m (3.058m less) ○ 14 Bath – 0m

Title & Objective	Standard	Complies/ Does Not Comply/ Variation Required
	<p>lot, the length of the existing or simultaneously constructed walls or carports,</p> <p>whichever is the greater.</p> <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	<p>The maximum height of walls on boundaries is 3.14m thereby complying with the standard.</p>
<p>Clause 55.04-3</p> <p>Daylight to existing windows objective</p> <p>To allow adequate daylight into existing habitable room windows.</p>	<p>B19</p> <p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55-degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	<p>✓ Complies</p> <p>The increased setbacks as a result of amended designs have reduced the impact of shadowing to existing habitable room windows of the dwellings on the eastern and western abutting lots.</p>
<p>Clause 55.04-4</p> <p>North-facing windows objective</p>	<p>B20</p> <p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre,</p>	<p>✓ Complies</p> <p>The proposed development will not impact any north facing habitable room window of existing dwellings to the east and west as the lot is oriented</p>

Title & Objective	Standard	Complies/ Does Not Comply/ Variation Required
To allow adequate solar access to existing north-facing habitable room windows.	plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.	north with side boundaries to the east and west. Given the unusual lot configuration of the subject land, the existing dwelling at 14 Bath Street is to the south of the proposed development. Any likely habitable room windows are well setback from the southern boundary of the subject land.
<p>Clause 55.04-5</p> <p>Overshadowing open space objective</p> <p>To ensure buildings do not significantly overshadow existing secluded private open space.</p>	<p>B21</p> <p>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p>	<p>✓ Complies</p> <p>The private open space of the existing dwelling will not be overshadowed beyond a small portion at certain times of the day. All private open spaces will continue to receive ample sunlight.</p>
<p>Clause 55.04-6</p> <p>Overlooking objective</p> <p>To limit views into existing secluded private open space and habitable room windows.</p>	<p>B22</p> <p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> • Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. • Have sill heights of at least 1.7 metres above floor level. 	<p>✓ Complies</p> <p>All townhouses in the proposed development are single storey with no overlooking into private open space or habitable room windows expected.</p>

Title & Objective	Standard	Complies/ Does Not Comply/ Variation Required
	<ul style="list-style-type: none"> • Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. • Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view should be:</p> <p>Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.</p> <ul style="list-style-type: none"> • Permanent, fixed and durable. • Designed and coloured to blend in with the development. <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p>	
<p>Clause 55.04-7</p> <p>Internal views objective</p> <p>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</p>	<p>B23</p> <p>Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.</p>	<p>✓ Complies</p> <p>N/A – all townhouses are single story with no overlooking into the private open space of other townhouses expected.</p>
<p>Clause 55.04-8</p> <p>Noise impacts objectives</p> <p>To contain noise sources in developments that may affect existing dwellings.</p> <p>To protect residents from external noise.</p>	<p>B24</p> <p>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.</p> <p>Dwellings and residential buildings close to busy roads, railway lines or</p>	<p>✓ Complies</p> <p>The plans of the proposed development do not indicate the location noise sources such as air conditioning unit or hot water services. As the proposed development comprises separate townhouses, it is not expected that noise sources will be significant in comparison to apartment buildings with large mechanical plant.</p>

Title & Objective	Standard	Complies/ Does Not Comply/ Variation Required
	industry should be designed to limit noise levels in habitable rooms.	
<p>Clause 55.05-1</p> <p>Accessibility objectives</p> <p>To encourage the consideration of the needs of people with limited mobility in the design of developments.</p>	<p>B25</p> <p>The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.</p>	<p>✓ Complies</p> <p>All entrances are located on the ground floor and can be made accessible to people with limited mobility.</p>
<p>Clause 55.05-2</p> <p>Dwelling entry objective</p> <p>To provide each dwelling or residential building with its own sense of identity.</p>	<p>B26</p> <p>Entries to dwellings and residential buildings should:</p> <ul style="list-style-type: none"> • Be visible and easily identifiable from streets and other public areas. • Provide shelter, a sense of personal address and a transitional space around the entry. 	<p>✓ Complies</p> <p>The townhouses of the proposed development each have variation in terms of the layout, roof forms, façade articulation, materials and surface treatments that provide a sense of identity and allows easy distinction between each townhouse.</p> <p>Each entrance is visible from either the street or the internal common property area and provides a sheltered transition space.</p>
<p>Clause 55.05-3</p> <p>Daylight to new windows objective</p> <p>To allow adequate daylight into new habitable room windows.</p>	<p>B27</p> <p>A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> • An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or • A verandah provided it is open for at least one third of its perimeter, or • A carport provided it has two or more open sides and is open for at least one third of its perimeter. 	<p>✓ Complies</p> <p>The development allows for generous daylight into all habitable rooms of each townhouse.</p>
<p>Clause 55.05-4</p> <p>Private open space objective</p> <p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p>B28</p> <p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> • An area of 40 square metres, with one part of the private open space to consist of secluded 	<p>✓ Complies</p> <p>All townhouses have at least 40sqm of POS with at least 25sqm of SPOS.</p>

Title & Objective	Standard	Complies/ Does Not Comply/ Variation Required
	<p>private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or</p> <ul style="list-style-type: none"> • A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or • A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. <p>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p>	
<p>Clause 55.05-5</p> <p>Solar access to open space objective</p> <p>To allow solar access into the secluded private open space of new dwellings and residential buildings.</p>	<p>B29</p> <p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p> <p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.</p>	<p>✓ Complies</p> <p>Not practical to locate on the northern side. It is considered that POS can achieve adequate daylight due to the area and dimensions of the POS.</p>
<p>Clause 55.05-6</p> <p>Storage objective</p> <p>To provide adequate storage facilities for each dwelling.</p>	<p>B30</p> <p>Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p>	<p>✓ Complies</p> <p>Adequate storage space shown within the garages of each townhouse.</p>
<p>Clause 55.06-1</p> <p>Design detail objective</p> <p>To encourage design detail that respects the existing or preferred neighbourhood character.</p>	<p>B31</p> <p>The design of buildings, including:</p> <ul style="list-style-type: none"> • Facade articulation and detailing, • Window and door proportions, • Roof form, and • Verandahs, eaves and parapets, <p>should respect the existing or preferred neighbourhood character.</p> <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	<p>✓ Complies</p> <p>Well articulated designs with varied roof forms and visual interest.</p>

Title & Objective	Standard	Complies/ Does Not Comply/ Variation Required
<p>Clause 55.06-2</p> <p>Front fences objective</p> <p>To encourage front fence design that respects the existing or preferred neighbourhood character.</p>	<p>B32</p> <p>The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.</p> <p>A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"> • The maximum height specified in a schedule to the zone, or • If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. 	<p>✓ Complies</p> <p>No front fencing proposed.</p>
<p>Clause 55.06-3</p> <p>Common property objectives</p> <p>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</p> <p>To avoid future management difficulties in areas of common ownership.</p>	<p>B33</p> <p>Developments should clearly delineate public, communal and private areas.</p> <p>Common property, where provided, should be functional and capable of efficient management.</p>	<p>✓ Complies</p> <p>While the townhouses are integrated with the communal spaces, it is considered that there is adequate delineation between public, communal and private spaces within the development.</p>
<p>Clause 55.06-4</p> <p>Site services objectives</p> <p>To ensure that site services can be installed and easily maintained.</p> <p>To ensure that site facilities are accessible, adequate and attractive.</p>	<p>B34</p> <p>The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</p> <p>Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</p> <p>Bin and recycling enclosures should be located for convenient access by residents.</p> <p>Mailboxes should be provided and located for convenient access as required by Australia Post.</p>	<p>✓ Complies</p> <p>It is considered that all required services can be provided to the development in a manner that is easily maintained.</p>

B.22.111 ALTERNATIVE WATERWISE NATURESTRIP TREATMENTS POLICY (POL/INFRA511)

Responsible Officer: Director Development and Planning
File Number: S16-25P-06-511
Attachments: 1 [↓ Alternative Waterwise Naturestrip Treatments Policy](#)

Declarations of Interest:

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

Summary

This report seeks a Council resolution to adopt the updated Alternative Waterwise Naturestrip Treatments Policy.

Discussion

The Alternative Waterwise Naturestrip Treatments Policy (Policy) was developed in response to water restrictions imposed by drought, where Council received requests from residents to establish waterwise alternatives to grassed naturestrips.

The Policy was first adopted by Council in July 2009 and is due for review.

The Policy has been updated to provide additional clarity and direction to residents who wish to establish alternative waterwise naturestrips in urban and rural settings.

The Purpose has been updated to highlight that the Policy is implemented through the Guidelines found on Council's website. The reference to the Policy not including street trees has been removed and relocated under the Scope subheading.

A Definition subheading has been added to provide clarity as to what a naturestrip is, which is consistent with policies of other Victorian councils.

The Application subheading has been renamed to Scope in line with current versions of Council policies. This subheading has been updated to remove reference to the Policy being applicable to all Council owned and managed naturestrips and roadsides in the municipality. It now clarifies the exclusion of naturestrips that incorporate the principles of water sensitive urban design and/or form part of a drainage network, which are to be maintained in accordance with the design intent.

As noted earlier, the reference to the Policy excluding street trees has been incorporated under the Scope subheading and has been expanded upon to provide additional detail.

And lastly, the related policies/procedures/documents have been updated to reflect the most current versions, while the related legislation has also been updated to refer to current relevant legislation.

As such, the aim of the updated Policy is to expand on and clarify Council's support of alternative waterwise naturestrip treatments in urban and rural settings on Council owned and managed naturestrips.

Attached to this report is a copy of the updated Policy with tracked changes.

Consultation

Internal consultation with selected departmental representatives from Engineering, and Planning and Development.

Financial Implications

Not applicable.

Social Implications

Enabling residents to manage naturestrips can foster a sense of ownership within the local community.

Economic Implications

Plants, gravel, mulch and other materials used to establish alternative waterwise naturestrips are likely to be sourced locally.

Environmental Implications

Using less water on naturestrips and reducing evaporation will ultimately reduce the overall water use in the municipality.

The use of indigenous plants can enhance biodiversity and provide habitat for local insects and birds. This type of planting is particularly beneficial in areas close to local waterways and along nature corridors.

Risk Management Implications

It is crucial that safety is not compromised, where Council needs to minimise the risk to the community that could arise from such activities. Naturestrip landscaping works must maintain adequate clearance, accessibility and visibility for pedestrian, bicycle and vehicular traffic when using, entering or exiting an intersection or driveway or footpath.

Any installed feature that is deemed by Council to be a risk to the public as a hazard may be removed from the naturestrip without consultation or warning.

Council Plan Strategy Addressed

Liveability - Careful and responsible management of our Environment for a sustainable future.

Options

1. That Council adopts the updated Alternative Waterwise Naturestrip Treatments Policy as presented.
2. That Council makes further changes to the Alternative Waterwise Naturestrip Treatments Policy.

Recommendation

That Council adopts the updated Alternative Waterwise Naturestrip Treatments Policy as presented.

Date Adopted July 2009
 Last Review December 2022
 Next Review December 2025
 Responsible Officer Operations Manager



POLICY TITLE ALTERNATIVE WATERWISE NATURESTRIP TREATMENTS POLICY

POLICY NUMBER POL/INFRA511

1. PURPOSE

This policy aims to provide clear direction for Alternative Waterwise Naturestrip Treatments in urban and rural settings. This policy is implemented through the Guidelines on Swan Hill Rural City Council’s website.

2. DEFINITION

Naturestrip: An area of public land between the property boundary and the back of kerb or table drain, excluding any public pavement. In most cases a naturestrip is grassed, however, they can be modified through an alternative waterwise naturestrip treatment in accordance with this policy.

3. SCOPE

This policy is applicable to all Swan Hill Rural City Council (Council) owned and managed naturestrips and roadsides in the Municipality, excluding naturestrips that incorporate the principles of water sensitive urban design such as swales, or those that form part of a drainage network that are required to be maintained in accordance with the design intent. No additional planting or works may be undertaken in these areas.

The management and maintenance (including planting and replacement) of urban street trees is Council’s responsibility and is specifically excluded from the provisions under this policy.

4. POLICY

This policy provides guidelines for residents to implement alternative waterwise landscape treatments on the adjoining naturestrips and roadsides in the Municipality, whilst minimising the risk to the public.

Treatment options available to residents include:

- Arid zone or indigenous native plantin
- Drought tolerant exotic plantings
- Drought tolerant summer grasses
- Mulching using compacted gravels (no larger than 10mm)
- Mulching using fine grade organic materials

Alternative Waterwise Naturestrip Treatments CPOL/INFRA511		
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- Approved artificial turf products

Residents planning to establish Alternative Waterwise Naturestrip Treatments will need to contact Council or access the Guidelines on Council’s website.

Conditions of approval:

- All costs of establishment, maintenance and renewal are borne by the resident or landowner.
- Council and service authorities reserve the right to access pre-existing assets and future assets. Disturbance resulting from access works will only be reinstated to a neat finish, where plants will not be reinstated.
- Residents will be asked by Council to remove waterwise works that are inappropriate or not adequately maintained, or Council will remove naturestrip treatments at your own cost.
- Council reserves the right to remove any unsuitable plantings in any naturestrip pavement or cut out parking area.

It is recommended that residents extend their house and contents public liability insurance to include naturestrip landscaping.

5. RELATED POLICIES/PROCEDURE/DOCUMENTS

- Swan Hill Rural City Council Register of Public Roads 2021
- Swan Hill Rural City Council Road Management Plan 2021
- Swan Hill Rural City Council Sustainable Living Strategy 2017-27
- Swan Hill Rural City Council Urban Tree Management Plan 2020

6. RELATED LEGISLATION

- Local Government Act 2020*
- Planning and Environment Act 1987*
- Road Management Act 2004*
- Road Safety Act 1986*

7. DOCUMENT HISTORY

Version Number	Issue Date	Description of Change
1.0	July 2009	Initial release
1.1	December 2022	Review

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

Alternative Waterwise Naturestrip Treatments CPOL/INFRA511		
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B.22.112 247 LAKESIDE DRIVE, LAKE BOGA – PLANNING APPLICATION

Responsible Officer: Director Development and Planning
File Number: PLN2022091
Attachments: 1 [↓ Plans](#)
2 [↓ Agriculture Victoria Referral Response](#)

Declarations of Interest:

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

Summary

This report seeks a Council resolution to refuse the application for a 2-lot subdivision of the land to excise the existing dwelling on land known as 247 Lakeside Drive, Lake Boga (Lot 2 on Plan of Subdivision 133756) in the Farming Zone.

Discussion

Location and existing conditions.

The land is located at 247 Lakeside Drive, Lake Boga.
The land is currently being used for residential purposes. It appears the vacant section of the land has historically been used for agricultural purposes.



Figure 1: Subject site

The land is 5.392 hectares and contains an existing dwelling and associated outbuildings.

The land is located on the northern side of Lake Boga. Access to the land is via Lakeside Drive which is a sealed road.

There are many rural living style allotments to the east and west of the land fronting Lake Boga and there are numerous scattered residential developments surrounding the lake. Most of the residential development has occurred in strategically zoned residential land. The pocket of residential use abutting the subject site remains in the Farming Zone (refer Figure 2).

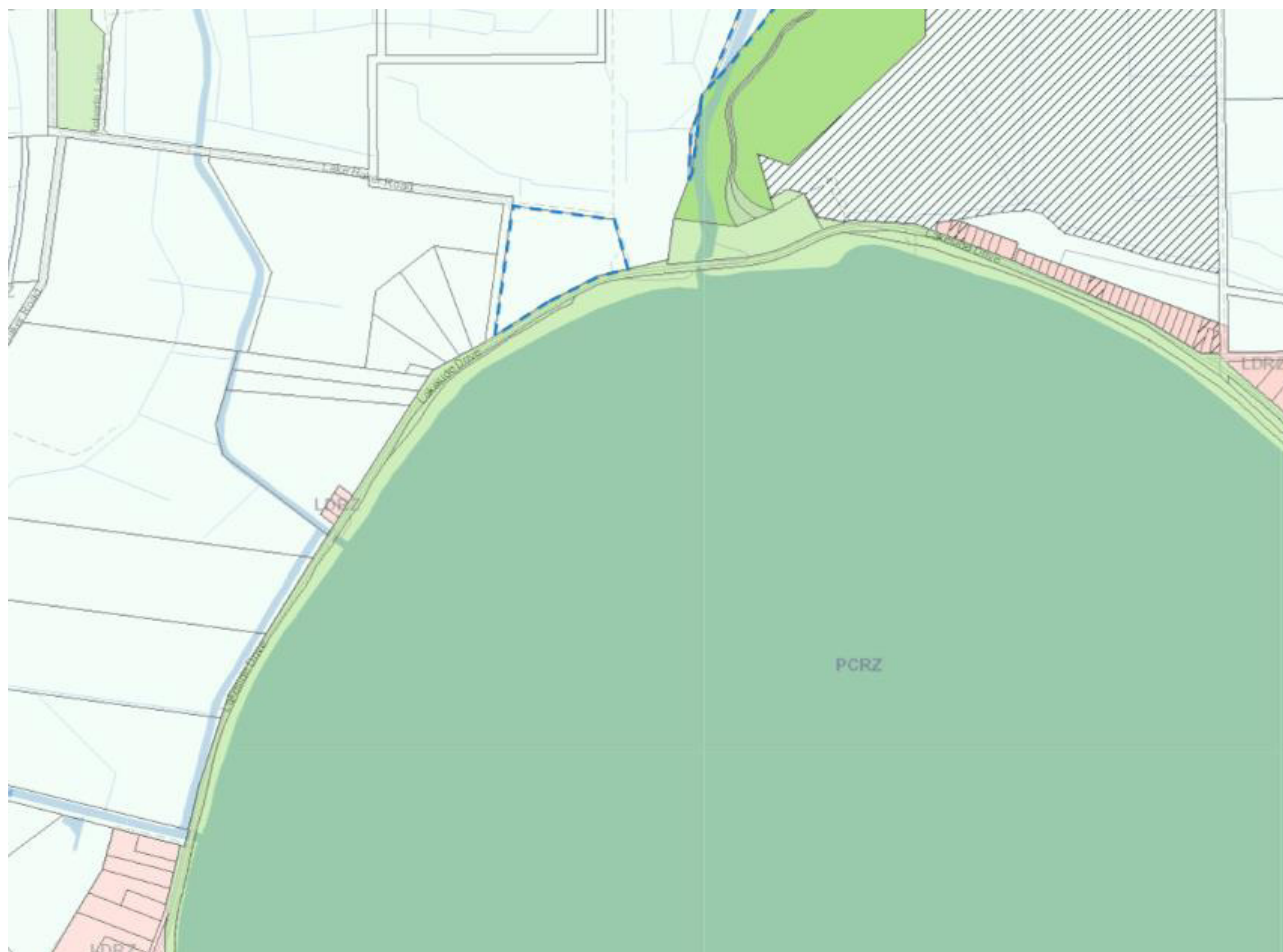


Figure 2: Zone of subject land and surrounding land

The land to the north is used for dryland farming purposes.
A dwelling exists on the abutting two (2) properties to the east and west.
The land is not subject to inundation due to the existing elevation.
The Lake Boga township is located approximately 3.5km to the south-east of the subject land. Council is currently investigating a number of locations around the municipality, including this vicinity, for possible rezoning to a rural residential type zone.

Proposal

The proposal is for a 2-lot subdivision of the land to excise the existing dwelling on land known as 247 Lakeside Drive, Lake Boga (Lot 2 on Plan of Subdivision 133756).

The proposed subdivision excises the existing dwelling to create an 0.8-hectare allotment (proposed Lot 1) for the dwelling and the remaining land (proposed Lot 2) is vacant rural land with an area of 4.592 hectares.



Figure 3: Proposed plan of subdivision

Assessment against the Swan Hill Planning Scheme

This application has raised concerns with respect to the zoning of the land and the potential to set a precedent for rural living subdivisions in the Farming Zone. It is also acknowledged all planning applications must be considered on merit.

The decision to be made is whether it is appropriate to allow a subdivision of land in the Farming Zone for the sole purpose of allowing the excision of a dwelling and creating a vacant Farming Zone allotment that may be considered unviable for a farming purpose. Given the proximity to the lake there would be an expectation an application for planning permit would be submitted to Council in the future for the use and development of a dwelling not associated with agriculture.

Given the applicable planning policies, decision guidelines and controls that apply to the land, the key questions to consider are:

1. Has the application adequately justified the subdivision and how it will support and enhance agricultural production?
2. Does the proposal meet the purpose and decision guidelines of the zone?

3. Is the proposed development in accordance with the policies and provisions of the Swan Hill Planning Scheme?
4. Is there strategic justification for the subdivision.
5. Does approval of the subdivision set a precedent for surrounding parcels of land?

Zoning

The purpose of the Farming Zone is to:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*
- *To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*

A permit is required in accordance with Clause 35.07-3 for subdivision of the land.

Clause 35.07-3 states:

'Each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 40 hectares.'

The Schedule to the Zone states the minimum subdivision area is 20 hectares on all land which is within a gazetted irrigation district or where a water use licence has been issued and applied to land for horticultural production purposes. The land does not meet the minimum lot size.

A permit may be granted to create smaller lots if any of the following apply:

- The subdivision is to create a lot for an existing dwelling. The subdivision must be a two-lot subdivision.

As the proposed subdivision is to create a lot for an existing dwelling, an application can be considered by the Responsible Authority.

Farming Zone Decision Guidelines

Before deciding on an application to subdivide land, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General issues:

- The Municipal Planning Strategy and the Planning Policy Framework.
 - Refer to Planning Policy section of this report.
- The capability of the land to accommodate the proposed use or development, including the disposal of effluent.
 - The application proposes to excise the existing dwelling on to an 8,000m² allotment. The application was not supported by a land capability assessment.
 - A permit can be issued subject to a condition requesting a land capability assessment be completed prior to Certification of the plan of subdivision.
 - Council's Health Department did require all wastewater to be contained within the lot, but should a permit be granted, it is recommended a land capability assessment be completed to ensure this can occur in accordance with wastewater regulations.
- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.
 - Subject to a land capability assessment, it is considered the land has the potential to accommodate the proposal in relation to available services.
 - Lot 1 is proposed to contain the existing dwelling on an 8,000m² allotment. The area of land at the rear of the existing dwelling should provide an adequate buffer to an agricultural use at the rear (north).
 - The creation of Lot 2 will provide a 4.592-hectare vacant parcel of land that may or may not be used for agriculture in the future given its location abutting the lake and other dwellings and its size. The applicant has submitted '*proposed Lot 2 will be made available for sale to be used for dryland agriculture in the Farming Zone*'. Any farming use on proposed Lot 2 may not be viable or be compatible with the existing dwellings on abutting land.

Agricultural issues and the impacts from non-agricultural uses:

- Whether the use or development will support and enhance agricultural production.
 - The application as submitted does not justify how the subdivision will support and enhance agricultural production.
 - The applicant has indicated proposed Lot 2 will be made available for sale to be used for dryland agriculture in the Farming Zone indicating the land may not have a rural water entitlement and it is considered a 4.592-hectare allotment is not a viable farming holding. Consolidating the 4.592 hectares with an abutting agricultural property in the Farming Zone would provide an opportunity to support and enhance agricultural production.
- The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.

SECTION B - REPORTS

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- The subdivision may limit the operation and expansion of adjoining agricultural uses as proposed Lot 2 as given the lands proximity to the lake foreshore, it is considered the expectation would be a dwelling could be developed on the vacant parcel of land and this would increase the value of the land if sold and result in a neighbouring farmer not able to purchase the land to expand their agricultural holding due to the higher cost to purchase the land.
- The capacity of the site to sustain the agricultural use.
 - The applicant has not justified proposed Lot 2 could sustain an agricultural use.
 - The applicant has stated proposed Lot 2 will be made available for sale to be used for dryland agriculture in the Farming Zone indicating the land may not have a rural water entitlement and it is considered a 4.592-hectare allotment is not a viable dryland farming holding.
- The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.
 - The application was not supported by information pertaining to the agricultural qualities of the land. As mentioned above, the applicant has indicated the land (proposed Lot 2) will be sold to be used for dryland agriculture, but this is merely a statement without adequate justification.

Environmental issues:

- The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.
 - No impact expected from the subdivision.
- The impact of the use or development on the flora and fauna on the site and its surrounds.
 - No development proposed.
- The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.
 - Should a permit be granted for the subdivision, a condition of the permit would require the applicant/owner to submit for approval a land capability assessment prior to the development commencing.
- The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.
 - Proposed Lot 1 containing the dwelling has been designed to minimise the loss of productive land and creating a buffer to the adjoining agricultural use at the rear (north) of the property.
- The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.
 - No impact.

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- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.
 - There are services available for the proposed subdivision.
- Whether the use and development will require traffic management measures.
 - No, 2-lot subdivision only.

Summary:

On balance, the proposal does not support and enhance agricultural production. The proposal does not provide for the use of the land for agriculture and does not encourage the retention of productive agricultural land. In decision making council must ensure that non-agricultural uses including dwellings do not adversely affect the use of land for agriculture.

The application has not justified how proposed Lot 2 meets the purpose of the zone and only advised proposed Lot 2 will be used for dryland farming on a 4.592-hectare allotment. This statement was not supported by any evidence proposed Lot 2 is a viable agricultural holding.

It is acknowledged the intent of the application is to excise the existing dwelling, but this is not consistent with the purpose of the zone and does not meet the decision guidelines of the zone.

It is also considered the subdivision would set a precedent for subdivisions in the Farming Zone.

Municipal Planning Strategy (MPS)

Clause 02.03-1 Settlement:

- *Lake Boga (about 750 people) is an attractive, lakeside village and tourist town within commuting distance of Swan Hill, providing a range of water-based and recreational activities as well as a diverse ecosystem. Growth is expected to continue at Lake Boga because of the added security of water in the lake and the potential of residential land with lake views.*
- *Settlement planning for Swan Hill Rural City will:*
 - *Co-ordinate residential growth so that infrastructure is provided equitably between the developer and the community.*
 - *Provide rural residential development within planned estates.*
 - *Limit further subdivision and dwellings for residential purposes within farming areas.*

COMMENT: It is clear the proposed subdivision is inconsistent with this Clause. The proposed subdivision is not located within a planned estate and Council should limit further subdivision and dwellings for residential purposes within farming areas.

It is considered this application is premature. It is recommended the land be considered in a future housing strategy or related strategic project to consider the residential or rural residential qualities of the land and surrounding land. Any consideration of granting a planning permit without strategic justification is contrary to the Swan Hill Planning Scheme.

Clause 02.03-4 Natural Resource Management

- The Rural Land Use Strategy (RMCG, 2016) (the 'RLUS') responded to current and emerging rural land use issues and opportunities in the municipality. The RLUS identified that the Farming Zone will:
 - Promote and encourage commercial scale broadacre agriculture such as livestock grazing and cropping, large-scale irrigated development and 'Farmland of Regional Strategic Significance'.
 - Protect the opportunity for future horticultural development on 'Farmland of Strategic Significance'.
 - Promote and encourage commercial scale horticulture and other irrigated agriculture.
 - Protect agricultural activity from conflicting land uses.
- Further subdivision of land in the Farming Zone in dryland areas will rarely be required given the large supply of lots and the trend in increasing scale of landholdings. Other farming land is close to the Murray River and has been significantly fragmented. There is a legacy of small rural lots in irrigated and high amenity areas close to the Murray River, and urban centres have become popular for rural residential use. Further fragmentation through land subdivision could have considerable implications for agricultural production.
- Dwellings and small lot subdivision in the rural areas that are not associated with agricultural activities could potentially undermine the viability of the rural sector. This could occur through land use conflict, loss of productive agricultural land, use of infrastructure and water that could otherwise be used for agricultural production, and inflated land values that exceed agricultural value. Housing for lifestyle purposes in rural areas also has the potential to create demand for community and physical infrastructure that may be more appropriately located in dedicated rural living areas.
- In order to manage the natural resources in the Rural City, Council will:
 - Protect horticultural and dryland agriculture because it is fundamental for economic growth.
 - Discourage small lot subdivision in rural areas that undermines the productive agricultural base of the Rural City.
 - Discourage dwellings in rural areas that are not related to agriculture.
 - Discourage land uses in the Farming Zone that are not directly related to agriculture, or that have an adverse impact on agricultural opportunities.

- *Support rural industry so long as it is associated with a rural activity.*
- *Direct rural industries to locations where the impact on agricultural land and off-site effects are minimised, and where good road access is available.*
- *Encourage the proper siting and design of intensive animal production to protect residential amenity and environmental quality.*

COMMENT: Although an application can be submitted for a subdivision to create a smaller lot, it does not mean that a permit should be granted for a smaller lot. Any application to create a smaller lot should justify why the smaller lot should be created. This application has failed to justify why the smaller lot should be created.

Further fragmentation because of the proposed subdivision could have considerable implications for agricultural production and potentially achieves a loss of productive agricultural land.

The application states proposed Lot 2 will be sold and utilised for dryland farming. Given the land is only 4.592 hectares in size and abuts the lake foreshore, any potential land sale for agricultural purposes may involve inflated land values given the location of proposed Lot 2. Given the potential inflated land value for proposed Lot 2, it is not considered the land will have opportunity to be used in the future for agricultural purposes.

Planning Policy Framework

Clause 12.03-1S River corridors, waterways, lakes and wetlands:

- Objective
 - 'To protect and enhance river corridors, waterways, lakes and wetlands'.*
- Strategies:
 - Protect the environmental, cultural and landscape values of all water bodies and wetlands.

COMMENT: The location of the land is existing and consistent with residential development surrounding the lake. It is not expected the lake would be impacted by the proposal.

Clause 14.01-1S Protection of agricultural land

- Objective: *To protect the state's agricultural base by preserving productive farmland*
- Strategies:

- *Protect productive farmland that is of strategic significance in the local or regional context.*
- *Protect productive agricultural land from unplanned loss due to permanent changes in land use.*
- *Prevent inappropriately dispersed urban activities in rural areas.*
- *Protect strategically important agricultural and primary production land from incompatible uses.*
- *Limit new housing development in rural areas by:*
 - *Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.*
 - *Encouraging consolidation of existing isolated small lots in rural zones.*
- *In considering a proposal to use, subdivide or develop agricultural land, consider the:*
 - *Desirability and impacts of removing the land from primary production, given its agricultural productivity.*
 - *Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.*
 - *Compatibility between the proposed or likely development and the existing use of the surrounding land.*
- *Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.*
- *Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land.*

COMMENT: The creation of Lot 2 will provide a 4.592-hectare vacant parcel of land that may or may not be used for agriculture in the future given its location adjacent to the lake and other dwellings. The applicant has submitted '*proposed Lot 2 will be made available for sale to be used for dryland agriculture in the Farming Zone*'. Any farming use on proposed Lot 2 may not be compatible with the existing dwellings on abutting land.

The subdivision would also lead to an expectation a dwelling could be constructed on proposed Lot 2 given its location to the lake and the existing surrounding dwellings. As mentioned earlier in this report, this application is considered premature, and any future use and development of the land contained in proposed Lot 2 should be strategically justified. At this point in time, the application is not strategically justified and therefore does not meet the relevant policy guidelines regarding agriculture.

Clause 14.01-1L Agriculture:

- Objective

'To avoid land use conflicts between agricultural and non-agricultural land uses'.

- Strategies:
 - *Discourage non-agricultural use and development in all rural areas other than those that support agriculture.*
 - *Separate agricultural and non-agricultural uses by using landscape buffers, orientation and siting of buildings.*
 - *Consider the effect of the proposed use and development on the amenity of adjacent land.*

COMMENT: The proposed subdivision will potentially create land use conflicts with the existing dwelling and nearby dwellings to the south-west if proposed Lot 2 is used for agricultural purposes. Currently, proposed Lot 2 does not appear to be used for agriculture. This means there is limited potential for land use conflicts to the adjoining residential uses in its current form.

- Objective
 - 'To discourage small lot subdivision that prejudices surrounding agricultural activities.*
- Strategies:
 - *Discourage 'small lot' subdivision unless the balance lot is at least the minimum lot size specified in the zone.*
 - *Discourage small lot subdivision to meet personal and financial circumstances.*
 - *Prevent small lot subdivision to create lots for 'rural lifestyle' purposes.*
 - *Encourage any excised lot to be of a manageable size that maintains sufficient land on the balance lot to support agricultural activity.*
 - *Require the excision of a dwelling to be via the re-subdivision of existing lots so that the number of lots is not increased.*
 - *Discourage subdivisions that will impact on significant farm Infrastructure.*
 - *Discourage further subdivision (by any method) of land where a dwelling has already been excised from the land.*
 - *Discourage the excision of a dwelling if it is required for the carrying out of agricultural activities on the land.*
 - *Encourage a beneficial agricultural outcome for the land.*
 - *Consolidate land in the same ownership if consolidation would facilitate the productive use of land.*
- Policy guidelines.

- *Whether there is a need for an agreement under Section 173 of the Act that:*
 - *Prevents the subdivision of any new house erected after 30 September 2016.*
 - *Prevents the construction of a dwelling on any residual lot created.*
 - *Prevents further subdivision of any lot so as to create another lot for an existing or future dwelling.*

COMMENT: The policy discourages small lot subdivision that prejudices surrounding agricultural activities. The key strategies discourage 'small lot' subdivision unless the balance lot is at least the minimum lot size specified in the zone and small lot subdivision to meet personal and financial circumstance.

The proposal clearly is excising the existing dwelling for personal reasons and the balance lot is well under the 20-hectare minimum lot size for subdivision of the Farming Zone.

The policy also encourages any excised lot to be of a manageable size that maintains sufficient land on the balance lot to support agricultural activity. As mentioned earlier in this report, the planning application was not supported by evidence for Council to consider the balance lot is a sufficient size that can support a viable agricultural holding.

Clause 16.01-3S Rural residential development

- Objective
 - 'To identify land suitable for rural residential development.'*
- Strategies:
 - *Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.*
 - *Discourage development of small lots in rural zones for residential use or other incompatible uses.*
 - *Encourage consolidation of existing isolated small lots in rural zones.*

COMMENT: This application is not supported by strategic justification that identifies the subject land as being suitable for rural/residential or residential development. As mentioned earlier in this report, the proposal is considered premature. It is recommended the land be considered in a future housing strategy or related strategic project to consider the residential or rural residential qualities of the land and surrounding land.

It is considered the proposed subdivision, if approved, would set a precedent for other Farming Zone subdivisions for rural/residential purposes without strategic justification.

Referral Authorities

Referrals/Notice	Advice/Response/Conditions
Section 55 Referrals	
AusNet	No response received at time of writing this report.
Powercor	Received 10/10/2022. Consent subject to conditions regarding power supply
Section 52 notices	
DELWP	Received 17/10/2022 advising: <i>'It appears that the Department has no adjoining land to the above-mentioned proposal. The nearby Crown is managed by Goulburn-Murray Water, and it is recommended that notice be given to them about this proposal.'</i>
GMW	Received 28/09/2022. Consent subject to conditions regarding existing onsite wastewater system to be wholly contained in proposed Lot 1 and rural water delivery share termination or transfer.
Agriculture Victoria	<p>Received 02/11/2022.</p> <p>Agriculture Victoria response contained a very extensive response to the proposal. The response addressed the relevant sections of the Swan Hill Planning Scheme and included VCAT decisions to support their recommendation.</p> <p>Agriculture Victoria recommended the following:</p> <p><i>'Agriculture Victoria considers that the proposed two (2) lot subdivision (dwelling excision) is contrary to the purpose of the zone and the strategic objectives of the Swan Hill Planning Scheme. The proposal will create another dwelling not associated with agriculture within the Farming Zone and may set a precedent for a dwelling on the proposed remaining Lot 2 and potential future sub-divisions within the proximity of Lake Boga. This would have the potential to diminish the long-term agricultural productive capacity of the land, may lead to a proliferation of dwellings in the Farming Zone, and impact surrounding agricultural land use.</i></p> <p><i>The refusal of the application appears supported by the VCAT decisions cited above and by State and Local Policies.</i></p> <p><i>If Council were to consider that the proposal meets the purpose of the Farming Zone, and the strategic objectives of the Swan Hill Planning Scheme and if Council determines a permit was to be granted to allow the two (2) lot subdivision (dwelling excision), Agriculture Victoria makes the following recommendations:</i></p> <ul style="list-style-type: none"> • <i>That conditions be placed on the permit to protect agricultural land through a binding agreement on title which ensures:</i> <ul style="list-style-type: none"> - <i>The existing dwelling on proposed Lot 1 must not be subdivided from the lot in the future, and the lot must not be subdivided to increase the number of lots, by excision or otherwise.</i> - <i>No dwelling will be permitted on proposed Lot 2, and the lot must not be subdivided to increase the number of lots, by excision or otherwise.</i> - <i>That the owner acknowledges and accepts the possibility of nuisance from agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.</i> <p><i>This letter of advice is provided to Council to assist their assessment of the above planning permit application and any requirement in seeking further information from the applicant as part of its assessment process. The information provided</i></p>

	<i>should be considered as advisory in nature to inform Council's determination as the Responsible Authority.'</i>
Internal Council Referrals	Advice/Response/Conditions
Engineering	Received 12/10/2022. Consent subject to conditions regarding new vehicle crossing, overland stormwater, 1% AEP storm, rural stormwater and site distance requirements for access.
Health	Received 05/10/2022. Consent subject to a condition relating to no polluted discharge beyond boundaries and must be treated.

Agriculture Victoria strongly recommended refusal of the application and provided VCAT decisions to support their view. It is considered the response from Agriculture Victoria has merit and should be considered in the determination of this planning application by Council.

A copy of Agriculture Victoria response is appended to this report.

Summary of Key Issues

The items addressed in this report have been considered in the assessment of the application. The application as detailed in this report has considered the key issues and the proposal should not be supported by Council on the grounds outlined.

Although an application can be submitted for a subdivision to create a smaller lot, it does not mean that a permit should be granted for a smaller lot. Any application to create a smaller lot should justify why the smaller lot should be created. This application has failed to justify why the smaller lot should be created.

Planning Policy of the Swan Hill Planning Scheme discourages the proposal, and the application does not demonstrate the application is acceptable in response to policy objectives and strategies.

The Farming Zone also discourages the proposal. On balance, the proposal does not support and enhance agricultural production. The proposal does not provide for the use of the land for agriculture and does not encourage the retention of productive agricultural land.

The application has not justified how proposed Lot 2 meets the purpose of the zone and only advised proposed Lot 2 will be used for dryland farming on a 4.592-hectare allotment. This statement was not supported by any evidence of how proposed Lot 2 would be a viable agricultural holding.

It is acknowledged the intent of the application is to excise the existing dwelling, but this is not consistent with the purpose of the zone and does not meet the decision guidelines of the zone.

It is considered the application is premature in nature and could potentially be considered in a future strategic project for housing within the municipality.

Approval of this type of subdivision will set a precedent for other Farming Zone subdivisions which are not considered consistent with the Scheme.

The application submitted does not provide adequate justification to support a permit being granted. The proposal is discouraged by planning policy and the Farming Zone and there is no existing strategic direction to justify the granting of a planning permit as proposed.

Consultation

The application was advertised to surrounding properties pursuant to Section 52 of the *Planning and Environment Act 1987* and no objections were received.

Financial Implications

As the proposed subdivision is of a private nature on private land, no financial implications to Council are foreseen with the exception of potential VCAT application being made by the applicant should the application for planning permit be refused by Council.

Social Implications

There are no known social implications resulting from the application.

Economic Implications

There are no known economic implications resulting from the application.

Environmental Implications

The application is for a 2-lot subdivision only and there are no known environmental impacts resulting from the proposal. Should a permit be granted for the subdivision, the applicant/owner would be required to undertake a land capability assessment to the satisfaction of the Responsible Authority prior to Certification of the Plan of Subdivision.

Risk Management Implications

There are no known risks.

Council Plan Strategy Addressed

Liveability - Building Healthy Communities.

Options

Council has two options when considering this application:

1. Issue a Notice of Refusal for the planning application; or
2. Issue a Notice of Decision to Grant a Planning Permit subject to conditions.

Recommendations

That Council issue a Notice of Decision to Refuse an Application for Planning Permit for a 2-Lot Subdivision of land in the Farming Zone on land known and described as 247 Lakeside Drive, Lake Boga (Lot 2 on Plan of Subdivision 133756) in accordance with the following reasons for refusal:

1. The proposal is contrary to the Municipal Planning Strategy, in particular:
 - a. Clause 02.03-1 – Settlement
 - b. Clause 02.03-4 – Natural Resource Management
2. The proposal is contrary to Planning Policy, in particular
 - a. Clause 14.01-1S – Protection of Agricultural Land
 - b. Clause 14.01-1L – Agriculture
 - c. Clause 16.01-3S – Rural Residential Development
3. The proposal is contrary with the purpose of the Farming Zone.
4. The application did not provide adequate justification for the proposal.
5. The subdivision will set a precedent for surrounding allotments potentially leading to further proliferation of dwellings in the Farming Zone and along the Lake Boga shoreline without strategic justification.

OR

Should Council determine to issue a Planning Permit, the following conditions must be used:

Subdivision

Plans

1. The subdivision as shown on the endorsed plans must not be altered unless

with the prior written consent of the Responsible Authority.

Agreement under Section 173 of the Act

2. Prior to Statement of Compliance being issued for the subdivision, the owner must enter into an agreement with the Responsible Authority under Section 173 of the Planning and Environment Act 1987 to provide for the following:
 - a) No further subdivision, of any kind, is permitted on lots 1 and 2.
 - b) No dwelling is permitted on proposed Lot 2.
 - c) The owner acknowledges and accepts the possibility of nuisance from agricultural activities on adjacent and near land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.

And application must be made to the Registrar of Titles to register the Section 173 Agreement on the title to the land under Section 181 of the Act.

All associated costs shall be paid by the owner/operator.

A copy shall be provided to the Responsible Authority, with the written acknowledgement of the Agreement being completed.

Mandatory Subdivision Conditions

3. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
4. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
5. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.

Council's Engineering Department Conditions

6. Prior to issue of Statement of Compliance for the subdivision, vehicular crossings for Lot 2 shall be constructed in accordance with the endorsed plan(s) to the satisfaction of the Responsible Authority, and must:
 - a. Be constructed at rights angles to the road, and any redundant

crossing shall be removed and replaced with concrete (kerb and channel)

- b. Be setback a minimum of 1.0m from any side-entry pit, power or telecommunications pole, manhole cover or marker, and a minimum of 2.5m from the trunk of any street tree.
7. That storm water runoff from all buildings, tanks and paved areas must be dissipated as normal un-concentrated overland flow clear of all buildings and property boundaries.
8. Prior to Certification of the plan of subdivision, the flow paths of a 1% AEP storm need to be determined and the development designed such that no private property is inundated by this storm. These flow paths must be indicated on the plans and submitted to the Responsible Authority for approval. In rural areas natural flow paths across private property may be used.
9. The permit holder must ensure that stormwater runoff from the site can be retained within the boundaries of each lot to the satisfaction of the Responsible Authority.
10. The sight distance requirements for the access driveway as detailed in AS 2890.1 must be provided for the vehicular access points to the land to the satisfaction of the Responsible Authority.

Council's Health Department Conditions

11. No polluted drainage shall be discharged beyond the boundaries of the land from which it emanates, or into watercourse or easement drain, but shall be so treated and/or absorbed on that lot to the satisfaction of Council's Environmental Health Officer.
12. Prior to the Certification of the plan of subdivision, a Land Capability Assessment is required to be submitted and approved by Council's Environmental Health Officer for proposed Lot 1.
13. Prior to Statement of Compliance for the subdivision, all the recommendations of the Land Capability Assessment Report submitted for approval by Council's Environmental Health Officer must be implemented and complied with to the satisfaction of the Responsible Authority. This report is incorporated into and forms part of this permit

Goulburn-Murray Water Conditions

14. Any Plan of Subdivision lodged for certification must be referred to Goulburn-

Murray Rural Water Corporation pursuant to Section 8(1)(a) of the Subdivision Act.

15. The existing on-site wastewater treatment and disposal systems for proposed new Lot 1 must be wholly contained within the boundaries of the new lot created by subdivision.
16. For subdivision of property holding delivery shares the applicant must either:
 - a. make application to Goulburn Murray Water pursuant to sections 224 and 229 of the Water Act 1989 to: terminate or transfer the delivery shares in relation to the property; make a declaration that the property cease to be a serviced property (to effect excision from the district); or alternatively
 - b. demonstrate to Goulburn Murray Water reasonable satisfaction the means by which a Goulburn Murray Water water supply will be metered and delivered to the lots created by the subdivision, bearing in mind requirements for water use licences and annual use limits.

Powercor Conditions

17. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to the Distributor in accordance with Section 8 of that Act.
18. The applicant shall provide an electricity supply to all lots in the subdivision in accordance with the Distributor's requirements and standards.
Notes: Extension, augmentation or rearrangement of the Distributor's electrical assets may be required to make such supplies available, with the cost of such works generally borne by the applicant.
19. The applicant shall ensure that existing and proposed buildings and electrical installations on the subject land are compliant with the Victorian Service and Installation Rules (VSIR).
Notes: Where electrical works are required to achieve VSIR compliance, a registered electrical contractor must be engaged to undertake such works.
20. The applicant shall establish easements on the subdivision, for all existing Distributor electric lines where easements have not been otherwise provided on the land and for any new powerlines to service the lots or adjust the positioning existing easements.
Notes:
 - Existing easements may need to be amended to meet the Distributor's requirements
 - Easements required by the Distributor shall be specified on the subdivision and show the Purpose, Origin and the In Favour of party as follows:

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour
	Power Line		Section 88 - Electricity Industry Act 2000	Powercor Australia Ltd

Permit Expiry

21. The approval granted by this permit for the subdivision will expire if one of the following circumstances applies:

- a) The plan of subdivision is not certified within two (2) years of the date of this permit
- b) The plan of subdivision is not registered at Land Registry within five (5) years of the certification of the subdivision.

In accordance with section 69 of the Planning and Environment Act 1987, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Permit Notes:

Goulburn-Murray Water Note

1. Any enquiries or applications regarding access to water for the proposal should be made to Goulburn-Murray Water by calling 1800 013 357. The procurement of water for the proposal is the responsibility of the applicant and not addressed through the planning permit referrals process.

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Agriculture Victoria

Department of Jobs, Precincts and Regions

01 November 2022

Tamara Broadsmith
Planning Department
Swan Hill Rural City Council
PO Box 488
SWAN HILL VIC 3585

Email: council@swanhill.vic.gov.au

Dear Tamara,

RE: Subdivision of land (2 lot) in the Farming Zone (Dwelling Excision).

Land at: 247 Lakeside Drive, LAKE BOGA
Lot 2 LP133756

Your Ref: PLN2022091

Thank you for the opportunity to provide comment pursuant to a notice of application under Section 52 of the *Planning and Environment Act, 1987*.

The advice provided in this letter relates to:

1. Planning context.
2. Supporting documents
3. Strategic objectives and protection of agricultural lands.

1. Planning context.

The subject land is approximately 5.4 hectares in area and zoned Farming Zone (FZ), subject to Clause 35.07 of the Swan Hill Planning Scheme. The property is affected by;

- Specific Controls Overlay – Schedule 1 (SCO1)
- Areas of Aboriginal Cultural Heritage Sensitivity

The Title Search shows that Lot 2 on Plan of Subdivision 133756 was created by instrument J710200 on 11 November 1981 and has no encumbrances, caveats or notices.

The application is seeking permission for a two (2) lot subdivision (Dwelling excision). In accordance with the Schedule to Clause 35.07 Farming Zone, of the Swan Hill Planning Scheme the land is subject to a minimum subdivision area of 20 hectares applied to all land which is in a gazetted irrigation district, all other land has a minimum area of 100 hectares. Within the Section 52 referral, Council has indicated that the land is within the irrigation district.

Clause 35.07-3 Subdivision states that;

- *A permit is required to subdivide land.*
- *Each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 40 hectares.*

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- A permit may be granted to create smaller lots if any of the following apply:
 - The subdivision is to create a lot for an existing dwelling. The subdivision must be a two lot subdivision.
 - The subdivision is the re-subdivision of existing lots and the number of lots is not increased.
 - The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

Agriculture Victoria notes that 247 Lakeside Drive, LAKE BOGA, is associated with three (3) parcels of land totalling approx. 6.67 ha in area, all under Council Property Number 4327 comprising:

- Lot 2 LP133756 (5.4 ha).
- Lot 1 TP879100 (1.1 ha).
- Lot 1 TP880675 (0.26 ha).

The proposed subdivision in *Plan of Proposed Subdivision S1344 Price Merrett Consulting (07/09/2022)* shows the proposed two (2) lots comprising:

- Lot 1 (0.8 ha) including dwelling.
- Lot 2 (4.592 ha).

2. Supporting documents.

Agriculture Victoria has reviewed the application documents and provides a summary of relevant points:

Planning Report

Agriculture Victoria notes that document titled; *Planning Application by Price Merrett Consulting, September 2022 (Ver 1, S1344)*, states the following:

- *Price Merrett Consulting Pty Ltd (PMC) was engaged by Len McDonald to provide planning and surveying input into the design of this proposed subdivision at 247 Lakeside Drive, Lake Boga.*
- *This Report is provided in support of the Subdivision Planning Application to the Swan Hill Rural City Council.*
- *The lot is bounded by Lakeside Drive to the south and Lake Baker Road to the west. There are multiple residential properties in the farming zone along Lakeside Drive. The property has an existing dwelling and sheds with a large single paddock to the west of the house which is currently vacant and surrounded by trees along the boundary.*
- *The purpose of the zone is to ensure compliance with the Municipal Planning Strategy and the Planning Policy Framework while providing for agriculture and complementary use and development and preventing uses not related to agriculture.*
- *The proposal is for a two-lot subdivision on Lot 1 LP133756. The subdivision is a Rural House Lot Excision will create an 8000m² lot containing the existing dwelling and sheds and the remaining vacant land will create a 4.592ha lot in the farming zone. Proposed Lot 2 will be made available for sale to be used for dryland agriculture in the farming zone.*
- *This proposal for a Rural House Lot Excision and the two-lot subdivision will increase agricultural production as the vacant lot will be available for sale to be used for farming.*

Site Plans

The *Plan of Proposed Subdivision - S1344 (07/09/2022)* by Price Merrett Consulting show;

- Planned boundary and layout of the proposed Lot 1 (8,000 m²), including;
 - Existing Dwelling, existing driveway, two existing sheds and other small structures.

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- Planned boundary and layout of the proposed Lot 2 (4.592 ha) including open farm land.

3. Strategic objectives and protection of agricultural lands.

The following clauses of the Swan Hill Planning Scheme are relevant to this application;

- Clause 02.03-1 Settlement
 - *Lake Boga (about 750 people) is an attractive, lakeside village and tourist town within commuting distance of Swan Hill, providing a range of water-based and recreational activities as well as a diverse ecosystem. Growth is expected to continue at Lake Boga because of the added security of water in the lake and the potential of residential land with lake views.*
 - *Settlement planning for Swan Hill Rural City will:*
 - *Provide rural residential development within planned estates.*
 - *Limit further subdivision and dwellings for residential purposes within farming areas.*
- Clause 02.03-4 Natural resource management:
 - *The Rural Land Use Strategy (RMCG, 2016) (the 'RLUS') responded to current and emerging rural land use issues and opportunities in the municipality. The RLUS identified that the Farming Zone will:*
 - *Promote and encourage commercial scale broadacre agriculture such as livestock grazing and cropping, large-scale irrigated development and 'Farmland of Regional Strategic Significance'.*
 - *Protect the opportunity for future horticultural development on 'Farmland of Strategic Significance'.*
 - *Promote and encourage commercial scale horticulture and other irrigated agriculture.*
 - *Protect agricultural activity from conflicting land uses.*
 - *Further subdivision of land in the Farming Zone in dryland areas will rarely be required given the large supply of lots and the trend in increasing scale of landholdings. Other farming land is close to the Murray River and has been significantly fragmented. There is a legacy of small rural lots in irrigated and high amenity areas close to the Murray River, and urban centres have become popular for rural residential use. Further fragmentation through land subdivision could have considerable implications for agricultural production.*
 - *Dwellings and small lot subdivision in the rural areas that are not associated with agricultural activities could potentially undermine the viability of the rural sector. This could occur through land use conflict, loss of productive agricultural land, use of infrastructure and water that could otherwise be used for agricultural production, and inflated land values that exceed agricultural value. Housing for lifestyle purposes in rural areas also has the potential to create demand for community and physical infrastructure that may be more appropriately located in dedicated rural living areas.*
 - *In order to manage the natural resources in the Rural City, Council will:*
 - *Protect horticultural and dryland agriculture because it is fundamental for economic growth.*
 - *Discourage small lot subdivision in rural areas that undermines the productive agricultural base of the Rural City.*
 - *Discourage dwellings in rural areas that are not related to agriculture.*
 - *Discourage land uses in the Farming Zone that are not directly related to agriculture, or that have an adverse impact on agricultural opportunities.*
 - *Support rural industry so long as it is associated with a rural activity.*

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- *Direct rural industries to locations where the impact on agricultural land and off-site effects are minimised, and where good road access is available.*
 - *Encourage the proper siting and design of intensive animal production to protect residential amenity and environmental quality.*
- Clause 12.03-1L River corridors, waterways, lakes and wetlands:
 - Strategy to:
 - Set development back from waterways and water bodies to assist the protection of the catchment, natural environment and landscape.
- Clause 14.01-1S Protection of agricultural land:
 - Objective: *To protect the state's agricultural base by preserving productive farmland, and strategies to:*
 - *Protect productive farmland that is of strategic significance in the local or regional context.*
 - *Protect productive agricultural land from unplanned loss due to permanent changes in land use.*
 - *Prevent inappropriately dispersed urban activities in rural areas.*
 - *Protect strategically important agricultural and primary production land from incompatible uses.*
 - *Limit new housing development in rural areas by:*
 - *Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.*
 - *Encouraging consolidation of existing isolated small lots in rural zones.*
 - *In considering a proposal to use, subdivide or develop agricultural land, consider the:*
 - *Desirability and impacts of removing the land from primary production, given its agricultural productivity.*
 - *Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.*
 - *Compatibility between the proposed or likely development and the existing use of the surrounding land.*
 - *Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.*
 - *Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land.*
- Clause 14.01-1L Agriculture:
 - Objective: *To avoid land use conflicts between agricultural and non-agricultural land uses.*
 - Strategies:
 - *Discourage non-agricultural use and development in all rural areas other than those that support agriculture.*
 - *Separate agricultural and non-agricultural uses by using landscape buffers, orientation and siting of buildings.*
 - *Consider the effect of the proposed use and development on the amenity of adjacent land.*
 - *Encourage: Agriculture in the Farming Zone.*
 - *Discourage: Dwelling other than in association with agriculture in the Farming Zone.*
 - Objective: *To discourage small lot subdivision that prejudices surrounding agricultural activities.*

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- *Strategies:*
 - *Discourage 'small lot' subdivision unless the balance lot is at least the minimum lot size specified in the zone.*
 - *Discourage small lot subdivision to meet personal and financial circumstances.*
 - *Prevent small lot subdivision to create lots for 'rural lifestyle' purposes.*
 - *Encourage any excised lot to be of a manageable size that maintains sufficient land on the balance lot to support agricultural activity.*
 - *Require the excision of a dwelling to be via the re-subdivision of existing lots so that the number of lots is not increased.*
 - *Discourage subdivisions that will impact on significant farm infrastructure.*
 - *Discourage further subdivision (by any method) of land where a dwelling has already been excised from the land.*
 - *Discourage the excision of a dwelling if it is required for the carrying out of agricultural activities on the land.*
 - *Encourage a beneficial agricultural outcome for the land.*
 - *Consolidate land in the same ownership if consolidation would facilitate the productive use of land.*
- *Policy guidelines.*
 - *Whether there is a need for an agreement under Section 173 of the Act that:*
 - *Prevents the subdivision of any new house erected after 30 September 2016.*
 - *Prevents the construction of a dwelling on any residual lot created.*
 - *Prevents further subdivision of any lot so as to create another lot for an existing or future dwelling.*
- **Clause 16.01-3S Rural residential development:**
 - *Strategies to:*
 - *Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.*
 - *Discourage development of small lots in rural zones for residential use or other incompatible uses.*
 - *Encourage consolidation of existing isolated small lots in rural zones.*
- **Clause 35.07-6 – Farming Zone Decision guidelines:**
 - *Agricultural issues and the impacts from non-agricultural uses:*
 - *Whether the use or development will support and enhance agricultural production.*
 - *Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.*
 - *The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.*
 - *The capacity of the site to sustain the agricultural use.*
 - *Accommodation issues:*
 - *Whether the dwelling will result in the loss or fragmentation of productive agricultural land.*
 - *Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.*
 - *Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.*

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- *The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.*

Conclusion:

The Swan Hill Shire Council as the responsible authority will have to make a determination as to whether the application for a two (2) lot subdivision (Dwelling excision), is supported or otherwise by the purpose, objectives and strategies of the Swan Hill Planning Scheme.

Caselaw that may be considered includes the Victorian Civil and Administrative Tribunal (VCAT) rulings within *Estate of JE Walker v Wangaratta RCC [2021] VCAT 125*. The case addresses the purpose of the Farming Zone and discussion on what constitutes productive use of agricultural land, subdivision, impacts on agricultural land value, impacts on surrounding land use, and the potential for lifestyle use of the land with the establishment of an 'as of right' presumption for a dwelling.

The purpose of the Farming Zone includes:

- *To provide for the use of the land for agriculture*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*

In *Estate of JE Walker v Wangaratta RCC [2021] VCAT 125*, the Member Martin discusses the purpose of the Farming Zone including the three (3) points noted above: "*The last three purposes are very on point here - a focus on protecting/retaining productive agricultural land and avoiding non-agricultural uses which would undermine such productive agricultural focus*" and "*the planning policy framework is also promoting the productive agricultural use of land zoned Farming Zone and discouraging subdivision that would compromise same*". [41]

The same case finds that being in close proximity to a major town, in that instance Wodonga, may influence potential future land use; "*I do see a major prospect that if the three lot subdivision went ahead, the new lots would be attractive to use as lifestyle properties*". [46]

Mount Alexander Shire Council cites *Alford v Corangamite SC [2018] VCAT 853 (12 June 2018)* as being relevant to this application. Agriculture Victoria acknowledges that there are similarities with this proposed subdivision in that Member Carew states;

- *23. The proposal will create a small lot within a Broadacre farming area. The larger Lot 2 will comprise the farming activity, while the dwelling is excised. While the land is north of the area identified in the Shire's framework plan as the most significant agricultural land, the area forms part of the rural assets of the Shire as well as part of the lakes landscape.*
- *24. I accept that the land uses that presently exist will not alter on the land because of this subdivision. I also find that the dwelling is habitable, waste water can be managed and the lot is close to the preferred size set out in the local policy. I also accept that the excision will not necessarily lead to a proliferation of dwellings in the area and there is no existing clustering of dwellings, although I note that there is a small title associated with a former school site opposite the review site.*
- *25. These positive aspects must be weighed against the overall objectives of policy and the zone to protect agricultural land and to prevent land use conflict. I find that the proposal is not supported by the State and local policy relating to agriculture or the objectives of the Farming Zone as set out below.*
- *26. ... The excision is not required to support the existing farming operation and merely allows the sale of a separate asset.*
- *27. ... the excision of dwellings can result in land use conflicts. While the present tenant (a rural contractor) may be familiar with the potential land use conflicts, there is no certainty that the purchaser would be the current tenant, or that the land would not be*

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subsequently on-sold in the future to an occupant who was not so familiar with the rural environment.

- 30. *The proposal also allows for the construction of a new dwelling on the remnant larger lot, potentially without planning approval. The Section 173 requirement is intended to prevent further dwelling excisions from this larger lot in the future, but the proposal would still allow an increase in the number of dwellings on the land. While the permit applicant indicated that their intention was not to construct a new dwelling but to continue farming as at present, there is nothing to require this.*

In *Pincott & Ors v Baw Baw SC [2012] VCAT 1137*, Member David made the following statement in regard to small lots with dwellings not associated with agriculture: *I have previously identified that it has been regularly stated and inferred that the purpose of the small realignment lot is to provide for a dwelling for a member of the Toscano family. However, despite this stated intent, the allotment would be a separate entity in its own right that could be on-sold at any time in the future as a small rural residential lot located in the Farming Zone. This is not encouraged in the planning scheme, and the planning system is regularly complicated by objections against farming and associated activity in the rural zones by rural-living residents who appear to have limited understanding of or tolerance for surrounding uses for which the land is specifically zoned. [60]*

Agriculture Victoria notes that:

- The subject lot was identified in the Rural Land Use Strategy (2016) as an area of investigation for Rural residential development, but was *found to not be currently candidate for rural residential development. However, subject to resolution of site specific issues, supply and demand, these areas may be candidate in the future.*
- The RLUS also found that:
 - *There is a substantial supply of vacant General Residential Zone land within the Lake Boga township that was rezoned in 2013.*
 - *The investigation area is identified as Farmland of State Strategic Significance.*
 - *Both nominated areas did not meet the Local Areas policy for Lake Boga (Clause 21.10 of the Swan Hill Planning Scheme), which specifies that residential development, including low density residential development, is to occur adjacent to existing development and serviced with reticulated sewerage and town water.*

Agriculture Victoria considers that the application;

- Does not explain or justify why the excision is required and how it will support and enhance agricultural production.
- If approved would potentially set a precedent for surrounding parcels of land and potentially lead to a further proliferation of dwellings in the Farming Zone and along the shoreline of Lake Boga.
- The dwelling excision will create a small lot within the farming area which will not be associated with farming and most likely lead to a lifestyle property. The remaining proposed Lot 2 of 4.592 ha may be impacted on by the proximity of a dwelling in separate ownership and lead to conflicts in land use.

Recommendations

Agriculture Victoria considers that the proposed two (2) lot subdivision (dwelling excision) is contrary to the purpose of the zone and the strategic objectives of the Swan Hill Planning Scheme. The proposal will create another dwelling not associated with agriculture within the Farming Zone and may set a precedent for a dwelling on the proposed remaining Lot 2 and potential future sub-divisions within the proximity of Lake Boga. This would have the potential to diminish the long-term agricultural productive capacity of the land, may lead to a proliferation of dwellings in the Farming Zone, and impact surrounding agricultural land use.

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The refusal of the application appears supported by the VCAT decisions cited above and by State and Local Policies.

If Council were to consider that the proposal meets the purpose of the Farming Zone, and the strategic objectives of the Swan Hill Planning Scheme and if Council determines a permit was to be granted to allow the two (2) lot subdivision (dwelling excision), Agriculture Victoria makes the following recommendations:

- That conditions be placed on the permit to protect agricultural land through a binding agreement on title which ensures:
 - The existing dwelling on proposed Lot 1 must not be subdivided from the lot in the future, and the lot must not be subdivided to increase the number of lots, by excision or otherwise.
 - No dwelling will be permitted on proposed Lot 2, and the lot must not be subdivided to increase the number of lots, by excision or otherwise.
 - That the owner acknowledges and accepts the possibility of nuisance from agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.

This letter of advice is provided to Council to assist their assessment of the above planning permit application and any requirement in seeking further information from the applicant as part of its assessment process. The information provided should be considered as advisory in nature to inform Council's determination as the Responsible Authority.

Please provide a copy of the outcome for our records.

Please contact me if you require any further clarification.

Regards



Paul Wallace

Agriculture Victoria Planning and Advisory Service
Biosecurity and Agriculture Services | Agriculture Victoria

Department of Jobs, Precincts and Regions

255 Ferguson Road, Tatura, Victoria 3616

M: 0448 461 178 | E: paul.wallace@agriculture.vic.gov.au

B.22.113 COUNCILLORS EXPENSES REPORT 1 JULY 2022 - 30 SEPTEMBER 2022

Responsible Officer: Chief Executive Officer
File Number: 00-00-00
Attachments: 1 [↓ Expenses table](#)

Declarations of Interest:

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

Summary

In keeping with Council's Council Expenses Policy POL/GOV004, Councillor expenses are report quarterly to an Ordinary Meeting of Council. Accordingly, this report presents Councillor Expenses for the period 1 July 2022 – 30 September 2022.

Discussion

The report has been prepared in accordance with the Council Expense Policy POL/GOV004.

Summarised in the document attached are figures for allowances and expenses for the Mayor and Councillors for the period of 1 July 2022 – 30 September 2022.

Consultation

Councillors have been provided with a summary report on their expenses.

Financial Implications

Financial costs are in accordance with Council's 2022/2023 Operational Budget.

Social Implications

There are no social impacts associated with this report.

Economic Implications

There are no economic impacts associated with this report.

Environmental Implications

There are no environmental impacts associated with this report.

Risk Management Implications

By adopting the recommendation, Council will not be exposed to any significant risk.

Council Plan Strategy Addressed

Leadership - Excellent management and administration.

Options

Council may choose to adopt or amend the recommendation.

Recommendation

That Council note the contents of this report, which details Councillor Expenses for the period 1 July 2022 - 30 September 2022.

Councillor Expenses for the period 1 July 2022 to 30 September 2022

Councillor	1. Allowance	2. Travel & Accommodation	3. Car Mileage	4. Information and Communication	5. Conference and Training	6. Catering / Meals	7. Misc
Cr Jade Benham (Mayor)	8,039.17			\$ 73.00			
Cr Bill Moar	12,058.75		\$ 529.53	\$ 219.00			
Cr Les McPhee	7,206.24	\$ 398.18		\$ 219.00	\$ 306.96		
Cr Ann Young	7,506.00			\$ 73.50			
Cr Chris Jeffery	7,506.00			\$ 219.00			
Cr Nicole McKay	7,506.00			\$ 198.00			
Cr Stuart King	7,506.00			\$ 198.00			

Definition of Expenses

- Swan Hill Rural City Council is a Category Two Council and must set allowances within range in line with the Local Government Act 2020. An adjustment is made annually and gazetted by the Minister. Allowances must also include amount in lieu of superannuation.
- Travel Costs include cost of flights, taxis, public transport fees, and accommodation etc associated with undertaking duties of a Councillor.
- Car mileage includes the costs of the Council provided vehicle for the Mayor, and recognises the private vehicles costs associated with Councillors travelling and fulfilling Council duties. Rates are set at State Public Service Levels.
- Communication expenses include costs associated with provision equipment, phone reimbursements and monthly telecommunications charges.
- These include registration fees, educational/training costs and meeting expenses.
- Catering costs associated with undertaking responsibilities of Councillor including meal reimbursements.
- Includes carer expenses, printing, and other expenditure/reimbursements associated with responsibilities in performing Councillor role.

B.22.114 APPOINTMENT OF COUNCIL DELEGATES TO OUTSIDE ORGANISATIONS

Responsible Officer: Chief Executive Officer
File Number: S16-20-01
Attachments: 1 [↓](#) Council Delegates

Declarations of Interest:

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

Summary

The purpose of the report is to consider the appointment of Councillors to outside organisations and community groups.

Discussion

Council makes appointments to various external organisations and community groups. This assists Council in working closely with its community and taking part in a wide range of activities associated with the development of the Municipality.

As a result of the recent Victorian State Election, it is probable that a new Councillor will replace Councillor Benham in 2023. Some of the representative positions have been marked with an asterisk (*), to enable a new Councillor to represent Council at outside organisation meetings.

Consultation

Councillor Assembly held on 6 December 2022.

Financial Implications

Travel and accommodation costs will be incurred by Councillors and are reimbursed. These costs are budgeted for annually.

Social, Economic and Environmental Implications

Appointments to external organisations will assist Council in achieving its economic, social and environmental objectives.

Risk Management Implications

Nil.

Council Plan Strategy Addressed

Leadership - Bold leadership, strong partnerships and effective advocacy.

Options

Some appointments are mandatory (e.g. Audit and Risk Committee) while others are optional.

Recommendation

That Council:

- 1. Appoint Councillors to external organisations as shown in Attachment 1 to this report.**
- 2. Note the position of the Audit and Risk Committee is from 1 January 2023 until 31 December 2023.**

COUNCIL DELEGATES

	Organisation	Councillor / Officer December 2020/21	Councillor / Officer December 2021/22	Councillor / Officer December 2022/23
1	Audit and Risk Committee	Cr Benham Cr McPhee	Cr McPhee Cr King	Cr King Cr Moar <small>(This position is for the period of January 2023 to December 2023)</small>
2	CEO Employment and remuneration Committee	Cr Moar Cr Young Cr Jeffery	Mayor Benham Cr McPhee Cr Young	Mayor McPhee Cr Moar Cr Young
3	Swan Hill Regional Livestock Exchange	Cr Moar Svetla Petkova	Cr Moar Svetla Petkova	Cr Moar Director of Infrastructure
4	Swan Hill Leisure Centre Committee of Management	Cr Jeffery Cr King (sub delegate)	Cr King Cr Jeffery (sub delegate)	Cr King*
5	Swan Hill Regional Art Gallery Advisory Committee	Cr Young Cr McKay (sub delegate)	Cr Young Cr McKay (sub delegate)	Cr Young Cr McKay (sub delegate)
6	Central Murray Regional Transport forum	Mayor	Mayor	Mayor
7	Municipal Association of Victoria	Cr McPhee Cr Benham (sub delegate)	Cr McPhee Cr Benham (Sub delegate)	Cr McPhee Cr McKay (Sub delegate)
8	Murray River Group of Councils	Mayor CEO	Mayor CEO	Mayor CEO
9	North West Municipalities Association	Cr McPhee	Cr McPhee	Cr McPhee
10	Swan Hill Inc.	Cr King Cr McKay (sub-delegate)	Cr McKay Cr Young (Sub delegate)	Cr McKay Cr Young (Sub delegate)
11	Lake Boga Land and on Water Committee of Management	Cr Jeffery	Cr Jeffery	Cr McKay

	Organisation	Councillor / Officer December 2020/21	Councillor / Officer December 2021/22	Councillor / Officer December 2022/23
12	Swan Hill Motorplex	Cr King	Cr King	Cr King
13	Agribusiness Advisory Committee	Cr Moar	Cr Moar	Cr Moar (Sub delegate) Cr Young
14	Event Support Fund	Mayor and Cr McKay	Mayor and Cr McKay	Mayor and Cr Moar
15	Joint Bridge Committee between Murray River Council and Swan Hill Rural City Council	Cr McPhee and Cr Moar	Cr McPhee and Cr Moar	Cr McPhee and Cr Moar
16	Community Development Fund	Mayor and Cr Benham	Mayor and Cr McKay	Mayor and Cr Moar
17	Indoor Sports Stadium Advocacy Committee	Cr Jeffery	Cr Jeffery	Cr Jeffery
18	Central Victorian Greenhouse Alliance	Cr McKay	Cr Moar	Cr Moar
19	Swan Hill Rec Reserve Advisory Committee		Cr King	Cr King

	Committee	Councillor 2021/22	Councillor 2022/23
20	Robinvale Aboriginal Elders Committee	Mayor Benham	Mayor McPhee
21	Robinvale Euston Business Association	Cr King	Cr King
22	Lake Boga Inc	Cr Young	Cr Young
23	Manangatang Improvement Group	Mayor Benham Cr Young	Mayor McPhee*
24	Nyah Action Group	Cr McKay	Cr Young
25	Ultima Progress Association	Cr Young	Cr Young*
26	Woorinen Progress Association	Cr McPhee	Cr Jeffery
27	Piangil Community Group	Cr McPhee	Cr McPhee
28	Boundary Bend Progress Association	Mayor Benham	Cr McKay
29	Wemen Progress Association	Mayor Benham	Cr King*
30	Rail Freight Alliance	Cr King	Cr King
31	Central Murray Regional Transport Forum	Mayor Benham	Mayor
32	Rural Councils Victoria	Mayor Benham Cr Jeffery Cr Moar	Cr McKay Cr Moar*
33	Local Aboriginal Network Robinvale	Mayor Benham	Cr McPhee Cr McKay (sub delegate)
34	Local Aboriginal Network Swan Hill	Mayor Benham Cr McKay (sub delegate)	Cr King Cr McKay (sub delegate)
35	Grampians Wimmera Mallee Water Advisory Committee	Cr Moar	Cr Moar
36	Swan Hill Residents and Ratepayers Association	Cr Jeffery Cr McPhee (sub delegate)	Cr McPhee Cr McKay (sub delegate)

* Denotes new Councillor once results are officially announced by the VEC.

SECTION C – DECISIONS WHICH NEED ACTION/RATIFICATION

C.22.21 SIGN & SEAL REPORT

Responsible Officer: Chief Executive Officer

Attachments: Nil.

Declarations of Interest:

Scott Barber - 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.

The following documents were signed and sealed since the last Council meeting:

No.	Document Type	Document Description	Date signed/ sealed
1119	173 Agreement – to build over easement agreement (shed constructed over Councils drainage easement – 49 Rutherford Street, Swan Hill)	Between Swan Hill Rural City Council and B.W.Doolan	22/11/22
1120	Deed of renewal – Maternal Child and Health Building – 133 Curlewis Street, Swan Hill	Between Swan Hill Rural City Council and T & V Devereux	22/11/22
1121	Deed of Variation – Lease for the Visitor Information Centre	Between Swan Hill Rural City Council and Southland Packers Pty Ltd	22/11/22
1122	Deed of Variation of Lease – Flying Boat Museum in Lake Boga	Between Swan Hill Rural City Council and Lions Club of Lake Boga	22/11/22

DECISIONS WHICH NEED ACTION/RATIFICATION

20 December 2022

Note: A Section 173 Agreement is a typically a contract between the Council and a landowner that places use or development restrictions on the land.

They are intended to ensure compliance with conditions contained in permits granted by the Council and are often used in subdivision matters. These agreements are named after Section 173 of the Planning and Environment Act 1987.

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.

C.22.22 COUNCILLOR ASSEMBLIES - RECORD OF ATTENDANCE AND AGENDA ITEMS

Responsible Officer: Chief Executive Officer
File Number: S15-05-06
Attachments: 1 [↓](#) Councillor Attendance and Agenda items

Declarations of Interest:

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

Summary

The following report provides attendance details of Councillor Assemblies on a monthly basis.

Discussion

Whilst Minutes have not been recorded, Agenda items and those in attendance are reported and 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

Leadership - Bold leadership, strong partnerships and effective advocacy.

Options

Council Assemblies are reported to ensure good governance and transparency.

Recommendation

That Council note the contents of the report.

**COUNCILLOR ASSEMBLIES ATTENDANCE AND AGENDA
22 November 2022 at 12.00pm, Swan Hill Town Hall – Council Chambers**

AGENDA ITEMS

- Councillors initial discussion/review of projects

ADDITIONAL ITEMS DISCUSSED

- Nil

ATTENDANCE

Councillors

- Cr Nicole McKay
- Cr Bill Moar
- Cr Stuart King
- Cr Ann Young
- Cr Les McPhee

Apologies

- Cr Chris Jeffery

Leave of Absence

- Cr Jade Benham

OFFICERS

- Scott Barber, Chief Executive Officer
- Bruce Myers, Director of Community and Cultural Services
- Bhan Pratap, Director Corporate Services
- Heather Green, Director Development and Planning
- Ash Free, Finance Manager
- Peter Ross, Engineering and Strategic Projects Manager

Other

Nil

CONFLICT OF INTEREST

Nil

COUNCILLOR ASSEMBLIES ATTENDANCE AND AGENDA
29 November 2022 at 1.00pm, Swan Hill Town Hall – Council Chambers

AGENDA ITEMS

- PLN2022071 – 10 River Road, Swan Hill – 2 lot subdivision
- 10 Year Major Projects Plan
- Major Projects update
- Flood update

ADDITIONAL ITEMS DISCUSSED

- Vaccination Policy

ATTENDANCE

Councillors

- Cr Nicole McKay
- Cr Bill Moar
- Cr Stuart King
- Cr Ann Young
- Cr Les McPhee
- Cr Chris Jeffery

Apologies

Leave of Absence

- Cr Jade Benham

OFFICERS

- Scott Barber, Chief Executive Officer
- Svetla Petkova, Director Infrastructure
- Bhan Pratap, Director Corporate Services (attended virtually)
- Kate Jewell, Development Manager
- Tamara Broadsmith, Planning Team Leader
- Ash Free Finance Manager
- Azam Suleman, Project Manager

Other

- Nil

CONFLICT OF INTEREST

Nil

COUNCILLOR ASSEMBLIES ATTENDANCE AND AGENDA
6 December 2022 at 1.00pm, Swan Hill Town Hall – Council Chambers

AGENDA ITEMS

- Councillor Delegates/Community Groups
- Pedestrian Overpass
- Pental Island – Tourism Developments and Bridge
- GWM Water
- 17 Arnoldt Street
- Our Place update
- 24 Yana Street

ADDITIONAL ITEMS DISCUSSED

- Nil

ATTENDANCE

Councillors

- Cr Nicole McKay
- Cr Bill Moar
- Cr Stuart King
- Cr Ann Young
- Cr Les McPhee

Apologies

- Cr Chris Jeffery

Leave of Absence

- Cr Jade Benham

OFFICERS

- Scott Barber, Chief Executive Officer
- John McLinden, Acting Director Infrastructure
- Heather Green, Director Development and Planning (attended virtually)
- Bhan Pratap, Director Corporate Services
- Kate Jewell, Development Manager
- Dione Heppell, Liveability and Project Development Coordinator

Other

- Mark Williams, Managing Director and Caroline Welsh Deputy Chair GWM Water
- Tom Harrington and Scott Hartshorn (applicants 24 Yana Street)
- Adrian Power and Michelle Donnan (objectors 24 Yana Street)

CONFLICT OF INTEREST

Nil

COUNCILLOR ASSEMBLIES ATTENDANCE AND AGENDA
13 December 2022 at 1.00pm, Swan Hill Town Hall – Council Chambers

AGENDA ITEMS

- Regional Universities funding
- Funding requests
- Successful Grants Funds July-October 2022
- Mobile Food Trading Permit – Afghan Tucker
- Alternative Water Wise
- 247 Lakeside Drive Planning Application
- Councillor Expenses
- Leisure Centre
- Capital Works Project Evaluation
- Planning Permit Application – 172 Karinie Street

ADDITIONAL ITEMS DISCUSSED

- Nil

ATTENDANCE

Councillors

- Cr Nicole McKay (attended virtually)
- Cr Bill Moar
- Cr Stuart King (attended virtually)
- Cr Ann Young
- Cr Les McPhee
- Cr Chris Jeffery (attended virtually)

Apologies

- Nil

Leave of Absence

OFFICERS

- Scott Barber, Chief Executive Officer
- Bruce Myers, Director Community and Cultural Services
- John McLinden, Acting Director Infrastructure
- Heather Green, Director Development and Planning
- Bhan Pratap, Director Corporate Services
- Dennis Hovenden, Economic & Development Manager
- Sarah Rogers, Economic Development and Events Officer/COVID Support Officer
- Nicholas Mudge, Environment and Sustainability Officer
- Dione Heppell, Liveability and Project Development Coordinator
- Laura O'Dwyer, Enterprise Assets Manager
- Ash Free, Finance Officer
- Kate Jewell, Development Manager
- Helen Morris, Organisational Development Manager

Other

- Warrick Fisher, Independent Consultant
- Phillip Mathieson, Applicant (Price Merrett)

CONFLICT OF INTEREST

Nil

SECTION D – NOTICES OF MOTION

D.22.7 CHANGES TO WORKER ACCOMMODATION REQUIREMENTS

Having given due notice, **Councillor Cr Ann Young MOVED that:**

Council write to all relevant and appropriate government departments and agencies involved in regulating accommodation for on farm labour expressing our concerns at the impacts, costs and availability of labour to service the needs of the horticulture/farming industry in the Swan Hill Rural City Region.

Preamble

The Swan Hill Rural City Region is one of the largest horticultural growing regions in Australia and continues to grow and develop. The industry has a range of cropping sectors including nuts, olives, stonefruit, vegetables, table and wine grapes and some minor cropping operations. We also have an extensive broad-acre cropping sector in the region. As is well documented, all horticultural/farming along with other sectors within all regions of rural Australia have serious labour shortages which are further exacerbated by a lack of suitable accommodation in the cities, towns and within these regions. This has a serious impact economically on these regions and farming enterprises that have difficulty attracting labour and being able to adequately service their industries and run productive and viable operations.

While we acknowledge that there is a need for some regulation to control some activities related to supply of labour to the sectors, we would like it recognised that in general, the huge majority of operators are supplying an appropriate and suitable accommodation and they should not be forced to implement costly and sometimes unnecessary changes that will have a serious impact on the availability of seasonal and other labour for the industry.

Whilst I acknowledge that legislation has not changed it is now being enforced by Council so that labour hire companies can comply with their new legislation to ensure workers are not housed in overcrowded rooms. This compliance has meant in some cases the availability of accommodation is reduced for the number of people allowed in certain room sizes now reduced from 2 to 1. This means married couples and others travelling to the regions are not easily accommodated on these properties. Many of these large horticultural operations are many kilometres from larger accommodation centres so that it is necessary to have on farm accommodation facilities. The enforcement of the current legislation will make it costly and in most cases prohibitive to implement on farms thus resulting in a severe shortage of suitable and appropriate arrangements to house their workers who are in the vast majority of cases very satisfied with the existing arrangements. This is also having a serious impact on some of the caravan and similar parks who have set up

cabins and transportable options for these workers. If these options are removed, the situation relating to the supply of labour to the industry will result in dire shortages. There are many cases where worker accommodation will cut in half by the requirements and result in serious economic disadvantage to farming operations.

Anomalies within the regulations that allows dormitory style accommodation could be made available if walls are removed from some areas of rooms to allow up to 8 people to stay in one area is not consistent or appropriate when considering the nature of the labour force.

We would like to request that the regulations be reviewed as there are serious industry concerns about the impact of the regulations and the ability of the farming operations to attract and retain labour for the upcoming and future harvests.

SECTION E – FORESHADOWED ITEMS

SECTION F – URGENT ITEMS NOT INCLUDED IN AGENDA

SECTION G – TO CONSIDER & ORDER ON COUNCILLOR REPORTS

SECTION H – IN CAMERA ITEMS

Recommendation

That Council, pursuant to section 66(2)(a) of the *Local Government Act 2020* , resolve to close the meeting to members of the public to consider the following items which relate to matters specified under section 3(1), as specified below:

B.22.115 IN CAMERA CONSIDERATION OF CONFIDENTIAL REPORT

(g(ii)) private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.