



**Swan Hill Rural  
City Council**

## **SCHEDULED COUNCIL MEETING**

**Tuesday 10 September 2024  
to be held at 2:00 PM  
Council Chambers  
Swan Hill Town Hall  
53 – 57 McCallum Street, Swan  
Hill. VIC 3585**

## **AGENDA**

### **PUBLIC ACCESS**

**Open to the public and  
Live streaming from Council's  
website: [www.swanhill.vic.gov.au](http://www.swanhill.vic.gov.au)**

## Governance Rules

A copy of Swan Hill Rural City Council's governance rules can be found at <https://www.swanhill.vic.gov.au/about/overview/policies/governance-rules-2020/>

## Executive Leadership Team

Scott Barber, Chief Executive Officer

Bruce Myers, Director of Community and Cultural Services

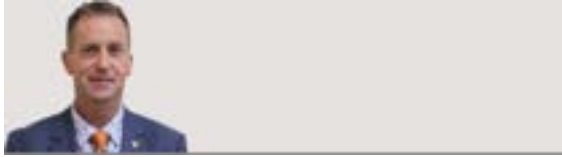
Michelle Grainger, Director of Development and Planning

Bhan Pratap, Director of Corporate Services

Leah Johnston, Director of Infrastructure

## Swan Hill Elected Members

### Mayor

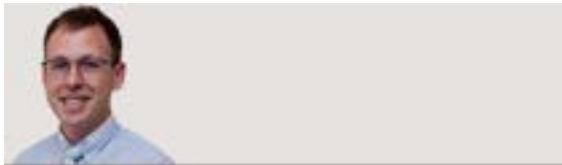


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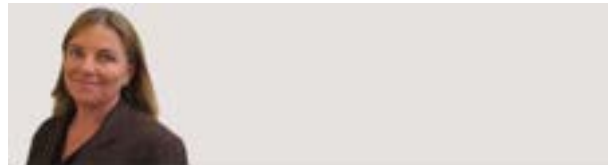
### Councillors



**Cr Chris Jeffery**

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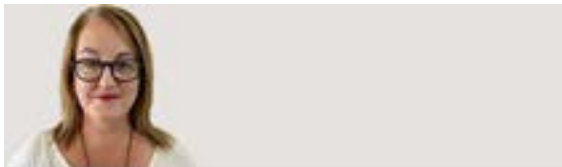
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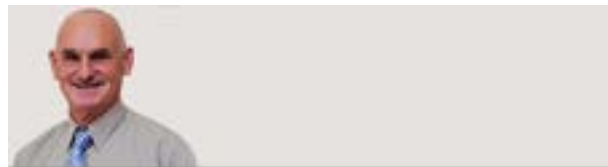
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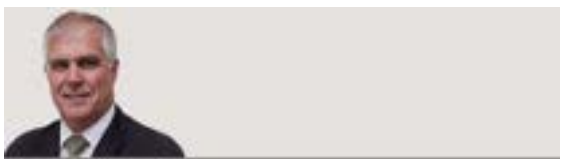
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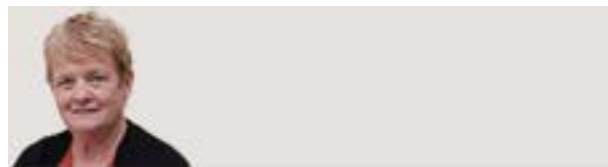
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## Vision Statement

Built on strong foundations that embrace our rich History and natural environment, our region will be a place of progressions and possibility. We are a community that is happy, healthy and harmonious - we are empowered, we are respectful and we are proud.

## Our Mission

We will lead, advocate, partner and provide efficient services and opportunities for growth and the wellbeing of our community, environment and economy.

## Our Values

Council values our residents and community and will be responsive to their needs. In pursuing our objectives, we believe in, and are committed to, the following values:

**Community engagement** - We will ensure that our communities are consulted, listened to and informed.

**Leadership** - We will be at the centre of our community and by actively engaging our community we will form the collective view on strategic issues and will then express our views through strong advocacy and action.

**Fairness** - We will value and embrace the diversity of our community and ensure that all people are treated equally.

**Accountability**- We will be transparent and efficient in our activities and we will always value feedback.

**Trust** - We will act with integrity and earn the community's trust by being a reliable partner in delivering services, projects and providing facilities.

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## 1 Procedural Matters

### 1.1 Welcome

### 1.2 Acknowledgement Of Country

*“Swan Hill Rural City Council acknowledges the traditional custodians of the land on which we meet, and pays its respects to their elders, past and present.”*

### 1.3 Opening Declaration

*“We beseech you Lord, that we may be granted wisdom, understanding and sincerity of purpose, in the decisions we are called on to make for the welfare of the people of the Rural City of Swan Hill.”*

Or

“We, the Councillors of Swan Hill Rural City Council, declare that we will undertake the duties of the office of Councillor, in the best interests of our community, and faithfully, and impartially, carry out the functions, powers, authorities and discretions vested in us, to the best of our skill and judgement.”

### 1.4 Apologies / Leaves of Absence

None when the Agenda was distributed.

### 1.5 Directors / Officers Present

### 1.6 Confirmation of Minutes

#### 1.6.1 Confirmation of Minutes

#### Recommendation/s

**That the minutes of the Scheduled meeting held on Tuesday 13 August 2024 be confirmed.**

### 1.7 Disclosures of Conflict of Interest

### 1.8 Joint Letters and Reading of Petitions

Nil.

## 1.9 Public Questions Time

**You can access the form Public Question Time form from:**

<https://forms.swanhill.vic.gov.au/council-meeting-public-question-time/>

### **Please note**

- Only ONE question per form submission.
- Submission must be received no later than 10:00am on the day prior to the meeting.
- A time is set aside for public questions during a Council meeting at which time each question will be read after the Chairman has looked at its contents and determined that the question is appropriate.
- Statements and opinions are not permitted during question time and will not be read to the meeting.
- The Chairman may disallow any question. This may be because the question is repetitive of a question already asked, objectionable, irrelevant, raises an issue of a confidential nature or is asked to embarrass a Councillor or Council officer. The Chairman will provide reasons where a question is disallowed. Questions considered to be inappropriate will be made available to Councillors on request.
- The Chairman will nominate the appropriate Councillor or Council officer to answer the question or elect to answer it himself/herself.
- No debate or discussion of the questions or answers is permitted.
- The Chairman may elect to take a question on notice in which case a written response will generally be provided within 10 working days.
- A summary of the text of the question and the response will be recorded in the minutes of the Council meeting.

### **Who can use this form**

- Any community member

### **While completing this form, we will request**

- Your contact details (including your name, address, phone and email)
- Your question

It will take about 5 minutes to complete this form.

### **After you submit this form**

- We will send you an email receipt to confirm we have received your submission

### **What happens with your information?**

The information requested in this form is collected by Swan Hill Rural City Council to assist us in responding to your question.



Your name, suburb and question may be read out at the Council meeting and will be recorded in the Council meeting minutes but will not be used for any other purpose unless required by law.

We will handle any personal information you provide on this form in accordance with the Privacy and Data Protection Act 2014. We record this information on our customer databases and make it available to relevant Council staff in line with our Privacy Statement.

You can access your personal information by contacting our Privacy Officer.

## 1.10 Open Forum

Please see below “Governance Rules 2023 – Section 7 referring to Open Forum” which outlines the rules and procedure of open forum.

### **7. Community questions and submissions**

#### **7.1. Open Forum and Questions Of Council Time To Be Held**

- (1) The Council will hold Open Forum and Questions of Council Time for up to 30 minutes duration at the beginning of each Scheduled Meeting to allow public submissions and questions of Council. Extension of time may be granted by resolution of Council.
- (2) Open Forum is an opportunity for the general public to present to Council on a matter listed on the Agenda or any other matter.
- (3) Questions of Council are an opportunity for the general public to submit a question prior to the Scheduled Meeting and receive a response from Council in the Questions of Council time.
- (4) Council meetings are recorded and broadcasted to the public; this includes community questions and submissions.

#### **Open forum and questions of council guidelines**

**7.2.** Questions of Council time and Open Forum will not apply during any period when the Council has resolved to close the meeting in respect of a matter under section 66 (1) of the Act.

**7.3.** Submissions as part of Open Forum and Questions of Council may be on any matter except if it:

- (a) is considered malicious, defamatory, indecent, abusive, offensive, irrelevant, trivial, or objectionable in language or substance;
- (b) relates to confidential information as defined under the Act;
- (c) relates to the personal hardship of any resident or ratepayer; or
- (d) relates to any other matter which the Council considers would prejudice the Council or any person;
- (e) If a person has submitted more than 2 questions to a meeting, the third and further questions may, at the discretion of the Chairperson be deferred until all other person who have asked a question have had their questions asked and answered and not be asked if the time allotted for public question time has expired.

**7.4.** Where the Mayor does not accept a question, the submitter is to be informed of the reason or reasons for which their question was not accepted.

**7.5.** The Mayor reserves the right to cease a submission as part of Open Forum if they deem the submission inappropriate.

**7.6.** Where possible Copies of all questions allowed by the Mayor will be provided in writing to all Councillors.

- 7.7. A submission or question submitted in writing by a member of the public, which has been disallowed by the Mayor will be provided to any Councillor on request.

#### **Open forum**

- 7.8. For any member of the public who wishes to be heard at Open Forum they must give prior notice:
- (a) in written form;
  - (b) contain the name, address and email or contact telephone number of the person to be heard;
  - (c) by online request <https://www.swanhill.vic.gov.au/>;
  - (d) in a letter to the Chief Executive Office, 45 Splatt Street, Swan Hill, Vic 3585; or
  - (e) in an email [council@swanhill.vic.gov.au](mailto:council@swanhill.vic.gov.au); or
  - (f) hand delivery to the Council's Office, 45 Splatt Street, Swan Hill or 72 Herbert Street, Robinvale.
- 7.9. It is preferable for any group or association that wishes to be heard at Open Forum to nominate a spokesperson for an issue upon which the group or association may wish to be heard.

#### **Open Forum Procedure**

##### **7.10. Public addressing the Meeting**

- (1) Any member of the public addressing Council must extend due courtesy and respect to Council and the processes under which it operates and must take direction from the Chairperson whenever called on to do so.
- (2) Council may suspend standing orders to hear from a community member or representative of an organisation, on matters of significance to the Council, only if prior arrangements have been made by written request to the Mayor or Chief Executive Officer.

- 7.11. The Chair will allocate a maximum of 3 minutes to each person who wishes to address Council.

- 7.12. The Chair will first invite any person who has given prior notice to present to Council.

- 7.13. The Chair will then invite members of the gallery who would like to present to Council.

- 7.14. The Chair has the discretion to alter the order of persons to be heard.

##### **7.15. The person in addressing the Council:**

- (a) must confine their address to the 3-minute allocation of time;
- (b) shall extend due courtesy and respect to the Council and the processes under which it operates; and
- (c) shall take direction from the Chair whenever called upon to do;
- (d) There will be no discussion or debate with the attendees to Open Forum however Councillors may ask questions of clarification of the attendee;
- (e) Standing Orders do not need to be suspended to allow discussion for the purposes of clarification.

## 2 Officer Reports for Decision

### 2.1 Re-Open Former Drag Strip Site and Lease Options

**Directorate:** Development and Planning  
**File Number:** S17-02-49  
**Purpose:** For Discussion

#### Council Plan Strategy Addressed

**1. Liveability** - We will be a healthy, connected and growing community supported by a range of infrastructure and services.

#### **1.2 Careful and responsible management of our environment for a sustainable future**

1.2.1 Engage, empower and mobilise communities to prepare for, adapt to and mitigate the effects of a changing climate

1.2.2 Accessible open spaces, healthy rivers and lakes

#### Current Strategic Documents

Council Plan

#### Declarations of Interest

Council Officers affirm that no general or material conflicts need to be declared in relation to the subject of this report.

#### Summary

Council at its 13 August 2024 meeting resolved that a report be prepared for the September 2024 Council meeting, regarding leasing the former Swan Hill Drag Strip to the Skid City Consortium and consider a range of parameters that any lease should be subject to.

#### Discussion

Since Council resolved in December 2024 to close the Swan Hill Drag Strip there have been approaches to Council to use the facility for a range of motorsport uses not related to drags.

At the 18 June 2024 Council meeting, a resolution was passed to invite all parties who have expressed an interest in re-use of the former drag strip to present their proposal to Council. This occurred at a Council Assembly, with two of the four parties accepting this offer, one party withdrew, and one party was unable to attend.

Subsequent to these presentations a further Council resolution was carried at the 13 August 2024 meeting calling for a report outlining how Council could lease the former drag strip to the Skid City consortium. The resolution specifically stated:

*“That a report be brought to Council at the September 2024 meeting in consideration of the following:*

*That Council re-open the Drag Strip ("the Facility") following the negotiation and entering into a mutually agreeable and acceptable 3 year lease with the Skid City consortium. The lease agreement shall include, but not limited to, the following:*

- *Providing access to and usage of the facility for sanctioned events only*
- *Providing access to and usage of areas common to all motorplex users*
- *Acceptance of the existing conditions of the Facility and associated defined areas and infrastructure facilities*
- *A waiver of any current or ongoing legal liability of the Swan Hill Rural City Council in relation to the Facility*
- *A memorandum of understanding between Skid City and other Swan Hill Motorplex user groups*
- *Provision for subletting of the Facility for other uses (subject to Council approval)*
- *Cooperative participation in Council's strategic planning for the Swan Hill Motorplex*
- *No requirements for any financial commitment of Council*

*The organisation shall be permitted to undertake capital upgrades and/or improvements to the track and/or facilities at their own expense (subject to Council approval).*

*Council agrees in principle to support any applications by the organisation for external funding for improvements or expansion, subject to Council's normal processes for such.”*

The Chisholm Reserve Motorplex is Council owned land and managed by leases rather than User Agreements with other Clubs. The Chisolm Reserve Complex Inc. (CRC) holds the overarching site lease. A schedule of leases is attached to this report and shows that all leases are in overholding as they were set to expire at the end of December 2023. The leases are still considered to be valid and operational whilst they are in overholding. The Occupancy Lease is for a 4 year term.

In order to follow the process set out in the CRC lease, Council will advise the CRC in writing, that it wants to formally lease that part of the site that was known as the Swan Hill drag strip prior to commencing the Expression of Interest process.

Council has a Leasing and Licensing Policy (CPol/CORP257) to assist it in ensuring an equitable and consistent approach is taken when leasing and licensing Council owned or managed land. The policy embeds principles that require it to consider community benefit and social inclusion, good governance and accountability and environmental sustainability.

Having regard to the policy and knowing that there are more than one interested party, it is considered prudent for Council prior to enacting the specific Council resolution of 13 August 2024 to call for Expressions of Interest (EOI) to lease the former drag strip.

The former drag strip area is clearly defined in the Development Plan endorsed under the Special Use Zone 5 of the Swan Hill Planning Scheme as well as being an attachment to the occupancy lease for the Jack Chisholm Reserve Motorplex. The purpose of Schedule 5 to the Special Use Zone is:

- *To provide for the use and development of the land as a motor racing track including associated recreation and entertainment activities.*
- *To encourage the development of a range of motor sports facilities that is consistent with an approved development plan.*
- *To retain and enhance the economic benefits brought to Swan Hill, the municipality and the region by motor sports and allied activities.*

The EOI should incorporate elements of the 13 August 2024 decision in that the terms and conditions of the lease should incorporate:

- A 3-year lease period;
- That the lessee must ensure common access is maintained for all users of the motorplex site;
- That there is a memorandum of understanding between the tenant and other motorplex user groups;
- Acceptance of the existing conditions of the facility and associated defined areas;
- Details of insurance coverage for activities proposed;
- Waiving any legal liability of Council in relation to the use of the facility;
- Co-operative participating in the Council's strategic review of the motorplex; and
- No demand on Council for financial contribution to the lease and use of the site.

## **Consultation**

Calling for EOI to lease the former drag strip is all that is required under the policy, there is no need to carry out a separate consultation process as the proposed lease is for a period of less than 10 years.

Council has received and will continue to receive feedback from the community regarding the drag strip as it is an issue of interest particularly to the users of the motorplex. This issue has attracted interest during the last 10 months.

## **Financial Implications**

Minor costs associated with giving notice of the EOI.

## **Social Implications**

Since the decision to close the drag strip occurred in December 2023 there has been interest from a range of parties to use the facility for a range of sporting and commercial uses.

## **Economic Implications**

Nil.

### **Environmental Implications**

Nil.

### **Risk Management Implications**

Council needs to notify the CRC that it intends to lease a portion of the site through an EOI process.

Following due process by calling for Expressions of Interest reduces risk for Council. Other risks will be addressed when the EOI process has been carried out.

The form and content of the lease and how it relates to overall management of the site will be determined as Council considers the EOI.

Insurance coverage for the use of the site will be considered when assessing any EOI application.

**Attachments:** 1. Chisholm Motorplex lease table [2.1.1 - 3 pages]

### **Options**

1. That Council commence an Expression of Interest to lease the Swan Hill Drag Strip in accordance with its Leasing and Licensing Policy.
2. That Council take no further action
3. That Council continue to direct negotiate with Skid City to lease the Swan Hill Drag Strip.

### **Recommendation/s**

#### **That Council:**

1. **Formally advise the Chisholm Reserve Complex Inc. that it seeks to lease that part of the site that was known as the Swan Hill drag strip using an Expression of Interest process.**
2. **Commence an Expression of Interest process to lease the former Swan Hill drag strip in accordance with its leasing and licensing policy, for a minimum period of 4 weeks. Any Expression of Interest should outline the terms of the lease with regard to:**
  - **A 3 year lease period;**
  - **Must ensure common access is maintained for all users of the motorplex site;**
  - **Ensuring there is a memorandum of understanding between the tenant and all other motorplex user groups;**
  - **Acceptance of the existing conditions of the facility and associated defined areas;**
  - **Waiving any legal liability of Council in relation to the use of the facility;**
  - **Details of Insurance coverage for activities proposed;**
  - **Co-operative participating in the Council's strategic review of the motorplex; and**

- **No demand on Council for financial contribution to the lease and use of the site.**



<b>Organisation/Club</b>	<b>Lease Type</b>
Chisholm Recreation Reserve Committee	Occupancy Lease
Swan Hill Motorcycle Club	Sub Lease with CRC
Swan Hill Kart Club	Sub Lease with CRC
Swan Hill 4wd Club	Sub Lease with CRC
Swan Hill Motor Racing Club	No agreement in place
Swan Hill Sporting Car Club	No agreement in place
Swan Hill Drag club	No agreement in place

## Chisholm Motorplex

<b>Commencement Date</b>	<b>Expiry Date</b>	<b>Extra Terms</b>	<b>Rental Costing</b>
1/1/2020	12/30/2023	1 x 4 years	\$0.00
1/1/2020	12/31/2023	1 x 3 year + 364 days	\$1.00 per annum 100% build insurance prem
1/1/2020	12/31/2023	1 x 3 year + 364 days	\$1.00 per annum 100% build insurance prem
1/1/2020	12/31/2023	1 x 3 year + 364 days	\$1.00 per annum 100% build insurance prem

<b>Date Signed</b>	<b>Notes</b>
12/17/2020	
12/17/2020	
12/17/2020	
12/17/2020	
12/17/2020	Club handed back keys no longer an occupant

## 2.2 Small Towns Future Development Plan

**Directorate:** Development and Planning  
**File Number:** 3045/21  
**Purpose:** For Discussion

### Council Plan Strategy Addressed

**1. Liveability** - We will be a healthy, connected and growing community supported by a range of infrastructure and services.

#### **1.1 A modern municipality: Vibrant, connected, and resilient**

1.1.1 Attractive urban areas and regional townships

1.1.2 Ensure adequate provision of a variety of safe and secure housing

### Current Strategic Documents

Council Plan

### Declarations of Interest

Council Officers affirm that no general or material conflicts need to be declared in relation to the subject of this report.

### Summary

The purpose of this report is to refresh Council about the Small Towns Future Development Plan, highlight some of the findings of the study and to recommend how the study and its outcomes can be used in conjunction with other housing and small town development projects and opportunities.

### Discussion

Council received funding from the Victorian State Government through the Department of Agriculture (now Agriculture Victoria) to investigate issues in relation to the provision of seasonal workers accommodation and matters of non-compliance, but also providing an education program for people considering providing seasonal workers accommodation.

The aim of the project was to encourage community members to work with Council to ensure that they were aware of the construction requirements together with any relevant legislation.

The Seasonal Workers Accommodation Project was undertaken at the height of the COVID Pandemic which had an impact on the overall project, resulting in an underspend of the available funding.

Council, with agreement from the Department of Agriculture, undertook a second stage of the project.

Holmes Dyer was appointed to undertake a desktop audit of the municipality's small towns (excluding Swan Hill and Robinvale). The audit examined various issues that might impede the development of land for additional accommodation which might be used for seasonal workers. It also identifies opportunities for further investigation. This report is confidential as it contains potentially commercial in confidence information of private landowners (Section 3(1)(c) Local Government Act 2020).

The aim was to determine what capacity, if any, there was for future housing growth. The consultants confined the audit to the designated township area and did not go beyond the recognised town boundaries.

The criteria applied to each of the towns included:

- Township characteristics
- Housing market
- Zoning and overlays
- Vacant land
- Infrastructure
- Opportunities and constraints

A recommendation is made for each township and the additional work required going forward to potentially take advantage of the sites identified in the report.

Significant work was undertaken with respect to population, demographics, and employment trends within the report. On the surface the population growth does not appear to be significant. However, due to anticipated business growth and emerging industries, the expected population growth may be significant when it is aligned the employment opportunities that are likely to be generated.

It is likely that the workforce generated through opportunities will also come with a variety of family units and that careful consideration will need to be given to the style of housing that is generated.

It is hoped that through the provision of worker accommodation, people will transition into permanent homes and become valuable community members. This is reasonable when it is considered that several of the major projects under assessment have long life expectancies of over twenty years.

The Small Towns Future Development Plan Report has undergone a review to ensure it is at a point where the key findings can now be considered during Council's work on housing actions and strategies.

In addition, the report has been reviewed and edited to

- ensure each town can easily use the information in relation to that town.
- Remove any commercial in confidence information

In the appendices to this report each town has its own complete report. These individual reports will be useful when officers work with each town community or landowner/developer. A combined report will also be produced containing an executive summary and each town component as a separate chapter.

An overview of each of the towns is presented below:

**Boundary Bend:** There have been very few land sales in this location and there is only one vacant lot within the township. A lack of essential services makes it difficult to pursue additional housing.

A significant number of overlays on the township land makes future development difficult however three potential sites were identified (Private Ownership) as potentially warranting further investigation.

*The overall assessment for Boundary Bend was that due to the constraints it is a low priority for new or redevelopment.*

**Lake Boga:** Over the past ten years there has been high level of residential sales activity compared to other locations and finding rental properties difficult with little availability at present. Land has been continually developed particularly around the lake. Prices are increasing in Lake Boga and the proximity to Swan Hill is seen as an advantage for lifestyle and employment.

There are several overlays that would have an impact on future land development however Lake Boga benefits from having all the necessary services available.

Nine sites of interest were identified with three sites nominated as requiring further detailed investigation.

*The overall assessment for Lake Boga was that it is a high priority for new development and redevelopment*

**Manangatang:** Very low sales activity and housing prices are low over the last five years. The housing stock is ageing and there were no rental properties available with limited sales (5) taking place within the town.

There are several overlays in place and one possible site was identified.

There are 15 vacant land lots with services other than sewerage available. The lack of population growth was also noted together with other factors.

*The overall assessment for Manangatang was it is a low priority for new or redevelopment.*

**Nyah:** The proximity to Swan Hill was noted as was the increase over the past ten years in the median sale price for homes. Sales activity over the past ten years had increased and there is a limited number of vacant blocks.

All services are available and there are a number of overlays that would have an impact on future development.

Three sites were identified but all are in private ownership and would require further investigation and discussion with the owners.

*The overall assessment for Nyah was – A priority for further investigation*

**Nyah West:** There has been a reasonable amount of sales activity over the past ten years and sales prices have noticeably increased in the past three years. All services are available (not all roads are sealed and have footpaths) and there are a number of overlays that would need to be considered when developing land.

There are a number of large number of blocks vacant that could be developed, and two sites were identified as potential seasonal workers accommodation sites.

*The overall assessment for Nyah West was – A priority for further investigation of sites nominated and the possibility of development of vacant blocks within the township.*

**Piangil:** Very limited sale numbers and only some activity in the past three years which has increased the median price.

There is nothing to rent and there is still to be development of the old school site for seasonal workers accommodation.

Fifteen vacant lots are available and there are a number of significant overlays in place with one dealing with land subject to flooding.

Services are available other than sewerage.

*The overall assessment for Piangil was – Low priority*

**Ultima:** It was noted that Ultima is reasonably close to Swan Hill and that township has large allotment sizes with over 100 large vacant blocks within the town boundaries.

There has been very little movement in the median house price and there are no properties for rent.

There are overlays in place, but these would not impede potential development of land.

Five sites were identified as having the potential for future accommodation and housing constructed on them.

Services other than sewerage are available in the township.

*The overall assessment for Ultima was – Priority for further investigation of the sites nominated given the possibility of the Mineral Sands mine becoming a reality.*

**Woorinen South:** Located close to Swan Hill, Woorinen South has experienced few sales over the last 10 years with very affordable median prices.

A number of overlays in place and consideration could be given to the extension of the town boundary.

Two sites identified noting services available other than sewerage.

*The overall assessment for Woorinen South was – Not recommended for further investigation however the Town Boundary could be reviewed.*

**The following a summary of each town, its priority and actions**

TOWN	PRIORITY FOR REDEVELOPMENT	OTHER ACTIONS TO IMPROVE TOWN
Boundary Bend	Low Priority Development is limited by no reticulated water and sewerage	<ul style="list-style-type: none"> <li>• That potable water supply and sewerage treatment systems are investigated to serve Boundary Bend.</li> </ul>
Lake Boga	High Priority due to proximity to Swan Hill, high amenity and availability of services	<ul style="list-style-type: none"> <li>• Delivery of new street planting and streetscape works along the length of Marraboor Street and Lalbert Road to create shaded pedestrian links over the length of the town.</li> <li>• Increase tree planting in Station Street, the main commercial street in Lake Boga.</li> <li>• Provide shaded pedestrian links across the railway and highway from the west to the east to improve accessibility to the Lake.</li> <li>• Investigate the opportunity to reduce speed limits on Murray Valley Highway to 50km/h for approximately one kilometer through the center of the town to improve pedestrian safety.</li> <li>• Undertake a comprehensive analysis of the capacity of land surrounding Lake Boga with the intention of identifying any land suitable for rezoning for residential development.</li> </ul>
Manangatang	Low priority due to limited demand, no sewerage, and low land values	<ul style="list-style-type: none"> <li>• Investigate opportunity to deliver more residential aged care units on the existing aged care / hospital site.</li> <li>• Investigate street tree planting along Wattle Street</li> </ul>
Nyah	Medium priority due to amenity, location, and access to services and proximity to Swan Hill	<ul style="list-style-type: none"> <li>• Council to encourage development of the identified residential development opportunities.</li> <li>• Council to investigate the opportunity to expand the Nyah Village Caravan Park to include multi-purpose cabins that can accommodate seasonal workers and tourists (such as at Paringa in South Australia)</li> <li>• Introduce avenue planting along Murray Valley Highway (Stradbroke Avenue) to define the</li> </ul>



		through road and break up the extent of unshaded bitumen.
Nyah West	Medium priority due to availability of services, and extent of vacant residential lots	<ul style="list-style-type: none"> <li>• Investigate the opportunities to increase the number of aged care units in Nyah West.</li> <li>• Investigate the opportunity to instigate a heritage restoration fund for the commercial precinct of Nyah West.</li> </ul>
Piangil	Low priority	<ul style="list-style-type: none"> <li>• A comprehensive investigation be undertaken to determine what works are necessary to make the town free from flood risk, with a target for protection being the 1% AEP event. If the flood risk is reduced then substantial areas of subdivided land currently under agriculture / horticulture would potentially be available for development.</li> </ul>
Ultima	Medium priority given the possibility of mineral sands mine and available services (no sewerage)	<ul style="list-style-type: none"> <li>• Investigate the opportunity to instigate a heritage restoration fund for the main street precinct of Ultima.</li> <li>• Undertake avenue planting with advanced trees along Breen Street and Dillon Street.</li> <li>• Investigate the need for service infrastructure capacity improvements and a common sewer system, should mining operations occur in the region.</li> <li>• Encourage the sale and development of the numerous vacant allotments in Ultima in response to a decision to proceed with mining in the region.</li> </ul>
Woorinen South	Low priority	<ul style="list-style-type: none"> <li>• Investigate the capacity of existing infrastructure to service new township areas proposed for the south-east and north-west of the town.</li> <li>• Subject to the findings of the infrastructure study, consider rezoning of land on the Woorinen Road frontage east of town and in the north western quadrant of the intersection of Harvey Road and North South Road.</li> </ul>

**Next Steps.**

The report recognises that there is a growing need for the provision of additional housing to cater for the expected growth in employment opportunities for the municipality and the region.

It also recognises that the smaller towns face difficult circumstances in being able to play a role in providing housing solutions.

In the smaller townships, Council land holdings are limited as compared to land that may be suitable for future development which is in private ownership.

There is a series of recommended actions not related to the provision of additional houses and accommodation but that would enhance the liveability. It highlights that enhancing the small towns liveability through the provision of a range of services and infrastructure is equally as important and must be considered by Council when determining the way forward.

It is suggested that the confidential “Small Towns Future Development Plan” together with the proposed publicly available summary document be used:

- as a tool for housing projects;
- to provide input into a prospectus for small town development;
- to develop a 10 year plan;
- to assist in the review of the Planning Scheme and its town structure plans; and;
- as a useful input into the Council plan.

### **Consultation**

The confidential “Small Towns Future Development Plan” is a desktop audit of the small towns.

The next stage will see wider public engagement and consultation.

Town information derived from this report will be distributed to each community planning committee and used to support the liveability potential of towns. Care will be needed to avoid creating unrealistic expectations about any particular individual land parcel. Individual property owners will need to be alerted to the information available.

An engagement plan will be developed to ensure relevant communities and individuals are updated and informed.

### **Financial Implications**

There is no further grant funding available to undertake any further investigative work associated with the report. The use of the report in the review of the Swan Hill Planning Scheme will be covered by the current budget.

The report makes recommendations for each town, some of which will require capital budgets and will be considered as part of the Community Planning Program and where appropriate the 10 year major projects plan.

### **Social Implications**

Small towns may benefit from an increase in population and with developments undertaken in such a manner that is compatible to the existing community lifestyle and amenity.

### **Economic Implications**

Development of land for additional housing would produce a positive economic benefit through employment, business support and the potential for the creation of new businesses.

### **Environmental Implications**

Land identified in the report would need to be developed in a manner noting that there are issues that would need to be addressed involving sewerage and that any relevant overlay would need to be considered.

### **Risk Management Implications**

The economic viability of land development in small towns is likely to be influence outcomes but Council should continue to advocate for reticulated servicing of land.

- Attachments:**
1. Boundary Bend [2.2.1 - 15 pages]
  2. Lake Boga [2.2.2 - 17 pages]
  3. Manangatang [2.2.3 - 16 pages]
  4. Nyah West [2.2.4 - 14 pages]
  5. Nyah [2.2.5 - 17 pages]
  6. Ultima [2.2.6 - 13 pages]
  7. Piangil [2.2.7 - 16 pages]
  8. Woorinen South [2.2.8 - 15 pages]
  9. AC Placeholder In Camera [2.2.9 - 1 page]

### **Options**

- A. That Council notes the report, and the public summary and determines not to proceed with any further investigation with respect to the towns identified that may have capacity for additional housing.

OR

- B. That Council
1. Adopts the extracted “Small Towns Future Development Plan – Summary Documents” for public use.
  2. Briefs the “Housing Action: Greater Swan Hill” Committee about the “Small Towns Future Development Plan 2023 – Summary Documents”.
  3. Liaise with Community Planning Committees on the “Small Towns Future Development Plan 2023 - Summary Documents”.

### **Recommendation/s**

#### **That Council:**

1. **Adopts “Small Towns Future Development Plan – Summary Documents” for public use based on the attached documents.**
2. **Briefs the “Housing Action: Greater Swan Hill” Committee about the “Small Towns Future Development Plan 2023 – Summary Documents”.**
3. **Liaise with Community Planning Committees on the “Small Towns Future Development Plan 2023- Summary Documents”.**



## Residential Land Availability Audit

### Boundary Bend

#### Township Characteristics

Boundary Bend is a well-known fishing location situated along the Murray River, 88km from Swan Hill and 49km from Robinvale. The locality claims one of the largest olive groves and oil processing facilities in Australia, as well as almond plantations and citrus fruits.

Boundary Bend Public Hall is a valued community asset located next to the Boundary Bend Memorial Park. As part of Councils Vibrant Villages Project, Boundary Bend received Council funding to install gym and exercise equipment within the park.

The town is serviced by the Boundary Bend General Store & Caravan Park which serves food and includes a petrol station as well as accommodation and powered and unpowered camp sites. The township is small and other essential services such as medical care and groceries not available in the town would be generally accessed in Robinvale.

Social Infrastructure	Address	Details
Boundary Bend CFA	10 Boundary Bend-Kooloonong Road	Fire Brigade
Boundary Bend General Store & Caravan Park	27 Murray Valley Hwy, Boundary Bend	General store with food services and combined caravan park
Boundary Bend Public Hall	8869 Murray Valley Hwy, Boundary Bend	Community hall
Boundary Bend Memorial Park	8885 Murray Valley Hwy, Boundary Bend	Community Park and war memorial
Australia Post - Boundary Bend LPO	8875 Murray Valley Hwy, Boundary Bend	Mailing service



Key township facilities are identified on the following plan.

Figure 8. Key Township Facilities: Boundary Bend



## Housing Market

Since 2012 there have been 13 monetary residential sales in Boundary Bend. The median sale price for houses was \$155,000 with a median land size of greater than 2000m<sup>2</sup>. There have been few land sales across the previous ten years, with 3 large allotments selling for a median price of \$80,000. In the last three years Boundary Bend has seen only 3 residential sales, with the median sale price declining from the 10-year median \$60,000 to \$95,000. This is unlike the trends observed in neighbouring small towns, which saw the fastest rate of growth of median house price in 20 years. The very small number of sales means that this sales data is heavily influenced by the specific characteristics of the individual properties and should not be relied upon.

The dwelling style in Boundary Bend is dominated by mid-century style detached dwellings (generally sporting 3 bedrooms and one bathroom). The large allotments also allow for lifestyle related activities, including hobby farms and storage sheds for boats and motor vehicles.

Since 2012 there have been no recorded planning permit applications for Boundary Bend. There have also been a handful of residential subdivisions to create new allotments in the township and farming zones during this period but no subsequent dwelling applications for these allotments have been advertised on the planning portal.

Residential Sales by Land Size in Boundary Bend 2012 – 2022 (18 November)			
Land Size (m2)	Count	Median Land Size	Median Sale Price
<999m2	1	985m <sup>2</sup>	\$60,000
1,000 – 1,999m2	5	1,103m <sup>2</sup>	\$95,000
2,000 – 3,999m2	2	2,485m <sup>2</sup>	\$160,000
4,000 – 9,999m2	1	4,375m <sup>2</sup>	\$250,000
10,000 – 99,999m2	3	22,100m <sup>2</sup>	\$170,000
100,000m2 +	1	2,212,600m <sup>2</sup>	\$250,000

Boundary Bend Sale Comparison			
Sale Period	Count	Median Land Size	Median Sale Price
2012-2022	13	2,027m <sup>2</sup>	\$155,000
2020-2022	3	1,956m <sup>2</sup>	\$95,000

## Land Sales Activity

Table 36. Land Sales in Swan Hill Region 2012 - 2022

Land Sales in Swan Hill Region 2012 – 2022 (18 November)			
Location	Count	Median Land Size	Median Sale Price
Boundary Bend	3	40,500m <sup>2</sup>	\$80,000

## Residential Dwellings Sales Activity

Table 34. Residential Dwelling Sales in Swan Hill Region 2012 – 2022

Residential Dwelling Sales in Swan Hill Region 2012 – 2022 (18 November)				
Location	Count	Median Land Size	Median Sale Price	Median Number of Bedrooms
Boundary Bend	13	2,027m <sup>2</sup>	\$155,000	3

Table 35. Residential Dwelling Sales in Swan Hill Region 2020 – 2022

Residential Dwelling Sales in Swan Hill Region 2020 – 2022 (18 November)			
Location	Count	Median Land Size	Median Sale Price
Boundary Bend	3	1,956m <sup>2</sup>	\$95,000

### Zoning and Overlays

There are few residential allotments in Boundary Bend with most of the township zoned for farming purposes (FZ) the majority of which are on the south side of the Murray Valley Highway. Land zoned Township (TZ) is limited to the river front, with six allotments identified as vacant or underutilised. There are currently three allotments adjacent one another on the Murray Valley Highway with planning proposals in place. In order to be developed for residential purposes, lots greater than 500 square metres in the Township Zone (TZ) should be able to contain a rectangle measuring 10 metres by 15 metres and may contain a building envelope.

North of the main township, abutting the Murray River is a large space of Public Conservation and Resource Zone (PCRZ). This zone is to protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values and provide a location to assist in public education and interpretation of the natural environment.

Overlays that effect the township include;

- Environmental Significance Overlay;
- Land Subject to Inundation Overlay;
- Bushfire Management Overlay; and
- Heritage Overlay.

These overlays limit some residential activity to ensure the protection cultural significance, health of vegetation and waterways. The Swan Hill Planning Scheme highlights that there is an absence of accurate data to identify floodways and land subject to inundation.

The entirety of the bank of the River Murray, across the Murray Valley Highway and the Hopcroft Billabong are covered by the Aboriginal Cultural Heritage Sensitivity layer.

### Indigenous Cultural Heritage

There are numerous areas across the Region identified as an area of Aboriginal Cultural Heritage Sensitivity, the majority of which are concentrated along the banks of the Murray River and the numerous lakes present within the Region. There are also numerous inland sites identified as pertaining Indigenous Cultural Heritage located across each of the eight townships.

Most notably, the main townships of Boundary Bend, Lake Boga, and Nyah have large portions of land identified as pertaining Aboriginal Cultural Heritage Sensitivity. This includes the entirety of the northern boundary of Boundary Bend along the Murray River, along with numerous creek beds (such as Wakool Creek and Hopcroft Billabong) which extend towards the Murray Valley Highway. There are a number of allotments within the Boundary Bend township located along the Murray Valley Highway which are captured within this overlay due to their proximity to the Murray River and off-branching waterways.

Figure 5. Indigenous Cultural Heritage – Boundary Bend



### European Cultural Heritage

European Cultural Heritage Sites of Local Significance	
Location	
Boundary Bend	<ul style="list-style-type: none"> <li>• Eucalyptus porosa (Black Malle Box) – Murray Valley Highway, Boundary Bend</li> <li>• Santalum lanceolatum (Northern sandalwood tree), river bank, 200m west of rest stop, Murray Valley Highway, Boundary Bend</li> </ul>

**Vacant Allotment Supply**

There appears to be only two vacant allotments within the Township Zone, albeit a number of lots are underdeveloped and provide potential for additional development.

**Infrastructure**

No reticulated sewer or potable water are available at Boundary Bend, thus limiting the potential for development. Telecommunications and power are available.

**Opportunities and Constraints**

A review of township characteristics, social infrastructure, service infrastructure, housing market and zoning and overlays identified an assembly of opportunities for potential growth and constraints that may slow or challenge residential and serviced based activity.

The delivery of new housing in Boundary Bend may be limited by its proximity to environmental features such as the Murray River, Murray River Reserve and flood inundation overlays which require additional documentation and reporting during the planning proposal stage. There is limited vacant or available land zoned for residential activities and the township has very few essential services.

Despite these constraints to potential housing development, the riverside lifestyle and picturesque natural landscapes offered in Boundary Bend would be highly desirable for some potential buyers and its proximity to Robinvale means services such as medical care and groceries can be accessed in under 30 minutes. Its proximity to large areas of intensive agriculture provides a potential for seasonal workers' accommodation.

The lack of infrastructure services is likely to limit the density of any development in Boundary Bend, while past housing sales prices below replacement cost make the viability of any development problematic.

Communication services and power supply are available at Boundary Bend, however, there is no water supply and no reticulated sewer.

These deficiencies can potentially be addressed by limiting development to a small number of additional dwellings on large allotments (say 4,000m<sup>2</sup>) which would enable on-site sewerage disposal. This limits development for residential purposes to the following.

The towns proximity to intensive horticulture, viticulture and orchards suggests a potential for increasing seasonal worker accommodation, either through the expansion of the existing caravan park site or through utilisation of existing underutilised lots within the township. More detailed investigation of potable water supply and sewerage treatment should be undertaken before any significant population expansion (albeit on a seasonal basis) is encouraged.

It is recommended that potable water supply and sewerage treatment systems are investigated to serve Boundary Bend.

Figure 40. Boundary Bend: Recommendations





## Regional Overview

### Demographic and Housing Profile

This Section provides a brief overview and analysis of the eight townships, which will be collectively referred to as ‘the Region’ within this document.

Census data on population and housing provides essential information for analysis and the formulation of policy making and planning. The following data has been extracted from various years of the national census for population and housing and calculated by Holmes Dyer to show key trends, patterns and areas of consideration. Additionally, small random adjustments are made to all cell values by the ABS to protect the confidentiality of data. This effects the level of accuracy, particularly for small value groups. Accordingly, the following trend analyses review changes from 2016 to 2021 in order to avoid the irregularity caused by the change in geographic area over a longer timeframe.

#### Population Size

The Region encompasses the moderate townships of Lake Boga (982 persons), Nyah West (673 persons), and Nyah (536 persons); along with five small townships consisting of Woorinen South (404 persons), Manangatang (274 persons), Piangil (230 persons), Ultima (173 persons), and Boundary Bend (154).

Since 2016 each of these townships have experienced small amounts of growth and decline, with population growth experienced in Woorinen South (+48), Boundary Bend (+22), Nyah West (+10) and Nyah (+6).

The largest concentrations of population decline across the five year period was experienced in Manangatang (-35) and Piangil (-29), in addition to smaller declines in Lake Boga (-3) and Ultima (-1). The small decline in population in these townships could be attributed to residents relocating within the Region to moderate townships, such as Nyah West and Nyah, or relocating outside of the Region entirely to larger townships due to employment and housing opportunities.

**Table 1. Estimated Resident Population by Township (2016 Census and 2021 Census)**

Estimated Resident Population by Township (2016 Census and 2021 Census)			
Location	Population		Change 2018 - 2021 Number
	2016	2021	
Boundary Bend	132	154	22
Lake Boga	985	982	-3
Manangatang	309	274	-35
Nyah	530	536	6
Nyah West	663	673	10
Piangil	259	230	-29
Ultima	174	173	-1
Woorinen South	356	404	48

#### Age Structure

Boundary Bend is predominantly characterised by an older population with 57.1% of residents aged 50 and above, with the largest population segment consisting of older workers and pre-retirees (21%). Since 2016 Boundary Bend has experienced a significant decrease in parents and homebuilders, with 10.2% of those aged 35 to 49 leaving the township or transitioning into the next age category. The decline in this demographic also attributes to the decline of school-aged and young children which saw a collective decline of 6.6% over the five year period. Notwithstanding this, Boundary Bend has experienced a 6.0% increase in tertiary and independence aged residents (18 to 24 years), along with a 7.9% increase in those aged 25 to 34 (young workforce).

**Table 2. Service Age Groups (Boundary Bend)**

Service Age Groups – Boundary Bend				
Service Age Group	2016 Census		2021 Census	
	No.	%	No.	%
Babies and preschoolers (0 to 4)	0	0.0%	4	3.0%
Primary schoolers (5 to 11)	11	9.3%	8	6.0%
Secondary schoolers (12 to 17)	11	9.3%	4	3.0%
Tertiary education and independence (18 to 24)	0	0.0%	8	6.0%
Young workforce (25 to 34)	4	3.3%	15	11.2%
Parents and homebuilders (35 to 49)	28	23.7%	18	13.5%
Older workers and pre-retirees (50 to 59)	17	14.4%	28	21.0%
Empty nesters and retirees (60 to 69)	30	25.4%	25	18.8%
Seniors (70 to 84)	17	14.4%	17	12.7%
Elderly aged (85 and over)	0	0.0%	6	4.5%

### Household Tenure

Household tenure across the region has remained consistent over the past five years, with fully-owned dwellings (45.5%) the predominant tenure type, followed by dwellings owned under mortgage (34.2%). Private rentals (10.45%) were the third most common tenure type within the region, and have remained fairly stable since 2016 with little change.

Renting as part of a social housing has declined by 1.3% since 2016, with declines in this tenure type evident in the townships of Lake Boga (2.5% decrease) and Manangatang (1.0% decrease).

In comparison there has been an increase of 1.8% in the ‘renting – other’ category, which captures dwellings being rented through an owner / manager of a residential park (such as a caravan park and manufactured homes estate), or employer.

There has also been a substantial 2.0% increase in tenure classified as ‘other’ which captures dwellings being occupied under a life tenure scheme or occupied rent-free; which now attributes to 2.3% of the region’s household tenure. As at the 2016 Census, Boundary Bend was the only township which incorporated ‘other’ tenure type, however over the past five years the introduction of life tenure schemes and rent-free occupation has expanded to Manangatang, Nyah West, Ultima and Woorinen South.

**Table 14. Household Tenure – 2016 Census**

Household Tenure by Township (2016 Census)								
Household Tenure Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Fully Owned	20 (60.6%)	134 (41.1%)	61 (54.4%)	85 (50.0%)	88 (42.5%)	66 (63.4%)	38 (61.2%)	53 (41.0%)
Mortgage	3 (9.0%)	130 (39.8%)	27 (24.1%)	53 (31.1%)	76 (36.7%)	19 (18.2%)	18 (29.0%)	55 (42.6%)
Renting – Private	0 (0.0%)	42 (12.8%)	16 (14.2%)	22 (12.9%)	26 (12.5%)	4 (3.8%)	6 (9.6%)	3 (2.3%)
Renting – Social Housing	0 (0.0%)	11 (3.3%)	5 (4.4%)	0 (0.0%)	7 (3.3)	0 (0.0%)	0 (0.0%)	12 (9.3%)
Renting - Other	4 (12.2%)	0 (0.0%)	0 (0.0%)	3 (1.7%)	3 (1.4%)	9 (8.6%)	0 (0.0%)	0 (0.0%)
Renting – Not Stated	3 (9.0%)	6 (1.8%)	0 (0.0%)	4 (2.3%)	0 (0.0%)	3 (2.8%)	0 (0.0%)	0 (0.0%)
Other tenure type	3 (9.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Not stated	0 (0.0%)	0 (0.0%)	3 (2.6%)	3 (1.7%)	7 (3.3%)	3 (2.8%)	0 (0.0%)	6 (4.6%)

**Table 15. Household Tenure – 2021 Census**

Household Tenure by Township (2021 Census)								
Household Tenure Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Fully Owned	21 (41.1%)	142 (41.8%)	61 (52.5%)	93 (49.7%)	78 (34.3%)	61 (61.2%)	39 (62.9%)	67 (44.3%)
Mortgage	10 (19.6%)	143 (42.1%)	31 (26.7%)	64 (34.2%)	81 (35.6%)	17 (17.1%)	17 (27.4%)	60 (39.7%)
Renting – Private	5 (9.8%)	47 (13.8%)	8 (6.9%)	20 (10.7%)	35 (15.4%)	0 (0.0%)	3 (4.8%)	11 (7.2%)
Renting – Social Housing	0 (0.0%)	3 (0.8%)	4 (3.4%)	0 (0.0%)	13 (5.7%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Renting - Other	6 (11.7%)	0 (0.0%)	5 (4.3%)	7 (3.7%)	3 (1.3%)	21 (21.2%)	0 (0.0%)	0 (0.0%)
Renting – Not Stated	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Other tenure type	9 (17.6%)	0 (0.0%)	7 (6.0%)	0 (0.0%)	6 (2.6%)	0 (0.0%)	3 (4.8%)	4 (2.6%)
Not stated	0 (0.0%)	4 (1.1%)	0 (0.0%)	3 (1.6%)	11 (4.8%)	0 (0.0%)	0 (0.0%)	9 (5.6%)

### Household Composition

Household composition across the region has remained fairly stable over the past five years, with the majority of households comprising of couples without children (31.8%), lone person households (29.45%) and couples with children (23.8%). The number of one parent families (9.9%) and group households (3.9%) have slightly increased over the past five years both by 1.6%.

The townships of Ultima (44.2%), Nyah West (34.0%), Piangil (33.0%), and Nyah (31.9%) each have substantial amounts of lone-person households which attribute to the second largest household composition within each town.

**Table 12. Household Composition – 2016 Census**

Household Composition by Township (2016 Census)								
Household Composition Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Couples without children	15 (35.7%)	122 (36.2%)	36 (29.0%)	59 (31.5%)	64 (28.4%)	38 (36.8%)	22 (29.3%)	47 (37.6%)
Couples with children	10 (23.8%)	103 (30.5%)	26 (20.9%)	53 (28.3%)	49 (21.7%)	19 (18.4%)	16 (21.3%)	38 (30.4%)
One parent families	3 (7.1%)	26 (7.7%)	11 (8.8%)	12 (6.4%)	26 (11.5%)	4 (3.8%)	5 (6.6%)	14 (11.2%)
Lone person	14 (33.3%)	83 (24.6)	44 (35.4%)	57 (30.4%)	79 (35.1%)	38 (36.8%)	28 (37.3%)	23 (18.4%)
Group household	0 (0.0%)	3 (0.8%)	7 (5.6%)	6 (3.2%)	4 (1.7%)	4 (3.8%)	4 (5.3%)	0 (0.0%)
Other	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	3 (1.3%)	0 (0.0%)	0 (0.0%)	3 (2.4%)
<b>Total</b>	<b>42</b>	<b>337</b>	<b>124</b>	<b>187</b>	<b>225</b>	<b>103</b>	<b>75</b>	<b>125</b>

**Table 13. Household Composition – 2021 Census**

Household Composition by Township (2021 Census)								
Household Composition Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Couples without children	16 (33.3%)	123 (34.9%)	44 (37.6%)	84 (35.2%)	64 (27.2%)	22 (22.0%)	18 (25.7%)	47 (30.5%)
Couples with children	14 (29.1%)	94 (26.7%)	27 (23.0%)	45 (18.9%)	48 (20.4%)	24 (24.0%)	15 (21.4%)	46 (29.8%)
One parent families	4 (8.3%)	33 (9.4%)	9 (7.6%)	21 (8.8%)	32 (13.6%)	10 (10.0%)	3(4.2%)	18 (11.6%)
Lone person	14 (29.1%)	84 (23.8%)	33 (28.2%)	76 (31.9%)	80 (34.0%)	33 (33.0%)	31 (44.2%)	36 (23.3%)
Group household	0 (0.0%)	8 (2.2%)	4 (3.4%)	12 (5.0%)	11 (4.6%)	11 (11.0%)	3 (4.2%)	3 (1.9%)
Other	0 (0.0%)	10 (2.8%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	4 (2.6%)
<b>Total</b>	<b>48</b>	<b>352</b>	<b>117</b>	<b>238</b>	<b>235</b>	<b>100</b>	<b>70</b>	<b>154</b>

### Employment Summary

Employment for Boundary Bend residents is predominantly within the agricultural sector, which makes up 63.7% of total employment within the township, followed by accommodation and food services (11.5%), construction (7.2%) and wholesale trade (7.2%).

As of the 2021 Census, the main employment industries within Boundary Bend consisted of olive growing (23.4%), other fruit and tree nut growing (17.2%), citrus fruit growing (9.4%), specialised sheep farming (9.4%), and other grocery wholesaling (7.8%).

**Table 18. Industry of Employment – Top Responses (Boundary Bend)**

Industry of Employment – Top Responses (Boundary Bend)						
Industry of employment, top responses (Employed people aged 15 years and over)	Boundary Bend (No.)	Boundary Bend (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Olive Growing	15	23.4%	185	0.0%	489	0.0%
Other Fruit and Tree Nut Growing	11	17.2%	516	0.0%	7,197	0.1%
Citrus Fruit Growing	10	15.6%	452	0.0%	2,527	0.0%
Sheep Farming (Specialised)	6	9.4%	5,228	0.2%	18,278	0.2%
Other Grocery Wholesaling	5	7.8%	6,044	0.2%	19,985	0.2%

### Occupation

The main occupations within Boundary Bend at the time of the 2021 Census consisted of managers (34.4%), labourers (32.8%), technicians and trade workers (21.9%), clerical and administrative workers (9.4%), sales workers (4.7%) and machinery operators and drivers (4.7%).

**Table 26. Occupation – Top Responses (Boundary Bend)**


Industry of Employment – Top Responses (Boundary Bend)						
Occupation, top responses (Employed people aged 15 years and over)	Boundary Bend (No.)	Boundary Bend (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Managers	22	34.4%	442,109	14.0%	1,645,769	13.7%
Labourers	21	32.8%	277,292	8.8%	1,086,120	9.0%
Technicians and Trade Workers	14	21.9%	399,460	12.6%	1,554,313	12.9%
Clerical and Administrative Workers	6	9.4%	392,444	12.4%	1,525,311	12.7%
Sales Workers	3	4.7%	263,317	8.3%	986,433	8.2%
Machinery Operators and Drivers	3	4.7%	187,939	5.9%	755,863	6.3%



- Riverside lifestyle
- Picturesque natural landscapes

Strengths


**S**



- Limited residential zoned land
- No water supply
- No reticulated sewer
- Low residential sale prices

Weaknesses


**W**



- Large allotments
- Proximity to Robinvale

Opportunities

**O**

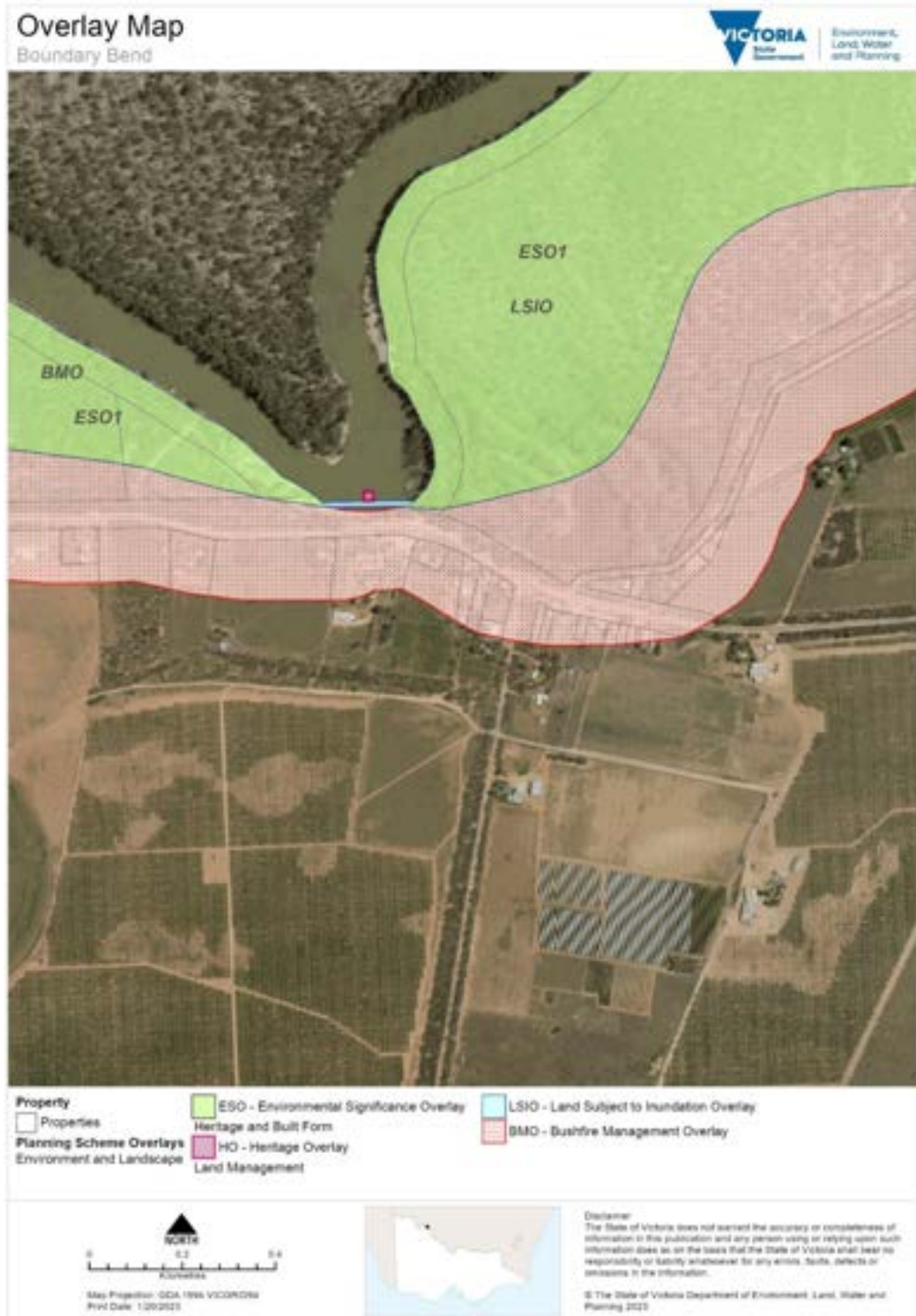


- Environmental features such as the Murray River, River Murray Reserve and flood inundation overlays

Threats

**T**





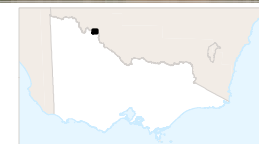
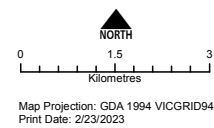




# Boundary Bend

## Aboriginal Cultural Heritage Sensitivity



- Heritage**
- Aboriginal Cultural Heritage Sensitivity
- Administrative**
- Local Government Areas

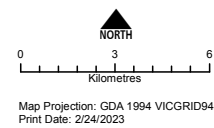
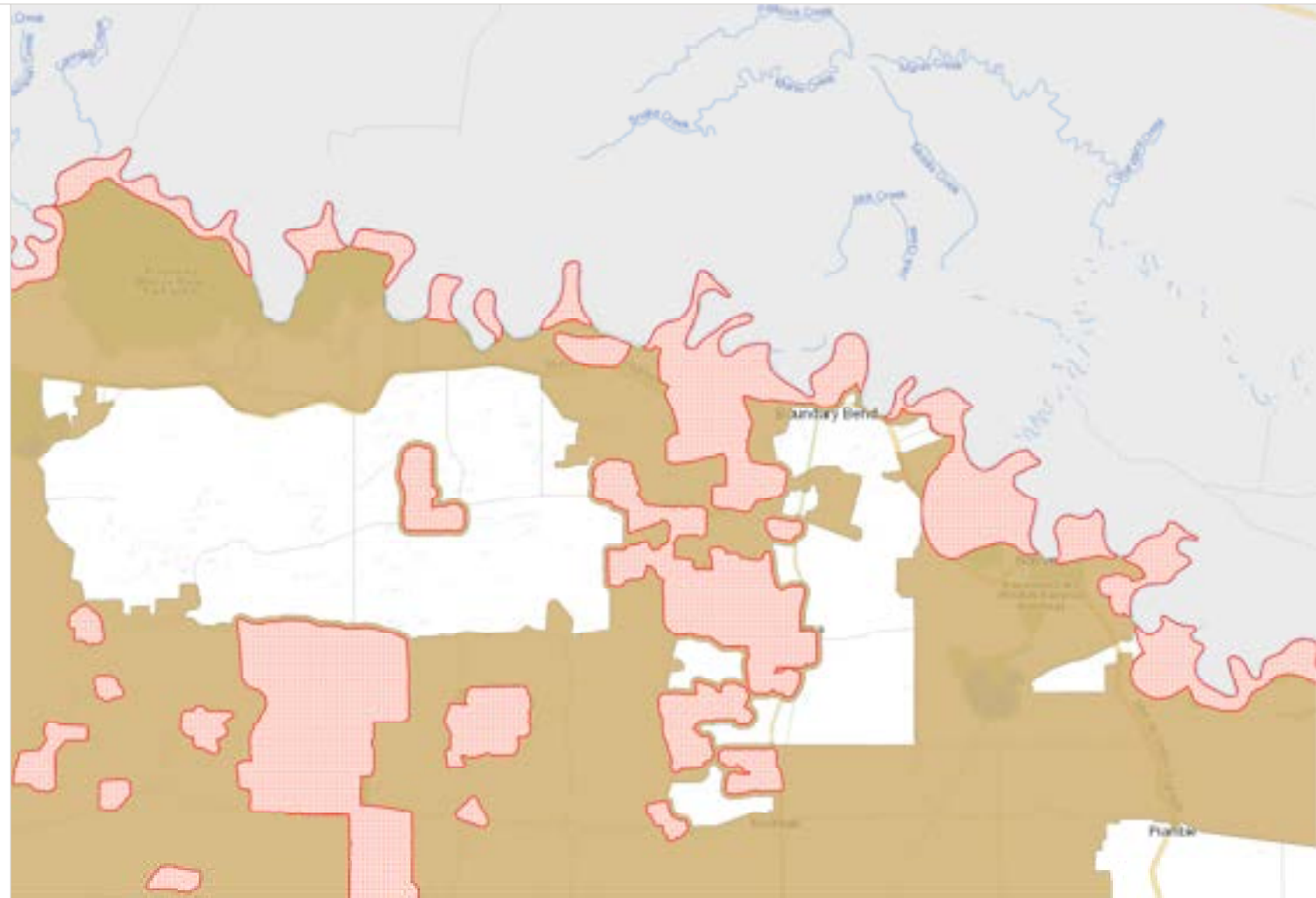


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# Boundary Bend

## Bushfire

-  BMO - Bushfire Management Overlay
-  BPA - Bushfire Prone Areas



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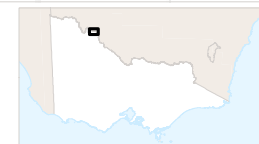
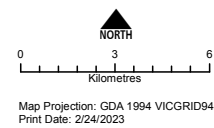
# Boundary Bend

## Flooding

### Planning Scheme Overlays

#### Land Management

- LSIO - Land Subject to Inundation Overlay



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## Residential Land Availability Audit

### Lake Boga

#### Township Characteristics

Lake Boga is located 16 kilometres or a 15-minute commute south of Swan Hill and is recognised for its water-based activities such as skiing, yachting and fishing. Lake Boga covers approximately 800 hectares and holds in excess of 37,000 megalitres.

The town is serviced by a newsagency which also provides some post office services and acts as a general store selling essentials and offering bakery items. There is also a pharmacy offering a number of health services and supplies for the local community. The proximity to Swan Hill allows residents the option to travel a short distance for facilities and amenities such as supermarkets, banks and retail.

The town also has many social and cultural facilities and services including sporting fields, the Flying Boat Museum, cafes and a Community Centre. These facilities along with the Lake Boga Primary School offer sufficient services for families.

Social Infrastructure	Address	Details
Lake Boga Flying Boat Museum	Willakool Drive	WW2 History Museum
Lake Boga Caravan Park	153 Murray Valley Highway	Lake side caravan park with cabins, powered and unpowered sites.
Lake Boga Scout Hall	Murray Valley Highway	Community hall
Lake Boga Community Centre	Lalbert Road	Community centre with a commercial kitchen and gymnasium with multi-court lines. A capacity for 280 people.
Lake Boga Fire Station	7 Station Street	Volunteer fire brigade
Australia Post - Lake Boga LPO	3 Marraboor Street	Post office
Lake Boga Newsagency	5 Marraboor Street	Newsagency
Lake Boga Pharmacy	3A Marraboor Street	Pharmacy
Lake Boga Primary School	8 Williams Road	Government Primary School
Commercial Hotel	9 Marraboor Street	Hotel serving food and offering accommodation
Lake Boga Police Station	124 Murray Valley Highway	Police Station
Lake Boga Community Garden	Station Street	Community space
Gray Park Playground	33 Marraboor Street	Community playground
Boos Lakeside Cafe and Providore	Willakool Drive	Eatery
Lake Boga Bowling Club	9 Jacaranda Crescent	Social bowling club
Happy Wanderer Motel Lake Boga	220 Murray Valley Highway	Tourist accommodation
Metro Petroleum Lake Boga	160 Murray Valley Highway	Petrol station





## Housing Market

Over a ten-year period, Lake Boga had 153 residential sales with a median sale price of \$255,000, significantly higher than the other townships. The turnover rate for Lake Boga is 22 years, averaging 15.3 sales per year. The median land size in Lake Boga was slightly smaller than the neighbouring townships with majority of sales being less than 999m<sup>2</sup>. Many dwellings are located along the lake waterfront, contributing to the higher median sale price. Further, 20% of properties were reported as unoccupied private dwellings during the 2021 Census Housing and potentially used as holiday homes, utilised on and off during the year.

As of December 2022, there were no rental listings (CoreLogic and Realestate.com) in the suburb of Lake Boga. This indicates a potential market shortfall in accommodation options and rentals.

Residential Sales by Land Size in Lake Boga 2012 – 2022 (18 November)			
Land Size (m <sup>2</sup> )	Count	Median Land Size	Median Sale Price
<999m <sup>2</sup>	60	888m <sup>2</sup>	\$230,000
1,000 – 1,999m <sup>2</sup>	51	1,048m <sup>2</sup>	\$230,000
2,000 – 3,999m <sup>2</sup>	21	2,444m <sup>2</sup>	\$360,000
4,000 – 9,999m <sup>2</sup>	10	5,280m <sup>2</sup>	\$420,000
10,000 – 99,999m <sup>2</sup>	6	24,050m <sup>2</sup>	\$438,500

Source: CoreLogic, 2022 (Calculations by Holmes Dyer, 2022)

Lake Boga Sale Comparison			
Sale Period	Count	Median Land Size	Median Sale Price
2012-2022	153	1,017m <sup>2</sup>	\$255,000
2020-2022	53	1,025m <sup>2</sup>	\$309,000

Source: CoreLogic, 2022 (Calculations by Holmes Dyer, 2022)

Since 2012 there have been 85 development and land sub division applications in Lake Boga. In the last 12 months there has been a development application for short term, seasonal/transient workers accommodation containing 52 three- and two-bedroom cabins and supporting communal facilities. The proposal, not yet given a completed status by Council, responds to an identified shortage of accommodation to cater for the region’s significant seasonal and transient workforce.

Annual sales during the period of 2020 to 2022 grew significantly, averaging 17.6 sales per year, along with an increase in median sale price to \$309,000. This follows the nationwide housing market trend, with sale prices spiking during and in the months after the Covid Pandemic. Growth is expected to continue at Lake Boga because of the added security of water in the Lake, the potential for desirable land with lake views and its availability of essential services.

Currently there are eight residential properties on the market in Lake Boga, six of which have an asking price over \$500,000. Haven Lake Boga is a residential subdivision that has been developed along Hayes Road southeast of the lakefront by Northern Aurora Developments. Allotments in stage 7 of the masterplan are currently on the market for around \$530,000. This highlights the significant price differential between lakefront / near lakefront allotments and properties in the original township west of Murray Valley Highway.

## Land Sales Activity

Table 36. Land Sales in Swan Hill Region 2012 - 2022

Land Sales in Swan Hill Region 2012 – 2022 (18 November)			
Location	Count	Median Land Size	Median Sale Price
Lake Boga	43	1,047m <sup>2</sup>	\$135,000

## Residential Dwellings Sales Activity

Table 34. Residential Dwelling Sales in Swan Hill Region 2012 – 2022

Residential Dwelling Sales in Swan Hill Region 2012 – 2022 (18 November)				
Location	Count	Median Land Size	Median Sale Price	Median Number of Bedrooms
Lake Boga	153	1,017m <sup>2</sup>	\$255,000	3

Residential Dwelling Sales in Swan Hill Region 2020 – 2022 (18 November)			
Location	Count	Median Land Size	Median Sale Price
Lake Boga	53	1,025m <sup>2</sup>	\$309,000

### Zoning and Overlays

There are a number of planning proposals currently in place in Lake Boga in the commercial zone, farming zone and township zone. These proposals include subdivisions of residential land as part of the Haven Lake Boga Master Plan and industry related infrastructure. This indicates business and residential interest and activity around the township.

Large portions of land are impacted by the Environmental Significance overlays including areas of poor drainage or potentially subject to inundation; waterways, wetlands and lake environs; and Murray River Corridor. This overlay covers a number of smaller allotments adjoining the residential zone southwest of the lake.

The entirety of the lake and a significant buffer zone around the lake is covered by the Aboriginal Cultural Heritage Sensitivity layer.

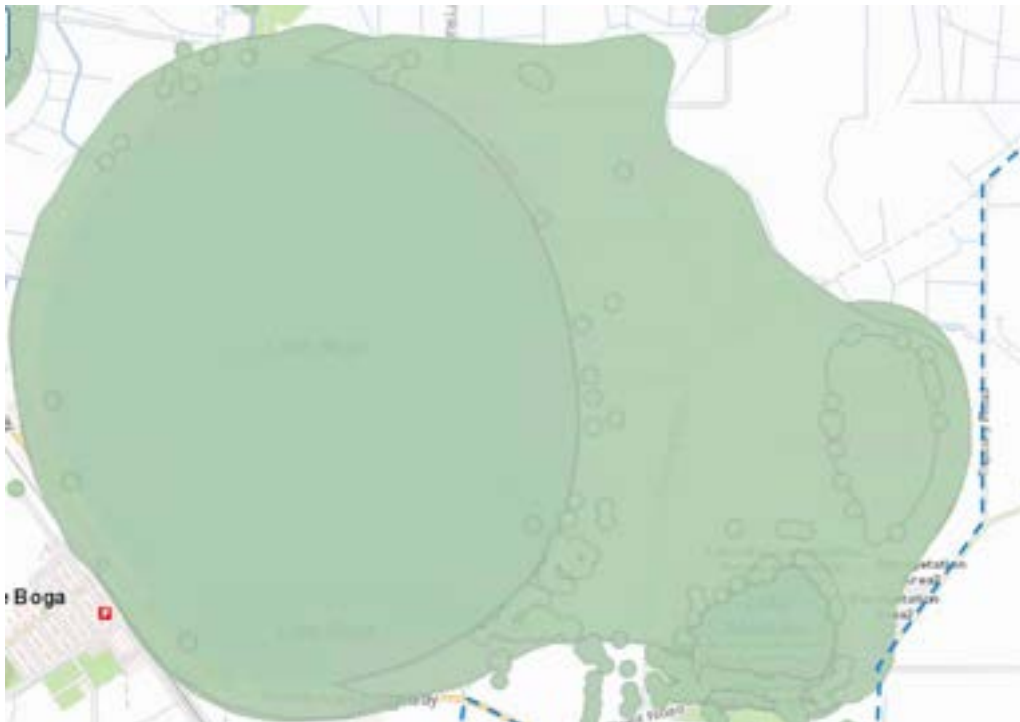
The Lake Boga Flying Boat Museum is located on a foreshore site which was part of the World War II RAAF Flying Boat Repair Depot and is listed on the Victorian Heritage Register. The abutting allotment which is recognised as a heritage place is the site of the Generator House, Store and Switch Room.

Development Plan Overlays demand a number of requirements to be met before a permit may be granted. These requirements include but aren't limited to a traffic impact assessment, Cultural Heritage Management Plan and all servicing, including water, sewerage, drainage and stormwater, electricity and telecommunications.

### Indigenous Cultural Heritage

There are numerous areas across the Region identified as an area of Aboriginal Cultural Heritage Sensitivity, the majority of which are concentrated along the banks of the Murray River and the numerous lakes present within the Region. There are also numerous inland sites identified as pertaining Indigenous Cultural Heritage located across each of the eight townships.

The numerous lakes within Lake Boga (including Lake Boga itself, Long Lake, Round Lake, Lake Mannaor) along with the various water ways, creeks, and the town's proximity to Little Murray River contributes to a number of residential allotments within the township to be subject to Aboriginal Cultural Heritage Sensitivity. This includes all allotments located between Station Street and Lake Boga, along with those situated around Lake Boga itself. The most significant portion of Aboriginal Cultural Heritage Sensitivity within this township spans from Lake Boga to Tripcony Road, as pictured below.



## European Cultural Heritage

There is a rich European Cultural Heritage presence within the Region, with a total of 71 heritage listed properties spread across the eight townships.

Across the identified townships there are three properties listed within the Victorian Heritage Register which consist of the Tooleybuc Bridge (Tooleybuc Road, Piangil), the Manangatang Railway Station Complex (70 Wattle Street, Manangatang) and the Lake Boga Flying Boat Museum (Willakool Drive, Lake Boga).

Other properties of Local Significance, including a description of the heritage item and location if known, are depicted within the below table. Note that this table includes data listed as 'Number reserved'.

European Cultural Heritage Sites of Local Significance	
Location	
Lake Boga	<ul style="list-style-type: none"> <li>• World War 2 plots (cemetery) – Cemetery Road, Lake Boga</li> <li>• St Joseph’s Catholic Church – 6 Kunat Street, Lake Boga</li> <li>• World War 2 Bunker – CA 6B Lalbert Road, Lake Boga</li> <li>• Former Bank – 2-4 Marraboor Street (cnr Station Street), Lake Boga</li> <li>• Commercial Hotel – 9-13 Marraboor Street, Lake Boga</li> <li>• Butcher’s Shop – 20 Marraboor Street (cnr Kerang Street), Lake Boga</li> <li>• Police lock-up, 133 (rear) Murray Valley Highway, Lake Boga</li> <li>• No.1 Flying Boat Repair Depot (former Generator House, Store and Switch Room) – Murray Valley Highway, Lake Boga</li> <li>• Long Lake Pump (Cannie Ridge Irrigation Pump) – Murray Valley Highway, Lake Boga</li> <li>• Burke and Wills Clump of Trees – Murray Valley Highway, Lake Boga</li> <li>• Former Shops – 17-19 Station Street, Lake Boga</li> <li>• State School No. 3278 – 2 William Street, Lake Boga</li> </ul>



## Vacant Allotment Supply

There are vacant allotments scattered throughout the original township west of Murray Valley Highway that have access to made roads and services. None of these lots are on the market. There are a further 30 or so township-sized allotments without made roads or services and subject to inundation within the Zone. These are located along the northern continuation of Station Street, Tyrrell Street, Boga Street and Soudan Street and are unlikely to ever become available for development.

Haven Lake Boga Estate, off Hayes Road, includes a number of vacant allotments currently available to the market, together with future stages that could deliver additional allotments.

## Infrastructure Services

Lake Boga is served with gravity sewer, water, telecommunications and power supply. Future growth can be serviced and can include allotments of a smaller size than typically occurring elsewhere because of that access to services.

## Opportunities and Constrains

A review of township characteristics, social infrastructure, service infrastructure, housing market and zoning and overlays identified an assembly of opportunities for potential growth and constraints that may slow or challenge residential and serviced based activity. These include the following:

### Opportunities

- Lakefront allotments in Lake Boga generally produce a significantly higher return rate.
- Collection of vacant residential land on the southeast side of the lakefront part of the Haven Lake Boga residential subdivision
- Large portions of the lake front are currently zoned for farming activities
  - » Subdivision of these allotments to separate the lakefront from the remainder of the site could create opportunities for land to be rezoned for residential purposes, while still leaving the balance of the land for agricultural uses.
- Township can be marketed as a lifestyle and water side destination, that is well serviced by facilities and amenities and close to proximity to the larger centre of Swan Hill
- Lake Boga is one of four Mid Murray Storages, ensuring the lake remains drought proof.

### Constraints

- Development Plan Overlays add costly reporting and contribution requirements to potential developers, builders or private investors development proposal.
- The value of land in the original township is significantly lower than around the lake, making new development marginal.

Lake Boga is the largest of the small towns, benefiting from the aesthetic and recreational advantages of Lake Boga itself and its close proximity to the extensive services and facilities provided by Swan Hill, some 10 minutes to the north.

Key initiatives for Lake Boga relate to improving pedestrian access to the waterfront from the original town, the increasing of canopy cover, and the improvement of streetscapes in the original town. Fundamentally, Lake Boga is a town of two halves, split by the railway and the highway. It is desirable that the original western half is uplifted to improve its market attractiveness and pricing so as to encourage development in this area.

Our recommendations are:

- Delivery of new street planting and streetscape works along the length of Marraboor Street and Lalbert Road to create shaded pedestrian links over the length of the town.
- Increase tree planting in Station Street, the main commercial street in Lake Boga.
- Provide shaded pedestrian links across the railway and highway from the west to the east to improve accessibility to the Lake.
- Investigate the opportunity to reduce speed limits on Murray Valley Highway to 50kph for a distance of about one kilometer in the centre of the town to improve pedestrian safety.
- Undertake a comprehensive analysis of the capacity of land surrounding Lake Boga with the intention of identifying any land suitable for rezoning for residential development.



## Regional Overview

### Demographic and Housing Profile

This Section provides a brief overview and analysis of the eight townships, which will be collectively referred to as ‘the Region’ within this document.

Census data on population and housing provides essential information for analysis and the formulation of policy making and planning. The following data has been extracted from various years of the national census for population and housing and calculated by Holmes Dyer to show key trends, patterns and areas of consideration. Additionally, small random adjustments are made to all cell values by the ABS to protect the confidentiality of data. This effects the level of accuracy, particularly for small value groups. Accordingly, the following trend analyses review changes from 2016 to 2021 in order to avoid the irregularity caused by the change in geographic area over a longer time frame.

#### Population Size

The Region encompasses the moderate townships of Lake Boga (982 persons), Nyah West (673 persons), and Nyah (536 persons); along with five small townships consisting of Woorinen South (404 persons), Manangatang (274 persons), Piangil (230 persons), Ultima (173 persons), and Boundary Bend (154). Since 2016 each of these townships have experienced small amounts of growth and decline, with population growth experienced in Woorinen South (+48), Boundary Bend (+22), Nyah West (+10) and Nyah (+6).

The largest concentrations of population decline across the five year period was experienced in Manangatang (-35) and Piangil (-29), in addition to smaller declines in Lake Boga (-3) and Ultima (-1). The small decline in population in these townships could be attributed to residents relocating within the Region to moderate townships, such as Nyah West and Nyah, or relocating outside of the Region entirely to larger townships due to employment and housing opportunities.

**Table 1.** Estimated Resident Population by Township (2016 Census and 2021 Census)

Estimated Resident Population by Township (2016 Census and 2021 Census)			
Location	Population		Change 2018 - 2021 Number
	2016	2021	
Boundary Bend	132	154	22
Lake Boga	985	982	-3
Manangatang	309	274	-35
Nyah	530	536	6
Nyah West	663	673	10
Piangil	259	230	-29
Ultima	174	173	-1
Woorinen South	356	404	48

Source: ABS QuickStats (2016 Census and 2021 ABS Census Data)

Lake Boga is particularly youthful with 56% of residents aged 49 and below, with the largest population segments consisting of parents and homebuilders (15.5%) and older workers and pre-retirees (15.2%). This is then followed by senior-aged residents (14.4%). It is noted that Lake Boga has experienced a slight decrease in parents and homebuilders, with 2% of those aged 35 to 49 leaving the township or transitioning into the next age category, which is further reflective in the small decrease of 3.3% in school-aged and young children. The largest increase in population over the five year period for Lake Boga was for tertiary and independence aged residents, which increased by 3.7% to make up a total segment of 7.6%. A 2% increase was also recorded for those aged 25 to 34 which indicates that these demographics are moving to the township for employment opportunities and to raise families.

#### Service Age Groups (Lake Boga)

Service Age Groups – Lake Boga				
Service Age Group	2016 Census		2021 Census	
	No.	%	No.	%
Babies and preschoolers (0 to 4)	47	4.7%	55	5.7%
Primary schoolers (5 to 11)	108	10.9%	89	9.2%
Secondary schoolers (12 to 17)	89	9.0%	62	6.4%
Tertiary education and independence (18 to 24)	39	3.9%	73	7.6%
Young workforce (25 to 34)	95	9.6%	112	11.6%
Parents and homebuilders (35 to 49)	173	17.5%	149	15.5%
Older workers and pre-retirees (50 to 59)	157	15.9%	146	15.2%
Empty nesters and retirees (60 to 69)	140	14.2%	130	13.5%
Seniors (70 to 84)	119	12.0%	139	14.4%
Elderly aged (85 and over)	19	1.9%	5	0.5%

Source: ABS Table Builder (2016 Census and 2021 ABS Census Data)

### Household Tenure

Household tenure across the region has remained consistent over the past five years, with fully-owned dwellings (45.5%) the predominant tenure type, followed by dwellings owned under mortgage (34.2%). Private rentals (10.45%) were the third most common tenure type within the region, and have remained fairly stable since 2016 with little change.

Renting as part of a social housing has declined by 1.3% since 2016, with declines in this tenure type evident in the townships of Lake Boga (2.5% decrease) and Manangatang (1.0% decrease).

In comparison there has been an increase of 1.8% in the ‘renting – other’ category, which captures dwellings being rented through an owner / manager of a residential park (such as a caravan park and manufactured homes estate), or employer.

There has also been a substantial 2.0% increase in tenure classified as ‘other’ which captures dwellings being occupied under a life tenure scheme or occupied rent-free; which now attributes to 2.3% of the region’s household tenure. As at the 2016 Census, Boundary Bend was the only township which incorporated ‘other’ tenure type, however over the past five years the introduction of life tenure schemes and rent-free occupation has expanded to Manangatang, Nyah West, Ultima and Woorinen South.

Table 14. Household Tenure – 2016 Census

Household Tenure by Township (2016 Census)								
Household Tenure Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Fully Owned	20 (60.6%)	134 (41.1%)	61 (54.4%)	85 (50.0%)	88 (42.5%)	66 (63.4%)	38 (61.2%)	53 (41.0%)
Mortgage	3 (9.0%)	130 (39.8%)	27 (24.1%)	53 (31.1%)	76 (36.7%)	19 (18.2%)	18 (29.0%)	55 (42.6%)
Renting – Private	0 (0.0%)	42 (12.8%)	16 (14.2%)	22 (12.9%)	26 (12.5%)	4 (3.8%)	6 (9.6%)	3 (2.3%)
Renting – Social Housing	0 (0.0%)	11 (3.3%)	5 (4.4%)	0 (0.0%)	7 (3.3)	0 (0.0%)	0 (0.0%)	12 (9.3%)
Renting - Other	4 (12.2%)	0 (0.0%)	0 (0.0%)	3 (1.7%)	3 (1.4%)	9 (8.6%)	0 (0.0%)	0 (0.0%)
Renting – Not Stated	3 (9.0%)	6 (1.8%)	0 (0.0%)	4 (2.3%)	0 (0.0%)	3 (2.8%)	0 (0.0%)	0 (0.0%)
Other tenure type	3 (9.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Not stated	0 (0.0%)	0 (0.0%)	3 (2.6%)	3 (1.7%)	7 (3.3%)	3 (2.8%)	0 (0.0%)	6 (4.6%)

Source: ABS QuickStats (2016 ABS Census Data)

Table 15. Household Tenure – 2021 Census

Household Tenure by Township (2021 Census)								
Household Tenure Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Fully Owned	21 (41.1%)	142 (41.8%)	61 (52.5%)	93 (49.7%)	78 (34.3%)	61 (61.2%)	39 (62.9%)	67 (44.3%)
Mortgage	10 (19.6%)	143 (42.1%)	31 (26.7%)	64 (34.2%)	81 (35.6%)	17 (17.1%)	17 (27.4%)	60 (39.7%)
Renting – Private	5 (9.8%)	47 (13.8%)	8 (6.9%)	20 (10.7%)	35 (15.4%)	0 (0.0%)	3 (4.8%)	11 (7.2%)
Renting – Social Housing	0 (0.0%)	3 (0.8%)	4 (3.4%)	0 (0.0%)	13 (5.7%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Renting - Other	6 (11.7%)	0 (0.0%)	5 (4.3%)	7 (3.7%)	3 (1.3%)	21 (21.2%)	0 (0.0%)	0 (0.0%)
Renting – Not Stated	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Other tenure type	9 (17.6%)	0 (0.0%)	7 (6.0%)	0 (0.0%)	6 (2.6%)	0 (0.0%)	3 (4.8%)	4 (2.6%)
Not stated	0 (0.0%)	4 (1.1%)	0 (0.0%)	3 (1.6%)	11 (4.8%)	0 (0.0%)	0 (0.0%)	9 (5.6%)

## Household Composition

Household composition across the region has remained fairly stable over the past five years, with the majority of households comprising of couples without children (31.8%), lone person households (29.45%) and couples with children (23.8%). The number of one parent families (9.9%) and group households (3.9%) have slightly increased over the past five years both by 1.6%.

The townships of Ultima (44.2%), Nyah West (34.0%), Piangil (33.0%), and Nyah (31.9%) each have substantial amounts of lone-person households which attribute to the second largest household composition within each town.

**Table 12. Household Composition – 2016 Census**

Household Composition by Township (2016 Census)								
Household Composition Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Couples without children	15 (35.7%)	122 (36.2%)	36 (29.0%)	59 (31.5%)	64 (28.4%)	38 (36.8%)	22 (29.3%)	47 (37.6%)
Couples with children	10 (23.8%)	103 (30.5%)	26 (20.9%)	53 (28.3%)	49 (21.7%)	19 (18.4%)	16 (21.3%)	38 (30.4%)
One parent families	3 (7.1%)	26 (7.7%)	11 (8.8%)	12 (6.4%)	26 (11.5%)	4 (3.8%)	5 (6.6%)	14 (11.2%)
Lone person	14 (33.3%)	83 (24.6)	44 (35.4%)	57 (30.4%)	79 (35.1%)	38 (36.8%)	28 (37.3%)	23 (18.4%)
Group household	0 (0.0%)	3 (0.8%)	7 (5.6%)	6 (3.2%)	4 (1.7%)	4 (3.8%)	4 (5.3%)	0 (0.0%)
Other	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	3 (1.3%)	0 (0.0%)	0 (0.0%)	3 (2.4%)
<b>Total</b>	<b>42</b>	<b>337</b>	<b>124</b>	<b>187</b>	<b>225</b>	<b>103</b>	<b>75</b>	<b>125</b>

Source: ABS QuickStats (2016 ABS Census Data)

**Table 13. Household Composition – 2021 Census**

Household Composition by Township (2021 Census)								
Household Composition Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Couples without children	16 (33.3%)	123 (34.9%)	44 (37.6%)	84 (35.2%)	64 (27.2%)	22 (22.0%)	18 (25.7%)	47 (30.5%)
Couples with children	14 (29.1%)	94 (26.7%)	27 (23.0%)	45 (18.9%)	48 (20.4%)	24 (24.0%)	15 (21.4%)	46 (29.8%)
One parent families	4 (8.3%)	33 (9.4%)	9 (7.6%)	21 (8.8%)	32 (13.6%)	10 (10.0%)	3(4.2%)	18 (11.6%)
Lone person	14 (29.1%)	84 (23.8%)	33 (28.2%)	76 (31.9%)	80 (34.0%)	33 (33.0%)	31 (44.2%)	36 (23.3%)
Group household	0 (0.0%)	8 (2.2%)	4 (3.4%)	12 (5.0%)	11 (4.6%)	11 (11.0%)	3 (4.2%)	3 (1.9%)
Other	0 (0.0%)	10 (2.8%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	4 (2.6%)
<b>Total</b>	<b>48</b>	<b>352</b>	<b>117</b>	<b>238</b>	<b>235</b>	<b>100</b>	<b>70</b>	<b>154</b>

Source: ABS QuickStats (2021 ABS Census Data)

### Employment Summary

As of the 2021 Census, the main employment industries within Lake Boga consisted of local government administration (4.3%), supermarket and grocery stores (3.9%), road freight transport (3.9%), hospitals (3.7%), and dairy cattle farming (3.0%).

**Table 19. Industry of Employment – Top Responses (Lake Boga)**

Industry of Employment – Top Responses (Lake Boga)						
Industry of employment, top responses (Employed people aged 15 years and over)	Lake Boga (No.)	Lake Boga (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Local Government Administration	20	4.3%	43,175	1.4%	156,402	1.3%
Supermarket and Grocery Stores	18	3.9%	75,275	2.4%	299,810	2.5%
Road Freight Transport	18	3.9%	36,207	1.1%	135,344	1.1%
Hospitals (except Psychiatric Hospitals)	17	3.7%	146,890	4.6%	545,158	4.5%
Dairy Cattle Farming	14	3.0%	9,972	0.3%	17,445	0.1%

Source: ABS QuickStats (2021 ABS Census Data)

Lake Boga residents are employed in a number of employment sectors which predominantly consist of agriculture (13.9%) and health care and social assistance (12.2%). Whilst other townships within the Region are generally employed within a predominant grouping of employment sectors (such as the agricultural sector for Boundary Bend), Lake Boga residents are typically employed in a wider variety of sectors which is reflective the township’s larger population and greater employment opportunities available.

### Occupation


Source: ABS QuickStats (2021 ABS Census Data)

At the time of the 2021 Census the main occupations within Lake Boga consisted of managers (18.6%), technicians and trades workers (16.2%), community and personal service workers (14.3%), professionals (13.9%), labourers (11.7%), clerical and administrative workers (9.3%), sales workers (8.7%), and machinery operators and drivers (6.9%).

**Table 27. Occupation – Top Responses (Lake Boga)**

Industry of Employment – Top Responses (Lake Boga)						
Occupation, top responses (Employed people aged 15 years and over)	Lake Boga (No.)	Lake Boga (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Managers	86	18.6%	442,109	14.0%	1,645,769	13.7%
Technicians and Trades Workers	75	16.2%	399,460	12.6%	1,554,313	12.9%
Community and Personal Service Workers	66	14.3%	347,570	11.0%	1,382,205	11.5%
Professionals	64	13.9%	790,960	25.0%	2,886,921	24.0%
Labourers	54	11.7%	277,292	8.8%	1,086,120	9.0%
Clerical and Administrative Workers	43	9.3%	392,444	12.4%	1,525,311	12.7%
Sales Workers	40	8.7%	263,317	8.3%	986,433	8.2%
Machinery Operators and Drivers	32	6.9%	187,939	5.9%	755,863	6.3%

# HOLMES DYER



- Lakefront lifestyle
- Served with gravity sewer, water, telecommunications and power supply
- Close to Swan Hill services

Strengths


**S**



- Farming land abutting the lakefront
- Local heritage sites restricting some development

Weaknesses


**W**



- Vacant residential allotments ready for development

Opportunities

**O**



- Development plan overlays restricting development
- Flood risks in some locations

Threats

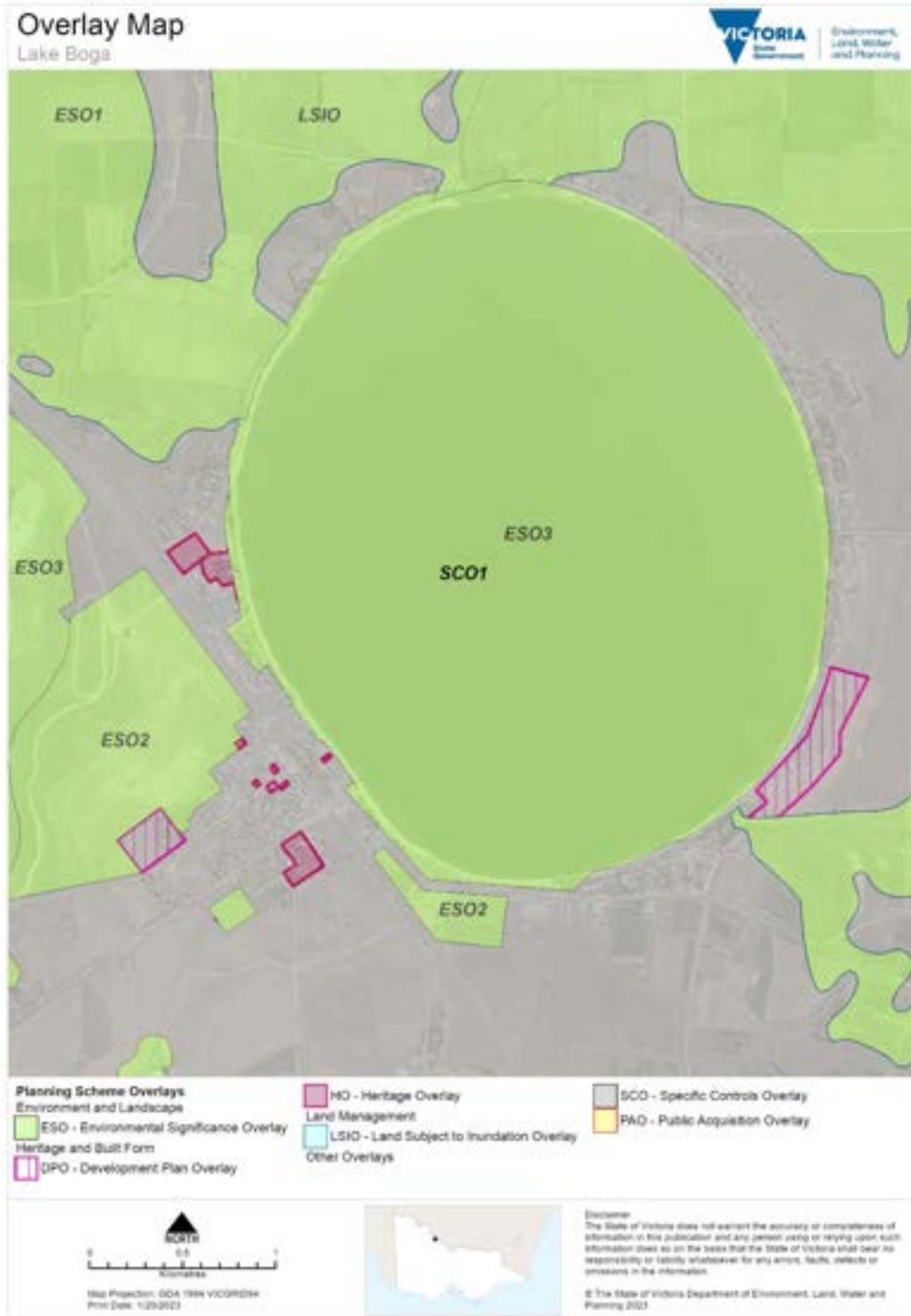
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Figure 12. Lake Boga Zoning Map







Figure 13. Lake Boga Overlay Map

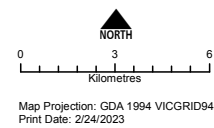
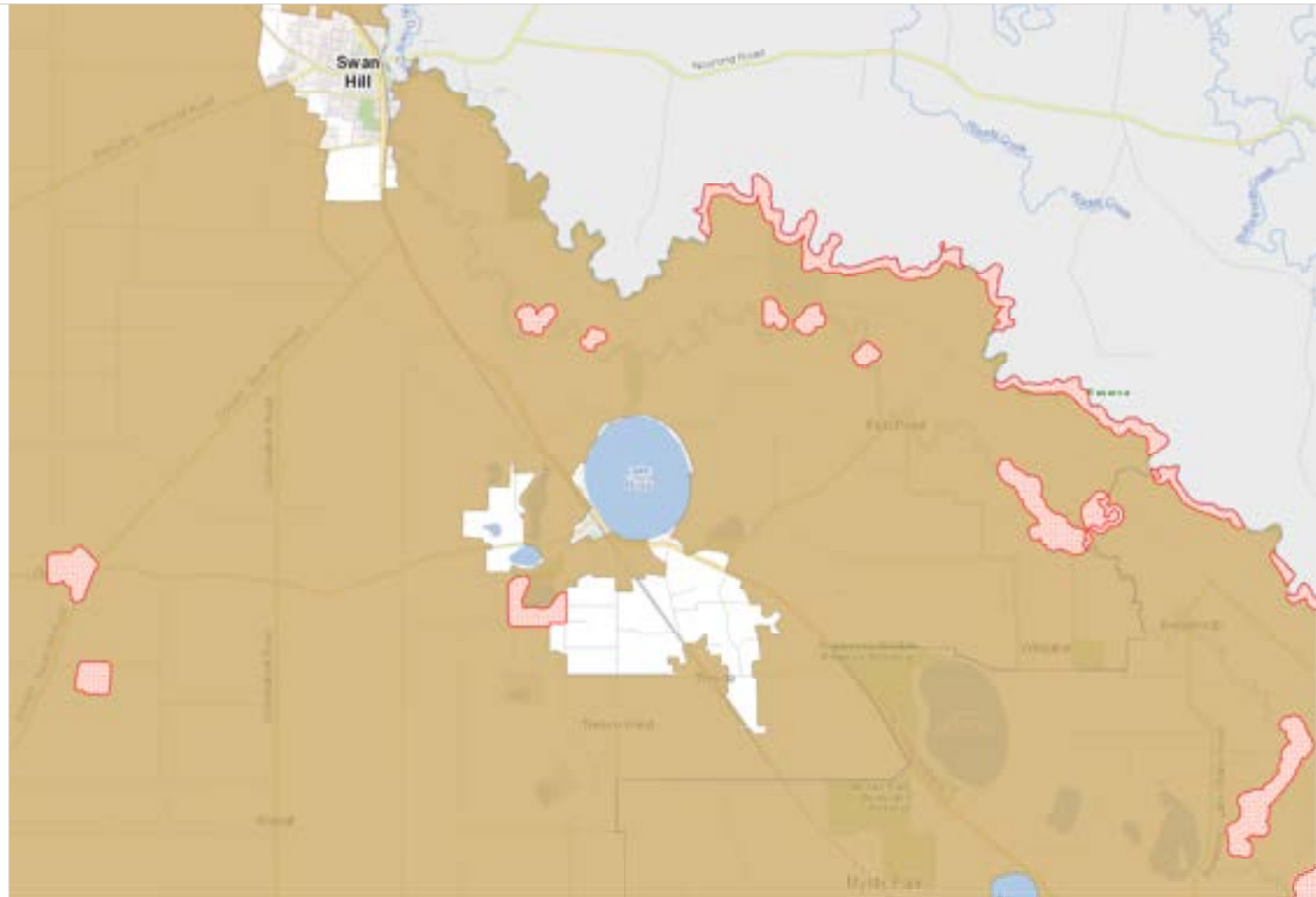




# Lake Boga

## Bushfire

-  BMO - Bushfire Management Overlay
-  BPA - Bushfire Prone Areas



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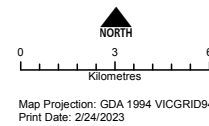
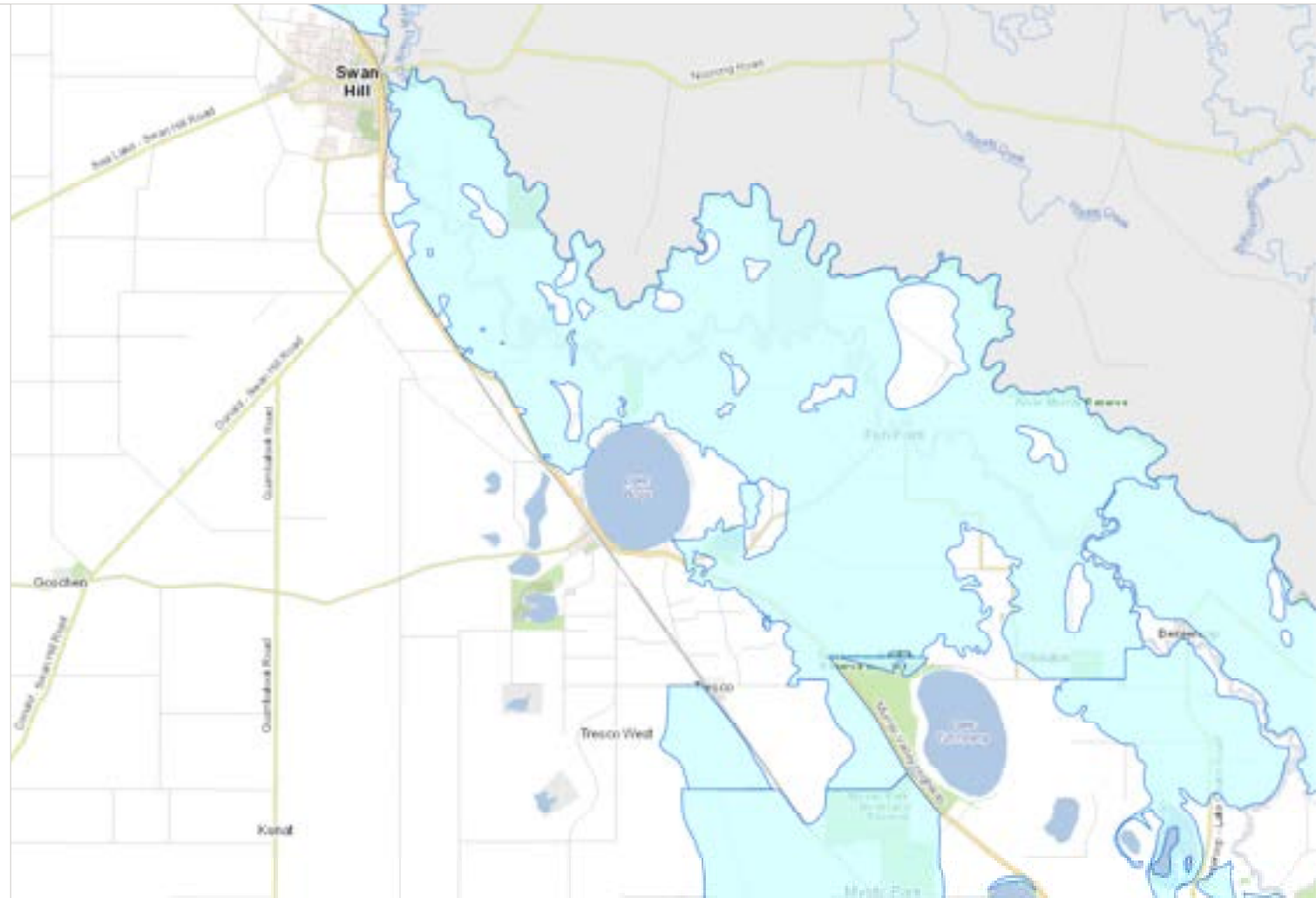
# Lake Boga

## Flooding

### Planning Scheme Overlays

Land Management

LSIO - Land Subject to Inundation Overlay



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## Residential Land Availability Audit

### Manangatang

#### Township Characteristics

Manangatang is a dry land cropping township, located at the crossroads of the Mallee Highway and Robinvale-Sea Lake Road. The town is adequately serviced by essential facilities and community spaces including a post office, swimming pool, police station, racecourse and a 18 hole public golf course within the recreation reserve.

The town has a district school servicing preschool to year 12 students. Students at the Manangatang P-12 College are drawn from the surround area of approximately 4,000km<sup>2</sup>. As of 2020, 72 students were enrolled, and 15 full time staff were employed at the school.

Manangatang & District Hospital is located in the town and provides emergency services and a nursing home care unit. The facility has a total of 12 beds, 2 sub-acute beds and 10 aged care beds.

The township also has a community centre which hosts the local preschool and playschool. The Manangatang Community Centre can be booked by the community for group up to 60 people.

Social Infrastructure	Address	Details
Manangatang Golf Club	Off Sport Street, Manangatang	Golf
Manangatang Racecourse	Off Sport Street, Manangatang	Horse Racing
Manangatang Tennis Courts and Outdoor Gym	Off Sport Street, Manangatang	Tennis / Informal Gym
Manangatang P – 12 College	4105 Mallee Highway, Manangatang	Primary and Secondary School
Manangatang CFA	Mallee Highway, Manangatang	Volunteer fire brigade
Manangatang Community Centre	1 Wattle Street, Manangatang	Community center
Manangatang Swimming Pool	Larundel Street, Manangatang	Public Swimming Pool
Manangatang & District Bowling Club	89 Mallee Highway, Manangatang	Lawn bowls club
Australia Post - Manangatang LPO	31-33 Wattle St, Manangatang	Post Office
Manangatang Public Hall	75 Wattle Street, Manangatang	Community public hall
Manangatang & District Hospital	37 Pioneer Street, Manangatang	Aged care and emergency unit
Manangatang Police Station	91 Wattle Street, Manangatang	State Police Station



Key township facilities are identified on the following plan.



### Housing Market

The housing market in Manangatang has been characterised by traditionally low sale prices and considerably aging housing stock. Despite a low median sale price of \$84,357 over the previous ten years, Manangatang experienced similar growth to neighbouring townships in median sale price in 2021 and 2022, increasing approximately \$25,000.

Residential Sales by Land Size in Lake Boga 2012 – 2022 (18 November)			
Land Size (m2)	Count	Median Land Size	Median Sale Price
<999m2	5	964m <sup>2</sup>	\$70,000
1,000 – 1,999m2	24	1,241m <sup>2</sup>	\$82,500
2,000 – 3,999m2	8	2,421m <sup>2</sup>	\$97,500
4,000 – 9,999m2	0	-	-
10,000 – 99,999m2	0	-	-

Manangatang Sale Comparison			
Sale Period	Count	Median Land Size	Median Sale Price
2012-2022	39	1,244m <sup>2</sup>	\$84,357
2020-2022	15	1,277m <sup>2</sup>	\$110,000

Dwellings are generally small and located on allotments greater than 1000m<sup>2</sup> and are made up of three bedrooms and one bathroom. There is a mix of 1980's redbrick, post-war and aging weatherboard houses, often raised from the ground on blocks or stilts. During the last few months of 2022, there were no rental listings in Manangatang and a total of five residential dwellings advertised for sale. Expressions of interest was also advertised for the sale of the Manangatang Hotel, which is a key community site located along the main street.

### Land Sales Activity

Table 36. Land Sales 2012 - 2022

Land Sales in Swan Hill Region 2012 – 2022 (18 November)			
Location	Count	Median Land Size	Median Sale Price
Manangatang	5	22,700m <sup>2</sup>	\$100,000

### Residential Dwellings Sales Activity

Table 34. Residential Dwelling Sales 2012 – 2022

Residential Dwelling Sales in Swan Hill Region 2012 – 2022 (18 November)				
Location	Count	Median Land Size	Median Sale Price	Median Number of Bedrooms
Manangatang	39	1,244m <sup>2</sup>	\$84,357	3

Table 35. Residential Dwelling Sales 2020 – 2022

Residential Dwelling Sales in Swan Hill Region 2020 – 2022 (18 November)			
Location	Count	Median Land Size	Median Sale Price
Manangatang	15	1,277m <sup>2</sup>	\$110,000

### Zoning and Overlays

Manangatang has a large amount of land zoned township, with a small portion along Wattle Street zoned for commercial activities. There are a number of vacant or underutilised allotments scattered throughout the township zone, generally ranging between 900m<sup>2</sup> and 1,500m<sup>2</sup>.

Located at the northern end of the township is a collection of vacant residential sized allotments zoned for township or farming activities. The property report identifies the 3.65 hectare property is made up of 17 parcels and serviced by Grampians Wimmera Mallee Water and POWERCOR. These allotments are covered by the poor drainage or potentially subject to inundation overlay which potentially creates challenges for future residential development.

There are a number of Heritage Places identified on the overlays map including the Manangatang Railway Station Complex which is listed on the Victorian Heritage Register. Manangatang Railway Station is historically significant as an example of a station built for the extension of the railway network into the Mallee and Wimmera regions. The heritage places overlay doesn't place any requirements on surrounding or adjacent allotments. Small areas on the fringe of Manangatang are covered in remnant vegetation which has high conservation, landscape and recreation significance.

By scrutinising the relevant planning scheme zoning and overlays, one priority site was identified, being Lot 2 Robinvale – Sea Lake Road. This site presents the greatest opportunity and potential for residential development and seasonal workers accommodation within Manangatang.

### European Cultural Heritage

There is a rich European Cultural Heritage presence within the Region, with a total of 71 heritage listed properties spread across the eight townships.

Across the identified townships there are three properties listed within the Victorian Heritage Register which consist of the Tooleybuc Bridge (Tooleybuc Road, Piangil), the Manangatang Railway Station Complex (70 Wattle Street, Manangatang) and the Lake Boga Flying Boat Museum (Willakool Drive, Lake Boga).

European Cultural Heritage Sites of Local Significance	
Location	
Manangatang	<ul style="list-style-type: none"> <li>• Uniting Church – 34 Church Street, Manangatang</li> <li>• Presbytery – 31 Pioneer Street, Managatang</li> <li>• Catholic Church – 33 Pioneer Street, Manangatang</li> <li>• St Andrew's Church – 43 Pioneer Street, Manangatang</li> <li>• Masonic Hall – 18 Rose Street, Manangatang</li> <li>• Former Bakery – 9 Wattle Street, Manangatang</li> <li>• Former Butcher's Shop – Wattle Street, Manangatang</li> </ul>



### Vacant Allotment Supply

The number of separately titled vacant residential allotments not impacted by restrictive overlays appears to be around 15, suggesting that there are opportunities for housing construction if required by the market, subject of course to the owners of those properties being willing sellers. There are also large land holdings at the northern and southern end of the township that could be subdivided if needed for residential purposes. These are the farming land off Larundel Street, south of the swimming pool, that is zoned Township and the Council land off Wattle Street and Pioneer Street which is also zoned Township.

### Infrastructure Services

Manangatang has access to reticulated water, communications and electricity. It has no reticulated sewer. Larger lots, say greater than 2,000m<sup>2</sup> in area, could be developed, accommodating onsite sewerage disposal.

A Before You Dig (BYD) search has been undertaken for Boundary Bend. The plans are contained in Appendix 7 – Infrastructure Plans. We consider this to be a reliable source of information, with the information being maintained and updated by each service provider.

### Opportunities and Constraints

A review of township characteristics, social infrastructure, service infrastructure, housing market and zoning and overlays has identified a range of opportunities for potential development, but also constraints that may slow or challenge residential and serviced based activity. It is noteworthy that Manangatang is a well serviced township with one of the only aged care facilities outside of the larger townships of Swan Hill and Robinvale and the location supports a P to year 12 school and kindergarten and emergency health services, and is well serviced for families, including a community swimming pool.

Service infrastructure is adequate to support additional housing.

The Environmental Significance (flood inundation) overlay affects a large area of land in the northwest corner of the township, limiting development of that area.

The lack of new development activity in the town, the town's position in the grain belt, which is not attracting population growth, and the very low values being obtained for existing housing suggest any development is highly problematic.

### Recommendations

It is recommended that no residential housing or seasonal worker housing initiatives be pursued in Manangatang as part of this project.

Manangatang is an agricultural service town in an area of little or no population growth and with low expectation of future growth. It is an aging population and does have one of the few aged care facilities in the whole Council area. The opportunity to provide additional aged care units to serve the wider region is warranted.

The town has ample vacant zoned residential land but with little need for its development, hence, no additional zoning is warranted.

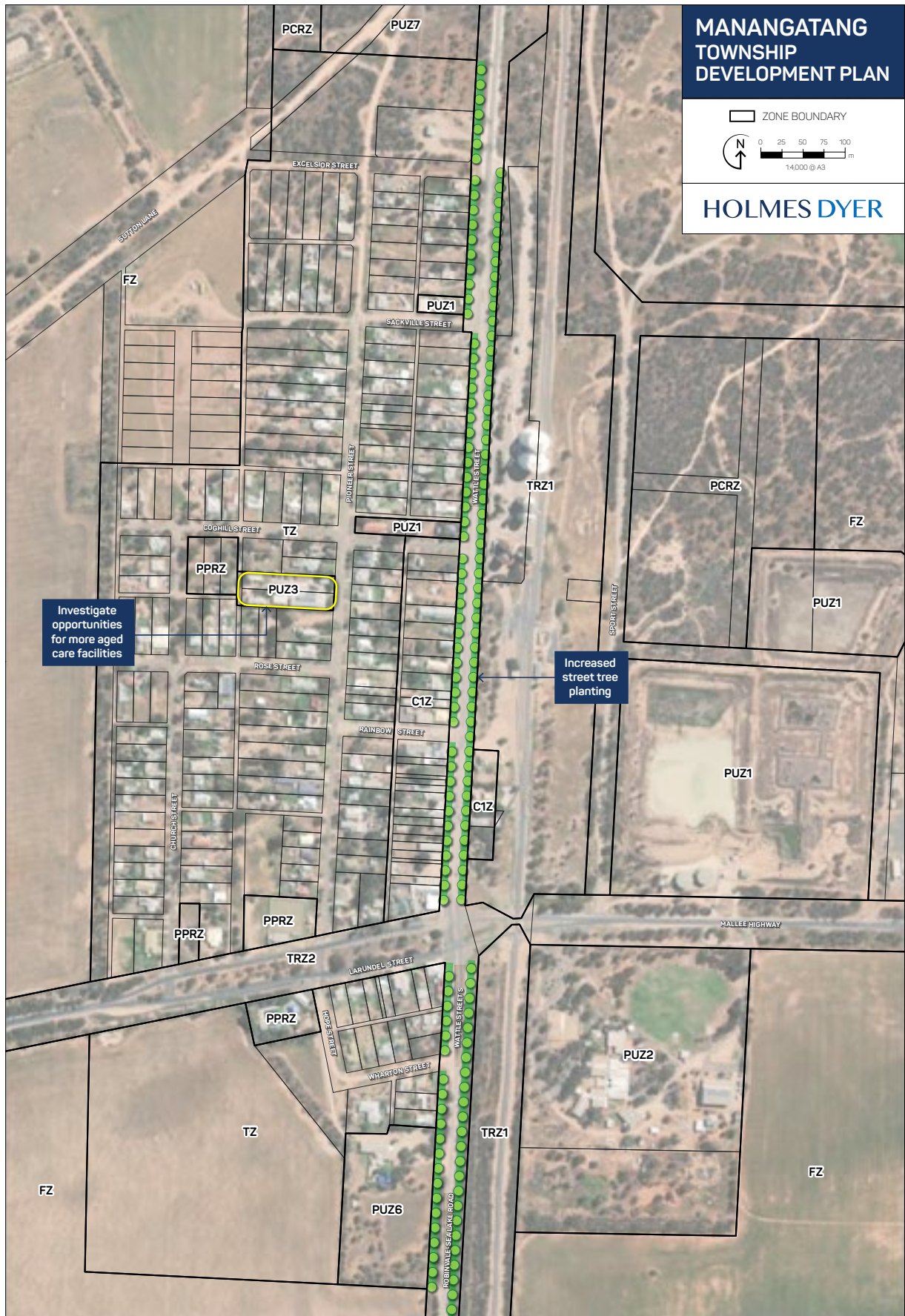
Increased tree canopy cover generally and more street tree planting along the main street (Wattle Street) is desirable.

Recommendations are as follows:

- Investigate opportunity to deliver more residential aged care units on the existing aged care / hospital site.
- Investigate street tree planting along Wattle Street.

Figure 43. Manangatang: Recommendations





1463-008 R1 - 15.02.2023

## Regional Overview

### Demographic and Housing Profile

This Section provides a brief overview and analysis of the eight townships, which will be collectively referred to as ‘the Region’ within this document.

Census data on population and housing provides essential information for analysis and the formulation of policy making and planning. The following data has been extracted from various years of the national census for population and housing and calculated by Holmes Dyer to show key trends, patterns and areas of consideration. Additionally, small random adjustments are made to all cell values by the ABS to protect the confidentiality of data. This effects the level of accuracy, particularly for small value groups. Accordingly, the following trend analyses review changes from 2016 to 2021 in order to avoid the irregularity caused by the change in geographic area over a longer timeframe.

#### Population Size

The Region encompasses the moderate townships of Lake Boga (982 persons), Nyah West (673 persons), and Nyah (536 persons); along with five small townships consisting of Woorinen South (404 persons), Manangatang (274 persons), Piangil (230 persons), Ultima (173 persons), and Boundary Bend (154).

**Table 1.** *Estimated Resident Population by Township (2016 Census and 2021 Census)*

Estimated Resident Population by Township (2016 Census and 2021 Census)			
Location	Population		Change 2018 - 2021 Number
	2016	2021	
Boundary Bend	132	154	22
Lake Boga	985	982	-3
Manangatang	309	274	-35
Nyah	530	536	6
Nyah West	663	673	10
Piangil	259	230	-29
Ultima	174	173	-1
Woorinen South	356	404	48

Manangatang’s population has progressively been aging over the past five year period, with those aged 50 and over residing in the township increasing by 7.6% to a total of 56.2% - resulting in Manangatang having the largest proportion of older residents compared to the rest of the region. The largest segment of the township’s population consists of older workers and pre-retirees (aged 50 to 59) who make up 19.0% of the population, followed by empty nesters and retirees (18.2%), and seniors (14.0%). Whilst there has been a slight increase in the parents and homebuilders demographic (increase of 2.2%) the township in general has seen a general decline in younger residents of 7.9%. In particular there has been a significant decline in tertiary education and independence aged residents by 7.9%, with this demographic now attributing to 2.3% of the population compared to 13.0% at the time of the 2016 Census. In addition, there has been a slight decline of 0.6% within the young workforce demographic (7.7%).

**Table 4.** *Service Age Groups (Manangatang)*

Service Age Groups – Manangatang				
Service Age Group	2016 Census		2021 Census	
	No.	%	No.	%
Babies and preschoolers (0 to 4)	13	4.3%	17	6.6%
Primary schoolers (5 to 11)	30	10.0%	16	6.2%
Secondary schoolers (12 to 17)	15	5.0%	20	7.7%
Tertiary education and independence (18 to 24)	39	13.0%	6	2.3%
Young workforce (25 to 34)	25	8.3%	20	7.7%
Parents and homebuilders (35 to 49)	32	10.6%	33	12.8%
Older workers and pre-retirees (50 to 59)	60	20.0%	49	19.0%
Empty nesters and retirees (60 to 69)	31	10.3%	47	18.2%
Seniors (70 to 84)	45	15.0%	36	14.0%
Elderly aged (85 and over)	10	3.3%	13	5.0%

### Household Tenure

Household tenure across the region has remained consistent over the past five years, with fully-owned dwellings (45.5%) the predominant tenure type, followed by dwellings owned under mortgage (34.2%). Private rentals (10.45%) were the third most common tenure type within the region, and have remained fairly stable since 2016 with little change.

Renting as part of a social housing has declined by 1.3% since 2016, with declines in this tenure type evident in the townships of Lake Boga (2.5% decrease) and Manangatang (1.0% decrease).

In comparison there has been an increase of 1.8% in the ‘renting – other’ category, which captures dwellings being rented through an owner / manager of a residential park (such as a caravan park and manufactured homes estate), or employer.

There has also been a substantial 2.0% increase in tenure classified as ‘other’ which captures dwellings being occupied under a life tenure scheme or occupied rent-free; which now attributes to 2.3% of the region’s household tenure. As at the 2016 Census, Boundary Bend was the only township which incorporated ‘other’ tenure type, however over the past five years the introduction of life tenure schemes and rent-free occupation has expanded to Manangatang, Nyah West, Ultima and Woorinen South.

**Table 14. Household Tenure – 2016 Census**

Household Tenure by Township (2016 Census)								
Household Tenure Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Fully Owned	20 (60.6%)	134 (41.1%)	61 (54.4%)	85 (50.0%)	88 (42.5%)	66 (63.4%)	38 (61.2%)	53 (41.0%)
Mortgage	3 (9.0%)	130 (39.8%)	27 (24.1%)	53 (31.1%)	76 (36.7%)	19 (18.2%)	18 (29.0%)	55 (42.6%)
Renting – Private	0 (0.0%)	42 (12.8%)	16 (14.2%)	22 (12.9%)	26 (12.5%)	4 (3.8%)	6 (9.6%)	3 (2.3%)
Renting – Social Housing	0 (0.0%)	11 (3.3%)	5 (4.4%)	0 (0.0%)	7 (3.3)	0 (0.0%)	0 (0.0%)	12 (9.3%)
Renting - Other	4 (12.2%)	0 (0.0%)	0 (0.0%)	3 (1.7%)	3 (1.4%)	9 (8.6%)	0 (0.0%)	0 (0.0%)
Renting – Not Stated	3 (9.0%)	6 (1.8%)	0 (0.0%)	4 (2.3%)	0 (0.0%)	3 (2.8%)	0 (0.0%)	0 (0.0%)
Other tenure type	3 (9.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Not stated	0 (0.0%)	0 (0.0%)	3 (2.6%)	3 (1.7%)	7 (3.3%)	3 (2.8%)	0 (0.0%)	6 (4.6%)

**Table 15. Household Tenure – 2021 Census**

Household Tenure by Township (2021 Census)								
Household Tenure Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Fully Owned	21 (41.1%)	142 (41.8%)	61 (52.5%)	93 (49.7%)	78 (34.3%)	61 (61.2%)	39 (62.9%)	67 (44.3%)
Mortgage	10 (19.6%)	143 (42.1%)	31 (26.7%)	64 (34.2%)	81 (35.6%)	17 (17.1%)	17 (27.4%)	60 (39.7%)
Renting – Private	5 (9.8%)	47 (13.8%)	8 (6.9%)	20 (10.7%)	35 (15.4%)	0 (0.0%)	3 (4.8%)	11 (7.2%)
Renting – Social Housing	0 (0.0%)	3 (0.8%)	4 (3.4%)	0 (0.0%)	13 (5.7%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Renting - Other	6 (11.7%)	0 (0.0%)	5 (4.3%)	7 (3.7%)	3 (1.3%)	21 (21.2%)	0 (0.0%)	0 (0.0%)
Renting – Not Stated	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Other tenure type	9 (17.6%)	0 (0.0%)	7 (6.0%)	0 (0.0%)	6 (2.6%)	0 (0.0%)	3 (4.8%)	4 (2.6%)
Not stated	0 (0.0%)	4 (1.1%)	0 (0.0%)	3 (1.6%)	11 (4.8%)	0 (0.0%)	0 (0.0%)	9 (5.6%)

### Household Composition

Household composition across the region has remained fairly stable over the past five years, with the majority of households comprising of couples without children (31.8%), lone person households (29.45%) and couples with children (23.8%). The number of one parent families (9.9%) and group households (3.9%) have slightly increased over the past five years both by 1.6%.

The townships of Ultima (44.2%), Nyah West (34.0%), Piangil (33.0%), and Nyah (31.9%) each have substantial amounts of lone-person households which attribute to the second largest household composition within each town.

**Table 12. Household Composition – 2016 Census**

Household Composition by Township (2016 Census)								
Household Composition Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Couples without children	15 (35.7%)	122 (36.2%)	36 (29.0%)	59 (31.5%)	64 (28.4%)	38 (36.8%)	22 (29.3%)	47 (37.6%)
Couples with children	10 (23.8%)	103 (30.5%)	26 (20.9%)	53 (28.3%)	49 (21.7%)	19 (18.4%)	16 (21.3%)	38 (30.4%)
One parent families	3 (7.1%)	26 (7.7%)	11 (8.8%)	12 (6.4%)	26 (11.5%)	4 (3.8%)	5 (6.6%)	14 (11.2%)
Lone person	14 (33.3%)	83 (24.6%)	44 (35.4%)	57 (30.4%)	79 (35.1%)	38 (36.8%)	28 (37.3%)	23 (18.4%)
Group household	0 (0.0%)	3 (0.8%)	7 (5.6%)	6 (3.2%)	4 (1.7%)	4 (3.8%)	4 (5.3%)	0 (0.0%)
Other	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	3 (1.3%)	0 (0.0%)	0 (0.0%)	3 (2.4%)
<b>Total</b>	<b>42</b>	<b>337</b>	<b>124</b>	<b>187</b>	<b>225</b>	<b>103</b>	<b>75</b>	<b>125</b>

Source: ABS QuickStats (2016 ABS Census Data)

**Table 13. Household Composition – 2021 Census**

Household Composition by Township (2021 Census)								
Household Composition Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Couples without children	16 (33.3%)	123 (34.9%)	44 (37.6%)	84 (35.2%)	64 (27.2%)	22 (22.0%)	18 (25.7%)	47 (30.5%)
Couples with children	14 (29.1%)	94 (26.7%)	27 (23.0%)	45 (18.9%)	48 (20.4%)	24 (24.0%)	15 (21.4%)	46 (29.8%)
One parent families	4 (8.3%)	33 (9.4%)	9 (7.6%)	21 (8.8%)	32 (13.6%)	10 (10.0%)	3(4.2%)	18 (11.6%)
Lone person	14 (29.1%)	84 (23.8%)	33 (28.2%)	76 (31.9%)	80 (34.0%)	33 (33.0%)	31 (44.2%)	36 (23.3%)
Group household	0 (0.0%)	8 (2.2%)	4 (3.4%)	12 (5.0%)	11 (4.6%)	11 (11.0%)	3 (4.2%)	3 (1.9%)
Other	0 (0.0%)	10 (2.8%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	4 (2.6%)
<b>Total</b>	<b>48</b>	<b>352</b>	<b>117</b>	<b>238</b>	<b>235</b>	<b>100</b>	<b>70</b>	<b>154</b>

Source: ABS QuickStats (2021 ABS Census Data)

**Employment Summary**

Unsurprisingly, agriculture is the main industry of employment in the Region, however, the make up of individual towns is distinctly different, for example, Boundary Bend, Nyah, Piangil and Woorinen South being strongly reflected in olives, fruits, nuts, citrus, wine and / or vegetables, Manangatang and Ultima having an emphasis on grain, sheep and / or beef and Nyah West and Lake Boga being more strongly represented in retail, services and community employment.

**Table 28. Occupation – Top Responses (Manangatang)**

Industry of Employment – Top Responses (Manangatang)						
Occupation, top responses (Employed people aged 15 years and over)	Manangatang (No.)	Manangatang (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Managers	35	26.9%	442,109	14.0%	1,645,769	13.7%
Professionals	20	15.4%	790,960	25.0%	2,886,921	24.0%
Labourers	17	13.1%	277,292	8.8%	1,086,120	9.0%
Community and Personal Service Workers	16	12.3%	347,570	11.0%	1,382,205	11.5%
Machinery Operators and Drivers	13	10.0%	187,939	5.9%	755,863	6.3%
Technicians and Trades Workers	10	7.7%	399,460	12.6%	1,554,313	12.9%
Clerical and Administrative Workers	10	7.7%	392,444	12.4%	1,525,311	12.7%
Sales Workers	4	3.1%	263,317	8.3%	986,433	8.2%


Source: ABS QuickStats (2021 ABS Census Data)

Manangatang residents are largely employed within the sectors of agriculture (39.6%), health care and social assistance (22.2%), and education and training (14.2%).

As of 2021, the main employment industries within Manangatang consisted of grain growing (16.2%), grain-sheep or grain-beef cattle farming (10.8%), combined primary and secondary education (10.0%), aged care residential services (8.5%) and grocery wholesaling (6.2%).

**Table 20. Industry of Employment – Top Responses (Manangatang)**


Industry of Employment – Top Responses (Manangatang)						
Industry of employment, top responses (Employed people aged 15 years and over)	Manangatang (No.)	Manangatang (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Other Grain Growing	21	16.2%	3,802	0.1%	18,945	0.2%
Grain-Sheep or Grain-Beef Cattle Farming	14	10.8%	3,230	0.1%	18,276	0.2%
Combined Primary and Secondary Education	13	10.0%	34,324	1.1%	146,993	1.2%
Aged Care Residential Services	11	8.5%	62,520	2.0%	258,274	2.1%
Other Grocery Wholesaling	8	6.2%	6,044	0.2%	19,985	0.2%



- There are a number of vacant allotments in the township
- The town has access to basic services

Strengths


**S**



- Significantly lower residential sale prices than surrounding townships
- No access to reticulated sewer

Weaknesses


**W**



- There are no overlays restricting or challenging development in the township zone

Opportunities

**O**



- Very low values being obtained for existing housing suggest any development is highly problematic

Threats

**T**





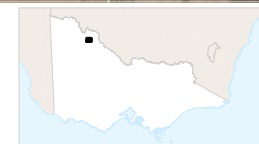
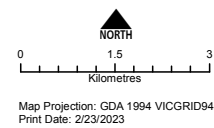
Figure 16. Manangatang Overlay



# Manangatang

## Aboriginal Cultural Heritage Sensitivity



- Heritage**
- Aboriginal Cultural Heritage Sensitivity
- Administrative**
- Local Government Areas

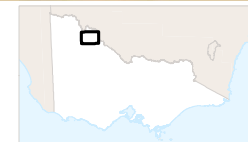
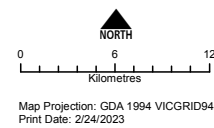
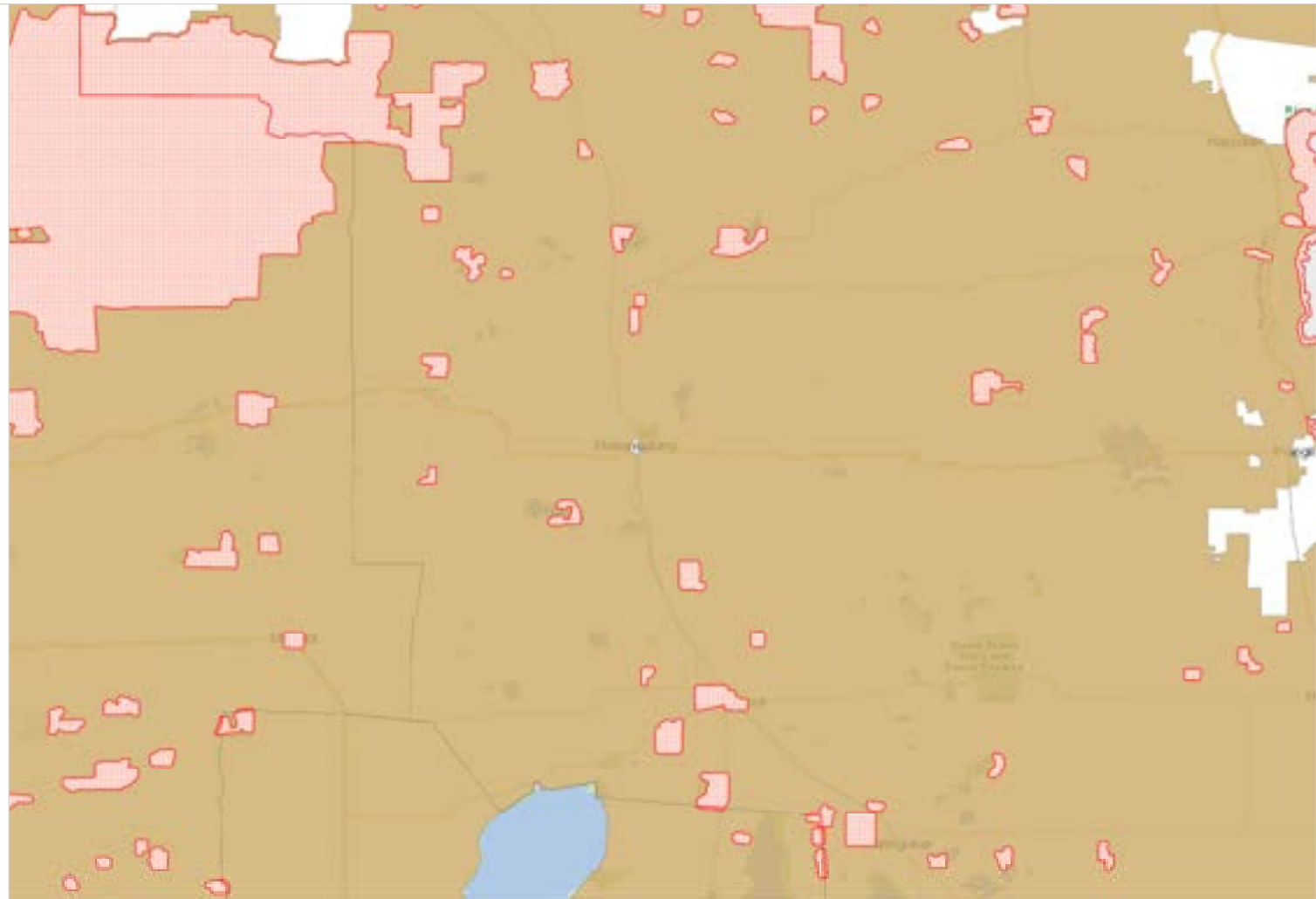


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# Manangatang

## Bushfire

-  BMO - Bushfire Management Overlay
-  BPA - Bushfire Prone Areas



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## Residential Land Availability Audit

### Nyah West

#### Township Characteristics

Nyah West was established as a township along the railway line in 1915, west of the Nyah township. The town is considered a business and commercial centre for the surrounding agricultural area. The town is well serviced by essential services including a pharmacy, IGA, post office, aged care and skate park. The installation of the Skate Park was a part of the Councils Vibrant Villages Project, which also included a BBQ shelter, tree planting and public art installation.

The town centre comprises a fine collection of substantially intact Pre and Inter-war buildings, which enhance the character of the town and creates a tourism distinction.

Nyah Campus is a part of Swan Hill District Health Service and provides aged care services for up to 30 people. The facility has a communal dining area for residents with a kitchenette, a large community lounge area and 3 smaller lounge areas, laundry facilities and a chapel, all of which are available for you and your family.

The Nyah District Primary School is located in the township of Nyah West and serves families from the surrounding areas of Nyah, Nyah West, Wood Wood and Vinifera with a bus route servicing the nearby areas and delivers students to the school each day. As of 2020 there were 57 students enrolled at the school with three multi-age classes, and 3 full time teacher 2 support workers. The town is also serviced by a kindergarten operating three days a week for children aged 3 and 4 years.

The town boasts a number of recreation and sports facilities including a skate park, lawn bowls greens, tennis courts, sports oval and an 18-hole golf course which has a newly installed disc golf course.

The Grand Hotel Nyah West is a well frequented pub that offer meals and accommodation. Nyah Matakupay also provide hostel accommodation services and employment opportunities for travellers and seasonal workers.

Social Infrastructure	Address	Details
Nyah District Primary School	Monash Avenue, Nyah West	Government primary school
Jacaranda Lodge - Swan Hill District Health	Monash Avenue, Nyah West	Aged care facility providing low and high care as well as respite
Grand Hotel Nyah West	12 Station Street, Nyah West	Hotel offering accommodation and food and drink services
Nyah Nyah West CFA	Monash Avenue, Nyah West	Volunteer fire station
IGA Xpress	132 Monash Avenue, Nyah West	Independent grocer
Nyah District Bowling Club	110 Monash Avenue, Nyah West	Community sporting group
Nyah District Men's Shed Inc.	7 O'Connor Street, Nyah West	Community space for men to share interests
Shine Bright Nyah West Kindergarten	Lloyd Street, Nyah West	Kindergarten operated by a not-for-profit community-based organization
Nyah West Skate Park	150 Monash Ave, Nyah West	Skateboarding Park
Nyah West Golf Club	202 Yarraby Road, Nyah West	18-hole golf club with grass greens, gum tree environment with creek beside various fairways.



Key township facilities are identified on the following plan.

Figure 20. Key Township Facilities: Nyah West



#### 4.5.2. Housing Market

Nyah West had 113 residential sales during the ten-year period averaging 11.3 sales per year, with majority of sales having a land size of 1,000m<sup>2</sup> to 1,999m<sup>2</sup>. Nyah West township has a number of vacant residential allotments predominantly to the south of Monash Avenue. These vacant allotments generally reflect the dominant land size.

As of December 2022, there were two properties for rent in Nyah West, including a one-bedroom unit and a three-bedroom detached dwelling. There were also five residential properties advertised for sale. Sales prices in the last three years have increased the most substantially from historical residential sale prices compared to neighbouring townships.

Since 2012 there have been 11 development and land sub division applications in the township, of which one only was for the sub division of land and one for the development of a dwelling.

Residential Sales by Land Size in Nyah West 2012 – 2022 (18 November)			
Land Size (m2)	Count	Median Land Size	Median Sale Price
<999m2	28	800m2	\$124,500
1,000 – 1,999m2	57	1,038m2	\$129,000
2,000 – 3,999m2	13	2,214m2	\$195,000
4,000 – 9,999m2	4	6,866m2	\$247,500
10,000 – 99,999m2	6	47,500m2	\$200,000
100,000m2 +	5	123,500m2	\$265,000

Source: CoreLogic, 2022 (Calculations by Homes Dyer 2022)

Nyah West Sale Comparison			
Sale Period	Count	Median Land Size	Median Sale Price
2012-2022	113	1,038m <sup>2</sup>	\$135,000
2020-2022	48	1,022m <sup>2</sup>	\$202,000

**Land Sales Activity**

*Table 36. Land Sales in Swan Hill Region 2012 - 2022*

Land Sales in Swan Hill Region 2012 – 2022 (18 November)			
Location	Count	Median Land Size	Median Sale Price
Nyah West	24	1,033m <sup>2</sup>	\$30,500

**Residential Dwellings Sales Activity**

*Table 34. Residential Dwelling Sales in Swan Hill Region 2012 – 2022*

Residential Dwelling Sales in Swan Hill Region 2012 – 2022 (18 November)				
Location	Count	Median Land Size	Median Sale Price	Median Number of Bedrooms
Nyah West	113	1,038m <sup>2</sup>	\$135,000	3

*Table 35. Residential Dwelling Sales in Swan Hill Region 2020 – 2022*

Residential Dwelling Sales in Swan Hill Region 2020 – 2022 (18 November)			
Location	Count	Median Land Size	Median Sale Price
Nyah West	48	1,022m <sup>2</sup>	\$202,000

**Zoning and Overlays**

There is a significant amount of vacant and underutilised land in the General Residential Zone.

A specific Public Use Health and Community Zone covers the Nyah West Ambulance Station and Swan Hill District Health service. Abutting this site is a number of vacant residential sites and easements.

A large portion of Monash Avenue and Station Street are covered by the Heritage Overlay. Heritage places include a number of residential properties, the former Picture theatre, post office, All Saints Anglican Church and Grand Hotel.

Approximately 12 hectares of the general residential zone is covered by a Development Plan Overlay. This overlay includes requirement for development such as all servicing, including water, sewerage, drainage and stormwater and internal road layout and external road access, including future road linkages, street lighting, and proposed road surfacing and standards.

By scrutinising the relevant planning scheme zoning and overlays, priority sites were identified. These sites present the greatest opportunity and potential for residential development and seasonal workers accommodation.

**European Cultural Heritage**

European Cultural Heritage Sites of Local Significance	
Location	
Nyah West	<ul style="list-style-type: none"> <li>• Departmental residence – 48 Birdwood Avenue, Nyah West</li> <li>• Departmental residence – 50 Birdwood Avenue, Nyah West</li> <li>• Departmental residence – 52 Birdwood Avenue, Nyah Wst</li> <li>• Former Picture Theatre – 19 Lloyd Street, Nyah West</li> <li>• Eucalyptus cladocalyx (Sugar Gum) – Monash Avenue (cnr Frederick Street), Nyah West</li> <li>• All Saints Anglican Church – 45 Nyah Road, Nyah West</li> <li>• W H Willoughby House – Pira Road, Nyah West</li> <li>• W L Willoughby House – Pira Road, Nyah West</li> <li>• Grand Hotel – 16 Station Steet, Nyah West</li> <li>• Silos, Station Street (at Donald Street), Nyah West</li> <li>• Monash Avenue Precinct – Monash Avenue, Nyah West</li> <li>• Number Reserved (Map Reference HO82) – No location provided</li> </ul>

# HOLMES DYER

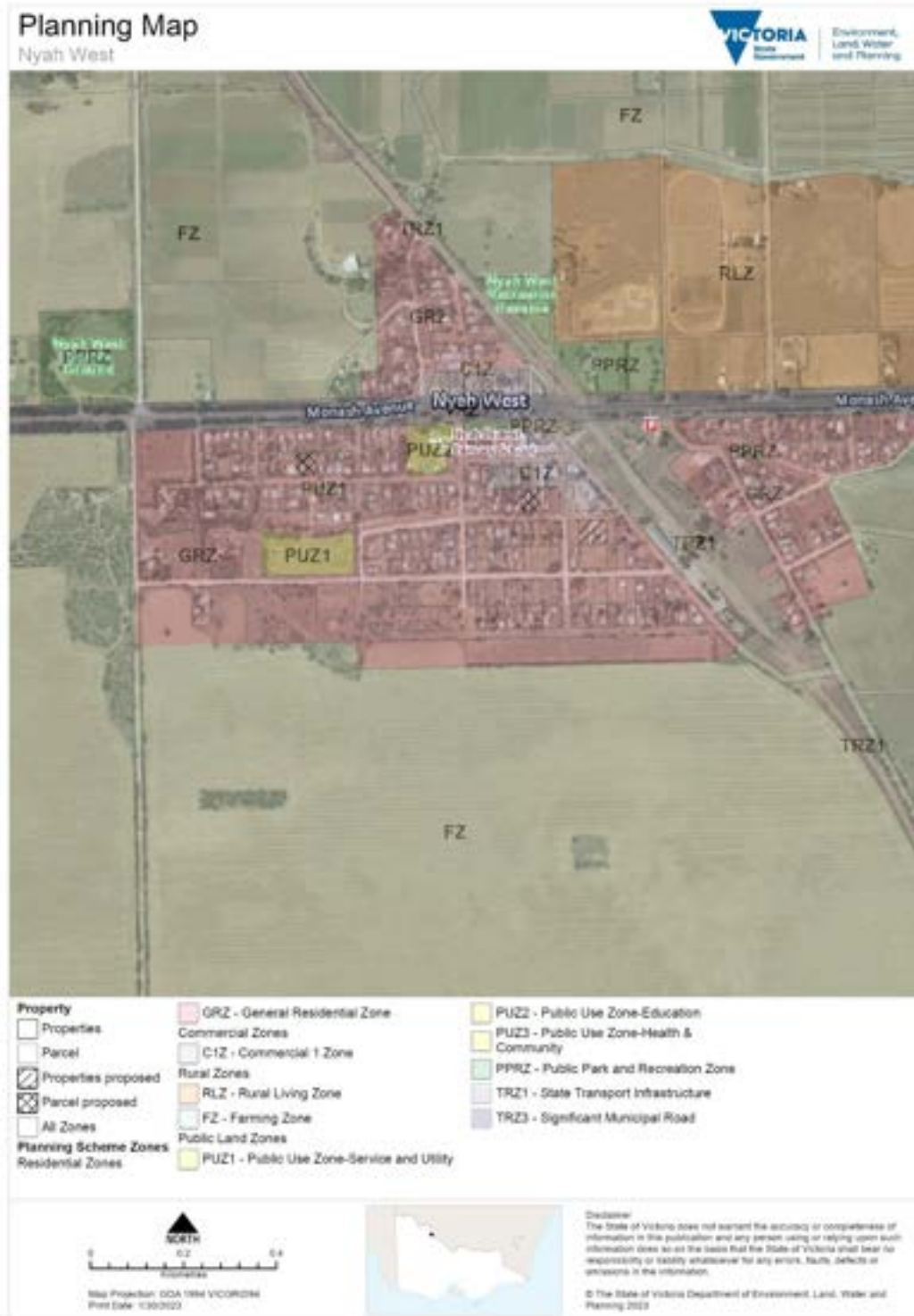
Figure 22. Nyah West Overlays Map





# HOLMES DYER

Figure 21. Nyah West Zoning Map



### Vacant Allotment Supply

There are around 40 vacant allotments in the General Residential Zone in Nyah West, including a concentration of allotments in Donald Street, which is an unsealed road serving around 20 existing dwellings (and therefore has access to all services).

There are a number of broadhectare sites, including a large site off Stafford Street serving a single dwelling, 88 and 100 Donald Street, also serving one dwelling each and 29 – 35 Birdwood Avenue, which may be farmed. These sites could deliver around 40 or more allotments if pursued by their owners. A long narrow site with significant frontage to Elizabeth Street provides an opportunity to deliver more than 25 allotments with existing frontage to a sealed road.

In summary, Nyah West probably contains more opportunities for residential land development than any other small town. Current housing prices are a limiting factor on new development.

### Infrastructure Services

Nyah West has access to all essential services, including gravity sewer, water, telecommunications and power.

### Opportunities and Constraints

Nyah West represents an opportunity for development, given the number of potential development sites, its location serving a strong agricultural community and the number of community services provided in the town as well as its reasonable proximity to Swan Hill's services and facilities. Because it is not on the River, Nyah West does not command the higher prices obtainable in Nyah, and, accordingly, development of new house and land product is more problematic.

### Recommendations

Nyah West is a service centre to the surrounding agricultural district and has a good level of community services and facilities to serve the town and surrounding population.

Its large aged care facility is an important resource for the surrounding aging population. Opportunities to increase aged care units should be investigated.

The commercial hub on the northern side of Monash Avenue is complemented by the landscaped reserve to the south, together with a range of community facilities including a playground, primary school and child care facility. The dilapidated nature of some of the commercial buildings might be remedied through a Council contribution scheme to supplement the private funding of heritage and character buildings in this commercial strip. Underpinning or supplementing of rentals for currently vacant buildings can also assist with building restoration.

Our recommendations are as follows:

- Investigate the opportunities to increase the number of aged care units in Nyah West.
- Investigate the opportunity to instigate a heritage restoration fund for the commercial precinct of Nyah West.

The areas identified above are contained in the following plan.

Figure 45. Nyah West: Recommendations





## Regional Overview

### Demographic and Housing Profile

This Section provides a brief overview and analysis of the eight townships, which will be collectively referred to as ‘the Region’ within this document.

Census data on population and housing provides essential information for analysis and the formulation of policy making and planning. The following data has been extracted from various years of the national census for population and housing and calculated by Holmes Dyer to show key trends, patterns and areas of consideration. Additionally, small random adjustments are made to all cell values by the ABS to protect the confidentiality of data. This effects the level of accuracy, particularly for small value groups. Accordingly, the following trend analyses review changes from 2016 to 2021 in order to avoid the irregularity caused by the change in geographic area over a longer timeframe.

#### Population Size

The Region encompasses the moderate townships of Lake Boga (982 persons), Nyah West (673 persons), and Nyah (536 persons); along with five small townships consisting of Woorinen South (404 persons), Manangatang (274 persons), Piangil (230 persons), Ultima (173 persons), and Boundary Bend (154).

Since 2016 each of these townships have experienced small amounts of growth and decline, with population growth experienced in Woorinen South (+48), Boundary Bend (+22), Nyah West (+10) and Nyah (+6). The largest concentrations of population decline across the five year period was experienced in Manangatang (-35) and Piangil (-29), in addition to smaller declines in Lake Boga (-3) and Ultima (-1). The small decline in population in these townships could be attributed to residents relocating within the Region to moderate townships, such as Nyah West and Nyah, or relocating outside of the Region entirely to larger townships due to employment and housing opportunities.

**Table 1. Estimated Resident Population by Township (2016 Census and 2021 Census)**

Estimated Resident Population by Township (2016 Census and 2021 Census)			
Location	Population		Change 2018 - 2021 Number
	2016	2021	
Boundary Bend	132	154	22
Lake Boga	985	982	-3
Manangatang	309	274	-35
Nyah	530	536	6
Nyah West	663	673	10
Piangil	259	230	-29
Ultima	174	173	-1
Woorinen South	356	404	48

Whilst Nyah West has a generally young population, with 55.7% of residents aged 49 and below, the township is still largely categorised by older workers and pre-retirees (16.4%), and empty nesters and retirees (14.3%). Notwithstanding this the township has seen a generally stable retention and growth of family demographics, with parents and homebuilders the second largest segment (15.8%), similarly the township has experienced an increase in primary (8.6% compared to 8.2% in 2016) and secondary (8.3% compared to 7.4% in 2016) aged children. Growth was also evident in the young workforce segment (12.6%) with an increase of 3.2%.

However, Nyah West has also seen a 2.3% decrease in tertiary and independence aged residents which may be attributed to the level of tertiary educational opportunities available, along with a 2.8% decrease in elderly aged residents.

**Table 6. Service Age Groups (Nyah West)**

Service Age Groups – Nyah West				
Service Age Group	2016 Census		2021 Census	
	No.	%	No.	%
Babies and preschoolers (0 to 4)	43	6.6%	41	6.1%
Primary schoolers (5 to 11)	53	8.2%	57	8.6%
Secondary schoolers (12 to 17)	48	7.4%	55	8.3%
Tertiary education and independence (18 to 24)	43	6.6%	29	4.3%
Young workforce (25 to 34)	61	9.4%	84	12.6%
Parents and homebuilders (35 to 49)	103	15.9%	105	15.8%
Older workers and pre-retirees (50 to 59)	96	14.8%	109	16.4%
Empty nesters and retirees (60 to 69)	97	15.0%	95	14.3%
Seniors (70 to 84)	76	11.7%	81	12.2%
Elderly aged (85 and over)	25	3.8%	6	0.9%

### Household Tenure

Household tenure across the region has remained consistent over the past five years, with fully-owned dwellings (45.5%) the predominant tenure type, followed by dwellings owned under mortgage (34.2%). Private rentals (10.45%) were the third most common tenure type within the region, and have remained fairly stable since 2016 with little change.

Renting as part of a social housing has declined by 1.3% since 2016, with declines in this tenure type evident in the townships of Lake Boga (2.5% decrease) and Manangatang (1.0% decrease).

In comparison there has been an increase of 1.8% in the ‘renting – other’ category, which captures dwellings being rented through an owner / manager of a residential park (such as a caravan park and manufactured homes estate), or employer.

There has also been a substantial 2.0% increase in tenure classified as ‘other’ which captures dwellings being occupied under a life tenure scheme or occupied rent-free; which now attributes to 2.3% of the region’s household tenure. As at the 2016 Census, Boundary Bend was the only township which incorporated ‘other’ tenure type, however over the past five years the introduction of life tenure schemes and rent-free occupation has expanded to Manangatang, Nyah West, Ultima and Woorinen South.

**Table 14. Household Tenure – 2016 Census**

Household Tenure by Township (2016 Census)								
Household Tenure Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Fully Owned	20 (60.6%)	134 (41.1%)	61 (54.4%)	85 (50.0%)	88 (42.5%)	66 (63.4%)	38 (61.2%)	53 (41.0%)
Mortgage	3 (9.0%)	130 (39.8%)	27 (24.1%)	53 (31.1%)	76 (36.7%)	19 (18.2%)	18 (29.0%)	55 (42.6%)
Renting – Private	0 (0.0%)	42 (12.8%)	16 (14.2%)	22 (12.9%)	26 (12.5%)	4 (3.8%)	6 (9.6%)	3 (2.3%)
Renting – Social Housing	0 (0.0%)	11 (3.3%)	5 (4.4%)	0 (0.0%)	7 (3.3)	0 (0.0%)	0 (0.0%)	12 (9.3%)
Renting - Other	4 (12.2%)	0 (0.0%)	0 (0.0%)	3 (1.7%)	3 (1.4%)	9 (8.6%)	0 (0.0%)	0 (0.0%)
Renting – Not Stated	3 (9.0%)	6 (1.8%)	0 (0.0%)	4 (2.3%)	0 (0.0%)	3 (2.8%)	0 (0.0%)	0 (0.0%)
Other tenure type	3 (9.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Not stated	0 (0.0%)	0 (0.0%)	3 (2.6%)	3 (1.7%)	7 (3.3%)	3 (2.8%)	0 (0.0%)	6 (4.6%)

**Table 15. Household Tenure – 2021 Census**

Household Tenure by Township (2021 Census)								
Household Tenure Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Fully Owned	21 (41.1%)	142 (41.8%)	61 (52.5%)	93 (49.7%)	78 (34.3%)	61 (61.2%)	39 (62.9%)	67 (44.3%)
Mortgage	10 (19.6%)	143 (42.1%)	31 (26.7%)	64 (34.2%)	81 (35.6%)	17 (17.1%)	17 (27.4%)	60 (39.7%)
Renting – Private	5 (9.8%)	47 (13.8%)	8 (6.9%)	20 (10.7%)	35 (15.4%)	0 (0.0%)	3 (4.8%)	11 (7.2%)
Renting – Social Housing	0 (0.0%)	3 (0.8%)	4 (3.4%)	0 (0.0%)	13 (5.7%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Renting - Other	6 (11.7%)	0 (0.0%)	5 (4.3%)	7 (3.7%)	3 (1.3%)	21 (21.2%)	0 (0.0%)	0 (0.0%)
Renting – Not Stated	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Other tenure type	9 (17.6%)	0 (0.0%)	7 (6.0%)	0 (0.0%)	6 (2.6%)	0 (0.0%)	3 (4.8%)	4 (2.6%)
Not stated	0 (0.0%)	4 (1.1%)	0 (0.0%)	3 (1.6%)	11 (4.8%)	0 (0.0%)	0 (0.0%)	9 (5.6%)

### Household Composition

Household composition across the region has remained fairly stable over the past five years, with the majority of households comprising of couples without children (31.8%), lone person households (29.45%) and couples with children (23.8%). The number of one parent families (9.9%) and group households (3.9%) have slightly increased over the past five years both by 1.6%.

The townships of Ultima (44.2%), Nyah West (34.0%), Piangil (33.0%), and Nyah (31.9%) each have substantial amounts of lone-person households which attribute to the second largest household composition within each town.

**Table 12.** Household Composition – 2016 Census

Household Composition by Township (2016 Census)								
Household Composition Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Couples without children	15 (35.7%)	122 (36.2%)	36 (29.0%)	59 (31.5%)	64 (28.4%)	38 (36.8%)	22 (29.3%)	47 (37.6%)
Couples with children	10 (23.8%)	103 (30.5%)	26 (20.9%)	53 (28.3%)	49 (21.7%)	19 (18.4%)	16 (21.3%)	38 (30.4%)
One parent families	3 (7.1%)	26 (7.7%)	11 (8.8%)	12 (6.4%)	26 (11.5%)	4 (3.8%)	5 (6.6%)	14 (11.2%)
Lone person	14 (33.3%)	83 (24.6)	44 (35.4%)	57 (30.4%)	79 (35.1%)	38 (36.8%)	28 (37.3%)	23 (18.4%)
Group household	0 (0.0%)	3 (0.8%)	7 (5.6%)	6 (3.2%)	4 (1.7%)	4 (3.8%)	4 (5.3%)	0 (0.0%)
Other	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	3 (1.3%)	0 (0.0%)	0 (0.0%)	3 (2.4%)
<b>Total</b>	<b>42</b>	<b>337</b>	<b>124</b>	<b>187</b>	<b>225</b>	<b>103</b>	<b>75</b>	<b>125</b>

Source: ABS QuickStats (2016 ABS Census Data)

**Table 13.** Household Composition – 2021 Census

Household Composition by Township (2021 Census)								
Household Composition Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Couples without children	16 (33.3%)	123 (34.9%)	44 (37.6%)	84 (35.2%)	64 (27.2%)	22 (22.0%)	18 (25.7%)	47 (30.5%)
Couples with children	14 (29.1%)	94 (26.7%)	27 (23.0%)	45 (18.9%)	48 (20.4%)	24 (24.0%)	15 (21.4%)	46 (29.8%)
One parent families	4 (8.3%)	33 (9.4%)	9 (7.6%)	21 (8.8%)	32 (13.6%)	10 (10.0%)	3(4.2%)	18 (11.6%)
Lone person	14 (29.1%)	84 (23.8%)	33 (28.2%)	76 (31.9%)	80 (34.0%)	33 (33.0%)	31 (44.2%)	36 (23.3%)
Group household	0 (0.0%)	8 (2.2%)	4 (3.4%)	12 (5.0%)	11 (4.6%)	11 (11.0%)	3 (4.2%)	3 (1.9%)
Other	0 (0.0%)	10 (2.8%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	4 (2.6%)
<b>Total</b>	<b>48</b>	<b>352</b>	<b>117</b>	<b>238</b>	<b>235</b>	<b>100</b>	<b>70</b>	<b>154</b>

Source: ABS QuickStats (2021 ABS Census Data)

## Employment Summary

Source: ABS QuickStats (2021 ABS Census Data)

Similar to other townships within the region Nyah West residents are largely employed within the agricultural (17.47%) and health care and social assistance (13.9%), in addition to retail trade (11.7%). Construction (10.4%) and transport, postal and warehousing (10.0%) sectors were also some of the main employment sectors within the town.

As of the 2021 Census, the main employment industries within Nyah West consisted of road freight transport (7.4%), hospitals (5.1%), supermarket and grocery stores (3.7%), stone fruit growing (3.2%), and takeaway food services (3.2%).


**Table 22. Industry of Employment – Top Responses (Nyah West)**

Industry of Employment – Top Responses (Nyah West)						
Industry of employment, top responses (Employed people aged 15 years and over)	Nyah West (No.)	Nyah West (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Road Freight Transport	16	7.4%	36,207	1.1%	135,344	1.1%
Hospitals (Except Psychiatric Hospitals)	11	5.1%	146,890	4.6%	545,158	4.5%
Supermarket and Grocery Stores	8	3.7%	75,275	2.4%	299,810	2.5%
Stone Fruit Growing	7	3.2%	315	0.0%	805	0.0%
Takeaway Food Services	7	3.2%	58,942	1.9%	232,691	1.9%

**Table 30. Occupation – Top Responses (Nyah West)**

Industry of Employment – Top Responses (Nyah West)						
Occupation, top responses (Employed people aged 15 years and over)	Nyah West (No.)	Nyah West (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Labourers	49	22.6%	277,292	8.8%	1,086,120	9.0%
Managers	30	13.8%	442,109	14.0%	1,645,769	13.7%
Machinery Operators and Drivers	28	12.9%	187,939	5.9%	755,863	6.3%
Technicians and Trades Workers	27	12.4%	399,460	12.6%	1,554,313	12.9%
Community and Personal Service Workers	24	11.1%	347,570	11.0%	1,382,205	11.5%
Professionals	20	9.2%	790,960	25.0%	2,886,921	24.0%
Sales Workers	15	6.9%	263,317	8.3%	986,433	8.2%
Clerical and Administrative Workers	13	6.0%	392,444	12.4%	1,525,311	12.7%


# HOLMES DYER



- A number of vacant residential allotments
- Well serviced community
- Access to all essential infrastructure services

**Strengths**

**S**



- Rundown housing in some locations reduces the appeal

**Weaknesses**


**W**



- Surplus land in the residential zone could be utilised for residential development in locations already connected to services

**Opportunities**

**O**



- Historically lower sale prices creates challenge for new housing products to be developed due to low return rate

**Threats**

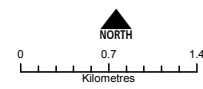
**T**



# Nyah West

## Aboriginal Cultural Heritage Sensitivity

- Heritage**
- Aboriginal Cultural Heritage Sensitivity
- Administrative**
- Local Government Areas





Map Projection: GDA 1994 VICGRID94  
Print Date: 2/23/2023

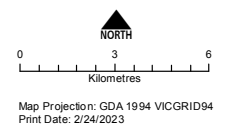
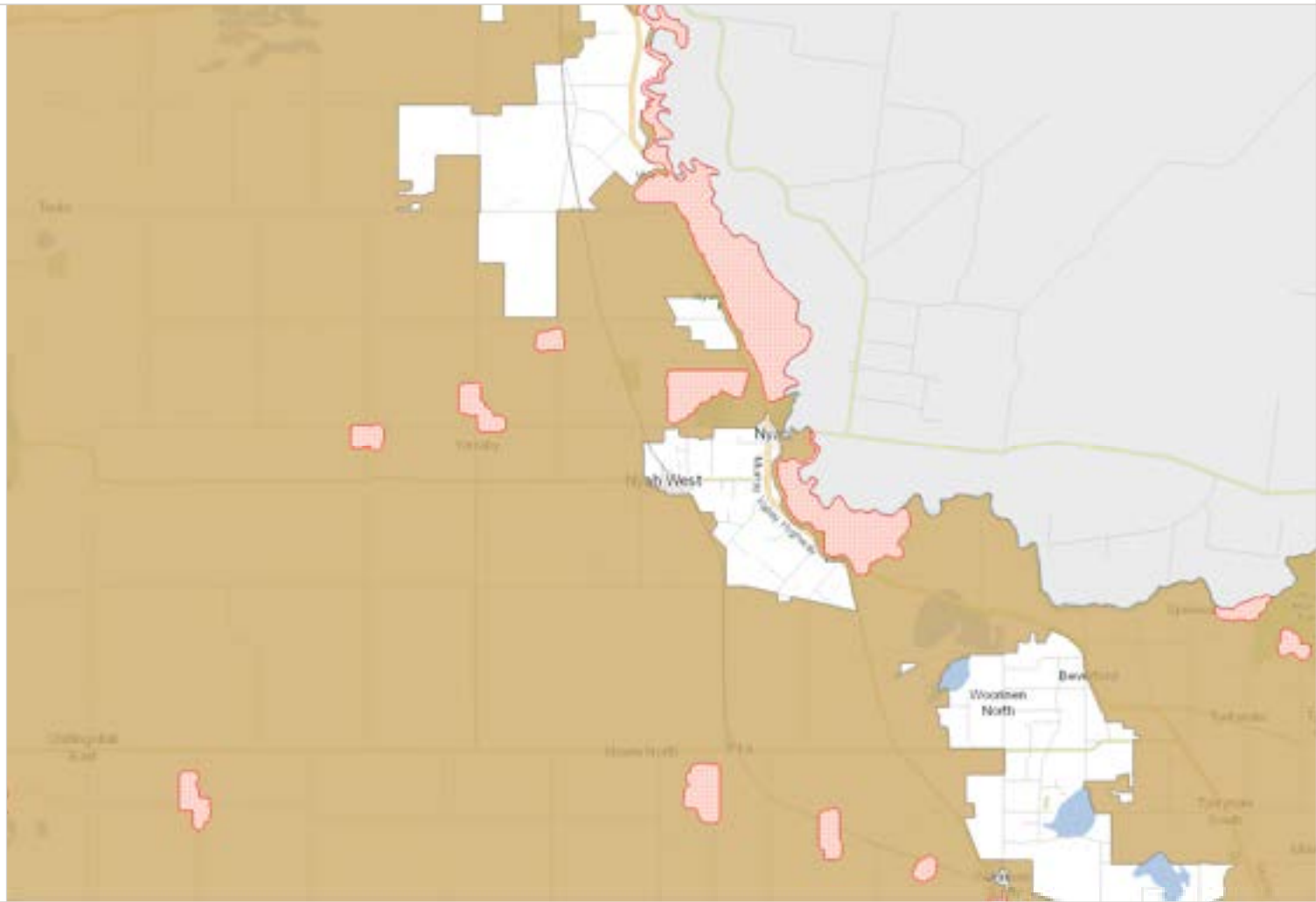


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# Nyah West Bushfire

-  BMO - Bushfire Management Overlay
-  BPA - Bushfire Prone Areas



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## Residential Land Availability Audit

### Nyah

#### Township Characteristics

Nyah is located along the riverfront of the Murray River, approximately 27km from the township of Swan Hill and 105km from Robinvale. Today, most of the original 1920's streetscape remains, giving the township a heritage charm. Grape growing and other dried fruits as well as grain sheep and cattle are the main farming pursuits around the township.

The town is serviced by a local grocery store which also provides some post office services, police station and petrol station which also sells takeaway food. There are a number of parks for outdoor recreations and sports. The Nyah District Memorial Hall which was built in the early 1920s is used for community and private events and managed by the Memorial Hall Committee.

The Nyah Recreation Reserve houses a community centre most recently upgraded in 2012. The centre has a commercial kitchen and bar and can accommodate up to 200 people. The facilities including a large hall space can be hired out for functions from the Councils website. In 2020 the netball courts located at the recreation ground were upgraded to included new surfaced courts, shelters and lighting.

Other parks and recreational spaces include the AN Lewis Park which received Council funding to upgrade bollards, car park and add new trees and park furniture and the 33 metre Nyah District Community Swimming Pool.

The township has limited essential services and many residents would travel to neighbouring towns to access services such as pharmacies, childcare and schools. Its close proximity to Swan Hill make this possible.

Nyah Village Caravan Park, Two Bays Caravan Park are hostel like caravan parks that offer holiday stays and short-term accommodation as well connecting backpackers, students, and working holiday visa holders with informal employment opportunities at local farms such as fruit picking placements.

Social Infrastructure	Address	Details
Nyah Police Station	2 Hayes Hill Rd, Nyah	State police station
Nyah Community Centre	River Street, Nyah	Community centre at the recreation grounds
Nyah Recreation Reserve	River Street, Nyah	Recreation and sports ground that serves the Nyah Nyah West United Demons FNC and the Nyah District Cricket Club
Nyah District Memorial Hall	71 Stradbroke Ave, Nyah	Community hall
Nyah Lions Club		Community group focused on service to those in need
Nyah Heritage Park Playground	10 School Hill Rd, Nyah	Playground located on the former primary school site
Burton's Store	90/88 Stradbroke Ave, Nyah	Local grocer selling basic goods and providing post office and new agency services
Heritage Park	96 Stradbroke Avenue, Nyah	Park with public toilets, BBQ facilities and play equipment
Stradbroke Ave Wayside Stop	Stradbroke Ave, Nyah	Park with public toilets and BBQ facilities
Shell Petrol Station	64 Murray Valley Highway, Nyah	Fuel pumping station with takeaway food
Nyah District Community Swimming Pool	Chinkapook-Nyah West Road, Nyah	33 metre outdoor pool with kid's pool, kiosk and changerooms



Key township facilities are identified on the following plan.

Key Township Facilities: Nyah



## Housing Market

Residential sales in Nyah have been characterised by allotments 800m<sup>2</sup> to 1,500m<sup>2</sup> in size, generally three bedrooms and one bathroom. During the period 2020 to 2022 the median sale price in Nyah was \$255,000, significantly higher than the ten-year median of \$193,500. There have also been significantly more residential sales in Nyah between 2020 and 2022 than the ten years prior.

Dwelling styles are dominated by post war 1940's and weatherboard. The desirable location adjacent to the Murray River, markets Nyah as a quaint lifestyle location for potential buyers. Traditionally sale prices in Nyah have been higher than that of Nyah West and other small towns such as Piangil and Ultima.

As of January 2023, there are two properties for sale in Nyah, both rural living, with asking price ranging from \$575,000-\$600,000. There is also a rental listing for a 4-bedroom rural living property, with a weekly rent of \$525.

Residential Sales by Land Size in Nyah 2012 – 2022 (18 November)			
Land Size (m2)	Count	Median Land Size	Median Sale Price
<999m2	24	823m <sup>2</sup>	\$195,500
1,000 – 1,999m2	36	1,043m <sup>2</sup>	\$193,500
2,000 – 3,999m2	7	2,746m <sup>2</sup>	\$185,000
4,000 – 9,999m2	7	7,230m <sup>2</sup>	\$167,500
10,000 – 99,999m2	9	40,300m <sup>2</sup>	\$339,000
100,000m2 +	1	418,500m <sup>2</sup>	\$195,500

Source: CoreLogic, 2022 (Calculations by Homes Dyer 2022)

Nyah Sale Comparison			
Sale Period	Count	Median Land Size	Median Sale Price
2012-2022	84	1,043m <sup>2</sup>	\$193,500
2020-2022	29	1,189m <sup>2</sup>	\$255,000

## Land Sales Activity

Land Sales in Swan Hill Region 2012 – 2022 (18 November)			
Location	Count	Median Land Size	Median Sale Price
Nyah	14	7,519m <sup>2</sup>	\$71,500

## Residential Dwellings Sales Activity

Residential Dwelling Sales in Swan Hill Region 2012 – 2022 (18 November)				
Location	Count	Median Land Size	Median Sale Price	Median Number of Bedrooms
Nyah	84	1,043m <sup>2</sup>	\$193,500	3

Residential Dwelling Sales in Swan Hill Region 2020 – 2022 (18 November)			
Location	Count	Median Land Size	Median Sale Price
Nyah	29	1,189m <sup>2</sup>	\$255,000



*Indigenous Cultural Heritage – Nyah*



A complete map identifying areas of Aboriginal Cultural Heritage Sensitivity for each township is included within Appendix 4.

**3.4.4. European Cultural Heritage**

There is a rich European Cultural Heritage presence within the Region, with a total of 71 heritage listed properties spread across the eight townships.

Across the identified townships there are three properties listed within the Victorian Heritage Register which consist of the Tooleybuc Bridge (Tooleybuc Road, Piangil), the Manangatang Railway Station Complex (70 Wattle Street, Manangatang) and the Lake Boga Flying Boat Museum (Willakool Drive, Lake Boga).

Other properties of Local Significance, including a description of the heritage item and location if known, are depicted within the below table. Note that this table includes data listed as ‘Number reserved’.

European Cultural Heritage Sites of Local Significance	
Location	
Nyah	<ul style="list-style-type: none"> <li>• Araucaria heterophylla (Norfolk Island Pine) (Stand of 20 trees) – McAlpine Road, Nyah</li> <li>• Two Bays Homestead – Murray Valley Highway, Nyah</li> <li>• Concrete basin – Murray Valley Highway, Nyah</li> <li>• Nyah District Memorial Hall – Murray Valley Highway (Hill Street), Nyah</li> <li>• Ficus macrophylla (Moreton Bay Fig Tree) – 1 (front) River Street, Nyah</li> <li>• House – 3 River Street, Nyah</li> <li>• Historic Pump Station – River Street, Nyah</li> <li>• Punt Site - Murray River, River Street, Nyah</li> <li>• Memorial Gates – River Street, Nyah</li> <li>• Explorer’s Cairn – School Hill Street, Nyah</li> </ul>

### **Vacant Allotment Supply**

Nyah has a small number of vacant residential allotments within the General Residential Zone, albeit some with further minor subdivision potential. The township includes two large sites capable of subdivision as well as some rural living lots that could be further subdivided. The eastern half of the caravan park site would also provide opportunity for further development, possibly with short term and seasonal stay options.

### **Infrastructure Services**

Nyah is provided with all necessary infrastructure services, including reticulated sewer and water, power and telecommunication. Smaller lot sizes are possible because of this service availability.

A BYD search has been undertaken for Nyah. The plans are contained in Appendix 7 – Infrastructure Plans. We consider this to be a reliable source of information, with the information being maintained and updated by each service provider.

### **Opportunities and Constrains**

Nyah presents good opportunities for development given its availability of infrastructure services, its proximity to the wide range of services and facilities, albeit 20 minutes away at Swan Hill, its scenic quality and recreational opportunities on the adjacent River Murray and the strength of the local employment market which includes orchards, horticulture and viticulture.

The town is bisected by the Murray Valley Highway. There is an opportunity to improve the environmental amenity of this expanse of bitumen by carefully selected tree planting in locations that create separation between the main highway and the parking areas serving the adjacent commercial premises.

Growth in land and housing values in the area provides some potential for new development to achieve viable market values, particularly in close proximity to the River and on rising ground with views to the River.



Figure 44. Nyah: Recommendations



## Regional Overview

### Demographic and Housing Profile

This Section provides a brief overview and analysis of the eight townships, which will be collectively referred to as ‘the Region’ within this document.

Census data on population and housing provides essential information for analysis and the formulation of policy making and planning. The following data has been extracted from various years of the national census for population and housing and calculated by Holmes Dyer to show key trends, patterns and areas of consideration. Additionally, small random adjustments are made to all cell values by the ABS to protect the confidentiality of data. This effects the level of accuracy, particularly for small value groups. Accordingly, the following trend analyses review changes from 2016 to 2021 in order to avoid the irregularity caused by the change in geographic area over a longer timeframe.

#### Population Size

The Region encompasses the moderate townships of Lake Boga (982 persons), Nyah West (673 persons), and Nyah (536 persons); along with five small townships consisting of Woorinen South (404 persons), Manangatang (274 persons), Piangil (230 persons), Ultima (173 persons), and Boundary Bend (154).

Since 2016 each of these townships have experienced small amounts of growth and decline, with population growth experienced in Woorinen South (+48), Boundary Bend (+22), Nyah West (+10) and Nyah (+6).

The largest concentrations of population decline across the five year period was experienced in Manangatang (-35) and Piangil (-29), in addition to smaller declines in Lake Boga (-3) and Ultima (-1). The small decline in population in these townships could be attributed to residents relocating within the Region to moderate townships, such as Nyah West and Nyah, or relocating outside of the Region entirely to larger townships due to employment and housing opportunities.

**Table 1. Estimated Resident Population by Township (2016 Census and 2021 Census)**

Estimated Resident Population by Township (2016 Census and 2021 Census)			
Location	Population		Change 2018 - 2021 Number
	2016	2021	
Boundary Bend	132	154	22
Lake Boga	985	982	-3
Manangatang	309	274	-35
Nyah	530	536	6
Nyah West	663	673	10
Piangil	259	230	-29
Ultima	174	173	-1
Woorinen South	356	404	48

Source: ABS Table Builder (2016 Census and 2021 ABS Census Data)

Whilst Nyah is largely categorised by empty nesters and retirees (17.7%), the township has experienced a moderate increase in young workforce aged residents (25 to 34) of 4.7%, with this group now the second largest segment of the township’s population (16.5% compared to 11.8% in 2016). The township has also experienced a moderate decrease in parent and homebuilder aged residents of 3.5%, along with a collective decline of school-aged and young children of 2.7% over the five year period.

**Table 5. Service Age Groups (Nyah)**

Service Age Groups – Nyah				
Service Age Group	2016 Census		2021 Census	
	No.	%	No.	%
Babies and preschoolers (0 to 4)	15	2.9%	20	3.7%
Primary schoolers (5 to 11)	36	7.0%	24	4.5%
Secondary schoolers (12 to 17)	37	7.2%	33	6.2%
Tertiary education and independence (18 to 24)	26	5.0%	30	5.6%
Young workforce (25 to 34)	61	11.8%	88	16.5%
Parents and homebuilders (35 to 49)	95	18.5%	80	15.0%
Older workers and pre-retirees (50 to 59)	76	14.8%	85	16.0%
Empty nesters and retirees (60 to 69)	82	15.9%	94	17.7%
Seniors (70 to 84)	85	16.5%	71	13.3%
Elderly aged (85 and over)	0	0.0%	6	1.1%
Elderly aged (85 and over)	0	0.0%	6	1.1%

**Household Tenure**

Household tenure across the region has remained consistent over the past five years, with fully-owned dwellings (45.5%) the predominant tenure type, followed by dwellings owned under mortgage (34.2%). Private rentals (10.45%) were the third most common tenure type within the region, and have remained fairly stable since 2016 with little change.

Renting as part of a social housing has declined by 1.3% since 2016, with declines in this tenure type evident in the townships of Lake Boga (2.5% decrease) and Manangatang (1.0% decrease).

In comparison there has been an increase of 1.8% in the ‘renting – other’ category, which captures dwellings being rented through an owner / manager of a residential park (such as a caravan park and manufactured homes estate), or employer.

There has also been a substantial 2.0% increase in tenure classified as ‘other’ which captures dwellings being occupied under a life tenure scheme or occupied rent-free; which now attributes to 2.3% of the region’s household tenure. As at the 2016 Census, Boundary Bend was the only township which incorporated ‘other’ tenure type, however over the past five years the introduction of life tenure schemes and rent-free occupation has expanded to Manangatang, Nyah West, Ultima and Woorinen South.

**Table 14. Household Tenure – 2016 Census**

Household Tenure by Township (2016 Census)								
Household Tenure Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Fully Owned	20 (60.6%)	134 (41.1%)	61 (54.4%)	85 (50.0%)	88 (42.5%)	66 (63.4%)	38 (61.2%)	53 (41.0%)
Mortgage	3 (9.0%)	130 (39.8%)	27 (24.1%)	53 (31.1%)	76 (36.7%)	19 (18.2%)	18 (29.0%)	55 (42.6%)
Renting – Private	0 (0.0%)	42 (12.8%)	16 (14.2%)	22 (12.9%)	26 (12.5%)	4 (3.8%)	6 (9.6%)	3 (2.3%)
Renting – Social Housing	0 (0.0%)	11 (3.3%)	5 (4.4%)	0 (0.0%)	7 (3.3)	0 (0.0%)	0 (0.0%)	12 (9.3%)
Renting - Other	4 (12.2%)	0 (0.0%)	0 (0.0%)	3 (1.7%)	3 (1.4%)	9 (8.6%)	0 (0.0%)	0 (0.0%)
Renting – Not Stated	3 (9.0%)	6 (1.8%)	0 (0.0%)	4 (2.3%)	0 (0.0%)	3 (2.8%)	0 (0.0%)	0 (0.0%)
Other tenure type	3 (9.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Not stated	0 (0.0%)	0 (0.0%)	3 (2.6%)	3 (1.7%)	7 (3.3%)	3 (2.8%)	0 (0.0%)	6 (4.6%)

**Table 15. Household Tenure – 2021 Census**

Household Tenure by Township (2021 Census)								
Household Tenure Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Fully Owned	21 (41.1%)	142 (41.8%)	61 (52.5%)	93 (49.7%)	78 (34.3%)	61 (61.2%)	39 (62.9%)	67 (44.3%)
Mortgage	10 (19.6%)	143 (42.1%)	31 (26.7%)	64 (34.2%)	81 (35.6%)	17 (17.1%)	17 (27.4%)	60 (39.7%)
Renting – Private	5 (9.8%)	47 (13.8%)	8 (6.9%)	20 (10.7%)	35 (15.4%)	0 (0.0%)	3 (4.8%)	11 (7.2%)
Renting – Social Housing	0 (0.0%)	3 (0.8%)	4 (3.4%)	0 (0.0%)	13 (5.7%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Renting - Other	6 (11.7%)	0 (0.0%)	5 (4.3%)	7 (3.7%)	3 (1.3%)	21 (21.2%)	0 (0.0%)	0 (0.0%)
Renting – Not Stated	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Other tenure type	9 (17.6%)	0 (0.0%)	7 (6.0%)	0 (0.0%)	6 (2.6%)	0 (0.0%)	3 (4.8%)	4 (2.6%)
Not stated	0 (0.0%)	4 (1.1%)	0 (0.0%)	3 (1.6%)	11 (4.8%)	0 (0.0%)	0 (0.0%)	9 (5.6%)

## Household Composition

Household composition across the region has remained fairly stable over the past five years, with the majority of households comprising of couples without children (31.8%), lone person households (29.45%) and couples with children (23.8%). The number of one parent families (9.9%) and group households (3.9%) have slightly increased over the past five years both by 1.6%.

The townships of Ultima (44.2%), Nyah West (34.0%), Piangil (33.0%), and Nyah (31.9%) each have substantial amounts of lone-person households which attribute to the second largest household composition within each town.

**Table 12.** Household Composition – 2016 Census

Household Composition by Township (2016 Census)								
Household Composition Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Couples without children	15 (35.7%)	122 (36.2%)	36 (29.0%)	59 (31.5%)	64 (28.4%)	38 (36.8%)	22 (29.3%)	47 (37.6%)
Couples with children	10 (23.8%)	103 (30.5%)	26 (20.9%)	53 (28.3%)	49 (21.7%)	19 (18.4%)	16 (21.3%)	38 (30.4%)
One parent families	3 (7.1%)	26 (7.7%)	11 (8.8%)	12 (6.4%)	26 (11.5%)	4 (3.8%)	5 (6.6%)	14 (11.2%)
Lone person	14 (33.3%)	83 (24.6)	44 (35.4%)	57 (30.4%)	79 (35.1%)	38 (36.8%)	28 (37.3%)	23 (18.4%)
Group household	0 (0.0%)	3 (0.8%)	7 (5.6%)	6 (3.2%)	4 (1.7%)	4 (3.8%)	4 (5.3%)	0 (0.0%)
Other	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	3 (1.3%)	0 (0.0%)	0 (0.0%)	3 (2.4%)
<b>Total</b>	<b>42</b>	<b>337</b>	<b>124</b>	<b>187</b>	<b>225</b>	<b>103</b>	<b>75</b>	<b>125</b>

Source: ABS QuickStats (2016 ABS Census Data)

**Table 13.** Household Composition – 2021 Census

Household Composition by Township (2021 Census)								
Household Composition Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Couples without children	16 (33.3%)	123 (34.9%)	44 (37.6%)	84 (35.2%)	64 (27.2%)	22 (22.0%)	18 (25.7%)	47 (30.5%)
Couples with children	14 (29.1%)	94 (26.7%)	27 (23.0%)	45 (18.9%)	48 (20.4%)	24 (24.0%)	15 (21.4%)	46 (29.8%)
One parent families	4 (8.3%)	33 (9.4%)	9 (7.6%)	21 (8.8%)	32 (13.6%)	10 (10.0%)	3(4.2%)	18 (11.6%)
Lone person	14 (29.1%)	84 (23.8%)	33 (28.2%)	76 (31.9%)	80 (34.0%)	33 (33.0%)	31 (44.2%)	36 (23.3%)
Group household	0 (0.0%)	8 (2.2%)	4 (3.4%)	12 (5.0%)	11 (4.6%)	11 (11.0%)	3 (4.2%)	3 (1.9%)
Other	0 (0.0%)	10 (2.8%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	4 (2.6%)
<b>Total</b>	<b>48</b>	<b>352</b>	<b>117</b>	<b>238</b>	<b>235</b>	<b>100</b>	<b>70</b>	<b>154</b>

Source: ABS QuickStats (2021 ABS Census Data)

## Employment Summary

Source: ABS QuickStats (2021 ABS Census Data)

The main occupations within Nyah at the time of the 2021 Census consisted of labourers (29.9%), technicians and trades workers (13.8%), professionals (9.8%), clerical and administrative workers (9.8%), machinery operators and drivers (9.8%), community and personal service workers (9.4%), managers (9.1%), and sales workers (7.5%).


**Table 29. Occupation – Top Responses (Nyah)**

Industry of Employment – Top Responses (Nyah)						
Occupation, top responses (Employed people aged 15 years and over)	Nyah (No.)	Nyah (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Labourers	76	29.9%	277,292	8.8%	1,086,120	9.0%
Technicians and Trades Workers	35	13.8%	399,460	12.6%	1,554,313	12.9%
Professionals	25	9.8%	790,960	25.0%	2,886,921	24.0%
Clerical and Administrative Workers	25	9.8%	392,444	12.4%	1,525,311	12.7%
Machinery Operators and Drivers	25	9.8%	187,939	5.9%	755,863	6.3%
Community and Personal Service Workers	24	9.4%	347,570	11.0%	1,382,205	11.5%
Managers	23	9.1%	442,109	14.0%	1,645,769	13.7%
Sales Workers	19	7.5%	263,317	8.3%	986,433	8.2%

**Table 21. Industry of Employment – Top Responses (Nyah)**

Industry of Employment – Top Responses (Nyah)						
Industry of employment, top responses (Employed people aged 15 years and over)	Nyah (No.)	Nyah (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Vegetable Growing (Outdoors)	16	6.3%	4,021	0.1%	16,273	0.1%
Hospitals (Except Psychiatric Hospitals)	15	5.9%	146,890	4.6%	545,158	4.5%
Other Fruit and Tree Nut Growing	10	3.9%	516	0.0%	7,197	0.1%
Other Social Assistance Services	8	3.1%	68,023	2.2%	278,221	2.3%
Wine and Other Alcoholic Beverage Manufacturing	7	2.8%	4,163	0.1%	16,660	0.1%


# HOLMES DYER



- Connected to all essential infrastructure serves
- Riverfront lifestyle

**Strengths**

**S**



- Limited number of vacant residential allotments for future development
- Additional planning assessments and conditions due to a number of overlays

**Weaknesses**


**W**



- Close proximity to Swan Hill is attractive to potential buyers
- Growth in residential sale values creates promising return rates on future development

**Opportunities**

**O**



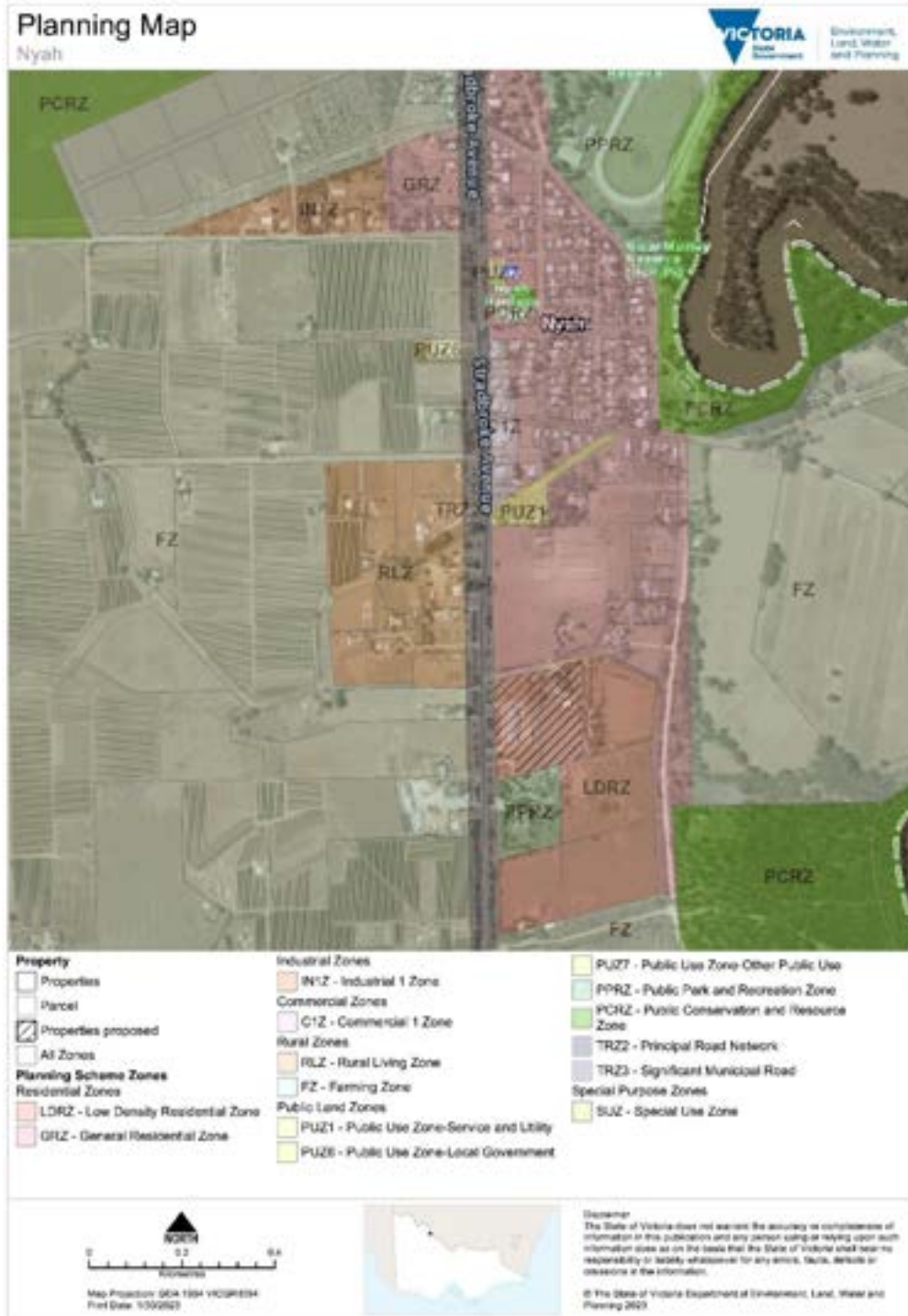
- Prime future residential sites are mostly in the ownership of private residents and would require interest by current owners.

**Threats**

**T**

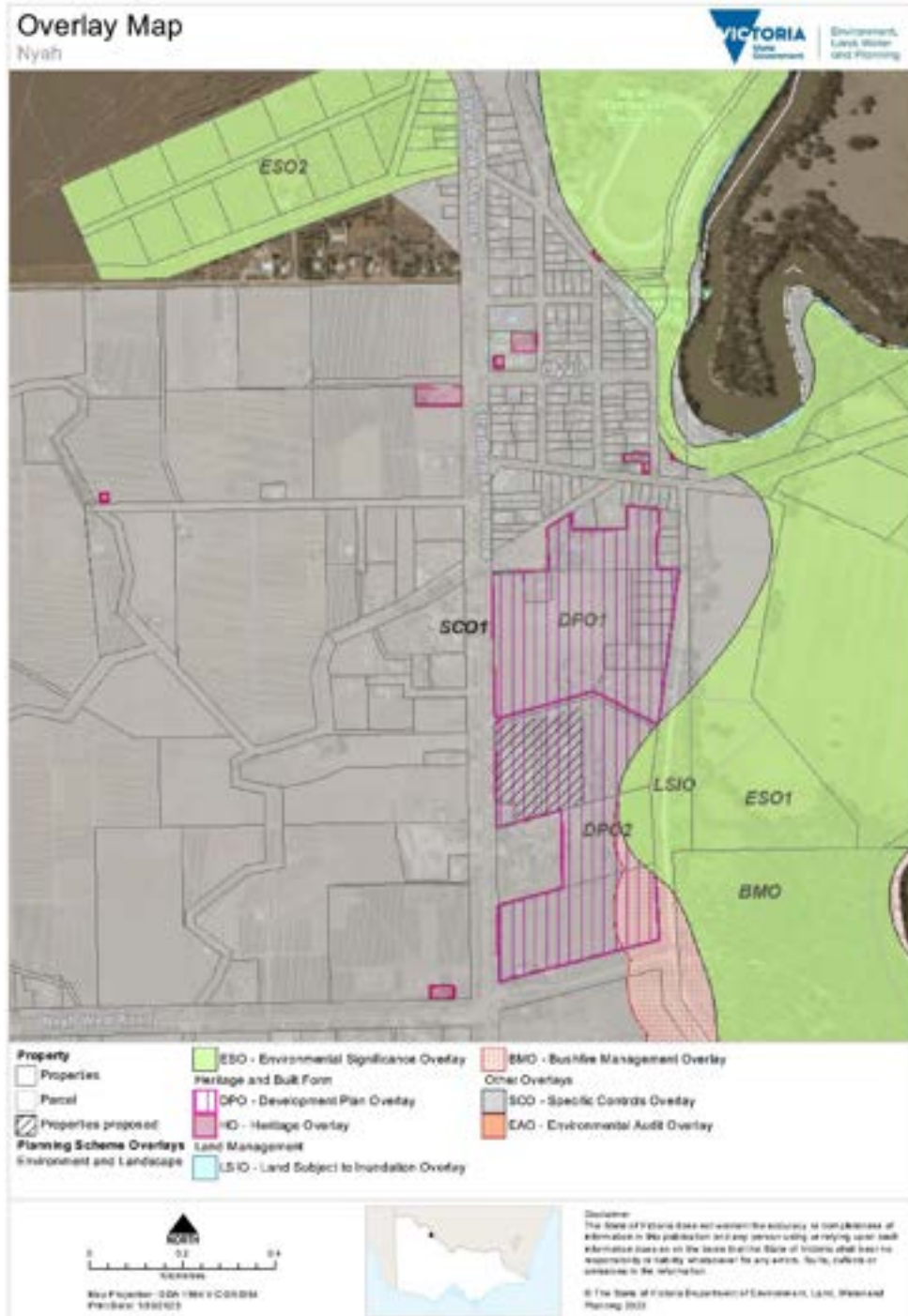
# HOLMES DYER

Figure 18. Nyah Zoning Map



# HOLMES DYER

Figure 19. Nyah Overlays Map

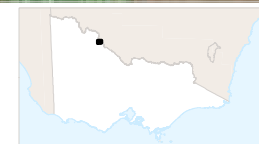
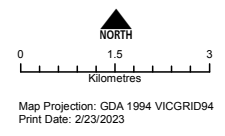
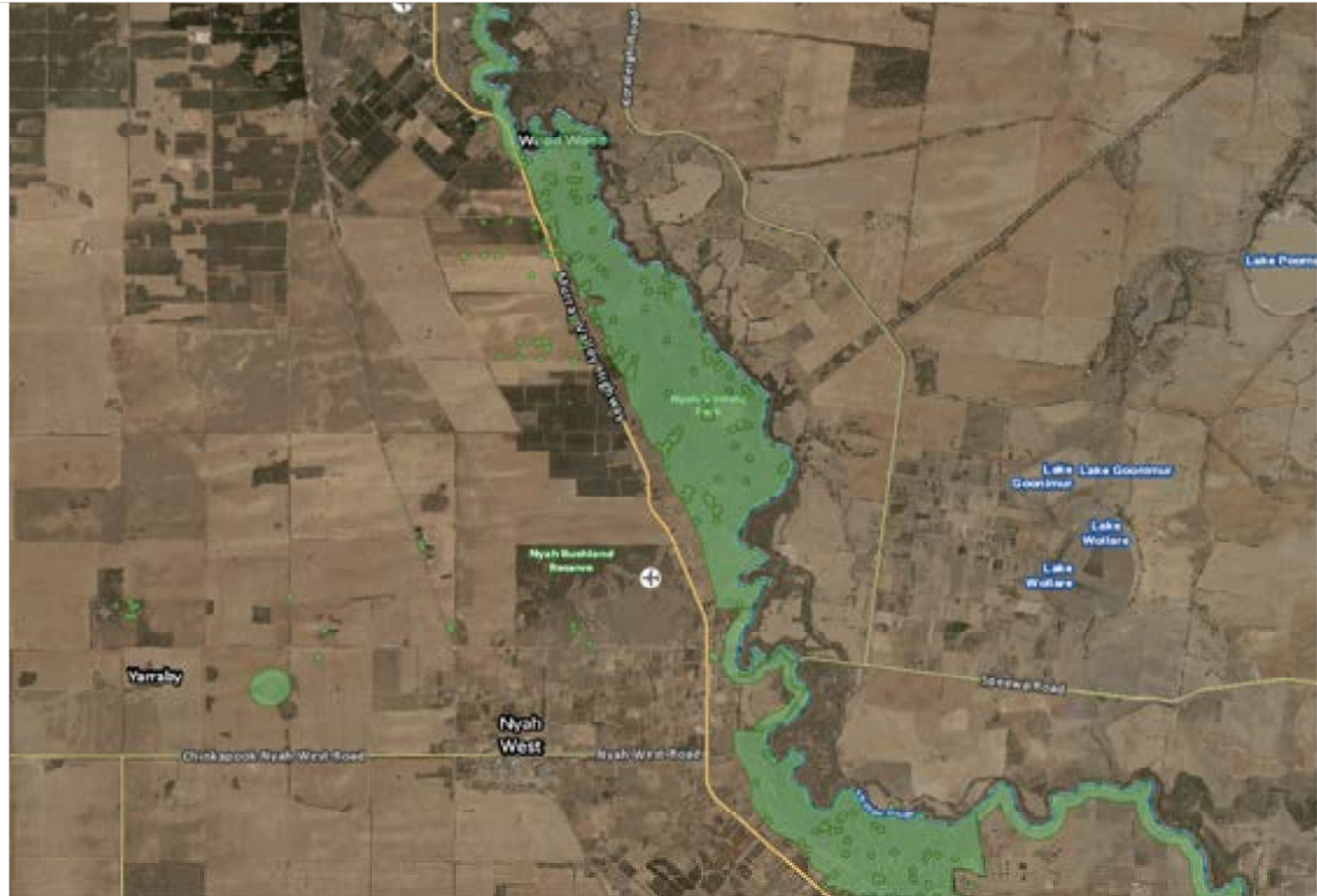




# Nyah



## Aboriginal Cultural Heritage Sensitivity

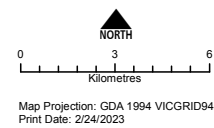
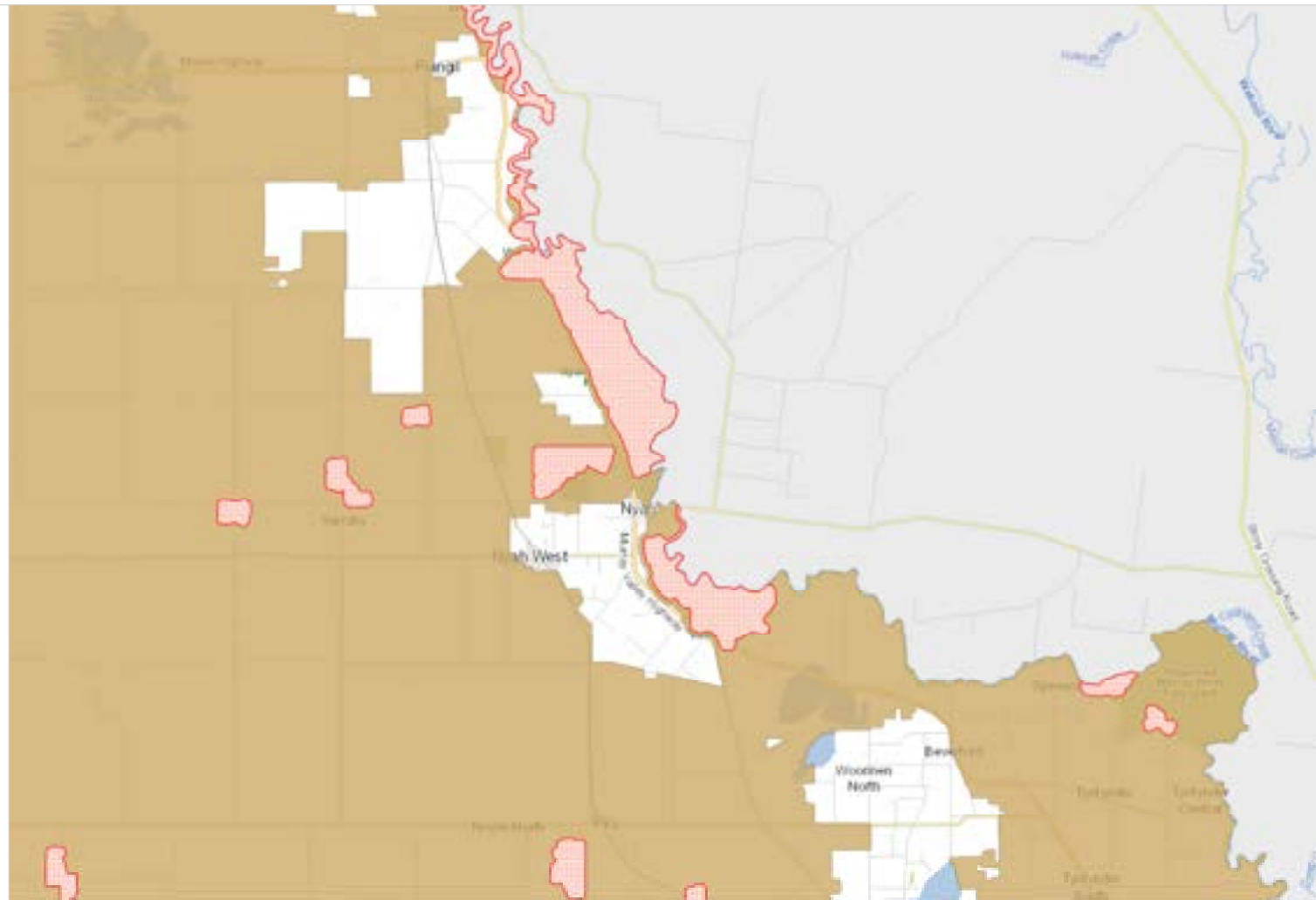
- Heritage**
- Aboriginal Cultural Heritage Sensitivity
- Administrative**
- Local Government Areas



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# Nyah Bushfire

-  BMO - Bushfire Management Overlay
-  BPA - Bushfire Prone Areas



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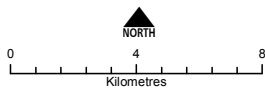
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# Nyah

Flooding



Planning Scheme Overlays Land Management LSIO - Land Subject to Inundation Overlay



Map Projection: GDA 1994 VICGRID94  
Print Date: 2/24/2023



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## Residential Land Availability Audit

### Ultima

#### Township Characteristics

Ultima is a small town 30km west of Swan Hill known for dry farming and silos. The focal point of the town is the well maintained and popular Ultima Hotel. The hotel offers accommodation and meals, as well as hosting regular events and functions. The town is also serviced by Ultima Café which offer coffee and takeaway food and sells basic goods and provides essential postal services.

In 2021 the Ultima Primary school had 2 students and 1 full time teacher and in recent years the school has undergone upgrade of the sporting shed, main school building and grounds. There is a small 9-hole white sand greens golf club and a skate park located at the memorial reserve. Lions Park, located on Dillon Street, offers exercise equipment, a playground and public toilets and the Recreation Reserve located on the southwestern side of the town has a mud hut used by sporting groups and hired out to the community.

A kilometre out of town is the Ultima Cemetery. The Cemetery is well maintained and showcases the long history of the township.

In an attempt to boost resident numbers, in 2003 the Ultima Progress Association offered 12 allotments for sale for \$1, under the condition that the buyer began building within 12 months. Eleven of the allotments sold.

The Cube Intermodal Hub is located at Ultima and takes advantage of the railway to export hay and dried fruit around the world.

A future mineral sand mine south east of Ultima has the potential to generate significant employment and township activity in the future.

Social Infrastructure	Address	Details
The Ultima Hotel	1 Breen Street, Ultima	Hotel offering food and drinks services and accommodation
Ultima Primary School	9-15 Cameron Street, Ultima	Government primary school
Ultima Recreation Reserve	3535 Culgoa-Ultima Road, Ultima	Recreation and sporting grounds
Ultima Cemetery	Culgoa-Ultima Road, Ultima	Cemetery
Ultima Cafe	6 Dillon Street, Ultima	Café offering essential post office services and general store goods
Ultima Golf Club	3217 Lake Boga-Ultima Road, Ultima	9-hole white sand greens golf club



Key township facilities are identified on the following plan.



### Housing Market

Residential sales in Ultima are characterised by large allotments greater than 2000m<sup>2</sup>. Median sale prices in Ultima had the smallest increase of the neighbouring towns, reaching a median of \$157,500. Dwelling styles are generally a mix of 1940 and 1970's weatherboard or brick façade. There are only 68 residential properties in Ultima. There are no residential properties for sale or rent in Ultima.

Residential Sales by Land Size in Ultima 2012 – 2022 (18 November)			
Land Size (m2)	Count	Median Land Size	Median Sale Price
<999m2	4	900m <sup>2</sup>	\$150,000
1,000 – 1,999m2	7	1,950m <sup>2</sup>	\$138,000
2,000 – 3,999m2	16	2,071m <sup>2</sup>	\$149,000
4,000 – 9,999m2	1	4,298m <sup>2</sup>	\$75,000
10,000 – 99,999m2	0	-	-
100,000m2 +	0	-	-

Source: CoreLogic, 2022 (Calculations by Holmes Dyer, 2022)

Ultima Sale Comparison			
Sale Period	Count	Median Land Size	Median Sale Price
2012-2022	28	2,023m <sup>2</sup>	\$143,500
2020-2022	10	2,021m <sup>2</sup>	\$157,500

### Land Sales Activity

Table 36. Land Sales in Swan Hill Region 2012 - 2022

Land Sales in Swan Hill Region 2012 – 2022 (18 November)			
Location	Count	Median Land Size	Median Sale Price
Ultima	13	1,867m <sup>2</sup>	\$19,900

### Residential Dwellings Sales Activity

Table 34. Residential Dwelling Sales in Swan Hill Region 2012 – 2022

Residential Dwelling Sales in Swan Hill Region 2012 – 2022 (18 November)				
Location	Count	Median Land Size	Median Sale Price	Median Number of
Ultima	28	2,023m <sup>2</sup>	\$143,500	3

Table 35. Residential Dwelling Sales in Swan Hill Region 2020 – 2022

Residential Dwelling Sales in Swan Hill Region 2020 – 2022 (18 November)			
Location	Count	Median Land Size	Median Sale Price
Ultima	10	2,021m <sup>2</sup>	\$157,500

### Zoning and Overlays

Majority of Ultima is zoned Township (TZ), with a large number of vacant and underutilised residential allotments. A number of the vacant allotments are covered in dense vegetation. The school grounds and abutting allotments are zoned Public Use Education (PUZ2). The land surrounding Ultima is zoned for farming (FZ)

There are a number of Heritage Places in Ultima including the Ultima Hotel and Dillon Street Town Centre Precinct which is a collection of original 1900's commercial and railway related buildings.

By scrutinising the relevant planning scheme zoning and overlays, priority sites were identified. These sites present the greatest opportunity and potential for residential development and seasonal workers accommodation.

The sites identified are all located in the Township Zone (TZ) which enables the subdivision of land into allotments between 300m<sup>2</sup> and 500m<sup>2</sup> or greater, with allotments less than 300m<sup>2</sup> permissible where a dwelling may be constructed on each allotment in accordance with the scheme's requirements.

## European Cultural Heritage

European Cultural Heritage Sites of Local Significance	
Location	
Ultima	<ul style="list-style-type: none"> <li>• Ultima Hotel – 1 Breen Street, Ultima</li> <li>• House – 1 Condeley Street, Ultima</li> <li>• 'Operation Snail' House – David Street, Ultima</li> <li>• Former Bank – 12 Dillon Street, Ultima</li> <li>• Former ES&amp;A Bank – 23 Dillion Street, Ultima</li> <li>• Former Shops – 24-26 Dillon Street, Ultima</li> <li>• Ultima Post Office – 29 Dillon Street, Ultima</li> <li>• House – 52-56 Dillon Street, Ultima</li> <li>• Number reserved (Map Reference HO181) – No location provided</li> <li>• Former Presbyterian Church – 18-20 Hayes Street, Ultima</li> <li>• Holy Trinity Anglican Church – 21 O'Connor Street, Ultima</li> <li>• War Memorial – 13 Vernon Street, Ultima</li> <li>• Dillon Street Town Centre Precinct – Ultima</li> <li>• Acacia melvillei (Yarran Tree) - CA 42N, between Breen Street and Sea Lake – Swan Hill Road, Ultima</li> </ul>

## Vacant Allotment Supply

There are around 100 vacant residential allotments in Ultima, albeit that none are currently on the market. Many of these lots are contiguous and could provide consolidated sites for larger scale developments, especially along Coombes Street and Gladstone Avenue, Taverner Street and Culgoa – Ultima Road. (This may be a park.) These site could deliver sites for large numbers of future mine workers.

## Infrastructure Services

Ultima has access to water, power and telecommunications, but does not have reticulated sewer. Any housing development would therefore need to be on larger lots.

A Before You Dig (BYD) search has been undertaken for Ultima. The plans are contained in Appendix 7 – Infrastructure Plans. We consider this to be a reliable source of information, with the information being maintained and updated by each service provider.

## Opportunities and Constraints

Currently, supply and demand for residential land and housing is almost non-existent, with past residential sales prices so low as to be unable to support new land and housing development. Recent farm service investment and possible future mining operations in the wider region could provide impetus for additional housing and workers' accommodation.

## Recommendations

The potential to deliver workers' accommodation is worthy of investigation so as to be able to offer a package to the future mine operators if quarrying commences in the future.

There are ample vacant residential allotments potentially available, some of which would be likely to be unlocked if demand increased and prices rise accordingly.

- Investigate the opportunity to instigate a heritage restoration fund for the main street precinct of Ultima.
- Undertake avenue planting with advanced trees along Breen Street and Dillon Street.
- Investigate the need for service infrastructure capacity improvements and a common sewer system, should mining operations occur in the region.
- Encourage the sale and development of the numerous vacant allotments in Ultima in response to a decision to proceed with mining in the region.

These recommendations are identified on the following plan.

Figure 47. Ultima: Recommendations





## Regional Overview

### Demographic and Housing Profile

This Section provides a brief overview and analysis of the eight townships, which will be collectively referred to as ‘the Region’ within this document.

Census data on population and housing provides essential information for analysis and the formulation of policy making and planning. The following data has been extracted from various years of the national census for population and housing and calculated by Holmes Dyer to show key trends, patterns and areas of consideration. Additionally, small random adjustments are made to all cell values by the ABS to protect the confidentiality of data. This effects the level of accuracy, particularly for small value groups. Accordingly, the following trend analyses review changes from 2016 to 2021 in order to avoid the irregularity caused by the change in geographic area over a longer timeframe.

#### Population Size

The Region encompasses the moderate townships of Lake Boga (982 persons), Nyah West (673 persons), and Nyah (536 persons); along with five small townships consisting of Woorinen South (404 persons), Manangatang (274 persons), Piangil (230 persons), Ultima (173 persons), and Boundary Bend (154).

Since 2016 each of these townships have experienced small amounts of growth and decline, with population growth experienced in Woorinen South (+48), Boundary Bend (+22), Nyah West (+10) and Nyah (+6).

The largest concentrations of population decline across the five year period was experienced in Manangatang (-35) and Piangil (-29), in addition to smaller declines in Lake Boga (-3) and Ultima (-1). The small decline in population in these townships could be attributed to residents relocating within the Region to moderate townships, such as Nyah West and Nyah, or relocating outside of the Region entirely to larger townships due to employment and housing opportunities.

**Table 1.** *Estimated Resident Population by Township (2016 Census and 2021 Census)*

Estimated Resident Population by Township (2016 Census and 2021 Census)			
Location	2016	2021	Change 2018 - 2021 Number
Boundary Bend	132	154	22
Lake Boga	985	982	-3
Manangatang	309	274	-35
Nyah	530	536	6
Nyah West	663	673	10
Piangil	259	230	-29
Ultima	174	173	-1
Woorinen South	356	404	48

Source: ABS QuickStats (2016 Census and 2021 ABS Census Data)

At the time of the 2016 census Ultima’s population largely consisted of a younger population, with 57.4% of residents aged 49 and below. Over the past five years the nature of service age groups has changed substantially, with 53.6% of Ultima’s population now aged 50 and over. In particular there has been a significant increase in empty nesters and pre-retirees of 20.7%, with this age demographic the most prominent within the township. The second largest demographic consists of older workers and pre-retirees (15.6%), whilst the senior residents (8.7%) have experienced a growth of 3.8%. This indicates that along with the natural ageing of the population that residents are moving to Ultima as a retirement destination.

Whilst growth has been experienced in older segments of the community, there has been a decline in family demographics, with parents and homebuilders (10.0%) declining by 7.2%, while young and school-aged children (18.7%) have undergone a collective decline of 11.7%.

**Table 8.** *Service Age Groups (Ultima)*

Service Age Groups – Ultima				
Service Age Group	2016 Census		2021 Census	
	No.	%	No.	%
Babies and preschoolers (0 to 4)	12	7.9%	0	0.0%
Primary schoolers (5 to 11)	21	13.9%	17	10.6%
Secondary schoolers (12 to 17)	13	8.6%	13	8.1%
Tertiary education and independence (18 to 24)	3	1.9%	11	6.8%
Young workforce (25 to 34)	12	7.9%	17	10.6%
Parents and homebuilders (35 to 49)	26	17.2%	16	10.01%
Older workers and pre-retirees (50 to 59)	32	21.1%	25	15.6%
Empty nesters and retirees (60 to 69)	13	8.6%	47	29.3%
Seniors (70 to 84)	19	12.5%	14	8.7%
Elderly aged (85 and over)	0	0.0%	0	0.0%

**Household Tenure**

Household tenure across the region has remained consistent over the past five years, with fully-owned dwellings (45.5%) the predominant tenure type, followed by dwellings owned under mortgage (34.2%). Private rentals (10.45%) were the third most common tenure type within the region, and have remained fairly stable since 2016 with little change.

Renting as part of a social housing has declined by 1.3% since 2016, with declines in this tenure type evident in the townships of Lake Boga (2.5% decrease) and Manangatang (1.0% decrease).

In comparison there has been an increase of 1.8% in the ‘renting – other’ category, which captures dwellings being rented through an owner / manager of a residential park (such as a caravan park and manufactured homes estate), or employer.

There has also been a substantial 2.0% increase in tenure classified as ‘other’ which captures dwellings being occupied under a life tenure scheme or occupied rent-free; which now attributes to 2.3% of the region’s household tenure. As at the 2016 Census, Boundary Bend was the only township which incorporated ‘other’ tenure type, however over the past five years the introduction of life tenure schemes and rent-free occupation has expanded to Manangatang, Nyah West, Ultima and Woorinen South.

**Table 14. Household Tenure – 2016 Census**

Household Tenure by Township (2016 Census)								
Household Tenure Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Fully Owned	20 (60.6%)	134 (41.1%)	61 (54.4%)	85 (50.0%)	88 (42.5%)	66 (63.4%)	38 (61.2%)	53 (41.0%)
Mortgage	3 (9.0%)	130 (39.8%)	27 (24.1%)	53 (31.1%)	76 (36.7%)	19 (18.2%)	18 (29.0%)	55 (42.6%)
Renting – Private	0 (0.0%)	42 (12.8%)	16 (14.2%)	22 (12.9%)	26 (12.5%)	4 (3.8%)	6 (9.6%)	3 (2.3%)
Renting – Social Housing	0 (0.0%)	11 (3.3%)	5 (4.4%)	0 (0.0%)	7 (3.3)	0 (0.0%)	0 (0.0%)	12 (9.3%)
Renting - Other	4 (12.2%)	0 (0.0%)	0 (0.0%)	3 (1.7%)	3 (1.4%)	9 (8.6%)	0 (0.0%)	0 (0.0%)
Renting – Not Stated	3 (9.0%)	6 (1.8%)	0 (0.0%)	4 (2.3%)	0 (0.0%)	3 (2.8%)	0 (0.0%)	0 (0.0%)
Other tenure type	3 (9.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Not stated	0 (0.0%)	0 (0.0%)	3 (2.6%)	3 (1.7%)	7 (3.3%)	3 (2.8%)	0 (0.0%)	6 (4.6%)

Source: ABS QuickStats (2016 ABS Census Data)

**Table 15. Household Tenure – 2021 Census**

Household Tenure by Township (2021 Census)								
Household Tenure Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Fully Owned	21 (41.1%)	142 (41.8%)	61 (52.5%)	93 (49.7%)	78 (34.3%)	61 (61.2%)	39 (62.9%)	67 (44.3%)
Mortgage	10 (19.6%)	143 (42.1%)	31 (26.7%)	64 (34.2%)	81 (35.6%)	17 (17.1%)	17 (27.4%)	60 (39.7%)
Renting – Private	5 (9.8%)	47 (13.8%)	8 (6.9%)	20 (10.7%)	35 (15.4%)	0 (0.0%)	3 (4.8%)	11 (7.2%)
Renting – Social Housing	0 (0.0%)	3 (0.8%)	4 (3.4%)	0 (0.0%)	13 (5.7%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Renting - Other	6 (11.7%)	0 (0.0%)	5 (4.3%)	7 (3.7%)	3 (1.3%)	21 (21.2%)	0 (0.0%)	0 (0.0%)
Renting – Not Stated	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Other tenure type	9 (17.6%)	0 (0.0%)	7 (6.0%)	0 (0.0%)	6 (2.6%)	0 (0.0%)	3 (4.8%)	4 (2.6%)
Not stated	0 (0.0%)	4 (1.1%)	0 (0.0%)	3 (1.6%)	11 (4.8%)	0 (0.0%)	0 (0.0%)	9 (5.6%)

### Household Composition

Household composition across the region has remained fairly stable over the past five years, with the majority of households comprising of couples without children (31.8%), lone person households (29.45%) and couples with children (23.8%). The number of one parent families (9.9%) and group households (3.9%) have slightly increased over the past five years both by 1.6%.

The townships of Ultima (44.2%), Nyah West (34.0%), Piangil (33.0%), and Nyah (31.9%) each have substantial amounts of lone-person households which attribute to the second largest household composition within each town.

**Table 12. Household Composition – 2016 Census**

Household Composition by Township (2016 Census)								
Household Composition Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Couples without children	15 (35.7%)	122 (36.2%)	36 (29.0%)	59 (31.5%)	64 (28.4%)	38 (36.8%)	22 (29.3%)	47 (37.6%)
Couples with children	10 (23.8%)	103 (30.5%)	26 (20.9%)	53 (28.3%)	49 (21.7%)	19 (18.4%)	16 (21.3%)	38 (30.4%)
One parent families	3 (7.1%)	26 (7.7%)	11 (8.8%)	12 (6.4%)	26 (11.5%)	4 (3.8%)	5 (6.6%)	14 (11.2%)
Lone person	14 (33.3%)	83 (24.6)	44 (35.4%)	57 (30.4%)	79 (35.1%)	38 (36.8%)	28 (37.3%)	23 (18.4%)
Group household	0 (0.0%)	3 (0.8%)	7 (5.6%)	6 (3.2%)	4 (1.7%)	4 (3.8%)	4 (5.3%)	0 (0.0%)
Other	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	3 (1.3%)	0 (0.0%)	0 (0.0%)	3 (2.4%)
<b>Total</b>	<b>42</b>	<b>337</b>	<b>124</b>	<b>187</b>	<b>225</b>	<b>103</b>	<b>75</b>	<b>125</b>

Source: ABS QuickStats (2016 ABS Census Data)

**Table 13. Household Composition – 2021 Census**

Household Composition by Township (2021 Census)								
Household Composition Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Couples without children	16 (33.3%)	123 (34.9%)	44 (37.6%)	84 (35.2%)	64 (27.2%)	22 (22.0%)	18 (25.7%)	47 (30.5%)
Couples with children	14 (29.1%)	94 (26.7%)	27 (23.0%)	45 (18.9%)	48 (20.4%)	24 (24.0%)	15 (21.4%)	46 (29.8%)
One parent families	4 (8.3%)	33 (9.4%)	9 (7.6%)	21 (8.8%)	32 (13.6%)	10 (10.0%)	3(4.2%)	18 (11.6%)
Lone person	14 (29.1%)	84 (23.8%)	33 (28.2%)	76 (31.9%)	80 (34.0%)	33 (33.0%)	31 (44.2%)	36 (23.3%)
Group household	0 (0.0%)	8 (2.2%)	4 (3.4%)	12 (5.0%)	11 (4.6%)	11 (11.0%)	3 (4.2%)	3 (1.9%)
Other	0 (0.0%)	10 (2.8%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	4 (2.6%)
<b>Total</b>	<b>48</b>	<b>352</b>	<b>117</b>	<b>238</b>	<b>235</b>	<b>100</b>	<b>70</b>	<b>154</b>

Source: ABS QuickStats (2021 ABS Census Data)

**Employment Summary**

Employment for Ultima residents is predominantly within the agricultural sector (35.0%), followed by the manufacturing (15.0%) and health care and social assistance (10.0%) sectors.

At the time of the 2021 Census, the main employment industries within the township were grain growing (16.2%), pubs, taverns and bars (7.4%), takeaway food services (5.9%), road freight transport (4.4%), and secondary education (4.4%).

**Table 24. Industry of Employment – Top Responses (Ultima)**

Industry of Employment – Top Responses (Ultima)						
Industry of employment, top responses (Employed people aged 15 years and over)	Ultima(No.)	Ultima (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Other Grain Growing	11	16.2%	3,802	0.1%	18,945	0.2%
Pubs, Taverns and Bars	5	7.4%	17,995	0.6%	76,602	0.6%
Takeaway Food Services	4	5.9%	58,942	1.9%	232,691	1.9%
Road Freight Transport	3	4.4%	36,207	1.1%	135,344	1.1%
Secondary Education	3	4.4%	52,660	1.7%	205,360	1.7%

**Table 32. Occupation – Top Responses (Ultima)**

Industry of Employment – Top Responses (Ultima)						
Occupation, top responses (Employed people aged 15 years and over)	Ultima (No.)	Ultima (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Managers	23	33.8%	442,109	14.0%	1,645,769	13.7%
Technicians and Trades Workers	11	16.2%	399,460	12.6%	1,554,313	12.9%
Professionals	8	11.8%	790,960	25.0%	2,886,921	24.0%
Community and Personal Service Workers	6	8.8%	347,570	11.0%	1,382,205	11.5%
Machinery Operators and Drivers	6	8.8%	187,939	5.9%	755,863	6.3%
Clerical and Administrator Workers	4	5.9%	392,444	12.4%	1,525,311	12.7%
Sales Workers	4	5.9%	263,317	8.3%	986,433	8.2%
Labourers	4	5.9%	277,292	8.8%	1,086,120	9.0%


# HOLMES DYER



- Riverside lifestyle
- Picturesque natural landscapes
- Large amounts of vacant residential land

Strengths

**S**



- Limited essential services
- No reticulated sewer

Weaknesses

**W**



- Future mineral sand mine south east of Ultima
- Opportunities for workers accommodation

Opportunities

**O**



- Cost of sewage connection for new dwellings or need for larger lots

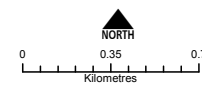
Threats

**T**

# Ultima

## Aboriginal Cultural Heritage Sensitivity

- Property**
- Properties
- Parcel
- Properties proposed
- Heritage**
- Aboriginal Cultural Heritage Sensitivity
- Administrative**
- Local Government Areas



Map Projection: GDA 1994 VICGRID94  
Print Date: 2/23/2023





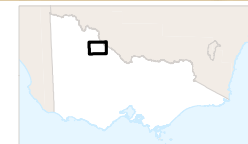
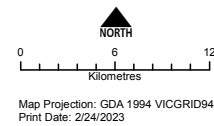
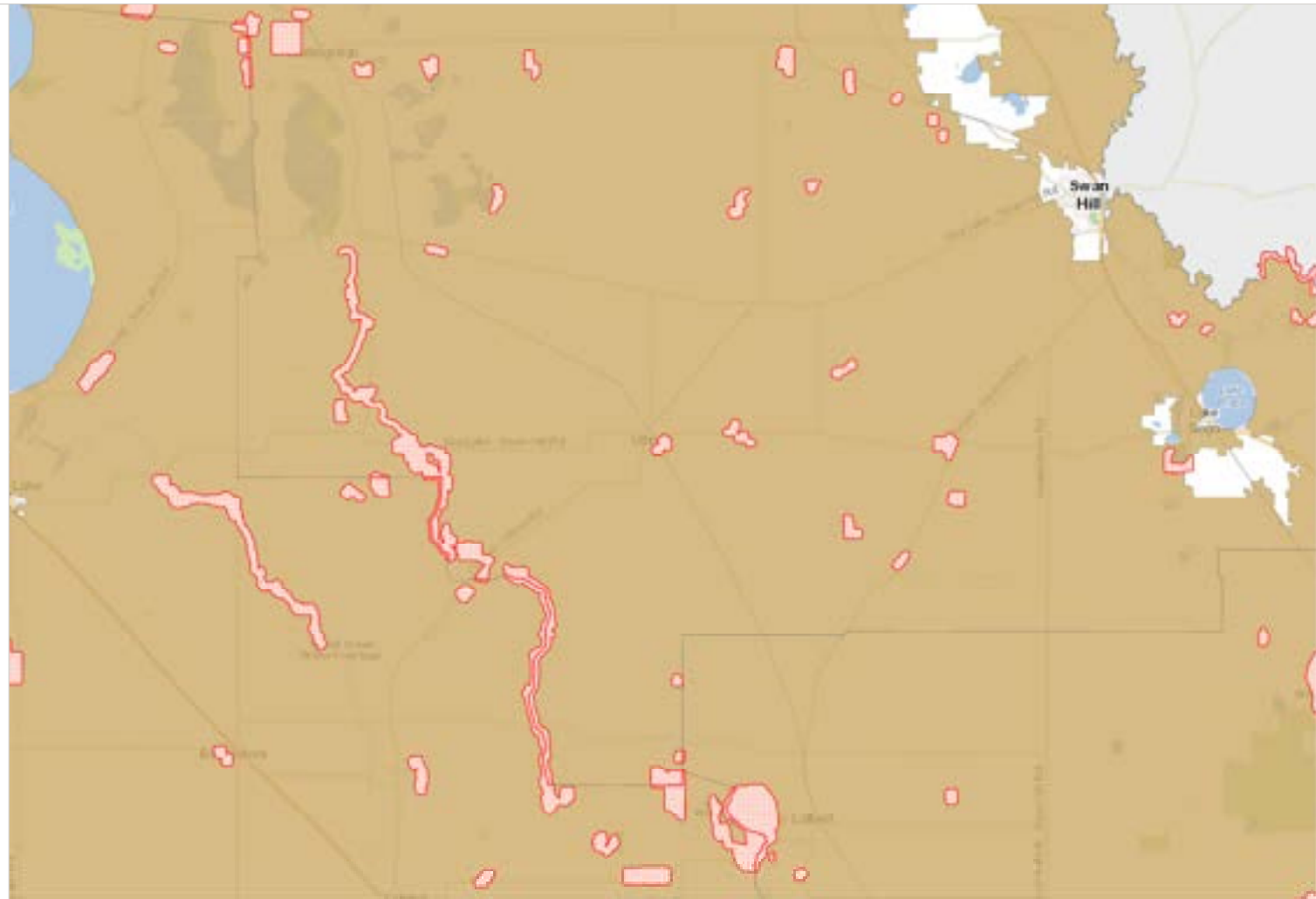
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# Ultima

## Bushfire

-  BMO - Bushfire Management Overlay
-  BPA - Bushfire Prone Areas



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## Residential Land Availability Audit

### Piangil

#### Township Characteristics

Piangil is one of the smaller townships in the municipality, dominated by dry farming land with wheat and sheep as well as some grape growing and wineries on the outskirts of the town. The township has limited services, with an operational post office and a petrol station along the Mallee Highway which also offer basic goods and hot food. The town is supported by a fire station and has a RSL building.

The Piangil free camping site is located in the well-maintained Piangil Memorial Park. The Park has become a place to showcase local artists with the toilets and shipping container painted with murals of the town's history.

The Piangil Primary School closed in 2015, having only 6 students the previous year. The old school site is currently being used for informal workers accommodation, with temporary structures erected on the site. The primary school main building is identified as a heritage place.

Social Infrastructure	Address	Details
Ampol Piangil	82 Murray Street, Piangil VIC 3597	Petrol station selling essential goods and takeaway food
Piangil Memorial Park	Hall Street, Piangil	Public Park with war memorial and free camping sites and playground
Piangil RSL Sub-Branch	72 Murray Street, Piangil	RSL group
Australia Post Piangil	80 Murray Street, Piangil	Australia Post Office in Piangil



Key township facilities are identified on the following plan.

Figure 23. Key Township Facilities: Piangil



## Housing Market

Similar to the neighbouring townships, Piangil experienced an increase in the median sale price during 2020 to 2022 reaching \$185,000. There have been only 22 sales across ten years, with half of those occurring during the three-year period of 2020 to 2022.

Across the previous three months there have been no properties advertised for sale or to rent in Piangil. The slow sale and rental activity in Piangil doesn't indicate a lack of demand, rather a low turnover rate.

Residential Sales by Land Size in Piangil 2012 – 2022 (18 November)			
Land Size (m2)	Count	Median Land Size	Median Sale Price
<999m2	3	995m <sup>2</sup>	\$50,000
1,000 – 1,999m2	11	1,229m <sup>2</sup>	\$155,000
2,000 – 3,999m2	5	2,016m <sup>2</sup>	\$110,000
4,000 – 9,999m2	1	9,954m <sup>2</sup>	\$260,000
10,000 – 99,999m2	2	30,650m <sup>2</sup>	\$205,000
100,000m2 +	0	-	-

Source: CoreLogic, 2022 (Calculations by Holmes Dyer, 2022)

Piangil Sale Comparison			
Sale Period	Count	Median Land Size	Median Sale Price
2012-2022	22	1,357m <sup>2</sup>	\$147,500
2020-2022	11	1,229m <sup>2</sup>	\$185,000

## Land Sales Activity

Table 36. Land Sales in Swan Hill Region 2012 - 2022

Land Sales in Swan Hill Region 2012 – 2022 (18 November)			
Location	Count	Median Land Size	Median Sale Price
Piangil	7	9,227m <sup>2</sup>	\$45,000

## Residential Dwellings Sales Activity

Table 34. Residential Dwelling Sales in Swan Hill Region 2012 – 2022

Residential Dwelling Sales in Swan Hill Region 2012 – 2022 (18 November)				
Location	Count	Median Land Size	Median Sale Price	Median Number of Bedrooms
Piangil	22	1,357m <sup>2</sup>	\$147,500	3

Table 35. Residential Dwelling Sales in Swan Hill Region 2020 – 2022

Residential Dwelling Sales in Swan Hill Region 2020 – 2022 (18 November)			
Location	Count	Median Land Size	Median Sale Price
Piangil	11	1,229m <sup>2</sup>	\$185,000

### Zoning and Overlays

The entirety of the Piangil township is covered by the Land Subject to Inundation Overlay. This overlay only requires planning applications to demonstrate that the proposed development does not adversely affect the passage of floodwaters, does not increase the overall flood risk on the site and provide plans that specify the floor level of the existing dwelling as determined by a licensed surveyor to AHD.

The township is also affected by the Murray River Corridor Environmental Significance Overlay. Decision guidelines apply to this overlay which look to protect flora and fauna and minimise impact to waterways, banks, water quality and landscape.

Piangil is mostly made up of Township zoned land with small pockets of Public Use Service and Utility Zone, Public Park and Recreation. A small parcel of Public Conservation and Resource Zone encompasses the Piangil Bushland Reserve.

The property located at 4077 Murray Valley Highway, incorporates 131 land parcels or approximately 168 hectares of land zoned farming. To the east of the township zone, 21 hectares have been subdivided into 129 allotments of around 1500m<sup>2</sup>.

There are three allotments in Piangil that are covered by the Environmental Audit Overlay which is used to identify sites that potentially contaminated and, subject to their future use, which could be significantly adversely affected by tat contamination.

### Vacant Allotment Supply

There are around 15 vacant residential allotments in Piangil, however, they are all affected by the Land Subject to Inundation Overlay. The old school site provides an opportunity for residential or seasonal worker accommodation.

### Infrastructure Services

Piangil has access to water, power and telecommunications but has no reticulated sewer.

### Opportunities and Constraints

Piangil is an attractive small township surrounded by agricultural land, however, it has very limited community services, no sewer and significant planning constraints over the whole township. While residential sales prices and activity has increased, prices remain way below replacement costs, making speculative new builds highly problematic.

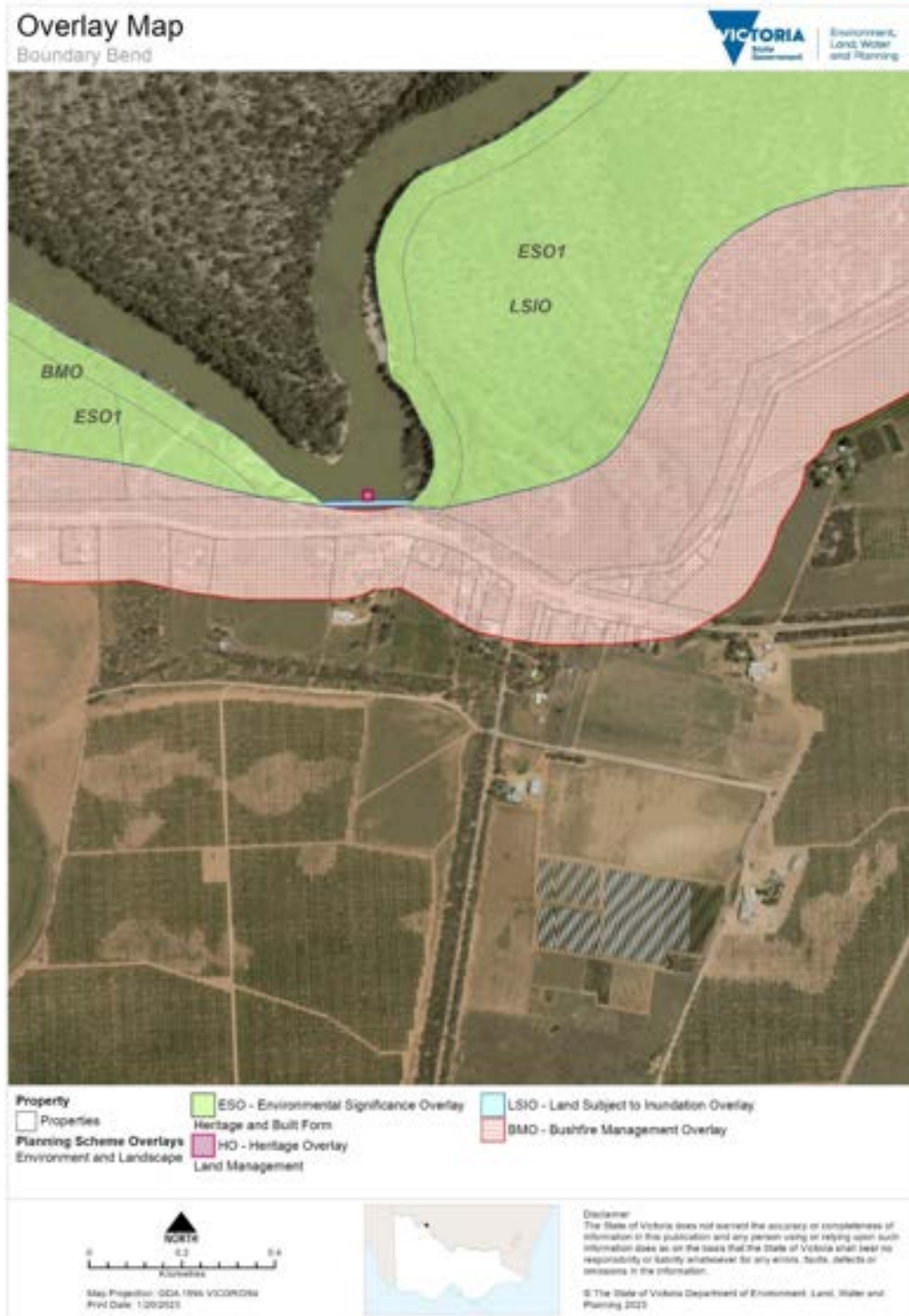
### Recommendations

No residential housing or seasonal worker accommodation proposals are recommended as part of this review. The current seasonal worker proposal for the old school site should continue to be encouraged.

Figure 4. Flooding Inundation - Piangil



Figure 10. Boundary Bend Overlay Map



Piangil is an attractive town with very limited facilities and very low potential for growth, given its risk of inundation over most of the town and surrounding area.

Understanding of the potential to manage or avert the flood risk should be the key focus for the town.

We recommend that a comprehensive investigation be undertaken to determine what works are necessary to make the town free from flood risk, with a target for protection being the 1% AEP event.

If the flood risk is averted then substantial areas of subdivided land currently under agriculture / horticulture would potentially be available for development, as identified in the following plan.

Figure 46. Piangil: Recommendations



### European Cultural Heritage

European Cultural Heritage Sites of Local Significance	
Location	
Piangil	<ul style="list-style-type: none"> <li>• Public Hall – 4 Hall Street, Piangil</li> <li>• Piangil Primary School – High Street (cnr Hall Street), Piangil</li> <li>• RSL Building – 72 Murray Street, Piangil</li> <li>• House – 1 Station Street, Piangil</li> </ul>



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## Regional Overview

### Demographic and Housing Profile

#### Population Size

**Table 1. Estimated Resident Population by Township (2016 Census and 2021 Census)**

Estimated Resident Population by Township (2016 Census and 2021 Census)			
Location	Population		Change 2018 - 2021 Number
	2016	2021	
Boundary Bend	132	154	22
Lake Boga	985	982	-3
Manangatang	309	274	-35
Nyah	530	536	6
Nyah West	663	673	10
Piangil	259	230	-29
Ultima	174	173	-1
Woorinen South	356	404	48

Piangil is predominantly characterised by older workers and pre-retirees (19.0%), with this segment of the community experiencing substantial growth of 5.3% since 2016. This is then followed by senior-aged residents (which has experienced an increase of 2.0%) and parents and homebuilders who each make up 15.0%.

Whilst Piangil has a moderately young population, with 54.8% aged 49 and below, the township has seen substantial decreases in parents and homebuilders (15.0%) of 4.7%, tertiary and independence (10.9%) of 3.2%, and young workforce (6.8%) of 1.3%. Whilst there has been general decreases within these segments, the township has experienced an 8.9% increase in young and school-aged children (22.1% compared to 13.2% in 2016).

In 2016, empty nesters and pre-retirees was the second largest population segment (16.6%), however over the past five years this demographic has undergone a substantial decline of 7.1%, and now only consists of 9.5%.

**Table 7. Service Age Groups (Piangil)**

Service Age Groups – Piangil				
Service Age Group	2016 Census		2021 Census	
	No.	%	No.	%
Babies and preschoolers (0 to 4)	3	1.0%	16	7.2%
Primary schoolers (5 to 11)	24	8.4%	21	9.5%
Secondary schoolers (12 to 17)	11	3.8%	12	5.4%
Tertiary education and independence (18 to 24)	40	14.1%	24	10.9%
Young workforce (25 to 34)	23	8.1%	15	6.8%
Parents and homebuilders (35 to 49)	56	19.7%	33	15.0%
Older workers and pre-retirees (50 to 59)	39	13.7%	42	19.0%
Empty nesters and retirees (60 to 69)	47	16.6%	21	9.5%
Seniors (70 to 84)	37	13.0%	33	15.0%
Elderly aged (85 and over)	3	1.0%	3	1.3%

### Household Tenure

Household tenure across the region has remained consistent over the past five years, with fully-owned dwellings (45.5%) the predominant tenure type, followed by dwellings owned under mortgage (34.2%). Private rentals (10.45%) were the third most common tenure type within the region, and have remained fairly stable since 2016 with little change.

Renting as part of a social housing has declined by 1.3% since 2016, with declines in this tenure type evident in the townships of Lake Boga (2.5% decrease) and Manangatang (1.0% decrease).

In comparison there has been an increase of 1.8% in the ‘renting – other’ category, which captures dwellings being rented through an owner / manager of a residential park (such as a caravan park and manufactured homes estate), or employer.

There has also been a substantial 2.0% increase in tenure classified as ‘other’ which captures dwellings being occupied under a life tenure scheme or occupied rent-free; which now attributes to 2.3% of the region’s household tenure. As at the 2016 Census, Boundary Bend was the only township which incorporated ‘other’ tenure type, however over the past five years the introduction of life tenure schemes and rent-free occupation has expanded to Manangatang, Nyah West, Ultima and Woorinen South.

**Table 14. Household Tenure – 2016 Census**

Household Tenure by Township (2016 Census)								
Household Tenure Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Fully Owned	20 (60.6%)	134 (41.1%)	61 (54.4%)	85 (50.0%)	88 (42.5%)	66 (63.4%)	38 (61.2%)	53 (41.0%)
Mortgage	3 (9.0%)	130 (39.8%)	27 (24.1%)	53 (31.1%)	76 (36.7%)	19 (18.2%)	18 (29.0%)	55 (42.6%)
Renting – Private	0 (0.0%)	42 (12.8%)	16 (14.2%)	22 (12.9%)	26 (12.5%)	4 (3.8%)	6 (9.6%)	3 (2.3%)
Renting – Social Housing	0 (0.0%)	11 (3.3%)	5 (4.4%)	0 (0.0%)	7 (3.3)	0 (0.0%)	0 (0.0%)	12 (9.3%)
Renting - Other	4 (12.2%)	0 (0.0%)	0 (0.0%)	3 (1.7%)	3 (1.4%)	9 (8.6%)	0 (0.0%)	0 (0.0%)
Renting – Not Stated	3 (9.0%)	6 (1.8%)	0 (0.0%)	4 (2.3%)	0 (0.0%)	3 (2.8%)	0 (0.0%)	0 (0.0%)
Other tenure type	3 (9.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Not stated	0 (0.0%)	0 (0.0%)	3 (2.6%)	3 (1.7%)	7 (3.3%)	3 (2.8%)	0 (0.0%)	6 (4.6%)

**Table 15. Household Tenure – 2021 Census**

Household Tenure by Township (2021 Census)								
Household Tenure Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Fully Owned	21 (41.1%)	142 (41.8%)	61 (52.5%)	93 (49.7%)	78 (34.3%)	61 (61.2%)	39 (62.9%)	67 (44.3%)
Mortgage	10 (19.6%)	143 (42.1%)	31 (26.7%)	64 (34.2%)	81 (35.6%)	17 (17.1%)	17 (27.4%)	60 (39.7%)
Renting – Private	5 (9.8%)	47 (13.8%)	8 (6.9%)	20 (10.7%)	35 (15.4%)	0 (0.0%)	3 (4.8%)	11 (7.2%)
Renting – Social Housing	0 (0.0%)	3 (0.8%)	4 (3.4%)	0 (0.0%)	13 (5.7%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Renting - Other	6 (11.7%)	0 (0.0%)	5 (4.3%)	7 (3.7%)	3 (1.3%)	21 (21.2%)	0 (0.0%)	0 (0.0%)
Renting – Not Stated	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Other tenure type	9 (17.6%)	0 (0.0%)	7 (6.0%)	0 (0.0%)	6 (2.6%)	0 (0.0%)	3 (4.8%)	4 (2.6%)
Not stated	0 (0.0%)	4 (1.1%)	0 (0.0%)	3 (1.6%)	11 (4.8%)	0 (0.0%)	0 (0.0%)	9 (5.6%)



### Household Composition

Household composition across the region has remained fairly stable over the past five years, with the majority of households comprising of couples without children (31.8%), lone person households (29.45%) and couples with children (23.8%). The number of one parent families (9.9%) and group households (3.9%) have slightly increased over the past five years both by 1.6%.

The townships of Ultima (44.2%), Nyah West (34.0%), Piangil (33.0%), and Nyah (31.9%) each have substantial amounts of lone-person households which attribute to the second largest household composition within each town.

**Table 12. Household Composition – 2016 Census**

Household Composition by Township (2016 Census)								
Household Composition Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Couples without children	15 (35.7%)	122 (36.2%)	36 (29.0%)	59 (31.5%)	64 (28.4%)	38 (36.8%)	22 (29.3%)	47 (37.6%)
Couples with children	10 (23.8%)	103 (30.5%)	26 (20.9%)	53 (28.3%)	49 (21.7%)	19 (18.4%)	16 (21.3%)	38 (30.4%)
One parent families	3 (7.1%)	26 (7.7%)	11 (8.8%)	12 (6.4%)	26 (11.5%)	4 (3.8%)	5 (6.6%)	14 (11.2%)
Lone person	14 (33.3%)	83 (24.6%)	44 (35.4%)	57 (30.4%)	79 (35.1%)	38 (36.8%)	28 (37.3%)	23 (18.4%)
Group household	0 (0.0%)	3 (0.8%)	7 (5.6%)	6 (3.2%)	4 (1.7%)	4 (3.8%)	4 (5.3%)	0 (0.0%)
Other	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	3 (1.3%)	0 (0.0%)	0 (0.0%)	3 (2.4%)
<b>Total</b>	<b>42</b>	<b>337</b>	<b>124</b>	<b>187</b>	<b>225</b>	<b>103</b>	<b>75</b>	<b>125</b>

Source: ABS QuickStats (2016 ABS Census Data)

**Table 13. Household Composition – 2021 Census**

Household Composition by Township (2021 Census)								
Household Composition Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Couples without children	16 (33.3%)	123 (34.9%)	44 (37.6%)	84 (35.2%)	64 (27.2%)	22 (22.0%)	18 (25.7%)	47 (30.5%)
Couples with children	14 (29.1%)	94 (26.7%)	27 (23.0%)	45 (18.9%)	48 (20.4%)	24 (24.0%)	15 (21.4%)	46 (29.8%)
One parent families	4 (8.3%)	33 (9.4%)	9 (7.6%)	21 (8.8%)	32 (13.6%)	10 (10.0%)	3(4.2%)	18 (11.6%)
Lone person	14 (29.1%)	84 (23.8%)	33 (28.2%)	76 (31.9%)	80 (34.0%)	33 (33.0%)	31 (44.2%)	36 (23.3%)
Group household	0 (0.0%)	8 (2.2%)	4 (3.4%)	12 (5.0%)	11 (4.6%)	11 (11.0%)	3 (4.2%)	3 (1.9%)
Other	0 (0.0%)	10 (2.8%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	4 (2.6%)
<b>Total</b>	<b>48</b>	<b>352</b>	<b>117</b>	<b>238</b>	<b>235</b>	<b>100</b>	<b>70</b>	<b>154</b>

Source: ABS QuickStats (2021 ABS Census Data)

### Employment Summary

Piangil residents are largely employed within the sectors of agriculture (38.3%) and manufacturing (23.3%).

As of 2021, the main employment industries within Piangil consisted of wine and other alcoholic beverage manufacturing (20.9%), fruit and nut tree growing (7.8%), citrus fruit growing (7.0%), grape growing (5.2%), and grain growing (5.2%).

**Table 23. Industry of Employment – Top Responses (Piangil)**

Industry of Employment – Top Responses (Piangil)						
Industry of employment, top responses (Employed people aged 15 years and over)	Piangil (No.)	Piangil (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Wine and Other Alcoholic Beverage Manufacturing	24	20.9%	4,163	0.1%	16,660	0.1%
Other Fruit and Tree Nut Growing	9	7.8%	516	0.0%	7,197	0.1%
Citrus Fruit Growing	8	7.0%	452	0.0%	2,527	0.0%
Grape Growing	6	5.2%	1,772	0.1%	6,009	0.0%
Other Grain Growing	6	5.2%	3,802	0.1%	18,945	0.2%

Source: ABS QuickStats (2021 ABS Census Data)

At the time of the 2021 Census the main occupations in Piangil consisted of managers (31.3%), labourers (25.2%), machinery operators and drivers (11.3%), technicians and trades workers (10.4%), professionals (7.0%), clerical and administrative workers (7.0%), and community and personal service workers (6.1%).

**Table 31. Occupation – Top Responses (Piangil)**


Industry of Employment – Top Responses (Piangil)						
Occupation, top responses (Employed people aged 15 years and over)	Piangil (No.)	Piangil (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Managers	36	31.3%	442,109	14.0%	1,645,769	13.7%
Labourers	29	25.2%	277,292	8.8%	1,086,120	9.0%
Machinery Operators and Drivers	13	11.3%	187,939	5.9%	755,863	6.3%
Technicians and Trades Workers	12	10.4%	399,460	12.6%	1,554,313	12.9%
Professionals	8	7.0%	790,960	25.0%	2,886,921	24.0%
Clerical and Administrative Workers	8	7.0%	392,444	12.4%	1,525,311	12.7%
Community and Personal Service Workers	7	6.1%	347,570	11.0%	1,382,205	11.5%



- Increase in residential sale prices
- Strong farming community

Strengths


**S**



- Slow residential turnover
- Few to no new builds
- Limited essential services
- Subject to flooding

Weaknesses


**W**



- Old school site provides opportunities for future workers accommodation

Opportunities

**O**



- Additional reporting and consideration for land covered by the water inundation overlays

Threats

**T**

Figure 24. Piangil Zoning Map



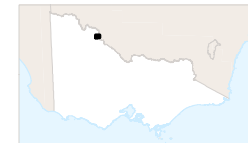
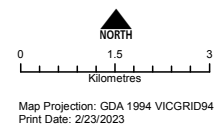
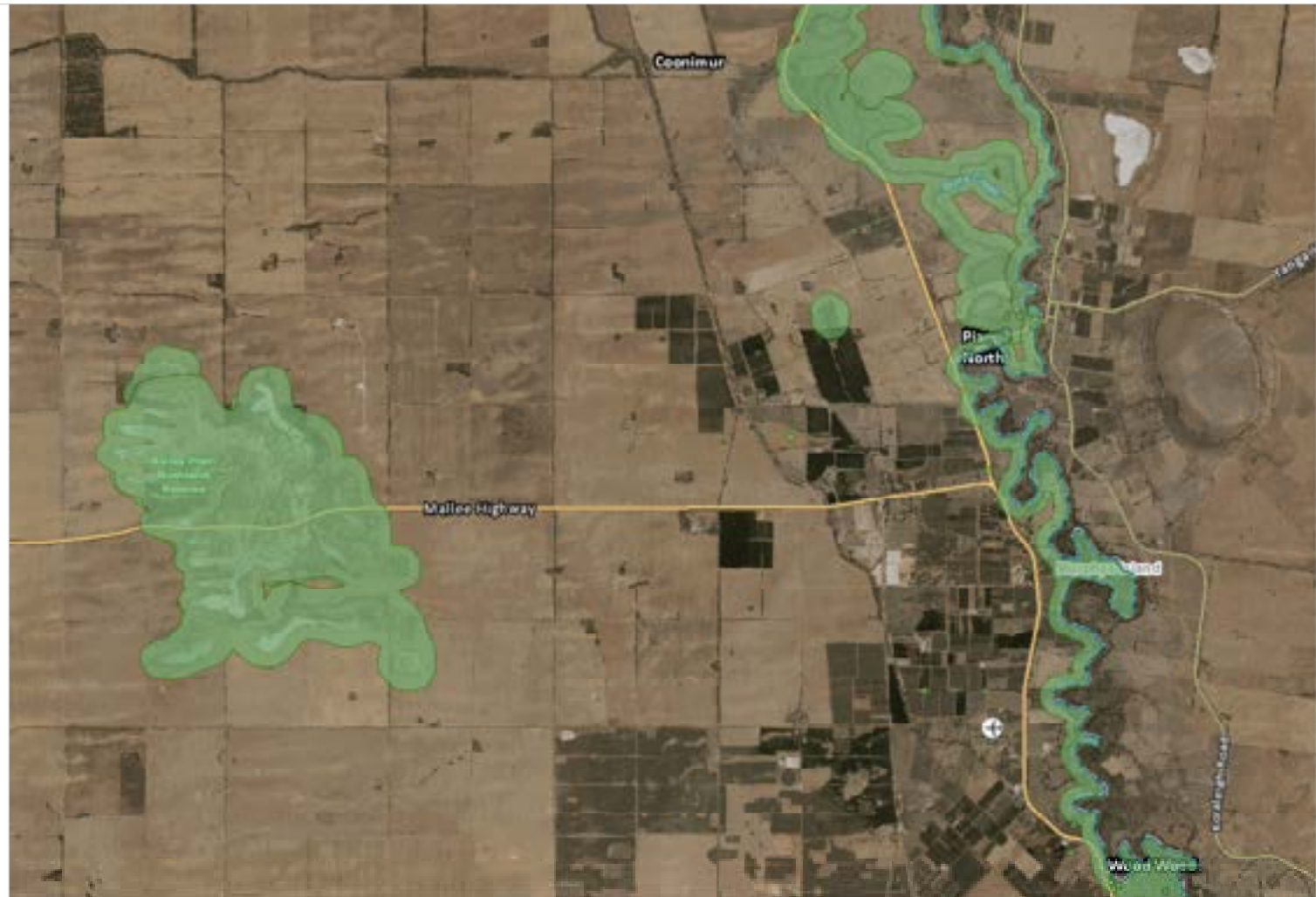
Figure 25. Piangil Overlay Map



# Piangil

## Aboriginal Cultural Heritage Sensitivity



- Heritage**
- Aboriginal Cultural Heritage Sensitivity
- Administrative**
- Local Government Areas

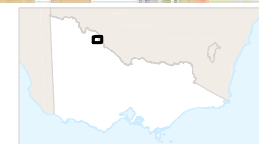
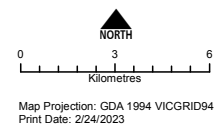
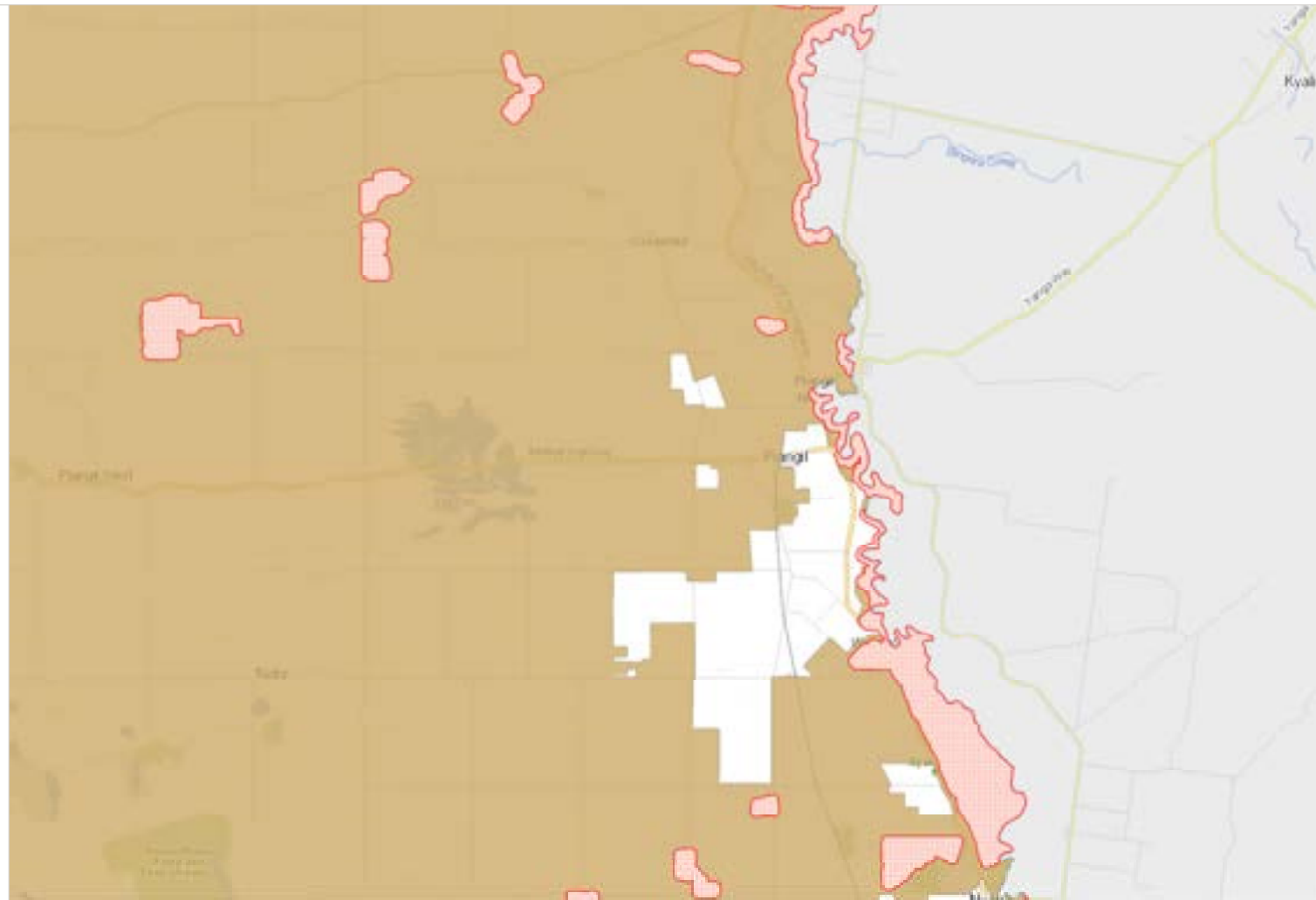


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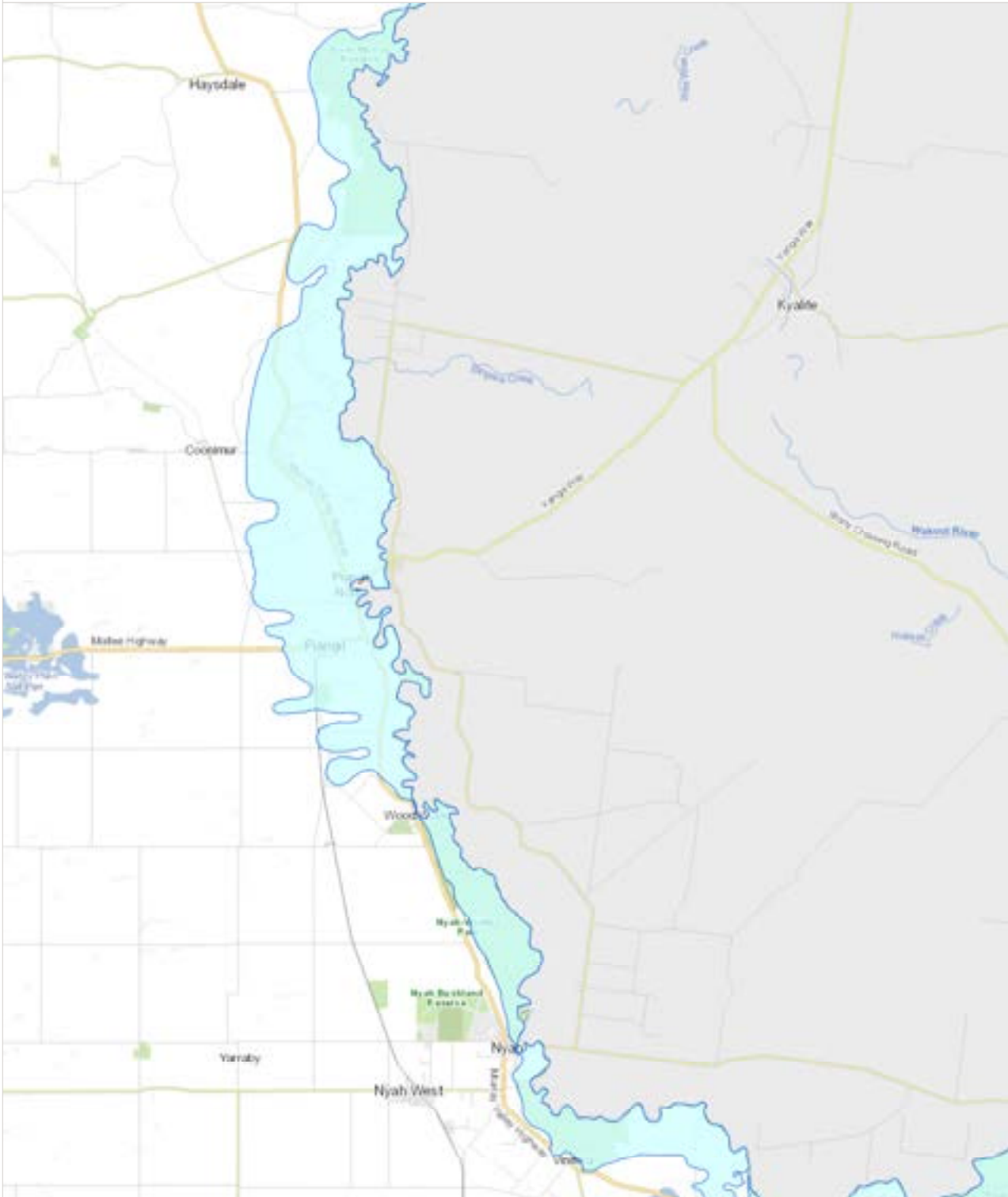
# Piangil Bushfire

-  BMO - Bushfire Management Overlay
-  BPA - Bushfire Prone Areas

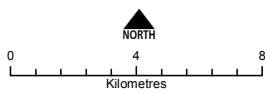


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# Piangil Flooding



Planning Scheme Overlays Land Management LSIIO - Land Subject to Inundation Overlay



Map Projection: GDA 1994 VICGRID94  
Print Date: 2/24/2023



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## Residential Land Availability Audit

### Woorinen South

#### Township Characteristics

Woorinen South is a township located 10kms to the northwest from Swan Hill and is a focus for stone fruit and dried fruit growing. There are a number of dry land farms around the township as well as packing and storage facilities. Businesses include the General Store, which provides post office services, and the Tavern.

The community of Woorinen South and District supports a Pre-School with a Maternal Health Centre attached and an active Primary School with around 90 students. There are a number of students who travel from outside the area each day from up to 50km away to access the programs offered by the school. Enrolments continue to show a steady upward trend. There are seven staff employed by the school as well as a number of addition support staff in admin and IT roles and education services such as remote teaching that the school employs.

The Woorinen South Community Hall has small kitchen and BBQ Facilities and hosts a variety of functions throughout the year. The community also has very active Football, Netball and Cricket Clubs which utilise a recently developed sports facility with dedicated home and away change rooms and function space. The township also has a skate park, playground and large bushlands reserve with exercise equipment.

The close proximity of Woorinen South to Swan Hill means many residents may travel regularly to access essential services such as medical care and grocery shopping as well as non-essential activities such as community events, retail shopping and food and drink services and education.

Social Infrastructure	Address	Details
Shine Bright Woorinen South Kindergarten	McCalman Street, Woorinen South	Kindergarten operated by a not-for-profit community-based organization
Woorinen District Primary School	49 Palmer Street Woorinen South	Government primary school
Australia Post - Woorinen South LPO	36 Palmer Street, Woorinen South	Post office and general store
Woorinen South Tavern	5 Palmer St, Woorinen South	Bottle Shop and Liquor Store
Woorinen South Community Centre	6 McCalman St, Woorinen South	Recreation center in Woorinen South
Woorinen South Skatepark	4 McCalman St, Woorinen South	Skateboard Park in Woorinen South
Woorinen South Recreation Reserve	McCalman St, Woorinen South	Sports complex



Key township facilities are identified on the following plan.

Figure 29. Key Township Facilities: Woorinen South



## Housing Market

Woorinen South has had few sales across the previous ten years with a median sale price of \$185,000. During the period 2020 to 2022, where most townships experienced a spike in residential sales, Woorinen South has had fewer annual sales than past years.

Across the previous three months there has been one residential property advertised for sale. A slow turnover rate and no new stock in the township would contribute to limited sales data.

Residential dwellings are generally situated on sites greater than 1000m<sup>2</sup> and have three bedrooms and one bathroom. The township would be ideal for young families as the primary school is well resourced and the close proximity to Swan Hill allows convenient access to essential services.

Residential Sales by Land Size in Ultima 2012 – 2022 (18 November)			
Land Size (m2)	Count	Median Land Size	Median Sale Price
<999m2	11	847m <sup>2</sup>	\$159,000
1,000 – 1,999m2	19	1,231m <sup>2</sup>	\$195,000
2,000 – 3,999m2	3	2,430m <sup>2</sup>	\$103,000
4,000 – 9,999m2	1	5,307m <sup>2</sup>	\$311,000
10,000 – 99,999m2	3	38,700m <sup>2</sup>	\$221,950
100,000m2 +	0	-	-

Source: CoreLogic, 2022 (Calculations by Holmes Dyer, 2022)

Woorinen South Sale Comparison			
Sale Period	Count	Median Land Size	Median Sale Price
2012-2022	37	1,220m <sup>2</sup>	\$185,000
2020-2022	3	1,021m <sup>2</sup>	\$200,000

## Land Sales Activity

Table 36. Land Sales in Swan Hill Region 2012 - 2022

Land Sales in Swan Hill Region 2012 – 2022 (18 November)			
Location	Count	Median Land Size	Median Sale Price
Woorinen South	5	1,017	\$50,000

## Residential Dwellings Sales Activity

Table 34. Residential Dwelling Sales in Swan Hill Region 2012 – 2022

Residential Dwelling Sales in Swan Hill Region 2012 – 2022 (18 November)				
Location	Count	Median Land Size	Median Sale Price	Median Number of Bedrooms
Woorinen South	37	1,220m <sup>2</sup>	\$185,000	3

Source: CoreLogic, 2022 (Calculations by Holmes Dyer 2022)

Table 35. Residential Dwelling Sales in Swan Hill Region 2020 – 2022

Residential Dwelling Sales in Swan Hill Region 2020 – 2022 (18 November)			
Location	Count	Median Land Size	Median Sale Price
Woorinen South	3	1,021m <sup>2</sup>	\$200,000

**Zoning and Overlays**

There are few vacant allotments located in the residential zones of Woorinen South, however, two large sites which are currently used for equine husbandry and general agricultural uses are zoned as Township (TZ).

The southern end of Palmer Street, which includes the post office and tavern is zoned for commercial uses (CZ1). South of the main township is a small area zoned for industrial activities and contains the Former Woorinen Fruit Growers’ Co-op, which is recognised as a Heritage Place.

The Public Use Zone 2 includes the State School which is also recognised as a Heritage place and the supporting outdoor recreation spaces. Woorinen South Bushland Reserve is covered by the Public Conservation and Resource Zone (PCRZ) and abuts that recreation reserve in the Public Park and Recreation Zone (PPRZ).

The Specific Controls Overlay, which covers the township east of Palmer Street is part of the Goulburn-Murray Water: Connections Project and Water Efficiency Project.

By scrutinising the relevant planning scheme zoning and overlays, priority sites were identified. These sites present the greatest opportunity and potential for residential development and seasonal workers accommodation. The sites identified in Woorinen South include:

**European Cultural Heritage**

European Cultural Heritage Sites of Local Significance	
Location	
Woorinen South	<ul style="list-style-type: none"> <li>• State School No. 4456 – 37-53 Palmer Street, Woorinen South</li> <li>• Former Woorinen Fruit growers Co-op – Palmer Street, Woorinen South</li> <li>• Fairfield Hall (Buffalo Lodge Hall) – 8 Smith Street, Woorinen South</li> <li>• House – 44-46 Smith Street, Woorinen South</li> <li>• Departmental residence – 21 Woorinen Road, Woorinen South</li> <li>• Harvey’s Tank – Woorinen Road, Woorinen South</li> <li>• Public Standpipe – Woorinen Road (cnr Palmer Street), Woorinen South</li> </ul>

**Vacant Allotment Supply**

There is only 1 vacant Township Zone allotment in Woorinen South. However, there are two large parcels of broadhectare land zoned Township but in agricultural and equine use with low propensity for development. Residential prices in Woorinen South would struggle to supplant viable farming uses. Zoning changes might create an opportunity to deliver additional residential lots, for example, eastward along Woorinen Road, however, rezoning proposals are outside of the scope of this study.

**Infrastructure Services**

Woorinen South has access to water, power and telecommunications but no sewer. Larger lots, say greater than 2,000m<sup>2</sup> in area, would be required to address on-site sewerage disposal.

A Before You Dig (BYD) search has been undertaken for Woorinen South. The plans are contained in Appendix 7 – Infrastructure Plans. We consider this to be a reliable source of information, with the information being maintained and updated by each service provider.

**Opportunities and Constraints**

Woorinen South’s location close to Swan Hill places it in easy commuting distance and readily accessible to all of the services and facilities located at Swan Hill. Residential prices are currently insufficient to generate new development and, although Woorinen South has large areas of Township Zone land, its use for alternative purposes means that the township is effectively without development options.

**Recommendations**

No residential housing or seasonal worker accommodation proposals are recommended as part of this review. However, we do suggest that changes to the Township Zone boundary might be considered as part of a separate exercise.

- Investigate the capacity of existing infrastructure to service new township areas proposed for the south east and north west of the town.
- Subject to the findings on the infrastructure study, consider rezoning of land on the Woorinen Road frontage east of town and in the north western quadrant of the intersection of Harvey Road and North South Road.

These recommendations are identified on the following plan.

Figure 48. Woorinen South: Recommendations





Figure 30. Woorinen South Zoning Map

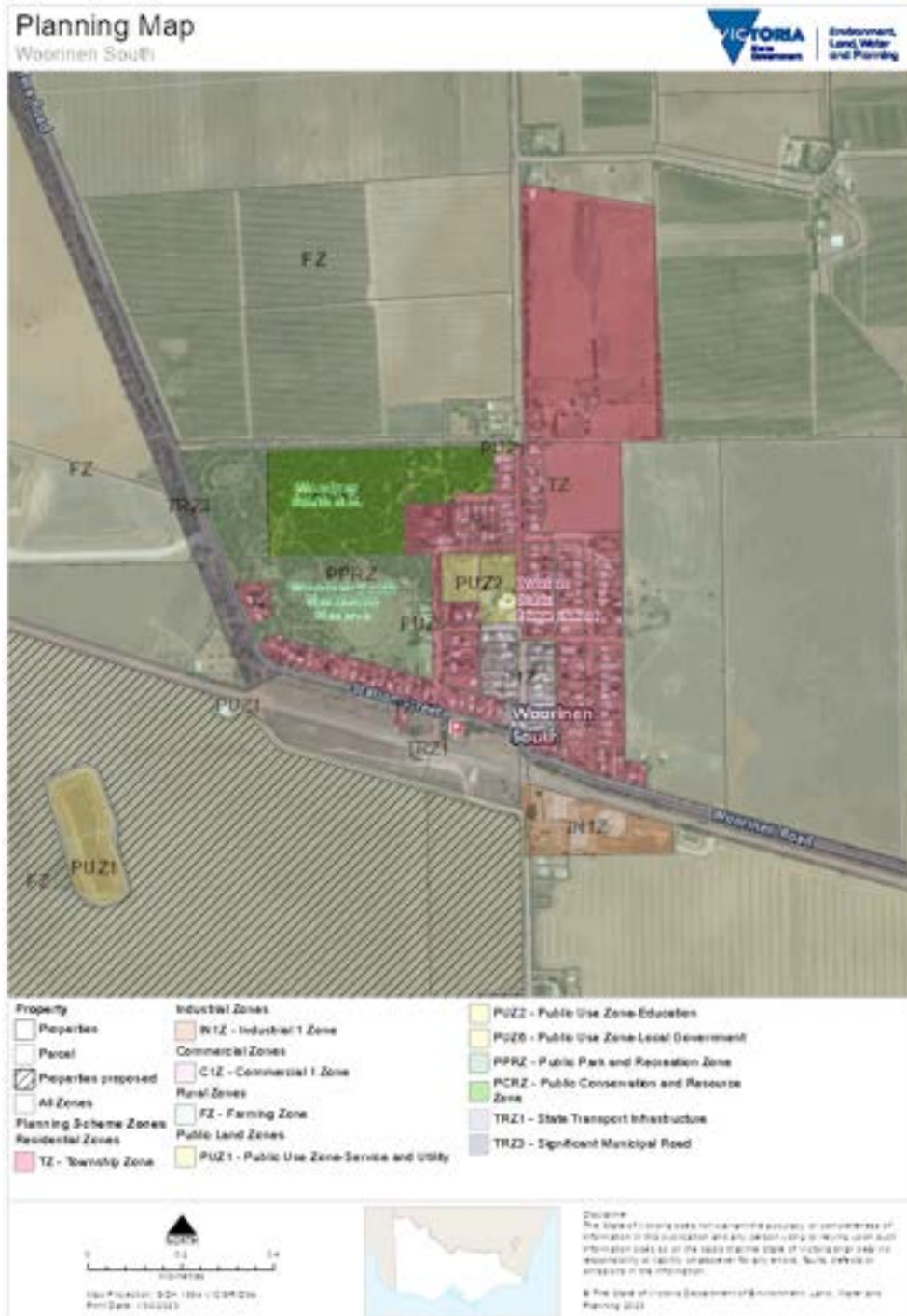


Figure 31. Woorinen South Overlay Map





## Regional Overview

### Demographic and Housing Profile

This Section provides a brief overview and analysis of the eight townships, which will be collectively referred to as ‘the Region’ within this document.

Census data on population and housing provides essential information for analysis and the formulation of policy making and planning. The following data has been extracted from various years of the national census for population and housing and calculated by Holmes Dyer to show key trends, patterns and areas of consideration. Additionally, small random adjustments are made to all cell values by the ABS to protect the confidentiality of data. This effects the level of accuracy, particularly for small value groups. Accordingly, the following trend analyses review changes from 2016 to 2021 in order to avoid the irregularity caused by the change in geographic area over a longer timeframe.

#### Population Size

The Region encompasses the moderate townships of Lake Boga (982 persons), Nyah West (673 persons), and Nyah (536 persons); along with five small townships consisting of Woorinen South (404 persons), Manangatang (274 persons), Piangil (230 persons), Ultima (173 persons), and Boundary Bend (154).

Since 2016 each of these townships have experienced small amounts of growth and decline, with population growth experienced in Woorinen South (+48), Boundary Bend (+22), Nyah West (+10) and Nyah (+6).

The largest concentrations of population decline across the five year period was experienced in Manangatang (-35) and Piangil (-29), in addition to smaller declines in Lake Boga (-3) and Ultima (-1). The small decline in population in these townships could be attributed to residents relocating within the Region to moderate townships, such as Nyah West and Nyah, or relocating outside of the Region entirely to larger townships due to employment and housing opportunities.

**Table 1. Estimated Resident Population by Township (2016 Census and 2021 Census)**

Estimated Resident Population by Township (2016 Census and 2021 Census)			
Location	Population		Change 2018 - 2021 Number
	2016	2021	
Boundary Bend	132	154	22
Lake Boga	985	982	-3
Manangatang	309	274	-35
Nyah	530	536	6
Nyah West	663	673	10
Piangil	259	230	-29
Ultima	174	173	-1
Woorinen South	356	404	48

Woorinen South has the largest proportion of youth within the region, with 57.9% aged 49 and below. Since 2016 the township has experienced growth in primary (increase of 2.2%) and secondary (increase of 1.2%) aged residents, along with a 0.4% increase in the young workforce. Most significantly the township has experienced an 8.8% increase in tertiary and independence aged residents.

Whilst parents and homebuilders were the most predominate age demographic in 2016 (22.3%), this segment of the community has since declined 7.9% over the past five years, with older workers and pre-retirees now the predominate age demographic (16.8%) within the town. Whilst empty nesters and retirees have experienced a decline of 4.4%, the seniors age demographic has experienced a moderate amount of growth (12.6% compared to 7.7% in 2016) which indicates that along with the natural ageing of the population residents are moving to Woorinen South as a retirement destination.

**Table 9. Service Age Groups (Woorinen South)**

Service Age Groups – Woorinen South				
Service Age Group	2016 Census		2021 Census	
	No.	%	No.	%
Babies and preschoolers (0 to 4)	32	10.3%	17	4.5%
Primary schoolers (5 to 11)	19	6.1%	31	8.3%
Secondary schoolers (12 to 17)	21	6.8%	30	8.0%
Tertiary education and independence (18 to 24)	0	0.0%	33	8.8%
Young workforce (25 to 34)	42	13.5%	52	13.9%
Parents and homebuilders (35 to 49)	69	22.3%	54	14.4%
Older workers and pre-retirees (50 to 59)	47	15.2%	63	16.8%
Empty nesters and retirees (60 to 69)	55	17.8%	46	12.3%
Seniors (70 to 84)	24	7.7%	47	12.6%
Elderly aged (85 and over)	0	0.0%	0	0.0%

## Household Tenure

Household tenure across the region has remained consistent over the past five years, with fully-owned dwellings (45.5%) the predominant tenure type, followed by dwellings owned under mortgage (34.2%). Private rentals (10.45%) were the third most common tenure type within the region, and have remained fairly stable since 2016 with little change.

Renting as part of a social housing has declined by 1.3% since 2016, with declines in this tenure type evident in the townships of Lake Boga (2.5% decrease) and Manangatang (1.0% decrease).

In comparison there has been an increase of 1.8% in the ‘renting – other’ category, which captures dwellings being rented through an owner / manager of a residential park (such as a caravan park and manufactured homes estate), or employer.

There has also been a substantial 2.0% increase in tenure classified as ‘other’ which captures dwellings being occupied under a life tenure scheme or occupied rent-free; which now attributes to 2.3% of the region’s household tenure. As at the 2016 Census, Boundary Bend was the only township which incorporated ‘other’ tenure type, however over the past five years the introduction of life tenure schemes and rent-free occupation has expanded to Manangatang, Nyah West, Ultima and Woorinen South.

**Table 14. Household Tenure – 2016 Census**

Household Tenure by Township (2016 Census)								
Household Tenure Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Fully Owned	20 (60.6%)	134 (41.1%)	61 (54.4%)	85 (50.0%)	88 (42.5%)	66 (63.4%)	38 (61.2%)	53 (41.0%)
Mortgage	3 (9.0%)	130 (39.8%)	27 (24.1%)	53 (31.1%)	76 (36.7%)	19 (18.2%)	18 (29.0%)	55 (42.6%)
Renting – Private	0 (0.0%)	42 (12.8%)	16 (14.2%)	22 (12.9%)	26 (12.5%)	4 (3.8%)	6 (9.6%)	3 (2.3%)
Renting – Social Housing	0 (0.0%)	11 (3.3%)	5 (4.4%)	0 (0.0%)	7 (3.3)	0 (0.0%)	0 (0.0%)	12 (9.3%)
Renting - Other	4 (12.2%)	0 (0.0%)	0 (0.0%)	3 (1.7%)	3 (1.4%)	9 (8.6%)	0 (0.0%)	0 (0.0%)
Renting – Not Stated	3 (9.0%)	6 (1.8%)	0 (0.0%)	4 (2.3%)	0 (0.0%)	3 (2.8%)	0 (0.0%)	0 (0.0%)
Other tenure type	3 (9.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Not stated	0 (0.0%)	0 (0.0%)	3 (2.6%)	3 (1.7%)	7 (3.3%)	3 (2.8%)	0 (0.0%)	6 (4.6%)

Source: ABS QuickStats (2016 ABS Census Data)

**Table 15. Household Tenure – 2021 Census**

Household Tenure by Township (2021 Census)								
Household Tenure Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Fully Owned	21 (41.1%)	142 (41.8%)	61 (52.5%)	93 (49.7%)	78 (34.3%)	61 (61.2%)	39 (62.9%)	67 (44.3%)
Mortgage	10 (19.6%)	143 (42.1%)	31 (26.7%)	64 (34.2%)	81 (35.6%)	17 (17.1%)	17 (27.4%)	60 (39.7%)
Renting – Private	5 (9.8%)	47 (13.8%)	8 (6.9%)	20 (10.7%)	35 (15.4%)	0 (0.0%)	3 (4.8%)	11 (7.2%)
Renting – Social Housing	0 (0.0%)	3 (0.8%)	4 (3.4%)	0 (0.0%)	13 (5.7%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Renting - Other	6 (11.7%)	0 (0.0%)	5 (4.3%)	7 (3.7%)	3 (1.3%)	21 (21.2%)	0 (0.0%)	0 (0.0%)
Renting – Not Stated	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Other tenure type	9 (17.6%)	0 (0.0%)	7 (6.0%)	0 (0.0%)	6 (2.6%)	0 (0.0%)	3 (4.8%)	4 (2.6%)
Not stated	0 (0.0%)	4 (1.1%)	0 (0.0%)	3 (1.6%)	11 (4.8%)	0 (0.0%)	0 (0.0%)	9 (5.6%)

### Household Composition

Household composition across the region has remained fairly stable over the past five years, with the majority of households comprising of couples without children (31.8%), lone person households (29.45%) and couples with children (23.8%). The number of one parent families (9.9%) and group households (3.9%) have slightly increased over the past five years both by 1.6%.

The townships of Ultima (44.2%), Nyah West (34.0%), Piangil (33.0%), and Nyah (31.9%) each have substantial amounts of lone-person households which attribute to the second largest household composition within each town.

**Table 12. Household Composition – 2016 Census**

Household Composition by Township (2016 Census)								
Household Composition Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Couples without children	15 (35.7%)	122 (36.2%)	36 (29.0%)	59 (31.5%)	64 (28.4%)	38 (36.8%)	22 (29.3%)	47 (37.6%)
Couples with children	10 (23.8%)	103 (30.5%)	26 (20.9%)	53 (28.3%)	49 (21.7%)	19 (18.4%)	16 (21.3%)	38 (30.4%)
One parent families	3 (7.1%)	26 (7.7%)	11 (8.8%)	12 (6.4%)	26 (11.5%)	4 (3.8%)	5 (6.6%)	14 (11.2%)
Lone person	14 (33.3%)	83 (24.6)	44 (35.4%)	57 (30.4%)	79 (35.1%)	38 (36.8%)	28 (37.3%)	23 (18.4%)
Group household	0 (0.0%)	3 (0.8%)	7 (5.6%)	6 (3.2%)	4 (1.7%)	4 (3.8%)	4 (5.3%)	0 (0.0%)
Other	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	3 (1.3%)	0 (0.0%)	0 (0.0%)	3 (2.4%)
<b>Total</b>	<b>42</b>	<b>337</b>	<b>124</b>	<b>187</b>	<b>225</b>	<b>103</b>	<b>75</b>	<b>125</b>

Source: ABS QuickStats (2016 ABS Census Data)

**Table 13. Household Composition – 2021 Census**

Household Composition by Township (2021 Census)								
Household Composition Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Couples without children	16 (33.3%)	123 (34.9%)	44 (37.6%)	84 (35.2%)	64 (27.2%)	22 (22.0%)	18 (25.7%)	47 (30.5%)
Couples with children	14 (29.1%)	94 (26.7%)	27 (23.0%)	45 (18.9%)	48 (20.4%)	24 (24.0%)	15 (21.4%)	46 (29.8%)
One parent families	4 (8.3%)	33 (9.4%)	9 (7.6%)	21 (8.8%)	32 (13.6%)	10 (10.0%)	3(4.2%)	18 (11.6%)
Lone person	14 (29.1%)	84 (23.8%)	33 (28.2%)	76 (31.9%)	80 (34.0%)	33 (33.0%)	31 (44.2%)	36 (23.3%)
Group household	0 (0.0%)	8 (2.2%)	4 (3.4%)	12 (5.0%)	11 (4.6%)	11 (11.0%)	3 (4.2%)	3 (1.9%)
Other	0 (0.0%)	10 (2.8%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	4 (2.6%)
<b>Total</b>	<b>48</b>	<b>352</b>	<b>117</b>	<b>238</b>	<b>235</b>	<b>100</b>	<b>70</b>	<b>154</b>

**Employment Summary**

Much like the rest of the region, Woorinen South also has a strong agricultural employment presence, with 19.4% of residents employed within this sector. Other notable industry sectors include health care and social assistance (10.2%), along with retail trade, education and training, public administration and safety, and transport, postal and warehousing (each 7.0%).

At the time of the 2021 Census, the main employment industries within the township were stone fruit growing (6.8%), local government administration (5.1%), secondary education (5.1%), aged care residential services (5.1%), and grocery wholesaling (3.4%).

**Table 25. Industry of Employment – Top Responses (Woorinen South)**

Industry of Employment – Top Responses (Woorinen South)						
Industry of employment, top responses (Employed people aged 15 years and over)	Woorinen South (No.)	Woorinen South (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Stone Fruit Growing	12	6.8%	315	0.0%	805	0.0%
Local Government Administration	9	5.1%	43,175	1.4%	156,402	1.3%
Secondary Education	9	5.1%	52,660	1.7%	205,360	1.7%
Aged Care Residential Services	9	5.1%	62,520	2.0%	258,274	2.1%
Other Grocery Wholesaling	6	3.4%	6,044	0.2%	19,985	0.2%

Source: ABS QuickStats (2021 ABS Census Data)

At the time of the 2021 Census the main occupations in Woorinen South consisted of labourers (23.9%), community and personal service workers (13.6%), managers (12.5%), technicians and trades workers (10.8%), machinery operators and drivers (10.2%), professionals (9.1%), sales workers (9.1%), and clerical and administrative workers (8.0%).



**Table 33. Occupation – Top Responses (Woorinen South)**

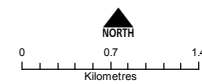
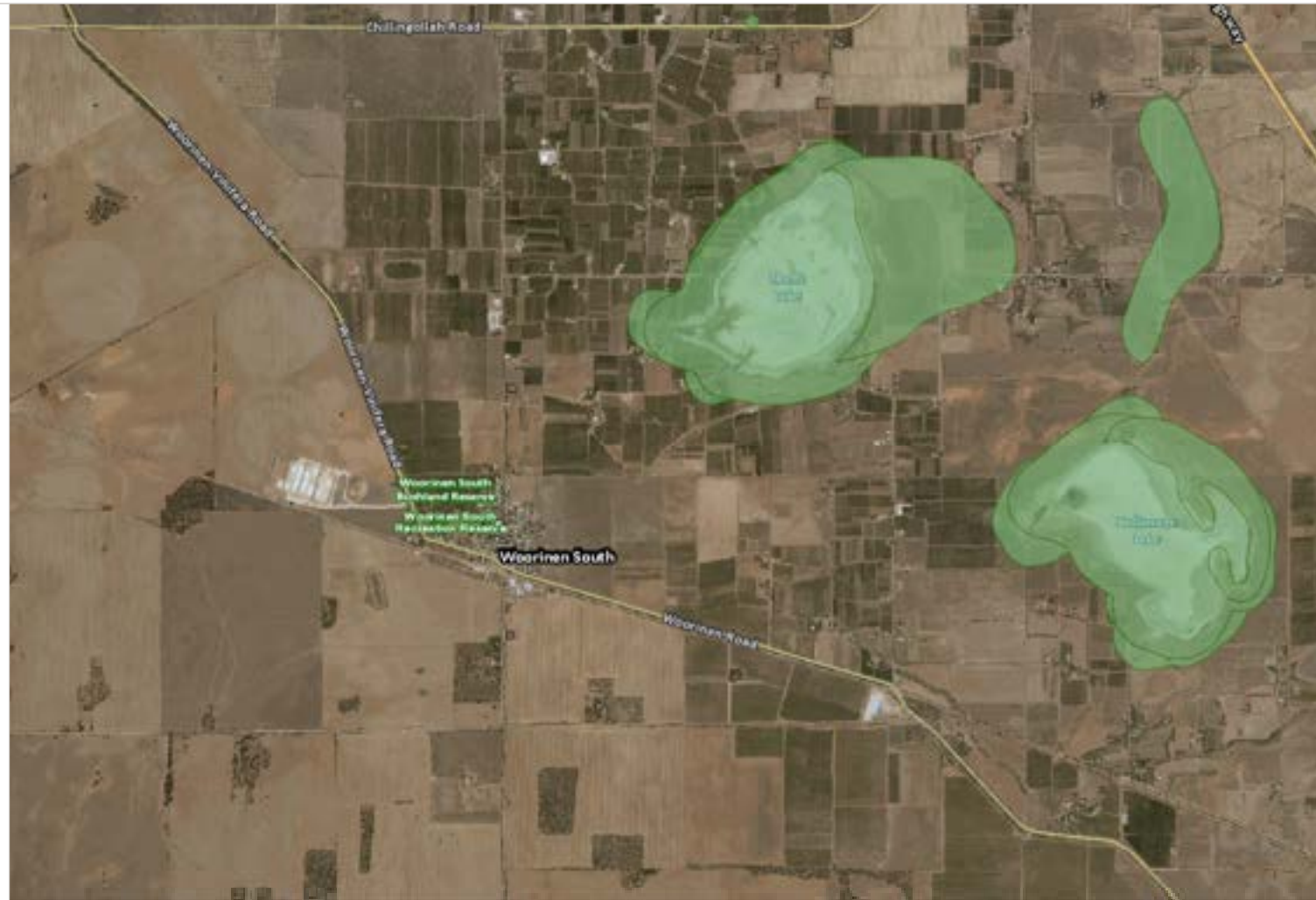
Industry of Employment – Top Responses (Woorinen South)						
Occupation, top responses (Employed people aged 15 years and over)	Ultima (No.)	Ultima (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Labourers	42	23.9%	277,292	8.8%	1,086,120	9.0%
Community and Personal Service Workers	24	13.6%	347,570	11.0%	1,382,205	11.5%
Managers	22	12.5%	442,109	14.0%	1,645,769	13.7%
Technicians and Trades Workers	19	10.8%	399,460	12.6%	1,554,313	12.9%
Machinery Operators and Drivers	18	10.2%	187,939	5.9%	755,863	6.3%
Professionals	16	9.1%	790,960	25.0%	2,886,921	24.0%
Sales Workers	16	9.1%	263,317	8.3%	986,433	8.2%
Clerical and Administrative Workers	14	8.0%	392,444	12.4%	1,525,311	12.7%



# Woorinen South

## Aboriginal Cultural Heritage Sensitivity

- Heritage**
-  Aboriginal Cultural Heritage Sensitivity
- Administrative**
-  Local Government Areas



Map Projection: GDA 1994 VICGRID94  
Print Date: 2/23/2023





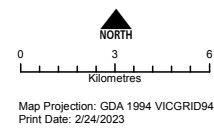
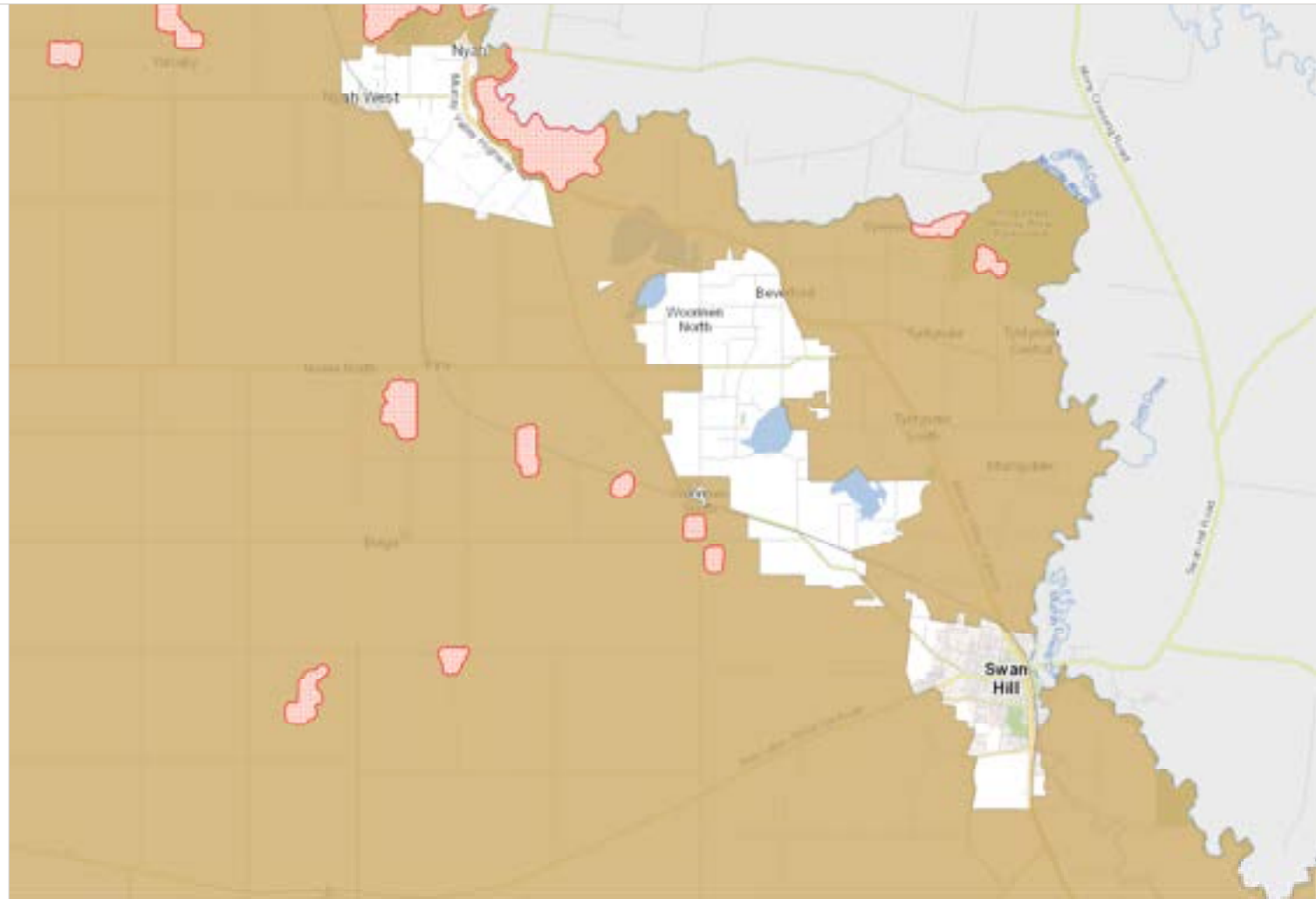
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# Woorinen South

## Bushfire

-  BMO - Bushfire Management Overlay
-  BPA - Bushfire Prone Areas



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## **Confidential attachment**

- Small Town Future Development Plan 2023



## 2.3 Murray Valley Highway Swan Hill (Service Station)

**Directorate:** Development and Planning  
**File Number:** **PLN2022049**  
**Purpose:** For Discussion

### EXECUTIVE SUMMARY

<b>Application Number:</b>	PLN2022049
<b>Proposal:</b>	Use and Development of a Service Station, Creation of Access to a Road in a Transport Zone 2 and Installation of Signage in the Commercial 1 Zone
<b>Applicant's Name:</b>	Roy Costa Development & Planning
<b>Address:</b>	Lot 1, TP850877 - Murray Valley Highway, Swan Hill
<b>Zoning:</b>	Commercial 1 Zone (Schedule)
<b>Overlays:</b>	Specific Controls Overlay (Schedule 1)
<b>Why is a Permit Required?</b>	34.01-1 - Commercial 1 Zone - Use of Land 34.01-4 - Commercial 1 Zone - Buildings and Works 52.29- Land Adjacent to The Principal Road Network 52.05 - Signs
<b>Lodgement date:</b>	31/05/2022

### Declarations of Interest:

Council Officers affirm that no general or material conflicts need to be declared in relation to the subject of this report.

### Key Points / Issues:

The purpose of this report is to provide Council with an overview of the application proceedings since the application for planning permit (PLN2022049) was refused by Council at its Ordinary Meeting on 19 December 2023. The application was for the use and development of a service station, creation of access to a road in a Transport Zone 2 and installation of signage in the Commercial 1 Zone. Council refused the application on the following grounds:

- *The proposal is contrary to Clause 13 (Environmental Risks and Amenity) which seeks to avoid amenity impacts such as noise, lighting and otherwise to sensitive land uses and ensure appropriate location, separation and format of use and development to safeguard amenity and avoid off-site effects. The amenity of nearby sensitive land uses (dwellings) close to the site would be detrimentally impacted by traffic, noise, lighting, and hours of operation and otherwise.*
- *The proposal fails to provide safe and efficient circulation of vehicles and pedestrians on the site.*
- *The proposal fails to provide a net community benefit.*
- *The proposal is contrary to the sound and proper planning of the locality.*

After the refusal of the permit by the Council, the applicant lodged an appeal with Victorian Civil and Administrative Tribunal (VCAT) to review Council's decision to refuse to grant planning permit (VCAT Reference P182/2024). There were 30 objectors to the original application, and they were party to the VCAT appeal for review. The objectors were represented at VCAT by Mr Matthew Chapman of Hellier McFarland (Managing Director and Town Planner).

In accordance with the initial VCAT order dated 21 February 2024, VCAT required a compulsory conference to be held on 5 August 2024 and the main hearing to be held on 14 and 15 October 2024.

#### *Compulsory Conference 5 August 2024*

The result of the compulsory conference held on 5 August 2024 was constructive and all parties provided their perspectives on the application to determine if any common grounds could be reached. The objectors provided their concerns with the impact the proposal may have on their residential area located to the east (over the railway line) and the permit applicant was made aware the initial application lacked substance to enable any common grounds to be reached.

It was agreed at the compulsory conference, at the direction of the VCAT member, that the permit applicant would submit to all parties and VCAT the following information:

- Improved built form in terms of building design.
- Additional landscaping.
- Lighting assessment.
- Acoustic report.

The permit applicant agreed to provide the requested information. VCAT member directed a further compulsory conference to be held on 27 August 2024 to review all

parties' position on the additional information to support the application and to determine if the matter could be settled without the requirement of a full hearing.

#### *Compulsory Conference 27 August 2024*

At the compulsory conference all parties provided feedback on the further information submitted by the applicant as per the VCAT direction. There was constructive discussion on the issues raised by both the objectors' representative and the permit applicant.

During the compulsory conference, all parties (including Council's Planning Department) agreed that the proposal (as amended) would result in a satisfactory outcome subject to further amended plans as required by the suite of conditions circulated for consent to all parties. A copy of the compulsory conference outcome with the suite of conditions dated 27 August 2024 is attached to this report.

Officers are now satisfied that the amended plans and conditions will address the Council's grounds of refusal as follow:

- *The proposal is contrary to Clause 13 (Environmental Risks and Amenity) which seeks to avoid amenity impacts such as noise, lighting and otherwise to sensitive land uses and ensure appropriate location, separation and format of use and development to safeguard amenity and avoid off-site effects. The amenity of nearby sensitive land uses (dwellings) close to the site would be detrimentally impacted by traffic, noise, lighting, and hours of operation and otherwise.*

An acoustic report and a lighting report was submitted as part of the VCAT compulsory conference process. The objectors were satisfied with the submitted information. A 3 metre (m) high colorbond style fence with 0.6 millimetre (mm) sheets along the entire eastern boundary (railway interface) will be erected to mitigate any noise impacts. Details of external lighting which will be installed including maximum illumination levels for each light source and the means of baffling to avoid light spill beyond the subject land will also be requested by way of permit condition.

- *The proposal fails to provide safe and efficient circulation of vehicles and pedestrians on the site.*

The application was referred to Department of Transport and Planning and Council's Engineering Department. No concerns were raised in relation to traffic and safety. Conditions have been included from both these departments to ensure safe traffic movement.

- *The proposal fails to provide a net community benefit.*

The proposal will result in a service station which will provide service to the local community. All the objectors to the appeal have consented to the proposal in its amended form.

- *The proposal is contrary to the sound and proper planning of the locality.*

The subject site is located in a Commercial 1 Zone adjacent to Murray Valley Highway and the proposal is considered to be an appropriate planning outcome for commercially zoned land.

All parties to the proceeding, including VCAT, were made aware that Officer delegation does not allow consent to approve the amended application and conditions. As the issues have largely been resolved with objectors, 'in principle' support for the amended proposal was given at the compulsory hearing, subject to consent from the Council as the matter was decided by Council.

The process moving forward requires a decision by the Council at its next Ordinary Meeting scheduled for 10 September 2024 on whether the Council will consent or not consent to the grant of the planning permit given the concerns from the objectors have been addressed.

A "VCAT administrative mention" is scheduled for 11 September 2024 to determine if the application for review will still require proceeding to the hearing which is scheduled for 14 and 15 October 2024 or can be vacated subject to Council supporting the amended proposal.

**Policy Impacts:**

Nil.

**Consultation:**

Consultation has occurred at the VCAT Compulsory Conferences held on 5 and 27 August 2024 with the permit applicant and the objector's representative.

**Financial Implications:**

Should Council refuse to consent to the amended proposal, the application for review will continue to the scheduled VCAT Case Hearing for 2 days dated 14 and 15 October 2024. This will incur costs for Council, including representation at the hearing.

**Social Implications:**

Nil.

**Economic Implications:**

Nil.

**Environmental Implications:**

Nil.

**Risk Management Implications:**

Nil.

**Conclusion:**

An assessment of the amended plans addresses the concerns raised by Council and objectors. It is not unusual for better quality plans and reports to be submitted to VCAT than that presented to Council to make a decision.

Based on the outcomes of the compulsory conference, including consent from the objectors, it is recommended that Council also provide its consent to the amended plans and tabled conditions.

Should Council refuse to consent to grant a planning permit, the application will continue to be decided at the VCAT hearing scheduled for 14 and 15 October 2024.

**Options: (choose applicable):****OPTION 1:**

That Council consent the grant of a Planning Permit for the use and development of a service station, creation of access to a road in a Transport Zone 2 and installation of signage in the Commercial 1 Zone subject to the amended plans and conditions. This will result in the hearing scheduled for 14 and 15 October 2024 being vacated.

**OPTION 2:**

That Council continue to maintain the position which is to refuse the application, and the matter will proceed to the hearing scheduled for 14 and 15 October 2024.

- Attachments:**
1. Outcome of Compulsory Conference dated 27 August 2024 including suite of agreed (in principle) conditions [2.3.1 - 16 pages]
  2. Amended Plans [2.3.2 - 9 pages]
  3. Acoustic Report [2.3.3 - 23 pages]
  4. Lighting Assessment [2.3.4 - 4 pages]
  5. Original plans submitted with the application for planning permit [2.3.5 - 9 pages]

1. Outcome of Compulsory Conference dated 27 August 2024 including suite of agreed (in principle) conditions
2. Amended plans
3. Acoustic report

4. Lighting assessment
5. Original plans submitted with the application for planning permit.

**Recommendation/s**

**That Council advise VCAT that it provides consent to the issue of a planning permit for the use and development of a service station, creation of access to a Road in a Transport 2 zone and installation of signage in accordance with the amended plans and conditions in accordance with the '*Conditional Request for Consent Order*' from Victorian Civil and Administrative Tribunal (VCAT) Compulsory Conference dated 27 August 2024.**

**Outcome of CC - Agreement subject to responsible authority confirmation (s77 s79 s 82)**

*PLANNING & ENVIRONMENT  
LIST*

**Tribunal File No:** P182/2024  
**Permit Application No.:** PLN2022049  
**Date of Compulsory Conference:** 27 August 2024  
**Member:** D Cook

**PARTIES**

**Applicant for Review:** R Costa with R Mobilio  
**Responsible Authority:** B McIlrath with W Fisher  
**Respondent (s) Present:** M Chapman with T Styles

**OUTCOME OF COMPULSORY CONFERENCE – CONDITIONAL REQUEST FOR CONSENT ORDER**

**1. CONDITIONAL REQUEST FOR ORDERS**

**Subject to the circumstances set out in agreed term B below occurring, the parties request that the Tribunal make the following order by consent pursuant to Section 93(1) of the *Victorian Civil and Administrative Tribunal Act 1998* as full settlement of this proceeding:**

**Grant permit**

- 1 In application no. P182/2024 the decision of the responsible authority is **set aside.**
- 2 In permit application no. PLN2022049 a permit is granted and directed to be issued for the land at Lot 1 TP850877X Murray Valley Highway, Swan Hill in accordance with the endorsed plans and on the conditions set out in Appendix A. The permit allows:
  - Use and development of a Service station;
  - Creation of access to a Road in a Transport Zone 2; and
  - Installation of signage in the Commercial 1 Zone.

**Hearing vacated**

- 3 The hearing scheduled at **14 October 2024** is vacated. No attendance is required.

**APPENDIX A**

**Amended Plans**

1. Before the commencement of development, amended plans 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 this permit. The plans must be generally in accordance with the amended plans prepared for the compulsory conference dated 7 August 2024 (Version V2), prepared by Innovative Dezijn but modified to show:
  - a) Details of all rooftop service infrastructure and including enclosures or other visual screening devices;
  - b) Details of external lighting to be installed including maximum illumination levels for each light source and the means of baffling to avoid light spill beyond the subject land;
  - c) An enhanced visual presentation for the western elevation of the building facing Murray Valley Highway;
  - d) Reduction of Sign 01 to have a total advertising area including the promotion not exceeding 10m<sup>2</sup> (on each side of the sign);
  - e) No promotional content on Entry and exit signs;
  - f) Amended landscape plan in accordance with Condition 4;
  - g) Plans in accordance with Condition 6;
  - h) Waste Management Plan in accordance with Condition 39.

**Layout not altered**

2. The layout of the use and development must not be altered from the layout on the approved and endorsed plans without the written consent of the Responsible Authority.
3. The location and details of the signs, including those of the supporting structure, as shown on the endorsed plans, must not be altered without the prior written consent of the Responsible Authority.

**Landscaping**

4. Before the development commences, an amended landscape plan prepared by a qualified landscape architect must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must be generally in accordance with the amended landscape plan (Sheet A05) dated 7 August 2024, prepared by Innovative Dezijn but modified to show:
  - a) The provision of canopy trees throughout the development as



appropriate, including in the front, northern, eastern and southern setbacks of site and around the truck and car parking area;

- b) The provision of additional trees (including canopy trees) as well as shrubs in order to provide an integrated landscape treatment to soften the development from Murray Valley Highway. This must maintain adequate sightlines to the satisfaction of the Department Head (Transport for Victoria);
  - c) Widening of landscaping strips along all boundaries to accommodate additional landscaping required under Condition 4 a) and 4b);
  - d) The provision of evergreen trees of an appropriate species and density with a consistent hedge appearance, and that will grow to a height of between 6-8 metres at maturity, for the full extent of the landscape strip along the eastern boundary (railway interface);
  - e) The provision of a 3m high colorbond style fence with 0.6mm sheets along the full extent of the eastern boundary (railway interface);
  - f) The location of each species to be planted and the location of all areas to be covered by grass, lawn or other surface material;
  - g) Paving, retaining walls, fence design details and other landscape works including areas of cut and fill;
  - h) A schedule of establishment and maintenance including details of irrigation systems, watering regime and otherwise;
  - i) Details of bollards, fencing, planting or other means of preventing vehicle access and parking (unless for maintenance purposes) beyond the defined driveways and parking areas into landscape or other areas of the subject land.
  - j) Any landscaping requirements to meet Condition 55 of this permit.
5. Before the use starts, the landscaping works shown on the endorsed plans must be carried out, completed and thereafter maintained to the satisfaction of the Responsible Authority.

**Road and Drainage Plans required**

6. Before the development starts, road and drainage construction plans must be approved and endorsed by the Responsible Authority. The road and drainage construction plans must be prepared to the satisfaction of the Responsible Authority and be submitted in electronic form showing the following details:
- a) Drainage infrastructure
  - b) Street lighting
  - c) Street signs
  - d) Street trees and other landscaping

All works constructed or carried out must be in accordance with those plans.

**Amenity Conditions**

7. Noise levels emanating from the premises must not exceed those required to be met under Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues (Publication 1826.2, Environment Protection Authority, March 2021), to the satisfaction of the Responsible Authority.
8. All lighting must be designed, baffled and located so as to prevent adverse effect on adjoining land and on road, to the satisfaction of the Responsible Authority.
9. No exterior plant equipment shall be placed on the roof of the development so as to be visible from a public road (with the exception of solar panels), to the satisfaction of the Responsible Authority.
10. Goods must not be stored or left exposed outside the building so as to be visible from any public road or thoroughfare, to the satisfaction of the Responsible Authority.
11. Provision shall be made for the appropriate storage and disposal of garbage to the satisfaction of the Responsible Authority. All garbage storage areas must be screened from public view.
12. No external sound amplification equipment or loud speakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose, with the exception of the intercom ordering system for the drive through lane order system and any necessary broadcast equipment, to the satisfaction of the Responsible Authority. The intercom ordering system for the drive through lane order system must be operated at a suitably low sound level to avoid detriment to the amenity of the locality.
13. The development and use hereby permitted must be managed so that the amenity of the area is not detrimentally affected, through the:
  - a) Transport of materials, good or commodities to or from the land;
  - b) Appearance of any building, works or materials;
  - c) Emissions of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
  - d) Presence of vermin.to the satisfaction of Responsible Authority.

**Disturbed surfaces**

14. Before the use starts, all disturbed surfaces on the land resulting from the works must be revegetated and stabilised to the satisfaction of the Responsible Authority.

**Advertising signs**

15. The signs must not:
  - a) Dazzle or distract drivers due to its colouring.
  - b) Be able to be mistaken for a traffic signal because it has, for example, red circles, octagons, crosses or triangles.
  - c) Be able to be mistaken as an instruction to drivers.
16. The signs must not contain any flashing or moving light, to the satisfaction of the Responsible Authority.
17. The signs lighting must be designed, baffled and located to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land.
18. The signs must be constructed and maintained to the satisfaction of the Responsible Authority.
19. No bunting, streamers, festooning and/or inflatable advertising of any type shall be displayed unless with the prior written consent of the Responsible Authority.
20. On expiry date of the permit in relation to signs, the signs and structures built specifically to support and illuminate must be removed.
21. This permit regarding signs hereby approved will expire fifteen (15) years from the date of this permit.

**ENGINEERING DEPARTMENT**

**Construction management**

22. Before the development starts a construction management 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 the permit. The plan must address the following matters:
  - a) Measures to minimise the impact of construction vehicles arriving at, queuing, and departing from the land, including haul routes;
  - b) Measures to accommodate the private vehicles of workers/ tradespersons;
  - c) Details of the location of all construction equipment and facilities, including delivery points, storerooms, toilets, temporary offices and workers' facilities;
  - d) Noise attenuation measures to be put in place to protect the amenity of nearby residents during construction having regard to the EPA Guidelines on Construction and Demolition Noise;

- e) Measures to minimise the generation and dispersal of dust;
- f) Details of a 24 hour hotline for access to a contact person or project manager accountable for the project and compliance with the CMP;
- g) Arrangements for waste collection and other services to be provided during construction;
- h) Protection of water quality;
- i) Protection of existing infrastructure and landscaping.

Works on the land must be undertaken in accordance with the endorsed construction management plan to the satisfaction of the Responsible Authority.

23. Before the use starts, road and drainage construction as shown on the endorsed plans must be completed in accordance with the endorsed plans to the satisfaction of the Responsible Authority.

**Hours of operation**

24. Unless with the prior written consent of the Responsible Authority, the use may operate only between the hours of 6:00am to 11:00pm daily, to the satisfaction of the Responsible Authority.

**Car Parking and Access Construction**

25. Before the use starts, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must:
- a) Be constructed.
  - b) Be properly formed to such levels that they can be used in accordance with the plans.
  - c) Be surfaced with concrete.
  - d) Be drained and maintained.
  - e) Be line marked and/or signed to indicate each car space, all access/egress routes and driveways as shown on Innovative Design Plans A04 dated 16 April 2022.
  - f) Include the installation of "NO ENTRY" signs with "NO RIGHT TURN" signs at the exits.
  - g) Include measures to manage traffic and pedestrian flows to and from car parking areas.
  - h) Include detail of all loading/unloading and filling areas or 'potential spillage areas'.
- to the satisfaction of the Responsible Authority.

At all times car spaces, access lanes and driveways must be kept available for these purposes, to the satisfaction of the Responsible Authority. Once

constructed, these areas must be maintained to the satisfaction of the Responsible Authority

26. Parking areas and access lanes must be kept available for the designated purposes at all times.
27. Vehicles under the control of the operator of the use or the operator's staff must not be parked on the nearby roads.
28. The following requirements shall apply to vehicle crossings and driveways that shall be constructed to the satisfaction of the Responsible Authority:
  - a) Vehicle crossings shall be constructed in reinforced concrete or other approved material;
  - b) New vehicle crossings to suit the proposed driveways shall be constructed;
  - c) Pathways shall be replaced with a section capable of sustaining traffic loadings where vehicle crossings are constructed or relocated.

#### **New Vehicle Crossing**

29. Before the use starts, vehicular crossings shall be constructed in accordance with the endorsed plan(s) to the satisfaction of the Responsible Authority, and must:
  - a) Be designed to comply with the sight distance requirements for the Access Driveway as detailed in AS 2890.2 for the commercial vehicular access points to the land.
  - b) Be constructed at right angles to the road, and any redundant crossing shall be removed and replaced with concrete (kerb and Channel).
  - c) Be setback a minimum of 1 metre from any side-entry pit, power or telecommunications pole, manhole cover or marker, and a minimum of 2.5 metres from the trunk of any street tree.

#### **Redundant Crossing Removal**

30. Before the use starts, all redundant vehicle crossings must be removed and (kerb and channel) reinstated to the satisfaction of the Responsible Authority.

#### **Controlled Access Points**

31. Access to the site shall only be at the nominated crossings shown on the endorsed plan. The crossings and road pavement works are to be constructed to the satisfaction of the Head, Transport for Victoria and the

Responsible Authority.

### **Lighting of Car Park Area**

32. Accessway and car parking lighting shall be provided to the satisfaction of the Responsible Authority in accordance with AS/NZS 1158.

### **Sediment Discharges**

33. The applicant/owner must restrict sediment discharges from any construction sites within the property to the satisfaction of the Responsible Authority.
34. Before the development starts, a stormwater management plan with computations for 10% and 1% AEP event, must be approved and endorsed by the Responsible Authority. The stormwater management plan must be prepared to the satisfaction of the Responsible Authority and be submitted in electronic form to show.
- a) Include details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.
  - b) Set out how the stormwater management system will be managed on an ongoing basis.
  - c) Be in accordance with Council's Infrastructure Design Manual.
  - d) All necessary computations and supporting design documentation for drainage infrastructure.
  - e) How the land will be drained.
  - f) Flow paths of a 1% AEP storm need to be determined and the development designed such that no private property is inundated by a 1% AEP storm.
  - g) How stormwater is to be captured and retained on site.
  - h) Measures to enhance stormwater discharge quality from the site and protect downstream waterways. All light hydrocarbon storage or potential spillage areas must be bunded or
    - i) independently drained via an impermeable surface,
    - j) ensuring no effluent or polluted water of any type enters the storm water system in accordance with EPA standards.
  - k) Stormwater from paved areas must be intercepted and drained through the site drainage network.

### **Drainage Works Completed**

35. Before the use starts, all drainage works required by the approved drainage plan must be completed to the satisfaction of the Responsible Authority.

#### **Existing Services**

36. Any relocation, alteration or replacement of services/utilities affected by this development must be relocated/modified in accordance with the requirements of the relevant servicing authority and the Responsible Authority, entirely at the cost of the owner/developer.

#### **Inspections**

37. Before the development starts, construction inspection hold points and witness points shall be identified by the applicant and agreed to by the Responsible Authority.

#### **All Works Completed**

38. Before the use starts, all construction works required by the approved construction plans must be completed to the satisfaction of the Responsible Authority.

#### **Waste management**

39. A waste management plan must be submitted to and approved by the Responsible Authority. The plan must provide details of a regular garbage collection service, including information regarding the type of refuse bins (including public litter bins), type/size of trucks, means of accessing bins and frequency of refuse collection, to the satisfaction of the Responsible Authority. The plan must be implemented to the satisfaction of the Responsible Authority.
40. All bins and receptacles shall be maintained in a clean and tidy condition and free from offensive odor, to the satisfaction of the Responsible Authority.
41. Litter on the site must be collected at least daily and placed in waste storage bins to the satisfaction of the Responsible Authority.

#### **HEALTH DEPARTMENT**

42. The convenience store area must comply with the Food Safety Standard 3.2.3 Food Premises and Equipment, to the satisfaction the Responsible Authority.
43. Prior to the commencement of the use, the facility must be connected to

reticulated sewerage to the satisfaction of the Responsible Authority.

44. Prior to undertaking any construction works on the food premises, approval must be obtained from Council's Public Health Unit. A copy of a detailed plan of the layout of the premises, which adequately shows compliance with the Food Safety Standard 3.2.3 Food Premises and Equipment must be submitted to the satisfaction of Council's Environmental Health Department.

#### **LOWER MURRAY WATER**

45. 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 the Corporation agreeing to the issue of a Statement of Compliance.
46. Prior to the issue of a Statement of Compliance the owner must enter into an agreement with the Responsible Authority and Lower Murray Water made pursuant to Section 173 of the Planning & Environment Act 1987. As per Section 174, the agreement must be under seal and must bind the owner to the following covenant which also must be specified in the agreement:
  - a) recognition by the owner that the lot created, when connection to sewerage is required, will be subject to a modified or "non-conventional" sewerage system;
  - b) that such modified system will include an obligation on the landowner to install a pump mechanism within the relevant allotment;
  - c) a requirement to provide to Lower Murray Water, before any works relating to the sewerage connection occur, plans to the satisfaction of Lower Murray Water of the proposed pump station and all related assets and connections;
  - d) that the landowner will be responsible for the purchase, installation, ongoing maintenance and any replacement of the individual property pump stations and related infrastructure;
  - e) that the individual pump station will be operated at the cost of the landowner, including all costs of electricity or any other maintenance or operational cost;
  - f) that normal wastewater tariffs will apply; The Responsible Authority must make application to the Registrar of Titles to have the agreement registered on the title to the land under Section 181 of the Act. The owner must pay the costs of the preparation, execution and registration of the Section 173 Agreement.

#### **THE HEAD, TRANSPORT FOR VICTORIA**



47. Vehicular access from the Murray Valley Highway to the subject land must only be via the two points of access as shown in the appended plan. The northern ingress point must be entry only and the southern egress point must be exit only.
48. Prior to the commencement of use, a Functional Layout Plan (FLP) must be submitted to and approved by the Head, Transport for Victoria. When approved by the Head, Transport for Victoria, the plans must be endorsed by the Responsible Authority and will then form part of the permit. The plans must be generally in accordance with the plans date stamped 16/04/2022 and annotated Site Plan Enlargement but modified to show:
- a) A 3.5 metre wide Channelised Right short (CHRs) turn treatment in accordance with the current Austroads guidelines.
  - b) A 3.5 metre wide Auxiliary Left short (AULs) turn treatment in accordance with current Austroads guidelines.
  - c) Associated line markings for the turn lanes including a gap in the painted median.
  - d) Kerb and channel on the eastern side of the Murray Valley Highway along the frontage of the subject land.
  - e) Two No Entry signs (code R2-4) to be shown on both sides of each access point within the subject land:
    - i. At the northern access facing towards the subject land; and
    - ii. At the southern access facing toward the Midland Highway.
  - f) Single direction pavement arrow at both access points to the arterial road (within the subject land):
    - i. At the northern access pointing away from the Midland Highway; and
    - ii. At the southern access pointing toward the Midland Highway.
  - g) All existing table drains and stormwater drainage.
  - h) All vegetation that is existing and proposed to be removed.
  - i) All existing and proposed relocated services, line marking, signage, power etc.
49. Prior to the commencement of use, hereby approved, the following must be completed at no cost to and to the satisfaction of the Head, Transport for Victoria:
- a) The construction of the CHR(s) and AUL(s) turn treatments;

- b) All proposed signage and line marking;
- c) A road safety audit must be undertaken by a suitably qualified road safety auditor, and any mitigating changes to the FLP as required by the Department arising out of the audit must be carried out;
- d) Lighting Impact Assessment Report must be undertaken by a suitably qualified lighting consultant to assess the proposed signage against the Road Corporation's luminance criteria. The Lighting Impact Assessment Report must include the following:
  - i. A detailed description of the proposed signage, including location, size, orientation, dwell time, lighting specification details, dimming/control functionality, and hours of operation.
  - ii. A plan drawn to scale showing the proposed sign in elevation and plan view (including which signs are electronic and which are static).
  - iii. Photomontage images showing the proposed sign from a driver's perspective (with approximate distances) from any locations where drivers would be able to view the proposed sign.
  - iv. A classification of the existing night time lighting condition as either High District Brightness, Medium District Brightness or Low District Brightness and justification for the classification.
  - v. The proposed maximum luminance of the sign for each lighting condition, with detailed calculations provided to demonstrate compliance with the criteria outlined in the DTP Requirements and Guidelines for Illuminated Outdoor Advertising Signage. Calculations must use the definitions and methodology as described in AS4282 where relevant. A maintenance factor of 1 is to be used for all calculations.
  - vi. A certification, signed by a suitably qualified Lighting Consultant, stating that the design complies with the DTP Requirements and Guidelines for Illuminated Outdoor Advertising Signage.

50. The pylon sign must not dazzle or distract road users due to its colouring or luminosity. During the operation of the sign, the following maximum average luminance and Threshold Increment values must not be exceeded:

*Daytime*

- a) Maximum average luminance of greater than 6000 cd/m<sup>2</sup> - Morning and evening twilight and overcast weather

- b) Maximum average luminance of greater than 700 cd/m<sup>2</sup> Night-time

*Night-time*

- a) Maximum average luminance of greater than 150 cd/m<sup>2</sup>
- b) Maximum threshold increment: 20%
- c) Adaption Luminance: 0.25

51. Driveways must be maintained in a fit and proper state so as not to compromise the ability of vehicles to enter and exit the site in a safe manner or compromise operational efficiency of the road or public safety (e.g. by spilling gravel onto the roadway).

### **VICTRACK**

52. The permit holder must not, at any time:

- a) allow any drainage, effluent, waste, soil or other materials to enter or be directed to the railway land; or
- b) store or deposit any waste, soil or other materials on the railway land.

53. The permit holder must not at any time erect lighting (permanent or temporary) that spills light onto the railway tracks, or which interferes with the visibility of signals and rail lines by train drivers. Building materials (including glass/window/ balcony treatments) or advertising signs likely to have an effect on train driver operations along the rail corridor must be shown by a reflectivity and or light study not to cause reflections or glare that may interfere with train driver operations and avoid using red, green or yellow colour schemes or shapes capable of being mistaken for train signals to the satisfaction of the Rail Operator.

54. The permit holder must at all times ensure that the common boundary with the railway land is fenced with a minimum 1.8m paling or black chain mesh fence at the permit holder's expense to prohibit unauthorised access to the rail corridor. The replacement repair or reconstruction of any wall or screen which may be permitted to be located on or adjacent to the rail land boundary must be agreed with the Rail Operator and be finished using a graffiti resistant finish or alternative measures used to prevent or reduce the potential of graffiti.

55. The Landscaping Plans for the development shall have the following conditions:

- a) The development's landscaping and planting will not interfere with train driver visibility or interpretation of rail signals upon completion or in the future.
- b) The development's landscaping and planting will not facilitate illegal

access to railway land over boundary fence or wall via tree climbing upon completion or in the future.

- c) The development's landscaping and planting will not cause damage to any rail assets or infrastructure, via root or branch ingress, upon completion or in the future.

#### **ENVIRONMENTAL PROTECTION**

- 56. There must be no emissions of noise and/or vibrations from the premises which are detrimental to either of the following:
  - a) The environment in the area around the premises; and
  - b) The wellbeing of persons and/or their property in the area around the premises.
- 57. A secondary containment system must be provided for liquids which if spilt are likely to cause pollution or pose an environmental hazard
- 58. Pollution control devices must be installed to prevent the discharge of waste to the environment and stormwater system.
- 59. The permit holder must ensure that litter originating from the premises is not present beyond the boundaries of the premises.
- 60. Prior to the commencement of use, Vapour Recovery must be installed to ensure vapours are recovered and prevented from escaping to the atmosphere.
- 61. Any decommissioning of tanks must be supervised by suitably qualified professionals, as outlined in EPA Publication 888.4 Underground Petroleum Storage Systems (UPSSs) 2015 or as amended and the Australian Standards referenced therein.

#### **PERMIT EXPIRY**

- 62. The approval of this permit to use and develop the land will expire if one of the following circumstances applies:
  - a) The development is not started within two years of the date of this permit
  - b) The development is not completed within four years of the date of this permit
  - c) The use is not started within four years of the date of this permit
  - d) The use is discontinued for a period of two years.

The permit may be extended with the written approval of the Responsible

Authority pursuant to Section 69 of the *Planning and Environment Act 1987*.

**End of conditions**

**2. OTHER AGREED TERMS**

- A. The officer representing the responsible authority confirms that they will recommend to the responsible authority that it consent to the above orders being made.
- B. The parties only request that the Tribunal make the consent orders set out above if by **11 September 2024** the responsible authority provides confirmation in writing to the Tribunal and the other parties that it consents to the above orders being made.
- C. If the responsible authority does not provide its written consent to the above orders being made by 11 September 2024 or some other date agreed to by the parties, the parties acknowledge that a consent position has not been reached between the parties and the matter will proceed to hearing.

**3. OTHER MATTERS**

- D. In giving its consent, the responsible authority confirms that the amended plans to be submitted in draft condition 1 of the permit to be granted will not result in any change to the proposed use or development which would materially affect any person other than the parties to the proceeding and further notice of these plans is not required.

**SIGNED AND DATED 27 AUGUST 2024**

For and on behalf of the  
Applicant for Review

**[Roy Costa]**

For and on behalf of  
Responsible Authority

**Barnaby McIlrath PE Law**

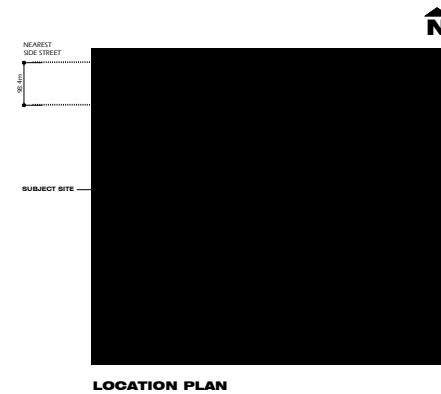
For and on behalf of the  
Respondent

**[Matthew Chapman]**

## Cover & Drawing Schedule

### Drawing Schedule

Dwg Number	Dwg Name
A01	Cover & Drawing Schedule, Location Plan
A02	Existing Conditions Plan & Planning Overlays
A03	Site Plan
A04	Site Enlargement Plan
A05	Landscape Plan
A06	Swept Turning Circle Paths
A07	Floor Plan
A08	Elevations
A09	Colour / Material Schedule, Pylon Sign Elevation



PROPOSED SERVICE STATION

**RCPD**

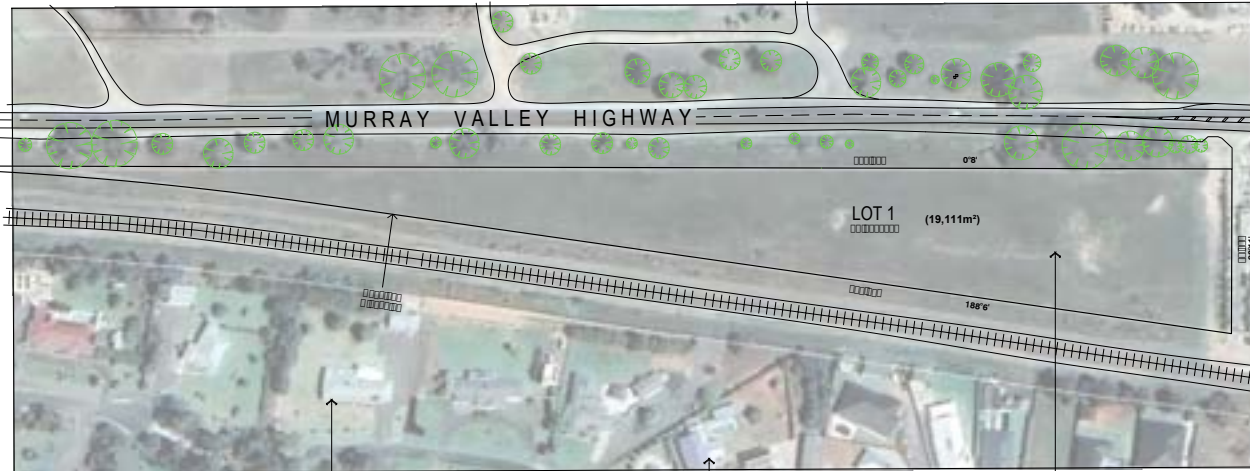
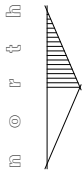
A01 V2

LOT 1 TP 850877X MURRAY VALLEY HIGHWAY, SWAN HILL - VICTORIA 3585



GOVT ... ROAD

NEAREST SIDE STREET



LOW DENSITY RESIDENTIAL ZONE - ADJOINING LAND

VACANT LAND

**EXISTING CONDITIONS PLAN**

SCALE 1:1000

**ZONING OVERLAY**



ZONING - COMMERCIAL 1

**SPECIFIC CONTROLS OVERLAY**



SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)

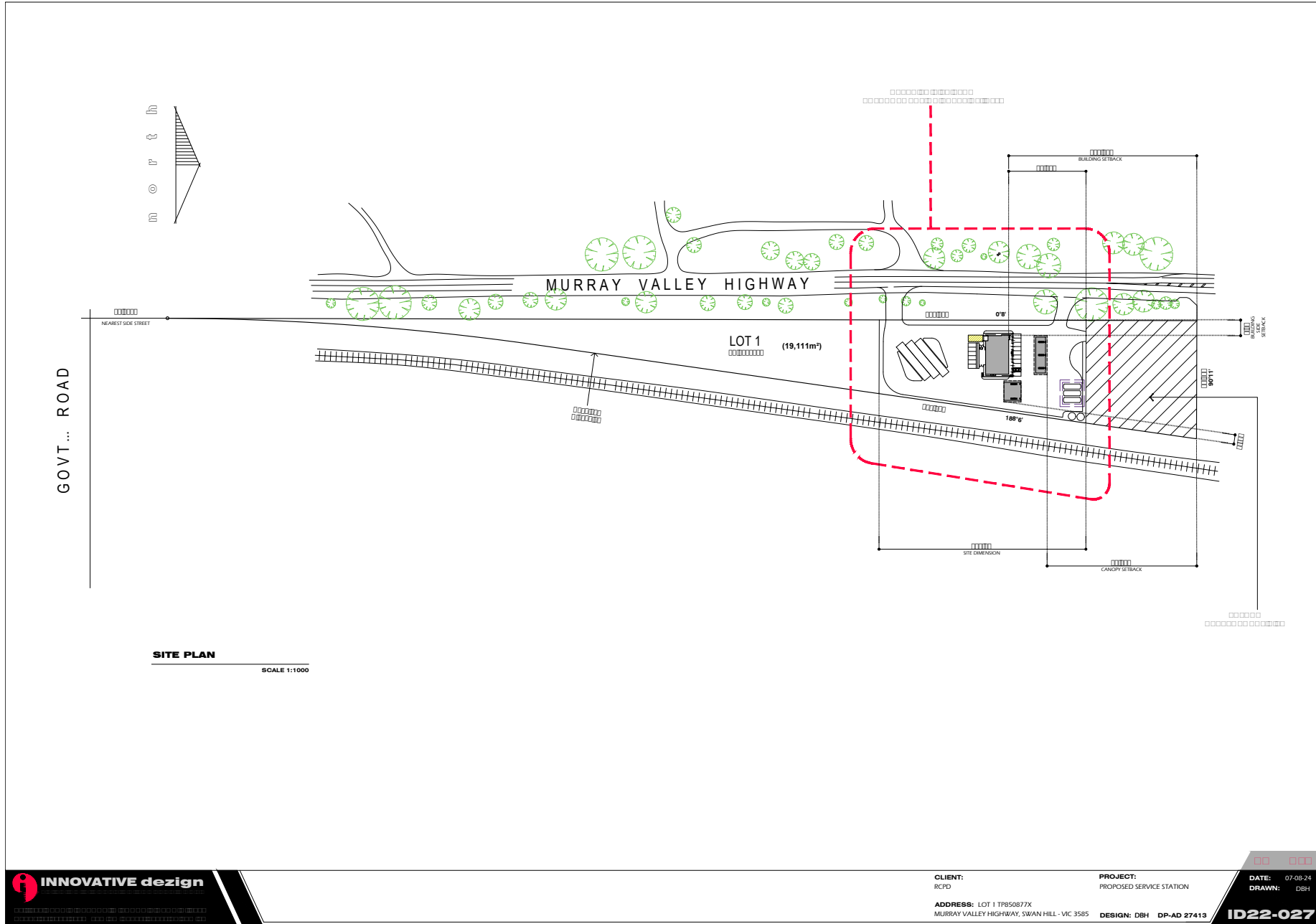
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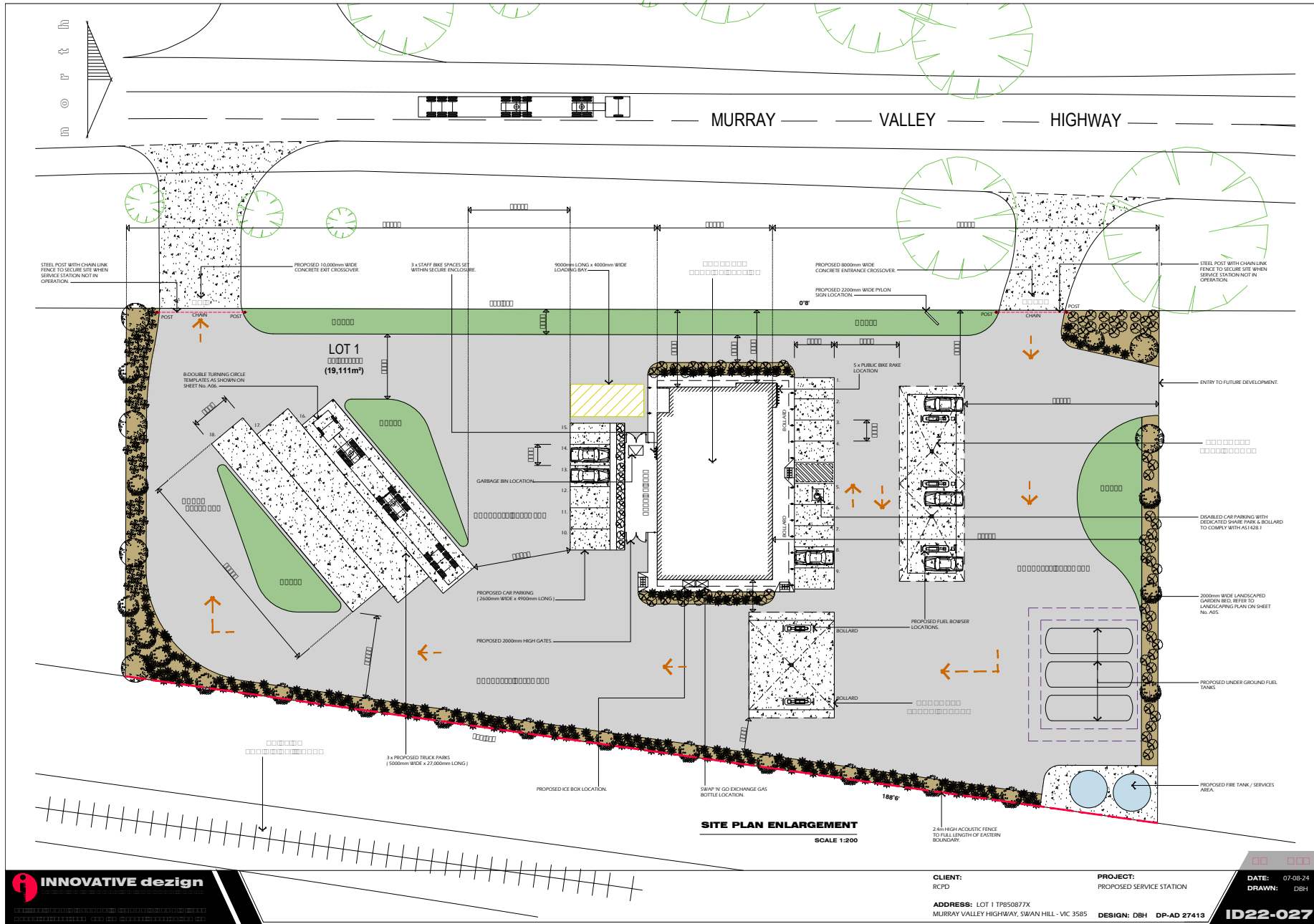


NO OVERLAYS EXIST

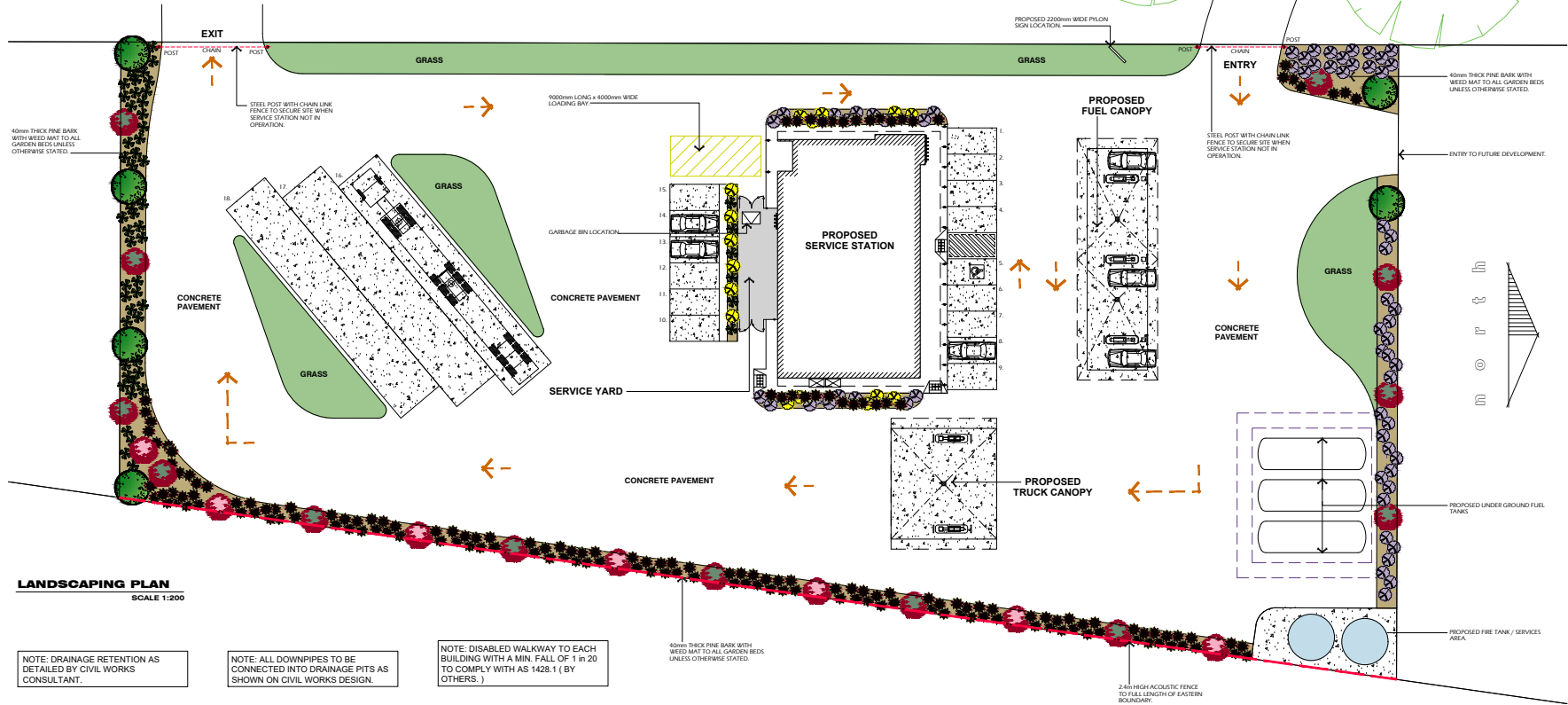
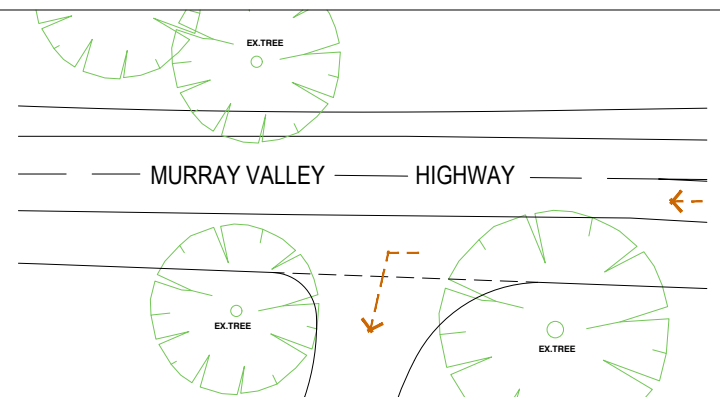
**PLANNING OVERLAYS**





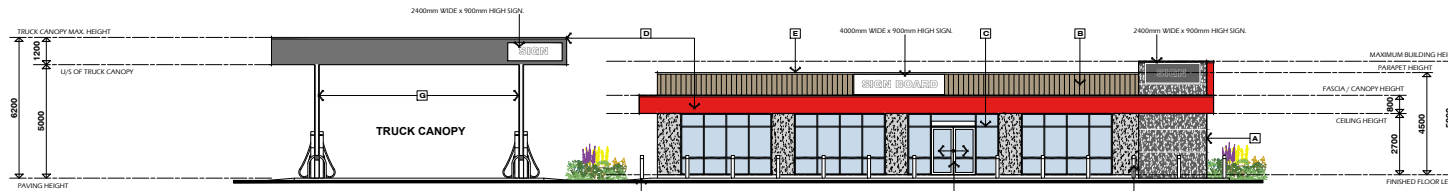


LANDSCAPE SCHEDULE						LANDSCAPE SCHEDULE							
IMAGE	SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE SIZE	IMAGE	SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE SIZE
		(6)	FRAXINUS GRIFITHII	EVERGREEN ASH	250mm	8.0m			(28)	COLEONEMA PULCHRUM AUREA	GOLDEN DIOSMA	130mm	2.0m
		(7)	FRAXINUS RAYWOOD	CLARET ASH	250mm	20.0m			(170)	ACACIA FIMBRIATA DWARF CRIMSON BLUSH	CRIMSON BLUSH WATTLE	130mm	1.6m
		(13)	LAGERSTROEMIA INDICA	CREPE MYRTLE	200mm	6.0-8.0m			(54)	LOMANDRA LONGIFOLIA	LONG LEAVED MAT-RUSH	130mm	1.0m
		(63)	LAVANDULA INDICA	LAVENDER	130mm	0.8m				SIR WALTER BUFFALO	GRASS	N/A	N/A

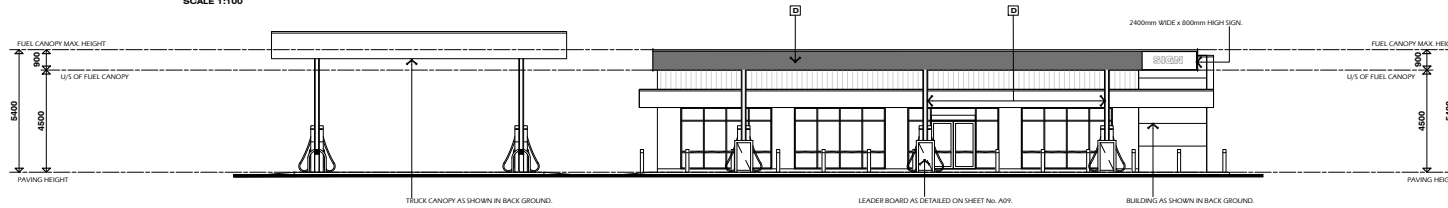




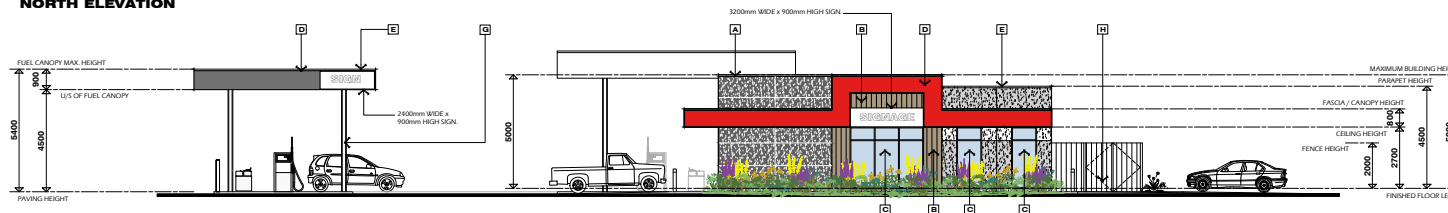




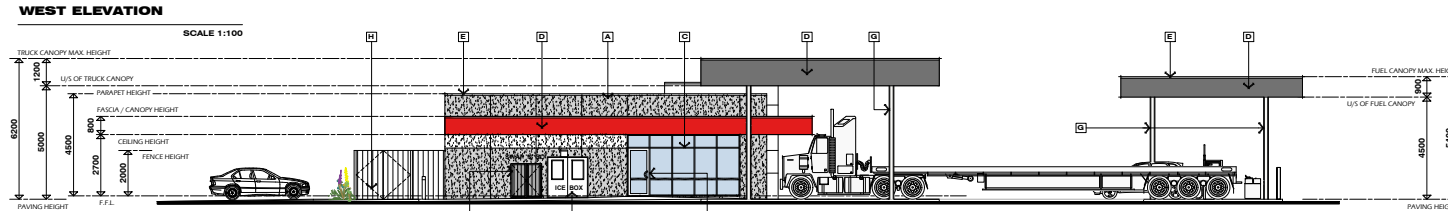
**NORTH ELEVATION**  
 SCALE 1:100



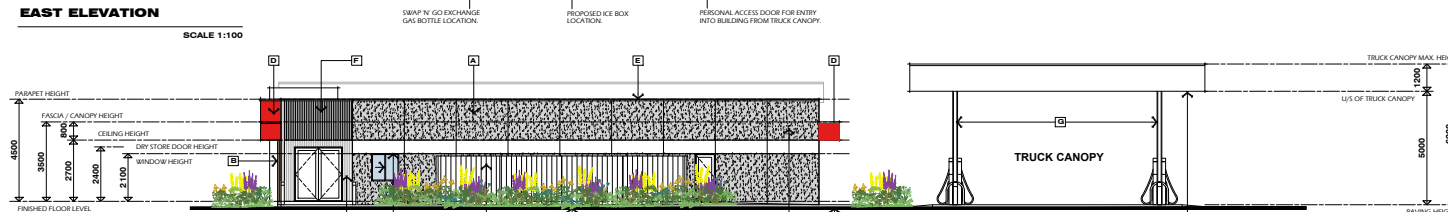
**NORTH ELEVATION**



**WEST ELEVATION**



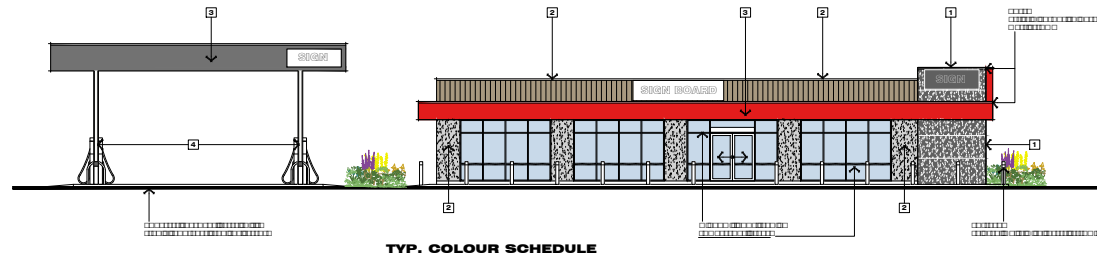
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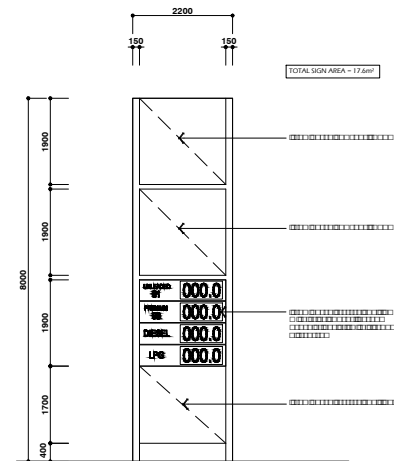
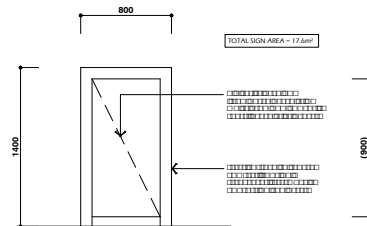
**SOUTH ELEVATION**



MATERIAL SCHEDULE	
A	150mm THICK REINFORCED CONCRETE TILT PANEL WITH PAINTED FINISH.
B	C8F CARAMEL WOODLANDS TERRITORY TEAK CLADDING WITH PRE-FINISHED COLOUR.
C	ALUMINIUM CAPRAL NARROWLINE 400 SERIES SHOP FRONT GLAZING WITH POWDERCOAT FINISH.
D	ALUCOBOND CLADDING ON ALUCORF SYSTEM TO TRUCK, FUEL & BUILDING CANOPIES.
E	0.42mm BMT COLOREBOND TRIMMER ROOF SHEETING @ 2 DEGREE PITCH.
F	0.42mm BMT COLOREBOND WALL SHEETING FIXED DIRECTLY TO WALL SUBSTRATE.
G	STRUCTURAL STEELWORK WITH EMAMEL PAINTED FINISH TO ALL EXPOSED AREAS AS DETAILED BY CONSULTING ENGINEER.
H	2000mm HIGH COLOREBOND FENCING INSTALLED TO MANUF. SPECIFICATION.



No.	COLOUR SCHEDULE
1	[Pattern swatch]
2	[Pattern swatch]
3	[Color swatch]
4	[Pattern swatch]
5	[Pattern swatch]
6	[Color swatch]





**MARSHALL DAY**  
Acoustics 

MURRAY VALLEY HIGHWAY, SWAN HILL  
ENVIRONMENTAL NOISE ASSESSMENT

Rp 001 20240246 | 6 June 2024





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Project: **Murray Valley Highway, Swan Hill – Service Station**

Prepared for: **Roy Costa Planning and Development  
164 Eighth Street  
Mildura VIC 3500**

Attention: **Roy Costa**

Report No.: **Rp 001 20240246**

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**Document Control**

Status:	Ver:	Comments	Date:	Author:	Reviewer:
final	-	Issued	6 June 2024	J. Gil/ A. Morabito	A. Morabito

Cover photo: Markus Spiske



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APPENDIX A GLOSSARY OF TERMINOLOGY

APPENDIX B ZONING MAP

APPENDIX C LEGISLATION AND GUIDELINES

APPENDIX D NOISE MODELLING



**1.0 INTRODUCTION**

Roy Costa Planning and Development has engaged Marshall Day Acoustics Pty Ltd (MDA) to undertake an environmental noise assessment for a proposed service station development in Swan Hill, Victoria.

This report details the relevant regulatory environmental noise requirements, calculated noise levels from proposed site operations and recommended noise mitigation.

A glossary of acoustic terminology is provided in Appendix A.

**2.0 PROJECT DESCRIPTION**

**2.1 Site location**

The development is proposed on the north portion of land at Lot 1 Murray Valley Highway, Swan Hill. The site is bounded as follows:

- North: Existing commercial premises (vehicle sales/dealership)
- East: Melbourne - Swan Hill Via Bendigo railway line, with existing residential premises beyond
- West: Murray Valley Highway, with a two-way Annual Average Daily Traffic (AADT) flow of 7,000 vehicles (17 % commercial/heavy).<sup>1</sup> Existing commercial premises beyond

A summary of the nearest identified residential receptors, and which have been considered in this assessment is provided in Table 1.

**Table 1: Nearest residential receptors**

Reference	Address	Description
R1	9 Maddern Court	Existing single storey residential dwelling
R2	10 Maddern Court	Vacant land, for future residential dwelling
R3	11 Maddern Court	Existing single storey residential dwelling
R4	12 Maddern Court	Existing single storey residential dwelling

An overview of the subject site and surrounds is provided in Figure 1.

The subject site is zoned Commercial 1 (C1Z), with adjacent areas east where residences are located, zoned General Residential (GRZ).

A zoning map is provided in Appendix B.

<sup>1</sup> Department of Transport, Traffic Volumes for Freeways and Arterial Roads, <<https://vicroadsopendata-vicroadsmaps.opendata.arcgis.com/datasets/>>, accessed 6/5/2024

Figure 1: Site location and surrounds (source: Nearmap)



## 2.2 Proposed development

The proposed development is a new service station, with site operations summarised as follows:

### *Customer Services*

- Fuel filling area for patron use at the centre of the site
- Convenience store on the south side of the site

### *Commercial delivery and waste vehicles:*

- Site ingress and egress via two (2) 1-way driveways on Murray Valley Highway
- Fuel delivery by semi-trailer
- Store deliveries by Small Rigid vehicle (SRV)
- Waste collection; waste area at the east end of site

### *Major mechanical services and plant equipment as follows:*

- Air conditioning, refrigeration and ventilation systems situated on the roof of the convenience store

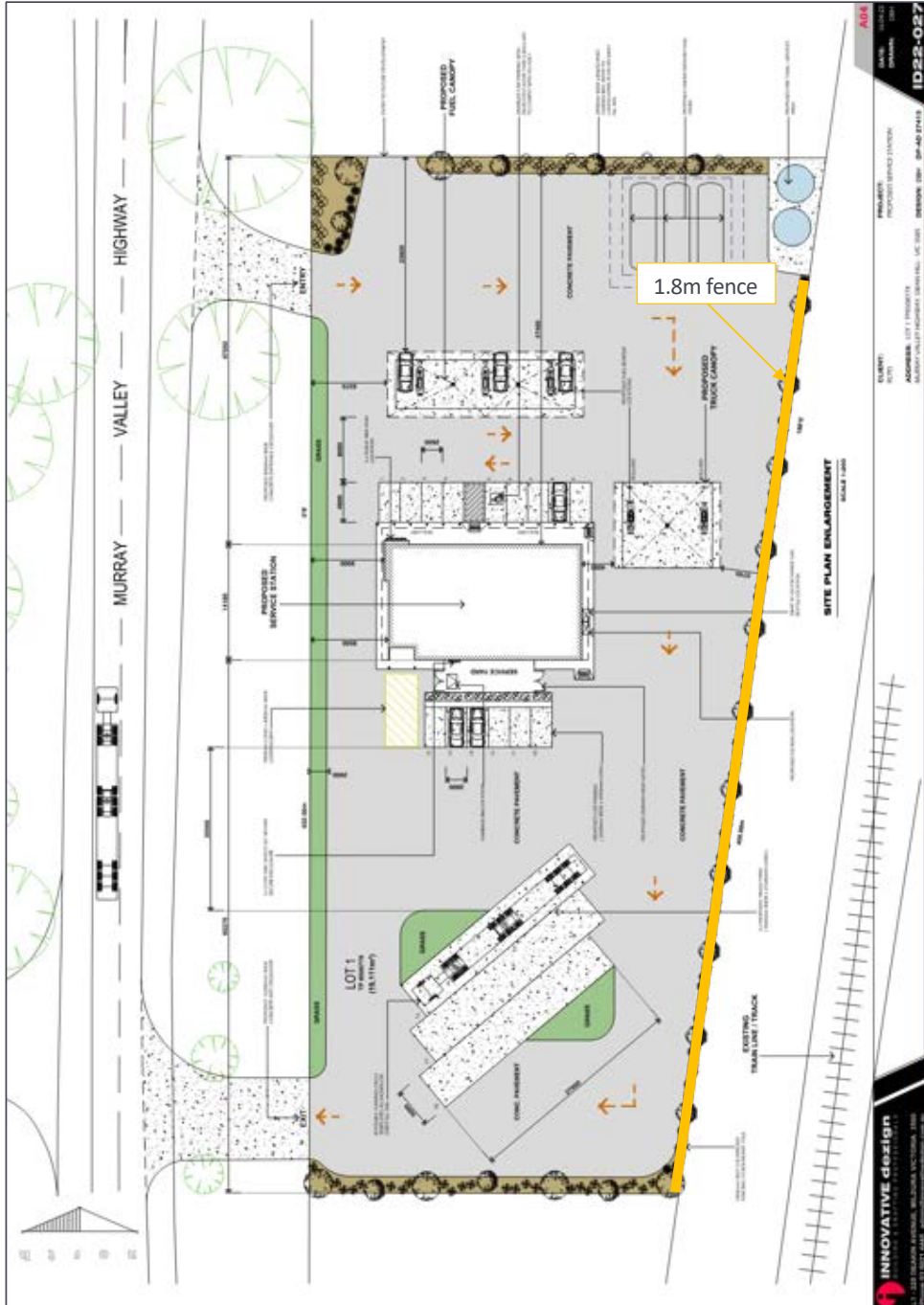
Approval is sought for 24 hours a day operation, 7 days a week.

The noise sources considered in this assessment include on site delivery and waste vehicle movements; and associated activity such as unloading and waste collection, mechanical services and night-time carpark activity.



The assessment has been based on drawings prepared by Innovative Dezin (reference ID22-027, dated 16-04-22). A layout of the proposed development is provided in Figure 2.

Figure 2: Proposed site layout





**3.0 VICTORIAN LEGISLATION AND GUIDELINES**

**3.1 Overview**

A summary of the key noise legislation and related guidelines and standards commonly referenced in Victorian noise assessments is provided in Table 2, with further details in Appendix C.

**Table 2: Key Victorian noise legislation/guidelines**

Document	Overview
<i>Environment Protection Act 2017</i> (EP Act)	<p>The EP Act provides the overarching legislative framework for the protection of the environment in Victoria. It establishes a general environmental duty to minimise the risks of harm to human health or the environment from pollution or waste, including noise, so far as reasonably practicable.</p> <p>The EP Act does not specify noise limit values but prohibits the emission of unreasonable or aggravated noise from non-residential premises.</p> <p>The EP Act provides general definitions of unreasonable and aggravated noise; definitions that are specific to commercial, industrial and trade premises are provided in supporting publications (see below).</p> <p>Section 93 of the EP Act provides for the creation of an environmental reference standard to be used to assess and report on environmental conditions in the whole or any part of Victoria (see below).</p>
Environment Protection Regulations 2021 (EP Regulations)	<p>The objectives of the EP Regulations are to further the purposes of, and give effect to, the EP Act.</p> <p>Part 5.3 of the EP Regulations sets out requirements that are specific to environmental noise. It states that the prediction, measurement, assessment, or analysis of noise within a noise sensitive area for the purposes of the EP Act or the EP Regulations, must be conducted in accordance with the Noise Protocol (see below).</p> <p>Division 3 of Part 5.3 stipulates requirements that are specific to commercial, industrial and trade premises and is relevant to the subject site. Noise from these commercial, industrial and trade premises is prescribed as unreasonable if it exceeds a noise limit or alternative criterion determined in accordance with the Noise Protocol (see below). Additional matters addressed in this Division include assessment time periods, minimum noise limit values, management of cumulative noise from multiple premises, noise sensitive areas where assessment requirements apply, definition of frequency spectrum as a prescribed factor, and a definition for aggravated noise.</p>
EPA Publication 1826 <i>Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues</i> (Noise Protocol)	<p>The Noise Protocol defines the method for setting the noise limits for new and existing commercial, industrial and trade premises and entertainment venues in Victoria.</p> <p>It also outlines the steps that must be followed to undertake an assessment (measurement or prediction) of the effective noise level within a noise sensitive area or at an alternative assessment location. A comparison between the effective noise level and the relevant noise limit or the relevant alternative assessment criterion will determine whether the noise that is emitted from the premises is unreasonable under the EP Regulations.</p> <p>The noise limits for commercial, industrial and trade premises are determined based on land zoning and background noise levels, and are separately designated for day, evening and night periods.</p>



Document	Overview
Environment Reference Standard dated May 2021 (ERS)	<p>The ERS is made under section 93 of the EP Act. The ERS sets out environmental values for ambient sound that are sought to be achieved and maintained in Victoria and standards to support those values. The indicators and objectives within the standard provide a benchmark for comparing desired outcomes to the actual state of the environment and a basis for assessing actual and potential risks to the environmental values.</p> <p>The ERS is not a compliance standard, and the values listed within the ERS for different land uses are explicitly not noise limits nor design criteria. The primary function of the ERS is to provide assessment and reporting benchmarks for environmental values.</p> <p>EPA Publication 1992 <i>Guide to the Environment Reference Standard</i> states:</p> <p style="text-align: center;"><i>Indicators and objectives within the ERS are generally not relevant considerations where they relate to an aspect of the environment that is the subject of prescriptive regulation.</i></p> <p>Therefore, it is expected that compliance with the objective noise limits determined in accordance with the Noise Protocol would satisfy the environmental noise obligations of the current proposal.</p>
EPA Publication 1254 <i>Noise Control Guidelines</i>	Provides an overview of noise policies and legislation in Victoria for a range of different noise sources and provides supplementary guidance for situations where there is no policy or legislation.

To support the application and use of the legislation and guidance summarised in Table 2, a range of Victorian EPA publications provide additional advice on matters of interpretation and technical assessment requirements. These publications include:

- EPA Publication 1996 *Noise guideline – assessing low frequency noise*, June 2021
- EPA Publication 1997 *Technical guide: Measuring and analysing industry noise and music noise*, June 2021.

Other standards and guidelines considered as part of this noise assessment are provided in Table 3.

**Table 3: General standards and Guidelines**

Document	Overview
NSW <i>Road Noise Policy</i> 2011 produced by the NSW Environmental Protection Agency	<p>While an NSW publication, the provisions of the document are often referred to in Victoria for general guidance on potential for sleep disturbance.</p> <p>The NSW policy notes that from the research on sleep disturbance to date, it can be concluded that:</p> <ul style="list-style-type: none"> <li>• maximum internal noise levels below 50–55 dB <math>L_{Amax}</math> are unlikely to awaken people from sleep</li> <li>• one or two noise events per night, with maximum internal noise levels of 65 – 70 dB <math>L_{Amax}</math>, are not likely to affect health and wellbeing significantly.</li> </ul> <p>It is generally accepted that windows partially open provide approximately 10 dB noise reduction from outside to inside. Therefore, it is recommended that maximum noise levels from proposed site activities during the night period should not exceed 60 – 65 dB <math>L_{Amax}</math> outside an openable window of existing or future residential dwellings.</p>



**3.2 Identification of noise sources and applicable noise limits/design targets**

Table 4 details the relevant legislation or guideline applicable for the assessment of each of the identified noise sources associated with proposed site operations.

**Table 4: Potential noise impacts and assessment criteria**

Potential noise impact	Source of assessment criteria	Status
Mechanical services noise	Noise Protocol	Legislation - mandatory
Deliveries & waste collection	Noise Protocol	Legislation – mandatory
	EPA Victoria Publication 1254.2	Guidelines – best practice
Late night vehicles and carpark activity	Sleep disturbance	Industry accepted guideline

**3.2.1 EP Regulations noise limits**

The EP Regulations noise limits for the subject site are detailed in Table 5, based on ‘neutral’ background noise conditions. This is likely to result in a conservative assessment, noting higher expected background noise levels may result in increased noise limits.

**Table 5: Noise limits, dB ENL**

Period	Day of week	Start time	End time	Noise limit
Day	Monday-Saturday	7 am	6 pm	54
Evening	Monday-Saturday	6 pm	10 pm	47
	Sunday, Public holidays	7 am	10 pm	
Night	Monday-Sunday	10 pm	7 am	42

**3.2.2 Sleep disturbance**

The sleep disturbance design target is presented in Table 6, applicable at all receiver locations.

**Table 6: Sleep disturbance design target, dB L<sub>Amax</sub>**

Description	Design target
Short-term maximum noise levels	60 - 65





#### 4.0 NOISE MITIGATION MEASURES

Under the EP Act 2017, operators of the proposed site have a general environmental duty to minimise the risk of harm, including from noise, as far as reasonably practicable.

Determining if a given measure is reasonably practicable requires consideration of disciplines outside of acoustics (e.g. traffic ingress/egress, cost, safety, visual amenity etc.).

The following non-exhaustive, list of example noise management and mitigation design features measures have been included in this planning assessment, to demonstrate the feasibility of site operations to meet the EP Regulations noise limits. These are recommended to be reviewed and considered as the development progresses throughout design phase, as well as when in operation:

- Selection of low noise fixed mechanical plant and services equipment
- Ongoing maintenance of fixed noise generating equipment
- Appropriate managerial controls are implemented such as signage for patrons to consider neighbours and leave the premises as quietly as possible, most especially during the night
- The driveways are designed to minimise the likelihood of any wheel impact noise from irregularities on the driveway itself or from any service opening cover plates etc.
- Any amplified music played on the premises should be set to a level which is inaudible at the property boundary.
- Encouraging suppliers to adopt broadband reversing beepers on third party trucks
- Use of gravity-assisted as opposed to pump action fuel delivery mechanisms (as proposed)
- Timing of deliveries and waste collection:
  - Waste collections occur during the day period, Monday to Saturday, 7 am - 6 pm (not including public holidays)
  - Fuel deliveries and store deliveries occur during the day and/or evening periods, Monday to Sunday, 7 am - 10 pm (not including public holidays)
- Consistent with EPA 1254.2 *Noise Control Guidelines*, the following recommended best practices should be applied for waste collections and deliveries:
  - Refuse bins should be located at sites that provide minimal annoyance to residential premises
  - Compaction should be carried out while the vehicle is moving
  - Bottles should not be broken up at the collection site
  - Routes which service predominantly residential areas should be altered regularly to reduce early morning disturbances
  - Noisy verbal communication between drivers and operators should be avoided where possible
  - Any truck mounted refrigeration motors on delivery trucks/vehicles must be turned off whilst the vehicle is on site.

It is also proposed that a 1.8 m high Colorbond fence is included along the east boundary of the site, highlighted in Figure 2. This has been considered as an acoustic fence as part of the assessment presented herein, and although not required to meet the EP Regulations noise limits, does demonstrate lower predicted site operational noise levels at the nearest residences.

To be considered as an effective noise barrier, the fence is to be free of holes or gaps, including at the base/seal to the ground. Colorbond is acceptable material where double skinned sheet steel, either side of a frame.



**5.0 NOISE ASSESSMENT**

**5.1 Operational scenarios and assumptions**

The procedures of noise protocol require that the “typical worst-case noise scenario” over any given 30-minute period is considered for the respective day, evening and night operations.

Accordingly, the assessment assumes the following 30-minute operational scenarios:

*Day period typical worst case 30-minute operational scenario*

- 1 x fuel delivery
- 1 x waste collection
- 1 x store delivery, including continuous unloading
- Continuous operation of all mechanical services.

*Evening period typical worst case 30-minute operational scenario*

- 1 x fuel delivery
- 1 x store delivery, including continuous unloading
- Continuous operation of all mechanical services.

*Night period typical worst case 30-minute operational scenario*

- Continuous operation of all mechanical services.

The following assumptions have been made with respect to the various activities:

- On site delivery and waste truck vehicle movements move at 8 - 10 km/h
- An allowance of 2 minutes for the waste collection operation
- Store unloading operations utilises electric pallet jack only (no motorised forklift)

**5.2 Predicted noise levels**

Based on the above operational scenarios/assumptions and the noise mitigation considered in the design (Section 4.0), noise levels have been determined and the results are summarised in the following sections.

Details regarding the noise modelling method and noise source data used for this assessment are provided in Appendix D.

**5.2.1 Deliveries and waste collection**

The predicted noise levels for delivery and waste vehicle on site movements and related activities are summarised in Table 7.

**Table 7: Predicted deliveries and waste collection noise levels over 30-minute period, dB L<sub>Aeq,30min</sub>**

Noise source	R1	R2	R3	R4
Fuel delivery vehicle on site movement	39	38	39	38
Waste vehicle on site movement	28	27	28	30
Waste collection	20	17	15	14
Store delivery vehicle on site movement	22	22	24	27
Delivery activities (unloading)	<10	<10	<10	<10



5.2.2 Mechanical services

Mechanical plant and services equipment associated with the development could operate 24 hours per day. Equipment is likely to include packaged air conditioning units, refrigeration condenser units and exhaust fans etc. situated either on the roof or at ground of the main store building.

The predicted noise levels based on a combined sound power level 89 dB  $L_{WA}$  for all mechanical services are summarised in Table 8. Once final details/selections are available, these should be reviewed to confirm relevant noise limits can be achieved.

**Table 8: Predicted mechanical services noise levels over 30-minute period, dB  $L_{Aeq,30min}$**

Noise source	R1	R2	R3	R4
Mechanical services	41	40	39	38

5.3 Cumulative noise assessment

Table 9 to Table 11 detail the assessment of the cumulative noise levels expected from site operations with respect to the day, evening and night noise limits.

A +2 dB adjustment has been included for the day period to account for potential tonality from the site (e.g. reversing beepers on waste collection vehicle).

**Table 9: Day period cumulative noise assessment, dB**

Item	R1	R2	R3	R4
Fuel delivery, store delivery and continuous unloading, waste vehicle and collection, $L_{Aeq}$	39	38	39	39
Mechanical services, $L_{Aeq}$	41	40	39	38
Tonality adjustment	+2	+2	+2	+2
<b>Effective noise level, ENL</b>	<b>45</b>	<b>44</b>	<b>44</b>	<b>44</b>
Noise limit, Day, ENL	54	54	54	54
Complies	✓	✓	✓	✓

Table 9 shows that noise levels from the day operations can achieve the day noise limit, based on a assumption that the fuel delivery and waste collection vehicle occur in the same half hour period.

**Table 10: Evening period cumulative noise assessment**

Item	R1	R2	R3	R4
Fuel delivery, store delivery and continuous unloading, $L_{Aeq}$	39	38	39	39
Mechanical services, $L_{Aeq}$	41	40	39	38
<b>Effective noise level, ENL</b>	<b>43</b>	<b>42</b>	<b>42</b>	<b>41</b>
Noise limit, Evening, ENL	47	47	47	47
Complies	✓	✓	✓	✓

Table 10 shows that noise levels from the evening operations can achieve the evening noise limit.



**Table 11: Night period cumulative noise assessment**

Item	R1	R2	R3	R4
Mechanical services, $L_{Aeq}$	41	40	39	38
<b>Effective noise level, ENL</b>	<b>41</b>	<b>40</b>	<b>39</b>	<b>38</b>
Noise limit, Night, ENL	42	42	42	42
Complies	✓	✓	✓	✓

Table 11 shows that noise levels from mechanical services, which may operate 24 hours a day and hence during night defined hours, are predicted to meet the night noise limit.

Given the separating distances, specific acoustic attenuation is unlikely required. Once selection details are finalised, it is recommended that an assessment of noise levels from mechanical services be undertaken.

#### 5.4 Sleep disturbance

Based on the incorporation of the recommended noise control treatments detailed in Section 4.0, the predicted maximum noise levels from night-time activities on-site are provided in Table 12.

**Table 12: Predicted maximum noise levels at nearest noise sensitive receivers, dB  $L_{Amax}$**

Source	R1	R2	R3	R4
Normal car (incl door slam)	40	39	38	40
Worst case car (incl door slam)	48	47	46	48
Car pass by	37	36	35	37
Patron voices	44	43	42	41
Semi/large truck	57	56	55	54

The predicted levels meet the recommended sleep disturbance level, 60-65 dB  $L_{Amax}$  at the nearest residences.



## 6.0 SUMMARY

It is proposed to develop a service station on the northern portion of land at Lot 1 Murray Valley Highway, Swan Hill, Victoria.

Marshall Day Acoustics has assessed noise expected from the proposed development in accordance with the relevant Victorian EPA legislation, guidelines, and accepted industry practice.

This assessment is based on:

- Noise source data obtained from previous noise level measurements by MDA; and
- A detailed 3-dimensional acoustic model of the site and surrounding environment, accounting for typical worst-case day, evening and night operational scenarios and atmospheric conditions which favour the propagation of sound.

The proposed site operations have been demonstrated that relevant design noise limits can be practicably achieved, with the following measures implemented:

- Noise mitigation measures and recommendations as outlined in Section 4.0
- Waste collections occur during the day period, Monday to Saturday, 7 am - 6 pm (not including public holidays)
- Fuel deliveries and store deliveries occur during the day and/or evening periods, Monday to Sunday, 7 am - 10 pm (not including public holidays)



**APPENDIX A GLOSSARY OF TERMINOLOGY**

<b>Ambient</b>	The ambient noise level is the noise level measured in the absence of the intrusive noise or the noise requiring control. Ambient noise levels are frequently measured to determine the situation prior to the addition of a new noise source.
<b>A-weighting</b>	The process by which noise levels are corrected to account for the non-linear frequency response of the human ear.
<b>dB</b>	Decibel: The unit of sound level. Expressed as a logarithmic ratio of sound pressure P relative to a reference pressure of $P_r=20 \mu\text{Pa}$ i.e. $\text{dB} = 20 \times \log(P/P_r)$
<b>Frequency</b>	The number of pressure fluctuation cycles per second of a sound wave. Measured in units of Hertz (Hz).
<b>Hertz (Hz)</b>	Hertz is the unit of frequency. One hertz is one cycle per second. One thousand hertz is a kilohertz (kHz).
<b><math>L_{A90}</math></b>	The noise level exceeded for 90% of the measurement period, measured in dBA. This is commonly referred to as the background noise level.
<b><math>L_{Aeq}(t)</math></b>	The equivalent continuous (time-averaged) A-weighted sound level. This is commonly referred to as the average noise level.  The suffix "t" represents the time period to which the noise level relates, e.g. (8 h) would represent a period of 8 hours, (15 min) would represent a period of 15 minutes and (2200-0700) would represent a measurement time between 10 pm and 7 am.
<b><math>L_{Amax}</math></b>	The A-weighted maximum noise level. The highest noise level which occurs during the measurement period.
<b>Effective noise level, ENL</b>	The effective noise level of commercial or industrial noise determined in accordance with EPA publication 1826 – <i>Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues</i> (Noise protocol) This is the $L_{Aeq}$ noise level over a half-hour period, adjusted for the character of the noise.
<b><math>L_w</math></b>	Sound Power Level. A logarithmic ratio of the acoustic power output of a source relative to $10^{-12}$ watts and expressed in decibels. Sound power level is calculated from measured sound pressure levels and represents the level of total sound power radiated by a sound source.



APPENDIX B ZONING MAP





**APPENDIX C LEGISLATION AND GUIDELINES**

**C1 Environment Protection Act 2017**

The *Environment Protection Act 2017* (EP Act) does not specify noise limit values or technical aspects of environmental noise but sets out legal requirements to comply with the Environment Protection Regulations described below. Clause 166 of the EP Act essentially places the onus of achieving compliance with noise limits on the commercial premises.

The EP Regulations and the Noise Protocol (refer below) give effect to the EP Act, and set noise limits that must not be exceeded. The noise limits are not intended to be levels one can ‘pollute up to’ and must not to be interpreted as noise levels below which no action is required. This is because the duty holder is required under the general environmental duty to minimise risks so far as reasonably practicable.

The general environmental duty is outlined in Part 3.2 of the EP Act, that requires anyone engaging in an activity posing a risk of harm to human health and/or the environment from pollution (including noise) and waste, to minimise those risks to prevent harm as far as reasonably practicable.

**C2 Environment Protection Regulations 2021**

The EP Regulations are made under section 465 of the EP Act and impose obligations in relation to environmental protection, including noise. The EP Regulations state that a person who conducts a prediction, measurement, assessment or analysis of noise within a noise sensitive area must do so in accordance with the Noise Protocol. Noise from industrial, commercial and trade premises or entertainment venues or events is prescribed as unreasonable if it exceeds a noise limit or alternative criterion determined in accordance with the Noise Protocol.

Key matters addressed in the regulations include:

- Definition of commercial, industrial and trade premises, which is essentially any premises that is not a residential premises, a road or a railway.
- Definition of an indoor music entertainment venue
- Definition of noise sensitive areas where the noise limits are assessed, which broadly include:
  - a residential building
  - temporary accommodation
  - hospital corrective institution
  - retirement or residential village
  - A room for learning in a child care centre, kindergarten or school
  - A tourist establishment, campground or caravan park
- Assessment time periods
- Noise sources that must not be taken into account
- Minimum noise limit values
- Management of cumulative noise from multiple premises.

Table 13 presents a summary of the relevant Divisions and Regulations from Part 5.3 – Noise.





**Table 13: Summary of relevant provisions Part 5.3 – Noise**

Section	Description
Division 1, Regulation 113	States that <i>a person who conducts a prediction, measurement, assessment or analysis of noise within a noise sensitive area for the purposes of the Act or these Regulations, must conduct the prediction, measurement, assessment or analysis in accordance with the Noise Protocol.</i>
Division 3	Applies to noise from commercial, industrial and trade premises
Regulation 116	Defines the day, evening and night period as follows: <ul style="list-style-type: none"> <li>• Day: 7 am to 6 pm, Monday – Saturday</li> <li>• Evening: 6 pm to 10 pm, Monday – Saturday 7 am to 10 pm, Sunday and Public Holidays</li> <li>• Night: 10 pm to 7 am the next day, Monday – Sunday</li> </ul>
Regulation 117	In this Division, when the level of noise emitted from commercial, industrial and trade premises is assessed, the following sources of noise that could be expected at the proposed facility must not be taken into account: <ul style="list-style-type: none"> <li>• Voices</li> <li>• Construction or demolition activity on building sites</li> <li>• Intruder, emergency or safety alarms or sirens</li> <li>• Equipment used in relation to an emergency</li> <li>• Non-commercial vehicles (except for maintenance activities).</li> </ul>
Regulation 118	Defines noise as being unreasonable if it exceeds the Noise Protocol limits or the alternative assessment criteria that apply at an alternative assessment location. Defines the lowest base noise limits as follows: <ul style="list-style-type: none"> <li>• Major urban area: Day: 45 dB <math>L_{Aeq}</math> Evening: 40 dB <math>L_{Aeq}</math> Night: 35 dB <math>L_{Aeq}</math></li> </ul> <p>The noise limit for commercial, industrial and trade premises for the night period must not exceed 55 dB <math>L_{Aeq}</math>.</p>
Regulation 119	If multiple existing or proposed premises emit noise that contributes to the effective noise level at a noise sensitive receiver, all reasonable steps must be taken by the premises' management to ensure the combined noise level does not exceed the noise limit.
Regulation 120	This regulation essentially identifies that tonal aspects of noise must be considered when considering unreasonable noise for section 3(1)(a)(v) of the Act. The Noise Protocol provides a method of assessing tonal characteristics of noise from commercial, industrial and trade premises, with additional guidance on low frequency noise available in EPA Victoria Publication 1996 <i>Noise guideline – assessing low frequency noise.</i>
Regulation 121	Noise emitted from commercial, industrial and trade premises is prescribed to be aggravated noise if it exceeds the noise limits by more than 15 dB, or the following if lower: <ul style="list-style-type: none"> <li>• 75 dB <math>L_{Aeq}</math> during the day,</li> <li>• 70 dB <math>L_{Aeq}</math> during the evening, or</li> <li>• 65 dB <math>L_{Aeq}</math> during the night.</li> </ul>



**C3 EPA Victoria Publication 1826 – The Noise Protocol**

As per the Division 1, Regulation 113 of the EP Regulations, assessment of noise within a noise sensitive area must be conducted in accordance with EPA Victoria Publication 1826 *Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues* (the Noise Protocol). The Noise Protocol outlines the EPA’s required approach to the determination of noise limits and to the measurement, prediction and analysis of noise.

**C3.1 Section A – Determining noise limits for commercial, industrial and trade premises**

The Noise Protocol provides two methods for deriving the relevant noise limits, the Urban area method, and the Rural area method. The proposed development is within a ‘major urban area’ and therefore the Urban area method is applicable.

The noise limits are calculated taking into account land ‘zoning types’ within a 70 m and 200 m radius of a noise sensitive receiver. The Noise Protocol categorises land zones as type 1, 2 or 3.

Zone type designations consider the nature of the permitted land uses and are generally as follows:

- areas such as residential, rural and open space are type 1;
- areas such as commercial, business and light industry are type 2; and
- areas such as general industry and major roads are type 3.

A prescribed formula is used to calculate a corresponding Zoning Level. Greater areas of type 2 and 3 land within a 200 m radius of a noise sensitive site result in higher Zoning Levels than a site with respectively larger areas of type 1 land.

The noise limit is equal to the ‘zoning level’ unless the background level at the noise sensitive site is categorised as low or high according to clause 4 of the Policy. If the background level is low or high, the Noise Limit is calculated from a formula taking into account both the Zoning Level and the Background Level.

The current land use zones around the subject site are shown in the planning map, refer Appendix B. Background noise levels have not been measured and limits are therefore based on zoning levels only, i.e. background noise levels that would result in neutral noise limits. In the event background noise levels are greater, then this could result in higher noise limits.

The limits are separately defined for the day, evening and night periods as defined by Regulation 116, and summarised in Table 14.

**Table 14: Noise Protocol limits**

Period	Day of week	Start time	End time	Zoning level	Background range (neutral), dB LA90	Noise limit, dB ENL
Day	Monday - Saturday	7 am	6 pm	52	42 – 48	54
Evening	Monday - Saturday	6 pm	10 pm	46	38 – 44	47
	Sunday, Public holidays	7 am	10 pm			
Night	Monday - Sunday	10 pm	7 am the next day	41	33 – 39	42



C3.2 Section B – Assessing noise from commercial, industrial and trade premises

Noise from the facility that exceeds the noise limits is prescribed to be unreasonable by the EP Regulations. Part 7.6 of the EP Act in conjunction with Regulation 166 places the onus of compliance on industry by prohibiting the emission of unreasonable or aggravated noise.

For the purposes of this report and assessment of predicted noise levels, the noise limits apply up to 10 m from a dwelling, but within the property boundary.

Once a noise limit is established, an equivalent noise level ( $L_{Aeq}$ ) due to the operation of the commercial premises is measured or predicted for a 30-minute operating period during the day, evening and night period as appropriate. If necessary, the  $L_{Aeq}$  noise level is adjusted for duration and noise character (tonality, impulsiveness, and intermittency) to give the effective noise level.

Consideration must be given to existing and future noise sensitive areas, factors that influence the propagation of sound (including atmospheric effects) and the cumulative contribution of noise from multiple existing and proposed sites.



**C4 EPA Victoria Publication 1254.2 Noise Control Guidelines**

**C4.1 Waste collection**

The following recommendations for industrial waste collections are outlined in the guideline:

- *Refuse bins should be located at sites that provide minimal annoyance to residential premises*
- *Compaction should be carried out while the vehicle is moving*
- *Bottles should not be broken up at the collection site*
- *Routes which service predominantly residential areas should be altered regularly to reduce early morning disturbances*
- *Noisy verbal communication between operators should be avoided where possible.*

The guidelines state:

*Early-morning collections should be restricted to non-residential areas to minimise early morning disturbances. Where a residential area is impacted by noise from the collection of refuse, then collections should be restricted to the times contained within the schedule.*

***Schedule: Industrial waste collection***

***One collection per week***

*6:30am - 8pm Monday to Saturday*

*9am - 8pm Sunday and Public Holidays*

***Two or more collections per week***

*7am - 8pm Monday to Saturday*

*9am - 8pm Sunday and Public Holidays.*

**C4.2 Deliveries**

The following items regarding deliveries to shops, supermarkets, and service stations are outlined in the guideline:

*Where a residential area will be impacted by noise from deliveries, the deliveries should be inaudible in a habitable room of any residential premises (regardless of whether any door or window giving access to the room is open) outside the hours contained in the schedule*

***Schedule: Deliveries to shops, supermarkets & service stations***

*7am - 10pm Monday to Saturday*

*9am - 10pm Sunday and Public Holidays.*



#### APPENDIX D NOISE MODELLING

A 3-dimensional computer acoustic model of the site was created in the environmental noise modelling program SoundPLANnoise v9.0 to predict noise levels from the proposed operations to the noise affected premises in the vicinity of the site. The noise model has been used to calculate noise levels in accordance with ISO-9613-2:1996 *Acoustics – Attenuation of sound during propagation outdoors – Part 2: General method of calculation* (ISO 9613-2). The noise model enables the calculation of noise levels over a wide area, and accounts for key considerations including site arrangement, terrain and atmospheric conditions.

The ISO 9613-2 standard specifies an engineering method for calculating noise at a known distance from a variety of sources under meteorological conditions that are favourable to sound propagation. The standard defines favourable conditions as downwind propagation where the source blows from the source to the receiver within an angle of +/-45 degrees from a line connecting the source to the receiver, at wind speeds between approximately 1 m/s and 5 m/s, measured at a height of 3 m to 11 m above the ground. Equivalently, the method accounts for average propagation under a well-developed moderate ground based thermal inversion.

Accordingly, predictions based on ISO 9613-2 account for the instances when local atmospheric conditions at the site favour the propagation of sound to surrounding receptor locations. Under alternative atmospheric conditions, such as when the wind is blowing from a receiver location to the development site, the noise levels would be lower than calculated.

To calculate far-field noise levels according to the ISO 9613-2, the noise levels of each source are firstly characterised in the form of octave band frequency levels. A series of octave band attenuation factors are then calculated for a range of effects including:

- Geometric divergence
- Air absorption
- Reflecting obstacles
- Screening
- Ground reflections (ground factor  $G = 0$ ).

The octave band attenuation factors are then applied to the noise data to determine the corresponding octave band and total calculated noise level at relevant receiver locations.

Geometry data for the model has been sourced from public aerial photography, and building heights defined based on standard assumed heights per floor level. The geometries in the model are simplified representations of the built environment that have been configured to a level of detail that is appropriate for noise calculation purposes.

The following inputs have been referenced in the noise model to predict noise levels from onsite activities.

- Receivers at 1.5 m (single storey) and 4.5 m (two storey) above ground level.
- Receiver locations positioned according to public aerial imagery (imagery sourced from Google Earth)
- Noise source data as detailed in Table 15
- Noise levels calculated to the receiver building facade, i.e. free-field noise levels in accordance with EPA Guidelines



**Table 15: Noise source data utilised for assessment**

Category	Source	Sound Power Level, dB L <sub>WA</sub>	Parameter
Carpark activity	Normal patron car (incl car door slam)	95	L <sub>max</sub>
	Worst-case patron car (incl car door slam)	103	L <sub>max</sub>
	Patron voices	98	L <sub>max</sub>
	Patron vehicle pass-by	92	L <sub>max</sub>
Commercial vehicle	Fuel / semi-trailer vehicle	106	L <sub>eq</sub>
	Fuel / semi-trailer vehicle	111	L <sub>max</sub>
	Waste collection vehicle	96	L <sub>eq</sub>
	Store delivery vehicle	93	L <sub>eq</sub>
Activities	Waste collection	96	L <sub>eq</sub>
	Unloading operation (electric pallet jack)	80	L <sub>eq</sub>

**TMK Consulting Engineers**  
 Level 6, 100 Pirie Street, Adelaide SA 5000  
 Tel: 08 8238 4100  
 Email: [tmksa@tmkeng.com.au](mailto:tmksa@tmkeng.com.au)  
 Civil • Geotechnical • Environmental  
 Structural • Mechanical • Electrical • Fire  
 Hydraulics • Forensic • Construction Assist  
 Riverland Office: 25 Vaughan Terrace, Berri SA 5343



**PROJECT MEMORANDUM**  
**Number: 001**

**Date:** 12.08.2024      **Job Number:** Q2408034

**To:** Roy Costa Planning & Development      **Attention:** Roy Costa      **Email:** [admin@roycosta.com.au](mailto:admin@roycosta.com.au)  
**From:** Zhun Yee Lai  
**Project:** Proposed Service Station  
 Lot 1 Murray Valley Highway, Swan Hill VIC  
**Subject:** Outdoor Lighting Assessment

TMK Consulting Engineers were engaged to provide an outdoor lighting design and assessment for a typical service station development, operate only between the hours of 6.00am to 11.00pm daily, to address the following:

*An Obtrusive Light – Compliance Report prepared by a qualified and experienced Electrical Engineer in accordance with Australian Standard 4282 – 2023 ‘Control of the obtrusive effects of outdoor lighting’ shall be provided to Council for Approval.*

**EXTERNAL LIGHTING ASSESSMENT**



**Figure 1: Site location and surround (source: Nearmap)**

The report shows:

- a) Light spills across the boundary lines to adjoining properties boundaries during both curfew & non-curfew hours when the site is in operation, compliant to AS4282-2023 Table 3.1 criteria for Environmental Zone A2 – Low District Brightness.
- b) Targeted illumination level on the car park areas and driveways complies with AS1158.3.1 -2020 Table 3.7 criteria.
- c) Threshold increment on Murray Valley Highway and Victrack rail complies with AS4282-2023 Table 3.2 criteria.

The various steps undertaken in the investigation were:

- a) Computer modeling using modelling software AGi32-21.1 & luminaire photometric (.IES) files received from lighting supplier.
- b) Cross-reference & examination of all relevant standards to assess whether all the requirements are achieved.

The lighting layout based on standard lighting layout provided includes the use of:

- P1 – 54W, LED Pole Light, 4000K, SCP optics (Advanced Lighting Energy Uno)
- F1 – 40W, LED Flood Light, 4000K (Advanced Lighting CFL series)
- C1 – 65W, LED Low Bay Canopy Light, 4000K, flat lens (Advanced Lighting CPY Series)

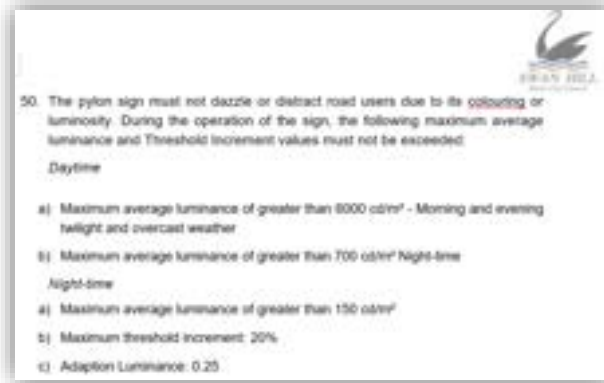
Refer to drawing Q2408034 – E1/A and E2/A for simulated results.

Document Title: External Lighting Modeling Report	Document Code: BF067	Revision Code: 01
Issue Date: 12/08/2024		Approved by: ZYL
\\tmk7\jobs\2024\Fees\08\Q2408034\Issue\240812\Q2408034_PM01_Lighting Memo - A.docx		1 of 2



**SIGNAGE ILLUMINANCE LEVEL ASSESSMENT**

The criteria for signage lighting shall comply with requirement set out in the council condition *item 50*. Signage provider shall ensure the lumen output of signage as specified in the council condition are met.



**Figure 2 Council condition item 50 for signages**

The brand light box and signage shall be completed with a dimmable driver (Mean Well HLG -150H or similar approved), to ensure the *veiling luminance from the advertising signs not exceeding 150 cd/m<sup>2</sup> during night time*.

Signages shall also be dimmed on site to limit light spill across neighbouring property during pre-curfew hours the curfew hour limited to Table 3.2 requirement, based on readings measured on site.



**Figure 3 Typical Mean Well HLG dimmable driver**

**CONCLUSION**

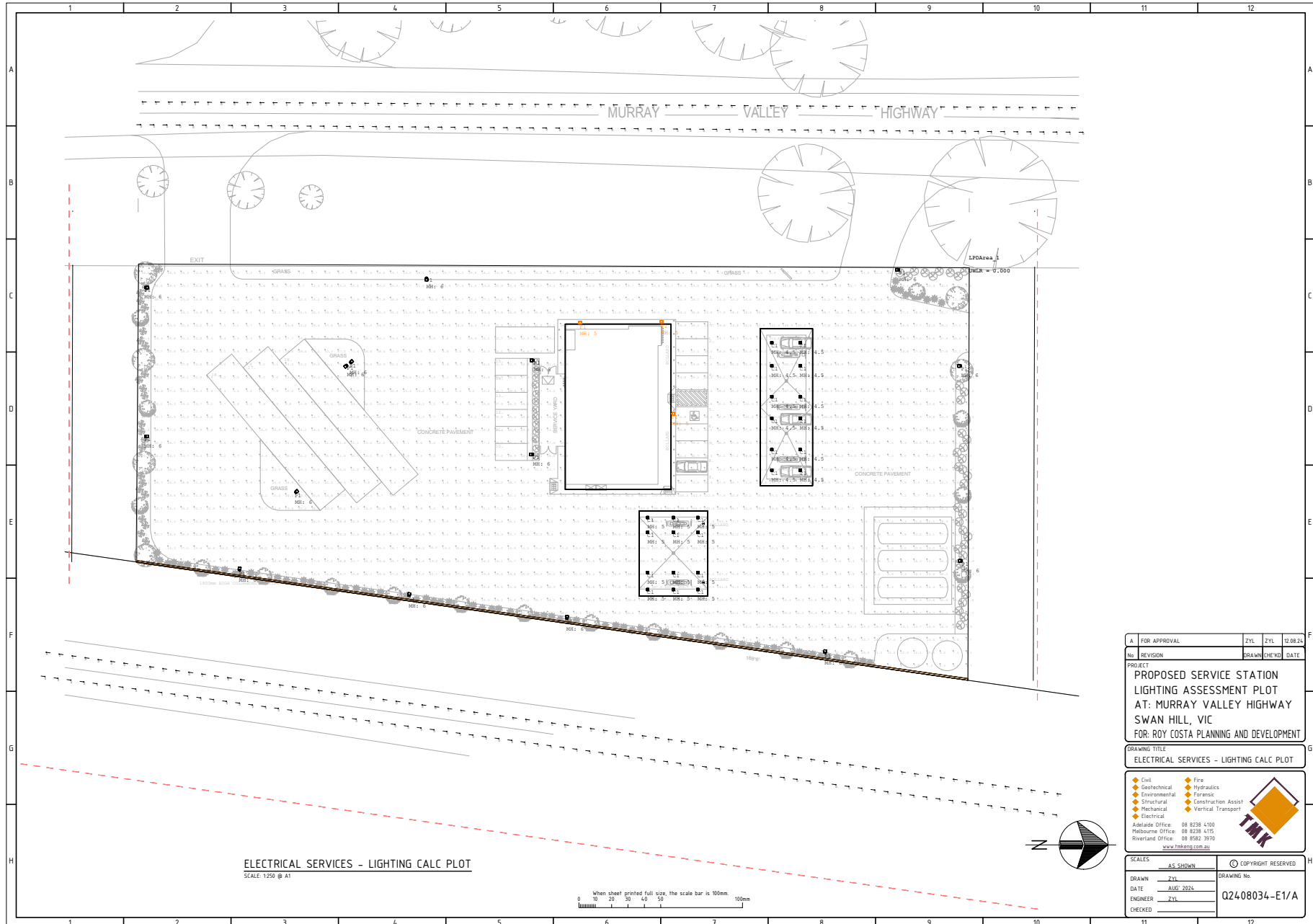
The modelled maximum spill on all boundaries for external lighting based on the above lighting layout and type complies with the criteria outlined in AS4282:2023.


The modelled illumination level on ground plane on the proposed carpark and circulating space based on the above lighting layout and type complies with the criteria outlined in AS1158.3.1.

*We trust the above is satisfactory. However, should there be any further clarifications/assistance please do not hesitate to contact the undersigned.*

For and on behalf of  
**TMK Consulting Engineers**  
  
**Zhun Yee Lai**  
Services Manager - VIC





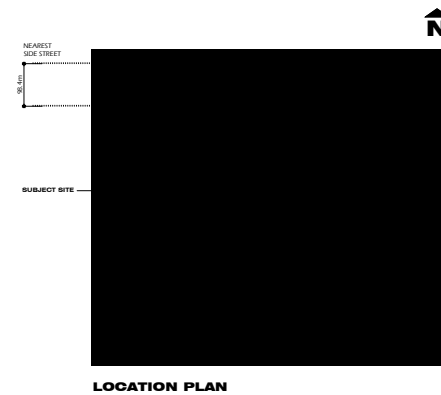
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No.	REVISION	DRAWN	CHEK'D	DATE
PROJECT				
PROPOSED SERVICE STATION				
LIGHTING ASSESSMENT PLOT				
AT: MURRAY VALLEY HIGHWAY				
SWAN HILL, VIC				
FOR: ROY COSTA PLANNING AND DEVELOPMENT				
DRAWING TITLE				
ELECTRICAL SERVICES - LIGHTING CALC PLOT				
<ul style="list-style-type: none"> <li>◆ Civil</li> <li>◆ Geotechnical</li> <li>◆ Environmental</li> <li>◆ Structural</li> <li>◆ Mechanical</li> <li>◆ Electrical</li> </ul>	<ul style="list-style-type: none"> <li>◆ Fire</li> <li>◆ Hydraulics</li> <li>◆ Forensic</li> <li>◆ Construction Assist</li> <li>◆ Vertical Transport</li> </ul>			
Adelaide Office: 08 8238 4100 Melbourne Office: 08 8238 4105 Riverland Office: 08 8582 3910 www.tms.com.au				
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DRAWN	ZYL	DRAWING No.		
DATE	AUG 2024	Q2408034-E1/A		
ENGINEER	ZYL			
CHECKED				



## Cover & Drawing Schedule

### Drawing Schedule

Dwg Number	Dwg Name
A01	Cover & Drawing Schedule, Location Plan
A02	Existing Conditions Plan & Planning Overlays
A03	Site Plan
A04	Site Enlargement Plan
A05	Landscape Plan
A06	Swept Turning Circle Paths
A07	Floor Plan
A08	Elevations
A09	Colour / Material Schedule, Pylon Sign Elevation



PROPOSED SERVICE STATION

**RCPD**

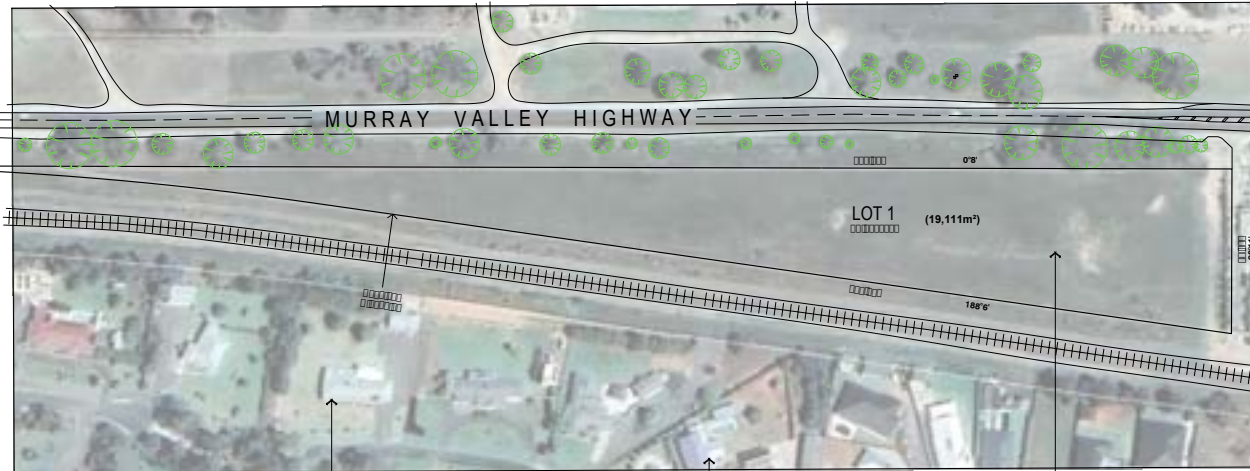
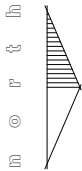
**A01**

LOT 1 TP 850877X MURRAY VALLEY HIGHWAY, SWAN HILL - VICTORIA 3585



GOVT ... ROAD

NEAREST SIDE STREET



LOW DENSITY RESIDENTIAL ZONE - ADJOINING LAND

VACANT LAND

**EXISTING CONDITIONS PLAN**

SCALE 1:1000

**ZONING OVERLAY**



ZONING - COMMERCIAL 1

**SPECIFIC CONTROLS OVERLAY**



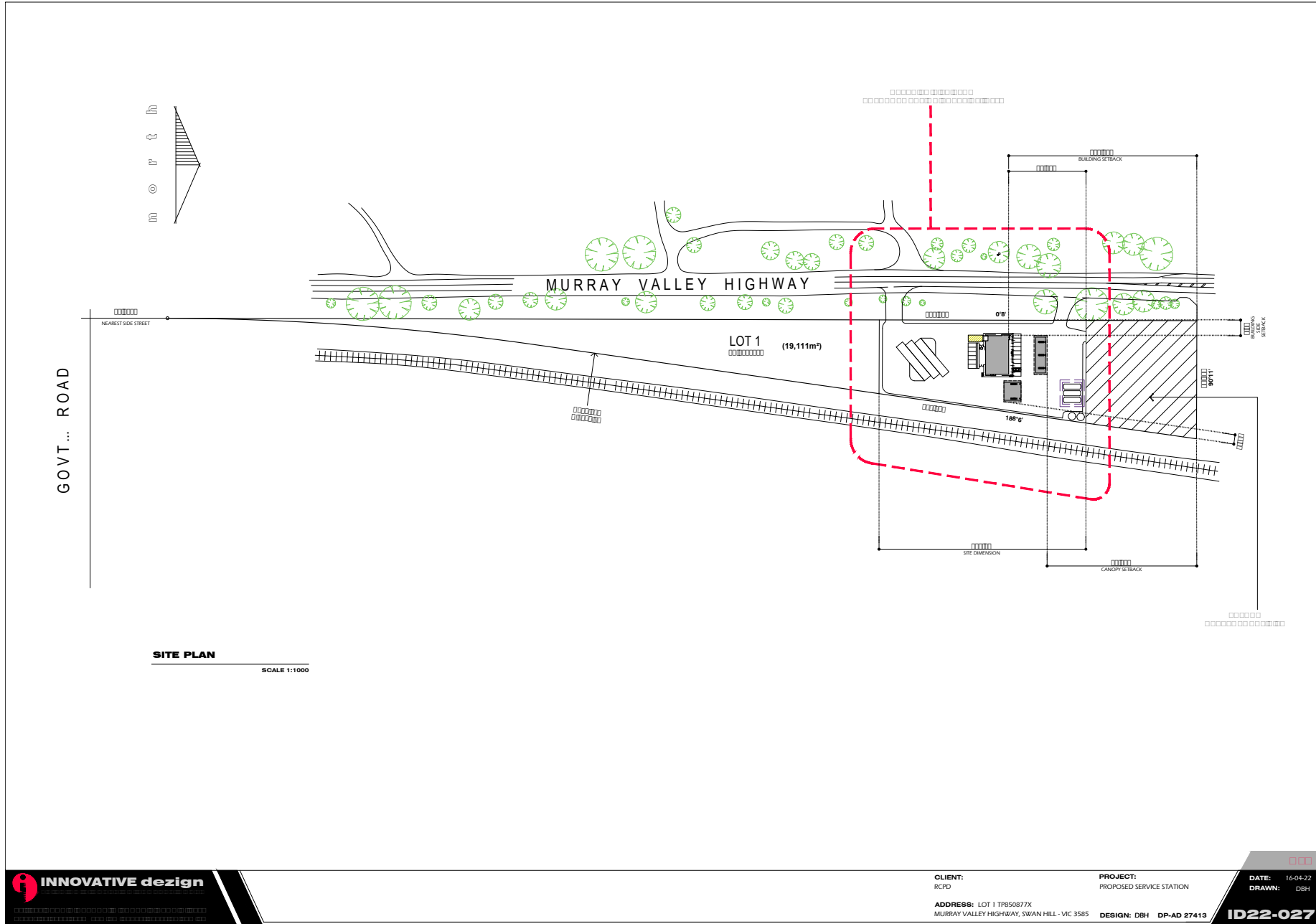
SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)

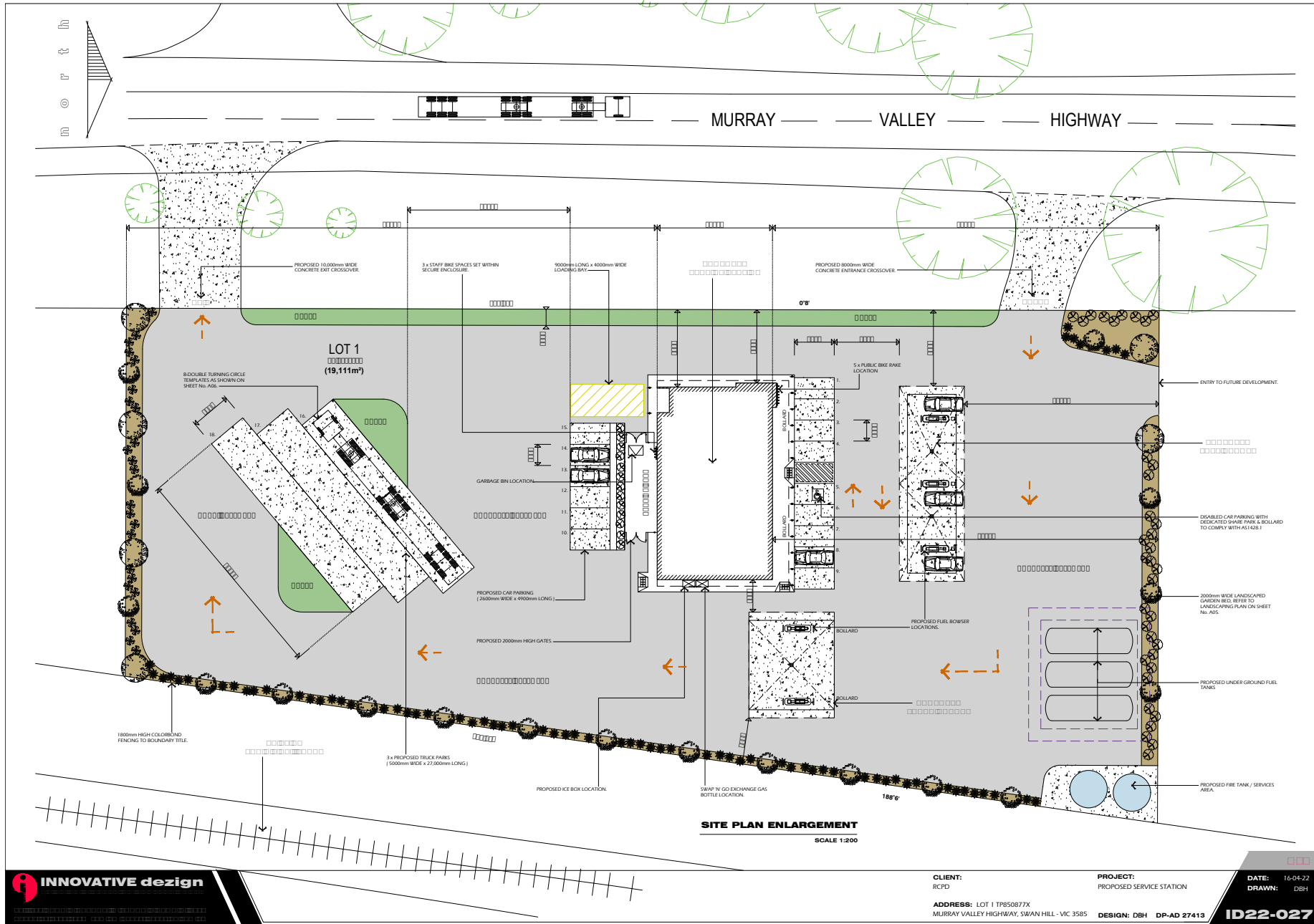
**DESIGN & DEVELOPMENT OVERLAY**



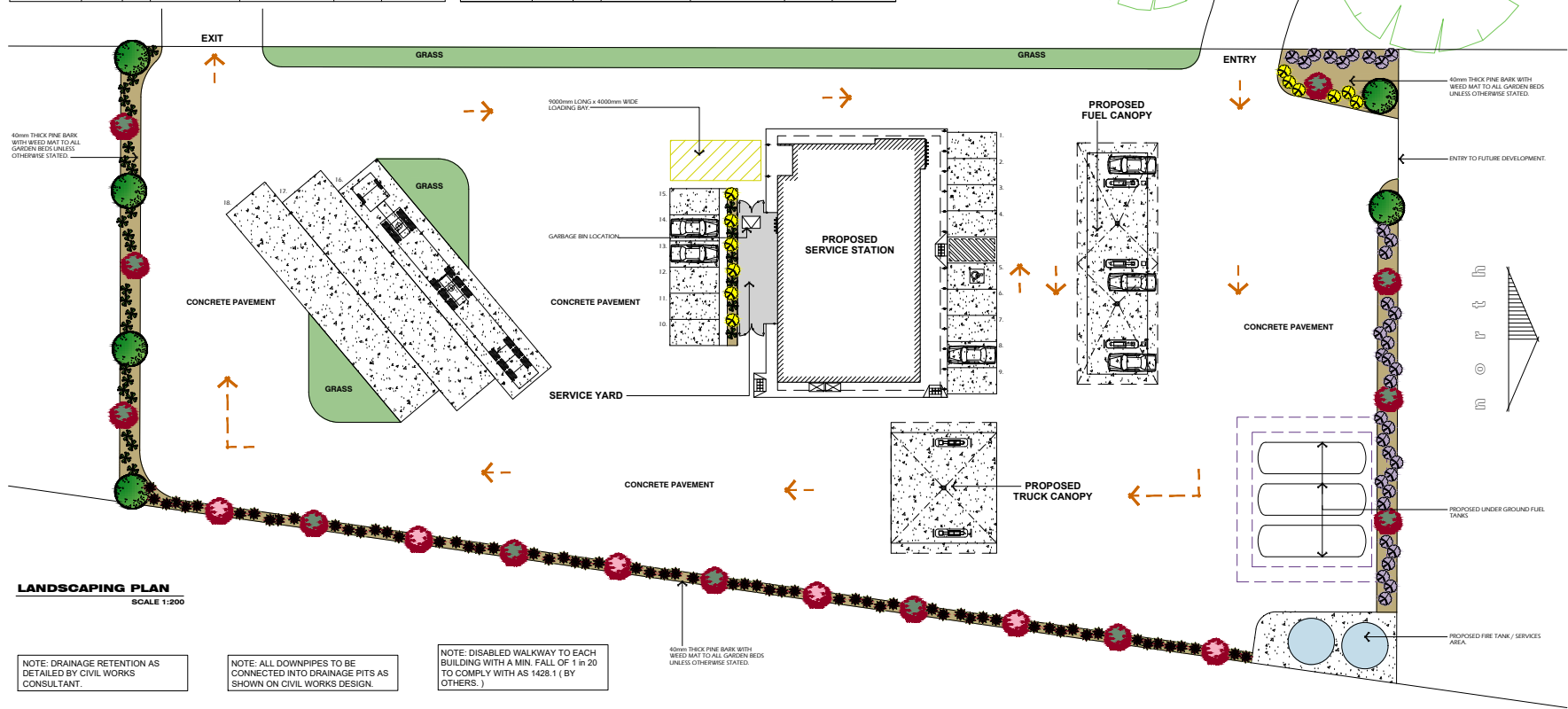
NO OVERLAYS EXIST

**PLANNING OVERLAYS**





LANDSCAPE SCHEDULE													
IMAGE	SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE SIZE	IMAGE	SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	POT SIZE	MATURE SIZE
		(6)	FRAXINUS GRIFITHII	EVERGREEN ASH	250mm	8.0m			(12)	COLEONEMA PULCHRUM AUREA	GOLDEN DIOSMA	130mm	2.0m
		(6)	FRAXINUS RAYWOOD	CLARET ASH	250mm	20.0m			(54)	ACACIA FIMBRIATA DWARF CRIMSON BLUSH	CRIMSON BLUSH WATTLE	130mm	1.6m
		(12)	LAGERSTROEMIA INDICA	CREPE MYRTLE	200mm	6.0-8.0m			(30)	LOMANDRA LONGIFOLIA	LONG LEAVED MAT-RUSH	130mm	1.0m
		(36)	LAVANDULA INDICA	LAVENDER	130mm	0.8m				SIR WALTER BUFFALO	GRASS	N/A	N/A



**LANDSCAPING PLAN**  
SCALE 1:200

NOTE: DRAINAGE RETENTION AS DETAILED BY CIVIL WORKS CONSULTANT.

NOTE: ALL DOWNPIPES TO BE CONNECTED INTO DRAINAGE PITS AS SHOWN ON CIVIL WORKS DESIGN.

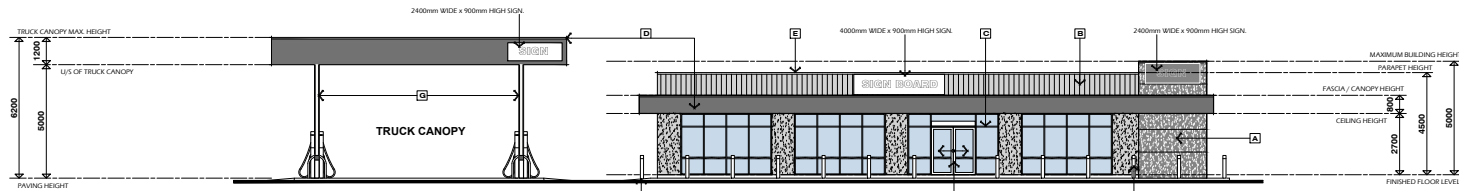
NOTE: DISABLED WALKWAY TO EACH BUILDING WITH A MIN. FALL OF 1 in 20 TO COMPLY WITH AS 1428.1 ( BY OTHERS )

40mm THICK PINE BARK WITH WEED MAT TO ALL GARDEN BEDS UNLESS OTHERWISE STATED.

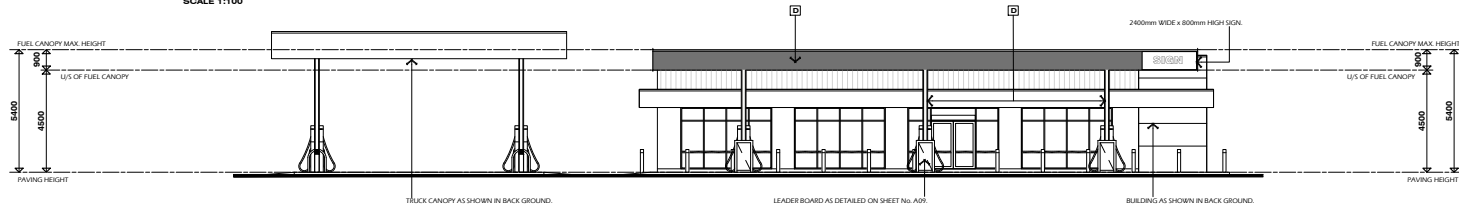




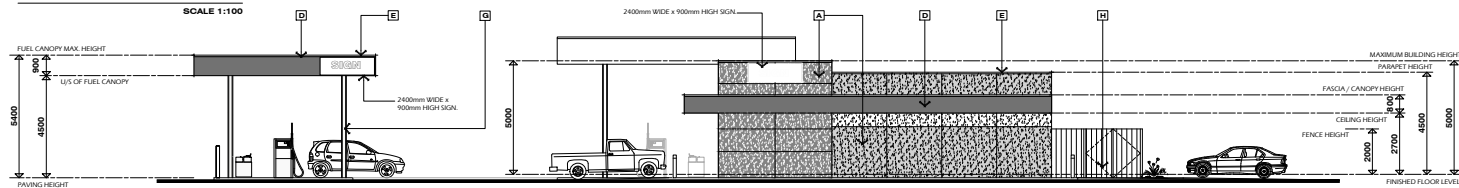




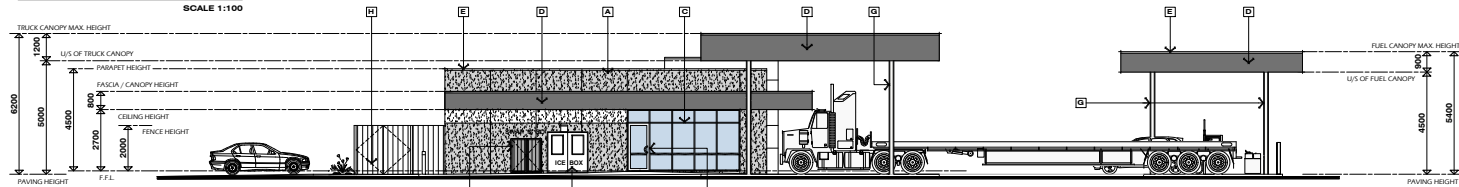
**NORTH ELEVATION**  
SCALE 1:100



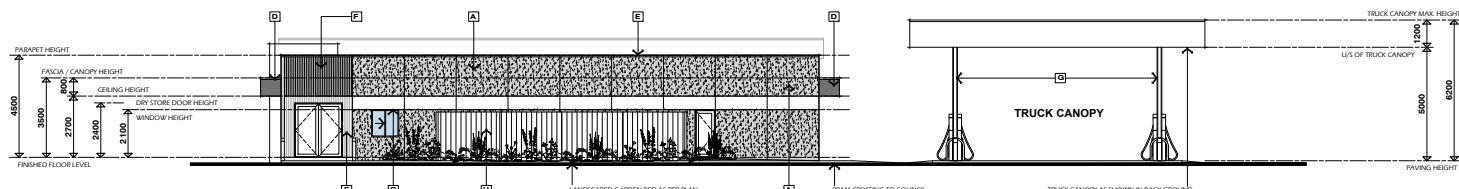
**NORTH ELEVATION**  
SCALE 1:100



**WEST ELEVATION**  
SCALE 1:100



**EAST ELEVATION**  
SCALE 1:100



**SOUTH ELEVATION**  
SCALE 1:100

MATERIAL SCHEDULE	
A	150mm THICK REINFORCED CONCRETE TILT PANEL WITH PAINTED FINISH.
B	C8R CHANNEL STREET STYLE EDGE COVERED CLADDING WITH PAINTED FINISH.
C	ALUMINUM CAPITAL NARROWLINE 400 SERIES SHOP FRONT GLAZING WITH POWDERCOAT FINISH.
D	ALUCOROND CLADDING ON ALUCORON SYSTEM TO TRUCK, FUEL & BUILDING CANOPIES.
E	0.42mm BMT COLORBOND TRIMMER ROOF SHEETING @ 2 DEGREE PITCH.
F	0.42mm BMT COLORBOND WALL SHEETING FIXED DIRECTLY TO WALL SUBSTRATE.
G	STRUCTURAL STEELWORK WITH EMANEL PAINTED FINISH TO ALL EXPOSED AREAS AS DETAILED BY CONSULTING ENGINEER.
H	2000mm HIGH COLORBOND FENCING INSTALLED TO MANUF. SPECIFICATION.



## 2.4 July 2024 S6 Delegations update

**Directorate:** Corporate Services  
**File Number:** NA  
**Purpose:** For Discussion

### Council Plan Strategy Addressed

**4. Leadership** - We will ensure accountable leadership, advocacy and transparent decision making.

#### 4.1 Excellent management and administration

4.1.2 Provide robust governance and effective leadership

### Current Strategic Documents

No strategic documents applicable.

### Declarations of Interest

Council Officers affirm that no general or material conflicts need to be declared in relation to the subject of this report.

### Summary

In order to deliver services to the community and discharge obligations placed on Council by legislation in an efficient and effective manner, Council has in place a range of delegations to members of Council staff. Periodically these delegations need to be reviewed and, if appropriate, updated. This report recommends changes to the S6 delegations made by Council to members of Council staff.

The vast majority of the delegations have not changed.

Some new Acts or Regulations have come into force. Delegations for these new Acts or Regulations are included in the attached document.

### Discussion

In order to comply with the various legislative requirements, Council delegates a range of powers and accountabilities to appropriately qualified and experienced members of Council staff. These delegations are made in accordance with section 11 of the Local Government Act 2020. A delegation may be made subject to limitations on these powers, such as the need to inform Council of a determination.

The powers and obligations delegated are mostly procedural in nature, allowing the delivery of services in accordance with Council policy, adopted strategies and plans,

the approved budget, and discharging Council obligations in accordance with legislative requirements.

The six-monthly delegations update is managed by the Maddocks 'delegations and authorisations service'. Maddocks monitors changes to State legislation, and every six months provides a listing of the sections of legislation that a municipality could delegate to enable efficient and effective delivery of services.

The six monthly reviews of legislative changes have resulted in the recommended amendments in the attached document which are summarised in the attached letter from Maddocks

Council delegations are made to positions in the organisation rather than to individual members of staff to avoid the need to change the delegation upon the departure of a staff member or the staff member taking up a different position in the Council.

### **Consultation**

Community consultation is not appropriate for the subject of this report. The Executive Leadership Team were consulted in this review.

### **Financial Implications**

Nil.

### **Social Implications**

Nil.

### **Economic Implications**

Nil.

### **Environmental Implications**

Nil.

### **Risk Management Implications**

Appropriate delegation ensures that the organisation can operate efficiently and effectively.

**Attachments:**

1. Maddocks letter 26072024 [2.4.1 - 4 pages]
2. S6 Instrument of Delegation Members of Staff September 10 2024 [2.4.2 - 118 pages]

### **Options**

1. That Council adopt the S6 delegations as presented.

2. That Council adopt the S6 delegations with variations, noting that the efficiency of Council operations may be affected.

**Recommendation/s**

**That Council adopt the S6 delegations as presented.**

Email Letter

Maddocks

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Partner  
Melanie Olyryk

Date  
26 July 2024  
Email  
Laura.Dargan@maddocks.com.au

29 JUL 2024 SB-08-01

Authorised	EB MO	Initials	
Checked		Initials	ME
Noted		Initials	
Completed		Initials	

Our Ref MSB:LADA 628721

Dear Subscriber

Delegations and Authorisations Service Update  
Second Update for 2024

We are pleased to provide you with our second update to the Delegations and Authorisations Service for 2024. This takes into account legislative changes which were assented to, or made, from 1 January 2024 to 21 July 2024, together with some miscellaneous changes and improvements we have identified, which affect Council's powers, duties and functions.

The update can be located by accessing the Maddocks Digital platform. Please click on the following link: <https://indepth.maddocks.com.au/>

As always, please carefully review this explanatory letter and refer to the updated instruments to ensure that you are aware of the recent legislative changes that affect your Council's delegations and authorisations.

Changes made in this update

This update amends our S6, S7, S11 and S13 instruments. We outline some of the key changes to each instrument below.

1. Changes to the S6 Instrument of Delegation, Council to other Members of Council staff (S6)

The following changes have been made to the S6 Instrument:

- 1.1. Removal of sections 12(2), 12(4)-(7) of the Road Management Act 2004, as we recommend that Councils use the powers under the Local Government Act 1989 instead to discontinue a road.
- 1.2. Deletion of the Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2020, as they have been revoked pursuant to regulation 4(a) of the Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024. Those new regulations commenced on 29 June 2024 and have been included.

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1.3. The *Food Act 1984* was amended pursuant to the *Regulatory Legislation Amendment (Reform) Act 2024*, which commenced on 6 March 2024, the day after it received Royal Assent. As a result we have:

- 1.3.1. Included 19(4)(a)(ia) and 19(4)(a)(ib), and amended 19(4)(a)(ii), which relates to Council's power to direct that a copy of an order be affixed, displayed or published.
- 1.3.2. Included section 19FA(1), which relates to Council's power to direct a proprietor of a food premises to revise the foods safety program for the premises or comply with any requirements specified in the food safety program.
- 1.3.3. Included section 19FA(3)(a), which relates to Council's power to refuse to approve an application for registration or renewal of premises, where a proprietor of a food premises fails to comply with a direction given under section 19FA(1). Please note that, adopting a conservative approach, we have inserted a comment that this is subject to ratification in accordance with s 58A(2).
- 1.3.4. Included section 19FA(3)(b), which relates to Council's power to revoke a registration granted in respect of premises, where a proprietor of a food premises fails to comply with a direction given under section 19FA(1).

1.4. Included section 19FA(3)(c), which relates to Council's power to suspend a registration of premises, where a proprietor of a food premises fails to comply with a direction given under s 19FA(1).

**2. Changes to the S7 Instrument of Sub-delegation, from the CEO to Members of Council staff (S7)**

The following changes have been made to the S7 Instrument:

2.1. The *Local Government Act 2020* was amended pursuant to the *Local Government Amendment (Governance and Integrity) Act 2024*, which commenced on 26 June 2024, the day after it received Royal Assent. As a result we have:

- 2.1.1. Included section 144B, which relates to a Council's duty to reimburse the State for the remuneration costs associated with the appointment of an arbiter to hear an application made under section 143. Please note that this provision does not commence until 26 October 2024, as per the comment in the "Conditions and Limitations" column of the S7 Instrument.
- 2.1.2. Included section 145B, which relates to a Council's duty to provide all reasonable assistance to an arbiter in respect of internal arbitration process. Please note that this provision does not commence until 26 October 2024, as per the comment in the "Conditions and Limitations" column of the S7 Instrument.
- 2.1.3. Included section 159A, which relates to a Council's duty to reimburse the State for the remuneration costs associated with the formation of a Council Conduct Panel to hear an application made under section 154. Please note that this provision does not commence until 26 October 2024, as per the comment in the "Conditions and Limitations" column of the S7 Instrument.

2.2. Inclusion of the duty to sign a land information certificate, under regulation 5(2) of the *Local Government (Land Information) Regulations 2021*. This is also noted against the power to provide a land information certificate under s 121(4) of the *Local Government Act 2020*.



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- 2.3. Inclusion of section 89(1) of the *Transfer of Land Act 1958* into the 'Miscellaneous and Administrative Powers' section of the S7 Instrument. This amendment has been made in response to a number of enquiries we received regarding the power to lodge caveats. While it is not a power conferred only on Councils, it is a power capable of being exercised and delegated, and so has been included for convenience.
- 2.4. Deletion of section 35(3) of the *Service Victoria Act 2018*. This amendment has been made due to the operation of section 19 of the *Service Victoria Amendment Act 2024*, which repealed Divisions 1 and 2 of Part 6 of the *Service Victoria Act 2018*.
- 2.5. Deletion of the *Sex Work Act 1994*, due to the operation of section 37 of the *Sex Work Decriminalisation Act 2022*, which repealed the *Sex Work Act 1994*.
- 2.6. Deletion of section 107B of the *Livestock Disease Control Act 1994* due to amendments made by the *Agriculture Legislation Amendment Act 2022*.
- 2.7. Deletion of section 121A of the *Livestock Disease Control Act 1994* due to the operation of section 58 of the *Biosecurity Legislation Amendment (Incident Response) Act 2024*.

**3. Change to the S11 Instrument of Appointment and Authorisation (S11)**

- 3.1. One change has been made to the S11 Instrument of Appointment and Authorisation, namely the deletion of the *Sex Work Act 1994*, due to the operation of section 37 of the *Sex Work Decriminalisation Act 2022*, which repealed the *Sex Work Act 1994*.

**4. Changes to the S13 Instrument of Delegation of CEO powers, duties and functions (S13)**

The following changes have been made to the S13 Instrument:

- 4.1. As stated above, the *Local Government Act 2020* was amended pursuant to the *Local Government Amendment (Governance and Integrity) Act 2024*, and so we have:
  - 4.1.1. Included sections 27A(5)(a)-(b), which relate to the CEO's duty in relation to the Mayoral training. Please note that these provisions do not commence until 26 October 2024, as per the comment in the "Conditions and Limitations" column of the S13 Instrument.
  - 4.1.2. Included sections 33A(5)(a)-(b), which relate to the CEO's duty in relation to the Councilor annual professional development training. Please note that these provisions do not commence until 26 October 2024, as per the comment in the "Conditions and Limitations" column of the S13 Instrument.
- 4.2. Deletion of section 47G(1) of the *Service Victoria Act 2018*. This amendment has been made due to the operation of section 8 of the *Service Victoria Amendment Act 2024*, which repealed section 47G of the *Service Victoria Act 2018*.

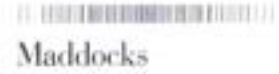
**Local Laws**

While this has been mentioned in our previous updates, we again remind Councils of the importance of delegating not only the powers, duties and functions existing under legislation, but also any Council powers, duties and functions existing in any local laws made by their Council.

Our Delegations and Authorisations Service covers only the former and so it is up to each Council to ensure that it reviews all of its local laws and, where appropriate, delegates relevant powers, duties and functions.

**Updating your instruments**

As always, we recommend that you re-make all of your Council delegations regularly to ensure that they remain up to date and cover all relevant provisions. This includes the S5 Instrument.



If you have any questions about this Update, please direct your queries to Laura Dargan ([Laura.Dargan@maddocks.com.au](mailto:Laura.Dargan@maddocks.com.au)) or myself ([melanie.olynyk@maddocks.com.au](mailto:melanie.olynyk@maddocks.com.au))

Yours sincerely  
Maddocks

A handwritten signature in black ink, appearing to read 'M Olynik'.

Transmission authorised by  
Melanie Olynik  
Partner



INSTRUMENT OF DELEGATION

S6 INSTRUMENT OF DELEGATION - MEMBERS OF  
STAFF

10 SEPTEMBER 2024

## Preamble

### Instrument of Delegation

In exercise of the powers conferred by the legislation referred to in the attached Schedule, the Council:

1. delegates each duty and/or function and/or power described in column 1 of the Schedule (and summarised in column 2 of the Schedule) to the member of Council staff holding, acting in or performing the duties of the office or position described opposite each such duty and/or function and/or power in column 3 of the Schedule;

2. record that references in the Schedule are as follows:

- AO: Authorised Officer
- CEO: Chief Executive Officer
- CSRO: Customer Service & Revenue Officer
- DCS: Director Corporate Services
- DDP: Director Development & Planning
- DI: Director Infrastructure
- DM: Development Manager
- EAM: Enterprise Asset Manager
- EHO: Environmental Health Officer
- ESPM: Engineering and Strategic Projects Manager
- FM: Finance Manager
- MBS: Municipal Building Surveyor
- MERO: Municipal Emergency Resource Officer
- MFPO: Municipal Fire Prevention Officer
- ND: Not Delegated - Not Delegated
- PHRSC: Public Health & Regulatory Services Co-ordinator
- PM: Project Manager
- PO: Planning Officer
- PTL: Planning Team Leader
- SEHO: Senior Environmental Health Officer
- SRO: Senior Revenue Officer

3. declares that:

3.1. this Instrument of Delegation is authorised by Council passed on 10 September 2024; and

3.2. the delegation:

3.2.1. remains in force until varied or revoked;

3.2.2. is subject to any conditions and limitations set out in sub-paragraph 3.3, and the Schedule; and

3.2.3. must be exercised in accordance with any guidelines or policies which Council from time to time adopts; and

3.3. the delegate must not determine the issue, take the action or do the act or thing:

3.3.1. if the issue, action, act or thing is an issue, action or thing which Council has previously designated as an issue, action, act or thing which must be the subject of a Resolution of Council;

3.3.2. if the determining of the issue, taking of the action or doing of the act or thing would or would be likely to involve a decision which is inconsistent with a

(a) policy; or

(b) strategy

adopted by Council;

3.3.3. if the determining of the issue, the taking of the action or the doing of the act or thing cannot be the subject of a lawful delegation; or

3.3.4. the determining of the issue, the taking of the action or the doing of the act or thing is already the subject of an exclusive delegation to another member of Council staff or delegated committee.

### Delegation Sources

- Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024
- Domestic Animals Act 1994
- Food Act 1984
- Heritage Act 2017
- Local Government Act 1989
- Planning and Environment Act 1987
- Residential Tenancies Act 1997
- Road Management Act 2004
- Cemeteries and Crematoria Regulations 2015
- Planning and Environment Regulations 2015
- Planning and Environment (Fees) Regulations 2016
- Road Management (General) Regulations 2016
- Road Management (Works and Infrastructure) Regulations 2015

## S6 Instrument of Delegation - Members of Staff

Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
r 7	Power to enter into a written agreement with a caravan park owner	CEO, DDP, PHRSC	
r 10	Function of receiving application for registration	PHRSC, SEHO	
r 11	Function of receiving application for renewal of registration	DDP, PHRSC, SEHO	
r 12(1)	Duty to grant the registration if satisfied that the caravan park complies with these regulations	DDP, PHRSC, SEHO	
r 12(1)	Power to refuse to renew the registration if not satisfied that the caravan park complies with these regulations	DDP, PHRSC, SEHO	
r 12(2)	Duty to renew the registration if satisfied that the caravan park complies with these regulations	DDP, PHRSC, SEHO	

<b>Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024</b>			
<b>Provision</b>	<b>Power and Functions Delegated</b>	<b>Delegate</b>	<b>Conditions and Limitations</b>
r 12(2)	Power to refuse to renew the registration if not satisfied that the caravan park complies with these regulations	DDP, PHRSC, SEHO	
r 12(3)	Duty to have regard to matters in determining an application for registration or an application for renewal of registration	DDP, PHRSC, SEHO	
r 12(4) & (5)	Duty to issue certificate of registration	DDP, PHRSC, SEHO	
r 14(1)	Power to determine where notice of transfer is displayed	PHRSC, SEHO	
r 14(3)	Power to determine where notice of transfer is displayed	PHRSC, SEHO	
r 15(1)	Duty to transfer registration to new caravan park owner	PHRSC, SEHO	
r 15(2)	Duty to issue a certificate of transfer of registration	DDP, PHRSC, SEHO	
r 15(3)	Power to determine where certificate of transfer of registration is displayed	PHRSC, SEHO	

<b>Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024</b>			
<b>Provision</b>	<b>Power and Functions Delegated</b>	<b>Delegate</b>	<b>Conditions and Limitations</b>
r 16(1)	Power to determine the fee to accompany applications for registration or applications for renewal of registration	DDP, PHRSC, SEHO	
r 17	Duty to keep register of caravan parks	PHRSC, SEHO	
r 21(1)	Duty to notify a caravan park owner of the relevant emergency services agencies for the caravan park, on the request of the caravan park owner	PHRSC, SEHO	
r 21(2)	Duty to consult with relevant emergency services agencies	PHRSC, SEHO	
r 22	Power to determine places in which caravan park owner must display a copy of emergency procedures	PHRSC, SEHO	
r 23	Power to determine places in which caravan park owner must display copy of public emergency warnings	PHRSC, SEHO	
r 24(2)	Power to consult with relevant floodplain management authority	PHRSC, SEHO	
r 26(b)(i)	Power to approve system for the discharge of sewage and wastewater from a movable dwelling	PHRSC, SEHO	



<b>Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations 2024</b>			
<b>Provision</b>	<b>Power and Functions Delegated</b>	<b>Delegate</b>	<b>Conditions and Limitations</b>
r 38	Function of receiving notice of proposed installation of unregistrable movable dwelling or rigid annexe	PHRSC, SEHO	
r 38(b)	Power to require notice of proposal to install unregistrable movable dwelling or rigid annexe	PHRSC, SEHO	
r 39(3)	Function of receiving installation certificate	PHRSC, SEHO	
r 45(3)	Power to determine places in which caravan park owner must display name and telephone number of an emergency contact person	PHRSC, SEHO	
r 45(5)	Power to determine places in which caravan park owner must display the certificate of registration or certificate of renewal of registration, the plan of the caravan park and a copy of the caravan park rules	PHRSC, SEHO	

Domestic Animals Act 1994			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 41A(1)	Power to declare a dog to be a menacing dog	DDP, PHRSC	Council may delegate this power to a Council authorised officer

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 19(2)(a)	Power to direct by written order that the food premises be put into a clean and sanitary condition	DDP, EHO, PHRSC	If s 19(1) applies
s 19(2)(b)	Power to direct by written order that specified steps be taken to ensure that food prepared, sold or handled is safe and suitable	DDP, EHO, PHRSC	If s 19(1) applies
s 19(3)	Power to direct by written order that the food premises not be kept or used for the sale, or handling for sale, of any food, or for the preparation of any food, or	DDP	If s 19(1) applies

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	for any other specified purpose, or for the use of any specified equipment or a specified process		Only in relation to temporary food premises or mobile food premises
s 19(4)(a)	Power to direct that an order made under s 19(3)(a) or (b), (i) be affixed to a conspicuous part of the premises, (ia) displayed at any point of sale, (ib) be published on the food business's Internet site and (ii) inform the public by notice in a published newspaper, on the Internet site or otherwise	DDP, EHO, PHRSC	If s 19(1) applies
s 19(6)(a)	Duty to revoke any order under section 19 if satisfied that an order has been complied with	EHO, PHRSC	If s 19(1) applies
s 19(6)(b)	Duty to give written notice of revocation under section 19(6)(a) if satisfied that an order has been complied with	EHO, PHRSC	If s 19(1) applies

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 19AA(2)	Power to direct, by written order, that a person must take any of the actions described in (a)-(c).	DDP, EHO, PHRSC	Where Council is the registration authority
s 19AA(4)(c)	Power to direct, in an order made under s 19AA(2) or a subsequent written order, that a person must ensure that any food or class of food is not removed from the premises	DDP, EHO, PHRSC	Note: the power to direct the matters under s 19AA(4)(a) and (b) not capable of delegation and so such directions must be made by a Council resolution  Only in relation to temporary food premises or mobile food premises
s 19AA(7)	Duty to revoke order issued under s 19AA and give written notice of revocation, if satisfied that that order has been complied with	DDP, EHO, PHRSC	Where Council is the registration authority
s 19CB(4)(b)	Power to request copy of records	EHO, PHRSC	Where Council is the registration authority

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 19E(1)(d)	Power to request a copy of the food safety program	EHO, PHRSC	Where Council is the registration authority
s 19EA(3)	Function of receiving copy of revised food safety program	EHO, PHRSC	Where Council is the registration authority
s 19FA(1)	Power to direct a proprietor of a food premises to revise the food safety program for the premises or comply with any requirements specified in the food safety program	PHRSC, SEHO	Where Council is the registration authority Only in relation to temporary food premises or mobile food premises Subject to s 19FA(2), which requires a time limit for compliance to be specified
s 19FA(3)(a)	Power to refuse to approve an application for registration or renewal of the premises, where a proprietor of a food premises fails to comply with a direction given under s 19FA(1)	PHRSC, SEHO	Where Council is the registration authority Only in relation to temporary food premises or mobile food premises Refusal to grant or renew the registration of a food premises must be ratified by Council or the CEO (see s 58A(2))

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 19FA(3)(b)	Power to revoke a registration granted in respect of premises, where a proprietor of a food premises fails to comply with a direction given under s 19FA(1)	PHRSC, SEHO	Where Council is the registration authority Only in relation to temporary food premises or mobile food premises
s 19FA(3)(c)	Power to suspend the registration of the premises, where a proprietor of a food premises fails to comply with a direction given under s 19FA(1)	PHRSC, SEHO	Where Council is the registration authority Only in relation to temporary food premises or mobile food premises
s 19GB	Power to request proprietor to provide written details of the name, qualification or experience of the current food safety supervisor	EHO, PHRSC	Where Council is the registration authority
s19IA(1)	Power to form opinion that the food safety requirements or program are non-compliant.	EHO, PHRSC	Where Council is the registration authority
s 19IA(2)	Duty to give written notice to the proprietor of the premises	EHO, PHRSC	Where Council is the registration authority Note: Not required if Council has taken other appropriate action in relation to deficiencies (see s 19IA(3))

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 19M(4)(a) & (5)	Power to conduct a food safety audit and take actions where deficiencies are identified	DDP, EHO	Where Council is the registration authority
s 19N(2)	Function of receiving notice from the auditor	EHO, PHRSC	Where Council is the registration authority
s 19NA(1)	Power to request food safety audit reports	EHO, PHRSC	Where Council is the registration authority
s 19U(3)	Power to waive and vary the costs of a food safety audit if there are special circumstances	EHO, PHRSC	
s 19UA	Power to charge fees for conducting a food safety assessment or inspection	EHO, PHRSC	Except for an assessment required by a declaration under s 19C or an inspection under ss 38B(1)(c) or 39.

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 19W	Power to direct a proprietor of a food premises to comply with any requirement under Part IIIB	EHO, PHRSC	Where Council is the registration authority
s 19W(3)(a)	Power to direct a proprietor of a food premises to have staff at the premises undertake training or instruction	DDP, EHO, PHRSC	Where Council is the registration authority
s 19W(3)(b)	Power to direct a proprietor of a food premises to have details of any staff training incorporated into the minimum records required to be kept or food safety program of the premises	EHO, PHRSC	Where Council is the registration authority
	Power to register or renew the registration of a food premises	DDP, EHO, PHRSC	Where Council is the registration authority  Refusal to grant or renew the registration of a food premises must be ratified by Council or the CEO (see s 58A(2))



Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 36A	Power to accept an application for registration or notification using online portal	DDP, EHO, PHRSC	Where Council is the registration authority
s 36B	Duty to pay the charge for use of online portal	DDP, EHO, PHRSC	Where Council is the registration authority
s 38AA(5)	Power to (a) request further information; or (b) advise the proprietor that the premises must be registered if the premises are not exempt	EHO, PHRSC	Where Council is the registration authority
s 38AB(4)	Power to fix a fee for the receipt of a notification under s 38AA in accordance with a declaration under s 38AB(1)	ND	Where Council is the registration authority

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 38A(4)	Power to request a copy of a completed food safety program template	EHO, PHRSC	Where Council is the registration authority
s 38B(1)(a)	Duty to assess the application and determine which class of food premises under s 19C the food premises belongs	EHO, PHRSC	Where Council is the registration authority
s 38B(1)(b)	Duty to ensure proprietor has complied with requirements of s 38A	EHO, PHRSC	Where Council is the registration authority
s 38B(2)	Duty to be satisfied of the matters in s 38B(2)(a)-(b)	EHO, PHRSC	Where Council is the registration authority
s 38D(1)	Duty to ensure compliance with the applicable provisions of s 38C and inspect the premises if required by s 39	EHO, PHRSC	Where Council is the registration authority

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 38D(2)	Duty to be satisfied of the matters in s 38D(2)(a)-(d)	EHO, PHRSC	Where Council is the registration authority
s 38D(3)	Power to request copies of any audit reports	EHO, PHRSC	Where Council is the registration authority
s 38E(2)	Power to register the food premises on a conditional basis	DDP, EHO, PHRSC	Where Council is the registration authority  not exceeding the prescribed time limit defined under s 38E(5)
s 38E(4)	Duty to register the food premises when conditions are satisfied	EHO, PHRSC	Where Council is the registration authority
s 38F(3)(b)	Power to require proprietor to comply with requirements of this Act	EHO, PHRSC	Where Council is the registration authority

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 38G(1)	Power to require notification of change of the food safety program type used for the food premises	DDP, EHO, PHRSC	Where Council is the registration authority
s 38G(2)	Function of receiving notice from proprietor if there is a change of the food safety program type used for the food premises	EHO, PHRSC	Where Council is the registration authority
s 38G(4)	Power to require the proprietor of the food premises to comply with any requirement of the Act	DDP, EHO, PHRSC	Where Council is the registration authority
s 39(2)	Duty to carry out an inspection of the premises during the period of registration before the registration of the food premises is renewed	EHO, PHRSC	
s 39A	Power to register, or renew the registration of a food premises despite minor defects	DDP, EHO, PHRSC	Where Council is the registration authority  Only if satisfied of matters in s 39A(2)(a)-(c)

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 39A (6)	Duty to comply with a direction of the Secretary	EHO, PHRSC	
s 40(1)	Duty to give the person in whose name the premises is to be registered a certificate of registration	EHO, PHRSC	Where Council is the registration authority
s 40(2)	Power to incorporate the certificate of registration in one document with any certificate of registration under Part 6 of the Public Health and Wellbeing Act 2008	EHO, PHRSC	
s 40C(2)	Power to grant or renew the registration of food premises for a period of less than 1 year	EHO, PHRSC	Where Council is the registration authority
s 40D(1)	Power to suspend or revoke the registration of food premises	ND	Where Council is the registration authority

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 40E	Duty to comply with direction of the Secretary	EHO, PHRSC	
s 40F	Power to cancel registration of food premises	DDP, PHRSC	Where Council is the registration authority
s 43	Duty to maintain records of registration	EHO, PHRSC	Where Council is the registration authority
s 43F(6)	Duty to be satisfied that registration requirements under Division 3 have been met prior to registering or renewing registration of a component of a food business	EHO, PHRSC	Where Council is the registration authority
s 43F(7)	Power to register the components of the food business that meet requirements in Division 3 and power to refuse to register the components that do not meet the requirements	DDP, PHRSC	Where Council is the registration authority Refusal to grant or renew the registration of a food premises must be ratified by Council or the CEO (see s 58A(2))

Food Act 1984			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 45AC	Power to bring proceedings	EHO, PHRSC	
s 46(5)	Power to institute proceedings against another person where the offence was due to an act or default by that other person and where the first person charged could successfully defend a prosecution, without proceedings first being instituted against the person first charged	EHO, PHRSC	Where Council is the registration authority

Heritage Act 2017			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 116	Power to sub-delegate Executive Director's functions, duties or powers	DDP, DM	Must first obtain Executive Director's written consent  Council can only sub-delegate if the Instrument of Delegation from the Executive Director authorises sub-delegation

Local Government Act 1989			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 185L(4)	Power to declare and levy a cladding rectification charge	ND	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 4B	Power to prepare an amendment to the Victorian Planning Provisions	ND	If authorised by the Minister
s 4G	Function of receiving prescribed documents and a copy of the Victorian Planning Provisions from the Minister	DDP, DM, PO, PTL	
s 4H	Duty to make amendment to Victoria Planning Provisions available in accordance with public availability requirements	DDP, DM	



Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 41(2)	Duty to make and copy of the Victorian Planning Provisions and other documents available in accordance with public availability requirements	DDP, DM, PO, PTL	
s 8A(2)	Power to prepare amendment to the planning scheme where the Minister has given consent under s 8A	DDP, DM, PTL	
s 8A(3)	Power to apply to Minister to prepare an amendment to the planning scheme	ND	
s 8A(5)	Function of receiving notice of the Minister's decision	DDP, DM, PTL	
s 8A(7)	Power to prepare the amendment specified in the application without the Minister's authorisation if no response received after 10 business days	DDP, DM	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 8B(2)	Power to apply to the Minister for authorisation to prepare an amendment to the planning scheme of an adjoining municipal district	DDP, DM, PTL	
s 12(3)	Power to carry out studies and do things to ensure proper use of land and consult with other persons to ensure co-ordination of planning scheme with these persons	DDP, DM, PO, PTL	
s 12B(1)	Duty to review planning scheme	ND	
s 12B(2)	Duty to review planning scheme at direction of Minister	ND	
s.12B(5)	duty to report findings of review of planning scheme to Minister without delay	ND	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 14	Duties of a Responsible Authority as set out in s 14(a) to (d)	ND	
s 17(1)	Duty of giving copy amendment to the planning scheme	DDP, DM, PO, PTL	
s 17(2)	Duty of giving copy s 173 agreement	DDP, DM, PO, PTL	
s 17(3)	Duty of giving copy amendment, explanatory report and relevant documents to the Minister within 10 business days	DDP, DM, PO, PTL	
s 18	Duty to make amendment etc. available in accordance with public availability requirements	DDP, DM, PO, PTL	Until the proposed amendment is approved or lapsed

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 19	Power to give notice, to decide not to give notice, to publish notice of amendment to a planning scheme and to exercise any other power under s 19 to a planning scheme	DDP, DM, PTL	
s 19	Function of receiving notice of preparation of an amendment to a planning scheme	DDP, DM, PTL	Where Council is not the planning authority and the amendment affects land within Council's municipal district; or  Where the amendment will amend the planning scheme to designate Council as an acquiring authority.
s 20(1)	Power to apply to Minister for exemption from the requirements of s 19	DDP	Where Council is a planning authority
s 21(2)	Duty to make submissions available in accordance with public availability requirements	DDP, DM, PO, PTL	Until the end of 2 months after the amendment comes into operation or lapses

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 21A(4)	Duty to publish notice	DDP, DM, PO, PTL	
s 22(1)	Duty to consider all submissions received before the date specified in the notice	DDP, DM	Except submissions which request a change to the items in s 22(5)(a) and (b)
s 22(2)	Power to consider a late submission Duty to consider a late submission, if directed by the Minister	DDP, DM	
s 23(1)(b)	Duty to refer submissions which request a change to the amendment to a panel	DDP, DM	
s 23(2)	Power to refer to a panel submissions which do not require a change to the amendment	DDP, DM, PTL	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 24	Function to represent Council and present a submission at a panel hearing (including a hearing referred to in s 96D)	DDP, DM, PO, PTL	
s 26(1)	Power to make report available for inspection in accordance with the requirements set out in s 197B of the Act	DDP, DM, PTL	
s 26(2)	Duty to keep report of panel available in accordance with public availability requirements	DDP, DM, PO, PTL	During the inspection period
s 27(2)	Power to apply for exemption if panel's report not received	DDP, DM, PTL	
s 28(1)	Duty to notify the Minister if abandoning an amendment	DDP, DM, PTL	Note: the power to make a decision to abandon an amendment cannot be delegated

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 28(2)	Duty to publish notice of the decision on Internet site	DM, PO, PTL	
s 28(4)	Duty to make notice of the decision available on Council's Internet site for a period of at least 2 months	DM, PO, PTL	
s 30(4)(a)	Duty to say if amendment has lapsed	DDP, DM, PO, PTL	
s 30(4)(b)	Duty to provide information in writing upon request	DDP, DM, PO, PTL	
s 32(2)	Duty to give more notice if required	DDP, DM, PO, PTL	
s 33(1)	Duty to give more notice of changes to an amendment	DDP, DM, PO, PTL	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 36(2)	Duty to give notice of approval of amendment	DDP, DM, PO, PTL	
s 38(5)	Duty to give notice of revocation of an amendment	DDP, DM, PTL	
s 39	Function of being a party to a proceeding commenced under s 39 and duty to comply with determination by VCAT	ND	
s 40(1)	Function of lodging copy of approved amendment	DDP, DM, PO, PTL	
s 41(1)	Duty to make a copy of an approved amendment available in accordance with the public availability requirements during inspection period	DDP, DM, PO, PTL	



Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 41(2)	Duty to make a copy of an approved amendment and any documents lodged with it available in person in accordance with the requirements set out in s 197B of the Act after the inspection period ends	DM, PO, PTL	
s 42(2)	Duty to make copy of planning scheme available in accordance with the public availability requirements	DDP, DM, PM, PO	
s 46AAA	Duty to prepare an amendment to a planning scheme that relates to Yarra River land that is not inconsistent with anything in a Yarra Strategic Plan which is expressed to be binding on the responsible public entity	ND	Where Council is a responsible public entity and is a planning authority
s 46AW	Function of being consulted by the Minister	DDP	Where Council is a responsible public entity
s 46AX	Function of receiving a draft Statement of Planning Policy and written direction in relation to the endorsement of the draft Statement of Planning Policy	DDP, DM	Where Council is a responsible public entity

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	Power to endorse the draft Statement of Planning Policy		
s 46AZC(2)	Duty not to prepare an amendment to a declared area planning scheme that is inconsistent with a Statement of Planning Policy for the declared area that is expressed to be binding on the responsible public entity	DDP, DM, PO, PTL	Where Council is a responsible public entity
s 46AZK	Duty not to act inconsistently with any provision of the Statement of Planning Policy that is expressed to be binding on the public entity when performing a function or duty or exercising a power in relation to the declared area	DDP, DM, PO, PTL	Where Council is a responsible public entity
s 46GI(2)(b)(i)	Power to agree to a lower rate of standard levy for a class of development of a particular type of land than the rate specified in a Minister's direction	DDP, DM	Where Council is the planning authority, the municipal Council of the municipal district in which the land is located and/or the development agency

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46GJ(1)	Function of receiving written directions from the Minister in relation to the preparation and content of infrastructure contributions plans	DDP, DM	
s 46GK	Duty to comply with a Minister's direction that applies to Council as the planning authority	DDP, DM	
s 46GN(1)	Duty to arrange for estimates of values of inner public purpose land	DDP, DM	
s 46GO(1)	Duty to give notice to owners of certain inner public purpose land	DDP, DM	
s 46GP	Function of receiving a notice under s 46GO	DDP, DM	Where Council is the collecting agency
s 46GQ	Function of receiving a submission from an affected owner who objects to the estimated value per hectare (or other appropriate unit of measurement) of the inner public purpose land	DDP, DM	
s 46GR(1)	Duty to consider every submission that is made by the closing date for submissions included in the notice under s 46GO	DDP, DM	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46GR(2)	Power to consider a late submission  Duty to consider a late submission if directed to do so by the Minister	DDP, DM	
s 46GS(1)	Power to accept or reject the estimate of the value of the inner public purpose land in a submission made under s 46GQ	ND	
s 46GS(2)	Duty, if Council rejects the estimate of the value of the inner public purpose land in the submission, to refer the matter to the valuer-general, and notify the affected owner of the rejection and that the matter has been referred to the valuer-general	DDP	
s 46GT(2)	Duty to pay half of the fee fixed by the valuer-general for arranging and attending the conference	DDP	
s 46GT(4)	Function of receiving, from the valuer-general, written confirmation of the agreement between the planning authority's valuer and the affected owner's valuer as to the estimated value of the inner public purpose land	DDP, PM	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46GT(6)	Function of receiving, from the valuer-general, written notice of a determination under s 46GT(5)	DDP, PM	
s 46GU	Duty not to adopt an amendment under s.29 to an infrastructure contributions plan that specifies a land credit amount or a land equalisation amount that relates to a parcel of land in the ICP plan area of the plan unless the criteria in s 46GU(1)(a) and (b) are met	DDP, PM	
s 46GV(3)	Function of receiving the monetary component and any land equalisation amount of the infrastructure contribution  Power to specify the manner in which the payment is to be made	DDP, PM	Where Council is the collecting agency
s 46GV(3)(b)	Power to enter into an agreement with the applicant	DDP, PM	Where Council is the collecting agency
s 46GV(4)(a)	Function of receiving the inner public purpose land in accordance with s 46GV(5) and (6)	DDP, PM	Where Council is the development agency

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46GV(4)(b)	Function of receiving the inner public purpose land in accordance with s 46GV(5) and (6)	DDP, PM	Where Council is the collecting agency
s 46GV(7)	Duty to impose the requirements set out in s 46GV(3) and (4) as conditions on the permit applied for by the applicant to develop the land in the ICP plan area	DDP, DM	
s 46GV(9)	Power to require the payment of a monetary component or the provision of the land component of an infrastructure contribution to be secured to Council's satisfaction	DDP, DM	Where Council is the collecting agency
s 46GX(1)	Power to accept works, services or facilities in part or full satisfaction of the monetary component of an infrastructure contribution payable	DDP, DM	Where Council is the collecting agency
s 46GX(2)	Duty, before accepting the provision of works, services or facilities by an applicant under s 46GX(1), to obtain the agreement of the development agency or agencies specified in the approved infrastructure contributions plan	DDP, DM	Where Council is the collecting agency

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46GY(1)	Duty to keep proper and separate accounts and records	DDP, DCS	Where Council is the collecting agency
s 46GY(2)	Duty to keep the accounts and records in accordance with the Local Government Act 2020	DDP, DCS	Where Council is the collecting agency
s 46GZ(2)(a)	Duty to forward any part of the monetary component that is imposed for plan preparation costs to the planning authority that incurred those costs	DDP, DCS	Where Council is the collecting agency under an approved infrastructure contributions plan  This duty does not apply where Council is that planning authority
s 46GZ(2)(a)	Function of receiving the monetary component	DDP, DCS	Where the Council is the planning authority  This duty does not apply where Council is also the collecting agency

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46GZ(2)(b)	Duty to forward any part of the monetary component that is imposed for the provision of works, services or facilities to the development agency that is specified in the plan, as responsible for those works, services or facilities	DDP, DM	Where Council is the collecting agency under an approved infrastructure contributions plan  This provision does not apply where Council is also the relevant development agency
s 46GZ(2)(b)	Function of receiving the monetary component	DDP, DM	Where Council is the development agency under an approved infrastructure contributions plan  This provision does not apply where Council is also the collecting agency



Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46GZ(4)	Duty to use any land equalisation amounts to pay land credit amounts under s 46GZ(7), except any part of those amounts that are to be forwarded to a development agency under s 46GZ(5)	DDP	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZ(5)	Duty to forward any part of a land equalisation amount required for the acquisition of outer public purpose land by a development agency specified in the approved infrastructure contributions plan to that development agency	DI, DDP, FM	Where Council is the collecting agency under an approved infrastructure contributions plan  This provision does not apply where Council is also the relevant development agency
s 46GZ(5)	Function of receiving any part of a land equalisation amount required for the acquisition of outer public purpose land	DI, DDP, FM	Where Council is the development agency specified in the approved infrastructure contributions plan  This provision does not apply where Council is also the collecting agency

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46GZ(7)	Duty to pay to each person who must provide an infrastructure contribution under the approved infrastructure contributions plan any land credit amount to which the person is entitled under s 46GW	DI, DDP, FM	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZ(9)	Duty to transfer the estate in fee simple in the land to the development agency specified in the approved infrastructure contributions plan as responsible for the use and development of that land	DDP	<p>If any inner public purpose land is vested in Council under the Subdivision Act 1988 or acquired by Council before the time it is required to be provided to Council under s 46GV(4)</p> <p>Where Council is the collecting agency under an approved infrastructure contributions plan</p> <p>This duty does not apply where Council is also the development agency</p>

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46GZ(9)	Function of receiving the fee simple in the land	DDP	Where Council is the development agency under an approved infrastructure contributions plan  This duty does not apply where Council is also the collecting agency
s 46GZA(1)	Duty to keep proper and separate accounts and records	DDP	Where Council is the development agency under an approved infrastructure contributions plan
s 46GZA(2)	Duty to keep the accounts and records in accordance with the Local Government Act 2020	DDP	Where Council is a development agency under an approved infrastructure contributions plan
s 46GZB(3)	Duty to follow the steps set out in s 46GZB(3)(a) – (c)	DDP	Where Council is a development agency under an approved infrastructure contributions plan
s 46GZB(4)	Duty, in accordance with requirements of the VPA, to report on the use of the infrastructure contribution in the development agency's annual report	DDP	If the VPA is the collecting agency under an approved infrastructure contributions plan

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	and provide reports on the use of the infrastructure contribution to the VPA		Where Council is a development agency under an approved infrastructure contributions plan
s 46GZD(2)	Duty, within 6 months after the date on which the approved infrastructure contributions plan expires, to follow the steps set out in s 46GZD(2)(a) and (b)	DDP	Where Council is the development agency under an approved infrastructure contributions plan
s 46GZD(3)	Duty to follow the steps set out in s 46GZD(3)(a) and (b)	DDP	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZD(5)	Duty to make payments under s 46GZD(3) in accordance with ss 46GZD(5)(a) and 46GZD(5)(b)	DDP	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZE(2)	Duty to forward the land equalisation amount back to the collecting agency within 6 months after the expiry date if any part of a land equalisation amount paid or forwarded to a development agency for acquiring outer public purpose land has not been expended by the development agency to acquire that land at the date on which the approved infrastructure contributions plan expires	DDP	Where Council is the development agency under an approved infrastructure contributions plan  This duty does not apply where Council is also the collecting agency

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46GZE(2)	Function of receiving the unexpended land equalisation amount	DDP, DM	Where Council is the collecting agency under an approved infrastructure contributions plan  This duty does not apply where Council is also the development agency
s 46GZE(3)	Duty, within 12 months after the date on which the approved infrastructure contributions plan expires, to follow the steps set out in s 46GZE(3)(a) and (b)	DDP, DM	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZF(2)	Duty, within 12 months after the date on which the approved infrastructure contributions plan expires, to use the public purpose land for a public purpose approved by the Minister or sell the public purpose land	DDP, DM	Where Council is the development agency under an approved infrastructure contributions plan

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s.46GZF(3)	Duty, if land is sold under s.46GZF(2)(b), to follow the steps in s.46GZF(3)(a) and (b)	DDP, DM	Where Council is the development agency under an approved infrastructure contributions plan
s 46GZF(3)	Function of receiving proceeds of sale	DDP, DM	Where Council is the collection agency under an approved infrastructure contributions plan  This provision does not apply where Council is also the development agency
s 46GZF(4)	Duty to divide the proceeds of the public purpose land among the current owners of each parcel of land in the ICP plan area and pay each current owner a portion of the proceeds in accordance with s 46GZF(5)	DDP, DCS	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZF(6)	Duty to make the payments under s 46GZF(4) in accordance with s 46GZF(6)(a) and (b)	DDP, DCS	Where Council is the collecting agency under an approved infrastructure contributions plan

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46GZH	Power to recover the monetary component, or any land equalisation amount of the land component, payable under Part 3AB as a debt in any court of competent jurisdiction	DDP, DCS	Where Council is the collecting agency under an approved infrastructure contributions plan
s 46GZI	Duty to prepare and give a report to the Minister at the times required by the Minister	DDP	Where Council is a collecting agency or development agency
s 46GZK	Power to deal with public purpose land which has vested in, been acquired by, or transferred to, Council	DDP	Where Council is a collecting agency or development agency
s 46LB(3)	Duty to publish, on Council's Internet site, the payable dwelling amount for a financial year on or before 1 July of each financial year for which the amount is adjusted under s 46LB (2)	DDP, DCS	
s 46N(1)	Duty to include condition in permit regarding payment of development infrastructure levy	DDP, DM, PO, PTL	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46N(2)(c)	Function of determining time and manner for receipt of development contributions levy	DDP, DM, PO, PTL	
s 46N(2)(d)	Power to enter into an agreement with the applicant regarding payment of development infrastructure levy	DDP, DM, PTL	
s 46O(1)(a) & (2)(a)	Power to ensure that community infrastructure levy is paid, or agreement is in place, prior to issuing building permit	DDP, DM, PTL	
s 46O(1)(d) & (2)(d)	Power to enter into agreement with the applicant regarding payment of community infrastructure levy	DDP, DM, PTL	
s 46P(1)	Power to require payment of amount of levy under s 46N or s 46O to be satisfactorily secured	DDP, DM, PTL	



Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46P(2)	Power to accept provision of land, works, services or facilities in part or full payment of levy payable	DDP, DM, PTL	
s 46Q(1)	Duty to keep proper accounts of levies paid	DM, PO, SRO, PTL, DCS	
s 46Q(1A)	Duty to forward to development agency part of levy imposed for carrying out works, services, or facilities on behalf of development agency or plan preparation costs incurred by a development agency	DDP, DM, PTL	
s 46Q(2)	Duty to apply levy only for a purpose relating to the provision of plan preparation costs or the works, services and facilities in respect of which the levy was paid etc	DDP, DM, PTL	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46Q(3)	Power to refund any amount of levy paid if it is satisfied the development is not to proceed	DDP, DM, PTL	Only applies when levy is paid to Council as a 'development agency'
s 46Q(4)(c)	Duty to pay amount to current owners of land in the area if an amount of levy has been paid to a municipal council as a development agency for plan preparation costs incurred by the Council or for the provision by the Council of works, services or facilities in an area under s 46Q(4)(a)	DDP, DM, PTL	Must be done within six months of the end of the period required by the development contributions plan and with the consent of, and in the manner approved by, the Minister
s 46Q(4)(d)	Duty to submit to the Minister an amendment to the approved development contributions plan	DDP, DM, PTL	Must be done in accordance with Part 3
s46Q(4)(e)	Duty to expend that amount on other works etc.	DDP, DM, PTL	With the consent of, and in the manner approved by, the Minister

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 46QC	Power to recover any amount of levy payable under Part 3B	DDP, DM, PTL	
s 46QD	Duty to prepare report and give a report to the Minister	DDP	Where Council is a collecting agency or development agency
s 46Y	Duty to carry out works in conformity with the approved strategy plan	ND	
s 47	Power to decide that an application for a planning permit does not comply with that Act	DDP, DM, PTL	
s 49(1)	Duty to keep a register of all applications for permits and determinations relating to permits	DDP, DM, PO, PTL	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 49(2)	Duty to make register available for inspection in accordance with the public availability requirements	DDP, DM, PO, PTL	
s 50(4)	Duty to amend application	DDP, DM, PO, PTL	
s 50(5)	Power to refuse to amend application	DDP, DM, PTL	
s 50(6)	Duty to make note of amendment to application in register	DM, PO, PTL	
s 50A(1)	Power to make amendment to application	DDP, DM, PO, PTL	
s 50A(3)	Power to require applicant to notify owner and make a declaration that notice has been given	DDP, DM, PO, PTL	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 50A(4)	Duty to note amendment to application in register	DDP, DM, PO, PTL	
s 51	Duty to make copy of application available for inspection in accordance with the public availability requirements	DDP, DM, PO, PTL	
s 52(1)(a)	Duty to give notice of the application to owners/occupiers of adjoining allotments unless satisfied that the grant of permit would not cause material detriment to any person	DDP, DM, PO, PTL	
s 52(1)(b)	Duty to give notice of the application to other municipal council where appropriate	DDP, DM, PO, PTL	
s 52(1)(c)	Duty to give notice of the application to all persons required by the planning scheme	DDP, DM, PO, PTL	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 52(1)(ca)	Duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if may result in breach of covenant	DDP, DM, PO, PTL	
s 52(1)(cb)	Duty to give notice of the application to owners and occupiers of land benefited by a registered restrictive covenant if application is to remove or vary the covenant	DDP, DM, PO, PTL	
s 52(1)(d)	Duty to give notice of the application to other persons who may be detrimentally effected	DDP, DM, PO, PTL	
s.52(1AA)	Duty to give notice of an application to remove or vary a registered restrictive covenant	DDP, DM, PO, PTL	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 52(3)	Power to give any further notice of an application where appropriate	DDP, DM, PO, PTL	
s 53(1)	Power to require the applicant to give notice under s 52(1) to persons specified by it	DDP, DM, PO, PTL	
s 53(1A)	Power to require the applicant to give the notice under s 52(1AA)	DDP, DM, PO, PTL	
s 54(1)	Power to require the applicant to provide more information	DDP, DM, PO, PTL	
s 54(1A)	Duty to give notice in writing of information required under s 54(1)	DDP, DM, PO, PTL	
s 54(1B)	Duty to specify the lapse date for an application	DDP, DM, PO, PTL	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 54A(3)	Power to decide to extend time or refuse to extend time to give required information	DDP, DM, PO, PTL	
s 54A(4)	Duty to give written notice of decision to extend or refuse to extend time under s 54A(3)	DDP, DM, PO, PTL	
s 55(1)	Duty to give copy application, together with the prescribed information, to every referral authority specified in the planning scheme	DDP, DM, PM, PO	
s 57(2A)	Power to reject objections considered made primarily for commercial advantage for the objector	DDP, DM, PTL	
s 57(3)	Function of receiving name and address of persons to whom notice of decision is to go	DDP, DM, PO, PTL	



Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 57(5)	Duty to make a copy of all objections available in accordance with the public availability requirements	DDP, DM, PO, PTL	
s 57A(4)	Duty to amend application in accordance with applicant's request, subject to s 57A(5)	DDP, DM, PO, PTL	
s 57A(5)	Power to refuse to amend application	DDP, DM, PTL	
s 57A(6)	Duty to note amendments to application in register	DDP, DM, PO, PTL	
s 57B(1)	Duty to determine whether and to whom notice should be given	DDP, DM, PO, PTL	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 57B(2)	Duty to consider certain matters in determining whether notice should be given	DDP, DM, PO, PTL	
s 57C(1)	Duty to give copy of amended application to referral authority	DDP, DM, PO, PTL	
s 58	Duty to consider every application for a permit	DDP, DM, PO, PTL	
s 58A	Power to request advice from the Planning Application Committee	DDP, DM, PO, PTL	
s 60	Duty to consider certain matters	DDP, DM, PO, PTL	
s 60(1A)	Duty to consider certain matters	DDP, DM, PO, PTL	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 60(1B)	Duty to consider number of objectors in considering whether use or development may have significant social effect	DDP, DM, PO, PTL	
s 61(1)	Power to determine permit application, either to decide to grant a permit, to decide to grant a permit with conditions or to refuse a permit application	DDP, DM, PTL	The permit must not be inconsistent with a cultural heritage management plan under the Aboriginal Heritage Act 2006  This Notice of Refusal would follow Councils resolution to refuse the application.
s 61(2)	Duty to decide to refuse to grant a permit if a relevant determining referral authority objects to grant of permit	DDP, DM, PTL	
s 61(2A)	Power to decide to refuse to grant a permit if a relevant recommending referral authority objects to the grant of permit	DDP, DM, PTL	
s 61(3)(a)	Duty not to decide to grant a permit to use coastal Crown land without Minister's consent	DDP, DM, PO, PTL	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 61(3)(b)	Duty to refuse to grant the permit without the Minister's consent	DDP, DM, PO, PTL	
s 61(4)	Duty to refuse to grant the permit if grant would authorise a breach of a registered restrictive covenant	DDP, DM, PTL	
s 62(1)	Duty to include certain conditions in deciding to grant a permit	DDP, DM, PO, PTL	
s 62(2)	Power to include other conditions	DDP, DM, PO, PTL	
s 62(4)	Duty to ensure conditions are consistent with paragraphs (a),(b) and (c)	DDP, DM, PM, PO	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 62(5)(a)	Power to include a permit condition to implement an approved development contributions plan or an approved infrastructure contributions plan	DDP, DM, PO, PTL	
s 62(5)(b)	Power to include a permit condition that specified works be provided on or to the land or paid for in accordance with s 173 agreement	DDP, DM, PO, PTL	
s 62(5)(c)	Power to include a permit condition that specified works be provided or paid for by the applicant	DDP, DM, PO, PTL	
s 62(6)(a)	Duty not to include a permit condition requiring a person to pay an amount for or provide works except in accordance with ss 46N(1), 46GV(7) or 62(5)	DDP, DM, PO, PTL	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 62(6)(b)	Duty not to include a permit condition requiring a person to pay an amount for or provide works except a condition that a planning scheme requires to be included as referred to in s 62(1)(a)	DDP, DM, PO, PTL	
s 63	Duty to issue the permit where made a decision in favour of the application (if no one has objected)	DDP, DM, PO, PTL	
s 64(1)	Duty to give notice of decision to grant a permit to applicant and objectors	DDP, DM, PO, PTL	This provision applies also to a decision to grant an amendment to a permit - see s 75
s 64(3)	Duty not to issue a permit until after the specified period	DDP, DM, PM, PO	This provision applies also to a decision to grant an amendment to a permit - see s 75
s 64(5)	Duty to give each objector a copy of an exempt decision	DDP, DM, PM, PO	This provision applies also to a decision to grant an amendment to a permit - see s 75

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 64A	Duty not to issue permit until the end of a period when an application for review may be lodged with VCAT or until VCAT has determined the application, if a relevant recommending referral authority has objected to the grant of a permit	DDP, DM, PO, PTL	This provision applies also to a decision to grant an amendment to a permit - see s 75A
s 65(1)	Duty to give notice of refusal to grant permit to applicant and person who objected under s 57	DDP, DM, PM, PO	This Notice of Refusal would follow Councils resolution to refuse the application.
s 66(1)	Duty to give notice under s 64 or s 65 and copy permit to relevant determining referral authorities	DDP, DM, PTL	
s 66(2)	Duty to give a recommending referral authority notice of its decision to grant a permit	DDP, DM, PO, PTL	If the recommending referral authority objected to the grant of the permit or the responsible authority decided not to include a condition on the permit recommended by the recommending referral authority

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 66(4)	Duty to give a recommending referral authority notice of its decision to refuse a permit	DDP, DM, PM, PO	If the recommending referral authority objected to the grant of the permit or the recommending referral authority recommended that a permit condition be included on the permit
s 66(6)	Duty to give a recommending referral authority a copy of any permit which Council decides to grant and a copy of any notice given under s 64 or 65	DDP, DM, PO, PTL	If the recommending referral authority did not object to the grant of the permit or the recommending referral authority did not recommend a condition be included on the permit
s 69(1)	Function of receiving application for extension of time of permit	DDP, DM, PM, PO	
s 69(1A)	Function of receiving application for extension of time to complete development	DDP, DM, PTL	



Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 69(2)	Power to extend time	DDP, DM, PO, PTL	
s 70	Duty to make copy permit available for inspection in accordance with the public availability requirements	DDP, DM, PO, PTL	
s 71(1)	Power to correct certain mistakes	DDP, DM, PTL	
s 71(2)	Duty to note corrections in register	DDP, DM, PO, PTL	
s 73	Power to decide to grant amendment subject to conditions	DDP, DM, PO, PTL	
s 74	Duty to issue amended permit to applicant if no objectors	DDP, DM, PO, PTL	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 76	Duty to give applicant and objectors notice of decision to refuse to grant amendment to permit	DDP, DM, PTL	
s 76A(1)	Duty to give relevant determining referral authorities copy of amended permit and copy of notice	DDP, DM, PTL	
s 76A(2)	Duty to give a recommending referral authority notice of its decision to grant an amendment to a permit	DDP, DM, PO, PTL	If the recommending referral authority objected to the amendment of the permit or the responsible authority decided not to include a condition on the amended permit recommended by the recommending referral authority
s 76A(4)	Duty to give a recommending referral authority notice of its decision to refuse a permit	DDP, DM, PM, PO	If the recommending referral authority objected to the amendment of the permit or the recommending referral authority recommended that a permit condition be included on the amended permit

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 76A(6)	Duty to give a recommending referral authority a copy of any amended permit which Council decides to grant and a copy of any notice given under s 64 or 76	DDP, DM, PO, PTL	If the recommending referral authority did not object to the amendment of the permit or the recommending referral authority did not recommend a condition be included on the amended permit
s 76D	Duty to comply with direction of Minister to issue amended permit	DDP, DM, PO, PTL	
s 83	Function of being respondent to an appeal	DDP, DM, PTL	
s 83B	Duty to give or publish notice of application for review	DDP, DM, PTL	
s 84(1)	Power to decide on an application at any time after an appeal is lodged against failure to grant a permit	DDP, DM, PTL	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 84(2)	Duty not to issue a permit or notice of decision or refusal after an application is made for review of a failure to grant a permit	DDP, DM, PO, PTL	
s 84(3)	Duty to tell principal registrar if decide to grant a permit after an application is made for review of its failure to grant a permit	DDP, DM, PTL	
s 84(6)	Duty to issue permit on receipt of advice within 3 business days	DDP, DM, PTL	
s 84AB	Power to agree to confining a review by the Tribunal	DDP, DM, PO, PTL	
s 86	Duty to issue a permit at order of Tribunal within 3 business days	DDP, DM, PTL	
s 87(3)	Power to apply to VCAT for the cancellation or amendment of a permit	DDP, DM, PTL	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 90(1)	Function of being heard at hearing of request for cancellation or amendment of a permit	DDP, DM, PTL	
s 91(2)	Duty to comply with the directions of VCAT	DDP, DM, PTL	
s 91(2A)	Duty to issue amended permit to owner if Tribunal so directs	DDP, DM, PTL	
s 92	Duty to give notice of cancellation/amendment of permit by VCAT to persons entitled to be heard under s 90	DDP, DM, PO, PTL	
s 93(2)	Duty to give notice of VCAT order to stop development	DDP, DM, PO, PTL	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 95(3)	Function of referring certain applications to the Minister	DDP, DM, PO, PTL	
s 95(4)	Duty to comply with an order or direction	DDP, DM, PO, PTL	
s 96(1)	Duty to obtain a permit from the Minister to use and develop its land	DDP, DM, PO, PTL	
s 96(2)	Function of giving consent to other persons to apply to the Minister for a permit to use and develop Council land	DDP, DM, PO, PTL	
s 96A(2)	Power to agree to consider an application for permit concurrently with preparation of proposed amendment	DDP, DM, PO, PTL	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 96C	Power to give notice, to decide not to give notice, to publish notice and to exercise any other power under s 96C	DDP, DM, PO, PTL	
s 96F	Duty to consider the panel's report under s 96E	DDP, DM, PTL	
s 96G(1)	Power to determine to recommend that a permit be granted or to refuse to recommend that a permit be granted and power to notify applicant of the determination (including power to give notice under s 23 of the Planning and Environment (Planning Schemes) Act 1996	DDP, DM, PTL	
s 96H(3)	Power to give notice in compliance with Minister's direction	DDP	
s 96J	Duty to issue permit as directed by the Minister	DDP, DM, PTL	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 96K	Duty to comply with direction of the Minister to give notice of refusal	DDP, DM, PO, PTL	
s 96Z	Duty to keep levy certificates given to it under ss 47 or 96A for no less than 5 years from receipt of the certificate	DDP, DM, PO, PTL	
s 97C	Power to request Minister to decide the application	ND	
s 97D(1)	Duty to comply with directions of Minister to supply any document or assistance relating to application	DDP, DM, PTL	
s 97G(3)	Function of receiving from Minister copy of notice of refusal to grant permit or copy of any permit granted by the Minister	DDP, DM, PTL	
s 97G(6)	Duty to make a copy of permits issued under s 97F available in accordance with the public availability requirements	DDP, DM, PTL	
s 97L	Duty to include Ministerial decisions in a register kept under s 49	DDP, DM, PTL	



Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 97MH	Duty to provide information or assistance to the Planning Application Committee	DDP, DM, PTL	
s 97MI	Duty to contribute to the costs of the Planning Application Committee or subcommittee	DDP, DM, PTL	
s 97O	Duty to consider application and issue or refuse to issue certificate of compliance	DDP, DM, PTL	
s 97P(3)	Duty to comply with directions of VCAT following an application for review of a failure or refusal to issue a certificate	DDP, DM, PTL	
s 97Q(2)	Function of being heard by VCAT at hearing of request for amendment or cancellation of certificate	DDP, DM, PTL	
s 97Q(4)	Duty to comply with directions of VCAT	DDP, DM, PTL	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 97R	Duty to keep register of all applications for certificate of compliance and related decisions	DDP, DM, PTL	
s 98(1)&(2)	Function of receiving claim for compensation in certain circumstances	DDP, DM, PTL	
s 98(4)	Duty to inform any person of the name of the person from whom compensation can be claimed	DDP, DM, PTL	
s 101	Function of receiving claim for expenses in conjunction with claim	DDP, DM, PTL	
s 103	Power to reject a claim for compensation in certain circumstances	DDP, DM, PTL	
s.107(1)	Function of receiving claim for compensation	DDP, DM, PTL	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 107(3)	Power to agree to extend time for making claim	DDP, DM, PTL	
s 113(2)	Power to request a declaration for land to be proposed to be reserved for public purposes	ND	
s 114(1)	Power to apply to the VCAT for an enforcement order	DDP, DM, PTL	
s 117(1)(a)	Function of making a submission to the VCAT where objections are received	DDP, DM, PO, PTL	
s 120(1)	Power to apply for an interim enforcement order where s 114 application has been made	DDP, DM, PO, PTL	
s 123(1)	Power to carry out work required by enforcement order and recover costs	DDP, DM, PTL	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 123(2)	Power to sell buildings, materials, etc salvaged in carrying out work under s 123(1)	DDP, DM, PTL	Except Crown Land
s 125(1)	Power to apply to any court of competent jurisdiction or to the tribunal for an injunction restraining any person from contravening an enforcement order or an interim enforcement order.	ND	Section 123 of the Victorian Civil and Administrative Tribunal Act 1998 applies on an application to the Tribunal.
s 129	Function of recovering penalties	DDP, DM, PTL	
s 130(5)	Power to allow person served with an infringement notice further time	DDP, DM, PTL	
s 149A(1)	Power to refer a matter to the VCAT for determination	DDP	
s 149A(1A)	Power to apply to VCAT for the determination of a matter relating to the interpretation of a s.173 agreement	DDP, DM, PTL	
s 149B	Power to apply to the Tribunal for a declaration.	ND	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 156	Duty to pay fees and allowances (including a payment to the Crown under s 156(2A)), and payment or reimbursement for reasonable costs and expenses incurred by the panel in carrying out its functions unless the Minister directs otherwise under s 156(2B)power to ask for contribution under s 156(3) and power to abandon amendment or part of it under s 156(4)	DDP, DM, PTL	Where Council is the relevant planning authority
s 171(2)(f)	Power to carry out studies and commission reports	DDP	
s 171(2)(g)	Power to grant and reserve easements	DDP	
s 172C	Power to compulsorily acquire any outer public purpose land that is specified in the approved infrastructure contributions plan	DDP	Where Council is a development agency specified in an approved infrastructure contributions plan
s 172D(1)	Power to compulsorily acquire any inner public purpose land that is specified in the plan before the time that the land is required to be provided to Council under s 46GV(4)	DDP	Where Council is a collecting agency specified in an approved infrastructure contributions plan

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 172D(2)	Power to compulsorily acquire any inner public purpose land, the use and development of which is to be the responsibility of Council under the plan, before the time that the land is required to be provided under s 46GV(4)	DDP	Where Council is the development agency specified in an approved infrastructure contributions plan
s 173(1)	Power to enter into agreement covering matters set out in s 174	ESPM, DI, DDP, DM, PTL	
s 173(1A)	Power to enter into an agreement with an owner of land for the development or provision of land in relation to affordable housing	ND	Where Council is the relevant responsible authority
	Power to decide whether something is to the satisfaction of Council, where an agreement made under s 173 of the Planning and Environment Act 1987 requires something to be to the satisfaction of Council or Responsible Authority	ESPM, DI, DDP, DM, PTL	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	Power to give consent on behalf of Council, where an agreement made under s 173 of the Planning and Environment Act 1987 requires that something may not be done without the consent of Council or Responsible Authority	DDP, DM	
s 177(2)	Power to end a s 173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	DDP, DM	
s 178	power to amend a s 173 agreement with the agreement of all those bound by any covenant in the agreement or otherwise in accordance with Division 2 of Part 9	DDP, DM	
s 178A(1)	Function of receiving application to amend or end an agreement	DDP	
s 178A(3)	Function of notifying the owner as to whether it agrees in principle to the proposal under s 178A(1)	DDP	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 178A(4)	Function of notifying the applicant and the owner as to whether it agrees in principle to the proposal	DDP	
s 178A(5)	Power to propose to amend or end an agreement	DDP	
s 178B(1)	Duty to consider certain matters when considering proposal to amend an agreement	DDP, DM, PTL	
s 178B(2)	Duty to consider certain matters when considering proposal to end an agreement	DDP, DM, PTL	
s 178C(2)	Duty to give notice of the proposal to all parties to the agreement and other persons who may be detrimentally affected by decision to amend or end	DDP, DM, PTL	



Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 178C(4)	Function of determining how to give notice under s 178C(2)	DDP, DM, PTL	
s 178E(1)	Duty not to make decision until after 14 days after notice has been given	CEO, DDP	
s.178E(2)(a)	Power to amend or end the agreement in accordance with the proposal	CEO, DDP	If no objections are made under s 178D  Must consider matters in s 178B
s 178E(2)(b)	Power to amend or end the agreement in a manner that is not substantively different from the proposal	CEO, DDP	If no objections are made under s 178D  Must consider matters in s 178B
s 178E(2)(c)	Power to refuse to amend or end the agreement	CEO, DDP	If no objections are made under s 178D

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
			Must consider matters in s 178B
s 178E(3)(a)	Power to amend or end the agreement in accordance with the proposal	CEO, DDP	After considering objections, submissions and matters in s 178B
s 178E(3)(b)	Power to amend or end the agreement in a manner that is not substantively different from the proposal	CEO, DDP	After considering objections, submissions and matters in s 178B
s.178E(3)(c)	power to amend or end the agreement in a manner that is substantively different from the proposal	CEO, DDP	After considering objections, submissions and matters in s.178B
s 178E(3)(d)	Power to refuse to amend or end the agreement	CEO	After considering objections, submissions and matters in s 178B

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 178F(1)	Duty to give notice of its decision under s 178E(3)(a) or (b)	CEO, DDP	
s 178F(2)	Duty to give notice of its decision under s 178E(2)(c) or (3)(d)	CEO, DDP	
s 178F(4)	Duty not to proceed to amend or end an agreement under s 178E until at least 21 days after notice has been given or until an application for review to the Tribunal has been determined or withdrawn	CEO, DDP	
s 178G	Duty to sign amended agreement and give copy to each other party to the agreement	CEO	
s 178H	Power to require a person who applies to amend or end an agreement to pay the costs of giving notices and preparing the amended agreement	CEO, DDP	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 178(3)	Duty to notify, in writing, each party to the agreement of the ending of the agreement relating to Crown land	CEO, DDP	
s 179(2)	Duty to make copy of each agreement available in accordance with the public availability requirements	DDP, DM, PO, PTL	
s 181	Duty to apply to the Registrar of Titles to record the agreement	DDP, DM, PTL	
s 181(1A)(a)	Power to apply to the Registrar of Titles to record the agreement	DDP, DM, PTL	
s 181(1A)(b)	Duty to apply to the Registrar of Titles, without delay, to record the agreement	DDP, DM, PTL	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 182	Power to enforce an agreement	CEO, DDP, DM, PTL	
s 183	Duty to tell Registrar of Titles of ending/amendment of agreement	DDP, DM, PO, PTL	
s 184F(1)	Power to decide to amend or end an agreement at any time after an application for review of the failure of Council to make a decision	CEO, DDP	
s 184F(2)	Duty not to amend or end the agreement or give notice of the decision after an application is made to VCAT for review of a failure to amend or end an agreement	CEO, DDP	
s 184F(3)	Duty to inform the principal registrar if the responsible authority decides to amend or end an agreement after an application is made for the review of its failure to end or amend the agreement	DDP, DM, PTL	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 184F(5)	Function of receiving advice from the principal registrar that the agreement may be amended or ended in accordance with Council's decision	DDP, DM, PTL	
s 184G(2)	Duty to comply with a direction of the Tribunal	DDP, DM, PTL	
s 184G(3)	Duty to give notice as directed by the Tribunal	DDP, DM, PTL	
s 185B(1)	Duty to comply with a request from the Minister to provide the name, address, email address or telephone number of any person to whom the Minister is required to give notice	DDP, DM, PTL	
s 198(1)	Function to receive application for planning certificate	DDP, DM, PO, PTL	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 199(1)	Duty to give planning certificate to applicant	DDP, DM, PO, PTL	
s 201(1)	Function of receiving application for declaration of underlying zoning	DDP, DM, PO, PTL	
s 201(3)	Duty to make declaration	DDP, DM, PTL	
	Power to decide, in relation to any planning scheme or permit, that a specified thing has or has not been done to the satisfaction of Council	DDP, DM, PO, PTL	
	Power, in relation to any planning scheme or permit, to consent or refuse to consent to any matter which requires the consent or approval of Council	DDP, DM, PO, PTL	

Planning and Environment Act 1987			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
	Power to approve any plan or any amendment to a plan or other document in accordance with a provision of a planning scheme or condition in a permit	DDP, DM, PO, PTL	
	Power to give written authorisation in accordance with a provision of a planning scheme	DDP, DM, PO, PTL	
s 201UAB(1)	Function of providing the Victoria Planning Authority with information relating to any land within municipal district	DDP, DM, PO, PTL	
s 201UAB(2)	Duty to provide the Victoria Planning Authority with information requested under s 201UAB(1) as soon as possible	DDP, DM	



<b>Residential Tenancies Act 1997</b>			
<b>Provision</b>	<b>Power and Functions Delegated</b>	<b>Delegate</b>	<b>Conditions and Limitations</b>
s 518F	Power to issue notice to caravan park regarding emergency management plan if determined that the plan does not comply with the requirements	DDP, MBS, PHRSC	
s 522(1)	Power to give a compliance notice to a person	EHO, MBS, PHRSC	
s 525(2)	Power to authorise an officer to exercise powers in s 526 (either generally or in a particular case)	CEO	
s 525(4)	Duty to issue identity card to authorised officers	CEO	
s 526(5)	Duty to keep record of entry by authorised officer under s 526	CEO	
s 526A(3)	Function of receiving report of inspection	EHO, MBS, PHRSC	

<b>Residential Tenancies Act 1997</b>			
<b>Provision</b>	<b>Power and Functions Delegated</b>	<b>Delegate</b>	<b>Conditions and Limitations</b>
s 527	Power to authorise a person to institute proceedings (either generally or in a particular case)	EHO, MBS, PHRSC	

<b>Road Management Act 2004</b>			
<b>Provision</b>	<b>Power and Functions Delegated</b>	<b>Delegate</b>	<b>Conditions and Limitations</b>
s 11(1)	Power to declare a road by publishing a notice in the Government Gazette	ND	Obtain consent in circumstances specified in s 11(2)
s 11(8)	Power to name a road or change the name of a road by publishing notice in Government Gazette	ND	
s 11(9)(b)	Duty to advise Registrar	ESPM, DI, EAM	

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 11(10)	Duty to inform Secretary to Department of Environment, Land, Water and Planning of declaration etc.	ESPM, DI, EAM	Subject to s 11(10A)
s 11(10A)	Duty to inform Secretary to Department of Environment, Land, Water and Planning or nominated person	ESPM, DI, EAM	Where Council is the coordinating road authority
s 12(10)	Duty to notify of decision made	ESPM, DI, EAM	Duty of coordinating road authority where it is the discontinuing body  Does not apply where an exemption is specified by the regulations or given by the Minister
s 13(1)	Power to fix a boundary of a road by publishing notice in Government Gazette	ESPM, DI, EAM	Power of coordinating road authority and obtain consent under s 13(3) and s 13(4) as appropriate
s 14(4)	Function of receiving notice from the Head, Transport for Victoria	GEO, DI	

<b>Road Management Act 2004</b>			
<b>Provision</b>	<b>Power and Functions Delegated</b>	<b>Delegate</b>	<b>Conditions and Limitations</b>
s 14(7)	Power to appeal against decision of the Head, Transport for Victoria	ESPM, DI, EAM	
s 15(1)	Power to enter into arrangement with another road authority, utility or a provider of public transport to transfer a road management function of the road authority to the other road authority, utility or provider of public transport	ESPM, CEO, DI	
s 15(1A)	Power to enter into arrangement with a utility to transfer a road management function of the utility to the road authority	ESPM, CEO, DI	
s 15(2)	Duty to include details of arrangement in public roads register	ESPM, DI, EAM	
s 16(7)	Power to enter into an arrangement under s 15	ESPM, CEO, DI	

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 16(8)	Duty to enter details of determination in public roads register	ESPM, DI, EAM	
s 17(2)	Duty to register public road in public roads register	ESPM, DI, EAM	Where Council is the coordinating road authority
s 17(3)	Power to decide that a road is reasonably required for general public use	ESPM, DI	Where Council is the coordinating road authority
s 17(3)	Duty to register a road reasonably required for general public use in public roads register	ESPM, DI, EAM	Where Council is the coordinating road authority
s 17(4)	Power to decide that a road is no longer reasonably required for general public use	ND	Where Council is the coordinating road authority

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 17(4)	Duty to remove road no longer reasonably required for general public use from public roads register	ESPM, EAM	Where Council is the coordinating road authority
s 18(1)	Power to designate ancillary area	ESPM, DI, EAM	Where Council is the coordinating road authority, and obtain consent in circumstances specified in s 18(2)
s 18(3)	Duty to record designation in public roads register	ESPM, DI, EAM	Where Council is the coordinating road authority
s 19(1)	Duty to keep register of public roads in respect of which it is the coordinating road authority	ESPM, DI, EAM	
s 19(4)	Duty to specify details of discontinuance in public roads register	ESPM, DI, EAM	

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 19(5)	Duty to ensure public roads register is available for public inspection	ESPM, DI, EAM	
s 21	Function of replying to request for information or advice	ESPM, DI, EAM	Obtain consent in circumstances specified in s 11(2)
s 22(2)	Function of commenting on proposed direction	ESPM, DI, EAM	
s 22(4)	Duty to publish a copy or summary of any direction made under s 22 by the Minister in its annual report.	ESPM, DI, EAM	
s 22(5)	Duty to give effect to a direction under s 22	ESPM, DI	
s 40(1)	Duty to inspect, maintain and repair a public road.	ESPM, DI, OM	

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 40(5)	Power to inspect, maintain and repair a road which is not a public road	ESPM, DI, OM	
s 41(1)	Power to determine the standard of construction, inspection, maintenance and repair	ESPM, EAM	
s 42(1)	Power to declare a public road as a controlled access road	ESPM, DI	Power of coordinating road authority and sch 2 also applies
s 42(2)	Power to amend or revoke declaration by notice published in Government Gazette	ESPM, DI	Power of coordinating road authority and sch 2 also applies
s 42A(3)	Duty to consult with Head, Transport for Victoria and Minister for Local Government before road is specified	ESPM, DI, EAM	Where Council is the coordinating road authority  If road is a municipal road or part thereof



Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 42A(4)	Power to approve Minister's decision to specify a road as a specified freight road	ESPM, DI	Where Council is the coordinating road authority  If road is a municipal road or part thereof and where road is to be specified a freight road
s 48EA	Duty to notify the owner or occupier of land and provider of public transport on which rail infrastructure or rolling stock is located (and any relevant provider of public transport)	ESPM, DI, EAM	Where Council is the responsible road authority, infrastructure manager or works manager
s 48M(3)	Function of consulting with the relevant authority for purposes of developing guidelines under s 48M	ESPM, DI, EAM	
s 49	Power to develop and publish a road management plan	ESPM, DI, EAM	
s 51	Power to determine standards by incorporating the standards in a road management plan	ESPM, DI, EAM	

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 53(2)	Power to cause notice to be published in Government Gazette of amendment etc of document in road management plan	ND	
s 54(2)	Duty to give notice of proposal to make a road management plan	ESPM, DI, EAM	
s 54(5)	Duty to conduct a review of road management plan at prescribed intervals	ESPM, DI, EAM	
s 54(6)	Power to amend road management plan	ESPM, DI, EAM	
s 54(7)	Duty to incorporate the amendments into the road management plan	ESPM, DI, EAM	

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 55(1)	Duty to cause notice of road management plan to be published in Government Gazette and newspaper	ESPM, DI, EAM	
s 63(1)	Power to consent to conduct of works on road	ESPM, DI	Where Council is the coordinating road authority
s 63(2)(e)	Power to conduct or to authorise the conduct of works in, on, under or over a road in an emergency	ESPM, DI	Where Council is the infrastructure manager
s 64(1)	Duty to comply with cl 13 of sch 7	ESPM, DI	Where Council is the infrastructure manager or works manager
s 66(1)	Power to consent to structure etc	ESPM, DI	Where Council is the coordinating road authority

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 67(2)	Function of receiving the name & address of the person responsible for distributing the sign or bill	ESPM, DI, EAM	Where Council is the coordinating road authority
s 67(3)	Power to request information	ESPM, DI, EAM	Where Council is the coordinating road authority
s 68(2)	Power to request information	ESPM, DI, EAM	Where Council is the coordinating road authority
s 71(3)	Power to appoint an authorised officer	ESPM, DI	
s 72	Duty to issue an identity card to each authorised officer	ND	
s 85	Function of receiving report from authorised officer	ESPM, DI	

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
s 86	Duty to keep register re s 85 matters	ESPM, DI	
s 87(1)	Function of receiving complaints	ESPM, DI	
s 87(2)	Duty to investigate complaint and provide report	ESPM, DI, EAM	
s 96	Power to authorise a person for the purpose of instituting legal proceedings	DDP	
s 112(2)	Power to recover damages in court	ESPM, DI, EAM	
s 116	Power to cause or carry out inspection	ESPM, DI, EAM	

<b>Road Management Act 2004</b>			
<b>Provision</b>	<b>Power and Functions Delegated</b>	<b>Delegate</b>	<b>Conditions and Limitations</b>
s 119(2)	Function of consulting with the Head, Transport for Victoria	ESPM, DI, EAM	
s 120(1)	Power to exercise road management functions on an arterial road (with the consent of the Head, Transport for Victoria)	ESPM, DI	
s 120(2)	Duty to seek consent of the Head, Transport for Victoria to exercise road management functions before exercising power in s 120(1)	ESPM, DI, EAM	
s 121(1)	Power to enter into an agreement in respect of works	ESPM, DI	
s 122(1)	Power to charge and recover fees	ESPM, DI	
s 123(1)	Power to charge for any service	ESPM, DI	

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
sch 2 cl 2(1)	Power to make a decision in respect of controlled access roads	ND	
sch 2 cl 3(1)	Duty to make policy about controlled access roads	ND	
sch 2 cl 3(2)	Power to amend, revoke or substitute policy about controlled access roads	ND	
sch 2 cl 4	Function of receiving details of proposal from the Head, Transport for Victoria	ESPM, DI	
sch 2 cl 5	Duty to publish notice of declaration	ESPM, DI, EAM	
sch 7 cl 7(1)	Duty to give notice to relevant coordinating road authority of proposed installation of non-road infrastructure or related works on a road reserve	ESPM, DI, OM	Where Council is the infrastructure manager or works manager

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
sch 7 cl 8(1)	Duty to give notice to any other infrastructure manager or works manager responsible for any non-road infrastructure in the area, that could be affected by any proposed installation of infrastructure or related works on a road or road reserve of any road	ESPM, DI, OM	Where Council is the infrastructure manager or works manager
sch 7 cla 9(1)	Duty to comply with request for information from a coordinating road authority, an infrastructure manager or a works manager responsible for existing or proposed infrastructure in relation to the location of any non-road infrastructure and technical advice or assistance in conduct of works	ESPM, DI, EAM, OM	Where Council is the infrastructure manager or works manager responsible for non-road infrastructure
sch 7 cl 9(2)	Duty to give information to another infrastructure manager or works manager where becomes aware any infrastructure or works are not in the location shown on records, appear to be in an unsafe condition or appear to need maintenance	ESPM, DI, EAM	Where Council is the infrastructure manager or works manager
sch 7 cl 10(2)	Where Sch 7 cl 10(1) applies, duty to, where possible, conduct appropriate consultation with persons likely to be significantly affected	ESPM, DI	Where Council is the infrastructure manager or works manager



Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
sch 7 cl 12(2)	Power to direct infrastructure manager or works manager to conduct reinstatement works	ESPM, DI, OM	Where Council is the coordinating road authority
sch 7 cl 12(3)	Power to take measures to ensure reinstatement works are completed	ESPM, DI, OM	Where Council is the coordinating road authority
sch 7 cl 12(4)	Duty to ensure that works are conducted by an appropriately qualified person	ESPM, DI, OM	Where Council is the coordinating road authority
sch 7 cl 12(5)	Power to recover costs	ESPM, DI, OM	Where Council is the coordinating road authority
sch 7 cl 13(1)	Duty to notify relevant coordinating road authority within 7 days that works have been completed, subject to sch 7 cl 13(2)	ESPM, DI, EAM, OM	Where Council is the works manager

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
sch 7 cl 13(2)	Power to vary notice period	ESPM, DI, EAM	Where Council is the coordinating road authority
sch 7 cl 13(3)	Duty to ensure works manager has complied with obligation to give notice under sch 7 cl 13(1)	ESPM, DI, EAM	Where Council is the infrastructure manager
sch 7 cl 16(1)	Power to consent to proposed works	ESPM, DI, OM	Where Council is the coordinating road authority
sch 7 cl 16(4)	Duty to consult	ESPM, DI, EAM	Where Council is the coordinating road authority, responsible authority or infrastructure manager
sch 7 cl 16(5)	Power to consent to proposed works	ESPM, DI, EAM	Where Council is the coordinating road authority
sch 7 cl 16(6)	Power to set reasonable conditions on consent	ESPM, DI, EAM	Where Council is the coordinating road authority

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
sch 7 cl 16(8)	Power to include consents and conditions	ESPM, DI, EAM	Where Council is the coordinating road authority
sch 7 cl 17(2)	Power to refuse to give consent and duty to give reasons for refusal	ESPM, DI, EAM	Where Council is the coordinating road authority
sch 7 cl 18(1)	Power to enter into an agreement	ESPM, DI	Where Council is the coordinating road authority
sch 7 cl 19(1)	Power to give notice requiring rectification of works	ESPM, DI, EAM, OM	Where Council is the coordinating road authority
sch 7 cl 19(2) & (3)	Power to conduct the rectification works or engage a person to conduct the rectification works and power to recover costs incurred	ESPM, DI, OM	Where Council is the coordinating road authority

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
sch 7 cl 20(1)	Power to require removal, relocation, replacement or upgrade of existing non-road infrastructure	ESPM, DI, OM	Where Council is the coordinating road authority
sch 7A cl 2	Power to cause street lights to be installed on roads	ESPM, DI	Power of responsible road authority where it is the coordinating road authority or responsible road authority in respect of the road
sch 7 cl 3(1)(d)	Duty to pay installation and operation costs of street lighting - where road is not an arterial road	ESPM, DI	Where Council is the responsible road authority
sch 7A cl 3(1)(e)	Duty to pay installation and operation costs of street lighting - where road is a service road on an arterial road and adjacent areas	ESPM, DI, EAM	Where Council is the responsible road authority
sch 7A cl (3)(1)(f)	Duty to pay installation and percentage of operation costs of street lighting - for arterial roads in accordance with cls 3(2) and 4	ESPM, DI	Duty of Council as responsible road authority that installed the light (re: installation costs) and where

Road Management Act 2004			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
			Council is relevant municipal council (re: operating costs)

Cemeteries and Crematoria Regulations 2015			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
r 24	Duty to ensure that cemetery complies with depth of burial requirements	ND	
r 25	Duty to ensure that the cemetery complies with the requirements for interment in concrete-lined graves	ND	
r 27	Power to inspect any coffin, container or other receptacle if satisfied of the matters in paragraphs (a) and (b)	ND	
r 28(1)	Power to remove any fittings on any coffin, container or other receptacle if the fittings may impede the cremation process or damage the cremator	ND	

<b>Cemeteries and Crematoria Regulations 2015</b>			
<b>Provision</b>	<b>Power and Functions Delegated</b>	<b>Delegate</b>	<b>Conditions and Limitations</b>
r 28(2)	Duty to ensure any fittings removed of are disposed in an appropriate manner	ND	
r 29	Power to dispose of any metal substance or non-human substance recovered from a cremator	ND	
r 30(2)	Power to release cremated human remains to certain persons	ND	Subject to any order of a court
r 31(1)	Duty to make cremated human remains available for collection within 2 working days after the cremation	ND	
r 31(2)	Duty to hold cremated human remains for at least 12 months from the date of cremation	ND	
r 31(3)	Power to dispose of cremated human remains if no person gives a direction within 12 months of the date of cremation	ND	
r 31(4)	Duty to take reasonable steps notify relevant people of intention to dispose of remains at expiry of 12 month period	ND	
r 32	Duty to ensure a mausoleum is constructed in accordance with paragraphs (a)-(d)	ND	

<b>Cemeteries and Crematoria Regulations 2015</b>			
<b>Provision</b>	<b>Power and Functions Delegated</b>	<b>Delegate</b>	<b>Conditions and Limitations</b>
r 33(1)	Duty to ensure that remains are interred in a coffin, container or receptacle in accordance with paragraphs (a)-(c)	ND	
r 33(2)	Duty to ensure that remains are interred in accordance with paragraphs (a)-(b)	ND	
r 34	Duty to ensure that a crypt space in a mausolea is sealed in accordance with paragraphs (a)-(b)	ND	
r 36	Duty to provide statement that alternative vendors or supplier of monuments exist	ND	
r 40	Power to approve a person to play sport within a public cemetery	ND	
r 41(1)	Power to approve fishing and bathing within a public cemetery	ND	
r 42(1)	Power to approve hunting within a public cemetery	ND	
r 43	Power to approve camping within a public cemetery	ND	
r 45(1)	Power to approve the removal of plants within a public cemetery	ND	

<b>Cemeteries and Crematoria Regulations 2015</b>			
<b>Provision</b>	<b>Power and Functions Delegated</b>	<b>Delegate</b>	<b>Conditions and Limitations</b>
r 46	Power to approve certain activities under the Regulations if satisfied of regulation (1)(a)-(c)	ND	
r 47(3)	Power to approve the use of fire in a public cemetery	ND	
r 48(2)	Power to approve a person to drive, ride or use a vehicle on any surface other than a road, track or parking area	ND	
	Note: Schedule 2 contains Model Rules – only applicable if the cemetery trust has not made its own cemetery trust rules	ND	
sch 2 cl 4	Power to approve the carrying out of an activity referred to in rules 8, 16, 17 and 18 of sch 2	ND	See note above regarding model rules
sch 2 cl 5(1)	Duty to display the hours during which pedestrian access is available to the cemetery	ND	See note above regarding model rules
sch 2 cl 5(2)	Duty to notify the Secretary of, (a) the hours during which pedestrian access is available to the cemetery; and (b) any changes to those hours	ND	See note above regarding model rules



<b>Cemeteries and Crematoria Regulations 2015</b>			
<b>Provision</b>	<b>Power and Functions Delegated</b>	<b>Delegate</b>	<b>Conditions and Limitations</b>
sch 2 cl 6(1)	Power to give directions regarding the manner in which a funeral is to be conducted	ND	See note above regarding model rules
sch 2 cl 7(1)	Power to give directions regarding the dressing of places of interment and memorials	ND	See note above regarding model rules
sch 2 cl 8	Power to approve certain mementos on a memorial	ND	See note above regarding model rules
sch 2 cl 11(1)	Power to remove objects from a memorial or place of interment	ND	See note above regarding model rules
sch 2 cl 11(2)	Duty to ensure objects removed under sub rule (1) are disposed of in an appropriate manner	ND	See note above regarding model rules
sch 2 cl 12	Power to inspect any work being carried out on memorials, places of interment and buildings for ceremonies	ND	See note above regarding model rules

<b>Cemeteries and Crematoria Regulations 2015</b>			
<b>Provision</b>	<b>Power and Functions Delegated</b>	<b>Delegate</b>	<b>Conditions and Limitations</b>
sch 2 cl 14	Power to approve an animal to enter into or remain in a cemetery	ND	See note above regarding model rules
sch 2 cl 16(1)	Power to approve construction and building within a cemetery	ND	See note above regarding model rules
sch 2 cl 17(1)	Power to approve action to disturb or demolish property of the cemetery trust	ND	See note above regarding model rules
sch 2 cl 18(1)	Power to approve digging or planting within a cemetery	ND	See note above regarding model rules

Planning and Environment Regulations 2015			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
r.6	function of receiving notice, under section 19(1)(c) of the Act, from a planning authority of its preparation of an amendment to a planning scheme	DDP, DM	where Council is not the planning authority and the amendment affects land within Council's municipal district; or where the amendment will amend the planning scheme to designate Council as an acquiring authority.
r.21	power of responsible authority to require a permit applicant to verify information (by statutory declaration or other written confirmation satisfactory to the responsible authority) in an application for a permit or to amend a permit or any information provided under section 54 of the Act	DDP, DM, PTL	
r.25(a)	Duty to make copy of matter considered under section 60(1A)(g) in accordance with the public availability requirements	DDP	Where Council is the responsible authority
r.25(b)	Function of receiving a copy of any document considered under section 60(1A)(g) by the responsible authority and duty to make the document available in accordance with the public availability requirements	DDP	Where Council is not the responsible authority but the relevant land is within Council's municipal district

Planning and Environment Regulations 2015			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
r.42	function of receiving notice under section 96C(1)(c) of the Act from a planning authority of its preparation of a combined application for an amendment to a planning scheme and notice of a permit application	DDP, DM	where Council is not the planning authority and the amendment affects land within Council's municipal district; or where the amendment will amend the planning scheme to designate Council as an acquiring authority.

Planning and Environment (Fees) Regulations 2016			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
r 19	Power to waive or rebate a fee relating to an amendment of a planning scheme	DDP	
r 20	Power to waive or rebate a fee other than a fee relating to an amendment to a planning scheme	DDP	

Planning and Environment (Fees) Regulations 2016			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
r 21	Duty to record matters taken into account and which formed the basis of a decision to waive or rebate a fee under r 19 or 20	DM	

Road Management (General) Regulations 2016			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
r 8(1)	Duty to conduct reviews of road management plan	ESPM, DI, EAM	
r 9(2)	Duty to produce written report of review of road management plan and make report available	ESPM, DI, EAM	
r 9(3)	Duty to give notice where road management review is completed and no amendments will be made (or no amendments for which notice is required)	ESPM, DI, EAM	Where Council is the coordinating road authority

Road Management (General) Regulations 2016			
Provision	Power and Functions Delegated	Delegate	Conditions and Limitations
r.10	Duty to give notice of amendment which relates to standard of construction, inspection, maintenance or repair under s 41 of the Act	ESPM, DI, EAM	
r 13(1)	Duty to publish notice of amendments to road management plan	ESPM, DI, EAM	where Council is the coordinating road authority
r 13(3)	Duty to record on road management plan the substance and date of effect of amendment	ESPM, DI, EAM	
r 16(3)	Power to issue permit	ESPM, DI, EAM, OM	Where Council is the coordinating road authority
r 18(1)	Power to give written consent re damage to road	ESPM, DI, EAM	Where Council is the coordinating road authority
r 23(2)	Power to make submission to Tribunal	ESPM, DI, OM	Where Council is the coordinating road authority

<b>Road Management (General) Regulations 2016</b>			
<b>Provision</b>	<b>Power and Functions Delegated</b>	<b>Delegate</b>	<b>Conditions and Limitations</b>
r 23(4)	Power to charge a fee for application under s 66(1) Road Management Act	ESPM, DI, EAM, OM	Where Council is the coordinating road authority
r 25(1)	Power to remove objects, refuse, rubbish or other material deposited or left on road	ESPM, DI, OM	Where Council is the responsible road authority
r 25(2)	Power to sell or dispose of things removed from road or part of road (after first complying with regulation 25(3))	ESPM, DI, OM	Where Council is the responsible road authority
r 25(5)	Power to recover in the Magistrates' Court, expenses from person responsible	DI, DDP	

<b>Road Management (Works and Infrastructure) Regulations 2015</b>			
<b>Provision</b>	<b>Power and Functions Delegated</b>	<b>Delegate</b>	<b>Conditions and Limitations</b>
r 15	Power to exempt a person from requirement under cl 13(1) of sch 7 of the Act to give notice as to the completion of those works	DI	Where Council is the coordinating road authority and where consent given under s 63(1) of the Act
r 22(2)	Power to waive whole or part of fee in certain circumstances	DI	Where Council is the coordinating road authority



## 2.5 2024 Local Government Community Satisfaction Survey

**Directorate:** Corporate Services  
**File Number:** XX  
**Purpose:** For Discussion  
Information Only

### Council Plan Strategy Addressed

**4. Leadership** - We will ensure accountable leadership, advocacy and transparent decision making.

#### 4.1 Excellent management and administration

4.1.1 Well managed resources for a sustainable future

4.1.2 Provide robust governance and effective leadership

4.1.3 Sound, sustainable:

- Financial management • Excellence in service delivery • Strategic planning

**4. Leadership** - We will ensure accountable leadership, advocacy and transparent decision making.

#### 4.2 Transparent communication and engagement

4.2.1 Effective and authentic engagement with our community

4.2.2 Visible presence in our community

**4. Leadership** - We will ensure accountable leadership, advocacy and transparent decision making.

#### 4.3 Bold leadership, strong partnerships and effective advocacy

4.3.1 Create meaningful partnerships across our communities

4.3.2 Strong relationship with State and Federal governments to influence advocacy and funding opportunities

4.3.3 Working together in promotion of the municipality

### Current Strategic Documents

Council Plan

### Declarations of Interest

Council Officers affirm that no general or material conflicts need to be declared in relation to the subject of this report.

## Summary

This report provides a snapshot of the community satisfaction survey results for the Swan Hill Rural City Council following the 2024 survey.

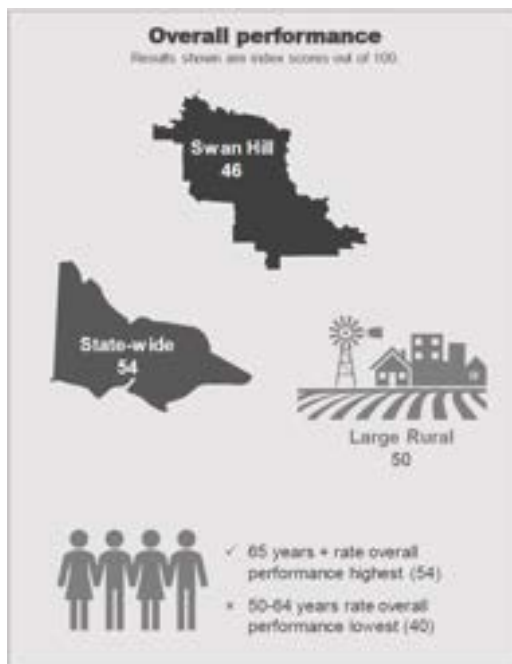
The 2024 Local Government Community Satisfaction Survey, provided as an attachment, offers a comprehensive review of the survey results.

## Discussion

Each year the State Government engages a consulting firm to undertake a telephone survey of constituents of each municipality in Victoria to gain an understanding of the community's level of satisfaction within their Local Government. A total of 400 telephone interviews within our Municipality are conducted and efforts were made to ensure that the phone surveys reach a representative cross-section of the community.

The core measures scored in the survey include:

- Overall performance
- Value for money
- Community consultation
- Making Community Decision
- Sealed local roads
- Waste Management
- Customer service
- Overall Council direction

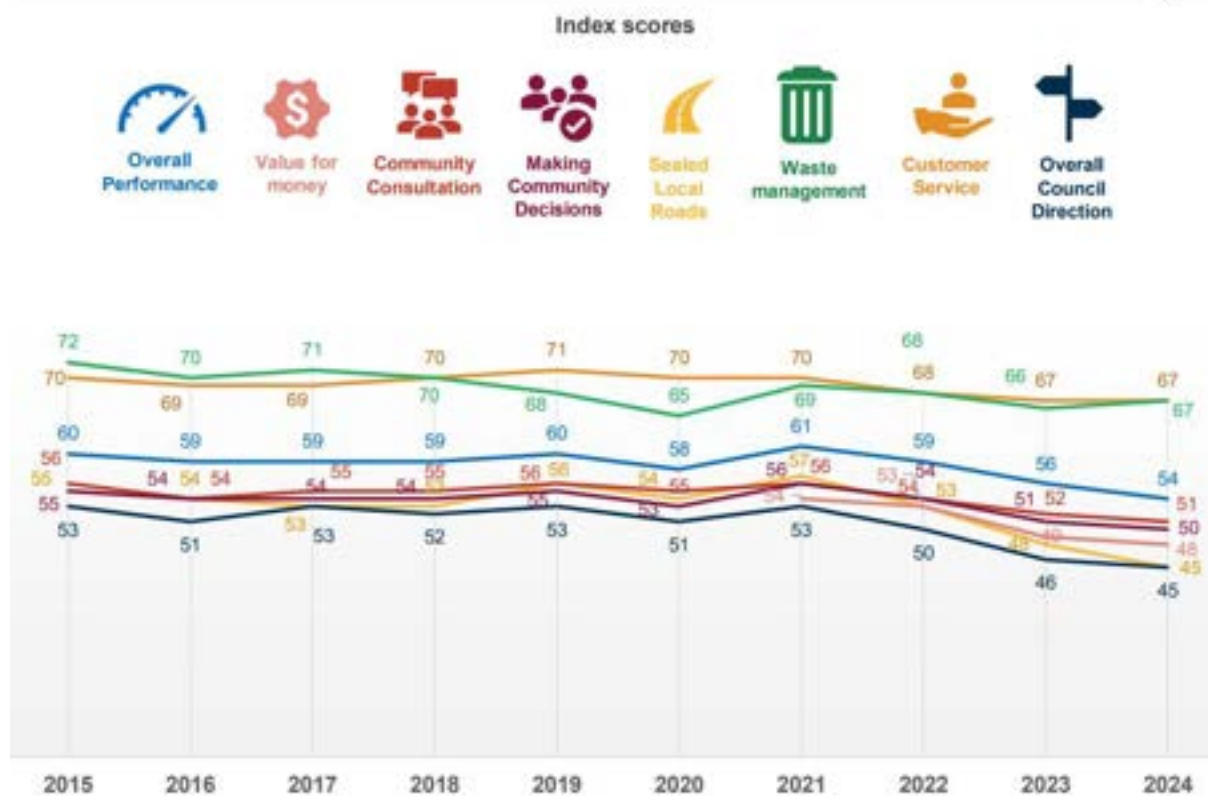


The overall performance index score of 46 for Swan Hill Rural City Council represents a four-point decline on the 2023 result. Council's overall performance rating has continued to decline over the past three years. The overall performance

index score for all municipalities sits at 50 for Large Rural Councils and 54 State-wide.

While this trend is consistent across the State particularly since the COVID pandemic, as documented in the 2024 Local Government Community Satisfaction Survey State-wide Report, Council's rating is nevertheless lower than for the Large Rural group and State-wide average. Results for nine of the 14 individual service areas evaluated have held steady, however for the remainder have declined.

### Summary of core measures: State-wide trends for Council 2015-2024



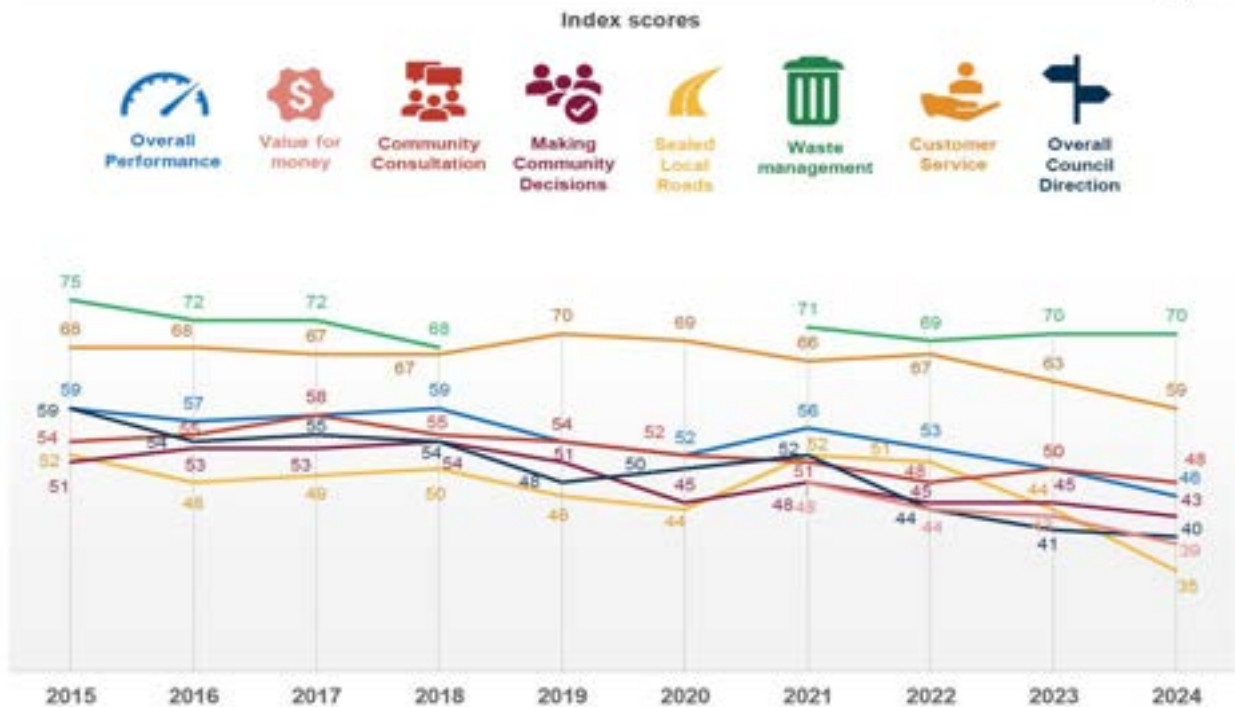
Council performance compared to group average



Council's two top performing areas are waste management with an index score of 70 and appearance of public areas which scored 64. Waste management is rated above the Large Rural group and State-wide averages (index scores of 65 and 67

respectively). Appearance of public areas with a score of 64 has declined 1 point from the previous year and slightly less than the Large Rural group and State-wide averages (index scores of 66 and 68 respectively).

**Summary of core measures: Swan Hill Rural City Council trends 2015-2024**



On half of the 14 service areas evaluated, Council performs in line with the Large Rural group averages. For six of the service areas, Council performs below the group averages. Perceptions of the condition of sealed local roads, and planning and building permits, declined significantly this year. These service areas are among Council's lowest performing.

The individual service area that has the strongest influence on the overall performance rating is:

- Decisions made in the interest of the community.

Good communication and transparency with residents about community decisions Council has made in the community's interest provides the greatest opportunity to drive up overall opinion of Council's performance. Currently, Council performs lower in this area (index score of 43) down 2 points on the previous year.

Following on from that, other individual service areas with a moderate to strong influence on the overall performance rating are:

- The condition of sealed local roads
- Business, community development and tourism
- Community consultation and engagement
- Planning and building permits
- Waste management
- Community and cultural activities.

Council will use this information to review our current services and work to continue improving the level of service provided to our community members.

The following tables provide a comparison to the previous year, to Large Rural Council and to the State-wide results.

Services	Swan Hill 2024	Swan Hill 2023	Large Rural 2024	State-wide 2024	Highest score	Lowest score
 Overall performance	46	50	50	54	65+ years	50-64 years
 Value for money	39	43	43	48	65+ years	35-49 years
 Overall council direction	40	41	42	45	Lakes residents	50-64 years
 Customer service	59	63	65	67	65+ years	35-64 years
 Waste management	70	70	65	67	65+ years	18-34 years
 Appearance of public areas	64	65	66	68	65+ years	18-34 years, Robinvale and Surrounds residents
 Community & cultural	61	59	64	66	65+ years	Robinvale and Surrounds residents
 Family support services	61	60	62	63	65+ years	50-64 years
 Environmental sustainability	57	58	58	60	35-49 years	18-34 years
 Elderly support services	57	61	62	63	65+ years	Robinvale and Surrounds residents
 Bus/community dev./tourism	52	53	55	57	65+ years	50-64 years
 Informing the community	49	51	53	56	65+ years	35-49 years
 Consultation & engagement	48	50	48	51	Robinvale and Surrounds residents	50-64 years
 Community decisions	43	45	46	50	65+ years	Robinvale and Surrounds residents
 Local streets & footpaths	43	48	46	52	65+ years	18-34 years
 Sealed local roads	35	44	38	45	65+ years	18-34 years
 Planning & building permits	34	40	41	45	Women, 18-34 years	35-49 years
 Unsealed roads	32	39	34	36	65+ years	18-34 years

## Consultation

The Community Satisfaction Survey is one of many tools that aim to inform future planning and programs of work and supports continuous improvement in service delivery. The Executive Leadership team have reviewed the results of the survey.

### **Financial Implications**

If Council investigate further into these areas, it may require additional resources to improve outcomes.

### **Social Implications**

Not applicable

### **Economic Implications**

Not applicable

### **Environmental Implications**

Not applicable

### **Risk Management Implications**

The survey provides a consistent format for assessing Council's performance across a number of key service areas. The survey provides feedback to the State Government and participating local councils on how the delivery of services and the key functions of local government are perceived by its community.

**Attachments:** 1. J 01314 CSS 2024 Swan Hill Rural City Council Report  
[2.5.1 - 123 pages]

### **Options**

1. Note the 2024 Community Satisfaction Survey results
2. Note the 2024 Community Satisfaction Survey results; and place the Report on Council's website.

### **Recommendation/s**

#### **That Council**

1. **Note the 2024 Community Satisfaction Survey results; and**
2. **Approve officers to place the 2024 Survey Report on Council's website.**

# **2024 Local Government Community Satisfaction Survey**

## **Swan Hill Rural City Council**

Coordinated by the Department of  
Government Services on behalf of  
Victorian councils





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<u>Communication</u>	<u>41</u>	<b><u>Detailed demographics</u></b>	<b><u>110</u></b>
<u>Council direction</u>	<u>46</u>	<b><u>Appendix A: Index scores, margins of error and significant differences</u></b>	<b><u>112</u></b>
<u>Individual service areas</u>	<u>51</u>	<b><u>Appendix B: Further project information</u></b>	<b><u>116</u></b>
<u>Community consultation and engagement</u>	<u>52</u>		
<u>Decisions made in the interest of the community</u>	<u>56</u>		
<u>Condition of sealed local roads</u>	<u>60</u>		
<u>Informing the community</u>	<u>64</u>		
<u>Condition of local streets and footpaths</u>	<u>68</u>		
<u>Family support services</u>	<u>72</u>		
<u>Elderly support services</u>	<u>76</u>		
<u>Recreational facilities</u>	<u>78</u>		
<u>Appearance of public areas</u>	<u>80</u>		
<u>Community and cultural activities</u>	<u>84</u>		
<u>Waste management</u>	<u>88</u>		





## Background and objectives

**The Victorian Community Satisfaction Survey (CSS) creates a vital interface between the council and their community.**

**Held annually, the CSS asks the opinions of local people about the place they live, work and play and provides confidence for councils in their efforts and abilities.**

Now in its twenty-fifth year, this survey provides insight into the community's views on:

- councils' overall performance, with benchmarking against State-wide and council group results
- value for money in services and infrastructure
- community consultation and engagement
- decisions made in the interest of the community
- customer service, local infrastructure, facilities, services and
- overall council direction.

When coupled with previous data, the survey provides a reliable historical source of the community's views since 1998. A selection of results from the last ten years shows that councils in Victoria continue to provide services that meet the public's expectations.

### Serving Victoria for 25 years

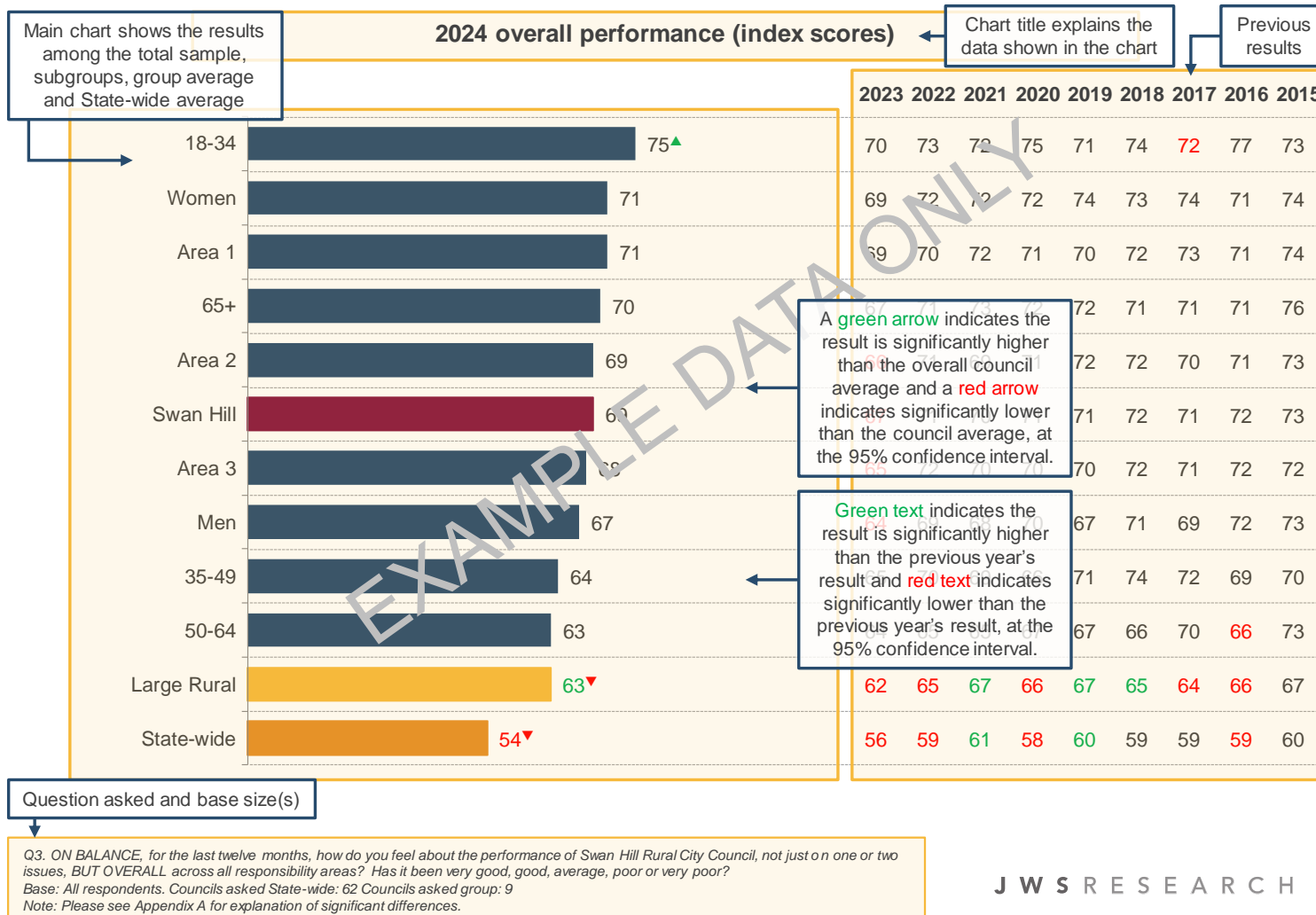
Each year the CSS data is used to develop this State-wide report which contains all of the aggregated results, analysis and data. Moreover, with 25 years of results, the CSS offers councils a long-term measure of how they are performing – essential for councils that work over the long term to provide valuable services and infrastructure to their communities.

Participation in the State-wide Local Government Community Satisfaction Survey is optional.

Participating councils have various choices as to the content of the questionnaire and the sample size to be surveyed, depending on their individual strategic, financial and other considerations.

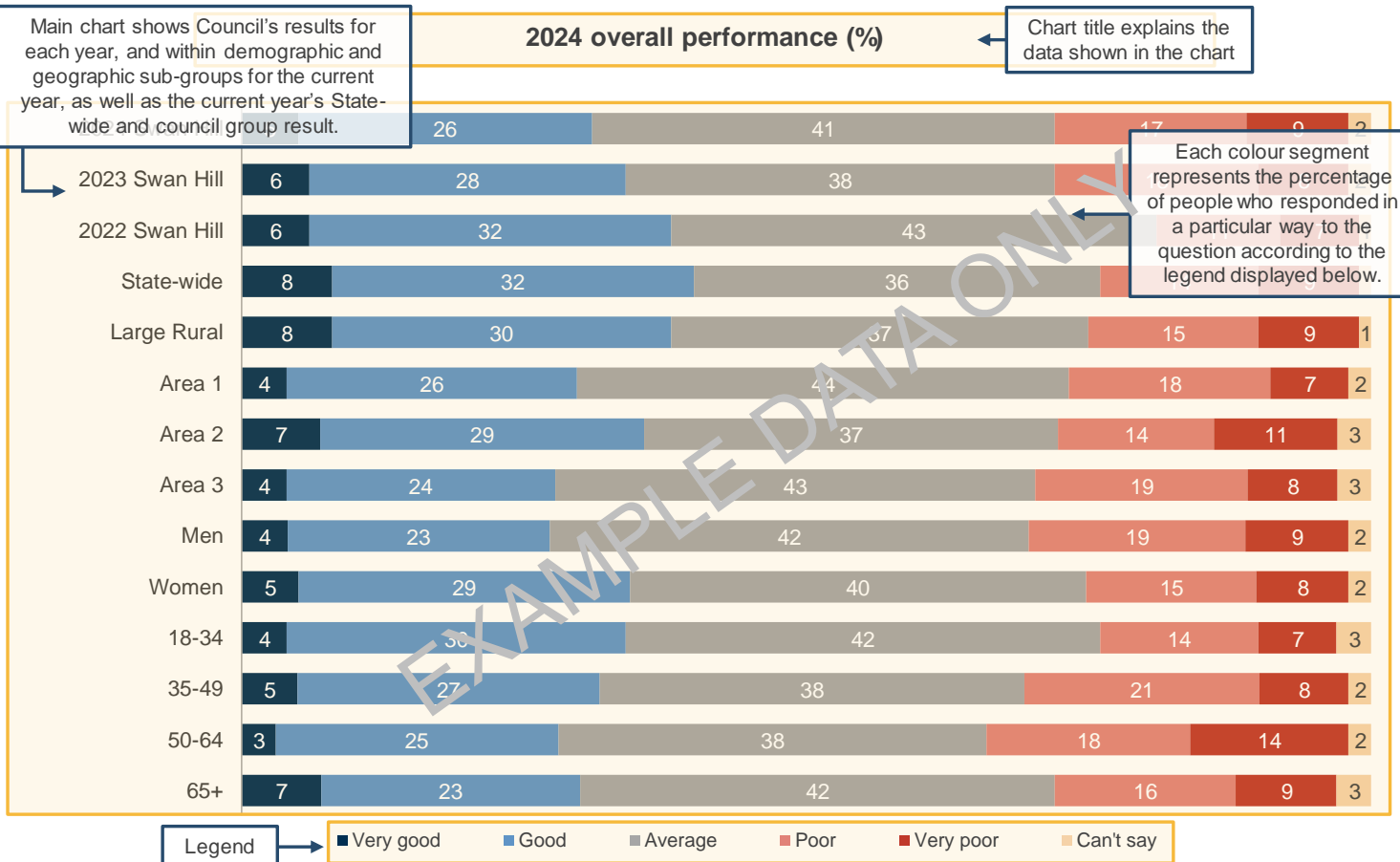


## How to read index score charts in this report





## How to read stacked bar charts in this report



Q3. ON BALANCE, for the last twelve months, how do you feel about the performance of Swan Hill Rural City Council, not just on one or two issues, BUT OVERALL across all responsibility areas? Has it been very good, good, average, poor or very poor?  
 Base: All respondents. Councils asked State-wide: 62 Councils asked group: 9



## **Key findings and recommendations**

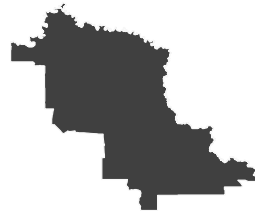
J W S R E S E A R C H 6



## Swan Hill Rural City Council – at a glance

### Overall council performance

Results shown are index scores out of 100.



Swan Hill 46



Large Rural 50



State-wide 54

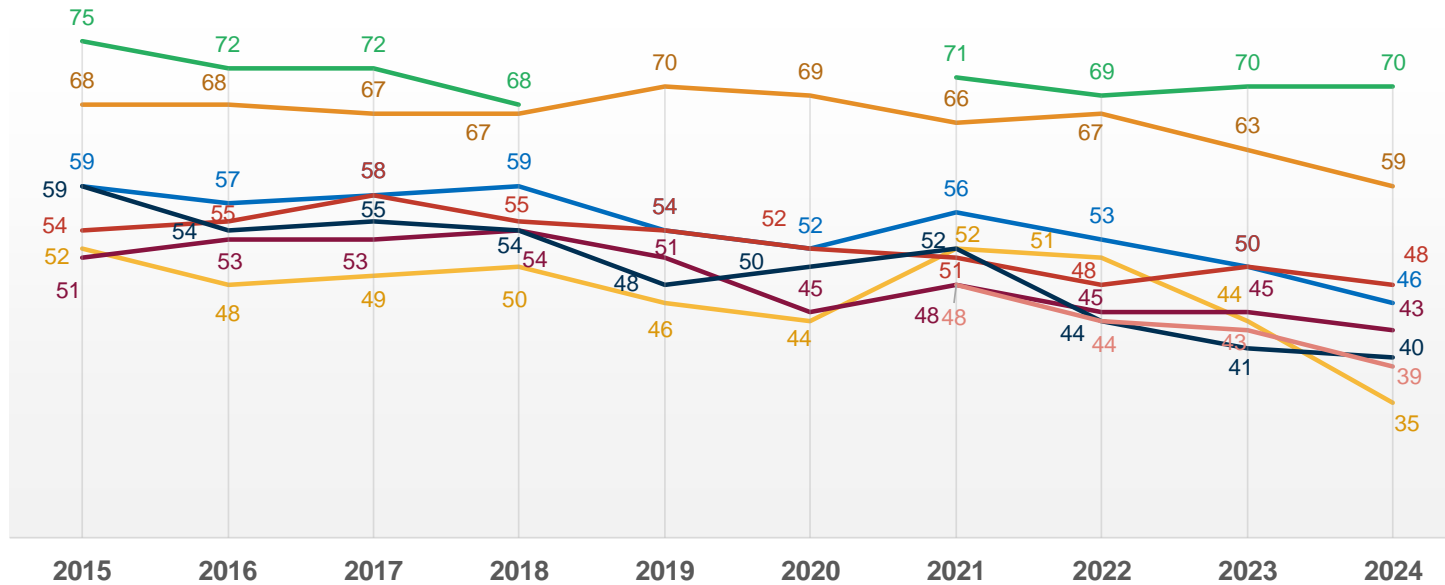
### Council performance compared to group average

Top 4 performing areas		
	Waste management	▲ higher
	Appearance of public areas	▬ on par
	Community & cultural	▼ lower
	Family support services	▬ on par
Bottom 3 performing areas		
	Unsealed roads	▬ on par
	Planning & building permits	▼ lower
	Sealed local roads	▬ on par
	Customer service	▼ lower



## Summary of core measures

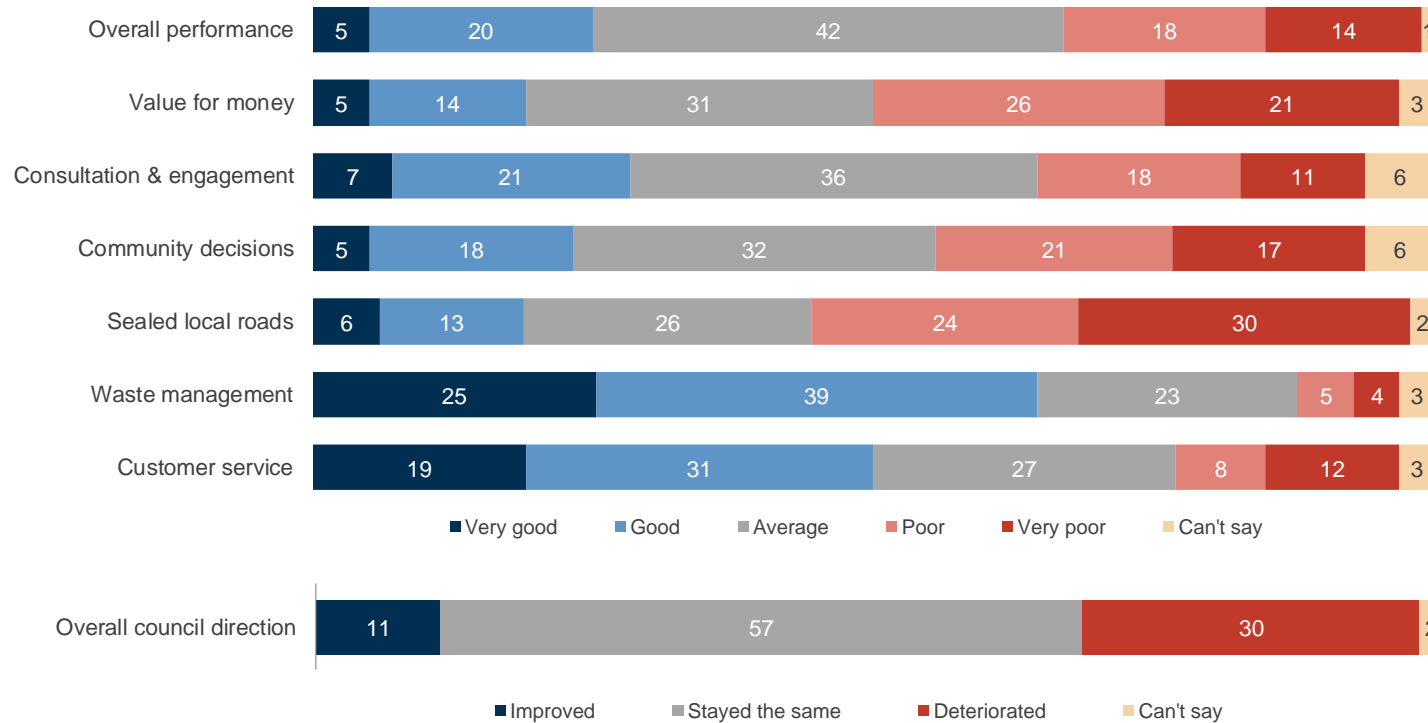
### Index scores





## Summary of core measures

Core measures summary results (%)





## Summary of Swan Hill Rural City Council performance

Services	Swan Hill 2024	Swan Hill 2023	Large Rural 2024	State-wide 2024	Highest score	Lowest score
Overall performance	46	50	50	54	65+ years	50-64 years
Value for money	39	43	43	48	65+ years	35-49 years
Overall council direction	40	41	42	45	Lakes residents	50-64 years
Customer service	59	63	65	67	65+ years	35-64 years
Waste management	70	70	65	67	65+ years	18-34 years
Appearance of public areas	64	65	66	68	65+ years	18-34 years, Robinvale and Surrounds residents
Community & cultural	61	59	64	66	65+ years	Robinvale and Surrounds residents
Family support services	61	60	62	63	65+ years	50-64 years
Environmental sustainability	57	58	58	60	35-49 years	18-34 years
Elderly support services	57	61	62	63	65+ years	Robinvale and Surrounds residents

Significantly *higher* / *lower* than Swan Hill Rural City Council 2024 result at the 95% confidence interval. Please see Appendix A for explanation of significant differences.





## Summary of Swan Hill Rural City Council performance

Services	Swan Hill 2024	Swan Hill 2023	Large Rural 2024	State-wide 2024	Highest score	Lowest score
Bus/community dev./tourism	52	53	55	57	65+ years	50-64 years
Informing the community	49	51	53	56	65+ years	35-49 years
Consultation & engagement	48	50	48	51	Robinvale and Surrounds residents	50-64 years
Community decisions	43	45	46	50	65+ years	Robinvale and Surrounds residents
Local streets & footpaths	43	48	46	52	65+ years	18-34 years
Sealed local roads	35	44	38	45	65+ years	18-34 years
Planning & building permits	34	40	41	45	Women, 18-34 years	35-49 years
Unsealed roads	32	39	34	36	65+ years	18-34 years

Significantly higher / lower than Swan Hill Rural City Council 2024 result at the 95% confidence interval. Please see Appendix A for explanation of significant differences.



## Focus areas for the next 12 months

<p><b>Overview</b></p>	<p>Perceptions of Swan Hill Rural City Council’s overall performance have fallen a significant four points, to an index score of 46, the lowest score recorded in a decade. While this follows the pattern across the State, Council’s rating is nevertheless significantly lower than for the Large Rural group and State-wide average. Results for nine of the 14 individual service areas evaluated have held steady, however for the remainder have significantly declined. This will require a concerted effort from Council to correct.</p>
<p><b>Key influences on perceptions of overall performance</b></p>	<p>Council should focus on improving performance in the individual service areas that most influence perception of overall performance, such as decisions made in the community interest (and the related area of consultation and engagement). Information provision is important to ensure the community are aware of the actions Council is taking. Waste management is another area that influences overall perceptions, but to a lesser degree. Council currently performs well here and should endeavour to maintain these efforts.</p>
<p><b>Comparison to state and area grouping</b></p>	<p>On half of the 14 service areas evaluated, Council performs in line with the Large Rural group averages. For six of the service areas, Council performs significantly below the group averages. In the area of waste management, Council’s performance is significantly higher than both the Large Rural group and State-wide average for councils. In comparison to the State-wide average, on almost all measures evaluated, Council performs significantly lower.</p>
<p><b>A need to attend to roads and planning and building permits</b></p>	<p>Perceptions of the condition of sealed local roads, and planning and building permits, declined significantly this year. These service areas are among Council’s lowest performing. It should be a priority for Council to reverse this trend, particularly as these service areas have a moderate to strong influence on perceptions of overall performance. Sealed road maintenance is also the area most commonly identified as an area of improvement for Council (by 22% of residents).</p>

# DETAILED FINDINGS



J W S R E S E A R C H 13



# Overall performance

J W S R E S E A R C H 14



## Overall performance

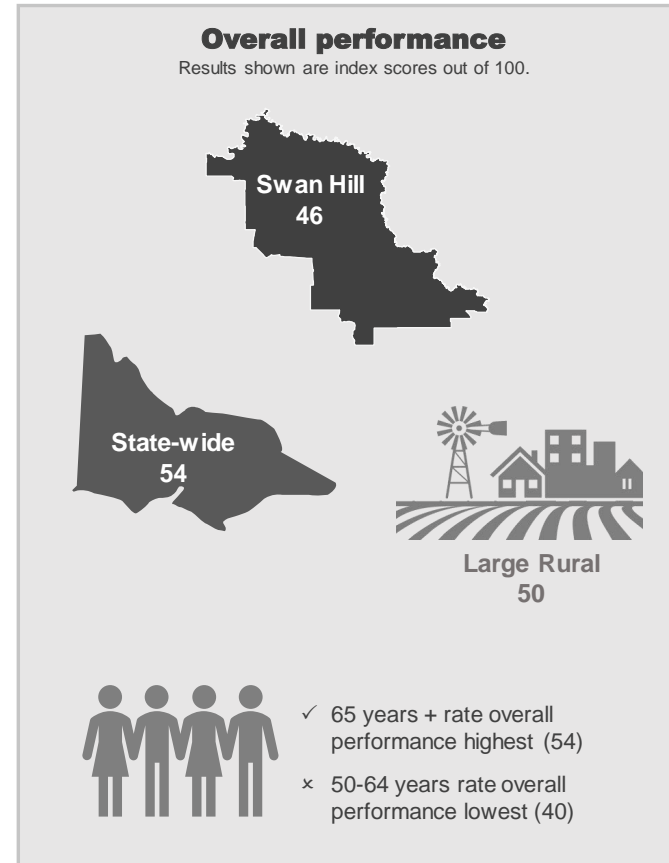
The overall performance index score of 46 for Swan Hill Rural City Council represents a significant four-point decline on the 2023 result. This result is the lowest overall performance rating for Council in a decade.

Swan Hill Rural City Council’s overall performance is rated statistically significantly lower (at the 95% confidence interval) than the average rating for councils in the Large Rural group and the State-wide average for councils (index scores of 50 and 54 respectively).

- Ratings among residents aged 65 years and over (index score of 54) are significantly higher than the Council average.
- Residents aged 18 to 34 years, while not providing the lowest index score, are the only group to record a significant drop in perceptions of overall performance this year (44, down nine index points).

Perceptions of value for money (index score of 39) has also fallen significantly, down four index points. Those aged under 40 years rate Council significantly lower than average on this measure.

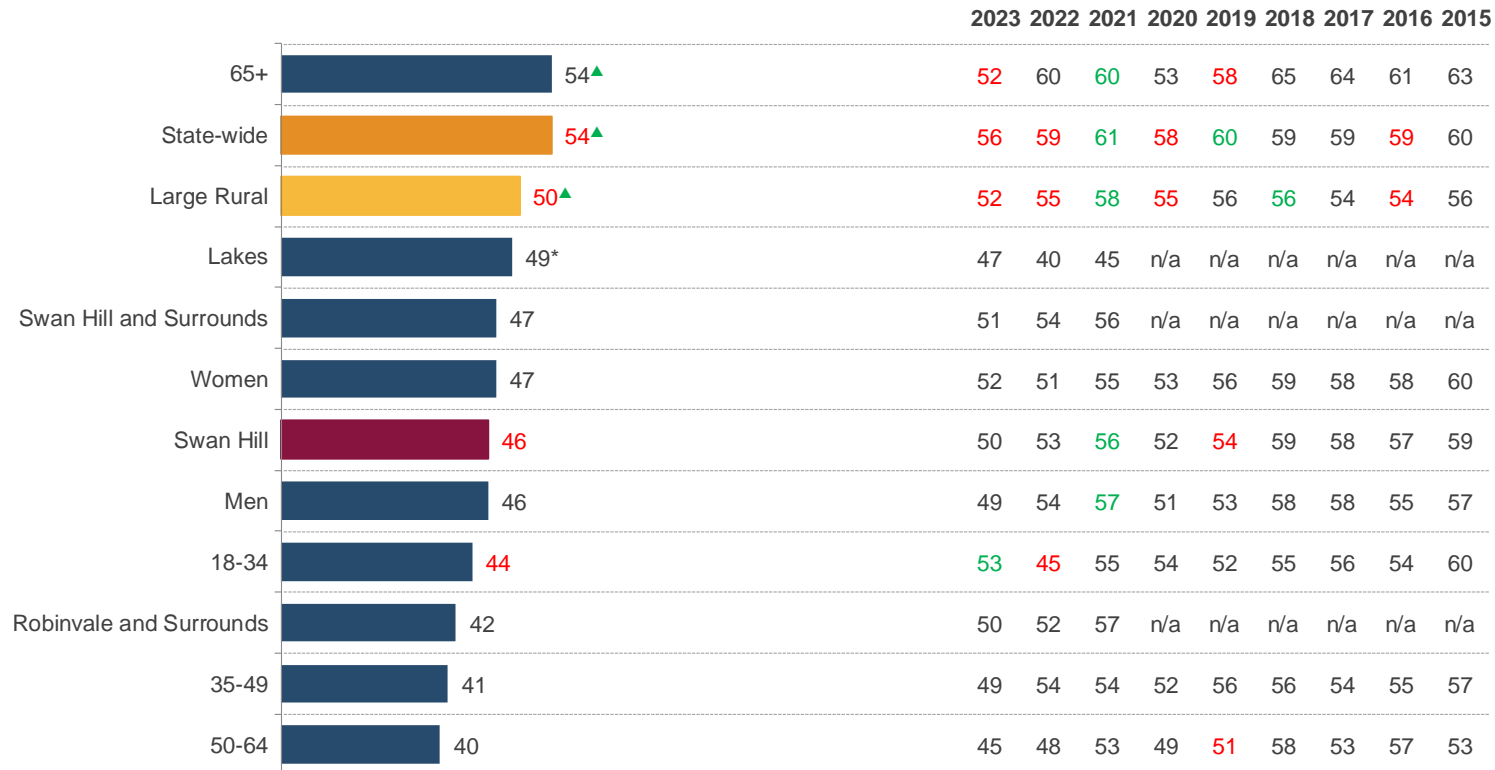
- Nearly one in five residents (19%) rate the value for money they receive from Council in infrastructure and services provided to their community as ‘very good’ or ‘good’. More than twice as many (47%) rate Council as ‘very poor’ or ‘poor’.





## Overall performance

### 2024 overall performance (index scores)

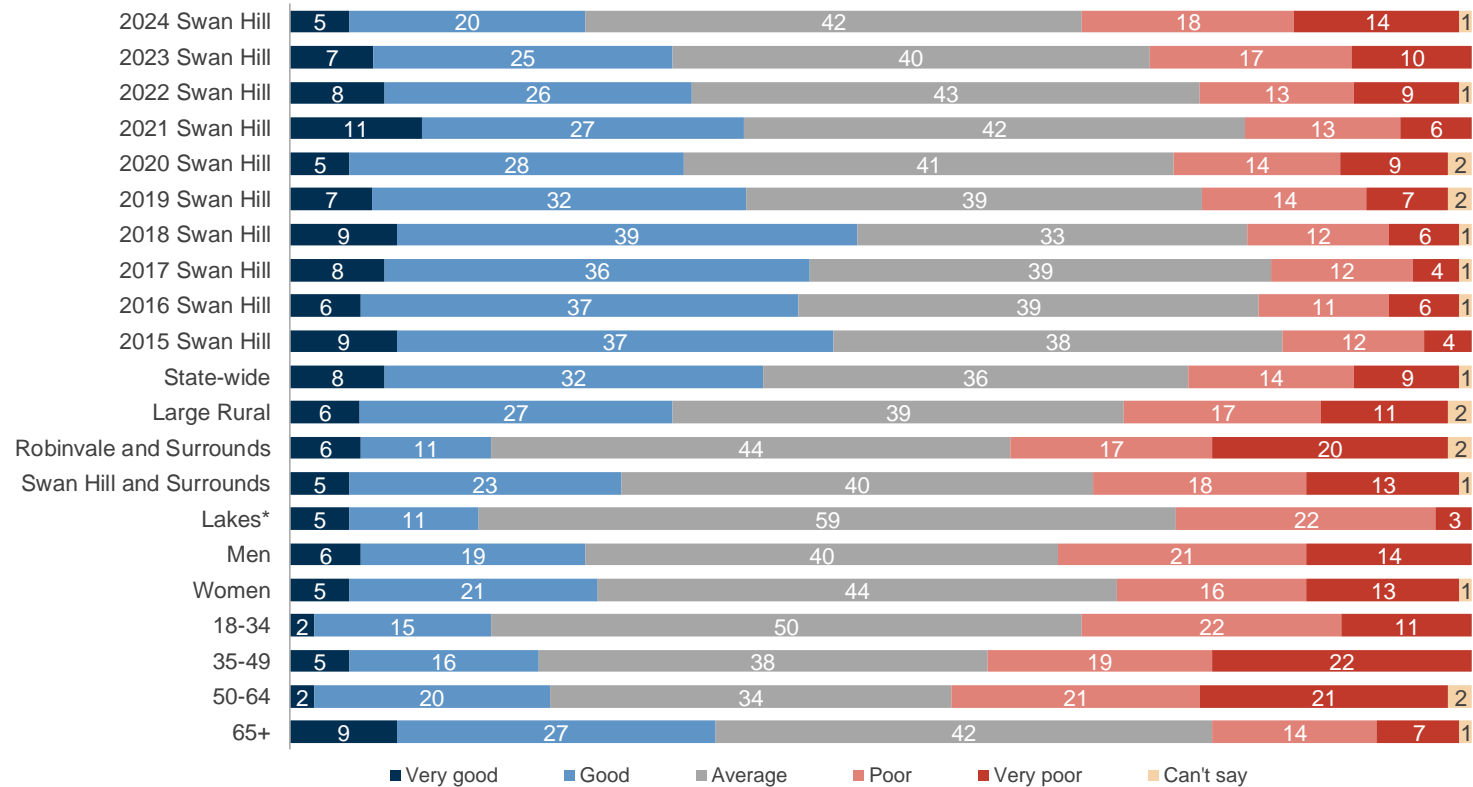


Q3. ON BALANCE, for the last twelve months, how do you feel about the performance of Swan Hill Rural City Council, not just on one or two issues, BUT OVERALL across all responsibility areas? Has it been very good, good, average, poor or very poor?  
 Base: All respondents. Councils asked State-wide: 62 Councils asked group: 18  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30



## Overall performance

2024 overall performance (%)

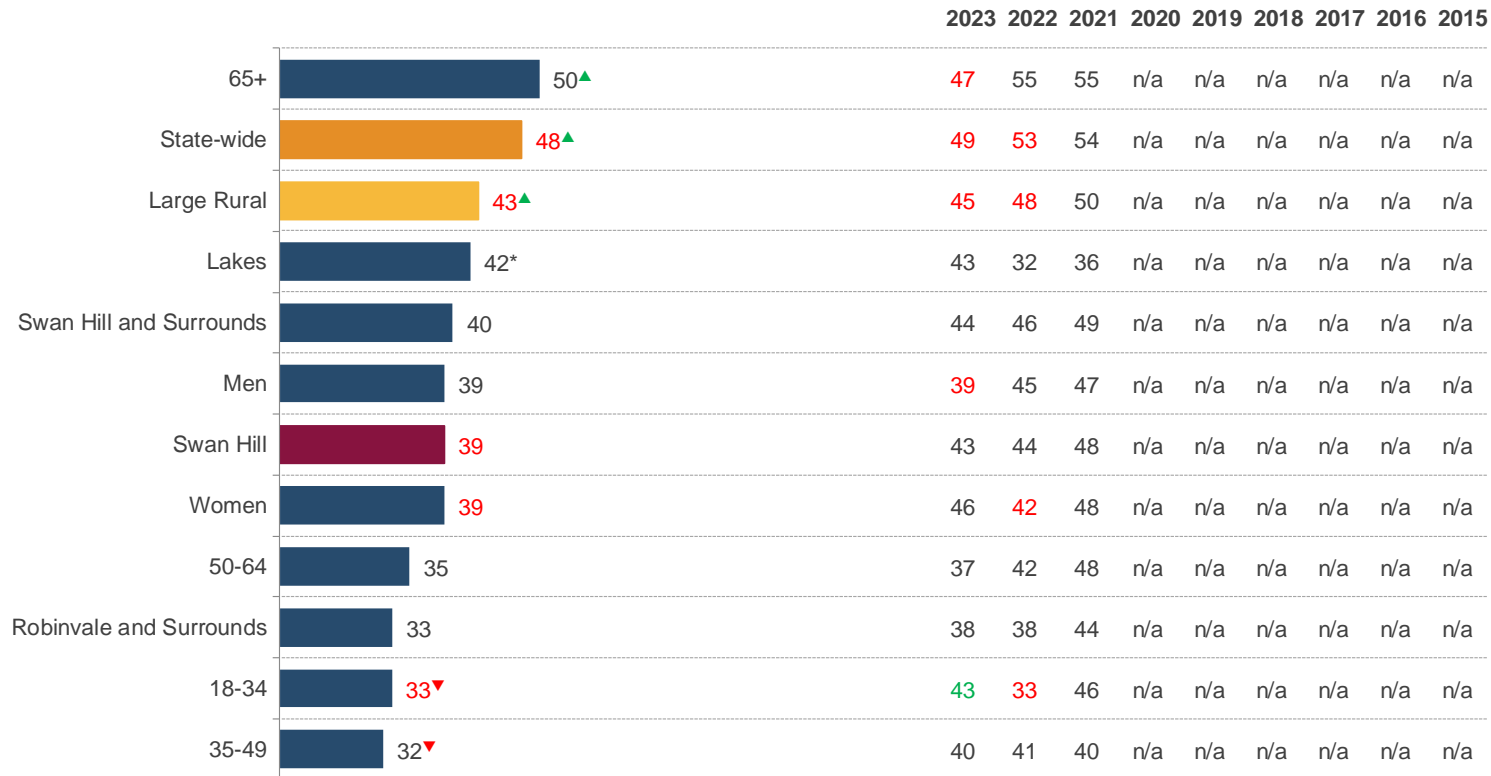


Q3. ON BALANCE, for the last twelve months, how do you feel about the performance of Swan Hill Rural City Council, not just on one or two issues, BUT OVERALL across all responsibility areas? Has it been very good, good, average, poor or very poor?  
 Base: All respondents. Councils asked State-wide: 62 Councils asked group: 18  
 \*Caution: small sample size < n=30



## Value for money in services and infrastructure

2024 value for money (index scores)



Q3b. How would you rate Swan Hill Rural City Council at providing good value for money in infrastructure and services provided to your community?

Base: All respondents. Councils asked State-wide: 61 Councils asked group: 18

Note: Please see Appendix A for explanation of significant differences.

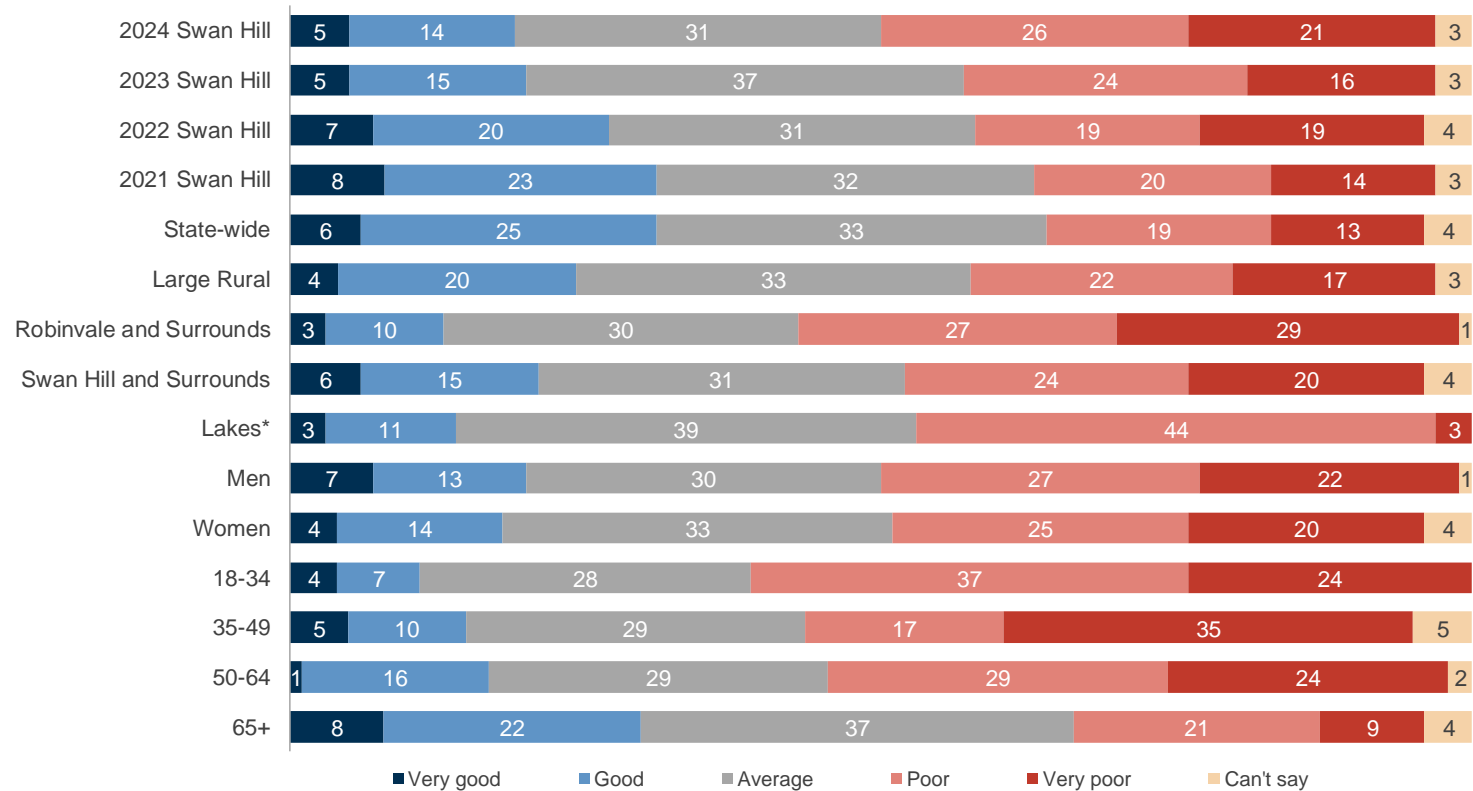
\*Caution: small sample size < n=30





## Value for money in services and infrastructure

2024 value for money (%)



Q3b. How would you rate Swan Hill Rural City Council at providing good value for money in infrastructure and services provided to your community?  
 Base: All respondents. Councils asked State-wide: 61 Councils asked group: 18  
 \*Caution: small sample size < n=30



## Top performing service areas

Waste management (index score of 70) is the again the area where Council performs best.

- Council performs significantly higher than both the Large Rural group and the State-wide average in this service area (65 and 67 respectively).
- Residents aged 18 to 34 years (64) rate Council's performance significantly lower than average.
- Performance ratings across geographic cohorts are not significantly different from the average.
- Waste management has a moderately positive influence on perceptions of overall performance, so maintaining this result is warranted.

The appearance of public areas is Council's next highest rated service area (index score of 64). Perceptions in this area have held steady, not recovering yet from the significant decline last year.

- In this service area, Council performs in line with the Large Rural group and significantly lower than the State-wide average (66 and 68 respectively).
- Residents aged 18 to 34 years, as well as those in Robinvale and Surrounds (index scores of 57 for each) rate Council significantly lower than average. Conversely, those aged 65 years and older (index score of 71) rate Council significantly higher.





## Low performing service areas



**Council rates lowest in the areas of unsealed roads (index score of 32) and planning and building permits (index score of 34).**

Council scores lowest in the area of the maintenance of unsealed roads (index score of 32), down a significant seven points.

- Council performs in line with the Large Rural group (index score of 34) and significantly lower than the State-wide average (index score of 36).

The next lowest rated service areas, which have both experienced significant decline in perceptions, are:

- planning and building permits (index score of 34, down six points)
- sealed local roads (35, down nine points).

Both the condition of sealed local roads, and planning and building permits, have a moderately positive influence on perceptions of overall performance, so improvements are warranted.

Sealed road maintenance is also mentioned most frequently as an area Council most needs to address to improve its performance (22% of residents).

Furthermore, sealed and unsealed roads are among the most important service areas for residents (importance index score of 85 for each).

In all three of these lowest rated service areas, perceptions declined significantly this year in the Swan Hill and Surrounds area.



## Individual service area performance

2024 individual service area performance (index scores)

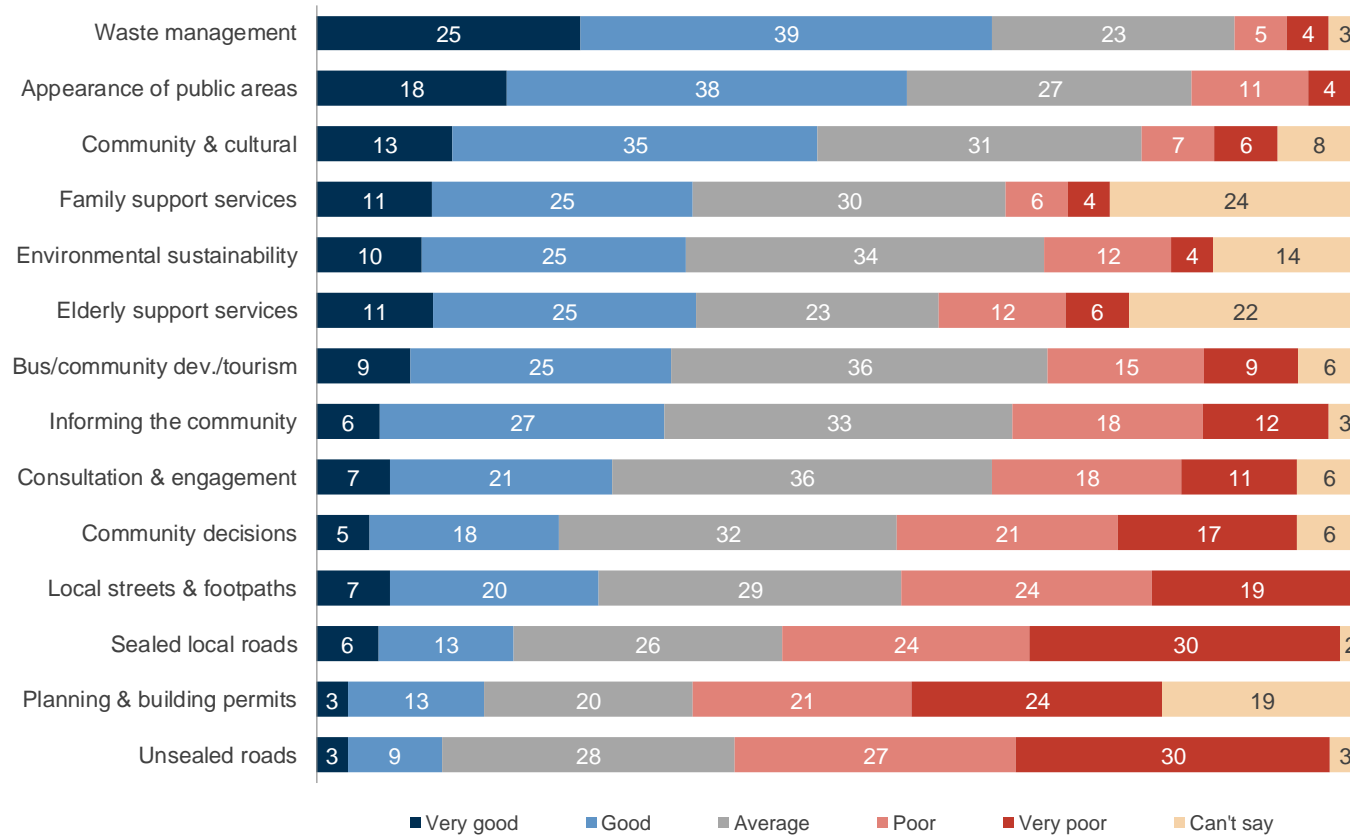
	2023	2022	2021	2020	2019	2018	2017	2016	2015
Waste management	70	69	71	n/a	n/a	68	72	72	75
Appearance of public areas	64	73	71	n/a	n/a	n/a	n/a	n/a	n/a
Community & cultural	61	59	63	n/a	n/a	n/a	n/a	n/a	n/a
Family support services	61	65	63	n/a	n/a	64	65	67	63
Environmental sustainability	57	60	61	n/a	n/a	n/a	n/a	n/a	n/a
Elderly support services	57	64	65	n/a	n/a	65	67	69	70
Bus/community dev./tourism	52	51	54	n/a	n/a	60	59	62	55
Informing the community	49	50	55	n/a	n/a	n/a	n/a	n/a	n/a
Consultation & engagement	48	48	51	52	54	55	58	55	54
Community decisions	43	45	48	45	51	54	53	53	51
Local streets & footpaths	43	52	52	n/a	n/a	54	52	53	55
Sealed local roads	35	51	52	44	46	50	49	48	52
Planning & building permits	34	44	48	n/a	n/a	n/a	n/a	n/a	n/a
Unsealed roads	32	39	43	n/a	n/a	n/a	n/a	n/a	n/a

Q2. How has Council performed on [RESPONSIBILITY AREA] over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 62 Councils asked group: 18  
 Note: Please see Appendix A for explanation of significant differences.



## Individual service area performance

2024 individual service area performance (%)



Q2. How has Council performed on [RESPONSIBILITY AREA] over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 62 Councils asked group: 18



## Individual service area importance

2024 individual service area importance (index scores)

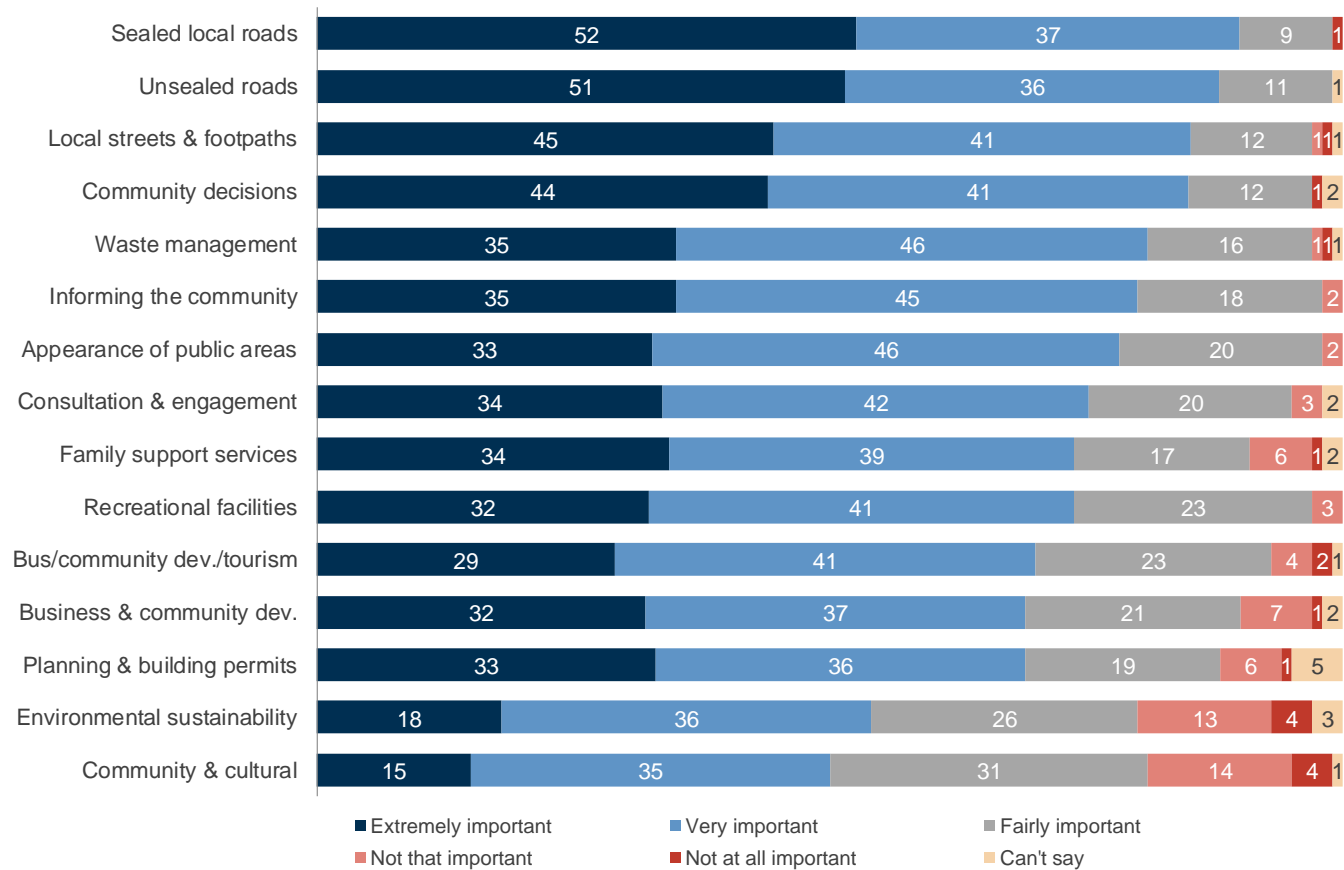
		2023	2022	2021	2020	2019	2018	2017	2016	2015
Sealed local roads	85	83	83	81	n/a	n/a	n/a	n/a	n/a	n/a
Unsealed roads	85	83	81	79	n/a	n/a	n/a	n/a	n/a	n/a
Local streets & footpaths	82	79	83	81	n/a	n/a	n/a	n/a	n/a	n/a
Community decisions	82	79	81	84	n/a	n/a	n/a	n/a	n/a	n/a
Waste management	79	76	79	78	n/a	n/a	n/a	n/a	n/a	n/a
Informing the community	78	76	81	80	n/a	n/a	n/a	n/a	n/a	n/a
Appearance of public areas	77	73	77	77	n/a	n/a	n/a	n/a	n/a	n/a
Consultation & engagement	77	73	78	78	n/a	n/a	n/a	n/a	n/a	n/a
Family support services	75	73	77	77	n/a	n/a	n/a	n/a	n/a	n/a
Recreational facilities	75	73	77	74	n/a	n/a	n/a	n/a	n/a	n/a
Planning & building permits	75	71	73	72	n/a	n/a	n/a	n/a	n/a	n/a
Business & community dev.	74	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Bus/community dev./tourism	73	73	77	77	n/a	n/a	n/a	n/a	n/a	n/a
Environmental sustainability	63	62	67	68	n/a	n/a	n/a	n/a	n/a	n/a
Community & cultural	61	61	66	64	n/a	n/a	n/a	n/a	n/a	n/a

Q1. Firstly, how important should [RESPONSIBILITY AREA] be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 27 Councils asked group: 9  
 Note: Please see Appendix A for explanation of significant differences.



## Individual service area importance

2024 individual service area importance (%)

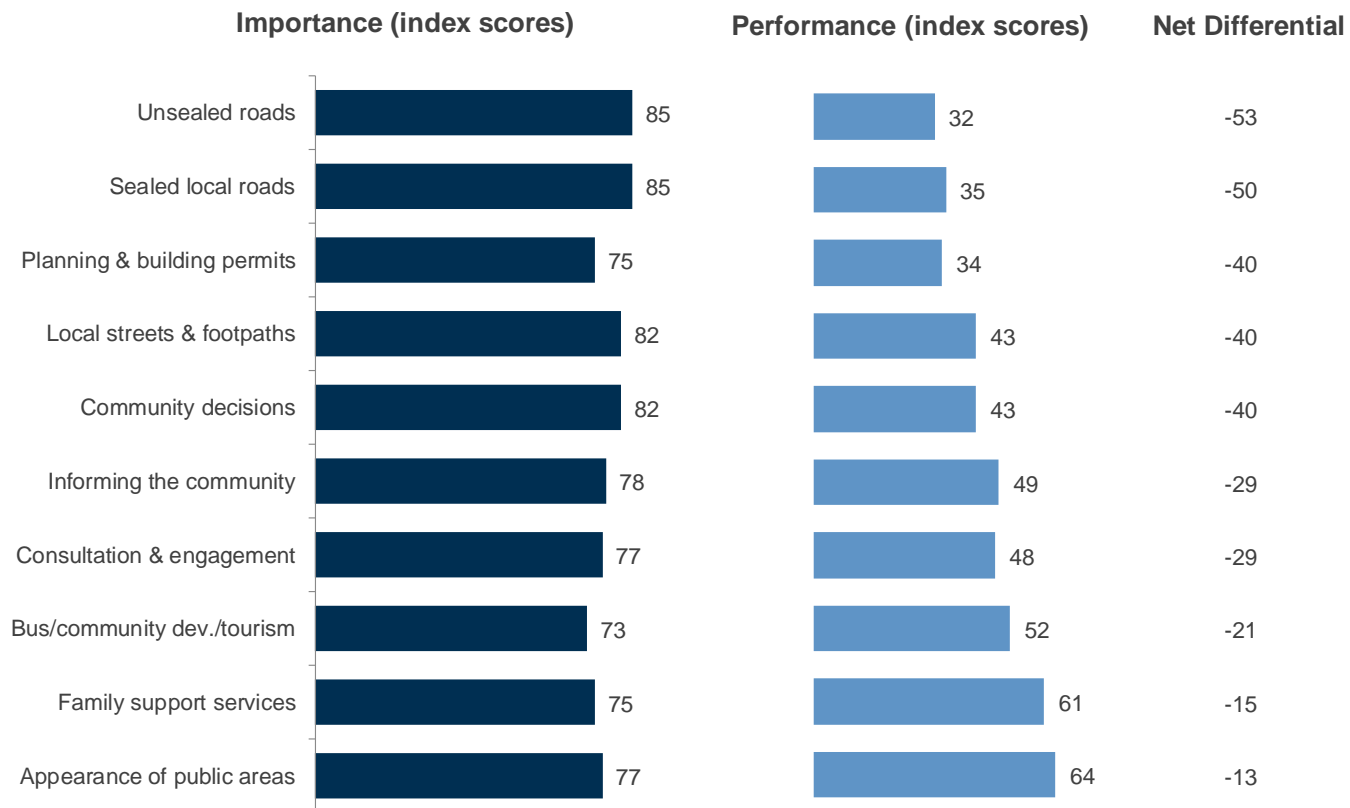


Q1. Firstly, how important should [RESPONSIBILITY AREA] be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 27 Councils asked group: 9



## Individual service areas importance vs performance

Service areas where importance exceeds performance by 10 points or more, suggesting further investigation is necessary.



Note: Net differentials are calculated based on the un-rounded importance and performance scores, then rounded to the nearest whole number, which may result in differences of +/-1% in the importance and performance scores and the net differential scores.





## Influences on perceptions of overall performance

The individual service area that has the strongest influence on the overall performance rating (based on regression analysis) is:

- Decisions made in the interest of the community.

**Good communication and transparency with residents about decisions Council has made in the community's interest provides the greatest opportunity to drive up overall opinion of Council's performance. Currently, Council performs poorly in this area (index score of 43).**

Following on from that, other individual service areas with a moderate to strong influence on the overall performance rating are:

- The condition of sealed local roads
- Business, community development and tourism
- Community consultation and engagement
- Planning and building permits
- Waste management
- Community and cultural activities.

Looking at these key service areas only, waste management has a high performance index score (70) and a moderate influence on the overall performance rating.

Maintaining this positive result should remain a focus – but there is greater work to be done elsewhere.

Council performs relatively less well on business, community development and tourism (index score of 52), which is also a moderate influence on overall perceptions.

**A focus on providing opportunities for the community and local business, including around tourism, can also help to shore up positive overall opinion of Council.**

However, most in need of attention are areas where Council is currently performing poorly, including planning and building permits (index score of 34) and the stronger influence of local sealed roads (index score of 35).

Council performance is also rated as below average on community consultation (index score of 48), which is a moderate influence on overall perceptions.

**It will be important to attend to the maintenance of sealed roads, and to consult with residents and address their concerns around Council's approach to planning and building permits, to help improve overall ratings of performance.**



## Regression analysis explained

We use regression analysis to investigate which individual service areas, such as community consultation, condition of sealed local roads, etc. (the independent variables) are influencing respondent perceptions of overall council performance (the dependent variable).

In the charts that follow:

- The horizontal axis represents Council's performance index score for each individual service. Service areas appearing on the right side of the chart have a higher index score than those on the left.
- The vertical axis represents the Standardised Beta Coefficient from the multiple regression performed. This measures the contribution of each service area to the model. Service areas near the top of the chart have a greater positive effect on overall performance ratings than service areas located closer to the axis.

The regressions are shown on the following two charts.

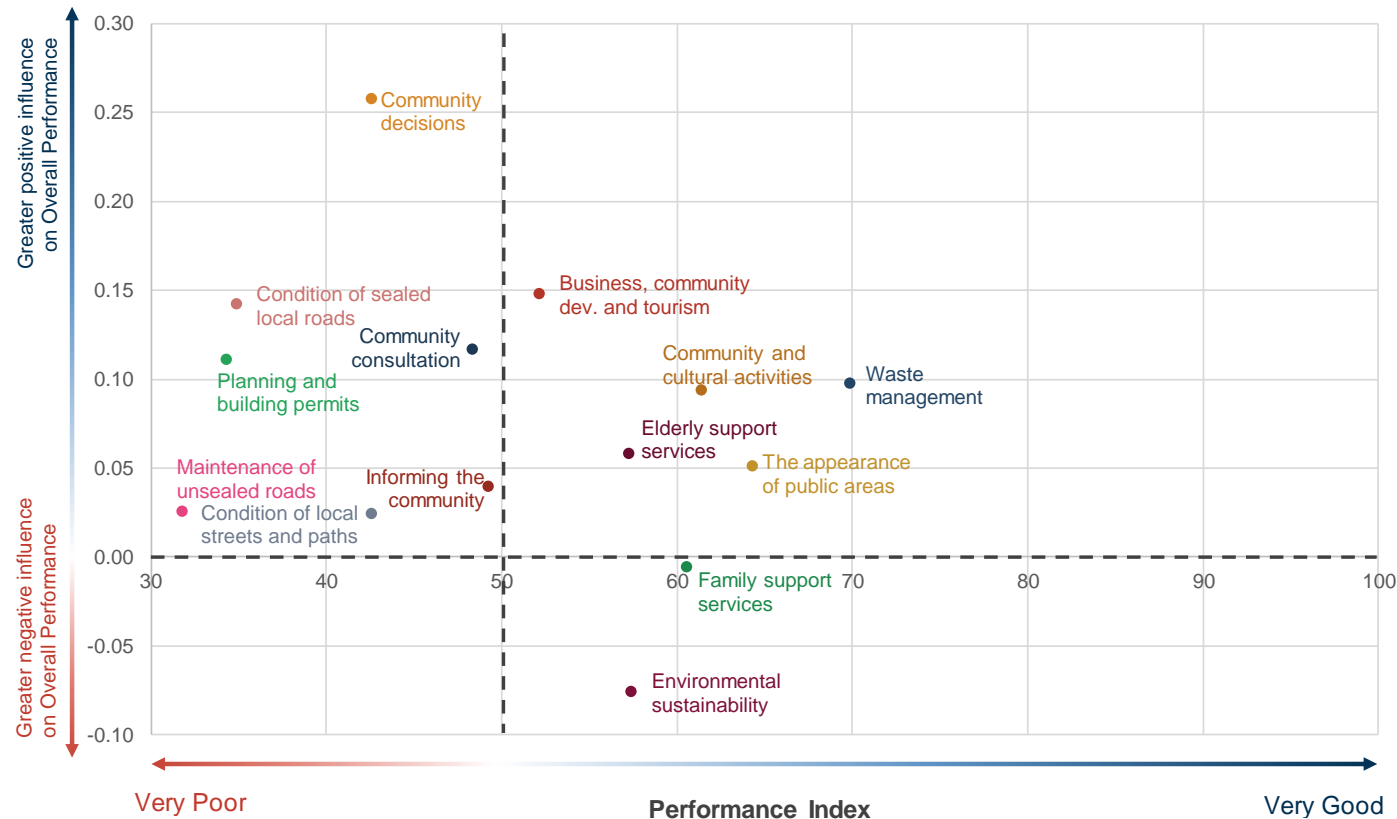
1. **The first chart** shows the results of a regression analysis of *all* individual service areas selected by Council.
2. **The second chart** shows the results of a regression performed on a smaller set of service areas, being those with a moderate-to-strong influence on overall performance. Service areas with a weak influence on overall performance (i.e. a low Standardised Beta Coefficient) have been excluded from the analysis.

**Key insights from this analysis are derived from the second chart.**



## Influence on overall performance: all service areas

2024 regression analysis (all service areas)

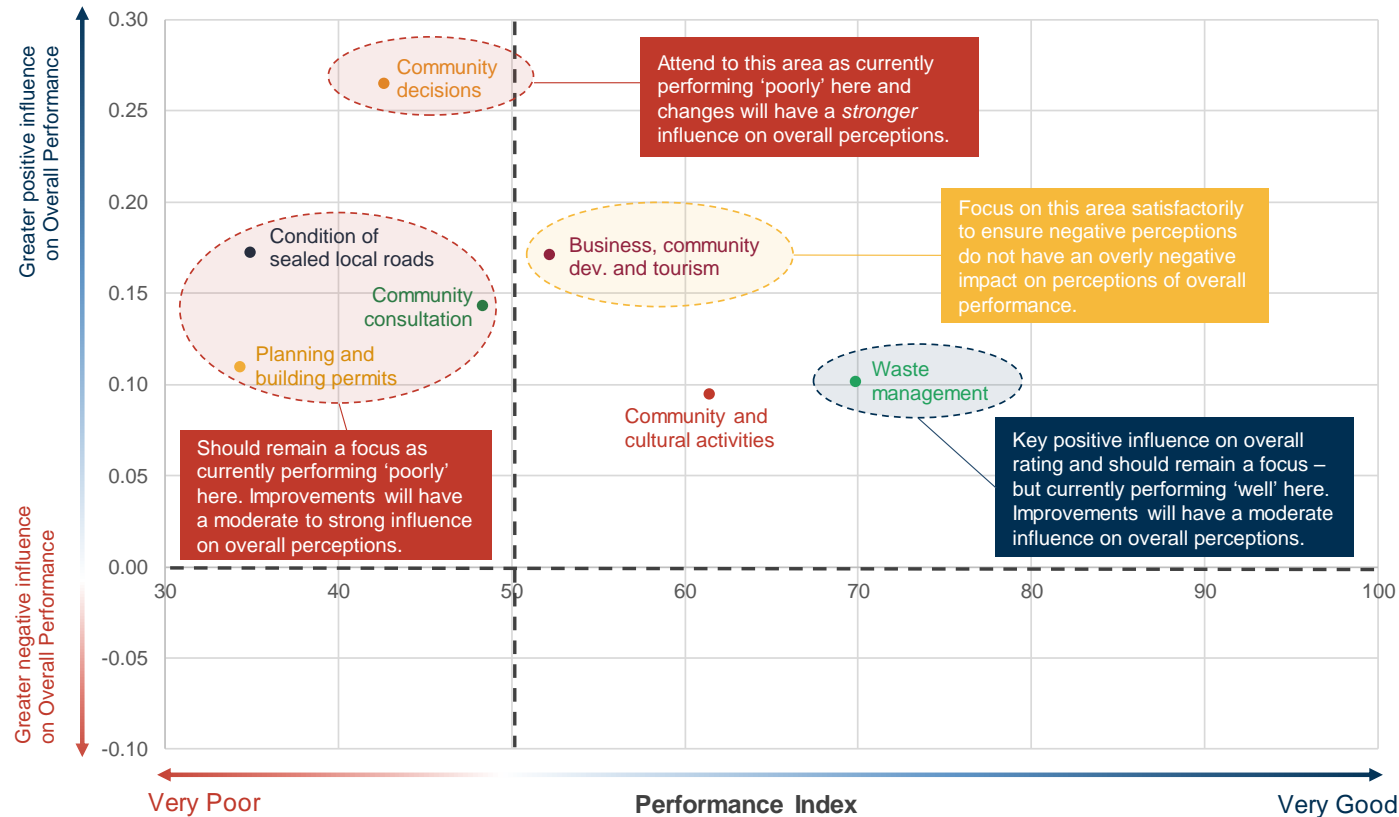


The multiple regression analysis model above (all service areas) has an  $R^2$  value of 0.595 and adjusted  $R^2$  value of 0.581, which means that 58% of the variance in community perceptions of overall performance can be predicted from these variables. The overall model effect was statistically significant at  $p = 0.0001$ ,  $F = 40.48$ . This model should be interpreted with some caution as some data is not normally distributed and not all service areas have linear correlations.



## Influence on overall performance: key service areas

2024 regression analysis (key service areas)

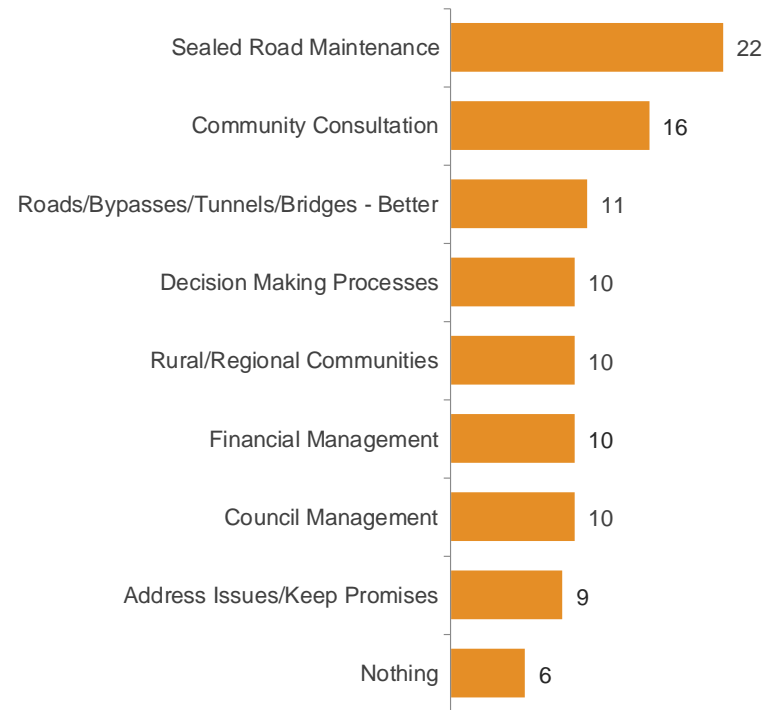


The multiple regression analysis model above (reduced set of service areas) has an  $R^2$  value of 0.586 and adjusted  $R^2$  value of 0.579, which means that 58% of the variance in community perceptions of overall performance can be predicted from these variables. The overall model effect was statistically significant at  $p = 0.0001$ ,  $F = 79.29$ .



## Areas for improvement

2024 areas for improvement (%)  
- Top mentions only -



Q17. What does Swan Hill Rural City Council MOST need to do to improve its performance?  
Base: All respondents. Councils asked State-wide: 49 Councils asked group: 14  
A verbatim listing of responses to this question can be found in the accompanying dashboard.



## **Customer service**

J W S R E S E A R C H 32



## Contact with council and customer service

### Contact with council

Around two thirds of residents (65%) have had contact with Council in the last 12 months – the highest rate of contact with Council in a decade.

Rate of contact has increased significantly this year among women (68%, up 11 percentage points) and 18 to 34 year olds (73%, up 20 percentage points).

The most frequent contact methods are telephone (37%), in person (33%) and by email (26%). The use of email to contact Council has been increasing over time.



**Among those residents who have had contact with Council, 50% provide a positive customer service rating of 'very good' or 'good', including 19% of residents who rate Council's customer service as 'very good'.**

### Customer service

Council's customer service index of 59 is four points lower than in 2023. This is not a significant change but is the lowest index score recorded since 2015.

- Customer service is rated significantly lower than for the Large Rural group and the State-wide average (index scores of 65 and 67 respectively).
- No geographic or demographic group provide a customer service rating that is significantly higher or lower than the Council average.

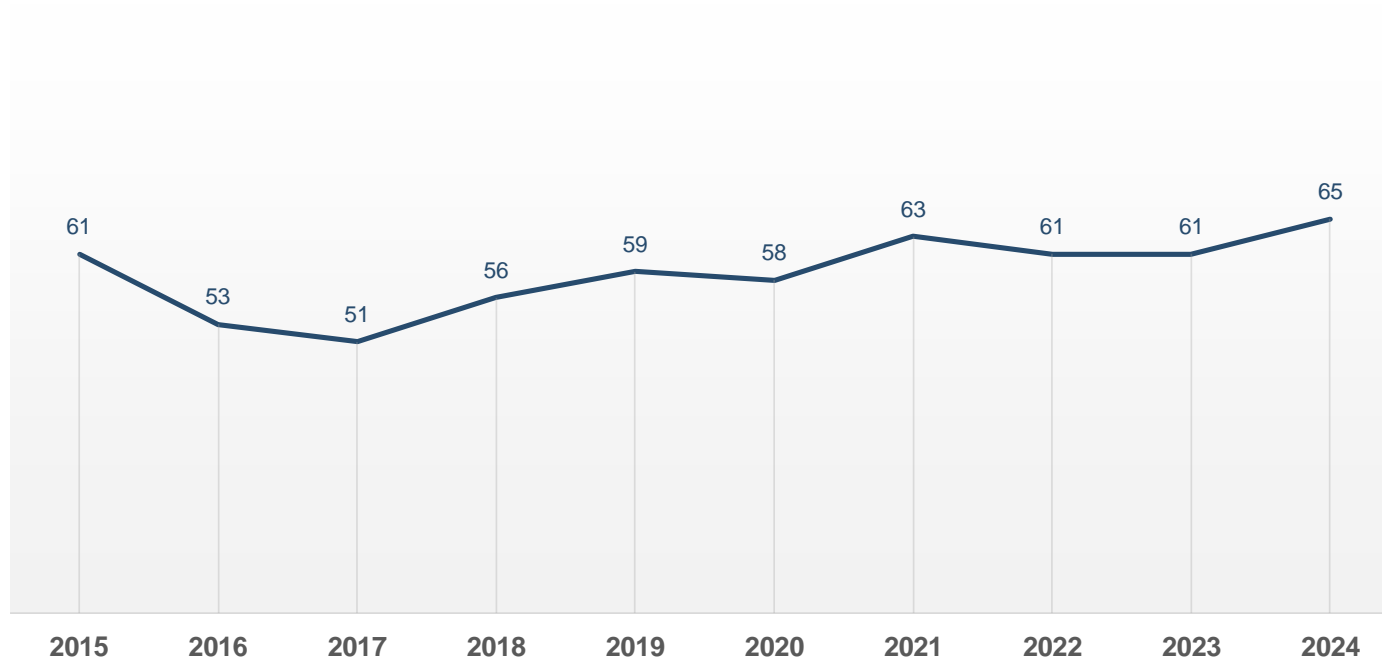
Half of residents (50%) provide a positive customer service rating of 'very good' or 'good', far more than the 20% who provide a rating of 'very poor' or 'poor'.

Customer service ratings are similar across the three most frequently used channels – by telephone (index score of 60), in person (59) and via email (59).



## Contact with council

2024 contact with council (%)  
Have had contact



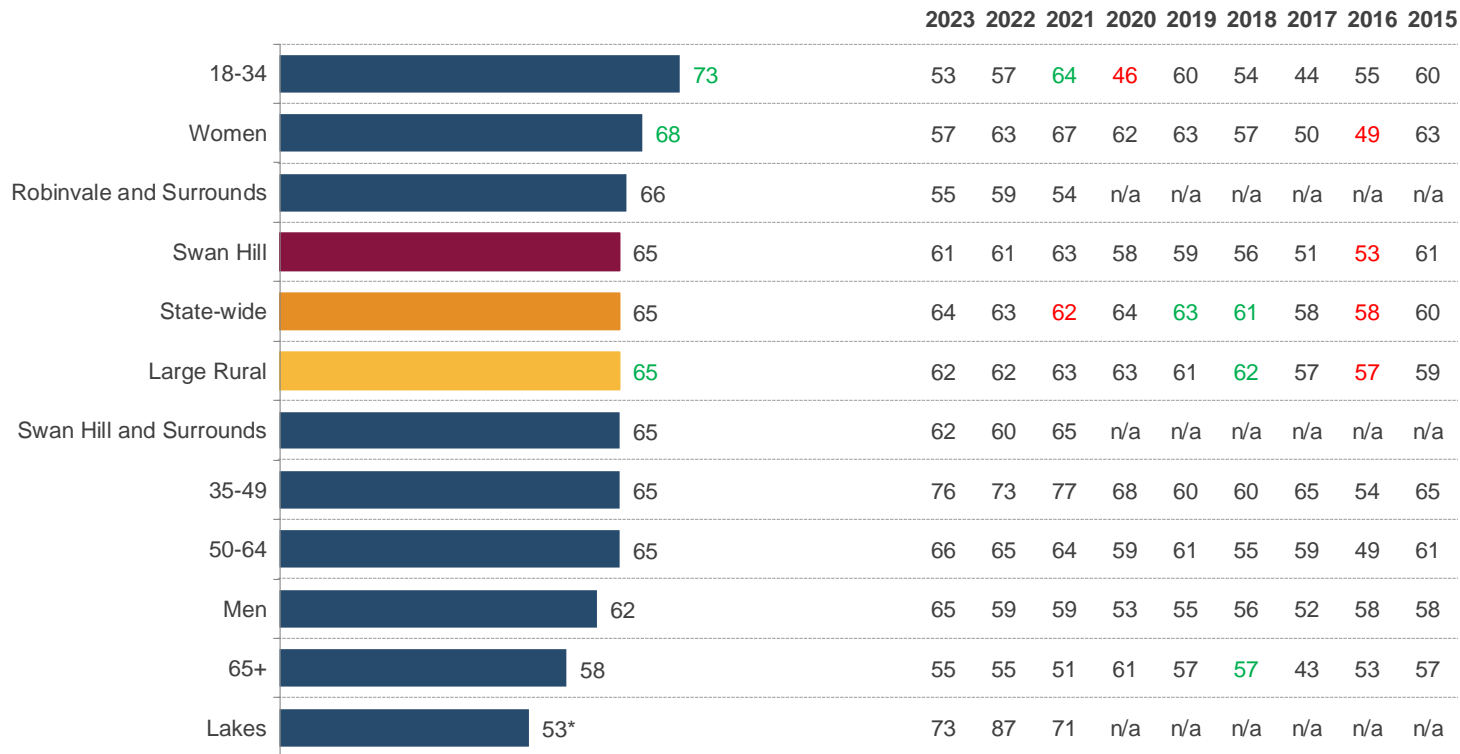
Q5a. Have you or any member of your household had any recent contact with Swan Hill Rural City Council in any of the following ways?  
Base: All respondents. Councils asked State-wide: 26 Councils asked group: 9





## Contact with council

2024 contact with council (%)



Q5a. Have you or any member of your household had any recent contact with Swan Hill Rural City Council in any of the following ways?  
 Base: All respondents. Councils asked State-wide: 26 Councils asked group: 9  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30



## Customer service rating

2024 customer service rating (index scores)

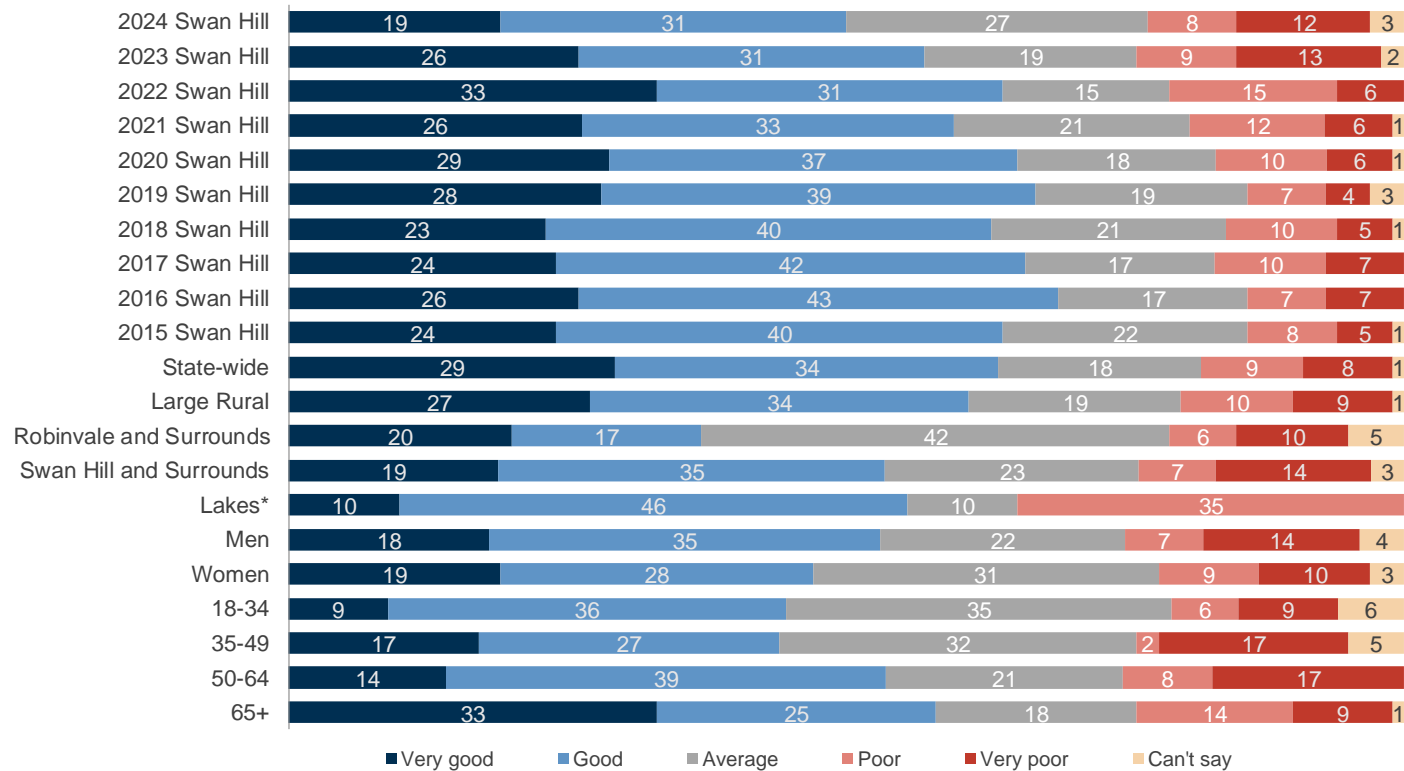
	2023	2022	2021	2020	2019	2018	2017	2016	2015
State-wide	67▲	68	70	70	71	70	69	69	70
Large Rural	65▲	67	68	68	69	67	66	67	67
65+	64	63	72	70	65	70	71	70	75
Swan Hill and Surrounds	60	63	68	67	n/a	n/a	n/a	n/a	n/a
Men	60	61	65	64	68	65	64	63	65
Swan Hill	59	63	67	66	69	70	67	67	68
Women	59	65	69	67	69	74	69	71	73
18-34	58	59	63	61	68	75	59	59	66
Robinvale and Surrounds	58	62	63	64	n/a	n/a	n/a	n/a	n/a
Lakes	58*	54	67	49	n/a	n/a	n/a	n/a	n/a
35-49	56	65	67	65	72	71	72	70	73
50-64	56	62	66	69	70	63	66	65	65

Q5c. Thinking of the most recent contact, how would you rate Swan Hill Rural City Council for customer service?  
 Please keep in mind we do not mean the actual outcome but rather the actual service that was received.  
 Base: All respondents who have had contact with Council in the last 12 months.  
 Councils asked State-wide: 62 Councils asked group: 18  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30



## Customer service rating

2024 customer service rating (%)

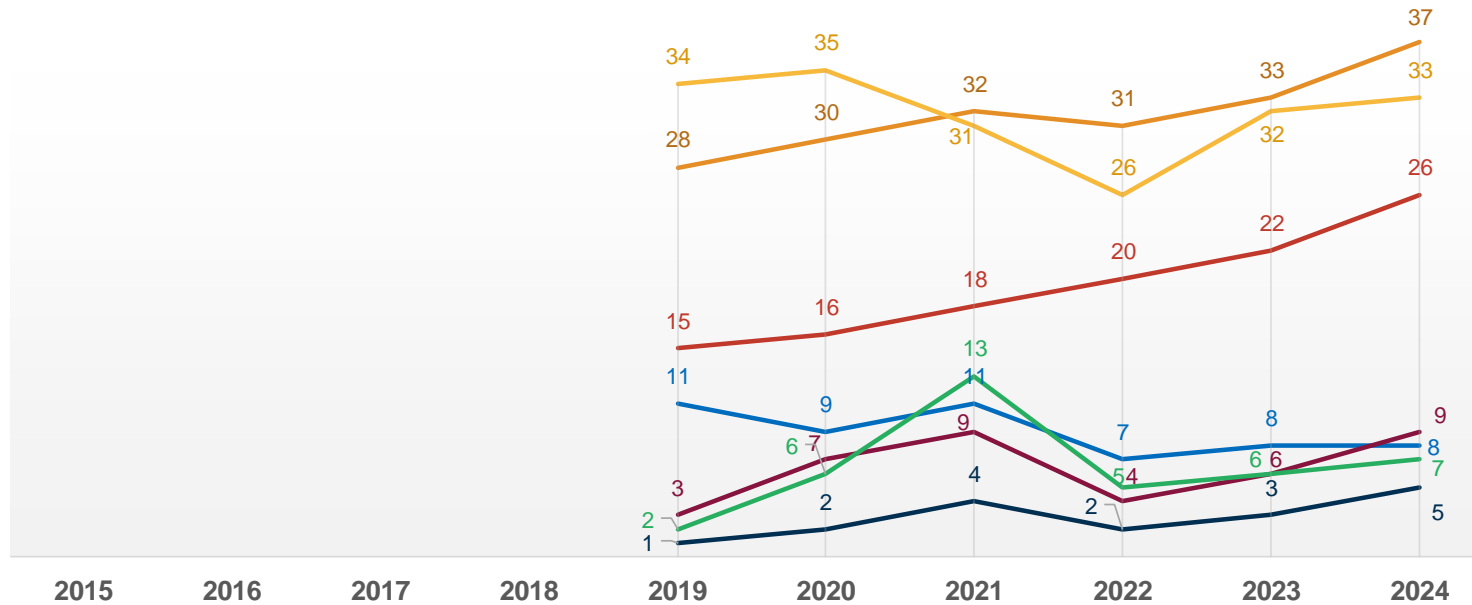
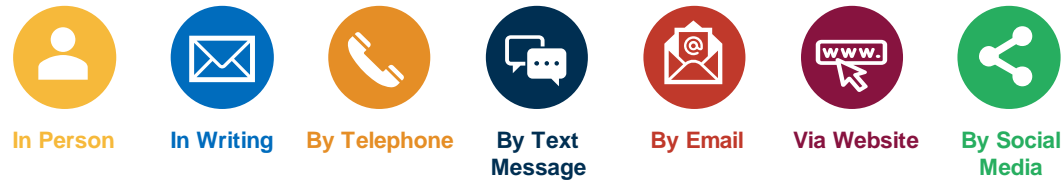


Q5c. Thinking of the most recent contact, how would you rate Swan Hill Rural City Council for customer service?  
 Please keep in mind we do not mean the actual outcome but rather the actual service that was received.  
 Base: All respondents who have had contact with Council in the last 12 months.  
 Councils asked State-wide: 62 Councils asked group: 18  
 \*Caution: small sample size < n=30



## Method of contact with council

2024 method of contact (%)

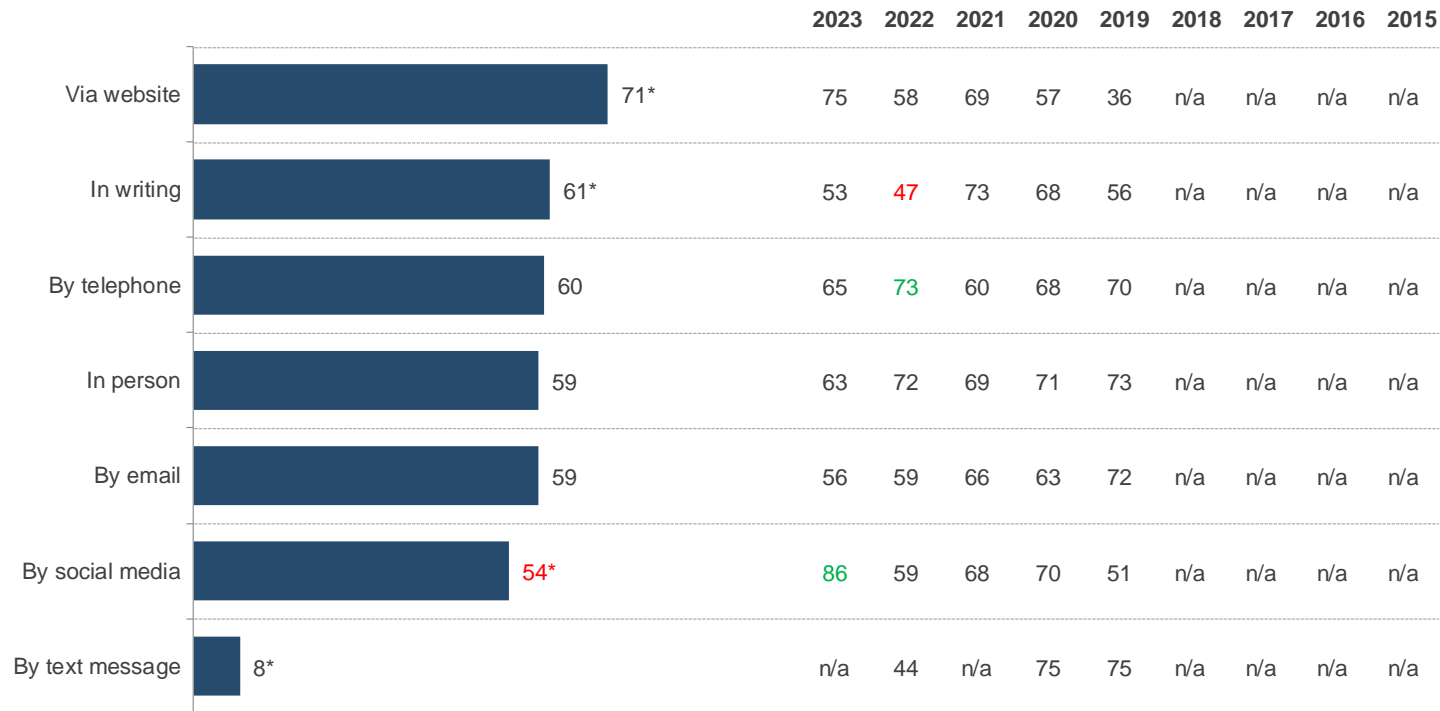


Q5a. Have you or any member of your household had any recent contact with Swan Hill Rural City Council in any of the following ways?  
 Base: All respondents. Councils asked State-wide: 26 Councils asked group: 9  
 Note: Respondents could name multiple contacts methods so responses may add to more than 100%



## Customer service rating by method of last contact

2024 customer service rating (index score by method of last contact)

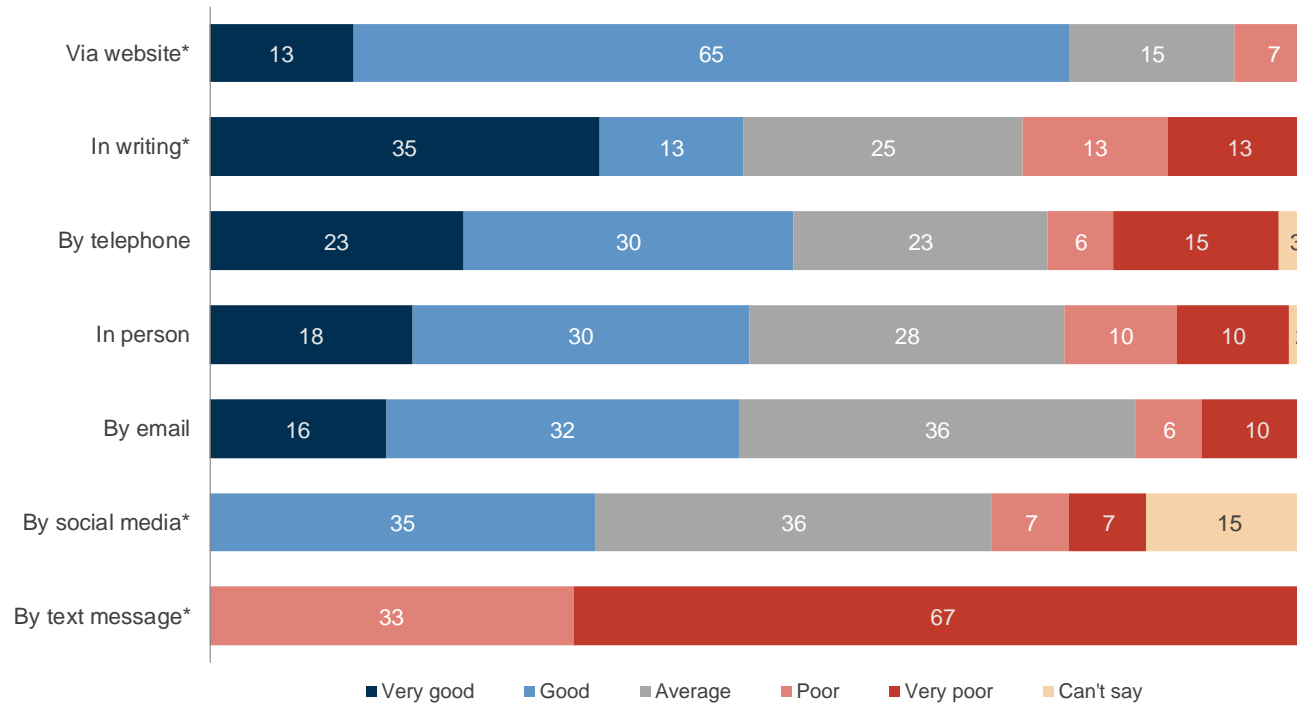


Q5c. Thinking of the most recent contact, how would you rate Swan Hill Rural City Council for customer service?  
 Please keep in mind we do not mean the actual outcome but rather the actual service that was received.  
 Base: All respondents who have had contact with Council in the last 12 months.  
 Councils asked State-wide: 26 Councils asked group: 9  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30



## Customer service rating by method of last contact

2024 customer service rating (% by method of last contact)



Q5c. Thinking of the most recent contact, how would you rate Swan Hill Rural City Council for customer service? Please keep in mind we do not mean the actual outcome but rather the actual service that was received.

Base: All respondents who have had contact with Council in the last 12 months.

Councils asked State-wide: 26 Councils asked group: 9

\*Caution: small sample size < n=30



# Communication

J W S R E S E A R C H 41



## Communication

The preferred form of communication from Council about news and information and upcoming events is via social media (26%). This is the first year that social media as a communications channel has been preferred ahead of other channels. This is followed by a Council newsletter sent via mail (21%) or a Council newsletter sent via email (20%).

The two largest changes in communication preferences are:

- a decline in the preference for advertising in a local newspaper (down nine percentage points to 10%)
- an increase in the preference for the use of social media (up eight percentage points to 26%).

Preferences differ by age group.

- For residents aged under 50 years, the preference for social media communications has increased from 26% last year to 41% in 2024. No other communication channel comes close, with the next most preferred being a Council newsletter via mail (19%) or via email (18%).
- For residents aged 50 years and over, the preferred forms of communication are a newsletter via mail or via email (both 23%). This is followed by advertising in a local newspaper (17%).

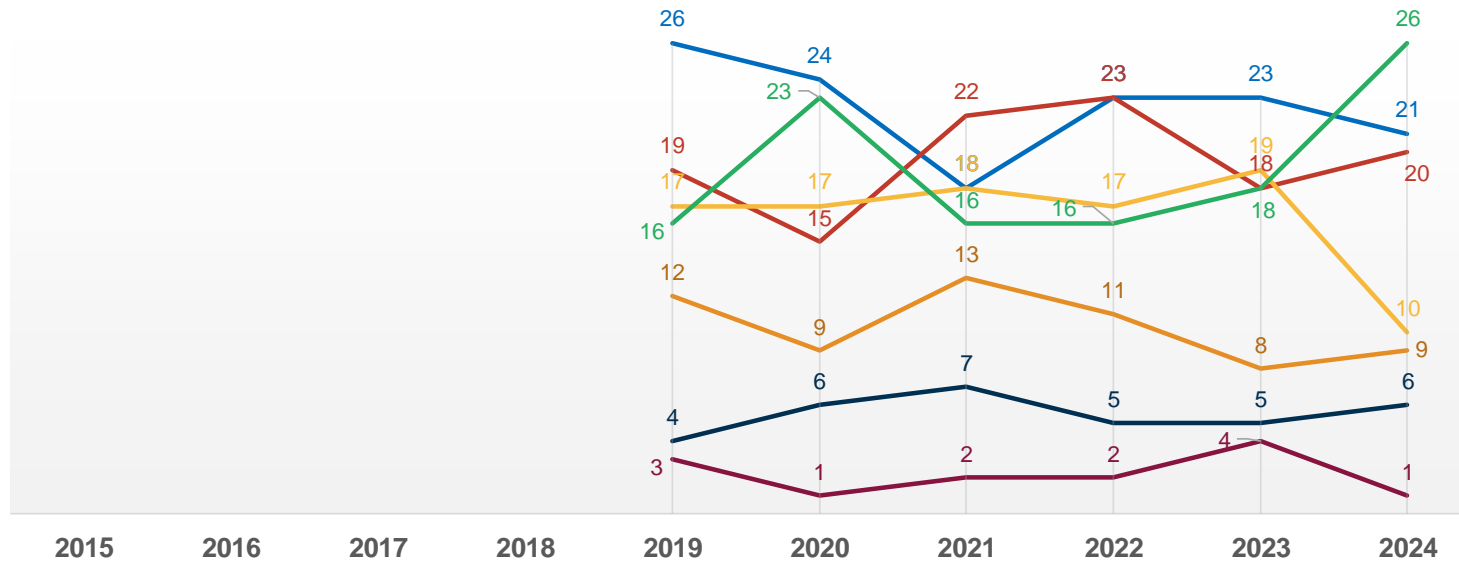






## Best form of communication

2024 best form of communication (%)

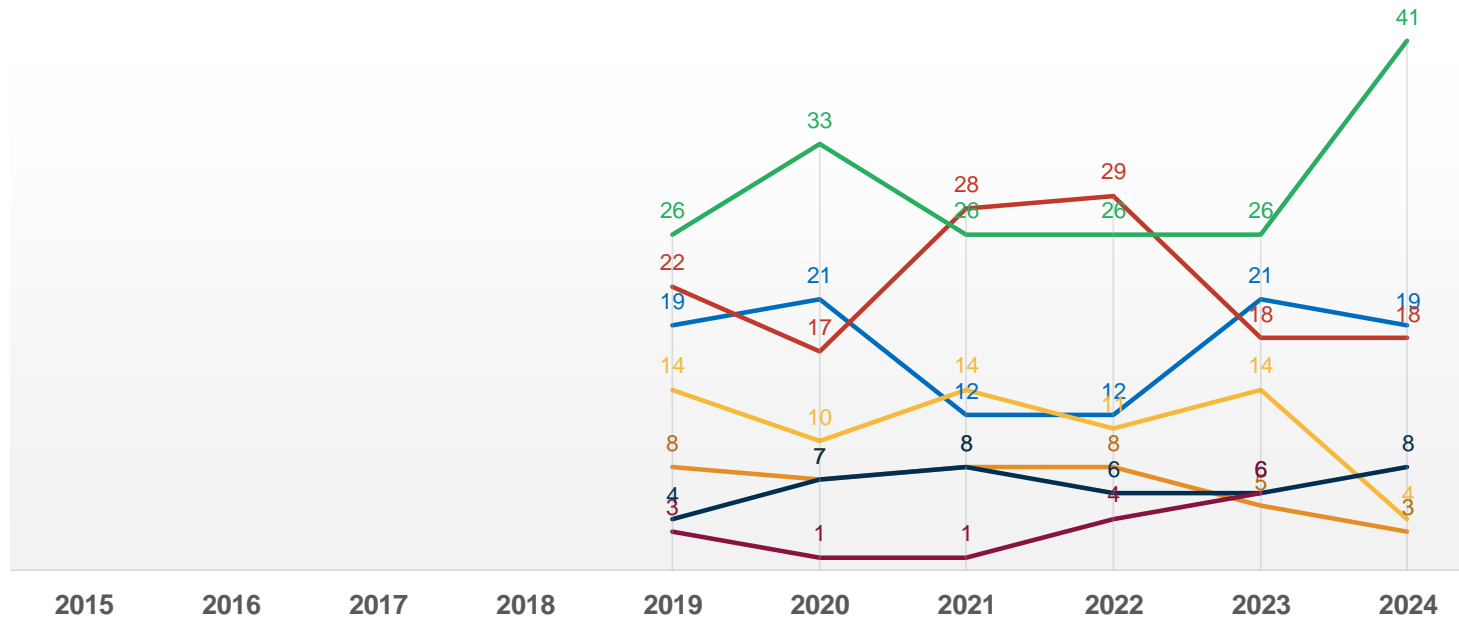


Q13. If Swan Hill Rural City Council was going to get in touch with you to inform you about Council news and information and upcoming events, which ONE of the following is the BEST way to communicate with you?  
 Base: All respondents. Councils asked State-wide: 38 Councils asked group: 9



## Best form of communication: under 50s

2024 under 50s best form of communication (%)

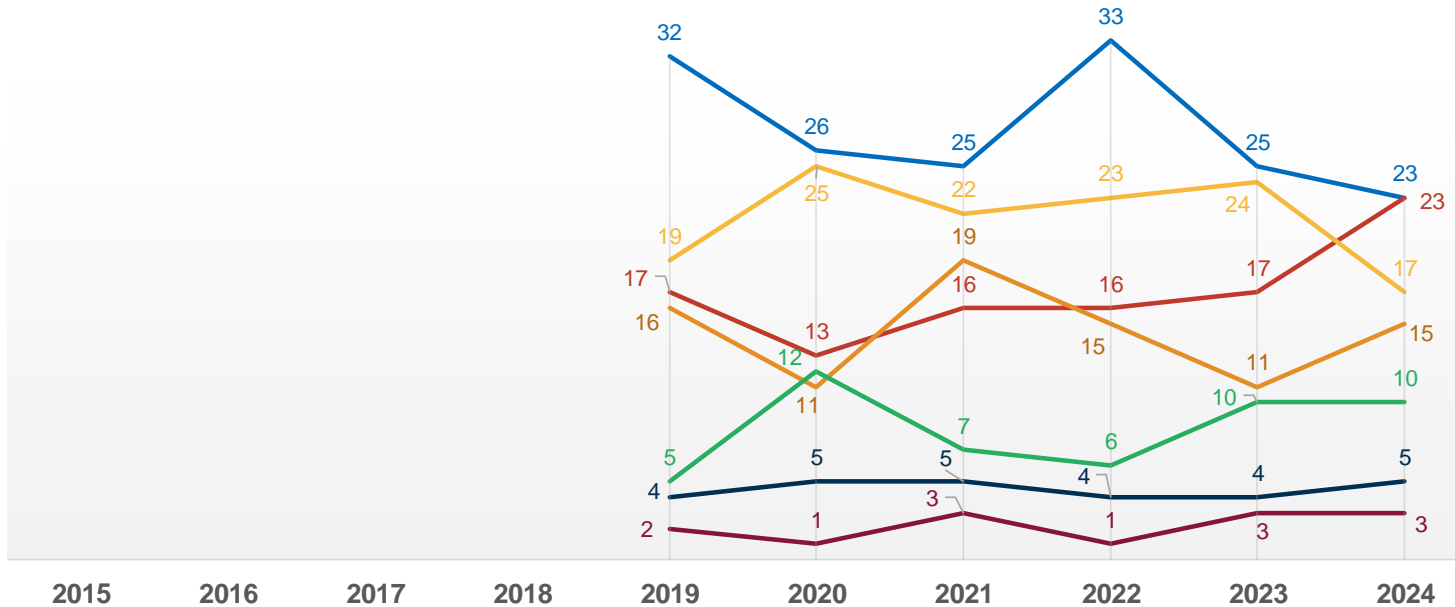


Q13. If Swan Hill Rural City Council was going to get in touch with you to inform you about Council news and information and upcoming events, which ONE of the following is the BEST way to communicate with you?  
 Base: All respondents aged under 50. Councils asked State-wide: 38 Councils asked group: 9



## Best form of communication: 50+ years

2024 50+ years best form of communication (%)



Q13. If Swan Hill Rural City Council was going to get in touch with you to inform you about Council news and information and upcoming events, which ONE of the following is the BEST way to communicate with you?  
 Base: All respondents aged 50+ years. Councils asked State-wide: 38 Councils asked group: 9



## **Council direction**

J W S R E S E A R C H 46



## Council direction

Council's overall direction index score of 40 is the lowest recorded in a decade. Perceptions of the direction of Council's overall performance have been in a slow but steady decline since 2021.

Council performs in line with the Large Rural group (index score of 42) on this measure and significantly lower than the State-wide average (index score of 45).

- Lakes region residents (index score of 54) rate overall direction significantly higher than average.
- The least satisfied with council direction are residents aged 50 to 64 years or men (index scores of 36 and 38 respectively). Neither of these scores are significantly lower than Council's average score.

Over the last 12 months, 57% believe the direction of Council's overall performance has stayed the same, down two percentage points on 2023.

- Just 11% believe the direction has improved in the last 12 months (unchanged from 2023).
- Three in ten residents (30%) believe it has deteriorated (up two points on 2023).

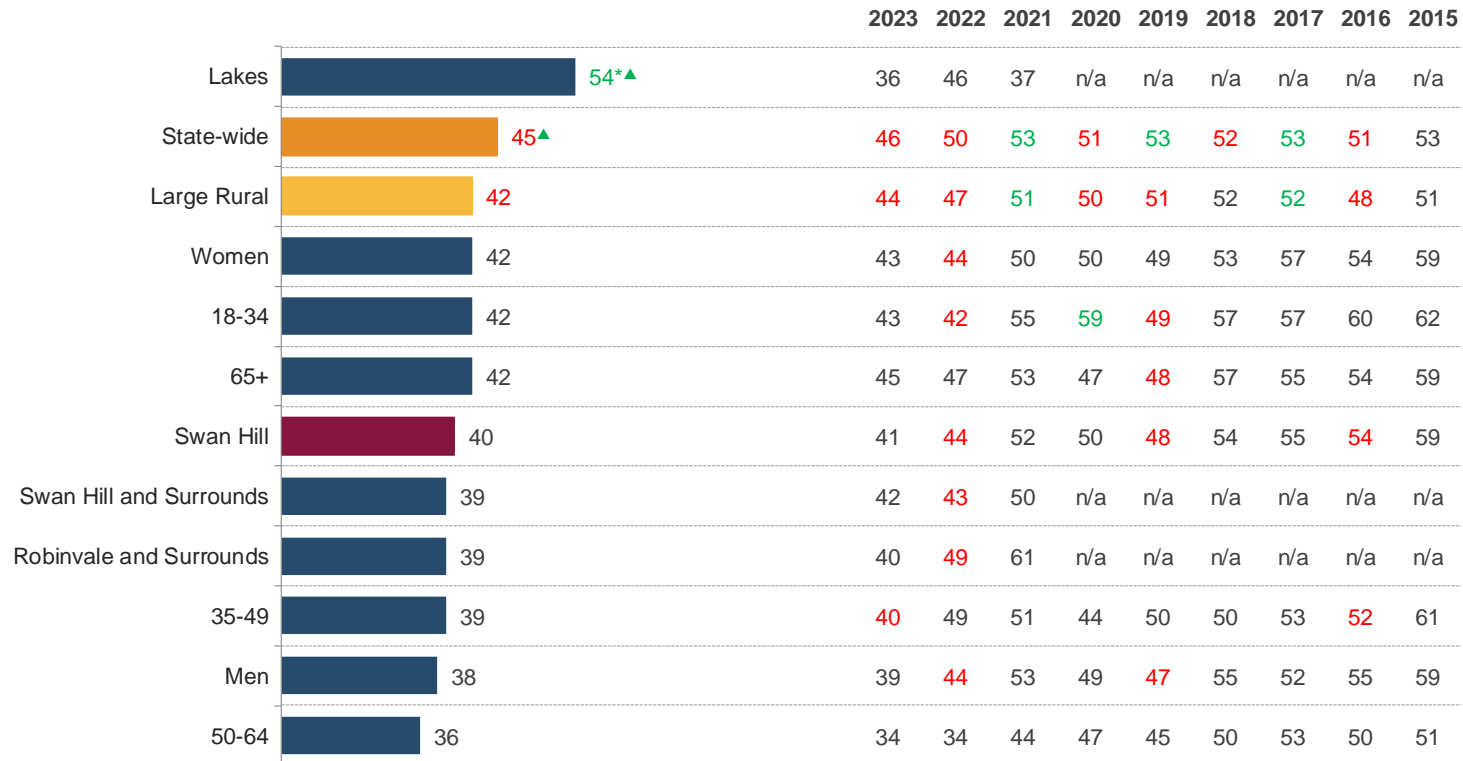
When it comes to the trade off between rates and services, residents have a clear preference for cuts in council services to keep council rates at the same level as they are now (54%) over rate rises to improve local services (22% would prefer this).





## Overall council direction last 12 months

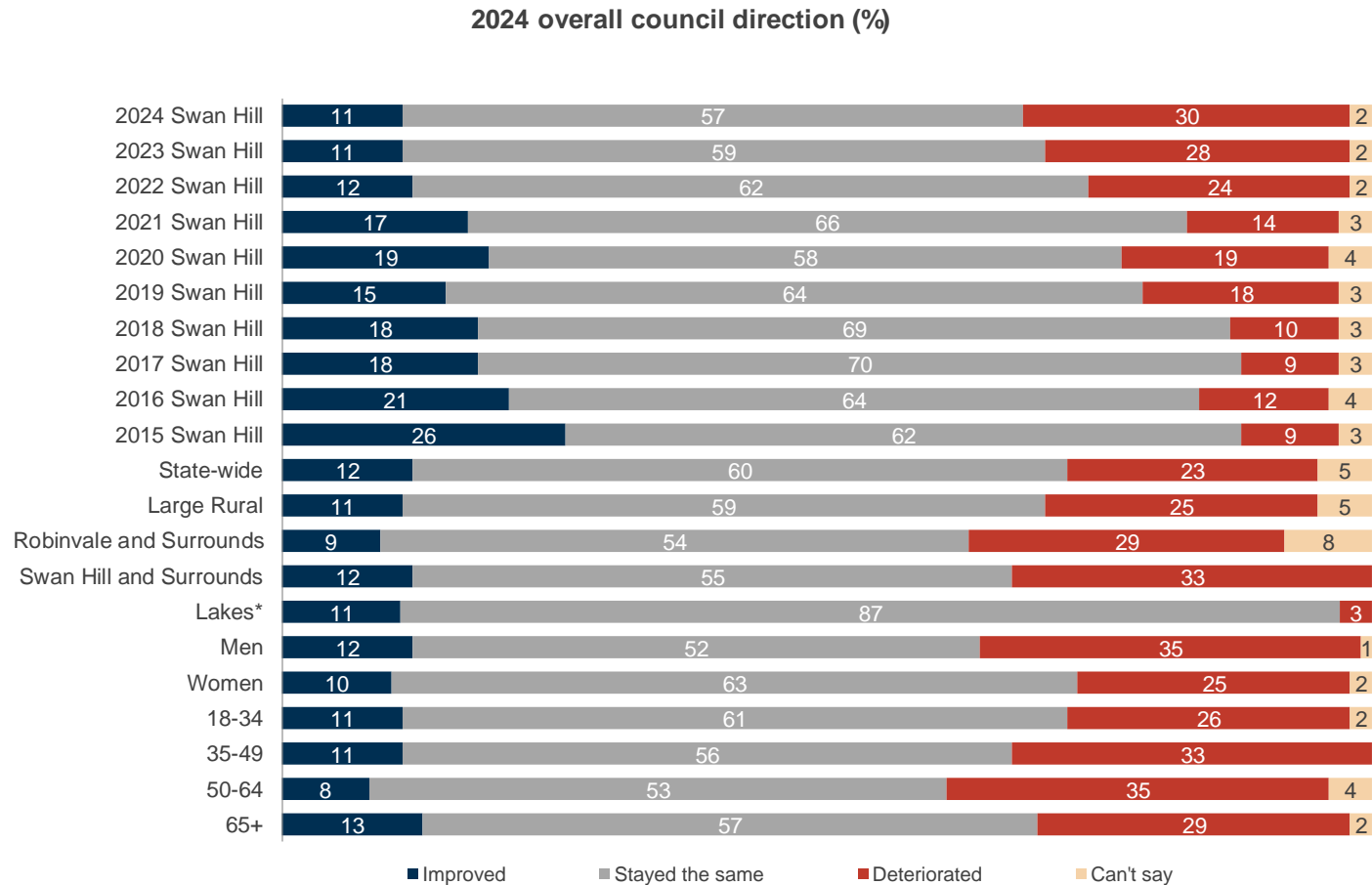
2024 overall council direction (index scores)



Q6. Over the last 12 months, what is your view of the direction of Swan Hill Rural City Council's overall performance?  
 Base: All respondents. Councils asked State-wide: 62 Councils asked group: 18  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30



## Overall council direction last 12 months

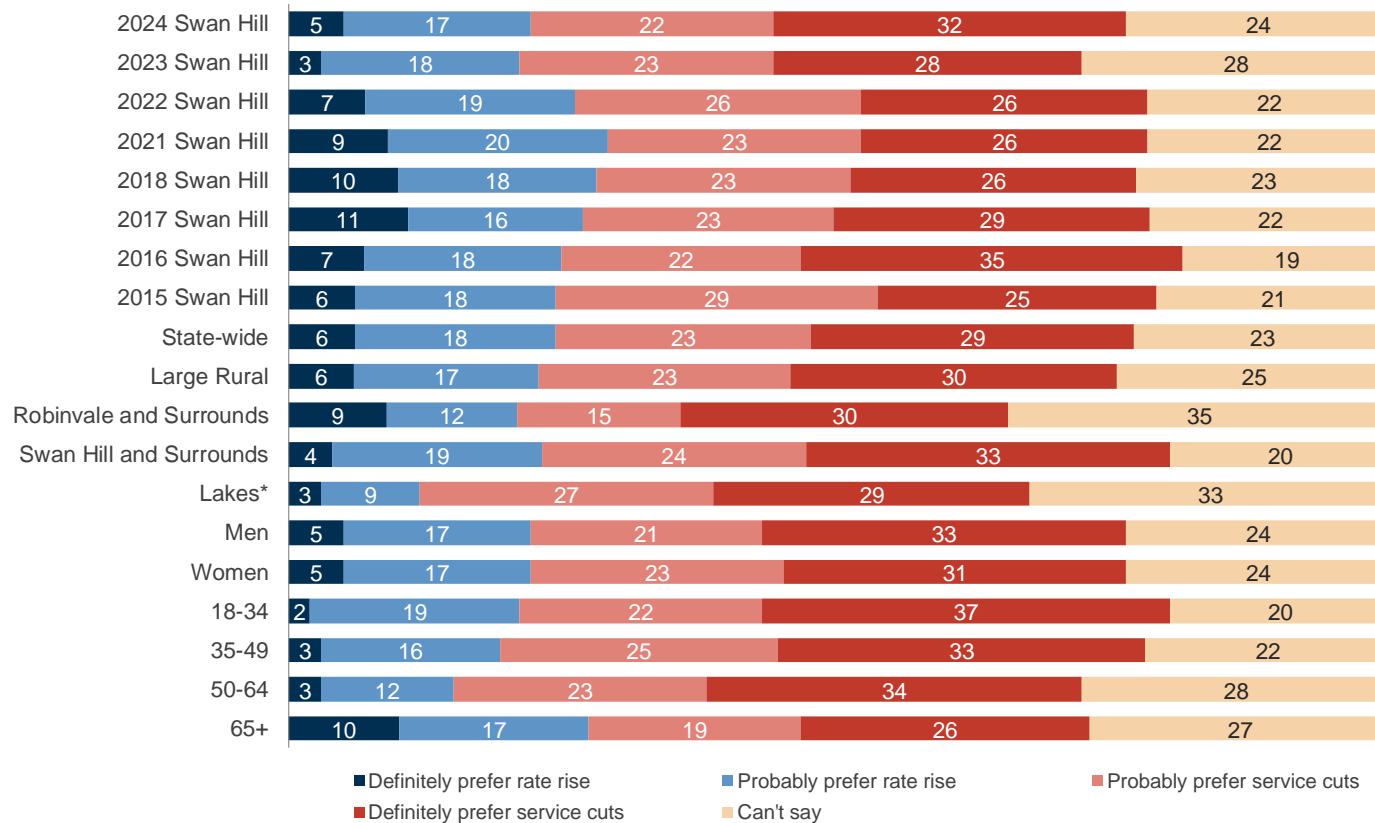


Q6. Over the last 12 months, what is your view of the direction of Swan Hill Rural City Council's overall performance?  
 Base: All respondents. Councils asked State-wide: 62 Councils asked group: 18  
 \*Caution: small sample size < n=30



## Rates / services trade-off

2024 rates / services trade-off (%)



Q10. If you had to choose, would you prefer to see council rate rises to improve local services OR would you prefer to see cuts in council services to keep council rates at the same level as they are now?  
 Base: All respondents. Councils asked State-wide: 19 Councils asked group: 6  
 \*Caution: small sample size < n=30





## **Individual service areas**

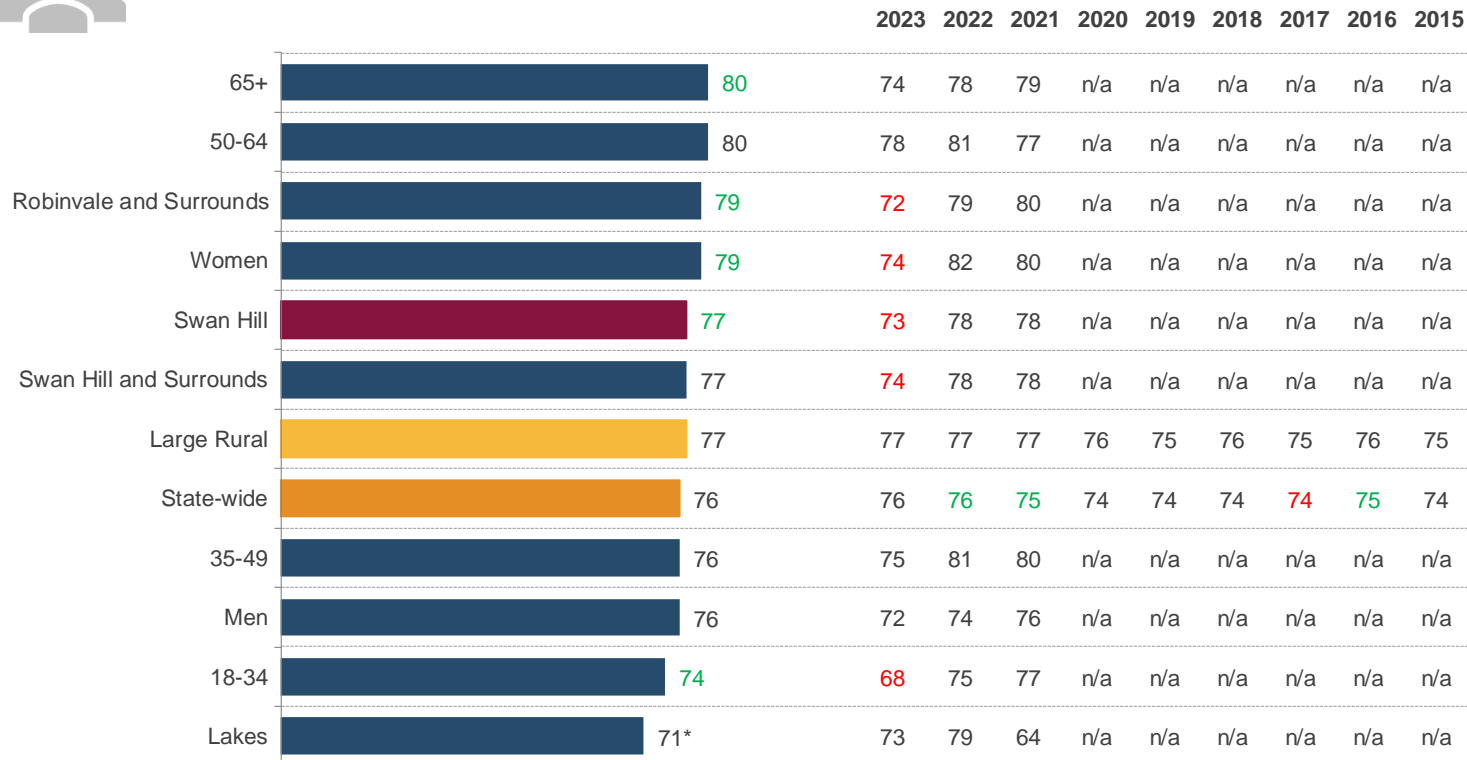
J W S R E S E A R C H 51



## Community consultation and engagement importance



2024 consultation and engagement importance (index scores)



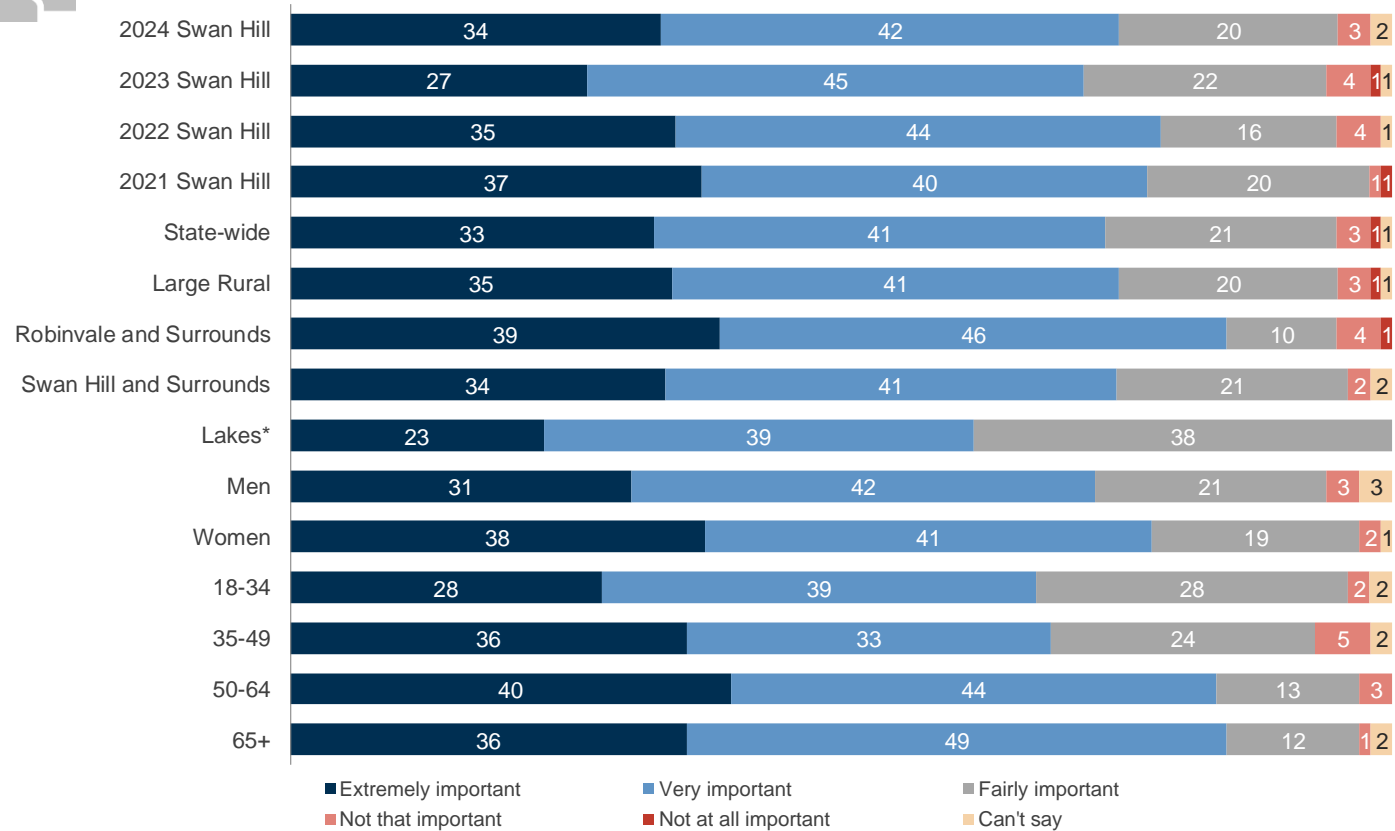
Q1. Firstly, how important should 'Community consultation and engagement' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 25 Councils asked group: 9  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30



## Community consultation and engagement importance



2024 consultation and engagement importance (%)



Q1. Firstly, how important should 'Community consultation and engagement' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 25 Councils asked group: 9  
 \*Caution: small sample size < n=30



## Community consultation and engagement performance



2024 consultation and engagement performance (index scores)

	2023	2022	2021	2020	2019	2018	2017	2016	2015	
State-wide	51▲	52	54	56	55	56	55	55	54	56
Robinvale and Surrounds	51	52	46	57	n/a	n/a	n/a	n/a	n/a	n/a
Lakes	49*	46	40	41	n/a	n/a	n/a	n/a	n/a	n/a
35-49	49	54	48	49	51	55	56	57	58	57
Men	49	50	49	54	52	53	54	59	54	52
65+	49	48	48	50	50	54	61	59	56	57
Swan Hill	48	50	48	51	52	54	55	58	55	54
18-34	48	51	47	53	57	54	53	61	52	53
Large Rural	48	49	51	54	54	54	54	52	52	54
Women	48	49	47	47	51	55	57	56	56	57
Swan Hill and Surrounds	48	50	49	49	n/a	n/a	n/a	n/a	n/a	n/a
50-64	46	46	49	50	47	53	53	51	55	52

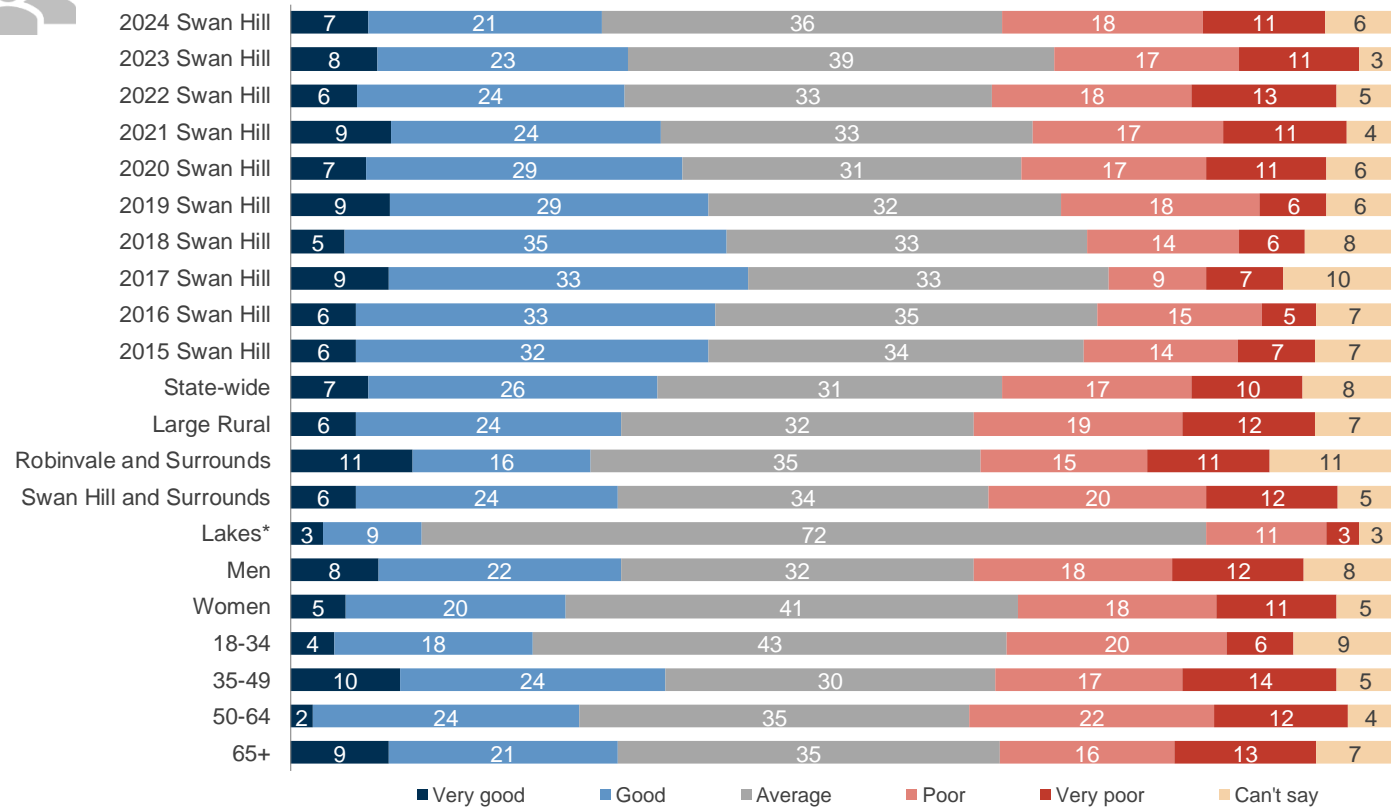
Q2. How has Council performed on 'Community consultation and engagement' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 62 Councils asked group: 18  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30



## Community consultation and engagement performance



2024 consultation and engagement performance (%)



Q2. How has Council performed on 'Community consultation and engagement' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 62 Councils asked group: 18  
 \*Caution: small sample size < n=30

## Decisions made in the interest of the community importance



2024 community decisions made importance (index scores)

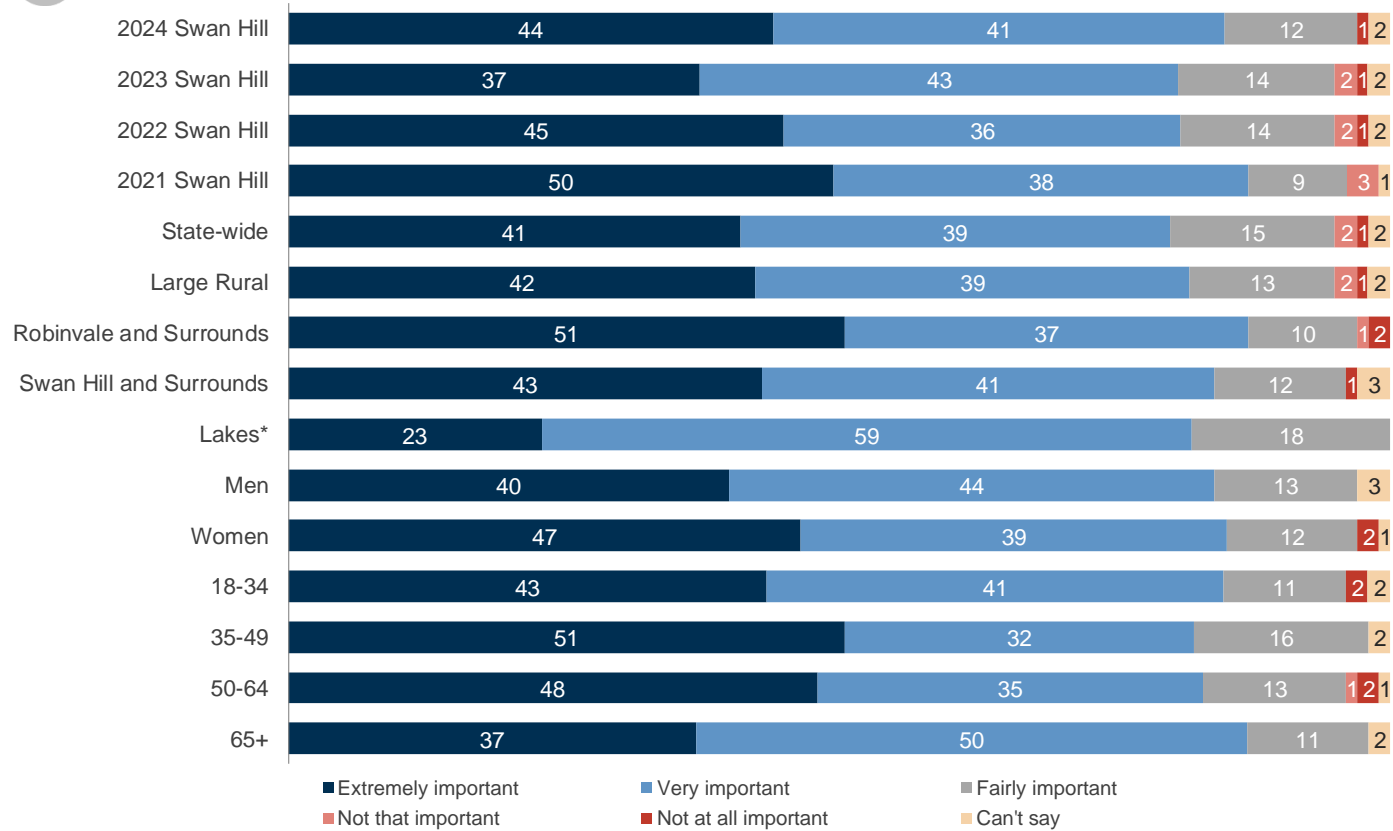
	2023	2022	2021	2020	2019	2018	2017	2016	2015
35-49	84	83	86	88	n/a	n/a	n/a	n/a	n/a
Robinvale and Surrounds	84	76	79	85	n/a	n/a	n/a	n/a	n/a
Women	83	80	85	85	n/a	n/a	n/a	n/a	n/a
Swan Hill and Surrounds	82	80	81	84	n/a	n/a	n/a	n/a	n/a
Swan Hill	82	79	81	84	n/a	n/a	n/a	n/a	n/a
50-64	82	82	81	83	n/a	n/a	n/a	n/a	n/a
18-34	82	73	81	87	n/a	n/a	n/a	n/a	n/a
Men	82	78	77	83	n/a	n/a	n/a	n/a	n/a
65+	82	80	78	78	n/a	n/a	n/a	n/a	n/a
Large Rural	80	80	81	82	79	80	80	80	80
State-wide	80	80	81	81	80	80	80	79	80
Lakes	76*	78	84	78	n/a	n/a	n/a	n/a	n/a

Q1. Firstly, how important should 'Decisions made in the interest of the community' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 19 Councils asked group: 8  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30

## Decisions made in the interest of the community importance



2024 community decisions made importance (%)



Q1. Firstly, how important should 'Decisions made in the interest of the community' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 19 Councils asked group: 8  
 \*Caution: small sample size < n=30

## Decisions made in the interest of the community performance



2024 community decisions made performance (index scores)

	2023	2022	2021	2020	2019	2018	2017	2016	2015
State-wide	50▲	51	54	56	53	55	54	54	55
65+	49▲	45	48	49	46	53	60	58	56
Large Rural	46▲	48	51	54	52	52	52	51	50
Swan Hill and Surrounds	44	45	45	48	n/a	n/a	n/a	n/a	n/a
Lakes	44*	52	32	53	n/a	n/a	n/a	n/a	n/a
Men	43	44	46	52	47	50	54	52	53
Swan Hill	43	45	45	48	45	51	54	53	53
Women	43	46	43	45	43	52	54	54	53
35-49	41	39	46	45	43	52	53	52	49
50-64	40	42	46	49	41	52	49	44	55
18-34	38	51	38	50	49	48	55	53	51
Robinvale and Surrounds	37	44	46	51	n/a	n/a	n/a	n/a	n/a

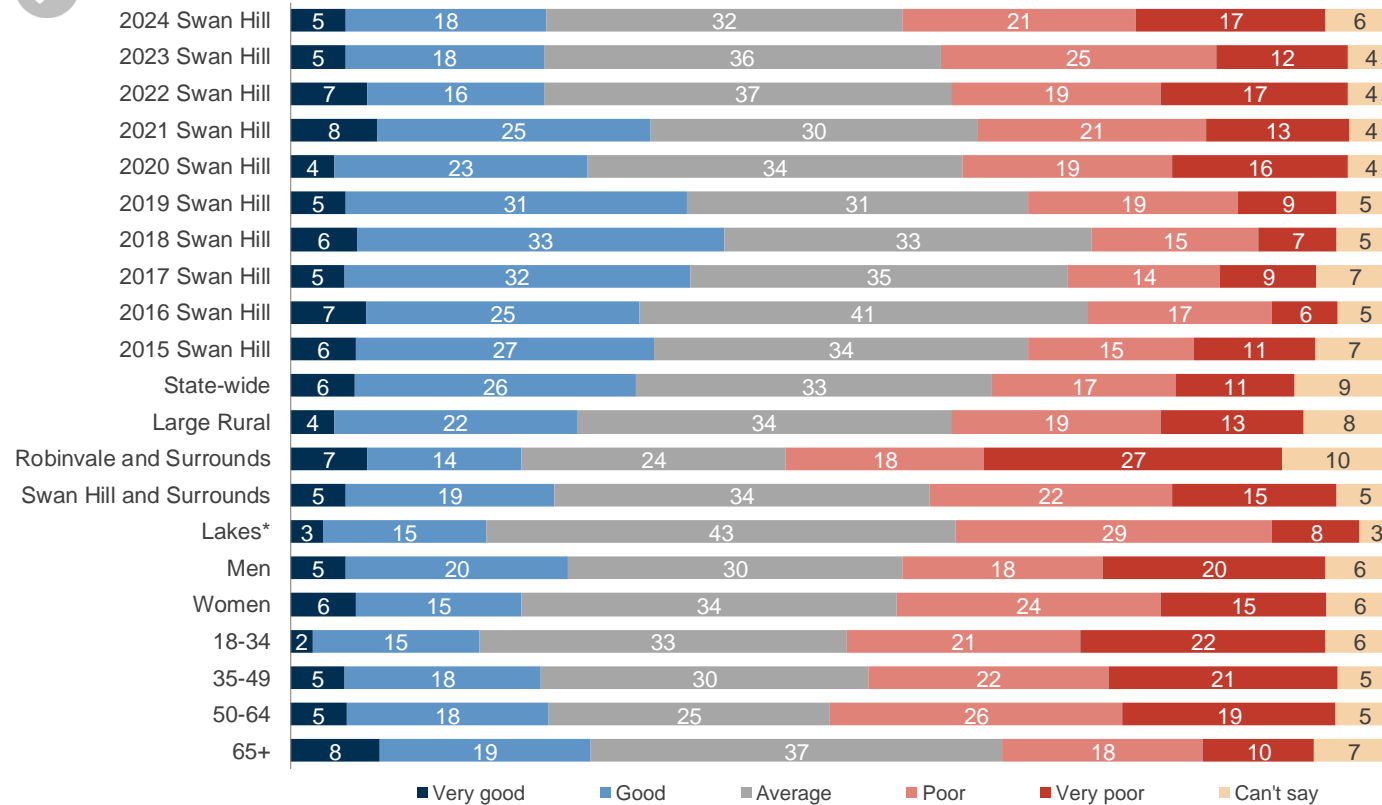
Q2. How has Council performed on 'Decisions made in the interest of the community' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 62 Councils asked group: 18  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30



## Decisions made in the interest of the community performance



2024 community decisions made performance (%)



Q2. How has Council performed on 'Decisions made in the interest of the community' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 62 Councils asked group: 18  
 \*Caution: small sample size < n=30

## The condition of sealed local roads in your area importance



2024 sealed local roads importance (index scores)

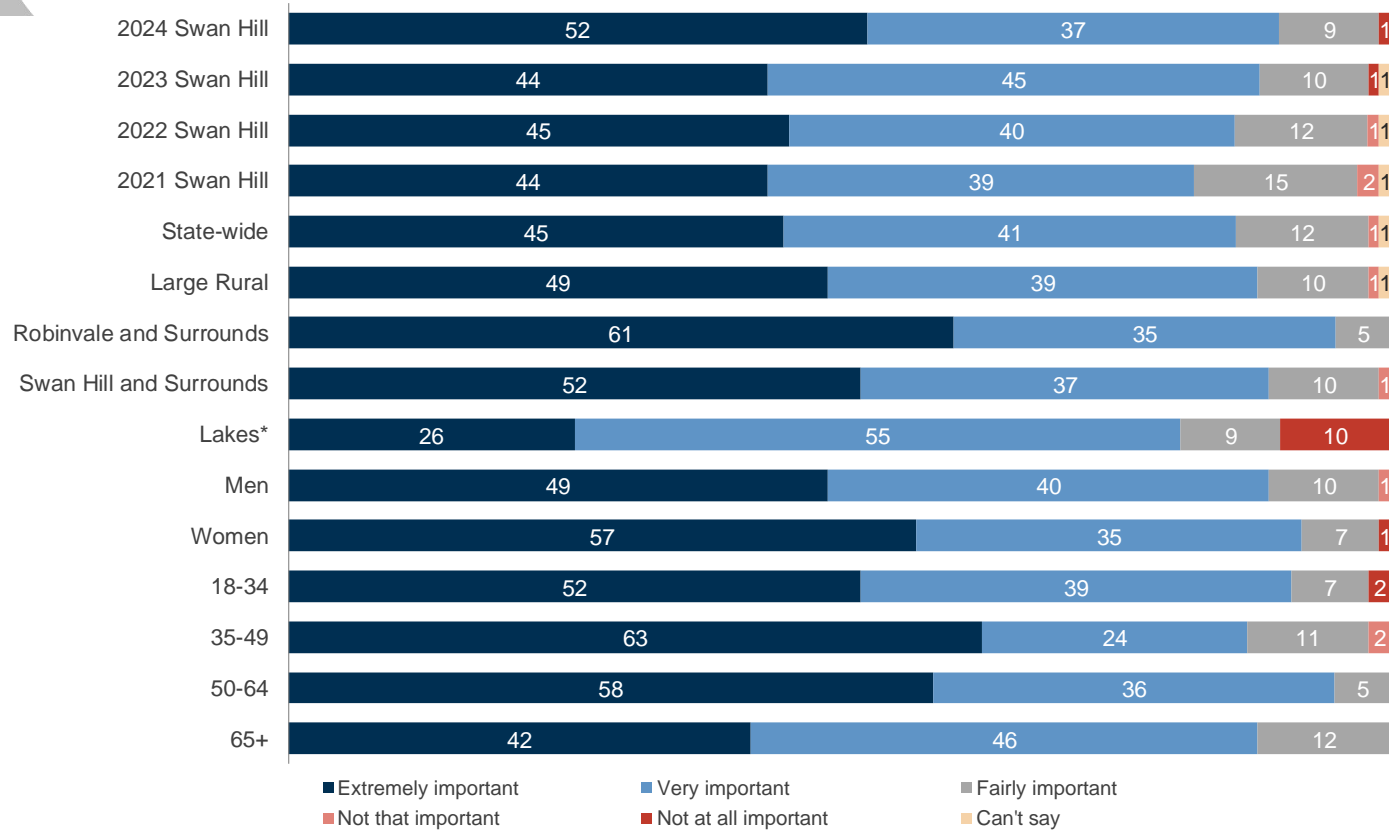
	2023	2022	2021	2020	2019	2018	2017	2016	2015
Robinvale and Surrounds	89 <sup>▲</sup>	83	84	87	n/a	n/a	n/a	n/a	n/a
50-64	88	87	86	82	n/a	n/a	n/a	n/a	n/a
35-49	87	81	84	84	n/a	n/a	n/a	n/a	n/a
Women	87	83	84	83	n/a	n/a	n/a	n/a	n/a
Swan Hill	85	83	83	81	n/a	n/a	n/a	n/a	n/a
Swan Hill and Surrounds	85	83	82	80	n/a	n/a	n/a	n/a	n/a
18-34	85	84	83	78	n/a	n/a	n/a	n/a	n/a
Large Rural	84	83	83	80	81	80	77	80	78
Men	84	83	81	79	n/a	n/a	n/a	n/a	n/a
State-wide	83 <sup>▼</sup>	82	81	79	79	80	78	78	76
65+	83	82	80	81	n/a	n/a	n/a	n/a	n/a
Lakes	72 <sup>*▼</sup>	83	92	78	n/a	n/a	n/a	n/a	n/a

Q1. Firstly, how important should 'The condition of sealed local roads in your area' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 20 Councils asked group: 6  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30

# The condition of sealed local roads in your area importance



2024 sealed local roads importance (%)



Q1. Firstly, how important should 'The condition of sealed local roads in your area' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 20 Councils asked group: 6  
 \*Caution: small sample size < n=30

## The condition of sealed local roads in your area performance



2024 sealed local roads performance (index scores)

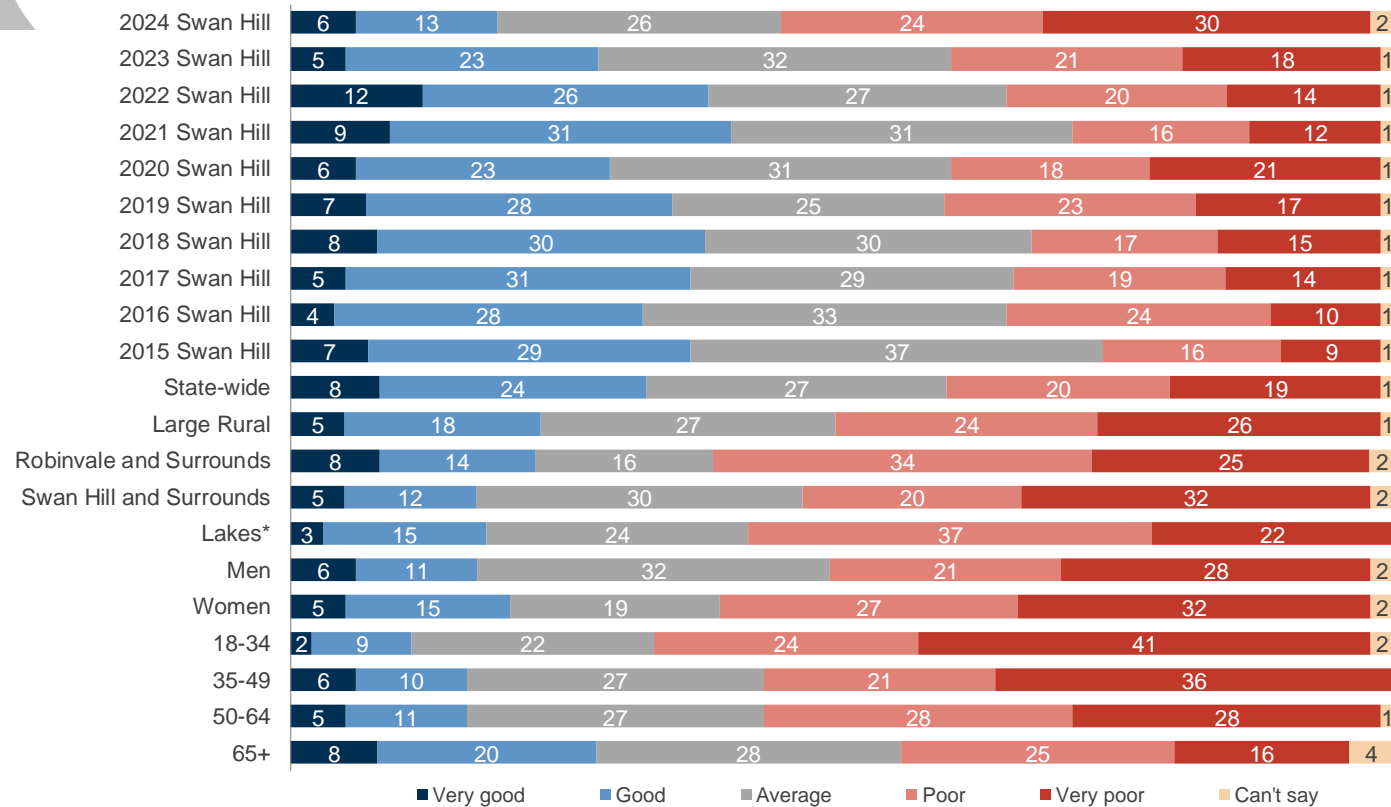
	2023	2022	2021	2020	2019	2018	2017	2016	2015	
State-wide	45▲	48	53	57	54	56	53	53	54	55
65+	45▲	50	56	56	49	53	58	57	58	60
Large Rural	38	40	45	50	47	47	45	43	44	45
Robinvale and Surrounds	36	41	44	48	n/a	n/a	n/a	n/a	n/a	n/a
Men	36	42	51	53	42	47	52	49	45	50
Swan Hill	35	44	51	52	44	46	50	49	48	52
Lakes	35*	38	23	48	n/a	n/a	n/a	n/a	n/a	n/a
Swan Hill and Surrounds	34	45	54	53	n/a	n/a	n/a	n/a	n/a	n/a
50-64	34	38	42	54	36	43	47	42	49	47
Women	33	46	50	50	46	45	49	49	51	55
35-49	32	40	56	45	40	45	44	44	41	52
18-34	26▼	44	45	51	48	43	50	47	43	50

Q2. How has Council performed on 'The condition of sealed local roads in your area' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 62 Councils asked group: 18  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30

## The condition of sealed local roads in your area performance



2024 sealed local roads performance (%)



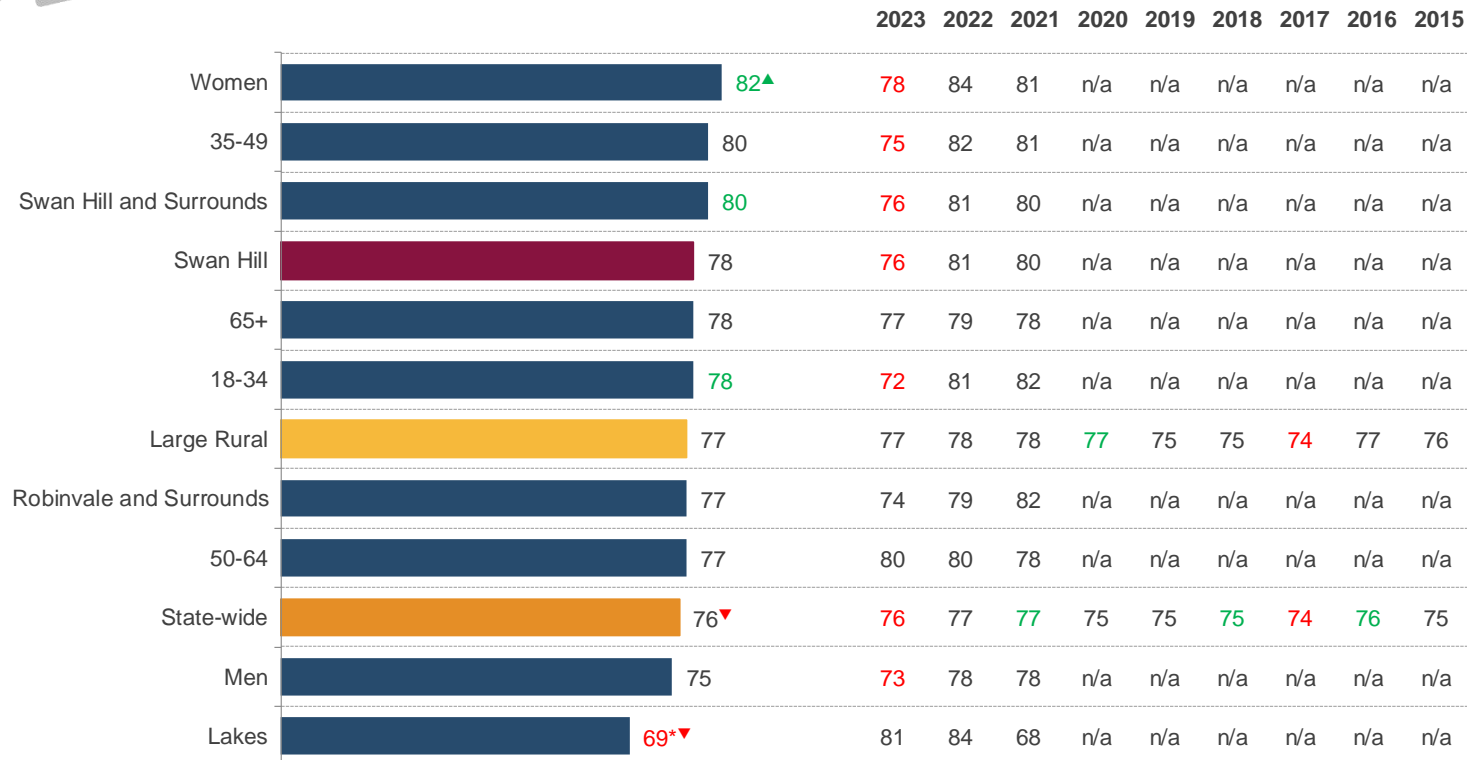
Q2. How has Council performed on 'The condition of sealed local roads in your area' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 62 Councils asked group: 18  
 \*Caution: small sample size < n=30



## Informing the community importance



2024 informing community importance (index scores)



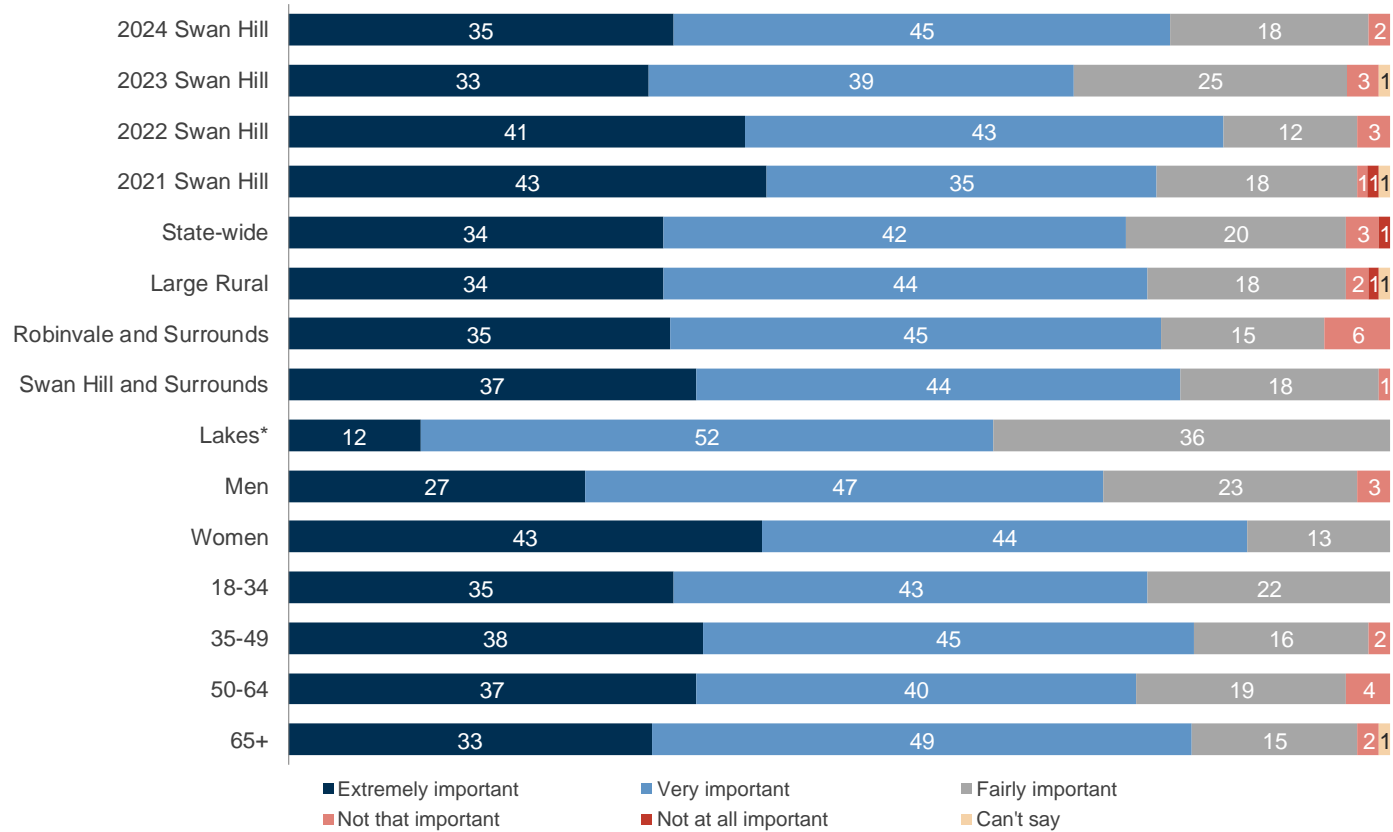
Q1. Firstly, how important should 'Informing the community' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 18 Councils asked group: 5  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30



## Informing the community importance



2024 informing community importance (%)



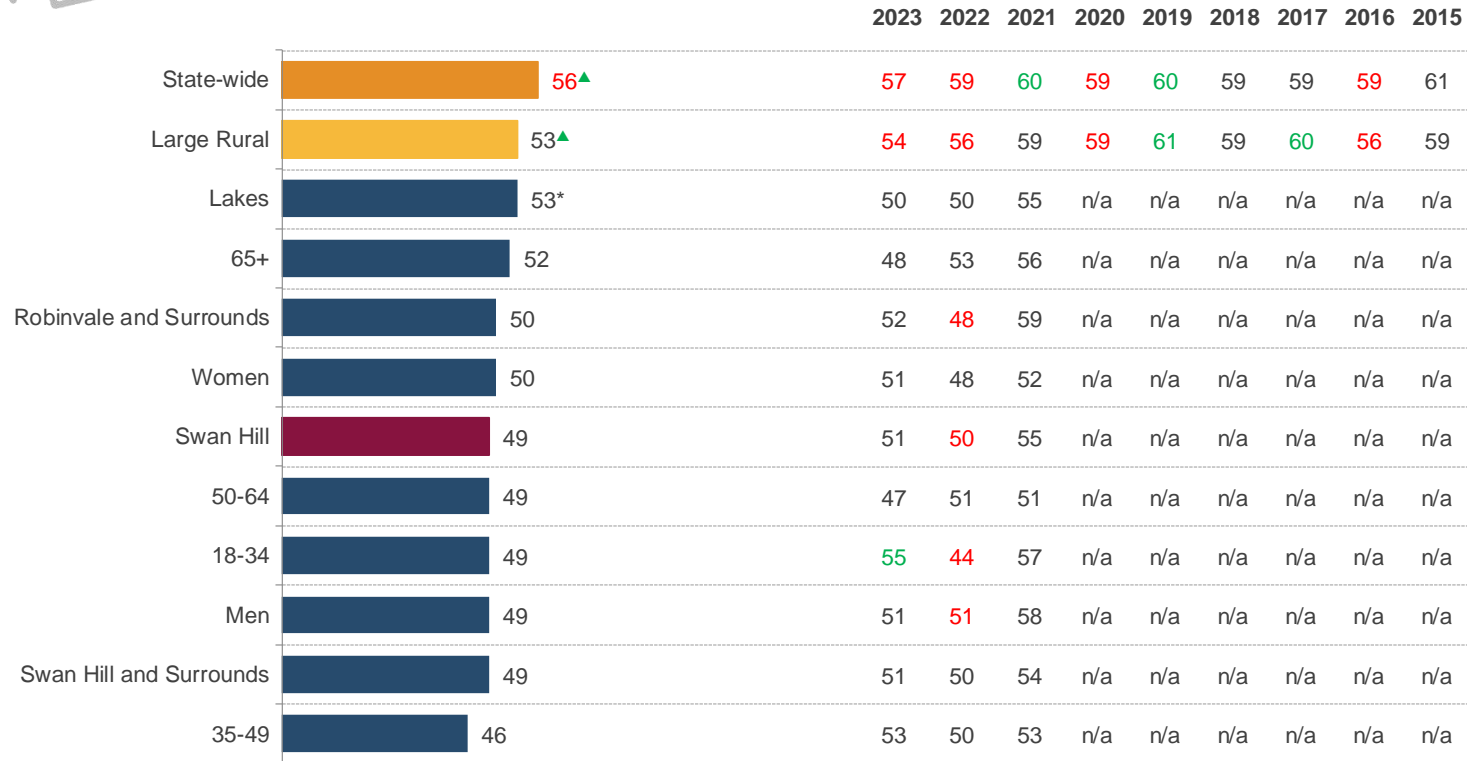
Q1. Firstly, how important should 'Informing the community' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 18 Councils asked group: 5  
 \*Caution: small sample size < n=30



## Informing the community performance



### 2024 informing community performance (index scores)



Q2. How has Council performed on 'Informing the community' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 34 Councils asked group: 7  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30

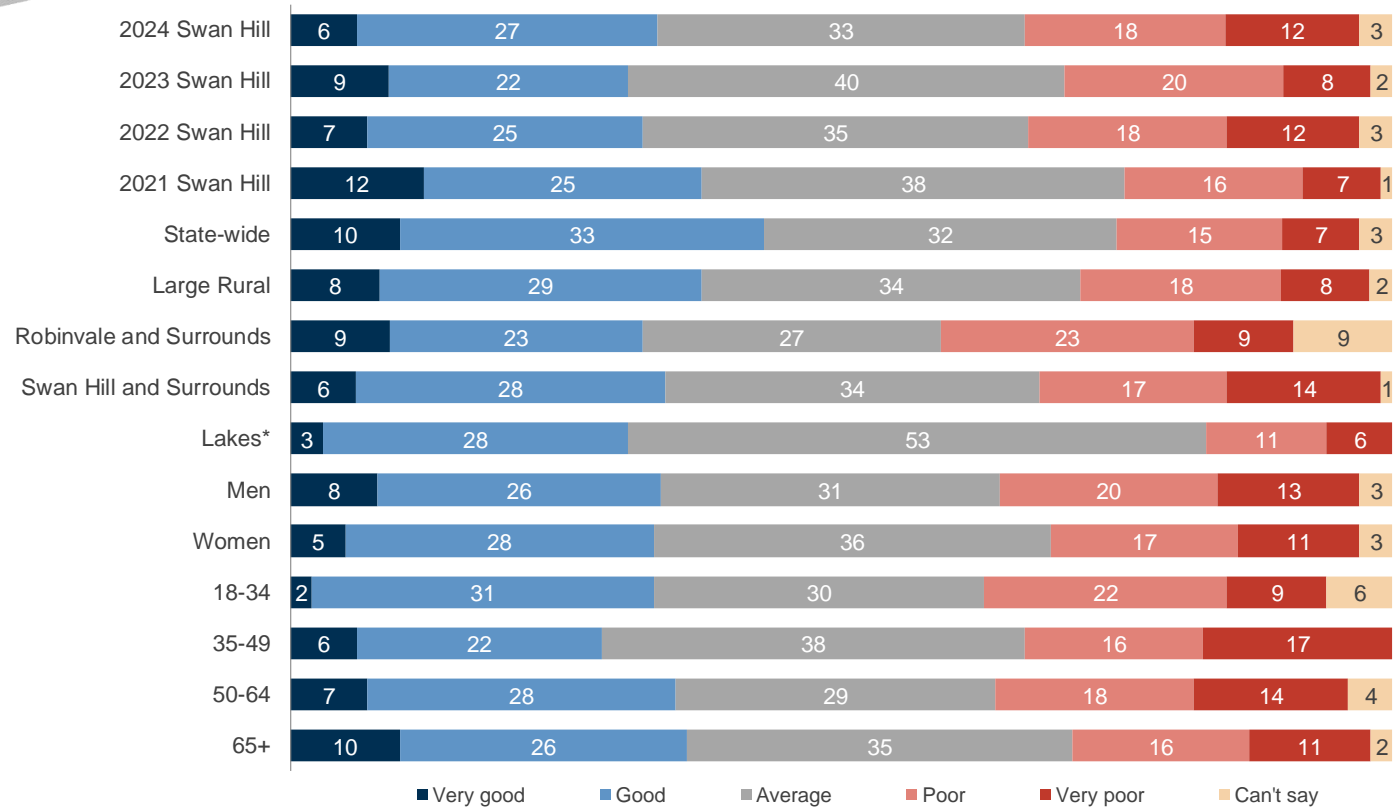




## Informing the community performance



2024 informing community performance (%)



Q2. How has Council performed on 'Informing the community' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 34 Councils asked group: 7  
 \*Caution: small sample size < n=30

# The condition of local streets and footpaths in your area importance



2024 streets and footpaths importance (index scores)

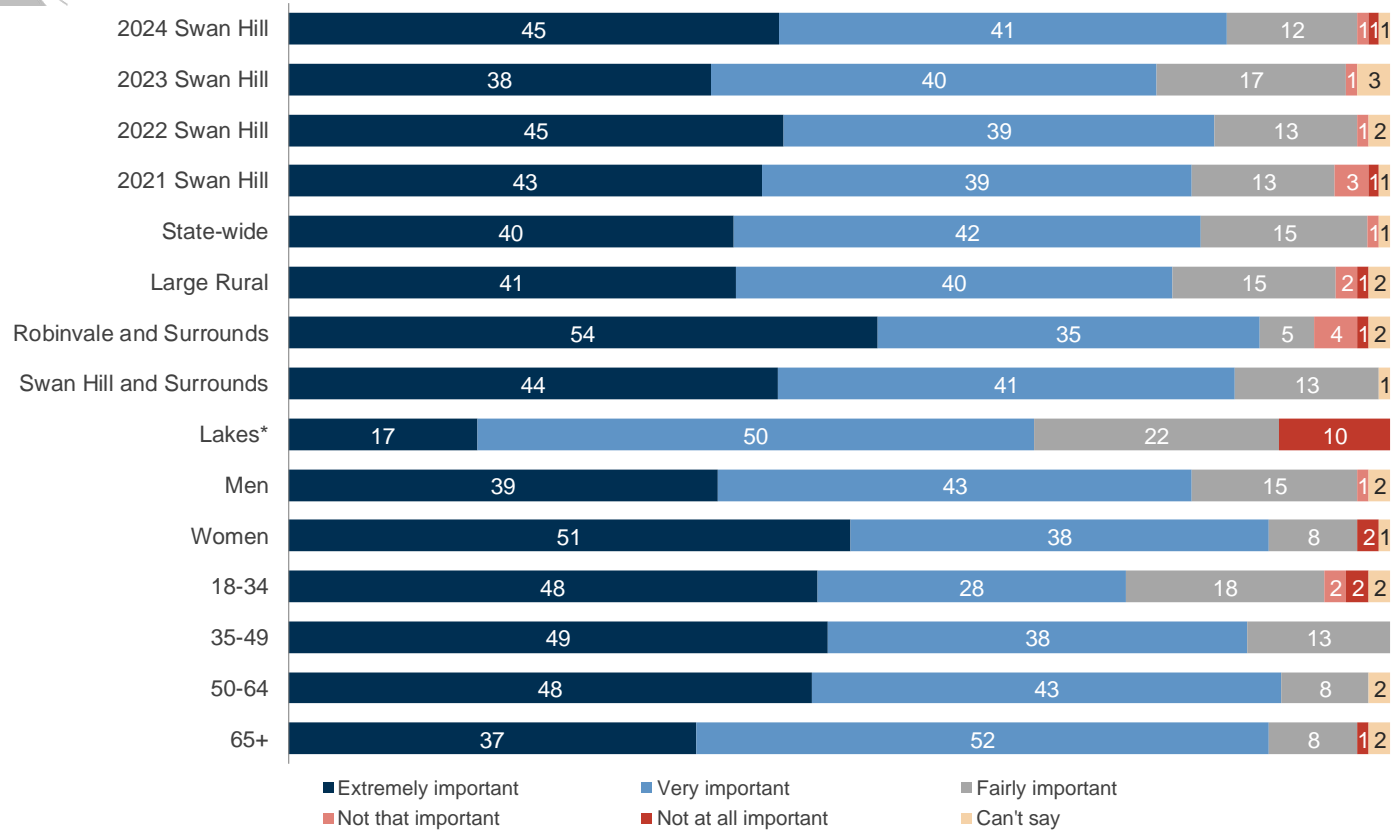
	2023	2022	2021	2020	2019	2018	2017	2016	2015
50-64	85	83	85	80	n/a	n/a	n/a	n/a	n/a
Robinvale and Surrounds	85	74	84	83	n/a	n/a	n/a	n/a	n/a
Women	84	81	87	84	n/a	n/a	n/a	n/a	n/a
35-49	84	77	86	80	n/a	n/a	n/a	n/a	n/a
Swan Hill and Surrounds	83	81	83	80	n/a	n/a	n/a	n/a	n/a
Swan Hill	82	79	83	81	n/a	n/a	n/a	n/a	n/a
65+	81	80	80	80	n/a	n/a	n/a	n/a	n/a
Men	81	78	78	77	n/a	n/a	n/a	n/a	n/a
State-wide	80▼	81	81	79	78	77	78	77	77
Large Rural	80	80	80	79	78	77	77	75	77
18-34	80	78	82	82	n/a	n/a	n/a	n/a	n/a
Lakes	66*▼	80	81	77	n/a	n/a	n/a	n/a	n/a

Q1. Firstly, how important should 'The condition of local streets and footpaths in your area' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 20 Councils asked group: 6  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30

# The condition of local streets and footpaths in your area importance



2024 streets and footpaths importance (%)



Q1. Firstly, how important should 'The condition of local streets and footpaths in your area' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 20 Councils asked group: 6  
 \*Caution: small sample size < n=30

# The condition of local streets and footpaths in your area performance



2024 streets and footpaths performance (index scores)

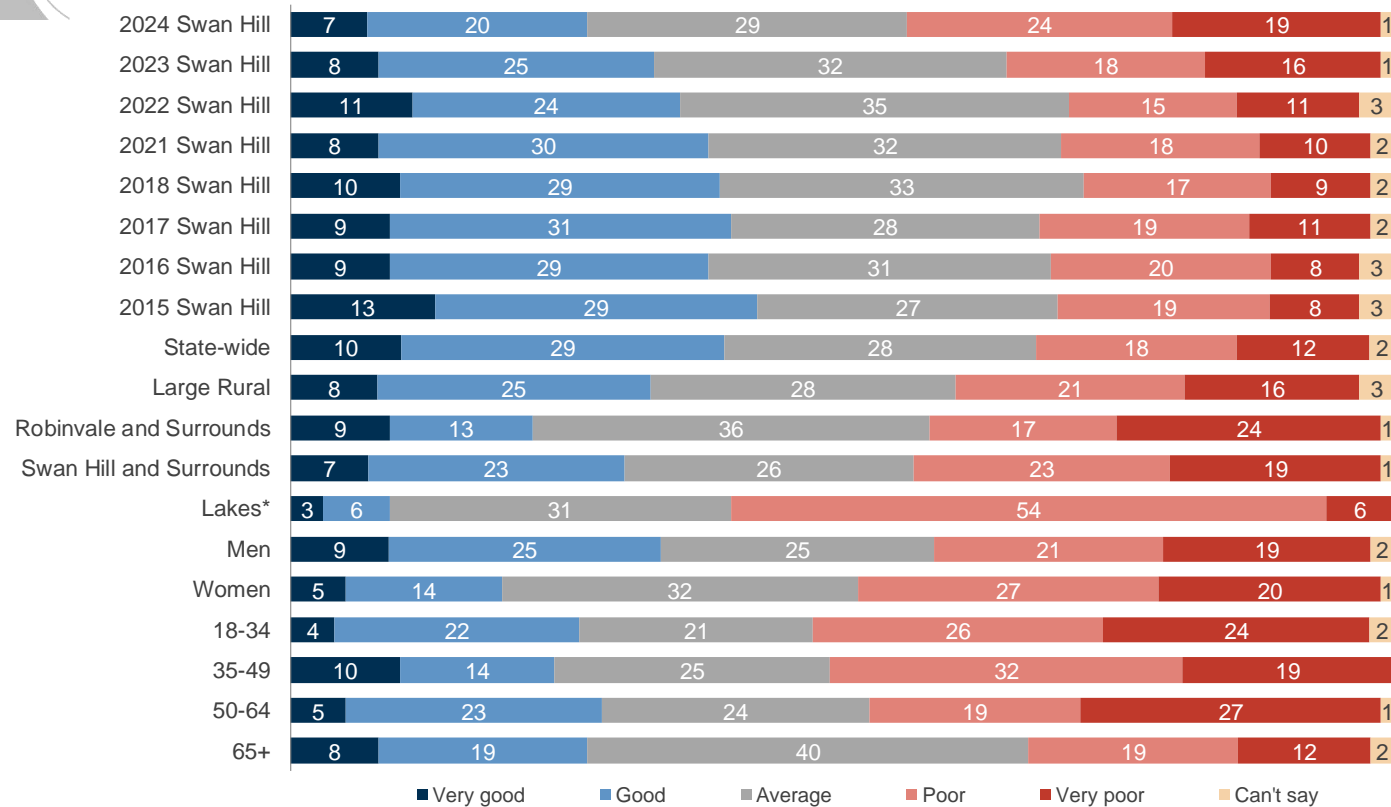
	2023	2022	2021	2020	2019	2018	2017	2016	2015
State-wide	52 <sup>▲</sup>	57	59	58	59	58	57	57	58
65+	48	52	54	54	n/a	n/a	53	58	56
Large Rural	46	47	51	55	54	55	54	53	53
Men	46	48	57	54	n/a	n/a	56	54	53
Swan Hill and Surrounds	43	48	54	53	n/a	n/a	n/a	n/a	n/a
Swan Hill	43	48	52	52	n/a	n/a	54	52	53
Robinvale and Surrounds	42	47	50	49	n/a	n/a	n/a	n/a	n/a
35-49	41	42	53	54	n/a	n/a	51	46	51
50-64	40	46	45	53	n/a	n/a	50	47	52
Women	40	48	48	50	n/a	n/a	52	50	53
18-34	39	49	54	48	n/a	n/a	59	54	53
Lakes	36*	42	26	52	n/a	n/a	n/a	n/a	n/a

Q2. How has Council performed on 'The condition of local streets and footpaths in your area' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 31 Councils asked group: 8  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30

# The condition of local streets and footpaths in your area performance



2024 streets and footpaths performance (%)



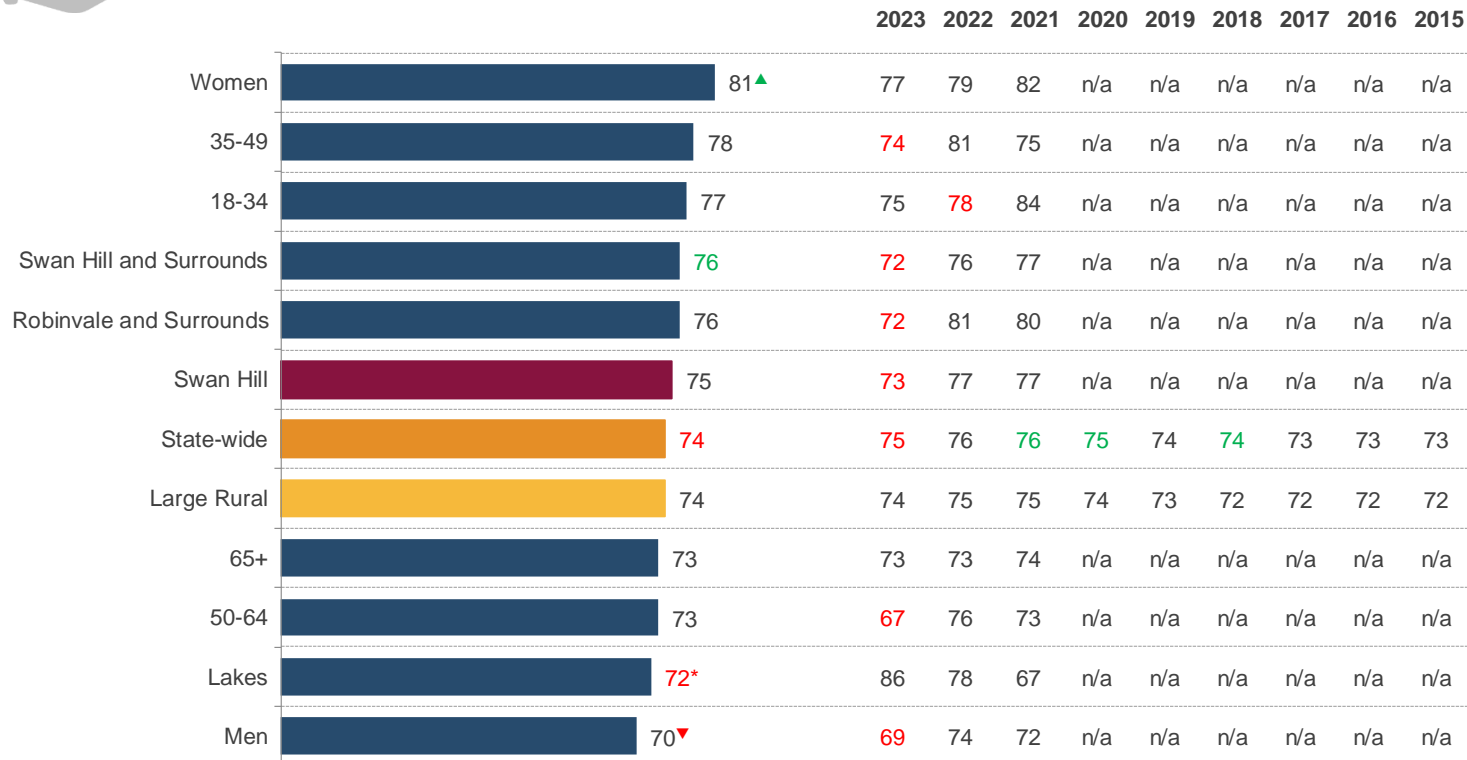
Q2. How has Council performed on 'The condition of local streets and footpaths in your area' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 31 Councils asked group: 8  
 \*Caution: small sample size < n=30



## Family support services importance



2024 family support importance (index scores)



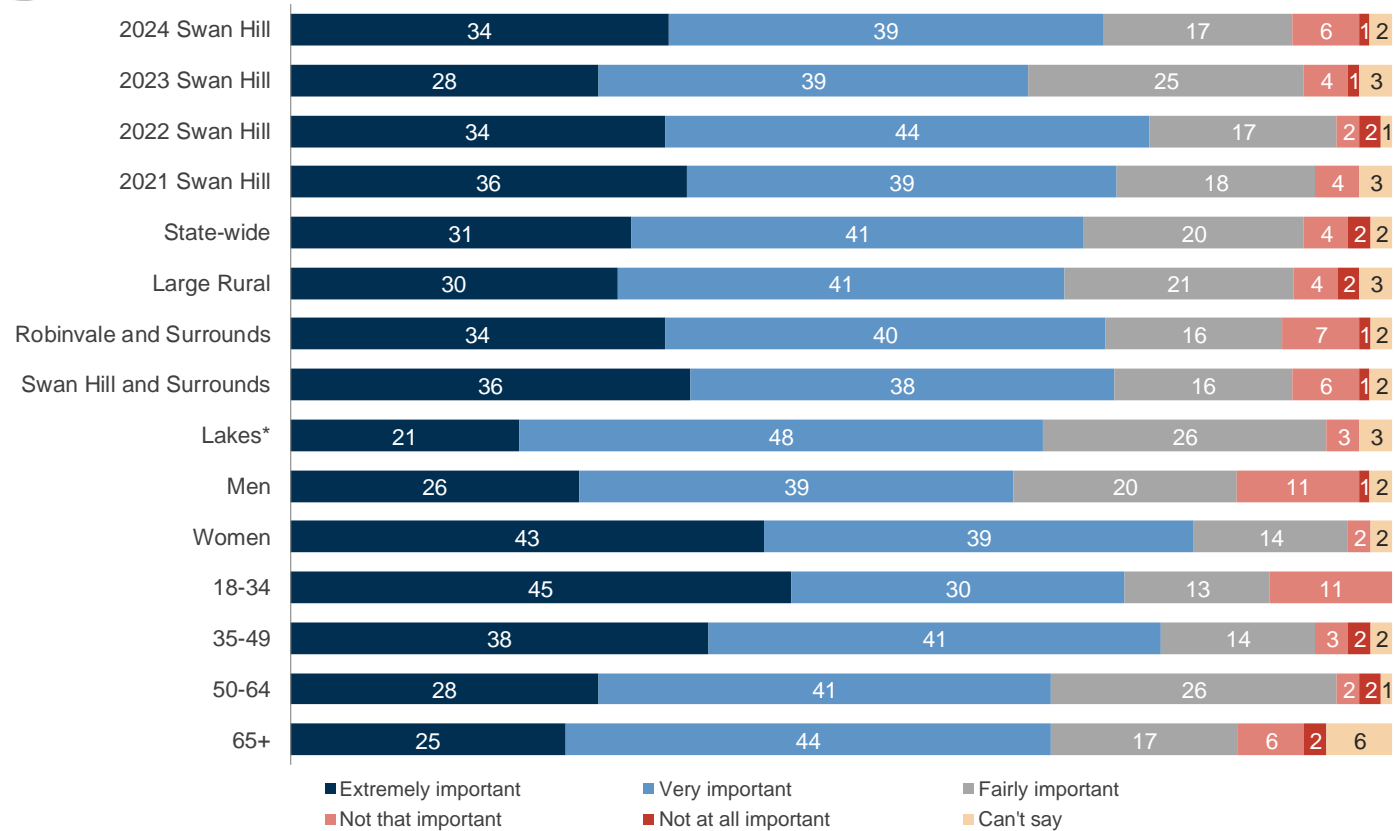
Q1. Firstly, how important should 'Family support services' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 13 Councils asked group: 4  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30



## Family support services importance



2024 family support importance (%)



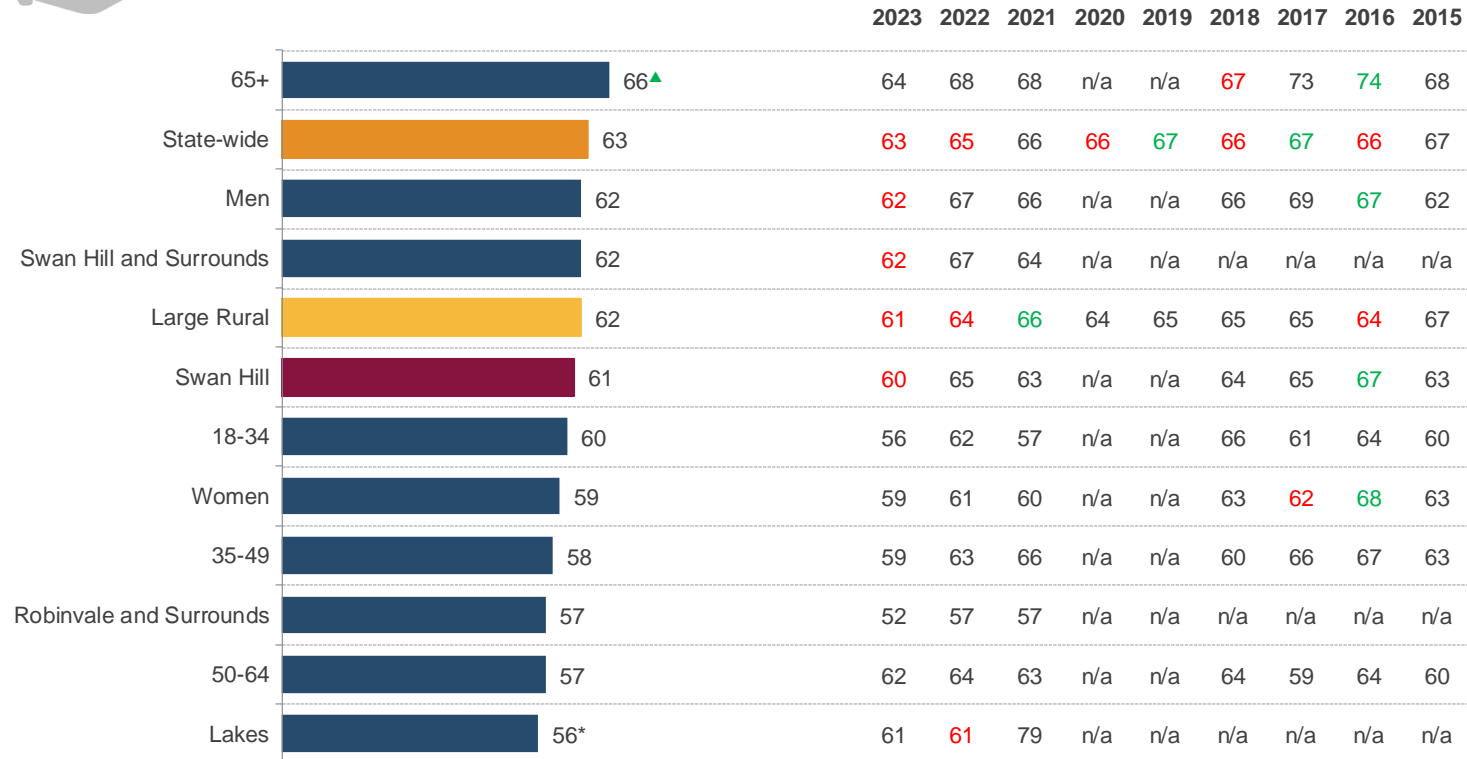
Q1. Firstly, how important should 'Family support services' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 13 Councils asked group: 4  
 \*Caution: small sample size < n=30



## Family support services performance



2024 family support performance (index scores)



Q2. How has Council performed on 'Family support services' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 27 Councils asked group: 7  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30

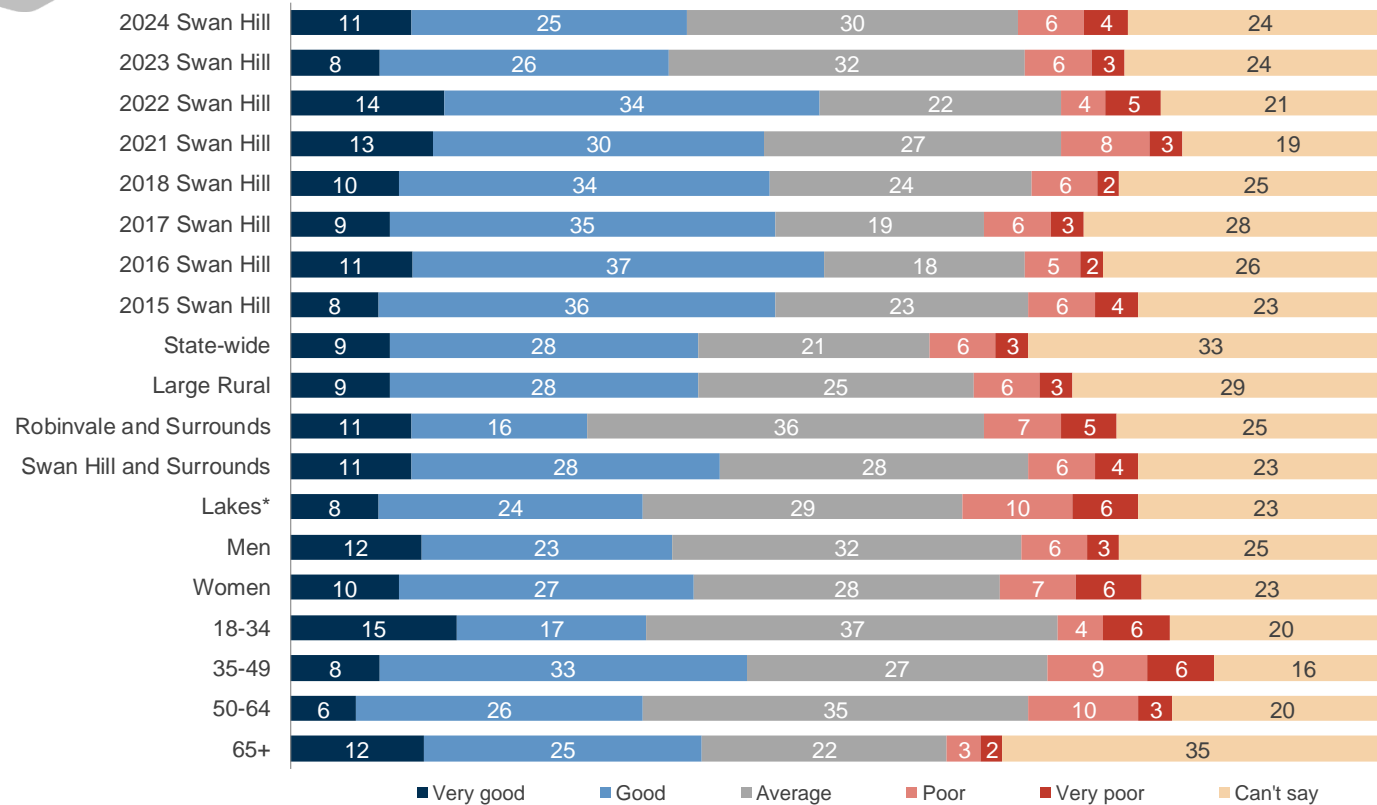




## Family support services performance



2024 family support performance (%)



Q2. How has Council performed on 'Family support services' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 27 Councils asked group: 7  
 \*Caution: small sample size < n=30



## Elderly support services performance



2024 elderly support performance (index scores)

	2023	2022	2021	2020	2019	2018	2017	2016	2015
Lakes	66*	53	50	63	n/a	n/a	n/a	n/a	n/a
State-wide	63▲	63	67	69	68	68	68	68	68
65+	63▲	62	69	69	n/a	n/a	69	76	75
Large Rural	62▲	63	65	68	67	67	67	67	66
Men	62▲	62	66	68	n/a	n/a	67	70	66
Swan Hill and Surrounds	59	64	66	67	n/a	n/a	n/a	n/a	n/a
Swan Hill	57	61	64	65	n/a	n/a	65	67	69
35-49	56	63	62	67	n/a	n/a	60	65	66
50-64	55	57	60	65	n/a	n/a	61	59	65
Women	53	60	61	63	n/a	n/a	63	65	71
18-34	52	59	59	60	n/a	n/a	66	64	67
Robinvale and Surrounds	47▼	51	56	59	n/a	n/a	n/a	n/a	n/a

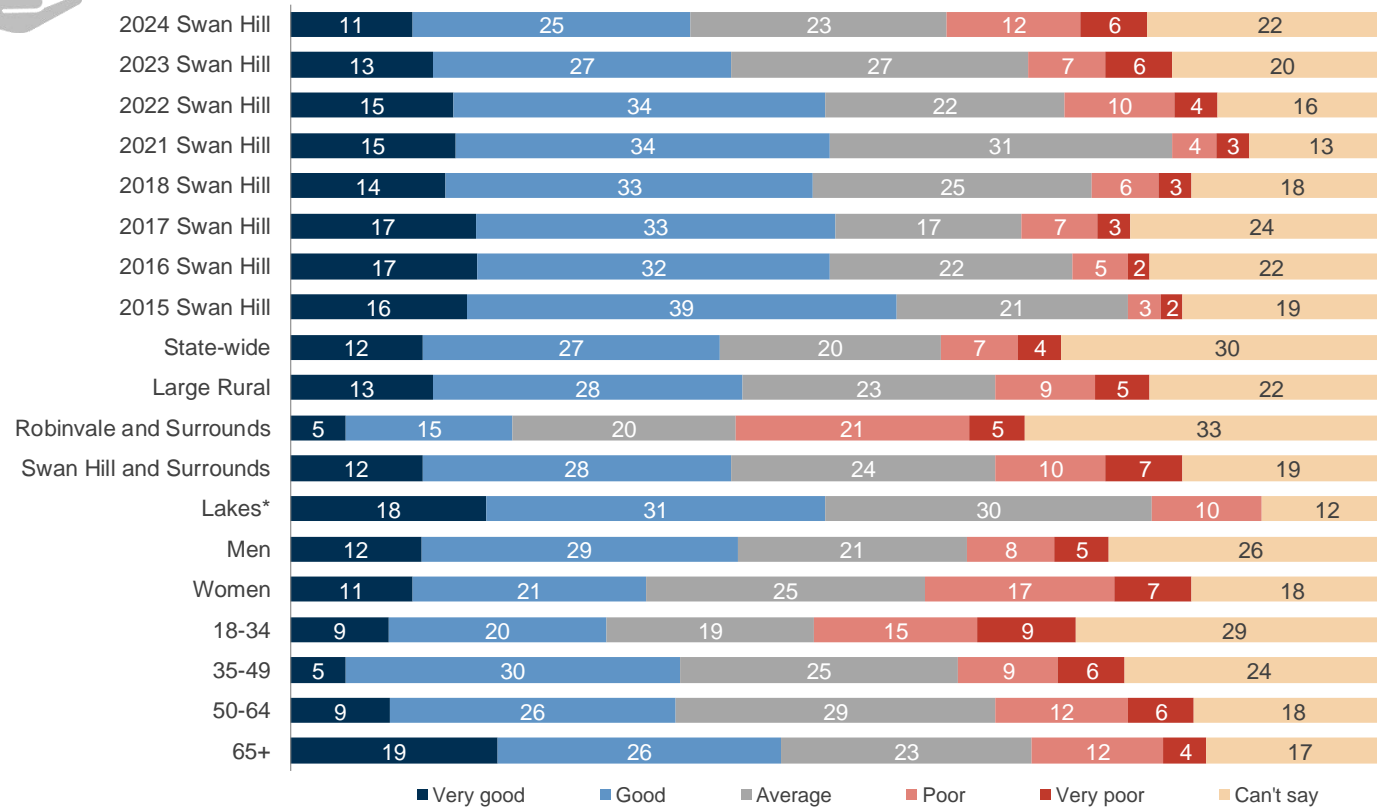
Q2. How has Council performed on 'Elderly support services' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 23 Councils asked group: 6  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30



## Elderly support services performance



2024 elderly support performance (%)



Q2. How has Council performed on 'Elderly support services' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 23 Councils asked group: 6  
 \*Caution: small sample size < n=30



## Recreational facilities importance



2024 recreational facilities importance (index scores)

	2023	2022	2021	2020	2019	2018	2017	2016	2015
35-49	79	74	81	77	n/a	n/a	n/a	n/a	n/a
Robinvale and Surrounds	79	68	79	77	n/a	n/a	n/a	n/a	n/a
Women	77	75	80	76	n/a	n/a	n/a	n/a	n/a
65+	76	74	75	73	n/a	n/a	n/a	n/a	n/a
Swan Hill	75	73	77	74	n/a	n/a	n/a	n/a	n/a
Swan Hill and Surrounds	75	74	76	74	n/a	n/a	n/a	n/a	n/a
18-34	74	72	77	75	n/a	n/a	n/a	n/a	n/a
Men	73	71	74	72	n/a	n/a	n/a	n/a	n/a
State-wide	73	73	74	74	72	72	73	72	73
Large Rural	73	73	74	73	72	72	74	72	72
Lakes	71*	79	79	64	n/a	n/a	n/a	n/a	n/a
50-64	71	72	75	72	n/a	n/a	n/a	n/a	n/a

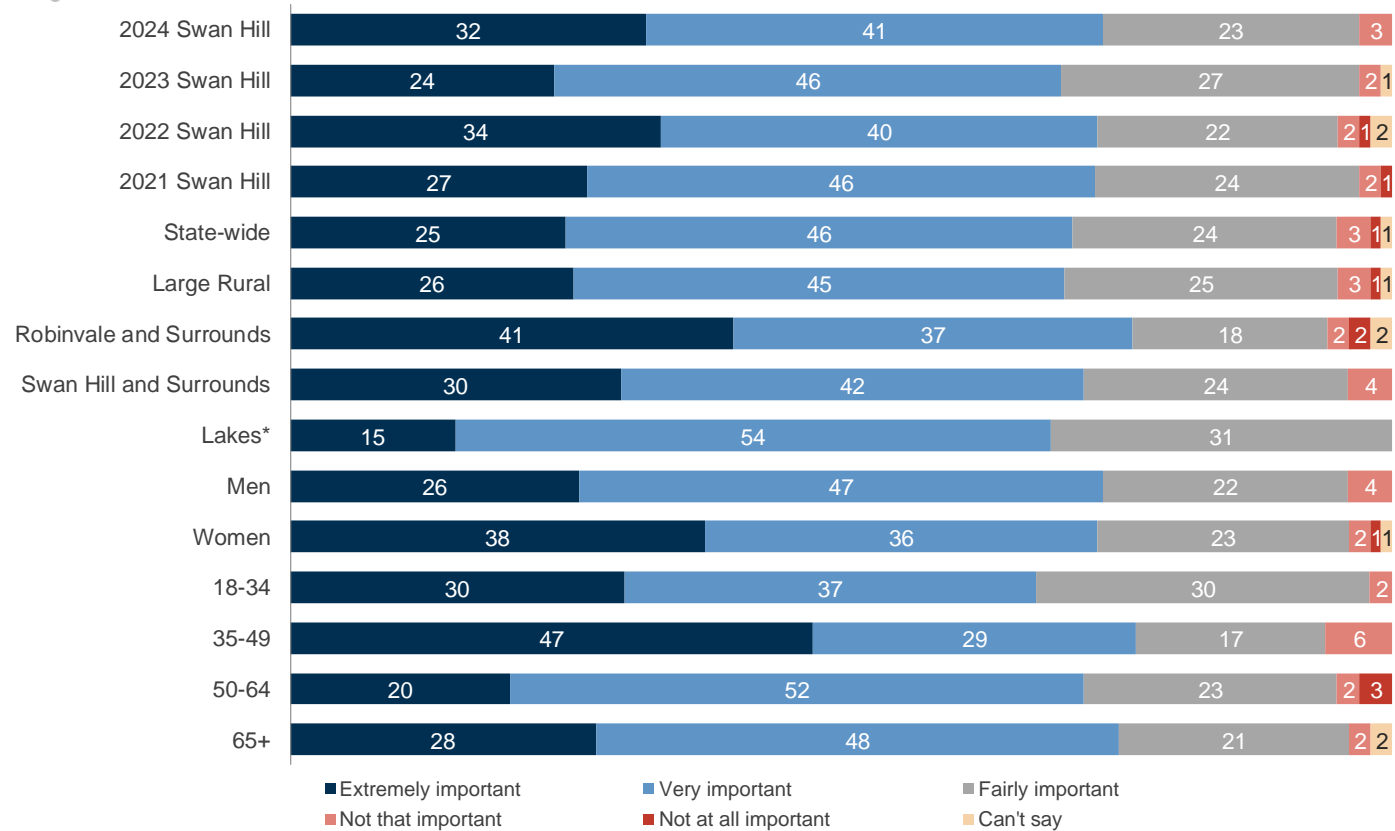
Q1. Firstly, how important should 'Recreational facilities' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 25 Councils asked group: 8  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30



## Recreational facilities importance



2024 recreational facilities importance (%)



Q1. Firstly, how important should 'Recreational facilities' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 25 Councils asked group: 8  
 \*Caution: small sample size < n=30



## The appearance of public areas importance



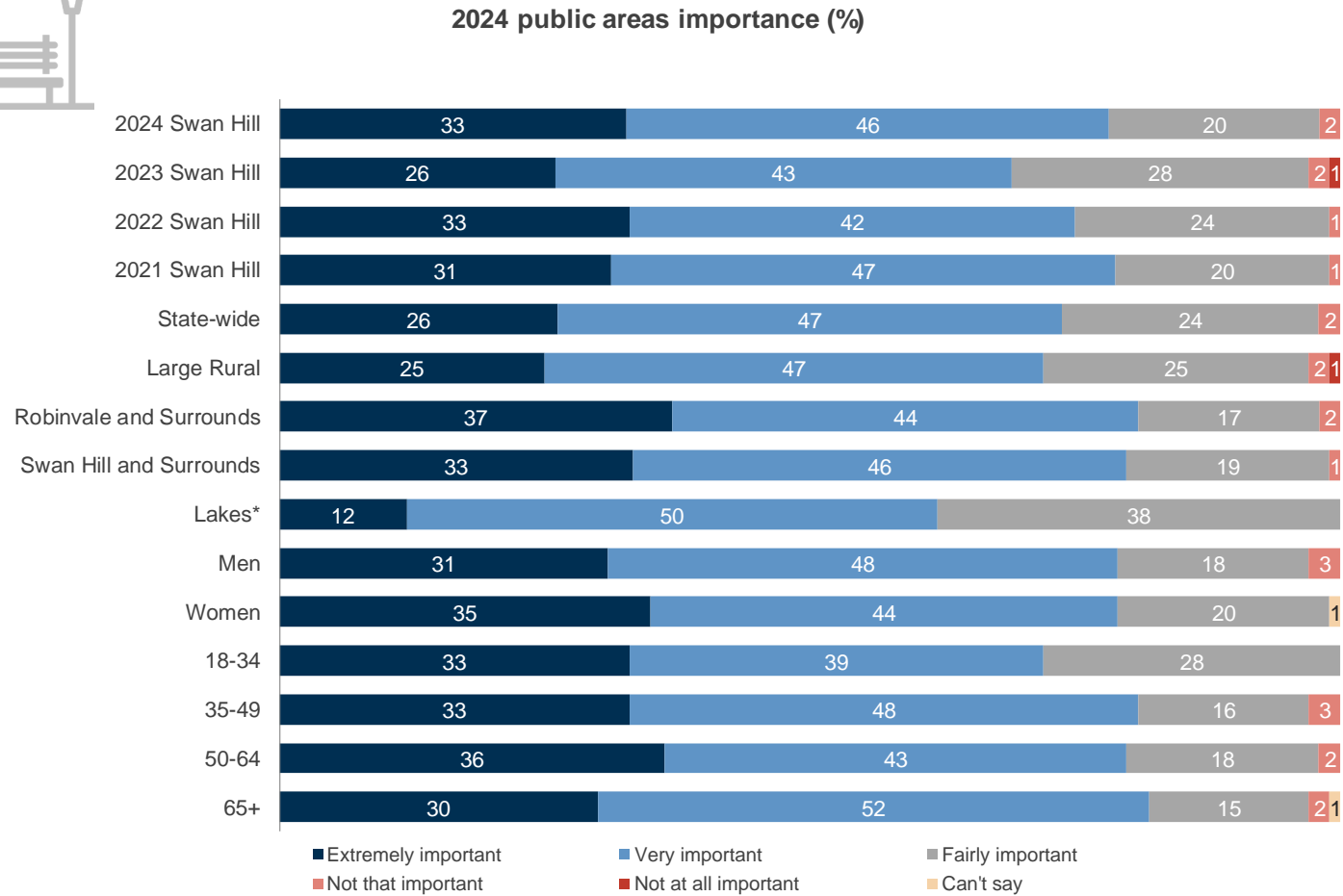
2024 public areas importance (index scores)

	2023	2022	2021	2020	2019	2018	2017	2016	2015
Robinvale and Surrounds	79	66	80	80	n/a	n/a	n/a	n/a	n/a
Women	78	76	81	79	n/a	n/a	n/a	n/a	n/a
50-64	78	75	77	75	n/a	n/a	n/a	n/a	n/a
65+	78	72	76	76	n/a	n/a	n/a	n/a	n/a
Swan Hill and Surrounds	78	75	76	77	n/a	n/a	n/a	n/a	n/a
35-49	78	75	81	77	n/a	n/a	n/a	n/a	n/a
Swan Hill	77	73	77	77	n/a	n/a	n/a	n/a	n/a
Men	77	69	73	75	n/a	n/a	n/a	n/a	n/a
18-34	76	70	76	80	n/a	n/a	n/a	n/a	n/a
State-wide	74▼	74	75	75	74	73	74	74	73
Large Rural	74▼	73	75	75	73	73	73	73	74
Lakes	68*▼	68	80	69	n/a	n/a	n/a	n/a	n/a

Q1. Firstly, how important should 'The appearance of public areas' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 24 Councils asked group: 8  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30



## The appearance of public areas importance



Q1. Firstly, how important should 'The appearance of public areas' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 24 Councils asked group: 8  
 \*Caution: small sample size < n=30



## The appearance of public areas performance



2024 public areas performance (index scores)

	2023	2022	2021	2020	2019	2018	2017	2016	2015
65+	71▲	69	76	73	n/a	n/a	n/a	n/a	n/a
Lakes	69*	67	59	71	n/a	n/a	n/a	n/a	n/a
State-wide	68▲	67	71	73	72	72	71	71	71
Swan Hill and Surrounds	66	66	75	72	n/a	n/a	n/a	n/a	n/a
Large Rural	66	65	67	70	71	70	69	69	69
50-64	65	66	67	74	n/a	n/a	n/a	n/a	n/a
Women	65	65	72	70	n/a	n/a	n/a	n/a	n/a
Swan Hill	64	65	73	71	n/a	n/a	n/a	n/a	n/a
Men	64	65	73	71	n/a	n/a	n/a	n/a	n/a
35-49	63	62	74	70	n/a	n/a	n/a	n/a	n/a
Robinvale and Surrounds	57▼	62	65	68	n/a	n/a	n/a	n/a	n/a
18-34	57▼	63	71	68	n/a	n/a	n/a	n/a	n/a

Q2. How has Council performed on 'The appearance of public areas' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 42 Councils asked group: 11  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30

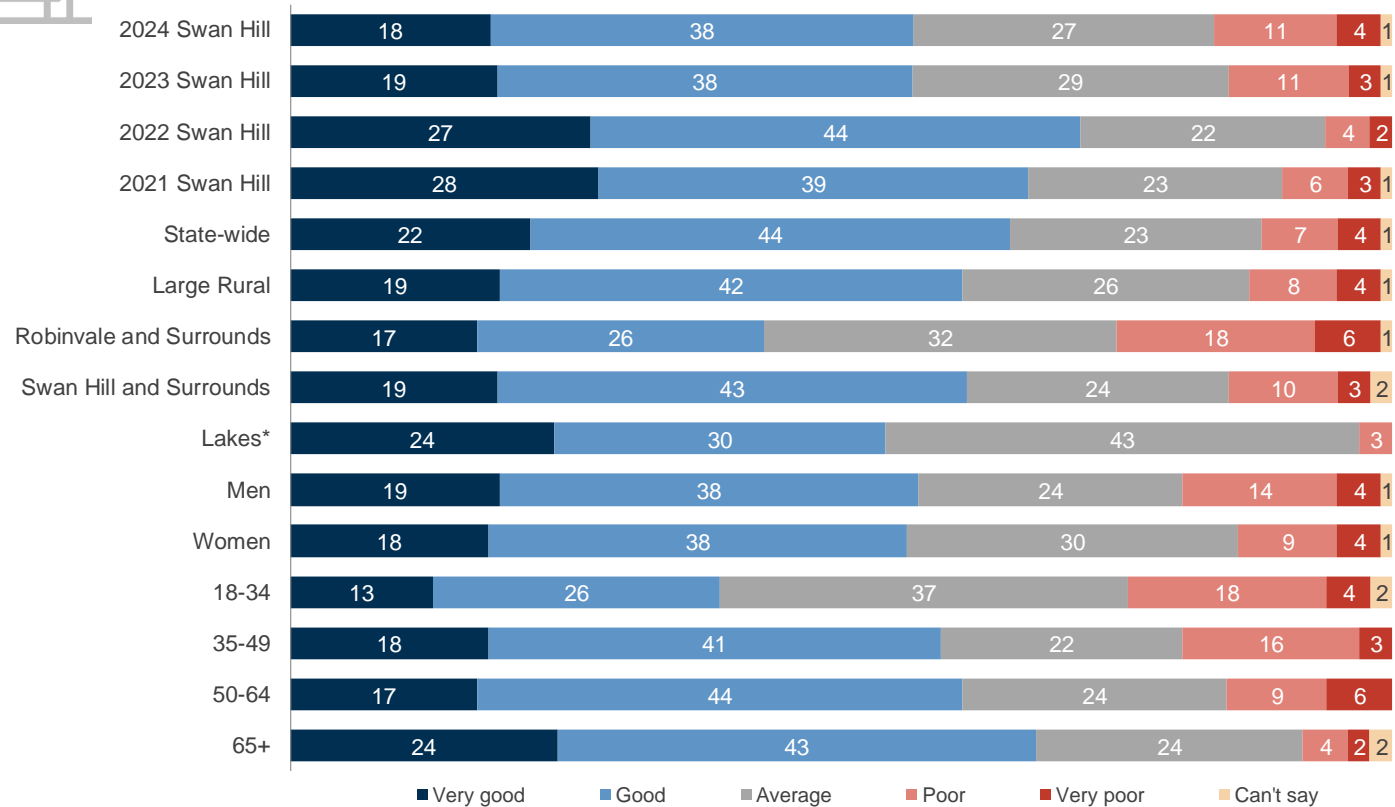




## The appearance of public areas performance



2024 public areas performance (%)



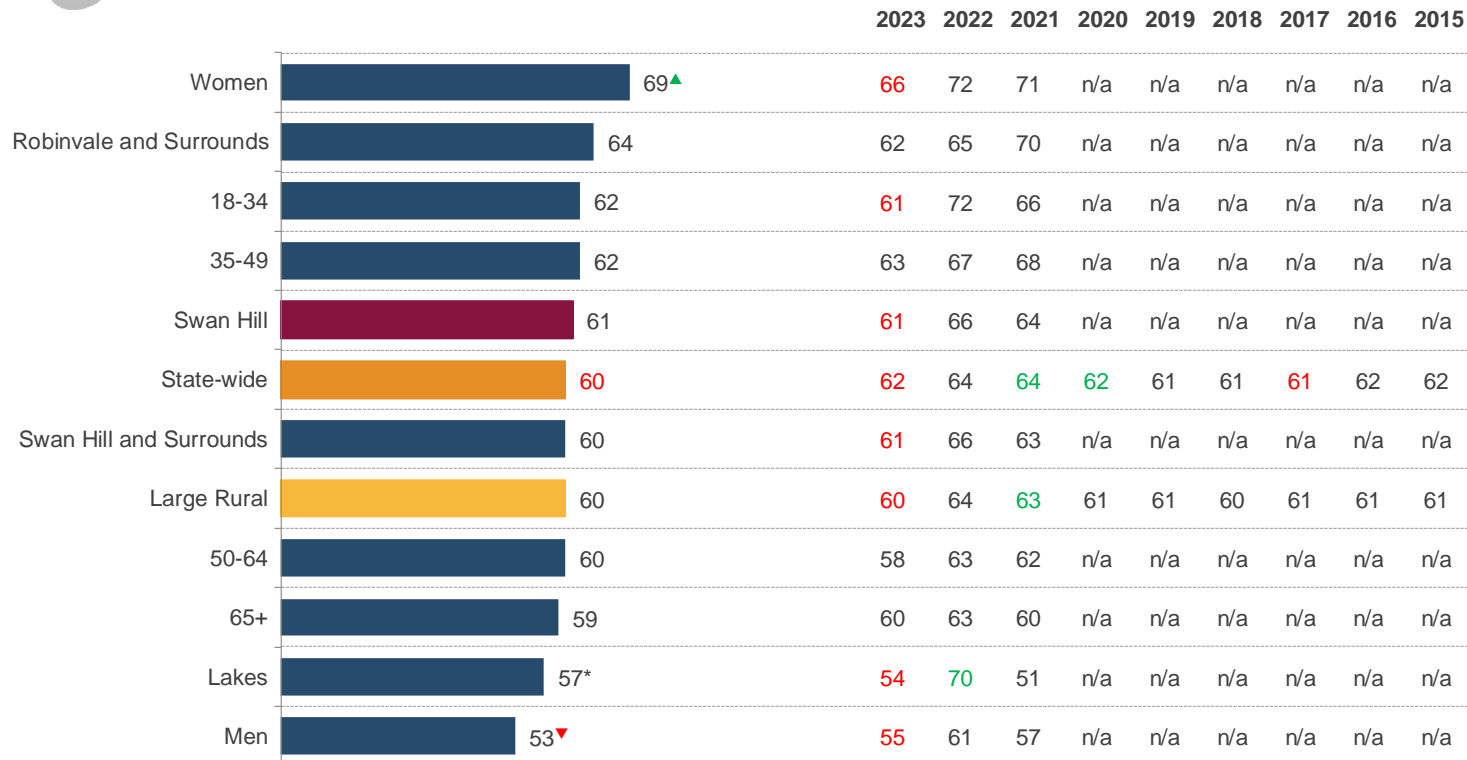
Q2. How has Council performed on 'The appearance of public areas' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 42 Councils asked group: 11  
 \*Caution: small sample size < n=30



## Community and cultural activities importance



2024 community and cultural activities importance (index scores)



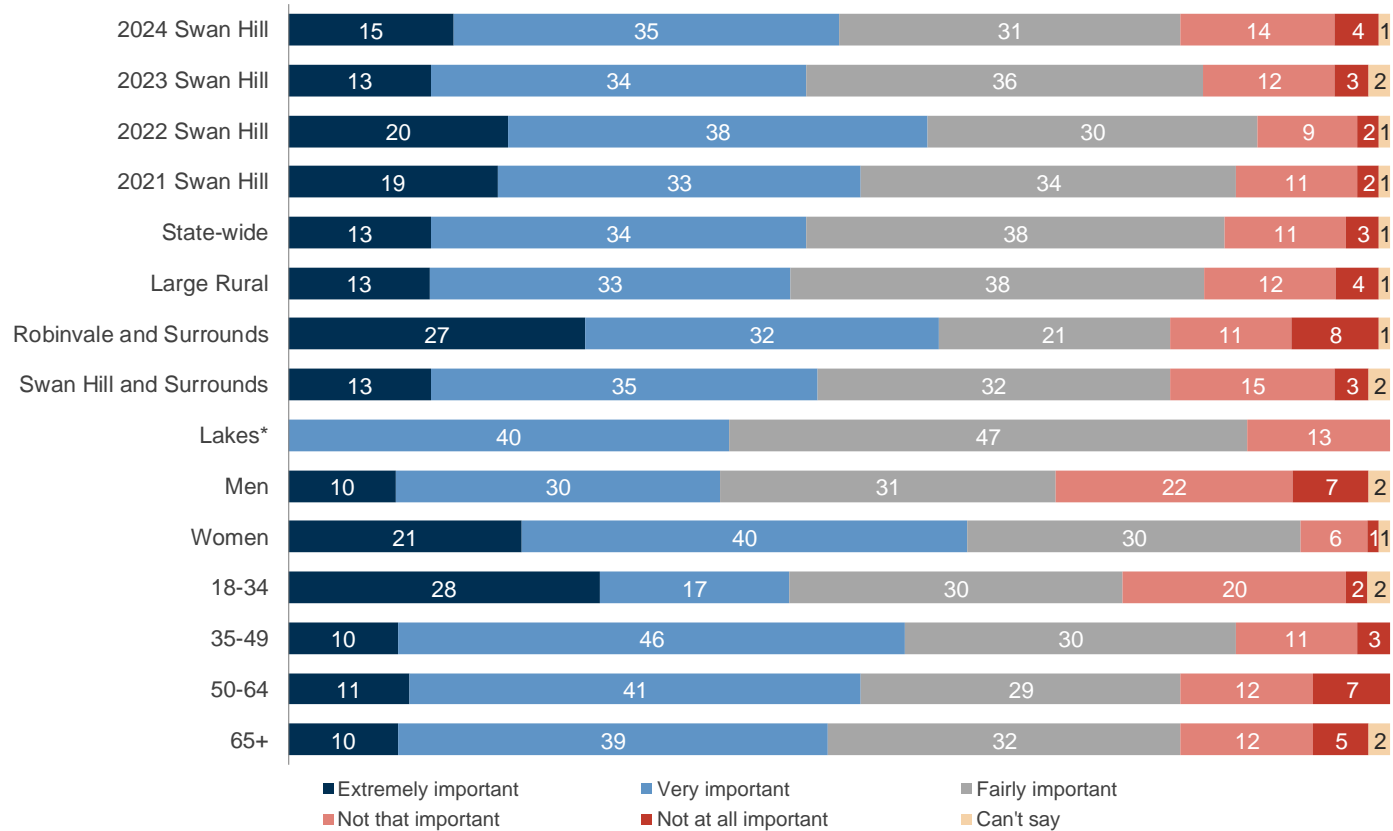
Q1. Firstly, how important should 'Community and cultural activities' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 15 Councils asked group: 4  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30



## Community and cultural activities importance



2024 community and cultural activities importance (%)



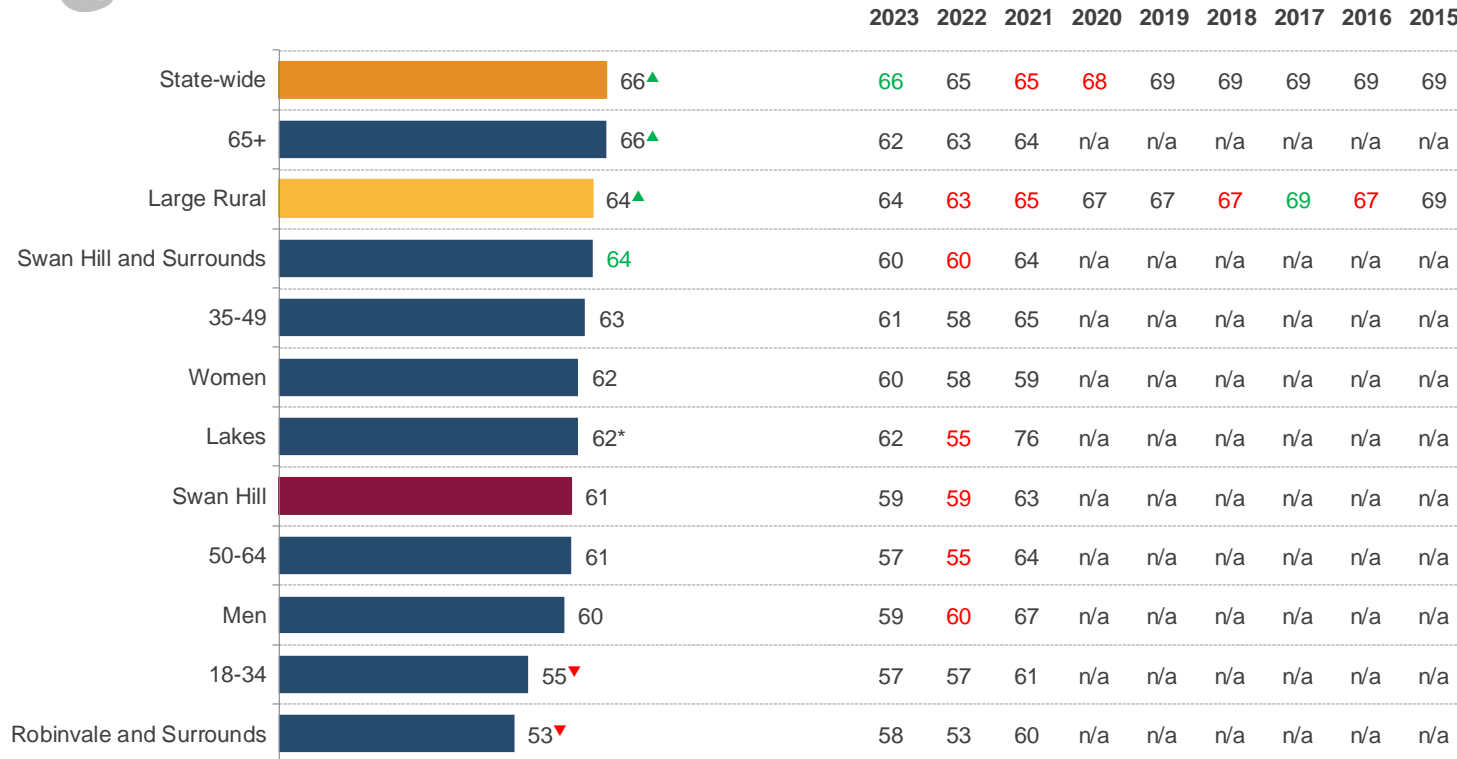
Q1. Firstly, how important should 'Community and cultural activities' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 15 Councils asked group: 4  
 \*Caution: small sample size < n=30



## Community and cultural activities performance



2024 community and cultural activities performance (index scores)



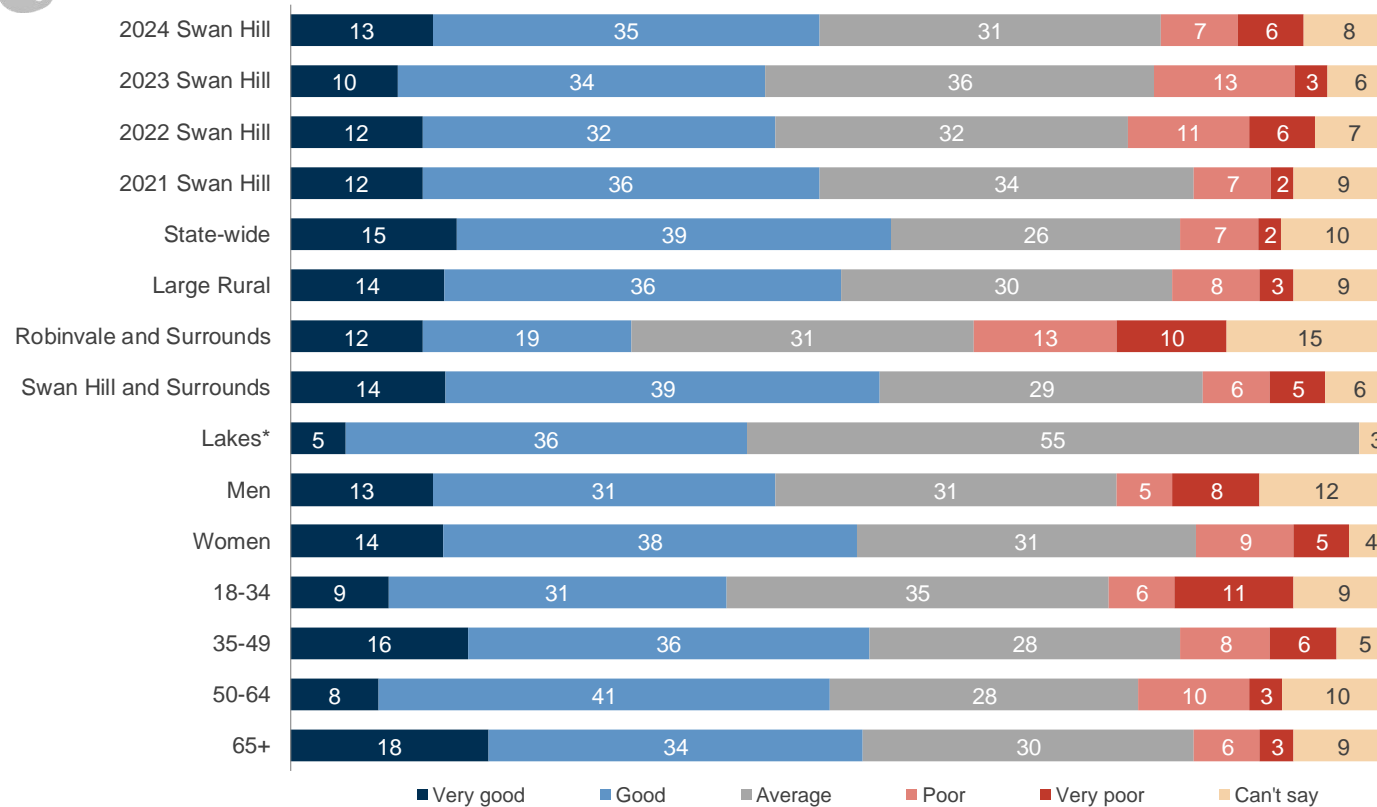
Q2. How has Council performed on 'Community and cultural activities' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 26 Councils asked group: 7  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30



## Community and cultural activities performance



2024 community and cultural activities performance (%)



Q2. How has Council performed on 'Community and cultural activities' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 26 Councils asked group: 7  
 \*Caution: small sample size < n=30



## Waste management importance



2024 waste management importance (index scores)

		2023	2022	2021	2020	2019	2018	2017	2016	2015
State-wide	81▲	81	82	82	82	81	81	79	80	79
Women	80	79	83	82	n/a	n/a	n/a	n/a	n/a	n/a
Large Rural	80	80	81	81	81	80	81	78	79	78
Robinvale and Surrounds	79	69	82	81	n/a	n/a	n/a	n/a	n/a	n/a
65+	79	79	80	80	n/a	n/a	n/a	n/a	n/a	n/a
Swan Hill and Surrounds	79	78	79	78	n/a	n/a	n/a	n/a	n/a	n/a
18-34	79	76	78	76	n/a	n/a	n/a	n/a	n/a	n/a
Swan Hill	79	76	79	78	n/a	n/a	n/a	n/a	n/a	n/a
35-49	79	75	80	79	n/a	n/a	n/a	n/a	n/a	n/a
Men	78	73	75	75	n/a	n/a	n/a	n/a	n/a	n/a
50-64	77	72	81	78	n/a	n/a	n/a	n/a	n/a	n/a
Lakes	71*▼	79	78	68	n/a	n/a	n/a	n/a	n/a	n/a

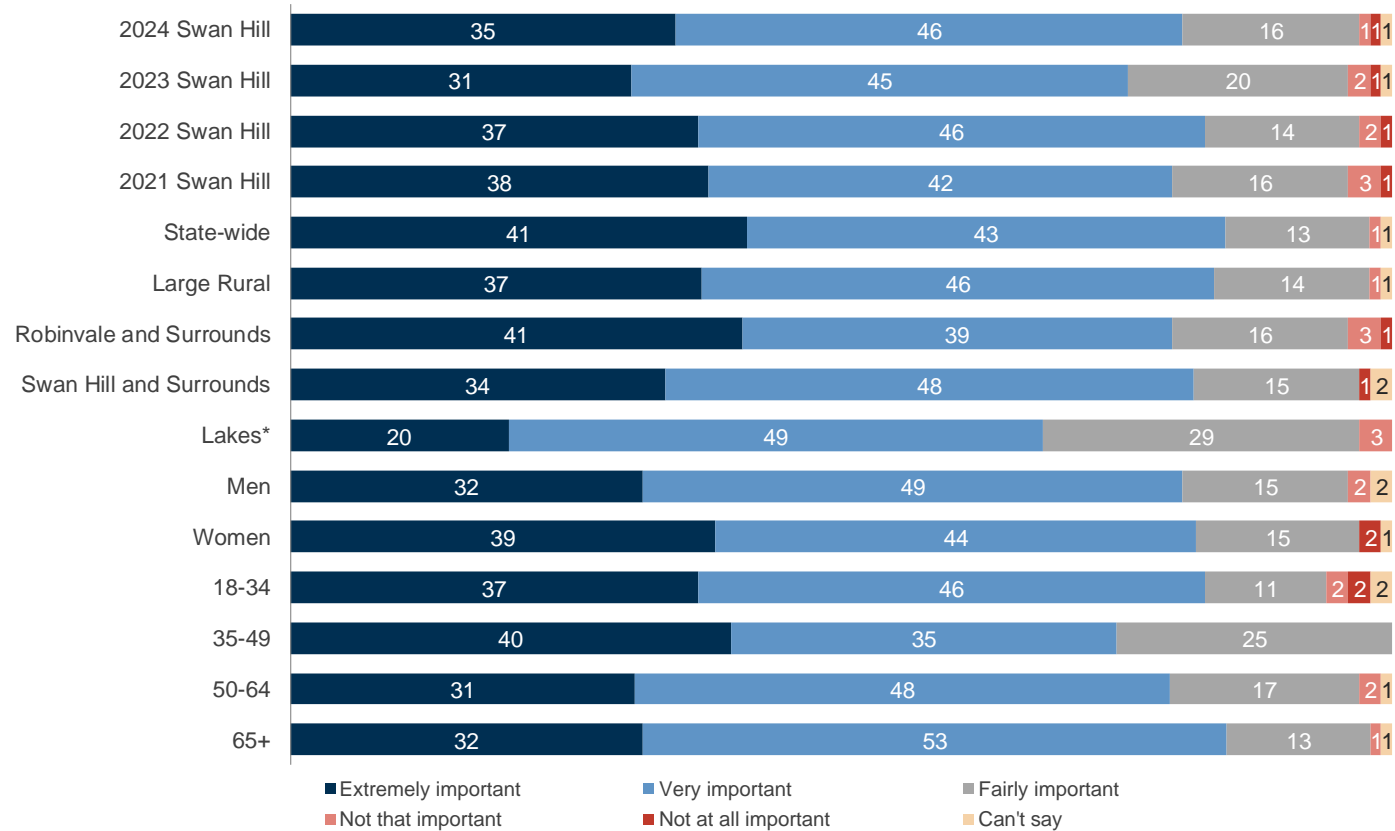
Q1. Firstly, how important should 'Waste management' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 24 Councils asked group: 8  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30



## Waste management importance



2024 waste management importance (%)



Q1. Firstly, how important should 'Waste management' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 24 Councils asked group: 8  
 \*Caution: small sample size < n=30



## Waste management performance



2024 waste management performance (index scores)

	2023	2022	2021	2020	2019	2018	2017	2016	2015	
65+	74	73	76	74	n/a	n/a	73	76	76	77
Men	73	72	71	74	n/a	n/a	69	72	73	74
35-49	72	72	65	72	n/a	n/a	67	69	72	72
Swan Hill and Surrounds	72	71	70	72	n/a	n/a	n/a	n/a	n/a	n/a
Swan Hill	70	70	69	71	n/a	n/a	68	72	72	75
50-64	69	67	62	71	n/a	n/a	63	67	71	73
Women	67	68	67	68	n/a	n/a	67	72	71	76
State-wide	67▼	66	68	69	65	68	70	71	70	72
Lakes	66*	70	75	70	n/a	n/a	n/a	n/a	n/a	n/a
Robinvale and Surrounds	65	66	66	67	n/a	n/a	n/a	n/a	n/a	n/a
Large Rural	65▼	65	65	66	62	64	67	68	66	68
18-34	64▼	68	70	69	n/a	n/a	69	71	68	77

Q2. How has Council performed on 'Waste management' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 62 Councils asked group: 18  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30

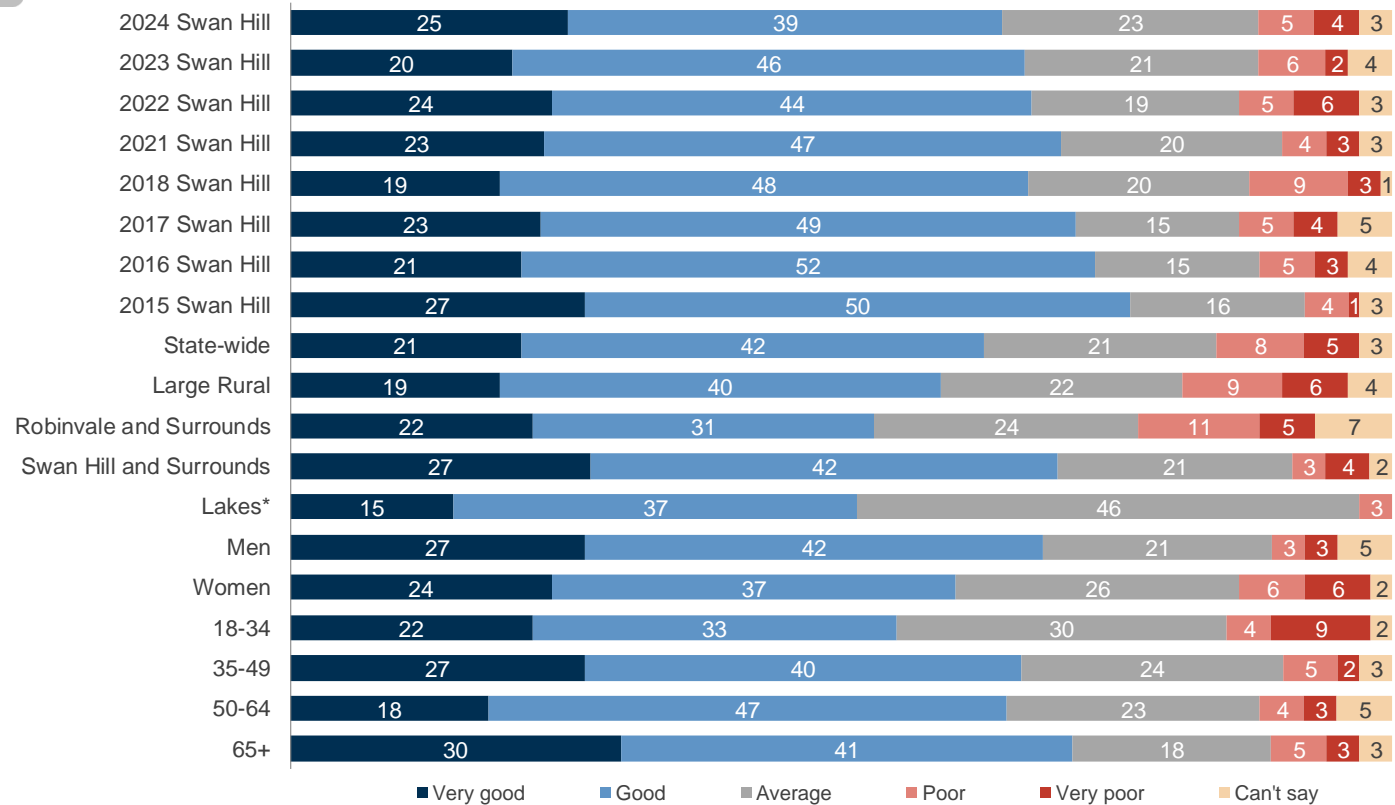




## Waste management performance



2024 waste management performance (%)

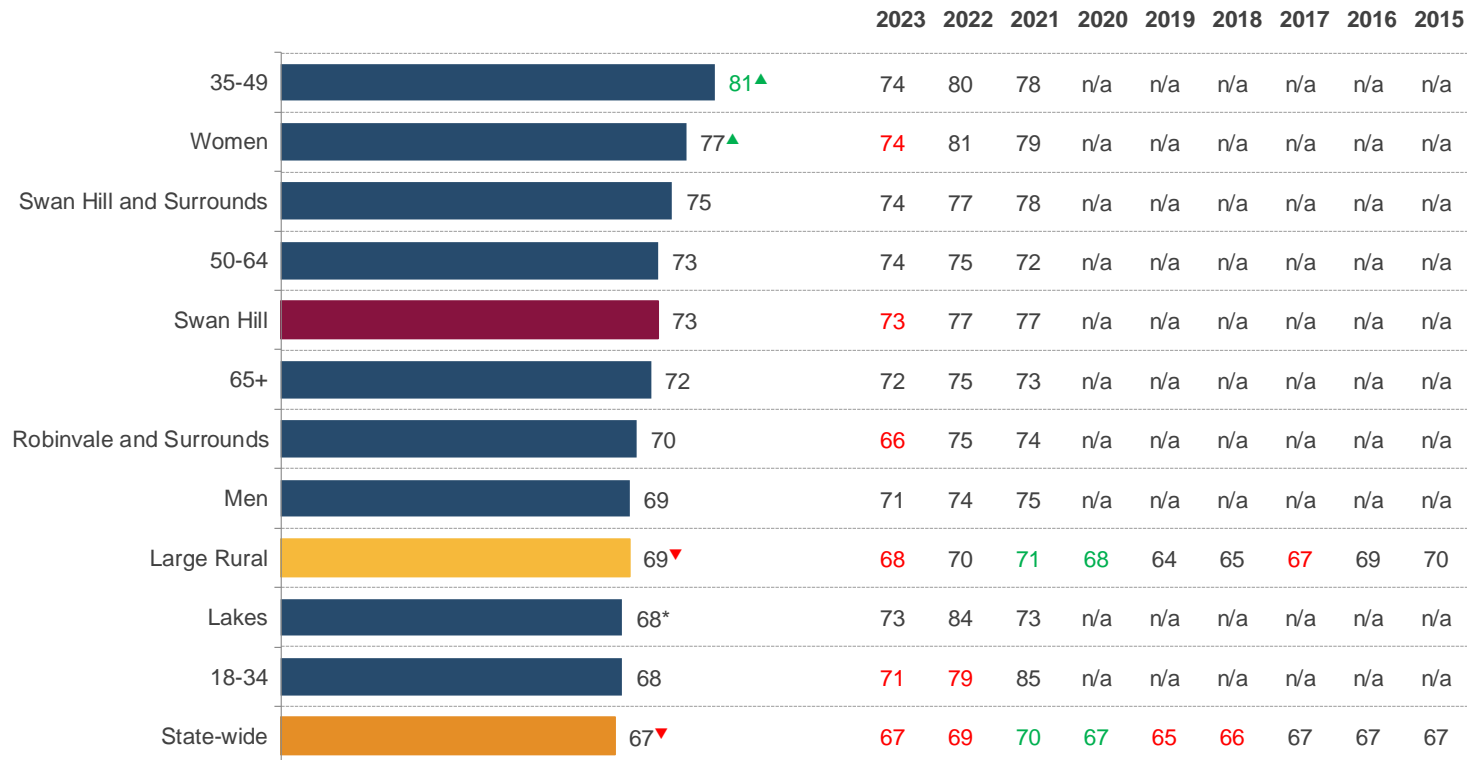


Q2. How has Council performed on 'Waste management' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 62 Councils asked group: 18  
 \*Caution: small sample size < n=30

## Business and community development and tourism importance



2024 business/development/tourism importance (index scores)

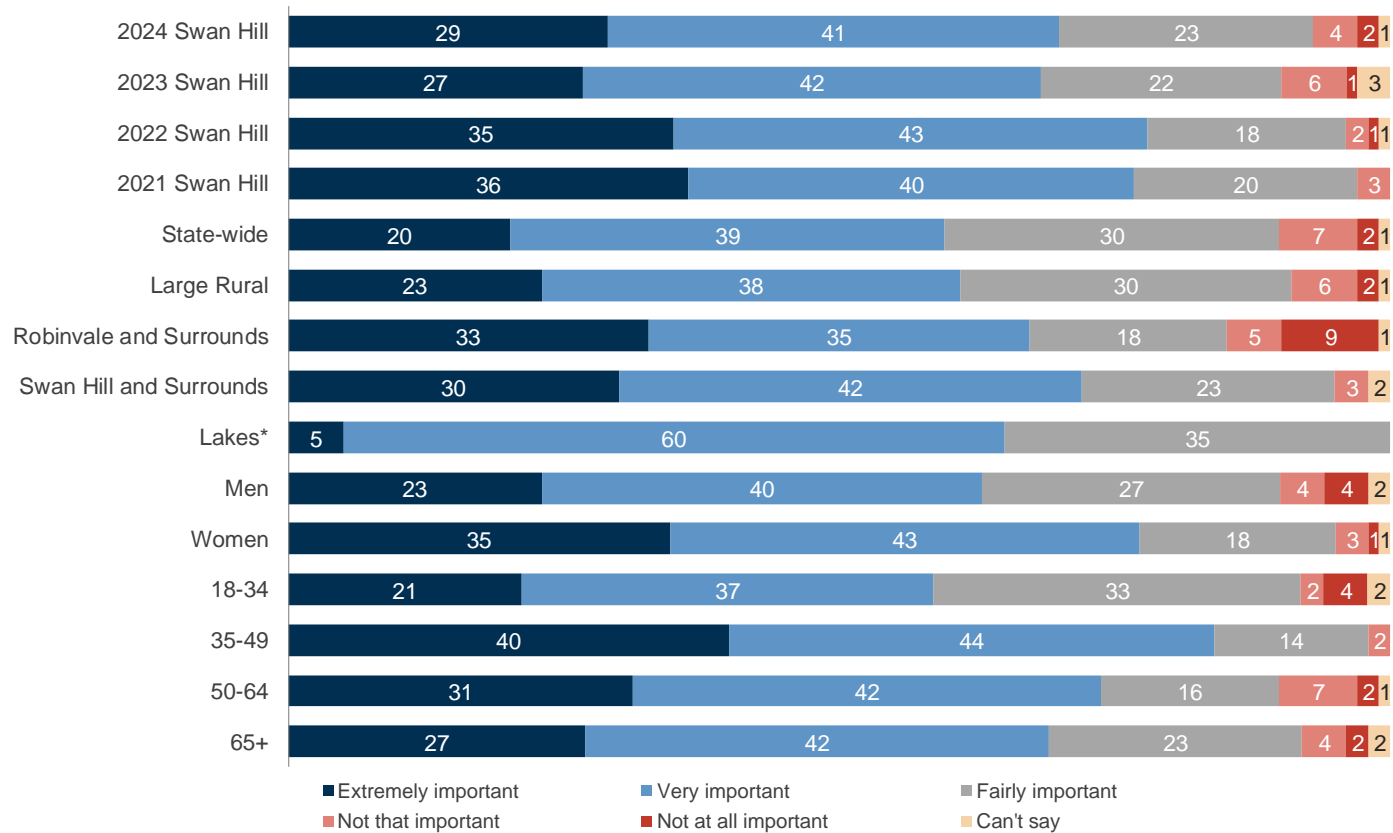


Q1. Firstly, how important should 'Business and community development and tourism' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 19 Councils asked group: 6  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30

## Business and community development and tourism importance



2024 business/development/tourism importance (%)

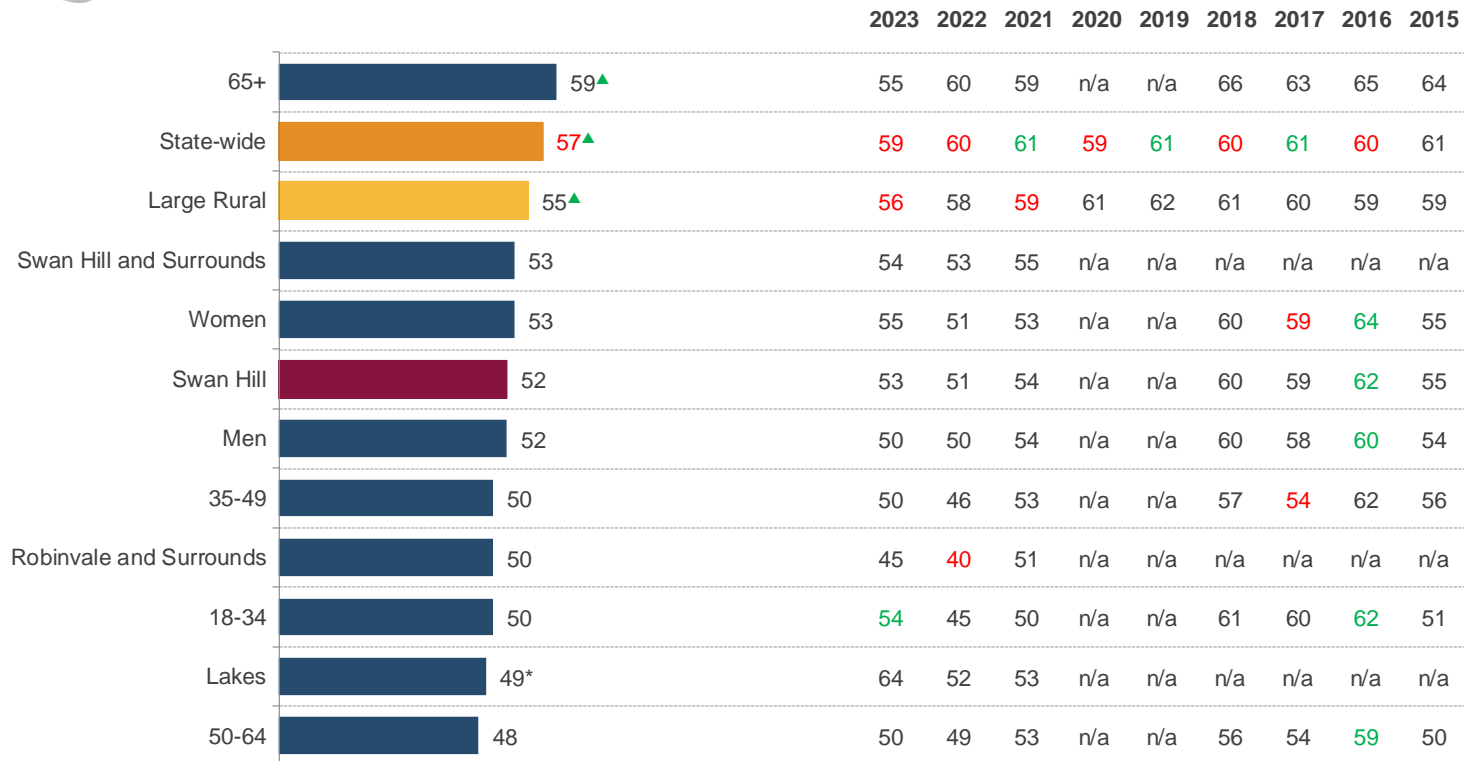


Q1. Firstly, how important should 'Business and community development and tourism' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 19 Councils asked group: 6  
 \*Caution: small sample size < n=30

## Business and community development and tourism performance



2024 business/development/tourism performance (index scores)

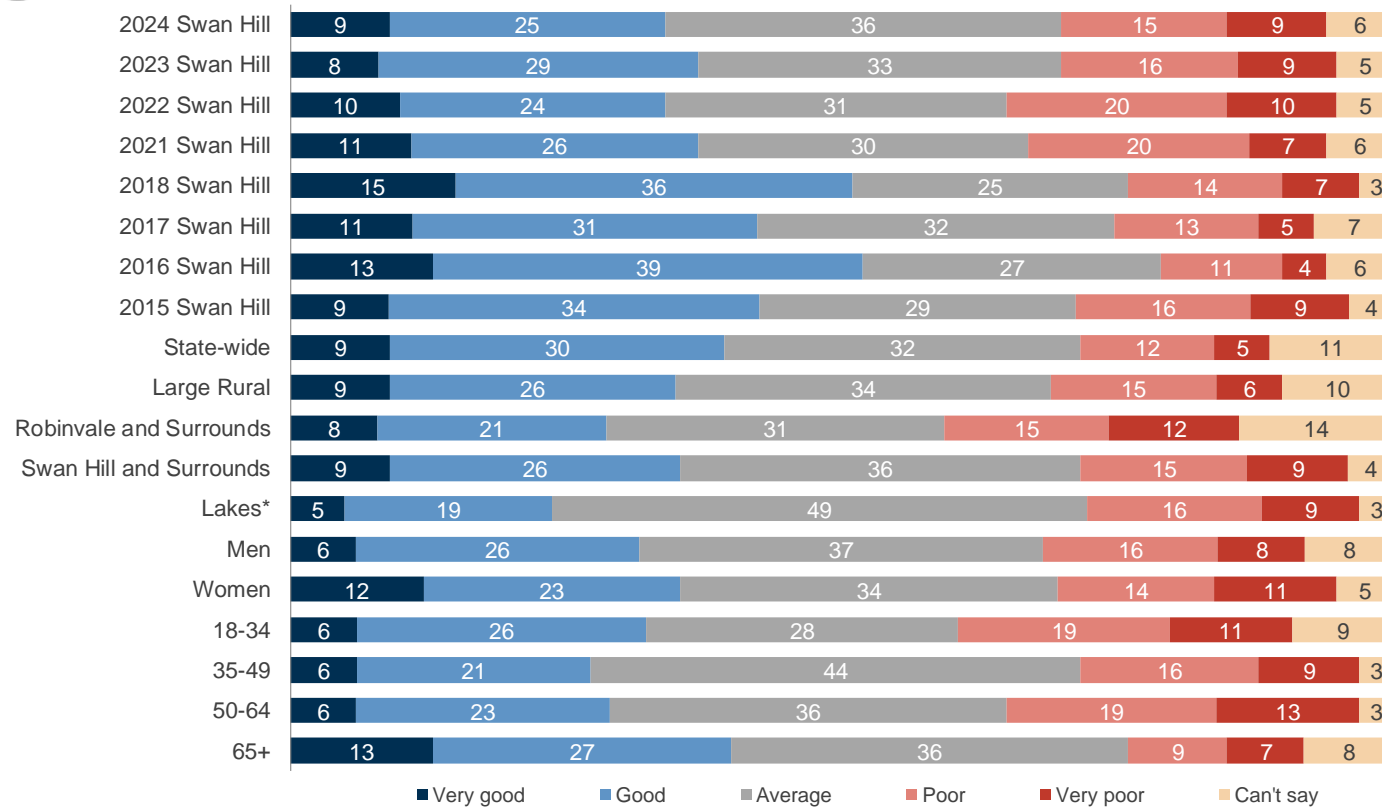


Q2. How has Council performed on 'Business and community development and tourism' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 27 Councils asked group: 10  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30

## Business and community development and tourism performance



2024 business/development/tourism performance (%)



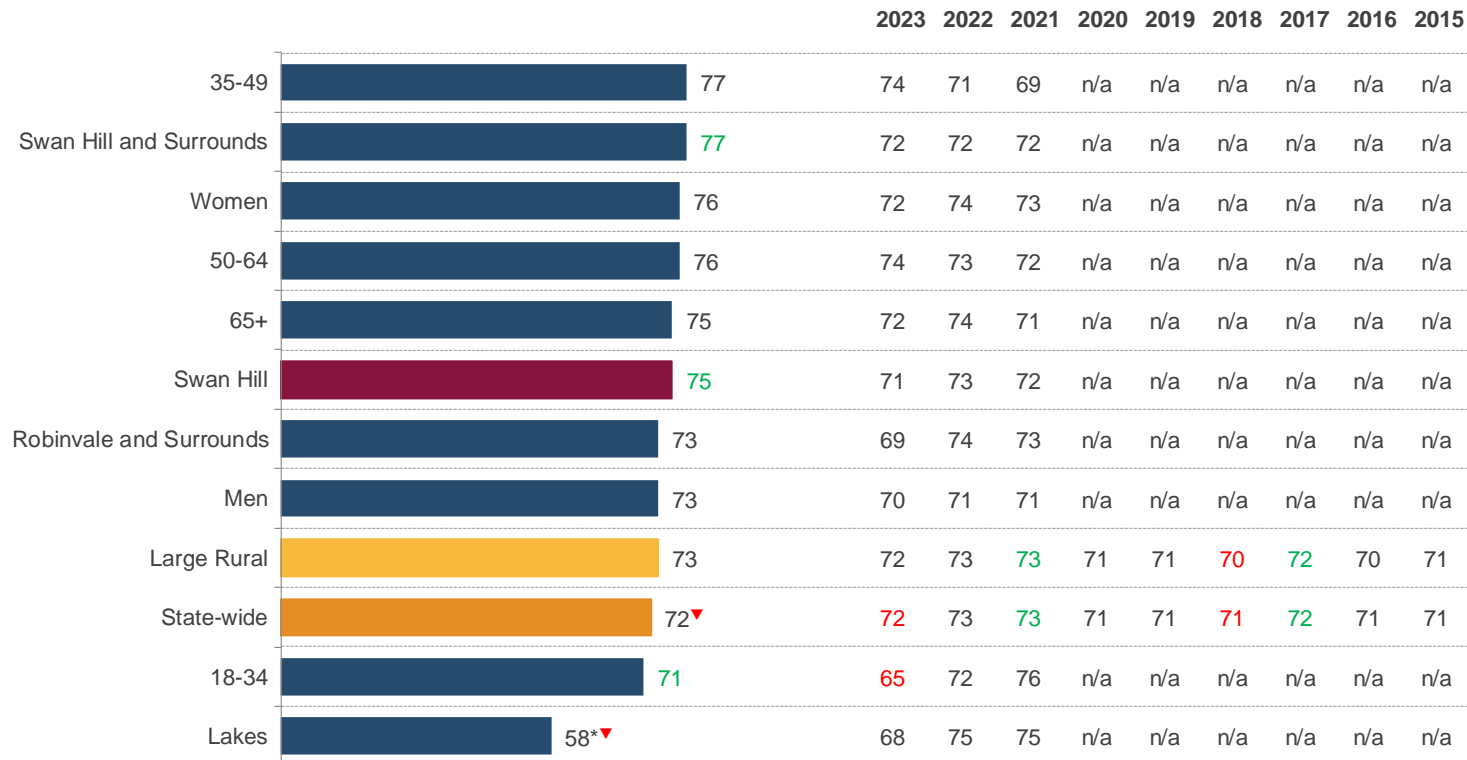
Q2. How has Council performed on 'Business and community development and tourism' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 27 Councils asked group: 10  
 \*Caution: small sample size < n=30



## Planning and building permits importance



2024 planning and building permits importance (index scores)



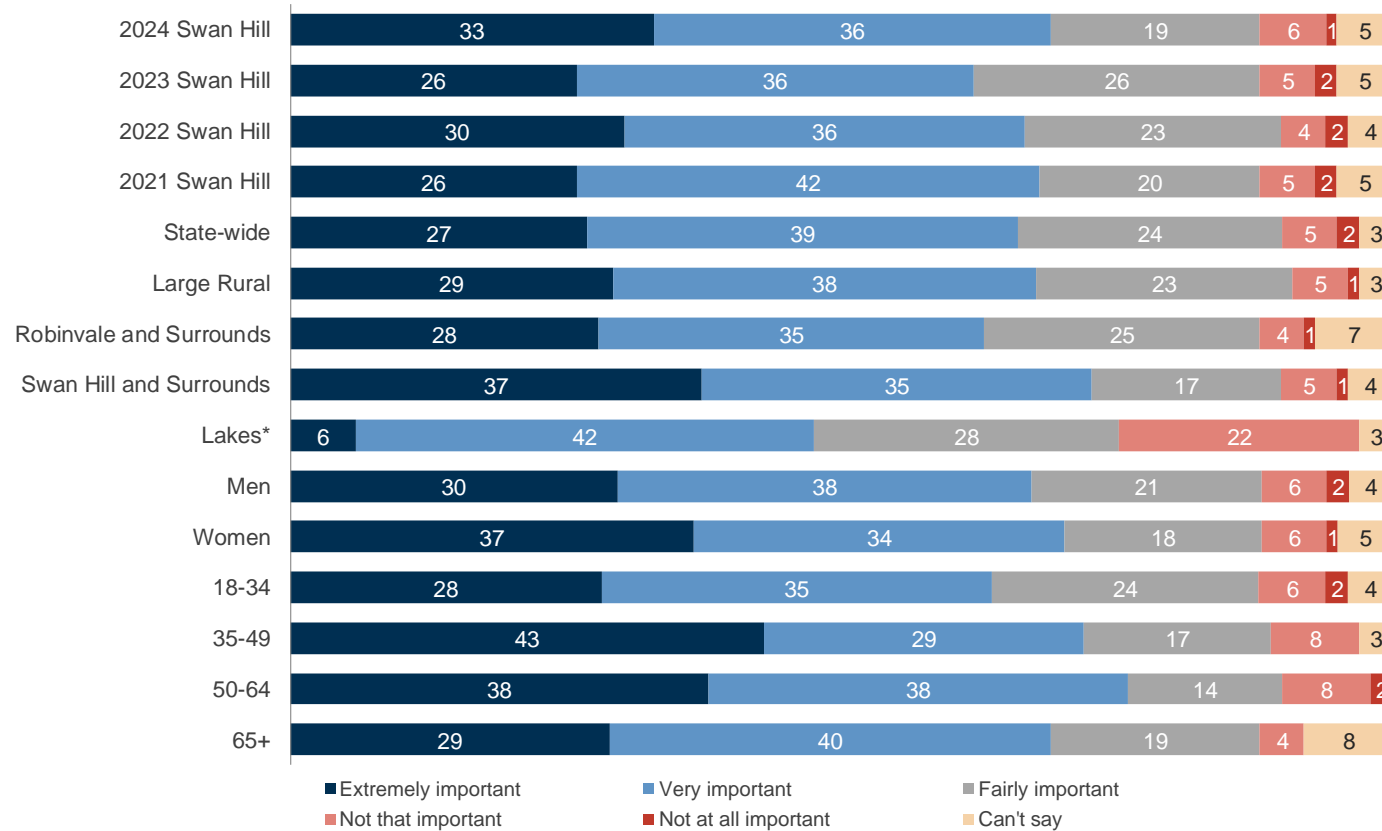
Q1. Firstly, how important should 'Planning and building permits' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 18 Councils asked group: 5  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30



## Planning and building permits importance



2024 planning and building permits importance (%)



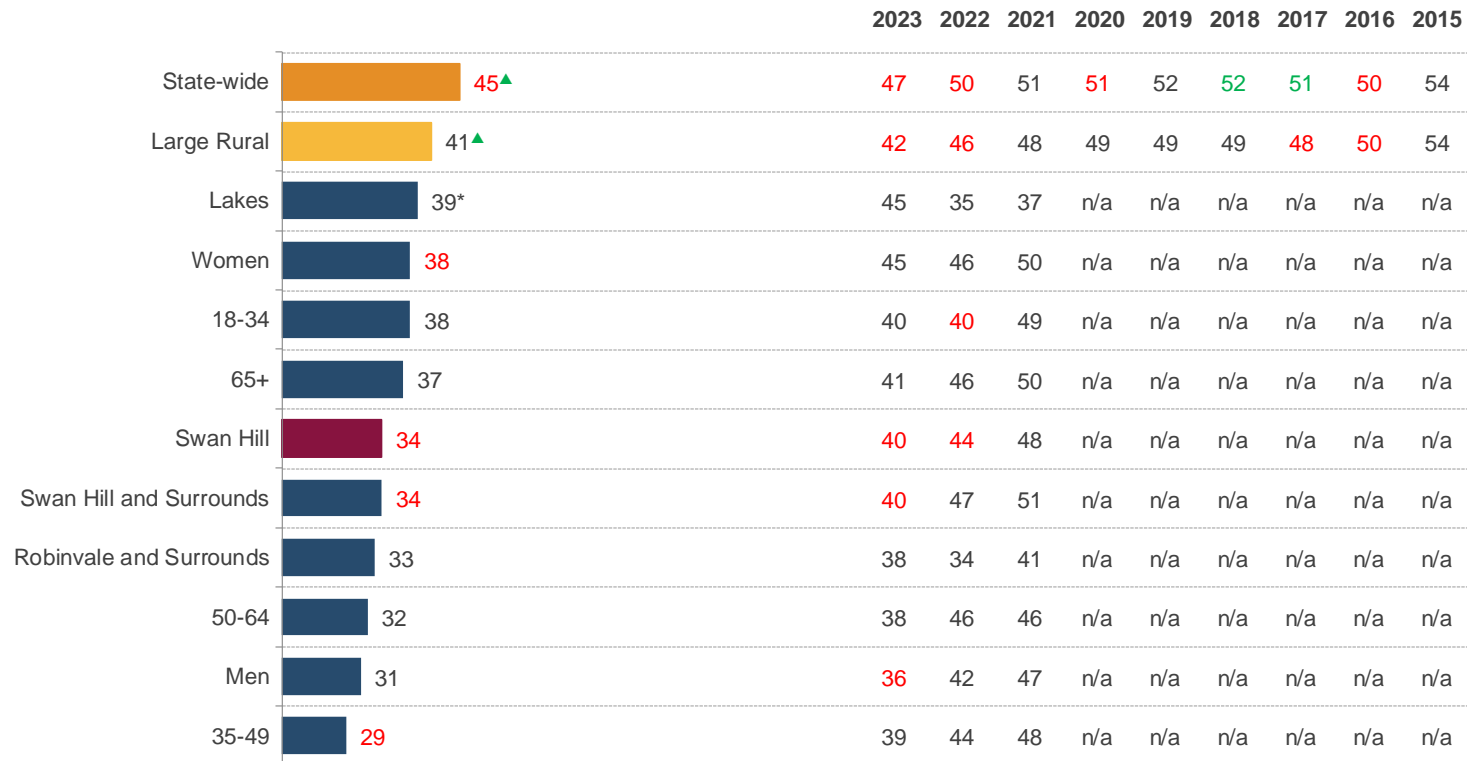
Q1. Firstly, how important should 'Planning and building permits' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 18 Councils asked group: 5  
 \*Caution: small sample size < n=30



## Planning and building permits performance



2024 planning and building permits performance (index scores)



Q2. How has Council performed on 'Planning and building permits' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 29 Councils asked group: 8  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30

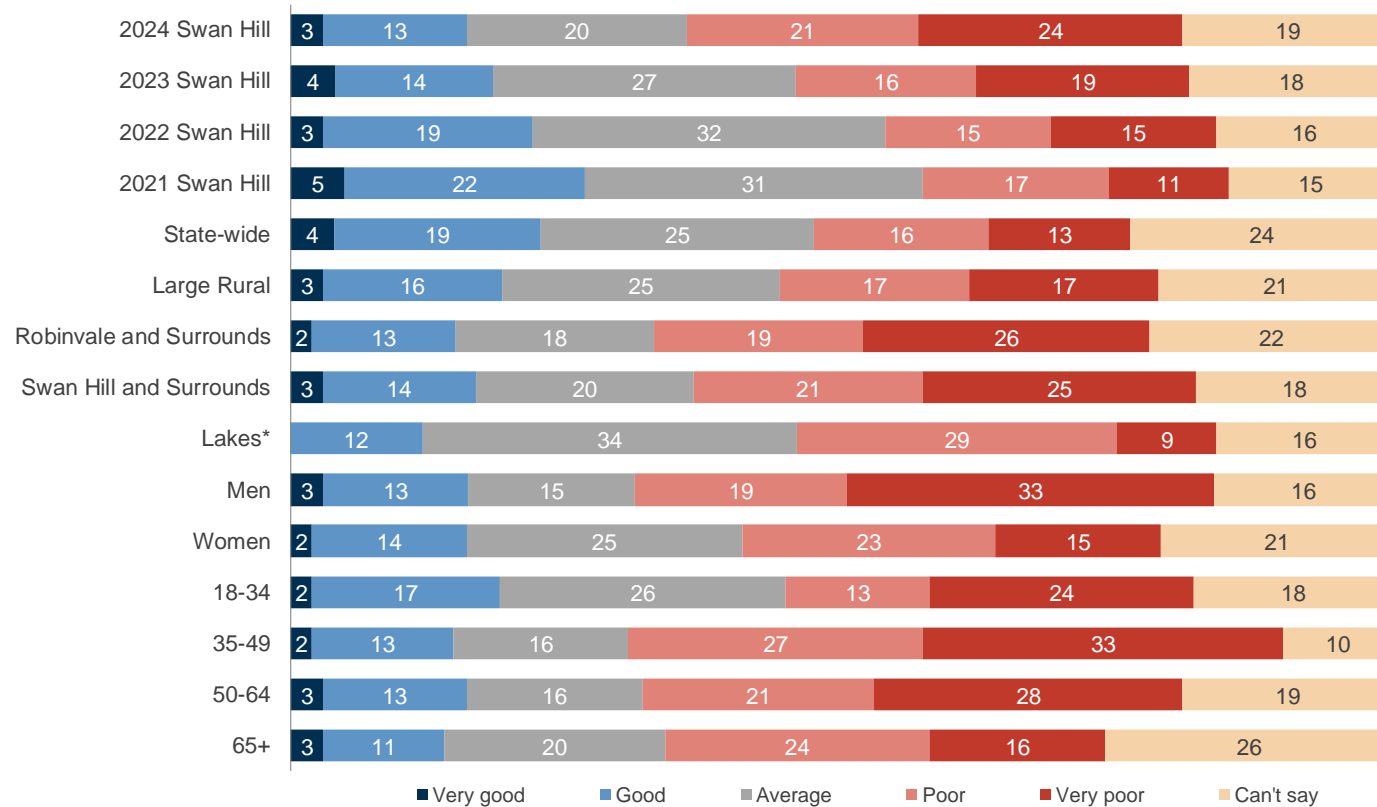




## Planning and building permits performance



2024 planning and building permits performance (%)



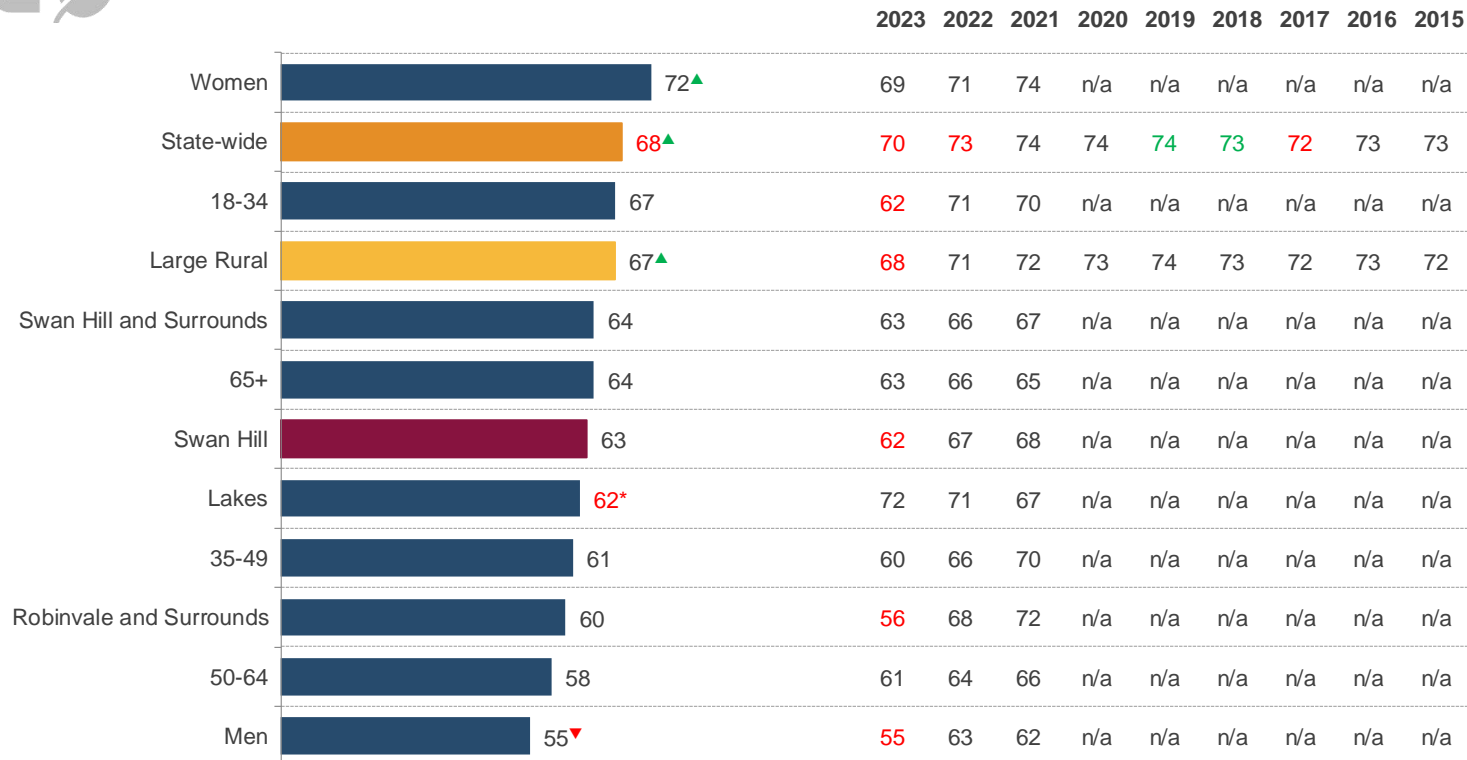
Q2. How has Council performed on 'Planning and building permits' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 29 Councils asked group: 8  
 \*Caution: small sample size < n=30



## Environmental sustainability importance



2024 environmental sustainability importance (index scores)



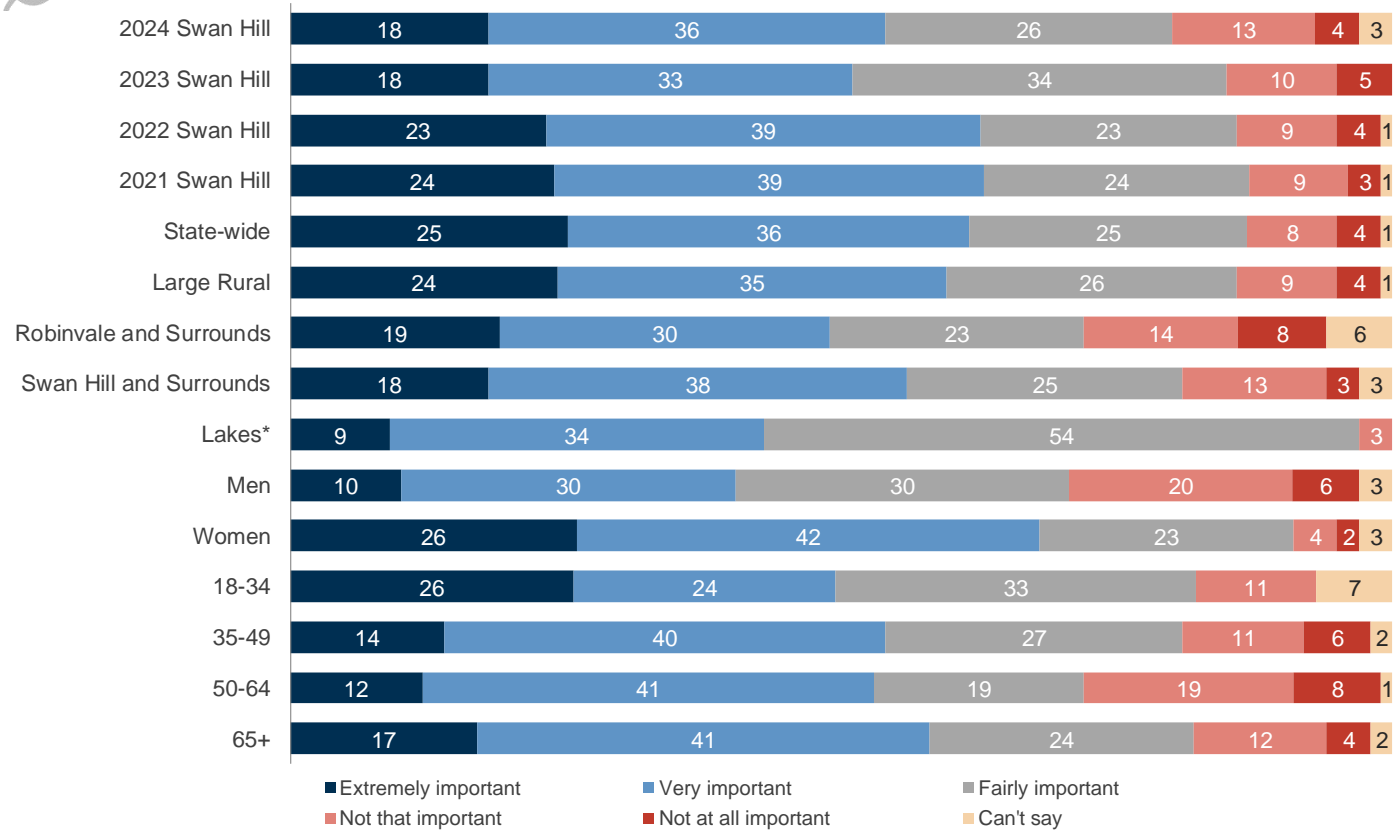
Q1. Firstly, how important should 'Environmental sustainability' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 22 Councils asked group: 8  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30



## Environmental sustainability importance



2024 environmental sustainability importance (%)



Q1. Firstly, how important should 'Environmental sustainability' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 22 Councils asked group: 8  
 \*Caution: small sample size < n=30



## Environmental sustainability performance



2024 environmental sustainability performance (index scores)

	2023	2022	2021	2020	2019	2018	2017	2016	2015
State-wide	60 <sup>▲</sup>	61	62	60	62	63	64	63	64
35-49	60	61	63	n/a	n/a	n/a	n/a	n/a	n/a
Robinvale and Surrounds	59	55	56	60	n/a	n/a	n/a	n/a	n/a
Men	59	58	59	63	n/a	n/a	n/a	n/a	n/a
50-64	59	57	57	58	n/a	n/a	n/a	n/a	n/a
Large Rural	58	58	59	61	60	61	62	62	64
Swan Hill	57	58	60	61	n/a	n/a	n/a	n/a	n/a
Swan Hill and Surrounds	57	58	61	61	n/a	n/a	n/a	n/a	n/a
65+	57	56	63	64	n/a	n/a	n/a	n/a	n/a
Women	56	58	61	59	n/a	n/a	n/a	n/a	n/a
18-34	55	63	58	57	n/a	n/a	n/a	n/a	n/a
Lakes	55*	69	60	63	n/a	n/a	n/a	n/a	n/a

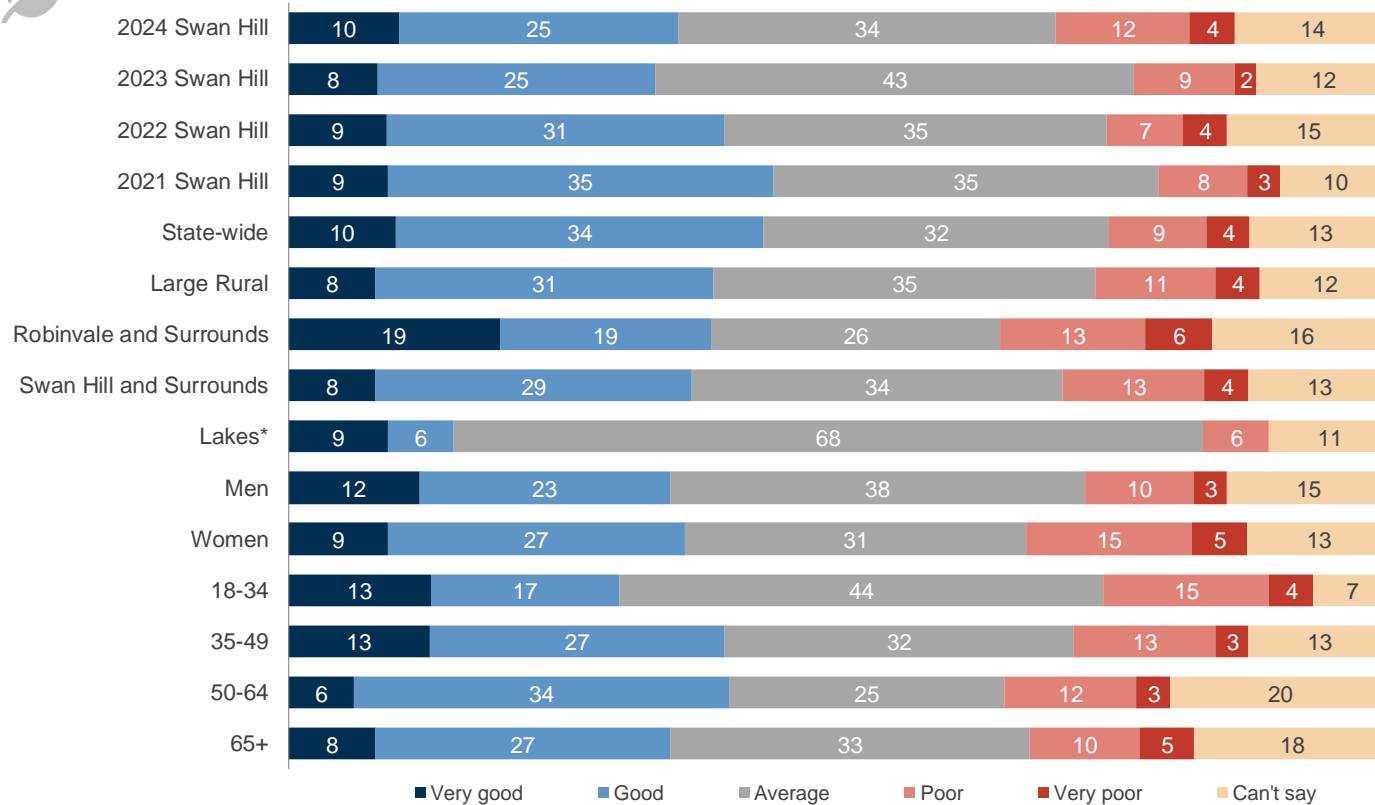
Q2. How has Council performed on 'Environmental sustainability' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 34 Councils asked group: 10  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30



## Environmental sustainability performance



2024 environmental sustainability performance (%)



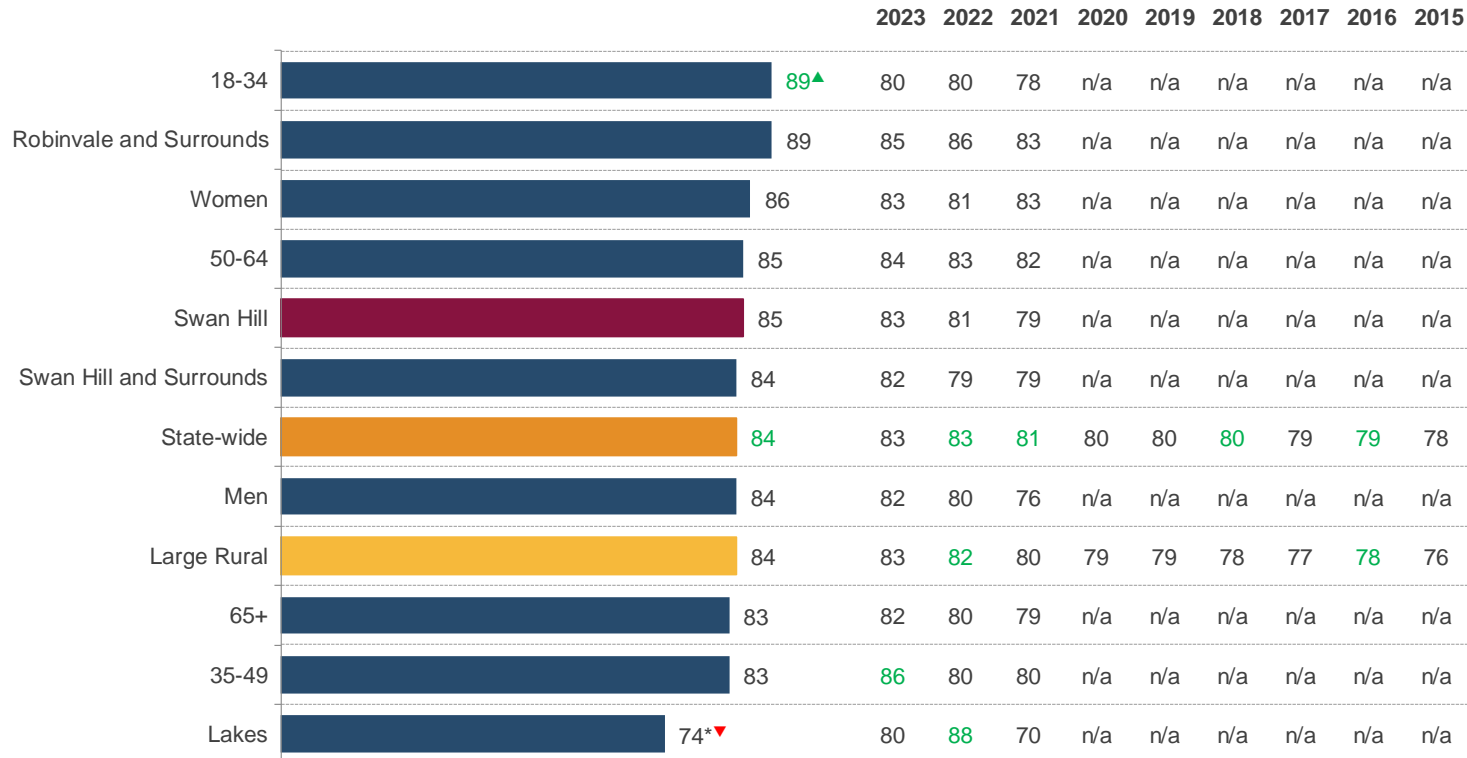
Q2. How has Council performed on 'Environmental sustainability' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 34 Councils asked group: 10  
 \*Caution: small sample size < n=30



## Maintenance of unsealed roads in your area importance



2024 unsealed roads importance (index scores)



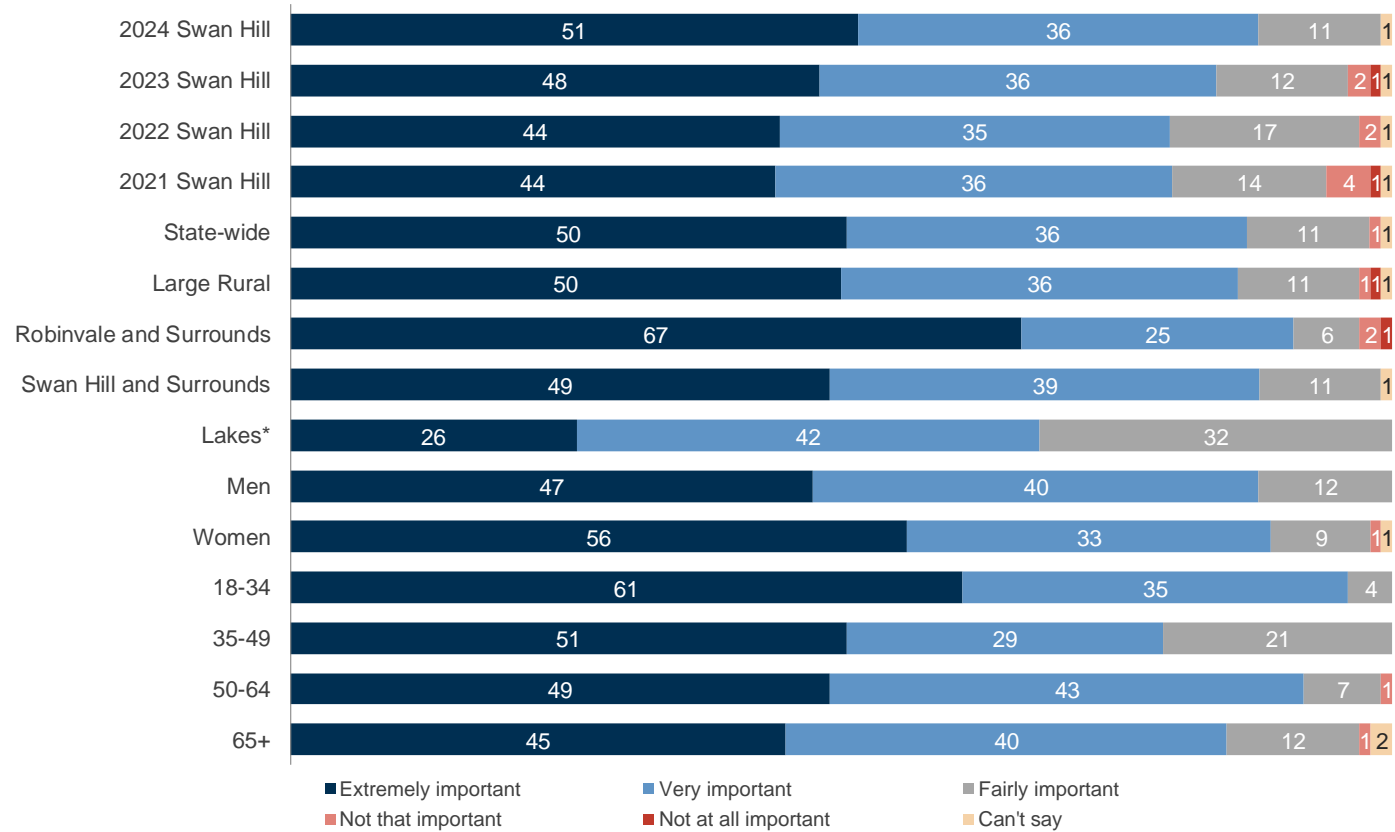
Q1. Firstly, how important should 'Maintenance of unsealed roads in your area' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 13 Councils asked group: 6  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30



## Maintenance of unsealed roads in your area importance



2024 unsealed roads importance (%)



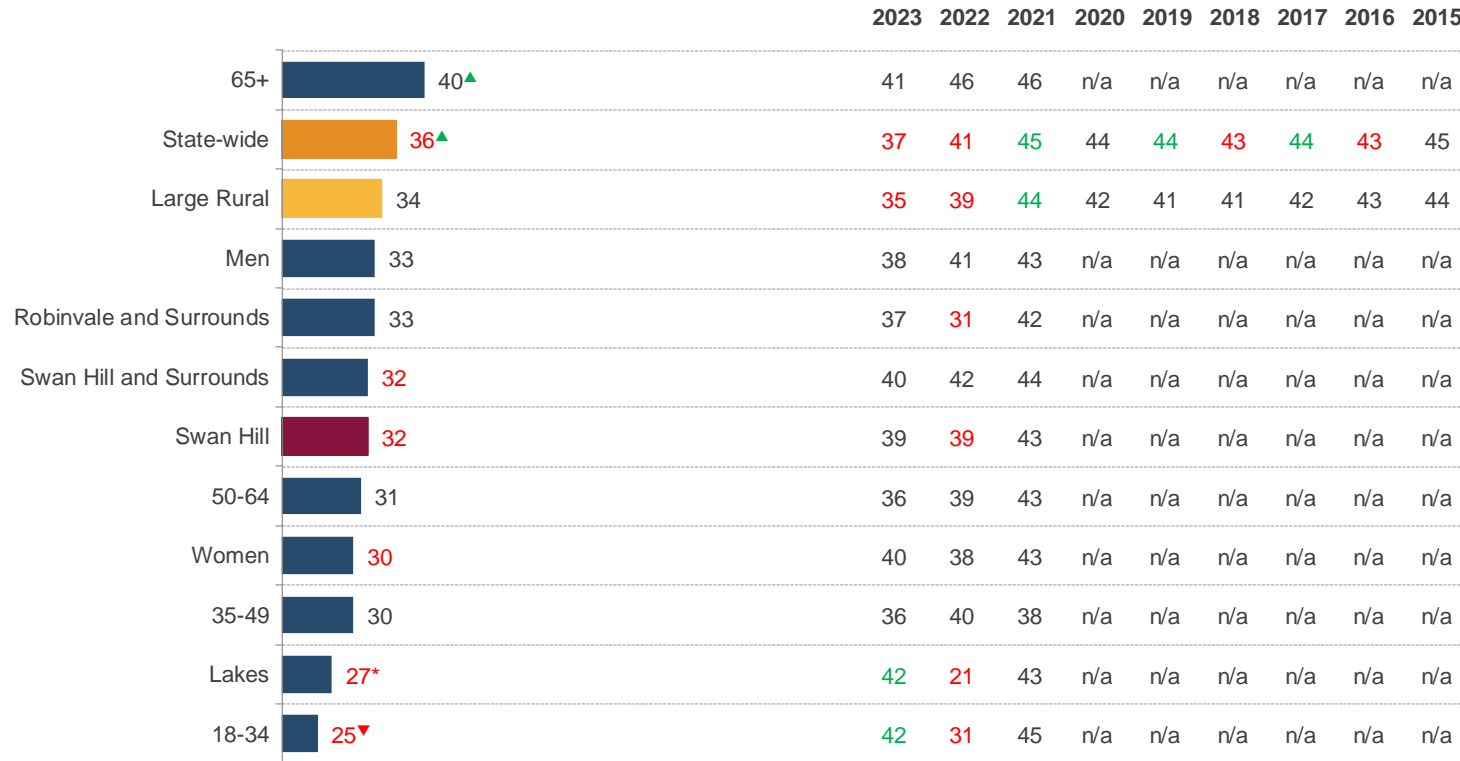
Q1. Firstly, how important should 'Maintenance of unsealed roads in your area' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 13 Councils asked group: 6  
 \*Caution: small sample size < n=30



## Maintenance of unsealed roads in your area performance



2024 unsealed roads performance (index scores)



Q2. How has Council performed on 'Maintenance of unsealed roads in your area' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 27 Councils asked group: 11  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30

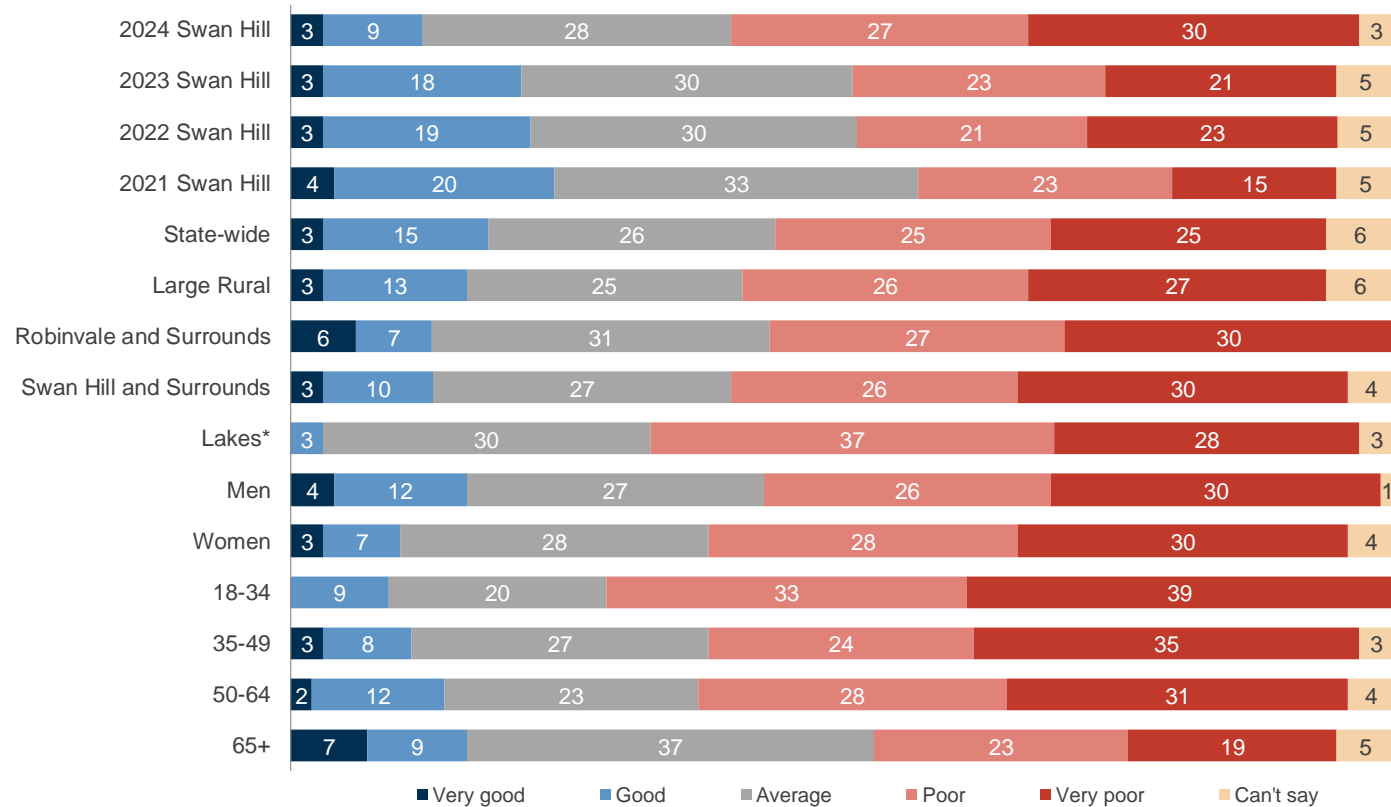




## Maintenance of unsealed roads in your area performance



2024 unsealed roads performance (%)



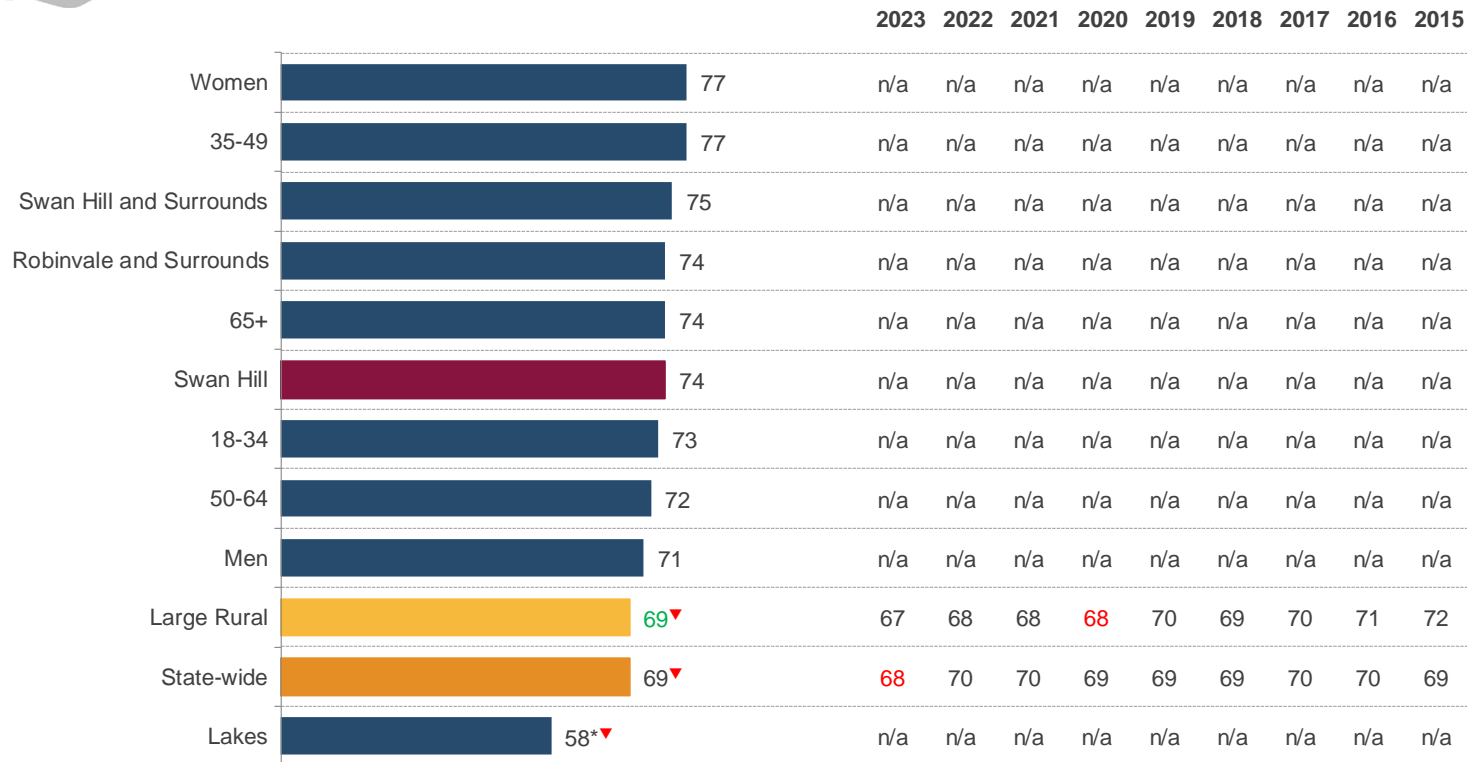
Q2. How has Council performed on 'Maintenance of unsealed roads in your area' over the last 12 months?  
 Base: All respondents. Councils asked State-wide: 27 Councils asked group: 11  
 \*Caution: small sample size < n=30



## Business and community development importance



2024 business/community development importance (index scores)



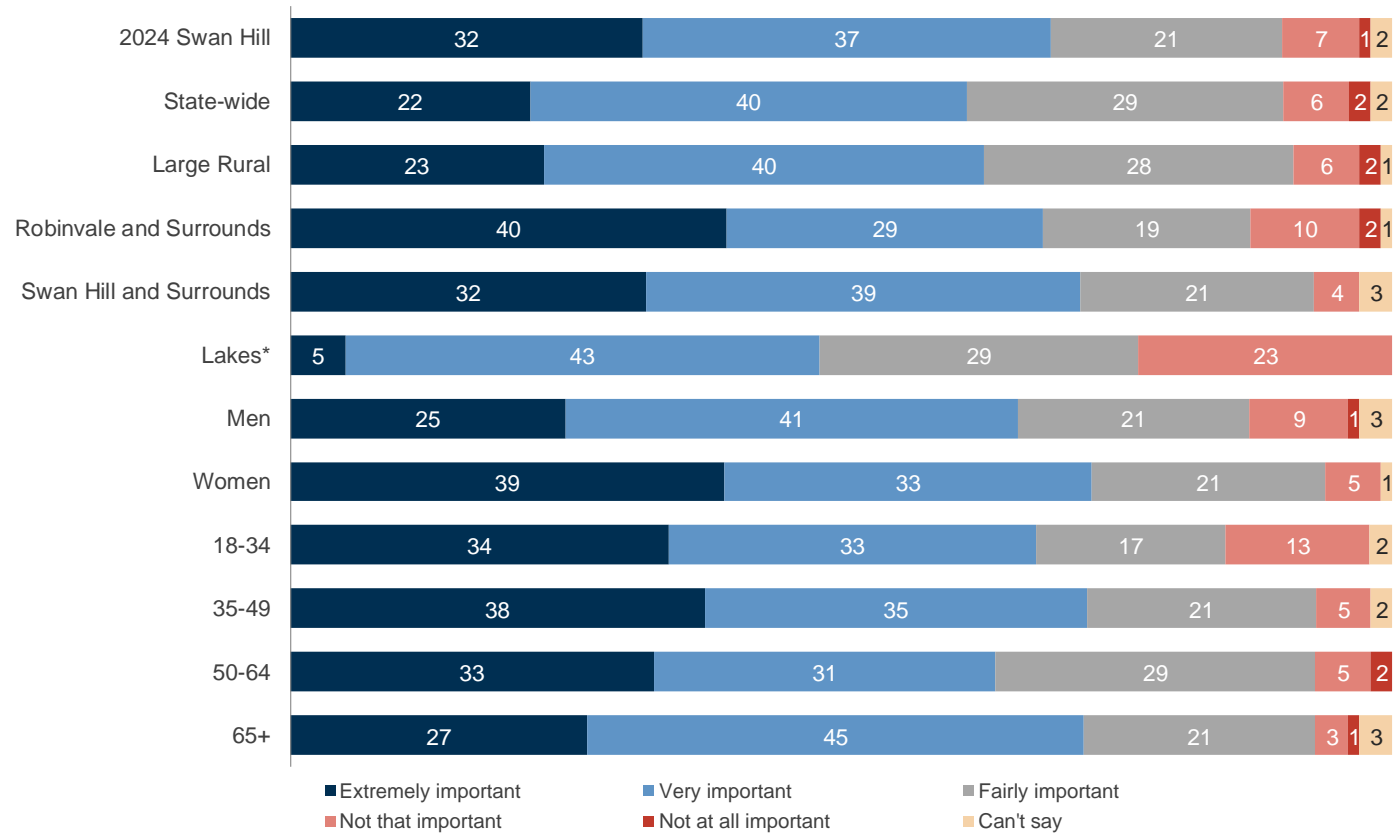
Q1. Firstly, how important should 'Business and community development' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 8 Councils asked group: 4  
 Note: Please see Appendix A for explanation of significant differences.  
 \*Caution: small sample size < n=30



## Business and community development importance



2024 business/community development importance (%)



Q1. Firstly, how important should 'Business and community development' be as a responsibility for Council?  
 Base: All respondents. Councils asked State-wide: 8 Councils asked group: 4  
 \*Caution: small sample size < n=30



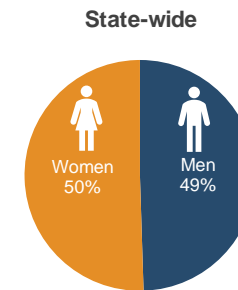
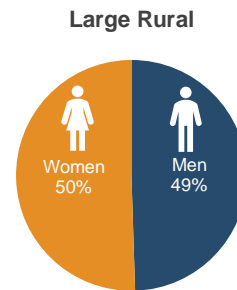
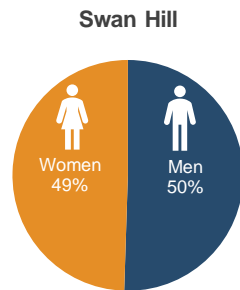
## **Detailed demographics**

J W S R E S E A R C H 110

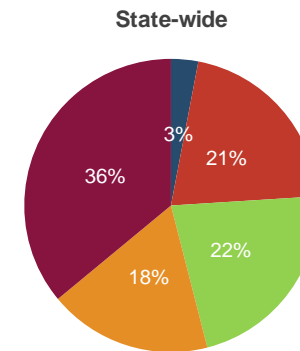
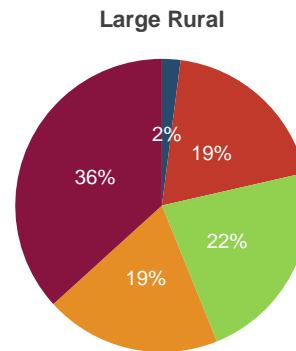
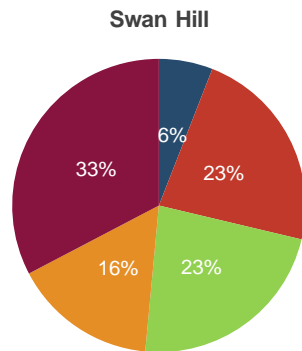


## Gender and age profile

### 2024 gender




### 2024 age



■ 18-24 ■ 25-34 ■ 35-49 ■ 50-64 ■ 65+    ■ 18-24 ■ 25-34 ■ 35-49 ■ 50-64 ■ 65+    ■ 18-24 ■ 25-34 ■ 35-49 ■ 50-64 ■ 65+

S3. How would you describe your gender? / S4. To which of the following age groups do you belong?  
 Base: All respondents. Councils asked State-wide: 62 Councils asked group: 18  
 ≤1% of respondents in each of Swan Hill Rural City Council, Large Rural and State-wide did not describe their gender as male or female.  
 Please note that for the reason of simplifying reporting, interlocking age and gender reporting has not been included in this report. Interlocking age and gender analysis is still available in the dashboard and data tables provided alongside this report.



**Appendix A:  
Index scores,  
margins of error  
and significant  
differences**

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## Appendix A: Index Scores



### Index Scores

Many questions ask respondents to rate council performance on a five-point scale, for example, from 'very good' to 'very poor', with 'can't say' also a possible response category. To facilitate ease of reporting and comparison of results over time, starting from the 2012 survey and measured against the state-wide result and the council group, an 'Index Score' has been calculated for such measures.

The Index Score is calculated and represented as a score out of 100 (on a 0 to 100 scale), with 'can't say' responses excluded from the analysis. The '% RESULT' for each scale category is multiplied by the 'INDEX FACTOR'. This produces an 'INDEX VALUE' for each category, which are then summed to produce the 'INDEX SCORE', equating to '60' in the following example.

Similarly, an Index Score has been calculated for the Core question 'Performance direction in the last 12 months', based on the following scale for each performance measure category, with 'Can't say' responses excluded from the calculation.

SCALE CATEGORIES	% RESULT	INDEX FACTOR	INDEX VALUE
Very good	9%	100	9
Good	40%	75	30
Average	37%	50	19
Poor	9%	25	2
Very poor	4%	0	0
Can't say	1%	--	<b>INDEX SCORE 60</b>

SCALE CATEGORIES	% RESULT	INDEX FACTOR	INDEX VALUE
Improved	36%	100	36
Stayed the same	40%	50	20
Deteriorated	23%	0	0
Can't say	1%	--	<b>INDEX SCORE 56</b>

Please note that the horizontal (x) axis of the index score bar charts in this report is displayed on a scale from 20 to 100.



## Appendix A: Margins of error

The sample size for the 2024 State-wide Local Government Community Satisfaction Survey for Swan Hill Rural City Council was n=400. Unless otherwise noted, this is the total sample base for all reported charts and tables.

The maximum margin of error on a sample of approximately n=400 interviews is +/-4.8% at the 95% confidence level for results around 50%. Margins of error will be larger for any sub-samples. As an example, a result of 50% can be read confidently as falling midway in the range 45.2% - 54.8%.

Maximum margins of error are listed in the table below, based on a population of 16,500 people aged 18 years or over for Swan Hill Rural City Council, according to ABS estimates.

Demographic	Actual survey sample size	Weighted base	Maximum margin of error at 95% confidence interval
Swan Hill Rural City Council	400	400	+/-4.8
Men	189	201	+/-7.1
Women	209	197	+/-6.8
Robinvale and Surrounds	90	89	+/-10.4
Swan Hill and Surrounds	288	287	+/-5.7
Lakes	22	24	+/-21.4
18-34 years	46	113	+/-14.6
35-49 years	63	92	+/-12.4
50-64 years	94	64	+/-10.1
65+ years	197	131	+/-7.0



## Appendix A: Index score significant difference calculation



The test applied to the Indexes was an Independent Mean Test, as follows:

$$Z \text{ Score} = (\$1 - \$2) / \text{Sqrt} ((\$5^2 / \$3) + (\$6^2 / \$4))$$

Where:

- \$1 = Index Score 1
- \$2 = Index Score 2
- \$3 = unweighted sample count 1
- \$4 = unweighted sample count 2
- \$5 = standard deviation 1
- \$6 = standard deviation 2

All figures can be sourced from the detailed cross tabulations.

The test was applied at the 95% confidence interval, so if the Z Score was greater than +/- 1.954 the scores are significantly different.



**Appendix B:  
Further project  
information**

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## Appendix B: Further information

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Further information about the report and explanations about the State-wide Local Government Community Satisfaction Survey can be found in this section including:

- Background and objectives
- Analysis and reporting
- Glossary of terms

### Detailed survey tabulations

Detailed survey tabulations are available in supplied Excel file.

### Contacts

For further queries about the conduct and reporting of the 2024 State-wide Local Government Community Satisfaction Survey, please contact JWS Research on

**(03) 8685 8555** or via email:

[admin@jwsresearch.com](mailto:admin@jwsresearch.com)

## Appendix B: Survey methodology and sampling



The 2024 results are compared with previous years, as detailed below:

- 2023, n=400 completed interviews, conducted in the period of 27<sup>th</sup> January – 19<sup>th</sup> March.
- 2022, n=400 completed interviews, conducted in the period of 27<sup>th</sup> January – 24<sup>th</sup> March.
- 2021, n=400 completed interviews, conducted in the period of 28<sup>th</sup> January – 18<sup>th</sup> March.
- 2020, n=400 completed interviews, conducted in the period of 30<sup>th</sup> January – 22<sup>nd</sup> March.
- 2019, n=400 completed interviews, conducted in the period of 1<sup>st</sup> February – 30<sup>th</sup> March.
- 2018, n=400 completed interviews, conducted in the period of 1<sup>st</sup> February – 30<sup>th</sup> March.
- 2017, n=400 completed interviews, conducted in the period of 1<sup>st</sup> February – 30<sup>th</sup> March.
- 2016, n=400 completed interviews, conducted in the period of 1<sup>st</sup> February – 30<sup>th</sup> March.
- 2015, n=401 completed interviews, conducted in the period of 1<sup>st</sup> February – 30<sup>th</sup> March.

Minimum quotas of gender within age groups were applied during the fieldwork phase. Post-survey weighting was then conducted to ensure accurate representation of the age and gender profile of the Swan Hill Rural City Council area.

Any variation of +/-1% between individual results and net scores in this report or the detailed survey tabulations is due to rounding. In reporting, '—' denotes not mentioned and '0%' denotes mentioned by less than 1% of respondents. 'Net' scores refer to two or more response categories being combined into one category for simplicity of reporting.

This survey was conducted by Computer Assisted Telephone Interviewing (CATI) as a representative random probability survey of residents aged 18+ years in Swan Hill Rural City Council.

Survey sample matched to the demographic profile of Swan Hill Rural City Council as determined by the most recent ABS population estimates was purchased from an accredited supplier of publicly available phone records, including up to 60% mobile phone numbers to cater to the diversity of residents within Swan Hill Rural City Council, particularly younger people.

A total of n=400 completed interviews were achieved in Swan Hill Rural City Council. Survey fieldwork was conducted in the period of 29<sup>th</sup> January – 18<sup>th</sup> March, 2024.

## Appendix B: Analysis and reporting



All participating councils are listed in the State-wide report published on the DGS website. In 2024, 62 of the 79 Councils throughout Victoria participated in this survey. For consistency of analysis and reporting across all projects, Local Government Victoria has aligned its presentation of data to use standard council groupings. Accordingly, the council reports for the community satisfaction survey provide analysis using these standard council groupings. Please note that councils participating across 2012-2024 vary slightly.

### Council Groups

Swan Hill Rural City Council is classified as a Large Rural council according to the following classification list:

- Metropolitan, Interface, Regional Centres, Large Rural & Small Rural.

Councils participating in the Large Rural group are:

- Bass Coast, Baw Baw, Colac Otway, Corangamite, East Gippsland, Glenelg, Golden Plains, Macedon Ranges, Mitchell, Moira, Moorabool, Mount Alexander, Moyne, South Gippsland, Southern Grampians, Surf Coast, Swan Hill and Wellington.

Wherever appropriate, results for Swan Hill Rural City Council for this 2024 State-wide Local Government Community Satisfaction Survey have been compared against other participating councils in the Large Rural group and on a state-wide basis. Please note that council groupings changed for 2015, and as such comparisons to council group results before that time cannot be made within the reported charts.

## Appendix B: Core, optional and tailored questions



### Core, optional and tailored questions

Over and above necessary geographic and demographic questions required to ensure sample representativeness, a base set of questions for the 2024 State-wide Local Government Community Satisfaction Survey was designated as 'Core' and therefore compulsory inclusions for all participating Councils.

These core questions comprised:

- Overall performance last 12 months (Overall performance)
- Value for money in services and infrastructure (Value for money)
- Contact in last 12 months (Contact)
- Rating of contact (Customer service)
- Overall council direction last 12 months (Council direction)
- Community consultation and engagement (Consultation)
- Decisions made in the interest of the community (Making community decisions)
- Condition of sealed local roads (Sealed local roads)
- Waste management

Reporting of results for these core questions can always be compared against other participating councils in the council group and against all participating councils state-wide. Alternatively, some questions in the 2024 State-wide Local Government Community Satisfaction Survey were optional. Councils also had the ability to ask tailored questions specific only to their council.

## **Appendix B: Analysis and reporting**

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### **Reporting**

Every council that participated in the 2024 State-wide Local Government Community Satisfaction Survey receives a customised report. In addition, the State government is supplied with this State-wide summary report of the aggregate results of 'Core' and 'Optional' questions asked across all council areas surveyed, which is available at:

<https://www.localgovernment.vic.gov.au/our-programs/council-community-satisfaction-survey>

Tailored questions commissioned by individual councils are reported only to the commissioning council and not otherwise shared unless by express written approval of the commissioning council.

## Appendix B: Glossary of terms



**Core questions:** Compulsory inclusion questions for all councils participating in the CSS.

**CSS:** 2024 Victorian Local Government Community Satisfaction Survey.

**Council group:** One of five classified groups, comprising: metropolitan, interface, regional centres, large rural and small rural.

**Council group average:** The average result for all participating councils in the council group.

**Highest / lowest:** The result described is the highest or lowest result across a particular demographic sub-group e.g. men, for the specific question being reported. Reference to the result for a demographic sub-group being the highest or lowest does not imply that it is significantly higher or lower, unless this is specifically mentioned.

**Index score:** A score calculated and represented as a score out of 100 (on a 0 to 100 scale). This score is sometimes reported as a figure in brackets next to the category being described, e.g. men 50+ (60).

**Optional questions:** Questions which councils had an option to include or not.

**Percentages:** Also referred to as 'detailed results', meaning the proportion of responses, expressed as a percentage.

**Sample:** The number of completed interviews, e.g. for a council or within a demographic sub-group.

**Significantly higher / lower:** The result described is significantly higher or lower than the comparison result based on a statistical significance test at the 95% confidence limit. If the result referenced is statistically higher or lower then this will be specifically mentioned, however not all significantly higher or lower results are referenced in summary reporting.

**State-wide average:** The average result for all participating councils in the State.

**Tailored questions:** Individual questions tailored by and only reported to the commissioning council.

**Weighting:** Weighting factors are applied to the sample for each council based on available age and gender proportions from ABS census information to ensure reported results are proportionate to the actual population of the council, rather than the achieved survey sample.



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## 2.6 In-principle adoption of financial and performance statements 2023-24

**Directorate:** Corporate Services  
**File Number:** S15-28-20  
**Purpose:** For Decision

### Council Plan Strategy Addressed

**4. Leadership** - We will ensure accountable leadership, advocacy and transparent decision making.

#### 4.1 Excellent management and administration

4.1.1 Well managed resources for a sustainable future

4.1.2 Provide robust governance and effective leadership

4.1.3 Sound, sustainable:

- Financial management • Excellence in service delivery • Strategic planning

### Current Strategic documents

Annual Report

### Declarations of Interest:

Council Officers affirm that no general or material conflicts need to be declared in relation to the matter of this report.

### Summary

The Local Government Act requires that Council adopt its Annual Statements incorporating the Performance Statement and General Purpose Financial Statements 'in-principle' prior to the Auditor-General issuing an Audit Opinion on the Statements.

Officers have prepared a draft set of Statements, ready for 'in-principle adoption', and request that Council adopt these Statements 'in-principle'.

### Discussion

The Performance Statement and General Purpose Financial Statements for 2023-24 have been prepared and presented for audit.

Council's Audit Committee met to review the Draft Statements on 05 September 2024.

Audit Committee discussion on the Financial Statements and Performance Statement shall be conveyed to Council at this meeting.

As required under the Local Government Act these draft statements are attached and are presented to Council for 'in-principle' adoption.

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

It is anticipated that the final audit process will be completed shortly after Council adopts the Statements 'in-principle', at which time the Statements will be available for signing by the two appointed Councillors (Cr McPhee and Cr King). The Statements can then be included in the Annual Report.

Once signed and an audit opinion is issued by the Victorian Auditor General Office (VAGO), these statements will form part of Council's Annual Report which will most likely be adopted at the Ordinary Council Meeting on 15 October 2024.

### **Consultation**

The draft Annual Financial Statements and Performance Statement were presented to the Audit and Risk Committee for review and endorsement on 05 September 2024.

Both statements have been reviewed by Crowe Australasia, who are contracted by the Victorian Auditor General's Office to undertake the external audit.

Both the Financial Statement and Performance Statement form part of the Annual Report

### **Financial Implications**

Nil.

### **Social Implications**

Nil.

### **Economic Implications**

Nil.

### **Environmental Implications**

Nil.

### **Risk Management Implications**

Failure to adopt the Statements 'In-Principle' will contravene the Local Government Act.

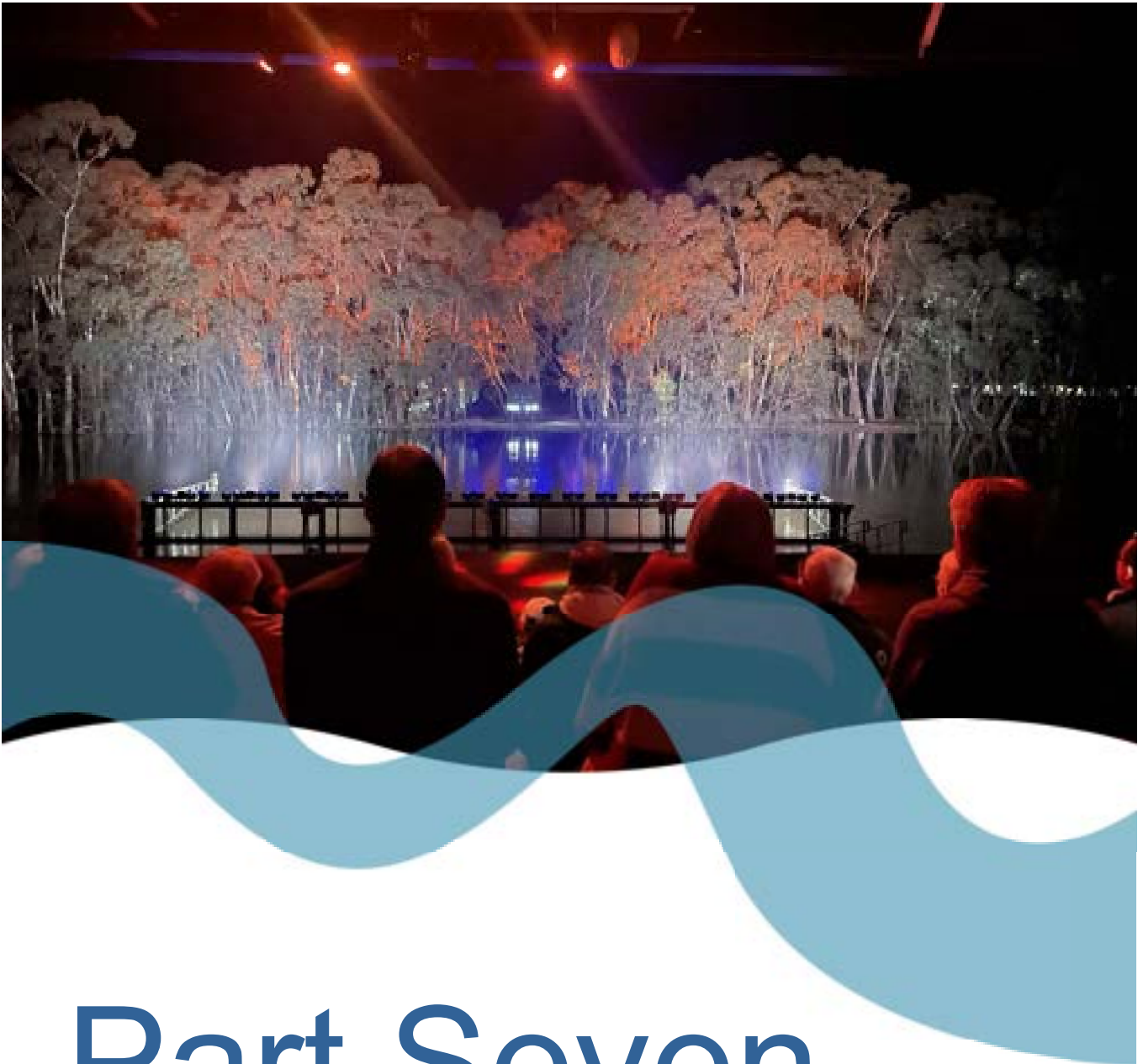
- Attachments:**
1. Draft Performance Statement 23-24 [**2.6.1** - 20 pages]
  2. Annual Financial Statements- GPF S-2024 [**2.6.2** - 69 pages]

**Options**

1. Adopt 'in-principle' the Draft Performance Statement and General Purpose Financial Statements for the 2023-24 financial year as presented.
2. Failure to adopt the statements 'in-principle' will delay the audit of the Statements and may put Council outside the deadline for adoption of the Annual Report by the 31 October 2024.

**Recommendation/s**

**That Council adopt 'in-principle' the Draft Performance Statement and General Purpose Financial Statements for the 2023-24 financial year as presented.**



# Part Seven

## *Performance Statement*

Performance Statement

## Contents

Description of municipality	99
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Certification of the performance statement	114
Auditor General's Report - Performance Statement	115

## Description of municipality

Swan Hill Rural City Council covers 6,116 square kilometres and is home to 21,212\* people.

It includes the townships of Swan Hill, Robinvale, Lake Boga, Nyah, Nyah West, Piangil, Beverford, Woorinen, Ultima, Manangatang and Boundary Bend.

The Swan Hill municipality has experienced significant growth over the past decade, led by the expansion of horticultural/agricultural practices and supported by an innovative manufacturing sector.

This success is depicted by the fact that irrigated areas have been increasing with a higher proportion of mature, high value crops such as almonds and table grapes. The region is one of Australia's largest producers of almond and table grape plantings, vegetables including potatoes and carrots, stone fruit, olives, avocados and field crops.

The region also boasts an impressive 69% of its municipality dedicated to cropping and associated dryland infrastructure, including wheat, barley, lentils, cereal/hay, pulses (including chickpeas and lupins), grazing, oats, and canola.

More than 20 per cent of all jobs in the city are directly related to agriculture.

Located along the Murray River, tourism plays an important role in our region's economy. Our climate and natural beauty attracts approximately 768,000 visitors each year as reported in the Murray Regional Tourism (MRT) Snapshot report, March 2023.



\*This population estimate figure is provided by Local Government Victoria for the performance reporting of 2023/24.

\*Swan Hill Region includes the Swan Hill Rural City, Gannawarra Shire and Balranald Shire

## Operational summary

The Comprehensive Income Statement reports a surplus of \$3.3m. This includes depreciation and other non-monetary contributions but excludes capital payments of \$17.1m and loan repayments of \$0.3m.

A number of this year's performance results have been affected by the prepayment of the Victorian Local Government Grants Commission Financial Assistance Grant. In June 2023, Council received 100% of its 2023-24 allocation. Reported Recurrent Grant income was therefore significantly below budget due to the funds received in the prior financial year and therefore affected a number of our Performance Statement results.

At 31 May 2024 Council ceased its involvement in providing Home and Community Care services. This involved the transition of clients to new providers and the redundancy of staff involved in providing the services.

The impact of CPI increases and the resultant increase in goods and services continued to be an issue. Contract renewals and tender submissions have increased significantly and have impacted on our ability to complete capital projects and provide services within budget.

The attraction and retention of staff has continued to be an issue. Council experienced a number of positions which remained vacant for extended periods due to issues faced with recruiting suitably qualified staff. For a number of Council services there are considerable shortages within the industry, and Council has been competing with private industry to attract these staff. Areas such as building and planning, engineers, and project management staff have been difficult to recruit.

Council continued its lead role in administering a Commonwealth Regional Growth Fund on behalf of six partner councils. Final receipt of this grant funding was received in June 2024 with the distribution to the partner Council's completed at this time. Council share of this funding is to be used to complete the Swan Hill Art Gallery Redevelopment and construction of the Tourism and Cultural Hub.

Council remains active in the residential land development at Tower Hill Estate in Swan Hill; with continued sales within the prepared stages. The development continues to be cash-flow positive, and provide a return on investment of \$350k.





Performance Statement

Sustainable Capacity Indicators

Service/indicator/ measure	2021	2022	2023	2024	Material variations
<b>Population</b>					
<i>Expenses per head of municipal population</i> [Total expenses/ Municipal population]	\$2,525.03	\$2,604.00	\$2,580.75	\$2,855.08	Unfavourable result - total expenses in 2023-24 increased considerably due to the payout of funding held by Council to the partner Councils of the Building Better Regions / Our Region Our Rivers Federal Grant Program (\$1.67M) and the final payments involved in Council's withdrawal from the Community Aged Care programs (\$0.9M). These are once off expenses.
<i>Infrastructure per head of municipal population</i> [Value of infrastructure/ Municipal population]	\$20,751.24	\$24,532.17	\$24,772.76	\$25,927.16	Favourable result - The cost/value of assets is increasing much greater than the population of the municipality. Revaluation of infrastructure assets increased their value of \$17.6M.
<i>Population density per length of road</i> [Municipal population/ Kilometres of local roads]	5.62	6.45	6.16	5.94	No material variation.
<b>Own-source revenue</b>					
<i>Own-source revenue per head of municipal population</i> [Own-source revenue/ Municipal population]	\$1,902.26	\$1,939.98	\$1,909.61	\$2,087.73	No material variation.

<b>Service/indicator/ measure</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Material variations</b>
<b>Recurrent grants</b>					
<i>Recurrent grants per head of municipal population</i> [Recurrent grants/ Municipal population]	\$586.59	\$662.68	\$682.18	\$273.81	Unfavourable result - Had the 2023-24 Victoria Grants Commission payment been made in the 2023-24 year this result would have been \$679.38 or a reduction of 5.91%.
<b>Disadvantage</b>					
<i>Relative socio-economic disadvantage</i> [Index of Relative Socio-economic disadvantage by decile]	2.00	2.00	1.00	1.00	No material variation.
<b>Workforce turnover</b>					
<i>Percentage of staff turnover</i> [Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year] x 100	14.40%	21.16%	22.09%	25.32%	Councils turnover rate of 15.61% increased to 25.32% with Council's decision to exit out of Aged Care Services in May 2024.

## Service Performance Indicators

## Performance Statement

Service/indicator/measure	2021	2022	2023	2024	2024	Material variations
	Actual	Actual	Actual	Target	Actual	
<b>Aquatic Facilities</b>						
<b>Utilisation</b>						
<i>Utilisation of aquatic facilities</i> [Number of visits to aquatic facilities / Municipal population]	3.43	5.58	6.17	NA	8.68	Favourable result - The increase in patronage corresponds with upgrades to both the Swan Hill Aquatic and Recreation Centre and Robinvale Aquatic and Recreation Centre and it is pleasing to see a 40% increase in membership and usage.
<b>Animal management</b>						
<b>Health and safety</b>						
<i>Animal management prosecutions</i> [Number of successful animal management prosecutions/ Number of animal management prosecutions] x 100	100.00%	0.00%	0.00%	NA	0.00%	Favourable result - No animal management prosecutions in the 2023/24 financial year.
<b>Food and safety</b>						
<b>Health and safety</b>						
<i>Critical and major non-compliance outcome notifications</i> [Number of critical non-compliance notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance notifications and major non-compliance notifications about food premises] x 100	66.67%	40.00%	100.00%	NA	100.00%	No material variation.
<b>Governance</b>						
<b>Satisfaction</b>						
<i>Satisfaction with community consultation and engagement (community satisfaction rating out of 100 with the consultation and engagement efforts of Council)</i>	51.00	48.00	50.00	50.00	48.00	No material variation.

## Financial Performance Indicators

Service/indicator/measure	2021	2022	2023	2024	2024	Material variations
	Actual	Actual	Actual	Target	Actual	
<b>Libraries</b>						
<b>Participation</b>	-	-	-	NA	27.24%	New measure in 2023/24.
<i>Library membership</i>						
<i>[percentage of the population that are registered library members] x100</i>						
<b>Maternal and Child Health</b>						
<b>Participation</b>						
<i>Participation in the MCH service</i>	80.05%	82.74%	89.19%	NA	86.79%	No material variation.
<i>[Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x 100</i>						
<i>Participation in the MCH service by Aboriginal children</i>	76.26%	77.50%	83.57%	NA	91.49%	Favourable result - This effort keeps families engaged with the service and receiving the care and support needed.
<i>[Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x 100</i>						
<b>Roads</b>						
<b>Condition</b>						
<i>Sealed local roads below the intervention level</i>	99.43%	99.37%	99.27%	99.20%	98.95%	No material variation.
<i>(percentage of sealed local roads that are below the renewal intervention level set by Council and not requiring renewal)</i>						

Performance Statement

Service/indicator/ measure	2021	2022	2023	2024	2024	Material variations
	Actual	Actual	Actual	Target	Actual	
<b>Statutory Planning</b>						
<b>Service standard</b>						
<i>Planning applications decided within the relevant required time</i>	91.85%	70.49%	61.31%	70.00%	75.73%	Favourable result - Council has engaged planning consultants to assist with the assessment of planning permit applications and this has improved the statutory timeframes for the assessment of the applications.
<i>(percentage of planning application decisions made within the relevant required time)</i>						
<b>Waste collection</b>						
<b>Waste diversion</b>						
<i>Kerbside collection waste diverted from landfill</i> [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x 100	29.51%	30.92%	29.28%	30.50%	28.38%	No material variation.

## Financial Performance Indicators

Dimension/ indicator/measure	2021	2022	2023	2024	2024	2024	2025	2026	2027	2028	Material variations
	Actual	Actual	Actual	Target	Actual	Forecast	Forecast	Forecast	Forecast	Forecast	
<b>Efficiency</b>											
<b>Expenditure level</b> <i>Expenses per property assessment</i> [Total expenses / Number of property assessments]	\$4,276.56	\$4,309.14	\$4,486.07	\$4,704.00	\$4,964.10	\$4,896.89	\$4,832.85	\$4,972.18	\$5,104.16		Unfavourable result - Council forecasts are for around 60 additional rated properties each year. Cost increases to council are rising more than 3% each year however rated properties are only increasing 0.5%.
<b>Revenue level</b> <i>Average rate per property assessment</i> [General rates and Municipal charges / Number of property assessments]	\$2,060.62	\$2,113.86	\$2,173.93	N/A	\$2,310.33	\$2,345.57	\$2,399.61	\$2,450.15	\$2,500.36		No material variation.

Performance Statement

Dimension/ indicator/ measure	2021	2022	2023	2024	2024	2025	2026	2027	2028	Material variations
	Actual	Actual	Actual	Actual	Target	Forecast	Forecast	Forecast	Forecast	
<b>Liquidity</b>										
<b>Working capital</b>										
<i>Current assets compared to current liabilities</i>	388.38%	417.74%	391.16%	428.23%	204.00%	261.64%	291.36%	283.83%	285.29%	The 2024 result is high due to the significant value of cash held for projects incomplete at the end of the year. These projects are forecast to be completed in 2025 and following this the ratio result remains stable.
<i>[Current assets / Current liabilities] x100</i>										
<b>Unrestricted cash</b>										
<i>Unrestricted cash compared to current liabilities</i>	266.18%	269.46%	269.09%	80.74%	N/A	191.47%	219.27%	213.42%	218.01%	Unfavourable result - Prior year result was much higher due to the prepayment of Victoria Grants Commission payment for the 2023-24 year received in June. No prepayment was received in the 2023-24 year.
<i>[Unrestricted cash / Current liabilities] x100</i>										

Dimension/indicator/ measure	2021	2022	2023	2024	2024	2024	2025	2026	2027	2028	Material variations
	Actual	Actual	Actual	Actual	Target	Actual	Forecast	Forecast	Forecast	Forecast	
<b>Obligations</b>											
<b>Loans and borrowings</b>											
<i>Loans and borrowings compared to rates</i>	27.00%	8.81%	7.71%	6.42%	N/A	6.42%	5.42%	2.84%	1.94%	1.07%	Favourable result - Ratio continues to reduce as Council pays off current loans and has no new loans forecast.
<i>[[Interest bearing loans and borrowings / Rate revenue] x100</i>											
<b>Loans and borrowings repayments compared to rates</b>											
<i>[[Interest and principal repayments on interest bearing loans and borrowings / Rate revenue] x100</i>	3.08%	17.93%	1.12%	1.06%	N/A	1.06%	1.04%	2.39%	0.88%	0.86%	No material variation.



Performance Statement

Dimension/indicator/ measure	2021	2022	2023	2024	2024	2025	2026	2027	2028	Material variations
	Actual	Actual	Actual	Target	Actual	Forecast	Forecast	Forecast	Forecast	
<b>Indebtedness</b> Non-current liabilities compared to own source revenue [Non-current liabilities / Own source revenue] x100	11.54%	14.70%	8.47%	N/A	11.14%	5.77%	4.39%	3.44%	2.64%	Favourable results - Actual 2023-24 year is high due to the prepayment of Victoria Grants Commission received at the end of the 2022 -23 year. Council has continued its plan of no future borrowings from the 2021 year, therefore this ratio will continue to reduce until all loans are repaid in full in the 2030/31 year.
<b>Asset renewal and upgrade</b> Asset renewal and upgrade compared to depreciation [Asset renewal and upgrade expense / Asset depreciation] x100	101.54%	95.15%	81.44%	88.00%	84.31%	117.00%	133.45%	72.07%	92.16%	No material variation.

Dimension/indicator/ measure	2021	2022	2023	2024	2024	2024	2025	2026	2027	2028	Material variations
	Actual	Actual	Actual	Actual	Target	Actual	Forecast	Forecast	Forecast	Forecast	
<b>Operating position</b>											
<b>Adjusted underlying result</b>	12.71%	5.76%	8.34%	-16.14%	N/A	-16.14%	1.49%	3.18%	2.34%	1.57%	Unfavourable result - The 2023-24 income doesn't include \$8.6M in Victoria Grants Commission Income which was received in June 2023. Had this been received in 2023-24 the result would be more favourable at 0.39%.
<i>Adjusted underlying surplus (or deficit)</i> [Adjusted underlying surplus (deficit)/ Adjusted underlying revenue] x100											
<b>Stability</b>											
<b>Rates concentration</b>	48.54%	53.38%	50.96%	61.88%	55.90%	61.88%	54.27%	57.18%	57.29%	57.46%	Unfavourable result - Prepayment of the 2023-24 Victoria Grants Commission funding received in June 2023 of \$8.6M reduced the reported recurrent grant income, therefore significantly increasing this ratio. Had the funding been received in the relevant financial year this result would have been 53.07% and inline with prior results and forecasts.
<i>Rates compared to adjusted underlying revenue</i> [Rate revenue / Adjusted underlying revenue] x100											

Performance Statement

Dimension/ indicator/measure	2021	2022	2023	2024	2024	2025	2026	2027	2028	Material variations
	Actual	Actual	Actual	Actual	Target	Forecast	Forecast	Forecast	Forecast	
<b>Rates effort</b> Rates compared to property values [Rate revenue / Capital improved value of rateable properties in the municipality ] x100	0.64%	0.62%	0.55%	0.51%	N/A	0.48%	0.51%	0.52%	0.52%	No material variation.

## Definitions

<b>Aboriginal children</b>	means a child who is an Aboriginal person
<b>Aboriginal person</b>	has the same meaning as in the Aboriginal Heritage Act 2006
<b>adjusted underlying revenue</b>	means total income other than: non-recurrent grants used to fund capital expenditure; and non-monetary asset contributions; and contributions to fund capital expenditure from sources other than those referred to above
<b>adjusted underlying surplus (or deficit)</b>	means adjusted underlying revenue less total expenditure
<b>annual report</b>	means an annual report prepared by a council under section 98 of the Act
<b>asset renewal expenditure</b>	means expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability
<b>asset upgrade expenditure</b>	means expenditure that— (a) enhances an existing asset to provide a higher level of service; or (b) extends the life of the asset beyond its original life
<b>critical non-compliance outcome notification</b>	means a notification received by council under section 19N(3) or (4) of the <i>Food Act 1984</i> , or advice given to council by an authorised officer under that Act, of a deficiency that poses an immediate serious threat to public health
<b>current assets</b>	has the same meaning as in the Australian Accounting Standards
<b>current liabilities</b>	has the same meaning as in the Australian Accounting Standards
<b>food premises</b>	has the same meaning as in the <i>Food Act 1984</i>
<b>intervention level</b>	means the level set for the condition of a road beyond which a council will not allow the road to deteriorate and will need to intervene
<b>local road</b>	means a sealed or unsealed road for which the council is the responsible road authority under the <i>Road Management Act 2004</i>
<b>major non-compliance outcome notification</b>	means a notification received by a council under section 19N(3) or (4) of the <i>Food Act 1984</i> , or advice given to council by an authorised officer under that Act, of a deficiency that does not pose an immediate serious threat to public health but may do so if no remedial action is taken
<b>MCH</b>	means the Maternal and Child Health Service provided by a council to support the health and development of children within the municipality from birth until school age
<b>non-current liabilities</b>	means all liabilities other than current liabilities
<b>own-source revenue</b>	means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)
<b>population</b>	means the resident population estimated by council
<b>rate revenue</b>	means revenue from general rates, municipal charges, service rates and service charges
<b>relative socio-economic disadvantage</b>	in relation to a municipal district, means the relative socio-economic disadvantage, expressed as a decile for the relevant financial year, of the area in which the municipal district is located according to the Index of Relative Socio-Economic Disadvantage of SEIFA
<b>restricted cash</b>	means cash, cash equivalents and financial assets, within the meaning of the Australian Accounting Standards, not available for use other than for a purpose for which it is restricted, and includes cash to be used to fund capital works expenditure from the previous financial year
<b>SEIFA</b>	means the Socio-Economic Indexes for Areas published from time to time by the Australian Bureau of Statistics on its Internet site
<b>unrestricted cash</b>	means all cash and cash equivalents other than restricted cash

## Other information

### 1. Basis of preparation

Council is required to prepare and include a performance statement within its annual report. The performance statement includes the results of the prescribed, service performance, financial performance and sustainable capacity indicators and measures together with a description of the municipal district, an explanation of material variations in the results and notes to the accounts. This statement has been prepared to meet the requirements of the *Local Government Act 2020* and *Local Government (Planning and Reporting) Regulations 2020*.

Where applicable the results in the performance statement have been prepared on accounting bases consistent with those reported in the Financial Statements. The other results are based on information drawn from council information systems or from third parties (e.g., Australian Bureau of Statistics or the Council's satisfaction survey provider).

The performance statement presents the actual results for the current year and the previous three years, along with the current year's target, if mandated by *the Local Government (Planning and Reporting) Regulations 2020*. Additionally, for the prescribed financial performance indicators and measures, the performance statement includes the target budget for the current year and the results forecast for the period 2024-25 to 2027-28 by the council's financial plan.

The *Local Government (Planning and Reporting) Regulations 2020* requires explanation of any material variations in the results contained in the performance statement. Council has adopted materiality thresholds relevant to each indicator and measure and explanations have not been provided for variations below the materiality thresholds unless the variance is considered to be material because of its nature.

## Certification of the performance statement

In my opinion, the accompanying performance statement has been prepared in accordance with the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

.....

Bhan Pratap FCPA

**Principal Accounting Officer**

**Dated:**

In our opinion, the accompanying performance statement of the Swan Hill Rural City Council for the year ended 30 June 2024 presents fairly the results of Council's performance in accordance with the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

The performance statement contains the relevant performance indicators, measures and results in relation to service performance, financial performance and sustainable capacity.

At the date of signing, we are not aware of any circumstances that would render any particulars in the performance statement to be misleading or inaccurate.

We have been authorised by the Council and by the *Local Government (Planning and Reporting) Regulations 2020* to certify this performance statement in its final form.

.....

Stuart King

**Councillor (Mayor)**

**Dated:**

.....

Les McPhee

**Councillor**

**Dated:**

.....

Scott Barber

**Chief Executive Officer**

**Dated:**

Performance Statement

Auditor General's Report - Performance Statement





# Swan Hill Rural City Council

ANNUAL FINANCIAL REPORT  
for the year ended 30 June 2024

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Swan Hill Rural City Council

2023/2024 Financial Report

Annual Financial Report

for the year ended 30 June 2024

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## Swan Hill Rural City Council

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Swan Hill Rural City Council

2023/2024 Financial Report

Annual Financial Report

for the year ended 30 June 2024

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Certification of the Financial Statements

In my opinion, the accompanying financial statements have been prepared in accordance with the *Local Government Act 2020*, the *Local Government (Planning and Reporting) Regulations 2020*, the Australian Accounting Standards and other mandatory professional reporting requirements.

---

Bhan Pratap FCPA  
**Principal Accounting Officer**  
**Date:** September 2024  
Swan Hill Rural City Council

In our opinion, the accompanying financial statements present fairly the financial transactions of Swan Hill Rural City Council for the year ended 30 June 2024 and the financial position of the Council as at that date.

At the date of signing, we are not aware of any circumstances which would render any particulars in the financial statements to be misleading or inaccurate.

We have been authorised by the Council and by the *Local Government (Planning and Reporting) Regulations 2020* to certify the financial statements in their final form.

---

Mr Stuart King  
**Councillor (Mayor)**  
**Date:** September 2024  
Swan Hill Rural City Council

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Mr Les McPhee  
**Councillor**  
**Date:** September 2024  
Swan Hill Rural City Council

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Mr Scott Barber  
**Chief Executive Officer**  
**Date:** September 2024  
Swan Hill Rural City Council

Swan Hill Rural City Council

2023/2024 Financial Report

Annual Financial Report

for the year ended 30 June 2024

Victorian Auditor-General's Office Report

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Swan Hill Rural City Council

2023/2024 Financial Report

Annual Financial Report

for the year ended 30 June 2024

Victorian Auditor-General's Office Report (continued)

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## Swan Hill Rural City Council

2023/2024 Financial Report

### Annual Financial Report

for the year ended 30 June 2024

## Understanding Council's Financial Statements

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### Introduction

Each year, individual Local Governments across Victoria are required to present a set of audited financial statements to their council and community.

### What you will find in the Report

The financial report set out the financial performance, financial position and cash flows of Council for the financial year ended 30 June 2024.

The format of the financial report is standard across all Victorian Councils and complies with both the accounting and reporting requirements of Australian Accounting Standards and requirements as set down by Local Government Victoria.

### About the Certification of the Financial Statements

The financial statements must be certified by senior staff and Councillors as "presenting fairly" the Council's financial results for the year as well as Council's financial position, and are required to be adopted by Council - ensuring both responsibility for and ownership of the financial statements.

### About the Primary Financial Statements

The financial statements incorporate 5 "primary" financial statements:

#### 1. Comprehensive Income Statement

Summarises Council's financial performance for the year, listing all income & expenses.

Includes other comprehensive income which primarily records changes in the fair values of Council's property, infrastructure, plant and equipment.

#### 2. Balance Sheet

A 30 June snapshot of Council's financial position indicating its assets, liabilities and "net wealth".

#### 3. Statement of Changes in Equity

The overall change for the year (in dollars) of Council's "net wealth".

#### 4. Statement of Cash Flows

Indicates where Council's cash came from and where it was spent.

#### 5. Statement of Capital Works

This statement details all amounts expended by Council on capital works.

### About the Notes to the Financial Report

The Notes to the financial statements provide greater detail and additional information on the 5 primary financial statements.

### About the Auditor's Reports

Council's financial statements are required to be audited by the Victorian Auditor General's office.

The auditor provides an audit report which gives an opinion on whether the financial statements present fairly the Council's financial performance and position.

### Who uses the Financial Report?

The financial report is a publicly available document and is used by (but not limited to) Councillors, residents and ratepayers, employees, suppliers, contractors, customers, Local Government Victoria, state and federal governments, and financiers including banks and other financial institutions.

The financial statements must be presented at a Council meeting no later than 1 month after submitting the annual report to the Minister.

Swan Hill Rural City Council

2023/2024 Financial Report

Comprehensive Income Statement

for the year ended 30 June 2024

	Note	2024 \$ '000	2023 \$ '000
<b>Income / Revenue</b>			
Rates and charges	3.1	32,267	30,809
Statutory fees and fines	3.2	834	955
User fees	3.3	4,723	4,497
Grants - operating	3.4	5,294	18,142
Grants - capital	3.4	13,896	2,520
Contributions - monetary	3.5	261	337
Contributions - non monetary	3.5	114	33
Net gain (or loss) on disposal of property, infrastructure, plant and equipment	3.6	434	60
Other income	3.7	6,027	4,176
<b>Total income / revenue</b>		<b>63,850</b>	<b>61,529</b>
<b>Expenses</b>			
Employee costs	4.1	22,512	20,570
Materials and services	4.2	22,997	19,821
Depreciation	4.3	13,723	12,400
Depreciation - Right of use assets	4.4	176	277
Allowance for impairment losses	4.5	116	45
Borrowing costs	4.6	64	70
Finance Costs - Leases	4.7	14	14
Other expenses	4.8	960	1,533
<b>Total expenses</b>		<b>60,562</b>	<b>54,730</b>
<b>Surplus</b>		<b>3,288</b>	<b>6,799</b>
<b>Other comprehensive income</b>			
<b>Items that will not be reclassified to surplus or deficit in future periods</b>			
Net asset revaluation gain	9.1	20,939	45,359
<b>Total other comprehensive income</b>		<b>20,939</b>	<b>45,359</b>
<b>Total comprehensive result</b>		<b>24,227</b>	<b>52,158</b>

The above comprehensive income statement should be read in conjunction with the accompanying notes.



Swan Hill Rural City Council

2023/2024 Financial Report

Balance Sheet

as at 30 June 2024

	Note	2024 \$ '000	2023 \$ '000
<b>Assets</b>			
<b>Current assets</b>			
Cash and cash equivalents	5.1	4,067	5,348
Trade and other receivables	5.1	8,203	4,805
Other financial assets	5.1	43,393	50,450
Inventories	5.2	156	184
Contract assets	5.1	6,792	1,780
Other assets	5.2	677	312
<b>Total current assets</b>		<b>63,288</b>	<b>62,879</b>
<b>Non-current assets</b>			
Property, infrastructure, plant and equipment	6.1	641,875	617,264
Right-of-use assets	5.8	60	236
Intangible assets	5.2	3,430	3,840
Other assets	5.2	50	50
<b>Total non-current assets</b>		<b>645,415</b>	<b>621,390</b>
<b>Total assets</b>		<b>708,703</b>	<b>684,269</b>
<b>Liabilities</b>			
<b>Current liabilities</b>			
Trade and other payables	5.3	6,444	2,880
Trust funds and deposits	5.3	414	485
Contract and other liabilities	5.3	2,747	5,442
Provisions	5.5	4,591	6,858
Interest-bearing liabilities	5.4	532	278
Lease liabilities	5.8	51	132
<b>Total current liabilities</b>		<b>14,779</b>	<b>16,075</b>
<b>Non-current liabilities</b>			
Provisions	5.5	3,380	1,243
Interest-bearing liabilities	5.4	1,538	2,069
Lease liabilities	5.8	17	120
<b>Total non-current liabilities</b>		<b>4,935</b>	<b>3,432</b>
<b>Total liabilities</b>		<b>19,714</b>	<b>19,507</b>
<b>Net assets</b>		<b>688,989</b>	<b>664,762</b>
<b>Equity</b>			
Accumulated surplus		341,249	337,961
Reserves	9.1	347,740	326,801
<b>Total Equity</b>		<b>688,989</b>	<b>664,762</b>

The above balance sheet should be read in conjunction with the accompanying notes.

Swan Hill Rural City Council

2023/2024 Financial Report

Statement of Changes in Equity

for the year ended 30 June 2024

	Note	Total \$ '000	Accumulated Surplus \$ '000	Revaluation Reserves \$ '000
<b>2024</b>				
<b>Balance at beginning of the financial year</b>		664,762	337,961	326,801
<b>Surplus</b>		3,288	3,288	–
<b>Other comprehensive income</b>				
Net asset revaluation gain	6.1	20,939	–	20,939
<b>Other comprehensive income</b>		20,939	–	20,939
<b>Total comprehensive income</b>		24,227	3,288	20,939
<b>Balance at end of the financial year</b>		688,989	341,249	347,740
<b>2023</b>				
<b>Balance at beginning of the financial year</b>		612,604	331,162	281,442
<b>Surplus</b>		6,799	6,799	–
<b>Other comprehensive income</b>				
Net asset revaluation gain	6.1	45,359	–	45,359
<b>Other comprehensive income</b>		45,359	–	45,359
<b>Total comprehensive income</b>		52,158	6,799	45,359
<b>Balance at end of the financial year</b>		664,762	337,961	326,801

The above statement of changes in equity should be read in conjunction with the accompanying notes.

Swan Hill Rural City Council

2023/2024 Financial Report

Statement of Cash Flows

for the year ended 30 June 2024

	Note	2024 Inflows/ (Outflows) \$ '000	2023 Inflows/ (Outflows) \$ '000
<b>Cash flows from operating activities</b>			
Rates and charges		30,635	29,957
Statutory fees and fines		807	895
User fees		4,735	4,479
Grants - operating		3,508	18,398
Grants - capital		7,640	3,448
Contributions - monetary		261	337
Interest received		3,019	1,822
Trust funds and deposits taken		(71)	17
Other receipts		2,238	1,431
Net GST refund		2,872	2,596
Employee costs		(22,800)	(20,585)
Materials and services		(23,131)	(19,129)
Other payments		(977)	(5,331)
<b>Net cash provided by/(used in) operating activities</b>	9.2	<b>8,736</b>	<b>18,335</b>
<b>Cash flows from investing activities</b>			
Payments for property, infrastructure, plant and equipment	6.1	(17,064)	(14,961)
Proceeds from sale of property, infrastructure, plant and equipment		528	1,914
Payments for investments		-	(9,896)
Proceeds from sale of investments		7,058	-
<b>Net cash provided by/(used in) investing activities</b>		<b>(9,478)</b>	<b>(22,943)</b>
<b>Cash flows from financing activities</b>			
Finance costs		(64)	(70)
Repayment of borrowings		(277)	(271)
Interest paid - lease liability		(14)	(14)
Repayment of lease liabilities		(184)	(279)
<b>Net cash flow provided by/(used in) financing activities</b>		<b>(539)</b>	<b>(634)</b>
<b>Net Increase (decrease) in cash and cash equivalents</b>		<b>(1,281)</b>	<b>(5,242)</b>
Cash and cash equivalents at the beginning of the financial year		5,348	10,590
<b>Cash and cash equivalents at the end of the financial year</b>		<b>4,067</b>	<b>5,348</b>
Financing arrangements	5.6	2,270	2,547

The above statement of cash flows should be read in conjunction with the accompanying notes.

Swan Hill Rural City Council

2023/2024 Financial Report

Statement of Capital Works

for the year ended 30 June 2024

	2024 \$ '000	2023 \$ '000
<b>Property</b>		
Land	–	539
<b>Total land</b>	<u>–</u>	<u>539</u>
Buildings	2,997	5,434
<b>Total buildings</b>	<u>2,997</u>	<u>5,434</u>
<b>Total property</b>	<u>2,997</u>	<u>5,973</u>
<b>Plant and equipment</b>		
Plant, machinery and equipment	2,247	913
Fixtures, fittings and furniture	33	472
Computers and telecommunications	158	530
Artworks	4	1
Library books	175	125
<b>Total plant and equipment</b>	<u>2,617</u>	<u>2,041</u>
<b>Infrastructure</b>		
Sealed Roads	4,709	3,050
Unsealed Roads	1,494	1,119
Footpaths and cycleways	446	617
Drainage	697	234
Recreational, leisure and community facilities	1,236	197
Waste management	757	31
Parks, open space and streetscapes	852	845
Other infrastructure	1,259	996
<b>Total infrastructure</b>	<u>11,450</u>	<u>7,089</u>
<b>Total capital works expenditure</b>	<u>17,064</u>	<u>15,103</u>
<b>Represented by:</b>		
New asset expenditure	5,494	5,005
Asset renewal expenditure	10,095	6,780
Asset upgrade expenditure	1,475	3,318
<b>Total capital works expenditure</b>	<u>17,064</u>	<u>15,103</u>

The above statement of capital works should be read in conjunction with the accompanying notes.

## Swan Hill Rural City Council

2023/2024 Financial Report

### Notes to the Financial Statements

for the year ended 30 June 2024

#### Note 1. Overview

##### Introduction

The Swan Hill Rural City Council was established by an Order of the Governor in Council on 20 January 1995 and is a body corporate.

The Council's main office is located at 45 Splatt St Swan Hill.

##### Statement of compliance

These financial statements are a general purpose financial report that consists of a Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows, Statement of Capital Works and Notes accompanying these financial statements. The general purpose financial report complies with Australian Accounting Standards (AAS), other authoritative pronouncements of the Australian Accounting Standards Board, the *Local Government Act 2020*, and the *Local Government (Planning and Reporting) Regulations 2020*.

The Council is a not-for-profit entity and therefore applies the additional AUS paragraphs applicable to a not-for-profit entity under the Australian Accounting Standards.

##### Accounting policy information

###### 1.1 Basis of accounting

Accounting policies are selected and applied in a manner which ensures that the resulting financial information satisfies the concepts of relevance and reliability, thereby ensuring that the substance of the underlying transactions or other events is reported. Accounting policies applied are disclosed in sections where the related balance or financial statement matter is disclosed.

The accrual basis of accounting has been used in the preparation of these financial statements, except for the cash flow information, whereby assets, liabilities, equity, income and expenses are recognised in the reporting period to which they relate, regardless of when cash is received or paid.

The financial statements are based on the historical cost convention unless a different measurement basis is specifically disclosed in the notes to the financial statements.

Judgements, estimates and assumptions are required to be made about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated judgements are based on professional judgement derived from historical experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

The financial statements have been prepared on a going concern basis. The financial statements are in Australian dollars. The amounts presented in the financial statements have been rounded to the nearest thousand dollars unless otherwise specified. Minor discrepancies in tables between totals and the sum of components are due to rounding.

Revisions to accounting estimates are recognised in the period in which the estimate is revised and also in future periods that are affected by the revision. Judgements and assumptions made by management in the application of AAS's that have significant effects on the financial statements and estimates relate to:

- the fair value of land, buildings, infrastructure, plant and equipment (refer to Note 6.1.)
- the determination of depreciation for buildings, infrastructure, plant and equipment (refer to Note 6.1.).
- the determination of employee provisions (refer to Note 5.5.).
- the determination of landfill provisions (refer to Note 5.5.)
- the determination of whether performance obligations are sufficiently specific so as to determine whether an arrangement is within the scope of *AASB 15 Revenue from Contracts with Customers* or *AASB 1058 Income of Not-for-Profit Entities* (refer to Note 3)
- the determination, in accordance with *AASB 16 Leases*, of the lease term, the estimation of the discount rate when not implicit in the lease and whether an arrangement is in substance short-term or low value (refer to Note 5.8)
- whether or not *AASB 1059 Service Concession Arrangements: Grantors* is applicable
- other areas requiring judgements

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Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 1. Overview (continued)

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Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

**Goods and Services Tax (GST)**

Income and expenses are recognised net of the amount of associated GST. Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables or payables in the balance sheet.

Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 2. Analysis of our results

Note 2.1 Performance against budget

The performance against budget notes compare Council's financial plan, expressed through its annual budget, with actual performance. The *Local Government (Planning and Reporting) Regulations 2020* requires explanation of any material variances. Council has adopted a materiality threshold of the lower of 10 percent or \$1,000,000 where further explanation is warranted. Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material because of its nature.

These notes are prepared to meet the requirements of the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

	Budget 2024 \$ '000	Actual 2024 \$ '000	Variance \$ '000	Variance %	Ref
<b>2.1.1 Income / Revenue and expenditure</b>					
<b>Income / Revenue</b>					
Rates and charges	32,182	32,267	85	0.26%	
Statutory fees and fines	1,101	834	(267)	(24.25)%	1
User fees	5,421	4,723	(698)	(12.88)%	2
Grants - operating	11,572	5,294	(6,278)	(54.25)%	3
Grants - capital	3,973	13,896	9,923	249.76%	4
Contributions - monetary	135	261	126	93.33%	5
Contributions - non monetary	-	114	114	∞	6
Net gain on disposal of property, infrastructure, plant and equipment	452	434	(18)	(3.98)%	
Other income	4,109	6,027	1,918	46.68%	7
<b>Total income / revenue</b>	<b>58,945</b>	<b>63,850</b>	<b>4,905</b>	<b>8.32%</b>	
<b>Expenses</b>					
Employee costs	22,215	22,512	(297)	(1.34)%	
Materials and services	20,526	22,997	(2,471)	(12.04)%	8
Depreciation	13,849	13,723	126	0.91%	
Depreciation - right of use assets	127	176	(49)	(38.58)%	9
Allowance for impairment losses	22	116	(94)	(427.27)%	10
Borrowing costs	64	64	-	0.00%	
Finance costs - leases	9	14	(5)	(55.56)%	11
Other expenses	1,016	960	56	5.51%	
<b>Total expenses</b>	<b>57,828</b>	<b>60,562</b>	<b>(2,734)</b>	<b>(4.73)%</b>	
<b>Surplus/(deficit) for the year</b>	<b>1,117</b>	<b>3,288</b>	<b>2,171</b>	<b>194.36%</b>	

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Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 2.1 Performance against budget (continued)

(i) Explanation of material variations

Variance Explanation

Ref

1. Building and planning fees were \$271,000 below forecast due to a downturn in the levels of building activity and also a reduction in the services provided by Council due to the issues associated with recruiting suitably qualified building and planning staff.
2. The Swan Hill Livestock Exchange income was \$331,000 below forecast due to a reduction in numbers and values of stock passing through the exchange throughout the year. The Performing Arts program was \$117,000 below forecast due to reduced attendances and the postponing of the Under the Stars event which is one of the biggest events of the year. Parking fees and fines were \$72,000 below forecast. Home and Community Care income was \$126,000 below forecast due to Council electing to withdraw from the service as of 31 May 2024.
3. The operating grants unfavourable variance relates to Grants Commission funding received in advance (\$7,567,000) in June 2023, this was slightly offset by funds received for the Our Region Our Rivers projects. Our Region Our Rivers funds were received by Council and passed on to partner Councils as their projects were completed (\$1,349,000).
4. Capital grants favourable variance relates to grants received in the current financial year, for carried over projects including; Our Regions Our Rivers (\$5,831,000), Local Roads and Community Infrastructure Rounds 1 and 2 (\$1,557,000), Monash Drive upgrade stage 2 (\$500,000), Ken Harrison Sporting Complex Soccer Pavilion (\$279,000), Swan Hill Leisure Centre Group Fitness Room (\$250,000), Robinvale Leisure Centre Expansion and Splash Park (\$687,000). Council received additional funding for the Lake Boga Floating Pontoon (\$434,000) and Disaster Ready Fund (\$426,000) which were not included in the budget.
5. Additional funding was sourced for the Riverlights event (\$47,000), purchasing of Christmas decorations for the Swan Hill CBD (\$15,000) and a contribution was received for the Robinvale Leisure Centre virtual fitness equipment (\$35,000).
6. The Swan Hill Art Gallery received donated artworks to the value of \$110,000 and the Swan Hill Library received donated books to the value of \$4,000.
7. Other income was favourable to budget, due to increases in interest rates and above forecast cash holdings, resulting in interest income being (1.9m) above forecast.
8. This variance is the result of works budgeted as capital expenditure, but deemed not to meet capitalisation thresholds and requirements and was therefore expensed (\$1,585,000) and the payment of the Regional Growth Fund allocations to the partner Councils of the Our Region Our Rivers grant (\$1,667,000). The repayment of the grant funds was forecast to occur in 2022/23, however the final funding was not received until 2023/24. The receipt of funding is referred to in note 3 & 4 above.
9. Council renegotiated an existing building lease agreement.
10. The increase in allowance for impairment losses is due to higher than forecast rates and other debtors, along with a community club debt being forgiven.
11. As per note 9 above, the renegotiation of the building lease was not forecast.

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Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 2.1 Performance against budget (continued)

	Budget 2024 \$ '000	Actual 2024 \$ '000	Variance \$ '000	Variance %	Ref
<b>2.1.2 Capital works</b>					
<b>Property</b>					
Land	3,242	–	(3,242)	(100.00)%	1
<b>Total land</b>	<b>3,242</b>	<b>–</b>	<b>(3,242)</b>	<b>(100.00)%</b>	
Buildings	12,841	2,997	(9,844)	(76.66)%	2
<b>Total buildings</b>	<b>12,841</b>	<b>2,997</b>	<b>(9,844)</b>	<b>(76.66)%</b>	
<b>Total property</b>	<b>16,083</b>	<b>2,997</b>	<b>(13,086)</b>	<b>(81.37)%</b>	
<b>Plant and equipment &amp; Culture and heritage</b>					
Plant, machinery and equipment	1,930	2,247	317	16.42%	3
Fixtures, fittings and furniture	50	33	(17)	(34.00)%	4
Computers and telecommunications	1,186	158	(1,028)	(86.68)%	5
Library books	168	175	7	4.17%	
Artworks	–	4	4	∞	6
<b>Total plant and equipment &amp; Culture and heritage</b>	<b>3,334</b>	<b>2,617</b>	<b>(717)</b>	<b>(21.51)%</b>	
<b>Infrastructure</b>					
Sealed Roads	4,983	4,709	(274)	(5.50)%	
Unsealed Roads	1,140	1,494	354	31.05%	7
Footpaths and cycleways	597	446	(151)	(25.29)%	8
Drainage	77	697	620	805.19%	9
Recreational, leisure and community facilities	718	1,236	518	72.14%	10
Waste management	1,650	757	(893)	(54.12)%	11
Parks, open space and streetscapes	2,734	852	(1,882)	(68.84)%	12
Other infrastructure	525	1,259	734	139.81%	13
<b>Total infrastructure</b>	<b>12,424</b>	<b>11,450</b>	<b>(974)</b>	<b>(7.84)%</b>	
<b>Total capital works expenditure</b>	<b>31,841</b>	<b>17,064</b>	<b>(14,777)</b>	<b>(46.41)%</b>	
<b>Represented by:</b>					
New asset expenditure	19,672	5,494	(14,178)	(72.07)%	
Asset renewal expenditure	11,261	10,095	(1,166)	(10.35)%	
Asset upgrade expenditure	908	1,475	567	62.44%	
<b>Total capital works expenditure</b>	<b>31,841</b>	<b>17,064</b>	<b>(14,777)</b>	<b>(46.41)%</b>	

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## Swan Hill Rural City Council

2023/2024 Financial Report

## Notes to the Financial Statements

for the year ended 30 June 2024

## Note 2.1 Performance against budget (continued)

## (i) Explanation of material variations

## Variance Explanation

## Ref

1. The budget allowed \$1,443,000 for the Ronald Street Housing Development, these works were capitalised as Buildings, and \$1,800,000 for the Tower Hill Development which was capitalised as roads and drainage.
2. The Art Gallery redevelopment (\$6,648,000) and construction of the Tourism & Cultural Hub (\$5,000,000) were yet to commence at 30 June 2024.
3. Council received grant funding for the purchase of equipment to recycle on-farm plastics (\$278,000). This grant and subsequent purchase of equipment had not been budgeted.
4. The budget included \$40,000 for the installation of Radio Frequency ID at the Library. This work was undertaken, but the recognition of the assets is reported in the computers and telecommunications assets category.
5. The Data & Technology Strategy had a budget of \$1,058,000, of which \$565,000 has been spent and not capitalised due to not meeting capitalisation rules or thresholds.
6. Council was able to purchase Artwork funded by donations to the Art Gallery acquisitions trust.
7. Additional funding received from the Victoria Grants Commission was expended on additional unsealed road renewal works.
8. Completion of the footpath replacement program was delayed and will be carried forward to be completed in 2024/25.
9. As per note 1, \$645,000 new drainage works from the Tower Hill Estate Development were originally budgeted in the land category.
10. Council was successful in obtaining a grant for the construction of a floating pontoon for Lake Boga (\$434,000).
11. The budget included \$1,387,000 for the Compost Facility Establishment. At year end this project is underway and to be completed in 2024/25.
12. Robinvale Centenary Park Nature Play Precinct project is yet to commence (\$1,389,000).
13. The Monash Drive Viewing Platform was completed in 2023/24. This project was carried over from the prior year.

Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 2.2 Analysis of Council results by program

2.2.1 Analysis of Council results by program

Council delivers its functions and activities through the following programs.

**Economic growth**

Economic growth will encourage new business development, provide support for business expansion and will continuously seek to help our existing businesses to prosper. This function provides, building and planning statutory services, management of caravan parks, economic development programs, regulatory services and parking control, management of the Pioneer Settlement and regional visitor information centre.

**Community enrichment**

Community enrichment function will provide a range of services to individuals and to the broader community that assist all in our community to live healthy, fulfilling lives. We will embrace our role as a regional centre by providing a range of cultural opportunities. The community enrichment function includes aged care services, maternal and child health, after school and vacation programs, libraries, art gallery and performing arts.

**Infrastructure**

Infrastructure will provide and maintain publicly accessible infrastructure that is appropriate for the community's needs in the most effective and efficient manner possible. The infrastructure function is responsible for constructing new infrastructure and maintaining existing infrastructure across the municipality.

**Governance and leadership**

Governance and leadership provides efficient, effective and proactive support services across Council to enable the delivery of policy commitments, Council vision and mission. The function will plan for our municipality's long term growth and development by committing to a robust program of strategic planning while representing our community's interests and conducting our affairs openly and with integrity, reflecting the high levels of governance our community expects.

2.2.2 Summary of income / revenue, expenses, assets and capital expenses by program

Functions/activities	Income / Revenue \$ '000	Expenses \$ '000	Surplus / (Deficit) \$ '000	Grants included in income / revenue \$ '000	Total assets \$ '000
<b>2024</b>					
Economic Growth	11,799	15,671	(3,872)	7,502	13,774
Community enrichment	4,857	9,882	(5,025)	3,227	2,474
Infrastructure	12,300	25,589	(13,289)	5,505	632,531
Governance and leadership	34,894	9,420	25,474	2,956	59,924
<b>Total functions and activities</b>	<b>63,850</b>	<b>60,562</b>	<b>3,288</b>	<b>19,190</b>	<b>708,703</b>
<b>2023</b>					
Economic Growth	6,766	17,964	(11,198)	2,680	8,448
Community enrichment	5,589	9,050	(3,461)	4,088	2,818
Infrastructure	13,964	19,862	(5,898)	7,945	608,311
Governance and leadership	35,210	7,854	27,356	5,949	64,692
<b>Total functions and activities</b>	<b>61,529</b>	<b>54,730</b>	<b>6,799</b>	<b>20,662</b>	<b>684,269</b>

Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 3. Funding for the delivery of our services

	2024	2023
	\$ '000	\$ '000

3.1 Rates and charges

Council uses Capital Improved Value as the basis of valuation of all properties within the municipal district. The Capital Improved Value of a property is the value of its land, buildings and improvements.

The valuation base used to calculate general rates for 2023/24 was \$6,364 million (2022/23 \$5,561 million).

Residential	11,665	11,212
Commercial	1,669	1,691
Industrial	919	795
Farm/rural	13,295	12,580
Supplementary rates and rate adjustments	176	244
Garbage charge	4,081	3,822
Special Marketing Rates	374	379
Rate agreements - Electricity Industry Act	85	82
Abandonments	(13)	(13)
Other	16	17
<b>Total rates and charges</b>	<b>32,267</b>	<b>30,809</b>

The date of the latest general revaluation of land for rating purposes within the municipal district was 1 January 2023, and the valuation will be first applied in the rating year commencing 1 July 2023.

Annual rates and charges are recognised as revenues when Council issues annual rates notices. Supplementary rates are recognised when a valuation and reassessment is completed and a supplementary rates notice issued.

	2024	2023
	\$ '000	\$ '000

3.2 Statutory fees and fines

Infringements and costs	97	47
Building and planning fees	392	523
Animal registration and release fees	160	167
Health registration fees	141	134
Other fees and fines	44	84
<b>Total statutory fees and fines</b>	<b>834</b>	<b>955</b>

Statutory fees and fines (including parking fees and fines) are recognised as income when the service has been provided, the payment is received, or when the penalty has been applied, whichever first occurs.

Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 3. Funding for the delivery of our services (continued)

	<b>2024</b>	<b>2023</b>
	<b>\$ '000</b>	<b>\$ '000</b>
<b>3.3 User fees</b>		
Aged and health services	612	687
Administration fees	125	134
Child care/children's programs	177	144
Parking	199	182
Sales - Admissions	1,319	1,345
Sales - merchandising, catering, other sales	628	596
Hire & Leasing fees	790	724
Livestock Exchange	323	414
Other fees and charges	550	271
<b>Total user fees</b>	<b>4,723</b>	<b>4,497</b>
<b>User fees by timing of revenue recognition</b>		
User fees recognised over time	790	724
User fees recognised at a point in time	3,933	3,773
<b>Total user fees</b>	<b>4,723</b>	<b>4,497</b>

User fees are recognised as revenue at a point in time, or over time, when (or as) the performance obligation is satisfied. Recognition is based on the underlying contractual terms.

Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 3. Funding for the delivery of our services (continued)

	2024 \$ '000	2023 \$ '000
<b>3.4 Funding from other levels of government</b>		
Grants were received in respect of the following:		
<b>Summary of grants</b>		
Commonwealth funded grants	13,577	15,252
State funded grants	5,613	5,410
<b>Total grants received</b>	<b>19,190</b>	<b>20,662</b>
<b>(a) Operating Grants</b>		
<b>Recurrent - Commonwealth Government</b>		
Financial Assistance Grants - general purpose *	255	7,306
Financial Assistance Grants - local roads *	120	3,391
Home and community care	1,378	1,583
Out of school hours care	290	259
<b>Recurrent - State Government</b>		
Art Gallery and performing arts	150	100
Libraries	217	217
Maternal and child health	734	545
Public health	53	98
School crossing supervisors	61	59
Other	109	116
<b>Total recurrent operating grants</b>	<b>3,367</b>	<b>13,674</b>
<b>Non-recurrent - Commonwealth Government</b>		
Home & community care	111	112
Our Region Our Rivers	1,349	1,318
<b>Non-recurrent - State Government</b>		
Community projects	80	870
Cultural heritage	86	50
Economic development	88	124
Emergency management/response	-	1,500
Environmental protection	-	85
Family and children	207	359
Libraries	5	31
Waste management	1	-
Other	-	19
<b>Total non-recurrent operating grants</b>	<b>1,927</b>	<b>4,468</b>
<b>Total operating grants</b>	<b>5,294</b>	<b>18,142</b>

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Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 3. Funding for the delivery of our services (continued)

	2024	2023
	\$ '000	\$ '000
<b>(b) Capital Grants</b>		
<b>Recurrent - Commonwealth Government</b>		
Roads to recovery	2,441	793
<b>Total recurrent capital grants</b>	<b>2,441</b>	<b>793</b>
<b>Non-recurrent - Commonwealth Government</b>		
Aerodrome	245	-
Local roads and community infrastructure program	1,557	160
Our Region Our Rivers	5,831	330
<b>Non-recurrent - State Government</b>		
Buildings	967	94
Art and heritage	71	43
Livestock exchange	21	-
Parks playgrounds and street beautification	2,097	640
Recreation, leisure and community facilities	279	302
Waste management	387	25
Other	-	133
<b>Total non-recurrent capital grants</b>	<b>11,455</b>	<b>1,727</b>
<b>Total capital grants</b>	<b>13,896</b>	<b>2,520</b>

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Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 3. Funding for the delivery of our services (continued)

	2024 \$ '000	2023 \$ '000
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**(c) Recognition of grant income**

Before recognising funding from government grants as revenue the Council assesses whether there is a contract that is enforceable and has sufficiently specific performance obligations in accordance with AASB 15 Revenue from Contracts with Customers. When both these conditions are satisfied, the Council:

- identifies each performance obligation relating to revenue under the contract/agreement
- determines the transaction price
- recognises a contract liability for its obligations under the agreement
- recognises revenue as it satisfies its performance obligations, at the point in time or over time when services are rendered.

Where the contract is not enforceable and/or does not have sufficiently specific performance obligations, the Council applies *AASB 1058 Income for Not-for-Profit Entities*.

Grant revenue with sufficiently specific performance obligations is recognised over time as the performance obligations specified in the underlying agreement are met. Where performance obligations are not sufficiently specific, grants are recognised on the earlier of receipt or when an unconditional right to receipt has been established. Grants relating to capital projects are generally recognised progressively as the capital project is completed. The following table provides a summary of the accounting framework under which grants are recognised.

<b>Income recognised under AASB 1058 Income of Not-for-Profit Entities</b>		
General purpose	255	7,306
Other specific purpose grants	4,802	8,813
Specific purpose grants to acquire non-financial assets	13,896	2,519
<b>Revenue recognised under AASB 15 Revenue from Contracts with Customers</b>		
Specific purpose grants	237	2,023
	<b>19,190</b>	<b>20,661</b>

**(d) Unspent grants received on condition that they be spent in a specific manner**

**Operating**

Balance at start of year	2,023	1,767
Received during the financial year and remained unspent at balance date	196	350
Received in prior years and spent during the financial year	(1,982)	(94)
<b>Balance at year end</b>	<b>237</b>	<b>2,023</b>

**Capital**

Balance at start of year	3,418	2,490
Received during the financial year and remained unspent at balance date	2,241	1,782
Received in prior years and spent during the financial year	(3,162)	(854)
<b>Balance at year end</b>	<b>2,497</b>	<b>3,418</b>

Unspent grants are determined and disclosed on a cash basis.

(\*) 2024 majority of allocation received in 2023.

(†) 2023, 100% of the 2023/24 allocation was received prior to June 30 2023



Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 3. Funding for the delivery of our services (continued)

	2024 \$ '000	2023 \$ '000
<b>3.5 Contributions</b>		
<b>Monetary contributions</b>		
Monetary	261	337
<b>Total monetary contributions</b>	<b>261</b>	<b>337</b>
<b>Non-monetary contributions</b>		
Non-monetary	114	33
<b>Total non-monetary contributions</b>	<b>114</b>	<b>33</b>
<b>Total contributions</b>	<b>375</b>	<b>370</b>

Contributions of non monetary assets were received in relation to the following asset classes.

Library Books	4	5
Artworks	110	28
<b>Total non-monetary contributions</b>	<b>114</b>	<b>33</b>

Monetary and non monetary contributions are recognised as income at their fair value when Council obtains control over the contributed asset.

	2024 \$ '000	2023 \$ '000
<b>3.6 Net gain/(loss) on disposal of property, infrastructure, plant and equipment</b>		
<b>Property, infrastructure, plant and equipment</b>		
Proceeds of sale	528	1,914
Written down value of assets disposed	(94)	(1,854)
<b>Total net gain/(loss) on disposal of property, infrastructure, plant and equipment</b>	<b>434</b>	<b>60</b>
<b>Total net gain/(loss) on disposal of property, infrastructure, plant and equipment</b>	<b>434</b>	<b>60</b>

The profit or loss on sale of an asset is determined when control of the asset has passed to the buyer.

Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 3. Funding for the delivery of our services (continued)

	<b>2024</b>	<b>2023</b>
	<b>\$ '000</b>	<b>\$ '000</b>
<b>3.7 Other income</b>		
Interest	3,019	1,822
Reimbursements	1,632	960
Tower Hill land sales	959	936
Less - Tower Hill costs of goods sold	(17)	(51)
Revenue from volunteer services	319	329
Other	115	180
<b>Total other income</b>	<b>6,027</b>	<b>4,176</b>

Interest is recognised as it is earned.

Other income is measured at the fair value of the consideration received or receivable and is recognised when Council gains control over the right to receive the income.

Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 4. The cost of delivering services

	2024 \$ '000	2023 \$ '000
<b>4.1 Employee costs</b>		
<b>(a) Employee costs</b>		
Wages and salaries	17,102	16,475
WorkCover	407	224
Superannuation	2,372	2,357
Fringe benefits tax	64	40
Agency staff	777	897
Long service leave	450	291
Staff training	189	168
Redundancy payments	945	-
Other	206	118
<b>Total employee costs</b>	<b>22,512</b>	<b>20,570</b>

As at 31 May 2024 council ceased its involvement in providing home and community care services. Redundancy of effected staff were processed at this date.

**(b) Superannuation**

Council made contributions to the following funds:

**Defined benefit fund**

Employer contributions to Local Authorities Superannuation Fund (Vision Super)	58	73
	<b>58</b>	<b>73</b>

**Accumulation funds**

Employer contributions to Local Authorities Superannuation Fund (Vision Super)	2,324	2,209
	<b>2,324</b>	<b>2,209</b>

**Total superannuation costs**

	<b>2,382</b>	<b>2,282</b>
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Refer to Note 9.3. for further information relating to Council's superannuation obligations.

	2024 \$ '000	2023 \$ '000
<b>4.2 Materials and services</b>		
Contract payments	9,674	7,756
Building maintenance	891	913
General maintenance	3,101	2,443
Utilities	1,627	1,294
Office administration	642	777
Information technology	940	708
Insurance	1,125	1,047
Consultants	994	769
Community grants sponsorship and contributions	2,547	2,244
Volunteer services - cost of service	319	329
Other	1,137	1,541
<b>Total materials and services</b>	<b>22,997</b>	<b>19,821</b>

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2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 4. The cost of delivering services (continued)

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Expenses are recognised as they are incurred and reported in the financial year to which they relate.

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2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 4. The cost of delivering services (continued)

	2024 \$ '000	2023 \$ '000
<b>4.3 Depreciation</b>		
<b>Property</b>		
Buildings - specialised	2,246	1,295
Buildings - non specialised	81	80
<b>Total depreciation - property</b>	<b>2,327</b>	<b>1,375</b>
<b>Plant and equipment</b>		
Plant machinery and equipment	984	933
Fixtures fittings and furniture	273	286
Computers and telecomms	240	98
Artworks	19	18
Library Collection	126	130
Pioneer Settlement vehicles & vessels	58	58
Pioneer Settlement site exhibits	26	26
Pioneer Settlement buildings	1	11
<b>Total depreciation - plant and equipment</b>	<b>1,727</b>	<b>1,560</b>
<b>Infrastructure</b>		
Footpaths and cycleways	477	516
Drainage	655	650
Recreational, leisure and community	421	368
Waste management	25	97
Parks open spaces and streetscapes	519	417
Sealed roads	5,291	5,325
Unsealed roads	1,993	1,861
Other infrastructure	288	231
<b>Total depreciation - infrastructure</b>	<b>9,669</b>	<b>9,465</b>
<b>Total depreciation</b>	<b>13,723</b>	<b>12,400</b>

Refer to note 5.2( c ), 5.8 and 6.1 for a more detailed breakdown of depreciation and amortisation charges and accounting policy.

	2024 \$ '000	2023 \$ '000
<b>4.4 Depreciation - Right of use assets</b>		
Property	176	277
<b>Total Depreciation - Right of use assets</b>	<b>176</b>	<b>277</b>

Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 4. The cost of delivering services (continued)

	2024	2023
	\$ '000	\$ '000
<b>4.5 Allowance for impairment losses</b>		
Parking fine debtors	49	43
Rates debtors	18	-
Other debtors	49	2
<b>Total allowance for impairment losses</b>	<b>116</b>	<b>45</b>
<b>Movement in allowance for impairment losses in respect of debtors</b>		
Balance at the beginning of the year	373	338
New allowances recognised during the year	78	35
Amounts already allowed for and written off as uncollectible	(64)	(10)
Amounts allowed for but recovered during the year	39	10
<b>Balance at end of year</b>	<b>426</b>	<b>373</b>

An allowance for impairment losses in respect of debtors is recognised based on an expected credit loss model. This model considers both historic and forward looking information in determining the level of impairment.

	2024	2023
	\$ '000	\$ '000
<b>4.6 Borrowing costs</b>		
Interest - Borrowings	64	70
<b>Total borrowing costs</b>	<b>64</b>	<b>70</b>

Borrowing costs are recognised as an expense in the period in which they are incurred, except where they are capitalised as part of a qualifying asset constructed by Council.

	2024	2023
	\$ '000	\$ '000
<b>4.7 Finance Costs - Leases</b>		
Interest - Lease Liabilities	14	14
<b>Total finance costs</b>	<b>14</b>	<b>14</b>

Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 4. The cost of delivering services (continued)

	<b>2024</b>	<b>2023</b>
	<b>\$ '000</b>	<b>\$ '000</b>
<b>4.8 Other expenses</b>		
Auditors' remuneration - VAGO - audit of the financial statements, performance statement and grant acquittals	64	56
Auditors' remuneration - Internal Audit	51	62
Councillors' allowances	301	256
Assets written-off / impaired	98	574
Operating lease rentals	25	190
Vehicle registrations	95	109
Bank Charges	79	62
Legal Costs	107	77
Fire Services Levy	82	80
Others	58	67
<b>Total other expenses</b>	<b>960</b>	<b>1,533</b>

Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 5. Investing in and financing our operations

	2024 \$ '000	2023 \$ '000
<b>5.1 Financial assets</b>		
<b>(a) Cash and cash equivalents</b>		
<b>Current</b>		
Cash on hand	13	13
Cash at bank	4,054	5,335
<b>Total current cash and cash equivalents</b>	<u>4,067</u>	<u>5,348</u>
<b>(b) Other financial assets</b>		
<b>Current</b>		
Term deposits	43,393	50,450
<b>Total current other financial assets</b>	<u>43,393</u>	<u>50,450</u>
<b>Total current financial assets</b>	<u>47,460</u>	<u>55,798</u>

Cash and cash equivalents include cash on hand, deposits at call, and other highly liquid investments with original maturities of three months or less, net of outstanding bank overdrafts.

Other financial assets are valued at fair value, at balance date. Term deposits are measured at original cost. Any unrealised gains and losses on holdings at balance date are recognised as either a revenue or expense.

Other financial assets include term deposits and those with original maturity dates of three to 12 months are classified as current, whilst term deposits with maturity dates greater than 12 months are classified as non-current.



Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 5. Investing in and financing our operations (continued)

	2024	2023
	\$ '000	\$ '000
<b>(c) Trade &amp; Other Receivables</b>		
<b>Current</b>		
<i>Statutory receivables</i>		
Rates debtors	4,999	3,367
Infringement debtors	402	389
Private scheme debtors	4	4
Net GST receivable	378	135
<i>Non-statutory receivables</i>		
Loans and advances to community organisations	–	48
Other debtors	2,846	1,235
Provision for doubtful debts - rates debtors	(90)	(77)
Allowance for expected credit loss - infringements	(325)	(290)
Allowance for expected credit loss - other debtors	(11)	(6)
<b>Total current trade and other receivables</b>	<b>8,203</b>	<b>4,805</b>
<b>Total trade and other receivables</b>	<b>8,203</b>	<b>4,805</b>

Short term receivables are carried at invoice amount. An allowance for expected credit losses is recognised based on past experience and other objective evidence of expected losses. Long term receivables are carried at amortised cost using the effective interest rate method.

Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 5. Investing in and financing our operations (continued)

	2024	2023
	\$ '000	\$ '000

**(d) Ageing of receivables**

The ageing of the Council's trade & other receivables (excluding statutory receivables) that are not impaired was:

Current (not yet due)	1,801	467
Past due between 31 and 180 days	786	215
Past due between 181 and 365 days	60	71
Past due by more than 1 year	188	524
<b>Total trade and other receivables</b>	<b>2,835</b>	<b>1,277</b>

**(e) Ageing of individually impaired receivables**

At balance date, other debtors representing financial assets with a nominal value of \$11,180 (2023: \$6,414) were impaired. The amount of the provision raised against these debtors was \$11,180 (2023: \$6,414). They individually have been impaired as a result of their doubtful collection. Many of the long outstanding past due amounts have been lodged with Council's debt collectors or are on payment arrangements.

The ageing of receivables that have been individually determined as impaired at reporting date was:

Past due by more than 1 year	11	6
<b>Total trade and other receivables</b>	<b>11</b>	<b>6</b>

**(f) Contract assets**

**Current**

Contract Assets	6,792	1,780
<b>Total Current</b>	<b>6,792</b>	<b>1,780</b>
<b>Total contract assets</b>	<b>6,792</b>	<b>1,780</b>

Contract assets are recognised when Council has transferred goods or services to the customer but where Council is yet to establish an unconditional right to consideration.

Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 5. Investing in and financing our operations (continued)

	2024 \$ '000	2023 \$ '000
<b>5.2 Non-financial assets</b>		
<b>(a) Inventories</b>		
<b>Current</b>		
Inventories held for distribution	19	39
Inventories held for sale	57	47
Tower Hill Estate	80	98
<b>Total current inventories</b>	<b>156</b>	<b>184</b>
<p>Inventories held for distribution are measured at cost, adjusted when applicable for any loss of service potential. All other inventories, including land held for sale, are measured at the lower of cost and net realisable value. Where inventories are acquired for no cost or nominal consideration, they are measured at current replacement cost at the date of acquisition.</p>		
<b>(b) Other assets</b>		
<b>Current</b>		
Prepayments	642	277
Other	35	35
<b>Total current other assets</b>	<b>677</b>	<b>312</b>
<b>Non-current</b>		
Other	50	50
<b>Total non-current other assets</b>	<b>50</b>	<b>50</b>
<b>(c) Intangible assets</b>		
Water rights	3,430	3,840
<b>Total intangible assets</b>	<b>3,430</b>	<b>3,840</b>

	Water Rights \$ '000
<b>Gross Carrying Amount</b>	
Balance at 1 July 2023	3,840
Asset revaluations	(410)
<b>Balance at 30 June 2024</b>	<b>3,430</b>
<b>Net book value at 30 June 2023</b>	<b>3,840</b>
<b>Net book value at 30 June 2024</b>	<b>3,430</b>

Water rights are valued at current market rates. The valuation is based on market transactions being the trading of water shares within the relevant water trading region. Prices are sourced from the Victorian Water Register for water traded within trading zone 7 VIC Murray - Barmah to SA.

Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 5. Investing in and financing our operations (continued)

	2024 \$ '000	2023 \$ '000
<b>5.3 Payables, trust funds and deposits and contract and other liabilities</b>		
<b>(a) Trade and other payables</b>		
<b>Current</b>		
<i>Non-statutory payables</i>		
Trade payables	1,380	1,177
Salaries and wages	376	391
Accrued expenses	3,918	1,312
Overpaid rate debtors	770	-
<b>Total current trade and other payables</b>	<b>6,444</b>	<b>2,880</b>
<b>(b) Trust funds and deposits</b>		
<b>Current</b>		
Refundable deposits	286	213
Fire services property levy	14	12
Retention amounts	108	260
Other refundable deposits	6	-
<b>Total current trust funds and deposits</b>	<b>414</b>	<b>485</b>
<b>(c) Contract and other liabilities</b>		
<b>Contract liabilities</b>		
<b>Current</b>		
<b>Grants received in advance:</b>		
Grants received in advance - operating	237	2,023
Grants received in advance - capital	2,497	3,418
<b>Total grants received in advance</b>	<b>2,734</b>	<b>5,441</b>
<b>User fees received in advance:</b>		
Other	13	1
<b>Total user fees received in advance</b>	<b>13</b>	<b>1</b>
<b>Total current contract liabilities</b>	<b>2,747</b>	<b>5,442</b>
<b>Total current contract and other liabilities</b>	<b>2,747</b>	<b>5,442</b>

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2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 5. Investing in and financing our operations (continued)

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Amounts received...

*Trust funds and deposits*

Amounts received as deposits and retention amounts controlled by Council are recognised as trust funds until they are returned, transferred in accordance with the purpose of the receipt, or forfeited. Trust funds that are forfeited, resulting in council gaining control of the funds, are to be recognised as revenue at the time of forfeit.

*Contract liabilities*

Contract liabilities reflect consideration received in advance from customers in respect of grants received of which council has an outstanding obligation. Contract liabilities are derecognised and recorded as revenue when promised goods and services are transferred to the customer or council obligation completed. Refer to Note 3.

**Purpose and nature of items**

Refundable deposits - Deposits are taken by Council as a form of surety in a number of circumstances, including in relation to building works, tender deposits, contract deposits and the use of civic facilities.

Fire services property Levy - Council is the collection agent for fire services property levy on behalf of the State Government. Council remits amounts received on a quarterly basis. Amounts disclosed here will be remitted to the state government in line with that process.

Retention Amounts - Council has a contractual right to retain certain amounts until a contractor has met certain requirements or a related warrant or defect period has elapsed. Subject to the satisfactory completion of the contractual obligations, or the elapsing of time, these amounts will be paid to the relevant contractor in line with Council's contractual obligations.

Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 5. Investing in and financing our operations (continued)

	2024 \$ '000	2023 \$ '000
<b>5.4 Interest-bearing liabilities</b>		
<b>Current</b>		
Other borrowings - secured	532	278
<b>Total current interest-bearing liabilities</b>	<b>532</b>	<b>278</b>
<b>Non-current</b>		
Other borrowings - secured	1,538	2,069
<b>Total non-current interest-bearing liabilities</b>	<b>1,538</b>	<b>2,069</b>
<b>Total</b>	<b>2,070</b>	<b>2,347</b>

Borrowings are secured by Swan Hill Rural City Council General Rates.

a) The maturity profile for Council's borrowings is:

Not later than one year	532	278
Later than one year and not later than five years	1,538	1,913
Later than five years	-	156
	<b>2,070</b>	<b>2,347</b>

Borrowings are initially measured at fair value, being the cost of the interest bearing liabilities, net of transaction costs. The measurement basis subsequent to initial recognition depends on whether the Council has categorised its interest-bearing liabilities as either financial liabilities designated at fair value through the profit and loss, or financial liabilities at amortised cost. Any difference between the initial recognised amount and the redemption value is recognised in net result over the period of the borrowing using the effective interest method.

The classification depends on the nature and purpose of the interest bearing liabilities. The Council determines the classification of its interest bearing liabilities at initial recognition.

Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 5. Investing in and financing our operations (continued)

	Employee provisions \$ '000	Landfill restoration \$ '000	Total \$ '000
<b>5.5 Provisions</b>			
<b>2024</b>			
Balance at the beginning of the financial year	5,141	2,960	8,101
Additional provisions	1,483	374	1,857
Amounts used	(1,572)	-	(1,572)
Change in the discounted amount arising because of time and the effect of any change in the discount rate	(199)	(216)	(415)
<b>Balance at the end of the financial year</b>	<b>4,853</b>	<b>3,118</b>	<b>7,971</b>
<b>Provisions</b>			
Provisions - current	4,591	-	4,591
Provisions - non-current	262	3,118	3,380
<b>Total Provisions</b>	<b>4,853</b>	<b>3,118</b>	<b>7,971</b>
<b>2023</b>			
Balance at the beginning of the financial year	5,156	3,094	8,250
Additional provisions	1,468	(53)	1,415
Amounts used	(1,672)	-	(1,672)
Change in the discounted amount arising because of time and the effect of any change in the discount rate	189	(81)	108
<b>Balance at the end of the financial year</b>	<b>5,141</b>	<b>2,960</b>	<b>8,101</b>
<b>Provisions</b>			
Provisions - current	4,976	1,882	6,858
Provisions - non-current	165	1,078	1,243
<b>Total Provisions</b>	<b>5,141</b>	<b>2,960</b>	<b>8,101</b>

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2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 5. Investing in and financing our operations (continued)

	2024 \$ '000	2023 \$ '000
<b>(a) Employee provisions</b>		
<b>Current provisions expected to be wholly settled within 12 months</b>		
Annual leave	1,222	1,322
Long service leave	305	280
	1,527	1,602
<b>Current provisions expected to be wholly settled after 12 months</b>		
Annual leave	341	300
Long service leave	2,723	3,074
	3,064	3,374
<b>Total current employee provisions</b>	4,591	4,976
<b>Non-Current</b>		
Long service leave	262	165
<b>Total Non-Current Employee Provisions</b>	262	165
Aggregate Carrying Amount of Employee Provisions:		
Current	4,591	4,976
Non-current	262	165
<b>Total Aggregate Carrying Amount of Employee Provisions</b>	4,853	5,141

The calculation of employee costs and benefits includes all relevant on-costs and are calculated as follows at reporting date.

*Annual leave*

A liability for annual leave is recognised in the provision for employee benefits as a current liability because the Council does not have an unconditional right to defer settlement of the liability. Liabilities for annual leave are measured at:

- nominal value if the Council expects to wholly settle the liability within 12 months
- present value if the Council does not expect to wholly settle within 12 months.

Liabilities that are not expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits as current liabilities, measured at the present value of the amounts expected to be paid when the liabilities are settled using the remuneration rate expected to apply at the time of settlement.

*Long service leave*

Liability for long service leave (LSL) is recognised in the provision for employee benefits. Unconditional LSL is disclosed as a current liability as the Council does not have an unconditional right to defer settlement. Unconditional LSL is measured at nominal value if expected to be settled within 12 months or at present value if not expected to be settled within 12 months. Conditional LSL that has been accrued, where an employee is yet to reach a qualifying term of employment, is disclosed as a non-current liability and measured at present value.

Key assumptions:

- discount rate	4.44%	4.06%
- index rate	4.50%	4.35%



Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 5. Investing in and financing our operations (continued)

	2024 \$ '000	2023 \$ '000
<b>(b) Landfill restoration</b>		
<b>Current</b>		
Current	–	1,882
<b>Total current</b>	<b>–</b>	<b>1,882</b>
<b>Non-current</b>		
Non-current	3,118	1,078
<b>Total non-current</b>	<b>3,118</b>	<b>1,078</b>

Council is obligated to restore Swan Hill and Robinvale landfill sites to a particular standard. The forecast life of the site is based on current estimates of remaining capacity and the forecast rate of infill. The provision for landfill restoration has been calculated based on the present value of the expected cost of works to be undertaken. The expected cost of works has been estimated based on current understanding of work required to reinstate the site to a suitable standard. Accordingly, the estimation of the provision required is dependent on the accuracy of the forecast timing of the work, work required and related costs. Council reviews the landfill restoration provision on an annual basis, including the key assumptions listed below.

Key assumptions:

- discount rate	4.09%	4.03%
- index rate	3.60%	6.00%

**Total provisions**

<b>Current</b>		
Employee provisions	4,591	4,976
Landfill restoration	–	1,882
<b>Total current provisions</b>	<b>4,591</b>	<b>6,858</b>
<b>Non-current</b>		
Employee provisions	262	165
Landfill restoration	3,118	1,078
<b>Total non-current provisions</b>	<b>3,380</b>	<b>1,243</b>

5.6 Financing arrangements

The Council has the following funding arrangements in place as at 30 June 2024.

Credit card facilities	200	200
Loans and borrowings	2,070	2,347
<b>Total Facilities</b>	<b>2,270</b>	<b>2,547</b>
Used facilities	2,094	2,378
<b>Used facilities</b>	<b>2,094</b>	<b>2,378</b>
<b>Unused facilities</b>	<b>176</b>	<b>169</b>

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2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 5. Investing in and financing our operations (continued)

5.7 Commitments

The Council has entered into the following commitments. Commitments are not recognised in the Balance Sheet. Commitments are disclosed at their nominal value and presented inclusive of the GST payable.

(a) Commitments for expenditure

	Not later than 1 year \$ '000	Later than 1 year and not later than 2 years \$ '000	Later than 2 years and not later than 5 years \$ '000	Later than 5 years \$ '000	Total \$ '000
<b>2024</b>					
<b>Operating</b>					
Building and property maintenance	169	18	–	–	187
Cleaning - council buildings, public toilets, barbeques	57	–	–	–	57
Cultural and heritage	–	–	–	–	–
Licenses	219	36	–	–	255
Management & operations of the PS Pyap	260	–	–	–	260
Materials and supplies	162	–	–	–	162
Office equipment and supplies	8	–	–	–	8
Other Infrastructure	66	–	–	–	66
Professional services	770	71	–	–	841
Recreation, leisure and community facilities	729	1,242	600	–	2,571
Uniforms	9	–	–	–	9
Waste management operation and kerbside collection	2,005	3,403	2,552	–	7,960
<b>Total</b>	<b>4,454</b>	<b>4,770</b>	<b>3,152</b>	<b>–</b>	<b>12,376</b>
<b>Capital</b>					
Buildings	172	–	–	–	172
Cultural and heritage	36	–	–	–	36
Drainage	123	–	–	–	123
Footpaths	53	–	–	–	53
Land	1,817	–	–	–	1,817
Other infrastructure	2,071	–	–	–	2,071
Materials and supplies	–	–	–	–	–
Parks and open spaces	150	–	–	–	150
Plant & equipment	1,540	–	–	–	1,540
Professional services	718	–	–	–	718
Recreation and leisure assets	280	–	–	–	280
Sealed Roads	5,064	–	–	–	5,064
Unsealed Roads	42	–	–	–	42
<b>Total</b>	<b>12,066</b>	<b>–</b>	<b>–</b>	<b>–</b>	<b>12,066</b>

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2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 5. Investing in and financing our operations (continued)

	Not later than 1 year \$ '000	Later than 1 year and not later than 2 years \$ '000	Later than 2 years and not later than 5 years \$ '000	Later than 5 years \$ '000	Total \$ '000
<b>2023</b>					
<b>Operating</b>					
Building and property maintenance	110	–	–	–	110
Cleaning - council buildings, public toilets, barbeques	337	–	–	–	337
Cultural and heritage	14	–	–	–	14
Licenses	76	–	–	–	76
Management & operations of the PS Pyap	307	–	–	–	307
Materials and supplies	721	–	–	–	721
Office equipment and supplies	85	–	–	–	85
Other Infrastructure	35	–	–	–	35
Professional services	685	20	16	–	721
Recreation, leisure and community facilities	1,462	2,230	2,230	–	5,922
Uniforms	15	–	–	–	15
Waste management operation and kerbside collection	181	508	508	704	1,901
<b>Total</b>	<b>4,028</b>	<b>2,758</b>	<b>2,754</b>	<b>704</b>	<b>10,244</b>
<b>Capital</b>					
Buildings	722	–	–	–	722
Cultural and heritage	91	–	–	–	91
Drainage	34	–	–	–	34
Footpaths	–	–	–	–	–
Land	19	–	–	–	19
Other infrastructure	802	–	–	–	802
Materials and supplies	–	–	–	–	–
Parks and open spaces	115	–	–	–	115
Plant & equipment	618	–	–	–	618
Professional services	–	–	–	–	–
Recreation and leisure assets	3,461	–	–	–	3,461
Sealed Roads	3,895	1,303	–	–	5,198
<b>Total</b>	<b>9,757</b>	<b>1,303</b>	<b>–</b>	<b>–</b>	<b>11,060</b>

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2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 5. Investing in and financing our operations (continued)

	2024	2023
	\$ '000	\$ '000

**(b) Operating lease receivables**

**Operating lease receivables**

The Council has entered into commercial property leases on its investment property, consisting of surplus freehold office complexes. These properties held under operating leases have remaining non-cancellable lease terms of between 1 and 10 years. All leases include a CPI based revision of the rental charge annually.

Future undiscounted minimum rentals receivable under non-cancellable operating leases are as follows:

Not later than one year	291	375
Later than one year and not later than five years	640	920
Later than five years	12	73
	943	1,368

Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 5. Investing in and financing our operations (continued)

5.8 Leases

At inception of a contract, Council assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To identify whether a contract conveys the right to control the use of an identified asset, it is necessary to assess whether:

- The contract involves the use of an identified asset;
- Council has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- Council has the right to direct the use of the asset.

This policy is applied to contracts entered into, or changed, on or after 1 July 2019.

As a lessee, Council recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost which comprises the initial amount of the lease liability adjusted for:

- any lease payments made at or before the commencement date less any lease incentives received; plus
- any initial direct costs incurred; and
- an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property, plant and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain measurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, an appropriate incremental borrowing rate. Generally, Council uses an appropriate incremental borrowing rate as the discount rate.

Lease payments included in the measurement of the lease liability comprise the following:

- Fixed payments
- Variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- Amounts expected to be payable under a residual value guarantee; and
- The exercise price under a purchase option that Council is reasonably certain to exercise, lease payments in an optional renewal period if Council is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless Council is reasonably certain not to terminate early.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Under *AASB 16 Leases*, Council as a not-for-profit entity has elected not to measure right-of-use assets at initial recognition at fair value in respect of leases that have significantly below-market terms.

Council has a number of Peppercorn Leases for parcels of crown land or land controlled by other entities. The leases of land are used to provide open space and recreation areas to residents along with a major tourist attraction in the area in known as the Pioneer Settlement.

Details of Peppercorn Leases held by Council are as follows:

Land Details	Remaining Term of Lease	\$ Per Annum
Crown Land - Pioneer Settlement	24 years	\$0
Lake Boga Boat Ramps and Jetty	1 year	\$1
Various parcels of VicTrack Land (parks & reserves)	Various terms	\$1 each
Joint User Agreements - Department of Education	Various terms	\$0 - \$1 each

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2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 5. Investing in and financing our operations (continued)

(a) Right-of-Use Assets

	Property \$ '000	Total \$ '000
<b>2024</b>		
Balance at 1 July 2023	236	236
Additions	-	-
Depreciation charge	(176)	(176)
<b>Balance at 30 June 2024</b>	<b>60</b>	<b>60</b>
<b>2023</b>		
Balance at 1 July 2022	408	408
Additions	104	104
Depreciation charge	(276)	(276)
<b>Balance at 30 June 2023</b>	<b>236</b>	<b>236</b>
	<b>2024</b>	<b>2023</b>
	<b>\$ '000</b>	<b>\$ '000</b>

(b) Lease Liabilities

Maturity analysis - contractual undiscounted cash flows		
Less than one year	41	132
One to five years	32	118
More than five years	-	6
<b>Total undiscounted lease liabilities as at 30 June:</b>	<b>73</b>	<b>256</b>
<b>Lease liabilities included in the Balance Sheet at 30 June:</b>		
Current	51	132
Non-current	17	120
<b>Total lease liabilities</b>	<b>68</b>	<b>252</b>

**Short-term and low value leases**

Council has elected not to recognise right-of-use assets and lease liabilities for short-term leases of machinery that have a lease term of 12 months or less and leases of low-value assets (individual assets worth less than existing capitalisation thresholds for a like asset up to a maximum of \$10,000), including IT equipment. Council recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

Variable lease payments are those that depend on an index or a rate, for example payments linked to the consumer price index, a benchmark interest rate or changes in market rental rates.

**Non-cancellable lease commitments - Short-term and low-value leases**

Commitments for minimum lease payments for short-term and low-value leases are payable as follows:

Payable:		
Within one year	4	1
Later than one year but not later than five years	2	2
Later than five years	4	3
<b>Total lease commitments</b>	<b>10</b>	<b>6</b>

Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 6. Assets we manage

6.1 Property, infrastructure, plant and equipment

Summary of property, infrastructure, plant and equipment	Carrying amount 30 June 2023 \$ '000	Additions \$ '000	Contributions \$ '000	Revaluation \$ '000	Disposal \$ '000	Depreciation \$ '000	Write-off \$ '000	Transfers \$ '000	Carrying amount 30 June 2024 \$ '000
Property	144,808	1,955	-	2,465	-	(2,327)	(13)	3,575	150,463
Plant and equipment/Culture and heritage assets	17,557	2,281	114	1,288	(94)	(1,727)	(76)	-	19,343
Infrastructure	448,395	9,641	-	17,599	-	(9,669)	-	1,441	467,407
Work in progress	6,504	3,187	-	-	-	-	(13)	(5,016)	4,662
<b>Total</b>	<b>617,264</b>	<b>17,064</b>	<b>114</b>	<b>21,352</b>	<b>(94)</b>	<b>(13,723)</b>	<b>(102)</b>	<b>-</b>	<b>641,875</b>

Summary of Work in Progress	Opening WIP \$ '000	Additions \$ '000	Write-off \$ '000	Transfers \$ '000	Closing WIP \$ '000
Property	4,613	1,042	-	(3,575)	2,080
Plant and equipment	(41)	336	(4)	-	291
Infrastructure	1,932	1,809	(9)	(1,441)	2,291
<b>Total</b>	<b>6,504</b>	<b>3,187</b>	<b>(13)</b>	<b>(5,016)</b>	<b>4,662</b>

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2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 6. Assets we manage (continued)

	Land specialised \$ '000	Land non specialised \$ '000	Total land and land improvements \$ '000	Buildings specialised \$ '000	Buildings non specialised \$ '000	Total buildings \$ '000	Work in progress \$ '000	Total property \$ '000
<b>(a) Property</b>								
At fair value 1 July 2023	83,162	8,746	<b>91,908</b>	135,674	4,283	<b>139,957</b>	4,613	<b>236,478</b>
Accumulated depreciation at 1 July 2023	-	-	-	(83,861)	(3,196)	<b>(87,057)</b>	-	<b>(87,057)</b>
	<u>83,162</u>	<u>8,746</u>	<u><b>91,908</b></u>	<u>51,813</u>	<u>1,087</u>	<u><b>52,900</b></u>	<u>4,613</u>	<u><b>149,421</b></u>
<b>Movements in fair value</b>								
Additions	-	-	-	1,955	-	<b>1,955</b>	1,042	<b>2,997</b>
Revaluation	-	-	-	6,156	340	<b>6,496</b>	-	<b>6,496</b>
Write-off	-	-	-	(178)	-	<b>(178)</b>	-	<b>(178)</b>
Transfers	(980)	980	-	1,895	1,680	<b>3,575</b>	(3,575)	-
	<u>(980)</u>	<u>980</u>	<u>-</u>	<u>9,828</u>	<u>2,020</u>	<u><b>11,848</b></u>	<u>(2,533)</u>	<u><b>9,315</b></u>
<b>Movements in accumulated depreciation</b>								
Depreciation and amortisation	-	-	-	(2,246)	(81)	<b>(2,327)</b>	-	<b>(2,327)</b>
Accumulated depreciation on revaluation	-	-	-	(3,852)	(179)	<b>(4,031)</b>	-	<b>(4,031)</b>
Accumulated depreciation of write offs	-	-	-	165	-	<b>165</b>	-	<b>165</b>
Transfers	-	-	-	(58)	58	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>(5,991)</u>	<u>(202)</u>	<u><b>(6,193)</b></u>	<u>-</u>	<u><b>(6,193)</b></u>
At fair value 30 June 2024	82,182	9,726	<b>91,908</b>	145,502	6,303	<b>151,805</b>	2,080	<b>245,793</b>
Accumulated depreciation at 30 June 2024	-	-	-	(89,852)	(3,398)	<b>(93,250)</b>	-	<b>(93,250)</b>
<b>Carrying amount</b>	<u>82,182</u>	<u>9,726</u>	<u><b>91,908</b></u>	<u>55,650</u>	<u>2,905</u>	<u><b>58,555</b></u>	<u>2,080</u>	<u><b>152,543</b></u>

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## Swan Hill Rural City Council

Notes to the Financial Statements  
for the year ended 30 June 2024

## Note 6. Assets we manage (continued)

	Plant machinery and equipment \$ '000	Fixtures fittings and furniture \$ '000	Computers and telecomms \$ '000	Artworks \$ '000	Library Collection \$ '000	Pioneer Settlement vehicles & vessels \$ '000	Pioneer Settlement site exhibits \$ '000	Pioneer Settlement buildings \$ '000	Total \$ '000	Work in progress \$ '000	Total plant and equipment/c ulture and heritage assets \$ '000
<b>(b) Plant and Equipment &amp; Culture and heritage assets</b>											
At fair value 1 July 2023	12,837	4,986	1,880	1,857	2,285	5,729	2,607	5,599	37,780	(41)	37,739
Accumulated depreciation at 1 July 2023	(8,305)	(3,400)	(1,070)	(88)	(1,655)	(115)	(52)	(5,538)	(20,223)	–	(20,223)
	4,532	1,586	810	1,769	630	5,614	2,555	61	17,557	(41)	17,516
<b>Movements in fair value</b>											
Additions	1,911	33	158	4	175	–	–	–	2,281	336	2,617
Contributions	–	–	–	110	4	–	–	–	114	–	114
Revaluation	–	–	–	(166)	–	837	259	–	930	–	930
Disposal	(1,108)	–	(102)	–	(18)	–	–	–	(1,228)	–	(1,228)
Write-off	–	–	–	(76)	–	–	–	–	(76)	(4)	(80)
	803	33	56	(128)	161	837	259	–	2,021	332	2,353
<b>Movements in accumulated depreciation</b>											
Depreciation and amortisation	(984)	(273)	(240)	(19)	(126)	(58)	(26)	(1)	(1,727)	–	(1,727)
Accumulated depreciation of disposals	1,013	–	103	–	18	–	–	–	1,134	–	1,134
Accumulated depreciation on revaluation	–	–	–	107	–	173	78	–	358	–	358
	29	(273)	(137)	88	(108)	115	52	(1)	(235)	–	(235)
At fair value 30 June 2024	13,640	5,019	1,936	1,729	2,446	6,566	2,866	5,599	39,801	291	40,092
Accumulated depreciation at 30 June 2024	(8,276)	(3,673)	(1,207)	–	(1,763)	–	–	(5,539)	(20,458)	–	(20,458)
<b>Carrying amount</b>	<b>5,364</b>	<b>1,346</b>	<b>729</b>	<b>1,729</b>	<b>683</b>	<b>6,566</b>	<b>2,866</b>	<b>60</b>	<b>19,343</b>	<b>291</b>	<b>19,634</b>

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2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 6. Assets we manage (continued)

	Sealed roads \$ '000	Unsealed roads \$ '000	Footpaths and cycleways \$ '000	Drainage \$ '000	Recreational, leisure and community \$ '000	Waste management \$ '000	Parks open spaces and streetscapes \$ '000	Other infrastructure \$ '000	Total \$ '000	Work in progress \$ '000	Total infrastructure \$ '000
<b>(c) Infrastructure</b>											
At fair value 1 July 2023	328,224	122,190	34,714	68,670	21,739	7,841	16,816	17,016	617,210	1,932	619,142
Accumulated depreciation at 1 July 2023	(81,965)	(17,216)	(16,481)	(25,292)	(7,826)	(7,715)	(7,422)	(4,898)	(168,815)	-	(168,815)
	<u>246,259</u>	<u>104,974</u>	<u>18,233</u>	<u>43,378</u>	<u>13,913</u>	<u>126</u>	<u>9,394</u>	<u>12,118</u>	<u>448,395</u>	<u>1,932</u>	<u>450,327</u>
<b>Movements in fair value</b>											
Additions	3,958	1,495	446	697	1,226	-	764	1,055	9,641	1,809	11,450
Revaluation	14,113	5,255	903	1,785	565	-	437	339	23,397	-	23,397
Write-off	-	-	-	-	-	-	-	-	-	(9)	(9)
Transfers	496	8	32	30	206	-	235	434	1,441	(1,441)	-
	<u>18,567</u>	<u>6,758</u>	<u>1,381</u>	<u>2,512</u>	<u>1,997</u>	<u>-</u>	<u>1,436</u>	<u>1,828</u>	<u>34,479</u>	<u>359</u>	<u>34,838</u>
<b>Movements in accumulated depreciation</b>											
Depreciation and amortisation	(5,291)	(1,993)	(477)	(655)	(421)	(25)	(519)	(288)	(9,669)	-	(9,669)
Accumulated depreciation on revaluation	(3,525)	(740)	(429)	(658)	(203)	-	(193)	(50)	(5,798)	-	(5,798)
	<u>(8,816)</u>	<u>(2,733)</u>	<u>(906)</u>	<u>(1,313)</u>	<u>(624)</u>	<u>(25)</u>	<u>(712)</u>	<u>(338)</u>	<u>(15,467)</u>	<u>-</u>	<u>(15,467)</u>
At fair value 30 June 2024	346,791	128,948	36,095	71,182	23,736	7,841	18,252	18,844	651,689	2,291	653,980
Accumulated depreciation at 30 June 2024	(90,781)	(19,949)	(17,387)	(26,605)	(8,450)	(7,740)	(8,134)	(5,236)	(184,282)	-	(184,282)
<b>Carrying amount</b>	<u>256,010</u>	<u>108,999</u>	<u>18,708</u>	<u>44,577</u>	<u>15,286</u>	<u>101</u>	<u>10,118</u>	<u>13,608</u>	<u>467,407</u>	<u>2,291</u>	<u>469,698</u>

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2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 6. Assets we manage (continued)

*Acquisition*

The purchase method of accounting is used for all acquisitions of assets, being the fair value of assets provided as consideration at the date of acquisition plus any incidental costs attributable to the acquisition. Fair value is the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. Refer also to Note 8.4 for further disclosure regarding fair value measurement.

Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

In accordance with Council's policy, the threshold limits have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year.

**Asset recognition thresholds and depreciation periods**

	<b>Depreciation Period years</b>	<b>Threshold Limit \$ '000</b>
<b>Land and land improvements</b>		
<b>Buildings</b>		
Buildings	30 to 100 years	10
Building improvements	30 to 100 years	10
Leasehold improvements	5 to 15 years	10
<b>Plant and Equipment</b>		
Plant machinery and equipment		
Large plant	10 years	3
Small plant	2 years	3
Fixtures, fittings and furniture	5 years	3
Computers and telecommunications	3 to 5 years	2
<b>Cultural and heritage</b>		
Artworks	100 years	-
Library Collection	5 to 100 years	-
Pioneer Settlement vehicles & vessels	100 years	5
Pioneer Settlement site exhibits	100 years	5
Pioneer Settlement buildings	100 years	10
<b>Infrastructure</b>		
Sealed road formation	-	10
Sealed road pavements	60 to 100 years	10
Sealed road seals	15 to 80 years	10
Road ancillary assets	20 to 25 years	10
Unsealed road natural surface	-	10
Unsealed road gravel surface	30 years	10
Kerb and channel	25 to 50 years	10
Footpaths and cycleways	20 to 100 years	10
Drainage	20 to 100 years	10
Recreation, leisure and community facilities	10 to 90 years	10
Waste management	10 years	10
Parks, open space and streetscapes	10 to 60 years	10
Other infrastructure	10 to 150 years	10

*Land under roads*

Council recognises land under roads it controls at fair value.

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## Swan Hill Rural City Council

2023/2024 Financial Report

## Notes to the Financial Statements

for the year ended 30 June 2024

## Note 6. Assets we manage (continued)

*Depreciation and amortisation*

Buildings, land improvements, plant and equipment, infrastructure, and other assets having limited useful lives are systematically depreciated over their useful lives to the Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and residual values and a separate depreciation rate is determined for each component.

Road earthworks are not depreciated on the basis that they are assessed as not having a limited useful life.

Straight line depreciation is charged based on the residual useful life as determined each year.

Depreciation periods used are listed above and are consistent with the prior year unless otherwise stated.

*Repairs and maintenance*

Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

*Leasehold improvements*

Leasehold improvements are recognised at cost and are amortised over the unexpired period of the lease or the estimated useful life of the improvement, whichever is the shorter. At balance date, leasehold improvements are amortised over a 5 to 15 year period.

**Valuation of land and buildings**

Valuation of land and buildings were undertaken by a qualified independent valuer Campbell Kennon AAPI Reg. 103503 as at 30 June 2023. The valuation of land and buildings is at fair value, being market value based on highest and best use permitted by relevant land planning provisions. Where land use is restricted through existing planning provisions the valuation is reduced to reflect this limitation. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Specialised land is valued at fair value using site values adjusted for englobo (undeveloped and/or unserved) characteristics, access rights and private interests of other parties and entitlements of infrastructure assets and services. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Any significant movements in the unobservable inputs for land and land under roads will have a significant impact on the fair value of these assets.

The fair value assessed may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the valuer could not reasonably have been aware of as at the date of valuation). Refer to Significant accounting policies under Overview section and Note 8.4 for further information on fair value measurement.

The date of the current valuation is detailed in the following table.

Details of the Council's land and buildings and information about the fair value hierarchy as at 30 June 2024 are as follows:

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for the year ended 30 June 2024

Note 6. Assets we manage (continued)

	Level 1	Level 2	Level 3	Date of valuation	Type of Valuation
Land	–	–	9,726	30/06/2024	Index based
Specialised land	–	–	82,182	30/06/2024	Index based
Buildings	–	–	2,905	30/06/2024	Index based
Building - specialised	–	–	55,650	30/06/2024	Index based
<b>Total</b>	–	–	<b>150,463</b>		

**Valuation of Infrastructure**

Valuation of infrastructure assets has been determined in accordance by applying the most recent unit rates as calculated from a sample of internal and external projects.

The date of the current valuation is detailed in the following table.

The valuation is at fair value based on current replacement cost less accumulated depreciation as at the date of valuation. Details of the Council's infrastructure and information about the fair value hierarchy as at 30 June 2024 are as follows:

	Level 1	Level 2	Level 3	Date of valuation	Type of Valuation
Sealed roads	–	–	256,010	30/06/2024	Index based
Unsealed roads	–	–	108,999	30/06/2024	Index based
Footpaths and cycleways	–	–	18,708	30/06/2024	Index based
Drainage	–	–	44,577	30/06/2024	Index based
Recreational, leisure & community facilities	–	–	15,286	30/06/2024	Index based
Waste management	–	–	101	30/06/2024	Index based
Parks, open space & streetscapes	–	–	10,118	30/06/2024	Index based
Other Infrastructure	–	–	13,608	30/06/2024	Index based

**Cultural and heritage assets**

Details of the Council's cultural and heritage assets and information about the fair value hierarchy as at 30 June 2024 are as follows:

Artworks	–	–	1,729	30/06/2024	Full revaluation
Pioneer Settlement vehicles and vessels	–	–	6,566	30/06/2024	Full revaluation
Pioneer Settlement site exhibits	–	–	2,866	30/06/2024	Full revaluation
Pioneer Settlement buildings	–	–	60	30/06/2024	Index based
<b>Total</b>	–	–	<b>478,628</b>		

**Valuation of cultural and heritage assets**

**Artworks**

Valuation of artwork assets has been conducted by qualified independent valuer Mr David Freeman, member of Auctioneers and Valuers Association of Australia, and Chief Executive Officer of Amanda Adams Auctions, Bulleen, Victoria. The effective date of the valuation was 30 June 2024. Valuation of the assets was determined by analysing comparable sales of an artist's work, knowledge of the collections history and condition of the collection.

**Pioneer Settlement**

Valuation of Pioneer Settlement vehicles and vessels and site exhibit assets was conducted by qualified independent valuer Mr David Freeman, member of Auctioneers and Valuers Association of Australia, and Chief Executive Officer of Amanda Adams Auctions, Bulleen, Victoria. The valuation is based on average market realisation prices that should be obtained if the items were sold via private treaty or auction sales. The effective date of the valuation is 30 June 2024.

Valuation of Pioneer Settlement buildings were undertaken by qualified independent valuer, Campbell Kennon AAPI Reg. 103503 as at 30 June 2023.

The valuation is at fair value based on replacement cost less accumulated depreciation as at the date of valuation.

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2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 6. Assets we manage (continued)

**Description of significant unobservable inputs into level 3 valuations**

**Specialised land and land under roads** is valued using a market based direct comparison technique. Significant unobservable inputs include the extent and impact of restriction of use and the market cost of land per square metre. The extent and impact of restrictions on use varies and results in a reduction to surrounding land values between 25% and 75% for specialised land and between 85% and 95% for land under roads. The market value of land varies significantly depending on the location of the land and the current market conditions. Currently land values range between \$0.12 and \$450.10 per square metre.

**Specialised buildings** are valued using a current replacement cost technique. Significant unobservable inputs include the current replacement cost and remaining useful lives of buildings. Current replacement costs are calculated on a square metre basis. The remaining useful lives of buildings are determined on the basis of the current condition of buildings and vary from 10 years to 100 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of buildings are sensitive to changes in expectations or requirements that could either shorten or extend the useful lives of buildings.

**Infrastructure assets** are valued based on the current replacement cost. Significant unobservable inputs include the current replacement cost and remaining useful lives of infrastructure. The remaining useful lives of infrastructure assets are determined on the basis of the current condition of the asset and vary from 0 years to 100 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of infrastructure are sensitive to changes in use, expectations or requirements that could either shorten or extend the useful lives of infrastructure assets.

**Artwork assets** are valued based on the market based direct comparison approach. Significant unobservable inputs include the rarity of the item, historical significance and the history of the artist. If there are events that determine certain pieces of the collection to be of historical significance, if the artist has works that have increased in popularity or the item is considered to be rare and in demand, this would result in a higher fair value.

**Pioneer Settlement vehicles** and vessels and site exhibit assets are valued based on the market based direct comparison approach. Significant unobservable inputs include the rarity of the item and historical significance. If there are events that determine certain pieces of the collection to be of historical significance or the item is considered to be rare and in demand, this would result in a higher fair value.

**Pioneer Settlement buildings** are valued using a current replacement cost technique. Significant unobservable inputs include the current replacement cost and remaining useful lives of buildings. Current replacement cost is calculated on a square metre basis. The remaining useful lives of buildings are determined on the basis of the current condition of buildings and vary from 1 year to 54 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of buildings are sensitive to changes in expectations or requirements that could either shorten or extend their useful lives.

**Reconciliation of specialised land**

	2024 \$ '000	2023 \$ '000
Land under roads	52,195	52,195
Parks and reserves	18,985	19,894
Crown Land	11,002	11,073
<b>Total specialised land</b>	<b>82,182</b>	<b>83,162</b>

(c) Community Asset Committee

All entities controlled by Council that have material income, expenses, assets or liabilities, such as community asset committees, have been included in this financial report. Any transactions between these entities and Council have been eliminated in full.

Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 7. People and relationships

7.1 Council and key management remuneration

(a) Related Parties

*Parent entity*

Swan Hill Rural City Council is a single entity.

*Subsidiaries and Associates*

Council has no interests in subsidiaries and associates.

(b) Key Management Personnel

Key management personnel (KMP) are those people with the authority and responsibility for planning, directing and controlling the activities of Swan Hill Rural City Council. The Councillors, Chief Executive Officer and Executive Directors are deemed KMP.

Details of KMP at any time during the year are:

**Councillors**

Mayor Stuart King	17/11/2020 to 30/06/2024
Cr Bill Moar	15/11/2016 to 30/06/2024
Cr Ann Young	15/11/2016 to 30/06/2024
Cr Les McPhee	08/12/2008 to 30/06/2024
Cr Chris Jeffery	15/11/2016 to 30/06/2024
Cr Nicole McKay	16/04/2019 to 30/06/2024
Cr Jacquie Kelly	24/01/2023 to 30/06/2024

**Chief Executive Officer**

Mr Scott Barber	06/06/2022 to 30/06/2024
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**Directors**

Mr Bruce Myers (Community and Cultural Services)	28/02/1994 to 30/06/2024
Ms Heather Green (Planning and Development)	03/07/2017 to 14/01/2024
Ms Michelle Grainger (Planning and Development)	15/01/2024 to 30/06/2024
Ms Leah Johnston (Infrastructure)	03/04/2023 to 30/06/2024
Mr Bhan Pratap (Corporate Services)	18/07/2022 to 30/06/2024

	<b>2024</b>	<b>2023</b>
	<b>No.</b>	<b>No.</b>
<b>Total Number of Councillors</b>	7	8
<b>Total of Chief Executive Officer and other Key Management Personnel</b>	6	7
<b>Total Number of Key Management Personnel</b>	13	15

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Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 7. People and relationships (continued)

(c) Remuneration of Key Management Personnel

Remuneration comprises employee benefits including all forms of consideration paid, payable or provided by Council, or on behalf of the Council, in exchange for services rendered. Remuneration of Key Management Personnel and Other senior staff is disclosed in the following categories.

**Short-term employee benefits** include amounts such as wages, salaries, annual leave or sick leave that are usually paid or payable on a regular basis, as well as non-monetary benefits such as allowances and free or subsidised goods or services.

**Other long-term employee benefits** include long service leave, other long service benefits or deferred compensation.

**Post-employment benefits** include pensions, and other retirement benefits paid or payable on a discrete basis when employment has ceased.

**Termination benefits** include termination of employment payments, such as severance packages.

	2024 \$ '000	2023 \$ '000
Total remuneration of key management personnel was as follows:		
Short-term employee benefits	1,312	1,186
Other long-term employee benefits	80	65
Post-employment benefits	130	115
<b>Total</b>	<b>1,522</b>	<b>1,366</b>

	2024 No.	2023 No.
The numbers of key management personnel whose total remuneration from Council and any related entities, fall within the following bands:		
\$1 - \$9,999	-	1
\$10,000 - \$19,999	-	2
\$20,000 - \$29,999	-	1
\$30,000 - \$39,999	5	3
\$40,000 - \$49,999	-	2
\$50,000 - \$59,999	1	1
\$80,000 - \$89,999	1	-
\$90,000 - \$99,999	1	1
\$130,000 - \$139,999	1	-
\$190,000 - \$199,999	-	1
\$210,000 - \$219,999	1	-
\$220,000 - \$229,999	1	2
\$230,000 - \$239,999	1	-
\$300,000 - \$309,999	-	1
\$310,000 - \$319,999	1	-
	<b>13</b>	<b>15</b>

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Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 7. People and relationships (continued)

**(d) Remuneration of other senior staff**

Other senior staff are officers of Council, other than Key Management Personnel, whose total remuneration exceeds \$160,000 and who report directly to a member of the KMP. \*

Total remuneration of other senior staff was as follows:

	<b>2024</b>	<b>2023</b>
	<b>\$ '000</b>	<b>\$ '000</b>
Short-term employee benefits	985	872
Other long-term employee benefits	93	81
Post-employment benefits	129	109
<b>Total</b>	<b>1,207</b>	<b>1,062</b>

The number of other senior staff are shown below in their relevant income bands:

	<b>2024</b>	<b>2023</b>
	<b>No.</b>	<b>No.</b>
Income Range:		
\$90,000 - \$99,999	1	-
\$170,000 - \$179,999	2	3
\$180,000 - \$189,999	3	3
\$190,000 - \$199,999	1	-
	<b>7</b>	<b>6</b>

	<b>2024</b>	<b>2023</b>
	<b>\$ '000</b>	<b>\$ '000</b>
Total remuneration for the reporting year for other senior staff included above, amounted to:	1,207	1,062

Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 7. People and relationships (continued)

7.2 Related party disclosure

(a) Transactions with related parties

During the period Council entered into the following transactions with related parties:

Cr Stuart King	Swan Hill Hire - \$38,072 Plant and equipment hire. Cr King has a controlling interest in Swan Hill Hire.
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(b) Outstanding balances with related parties

The following balances are outstanding at the end of the reporting period in relation to transactions with related parties:

2024 = Nil

2023 = Nil

(c) Loans to/from related parties

The aggregate amount of loans in existence at balance date that have been made, guaranteed or secured by the council to a related party as follows:

2024 = Nil

2023 = Nil

(d) Commitments to/from related parties

The aggregate amount of commitments in existence at balance date that have been made, guaranteed or secured by the council to a related party are as follows:

2024 = Nil

2023 = Nil

## Swan Hill Rural City Council

2023/2024 Financial Report

## Notes to the Financial Statements

for the year ended 30 June 2024

## Note 8. Managing uncertainties

## 8.1 Contingent assets and liabilities

Contingent assets and contingent liabilities are not recognised in the Balance Sheet, but are disclosed and if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable, respectively.

**(a) Contingent assets**

Contingent assets are possible assets that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Council. At balance date the Council are not aware of any contingent assets.

**(b) Contingent liabilities**

Contingent liabilities are:

- possible obligations that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Council; or
- present obligations that arise from past events but are not recognised because:
- it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or
- the amount of the obligation cannot be measured with sufficient reliability.

**Superannuation**

Council has obligations under a defined benefit superannuation scheme that may result in the need to make additional contributions to the scheme, matters relating to this potential obligation are outlined below. As a result of the volatility in financial markets the likelihood of making such contributions in future periods exists.

*Future superannuation contributions*

In addition to the disclosed contributions, Council has paid unfunded liability payments to Vision Super totalling \$0 (2021/22 \$0). There were no contributions outstanding and no loans issued from or to the above schemes as at 30 June 2024. The expected contributions to be paid to the Defined Benefit category of Vision Super for the year ending 30 June 2025 are \$75,057.

**Landfill**

Council operates a landfill. Council will have to carry out site rehabilitation works in the future. At balance date Council has a provision in place for these remediation works.

**Liability Mutual Insurance**

Council is a participant of the MAV Liability Mutual Insurance (LMI) Scheme. The LMI scheme provides public liability and professional indemnity insurance cover. The LMI scheme states that each participant will remain liable to make further contributions to the scheme in respect of any insurance year in which it was a participant to the extent of its participant's share of any shortfall in the provision set aside in respect of that insurance year, and such liability will continue whether or not the participant remains a participant in future insurance years.

**MAV Workcare**

Council was a participant of the MAV WorkCare Scheme. The MAV WorkCare Scheme provided workers compensation insurance. MAV WorkCare commenced business on 1 November 2017 and the last day the Scheme operated as a self-insurer was 30 June 2021. In accordance with the Workplace Injury Rehabilitation and Compensation Act 2013, there is a six year liability period following the cessation of the Scheme (to 30 June 2027). During the liability period, adjustment payments may be required (or received). The determination of any adjustment payments is dependent upon revised actuarial assessments of the Scheme's tail claims liabilities as undertaken by Work Safe Victoria. If required, adjustments will occur at the 3-year and 6-year points during the liability period, and will affect participating members.

**(c) Guarantees for loans to other entities**

Council is not the guarantor for any loans.

Financial guarantee contracts are not recognised as a liability in the balance sheet unless the lender has exercised their right to call on the guarantee or Council has other reasons to believe that it is probable that the right will be exercised.

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## Swan Hill Rural City Council

2023/2024 Financial Report

### Notes to the Financial Statements

for the year ended 30 June 2024

#### Note 8. Managing uncertainties

##### 8.2 Change in accounting standards

Certain new Australian Accounting Standards and interpretations have been published that are not mandatory for the 30 June 2024 reporting period. Council assesses the impact of these new standards.

In December 2022 the Australian Accounting Standards Board (AASB) issued AASB 2022-10 Amendments to Australian Accounting Standards - Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities to modify AASB 13 Fair Value Measurement. AASB 2022-10 amends AASB 13 Fair Value Measurement for fair value measurements of non-financial assets of not-for-profit public sector entities not held primarily for their ability to generate net cash inflows. The AASB 13 modifications:

- are applicable only to not-for-profit public sector entities;
- are limited to fair value measurements of non-financial assets not held primarily for their ability to generate net cash inflows;
- are to be applied prospectively for annual periods beginning on or after 1 January 2024;
- would not necessarily change practice for some not-for-profit public sector entities; and
- do not indicate that entities changing practice in how they measure relevant assets made an error in applying the existing requirements of AASB 13.

Council will assess any impact of the modifications to AASB 13 ahead of the 2024-25 reporting period.

In December 2022 the Australian Accounting Standards Board (AASB) issued AASB 2022-6 Amendments to Australian Accounting Standards - Non-current Liabilities with Covenants. AASB 2022-6 amends AASB 101 Presentation of Financial Statements to improve the information an entity provides in its financial statements about long term liabilities with covenants where the entity's right to defer settlement of those liabilities for at least twelve months after the reporting period is subject to the entity complying with conditions specified in the loan arrangement. The amendments in AASB 2022-6 are effective for annual periods beginning on or after 1 January 2024. Council will assess any impact of the modifications to AASB 101 ahead of the 2024-25 reporting period.

##### 8.3 Financial instruments

###### (a) Objectives and policies

The Council's principal financial instruments comprise cash assets, term deposits, receivables (excluding statutory receivables), payables (excluding statutory payables) and bank borrowings. Details of the significant accounting policies and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument is disclosed in the notes of the financial statements. Risk management is carried out by senior management under policies approved by the Council. These policies include identification and analysis of the risk exposure to Council and appropriate procedures, controls and risk minimisation.

###### (b) Market risk

Market risk is the risk that the fair value or future cash flows of Council financial instruments will fluctuate because of changes in market prices. The Council's exposure to market risk is primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk.

###### *Interest rate risk*

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Council's interest rate liability risk arises primarily from long term loans and borrowings at fixed rates which exposes Council to fair value interest rate risk. Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Council has minimal exposure to cash flow interest rate risk through its cash and deposits that are at floating rates.

Investment of surplus funds is made with approved financial institutions under the Local Government Act 2020.

Council manages interest rate risk by adopting an investment policy that ensures:

- diversification of investment product;
- monitoring of return on investment; and
- benchmarking of returns and comparison with budget.

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## Swan Hill Rural City Council

2023/2024 Financial Report

## Notes to the Financial Statements

for the year ended 30 June 2024

## Note 8. Managing uncertainties (continued)

There has been no significant change in the Council's exposure, or its objectives, policies and processes for managing interest rate risk or the methods used to measure this risk from the previous reporting period.

Interest rate increases have significantly affected the return expected on invested funds during the year. This impacted the surplus by \$1.9m.

**(c) Credit risk**

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause Council to make a financial loss. Council has exposure to credit risk on some financial assets included in the balance sheet. Particularly significant areas of credit risk exist in relation to outstanding fees and fines as well as loans and receivables from sporting clubs and associations. To help manage this risk:

- Council has a policy for establishing credit limits for the entities Council deals with;
- Council may require collateral where appropriate; and
- Council only invests surplus funds with financial institutions which have a recognised credit rating specified in Council's investment policy.

Receivables consist of a large number of customers, spread across the ratepayer, business and government sectors. Credit risk associated with the Council's financial assets is minimal because the main debtor is secured by a charge over the rateable property.

There are no material financial assets which are individually determined to be impaired.

Council may also be subject to credit risk for transactions which are not included in the balance sheet, such as when Council provides a guarantee for another party. Details of our contingent liabilities are disclosed in Note 8.1(b).

The maximum exposure to credit risk at the reporting date to recognised financial assets is the carrying amount, net of any allowance for impairment of those assets, as disclosed in the balance sheet and notes to the financial statements. Council does not hold any collateral.

**(d) Liquidity risk**

Liquidity risk includes the risk that, as a result of Council's operational liquidity requirements it will not have sufficient funds to settle a transaction when required or will be forced to sell a financial asset at below value or may be unable to settle or recover a financial asset.

To help reduce these risks Council:

- have a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- have readily accessible standby facilities and other funding arrangements in place;
- have a liquidity portfolio structure that requires surplus funds to be invested within various bands of liquid instruments;
- monitor budget to actual performance on a regular basis; and
- set limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

The Council's maximum exposure to liquidity risk is the carrying amounts of financial liabilities as disclosed on the face of the balance sheet and the amounts related to financial guarantees disclosed in Note 8.1(c), and is deemed insignificant based on prior periods' data and current assessment of risk.

There has been no significant change in Council's exposure, or its objectives, policies and processes for managing liquidity risk or the methods used to measure this risk from the previous reporting period.

With the exception of borrowings, all financial liabilities are expected to be settled within normal terms of trade. Details of the maturity profile for borrowings are disclosed at Note 5.4.

Unless otherwise stated, the carrying amounts of financial instruments reflect their fair value.

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Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 8. Managing uncertainties (continued)

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**(e) Sensitivity disclosure analysis**

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, Council believes the following movements are 'reasonably possible' over the next 12 months:

- A parallel shift of + 0.50% and - 1.00% in market interest rates (AUD) from year-end rates of 4.35%.

These movements will not have a material impact on the valuation of Council's financial assets and liabilities, nor will they have a material impact on the results of Council's operations.

Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 8. Managing uncertainties (continued)

8.4 Fair value measurement

*Fair Value Hierarchy*

Council's financial assets and liabilities are not valued in accordance with the fair value hierarchy, Council's financial assets and liabilities are measured at amortised cost.

Council measures certain assets and liabilities at fair value where required or permitted by Australian Accounting Standards. AASB 13 Fair value measurement, aims to improve consistency and reduce complexity by providing a definition of fair value and a single source of fair value measurement and disclosure requirements for use across Australian Accounting Standards.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within a fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and
- Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For the purpose of fair value disclosures, Council has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above. In addition, Council determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

*Revaluation*

Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, are measured at their fair value, being the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. (For plant and equipment carrying amount is considered to approximate fair value given short useful lives). At balance date, the Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date, the class of asset was revalued.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use of an asset result in changes to the permissible or practical highest and best use of the asset. In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis ranging from 2 to 5 years. The valuation is performed either by experienced council officers or independent experts. The following table sets out the frequency of revaluations by asset class.

<b>Asset Class</b>	<b>Revaluation frequency</b>
Land	2 years
Buildings	2 years
Sealed Roads	3 years
Unsealed Roads	5 years
Bridges	3 years
Footpaths and cycleways	3 years
Drainage	5 years
Recreational, leisure and community facilities	5 years
Waste management	5 years
Parks, open space and streetscapes	5 years
Other infrastructure	5 years

Where the assets are revalued, the revaluation increases are credited directly to the asset revaluation reserve except to the extent that an increase reverses a prior year decrease for that class of asset that had been recognised as an expense in which case the increase is recognised as revenue up to the amount of the expense. Revaluation decreases are recognised as an expense except where prior increases are included in the asset revaluation reserve for that class of asset in which case the decrease is taken to the reserve to the extent of the remaining increases. Within the same class of assets, revaluation increases and decreases within the year are offset.

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Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 8. Managing uncertainties (continued)

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*Impairment of assets*

At each reporting date, the Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs of disposal and value in use, is compared to the assets carrying value. Any excess of the assets carrying value over its recoverable amount is expensed to the comprehensive income statement, unless the asset is carried at the revalued amount in which case, the impairment loss is recognised directly against the revaluation surplus in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset.

8.5 Events occurring after balance date

No matters have occurred after balance date that require disclosure in the financial report.



Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 9. Other matters

	Balance at beginning of reporting period \$ '000	Increase (decrease) \$ '000	Balance at end of reporting period \$ '000
<b>9.1 Reserves</b>			
<b>(a) Asset revaluation reserves</b>			
<b>2024</b>			
<b>Property</b>			
Land and land improvements	46,041	–	46,041
Buildings	32,044	2,303	34,347
Buildings - non specialised	–	161	161
	<u>78,085</u>	<u>2,464</u>	<u>80,549</u>
<b>Culture and heritage assets</b>			
Pioneer Settlement vehicles & vessels	1,674	1,008	2,682
Pioneer Settlement site exhibits	1,390	337	1,727
Artworks	1,635	(59)	1,576
Pioneer Settlement buildings	3,441	–	3,441
Water rights	3,196	(410)	2,786
	<u>11,336</u>	<u>876</u>	<u>12,212</u>
<b>Infrastructure</b>			
Footpaths and cycleways	12,650	474	13,124
Drainage	24,086	1,127	25,213
Recreational, leisure and community facilities	9,388	362	9,750
Waste management	131	–	131
Parks, open space and streetscapes	4,033	244	4,277
Sealed roads	153,675	10,588	164,263
Unsealed roads	28,581	4,514	33,095
Other infrastructure	4,836	290	5,126
	<u>237,380</u>	<u>17,599</u>	<u>254,979</u>
<b>Total asset revaluation reserves</b>	<u>326,801</u>	<u>20,939</u>	<u>347,740</u>

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Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 9. Other matters (continued)

	Balance at beginning of reporting period \$ '000	Increase (decrease) \$ '000	Balance at end of reporting period \$ '000
<b>2023</b>			
<b>Property</b>			
Land and land improvements	31,764	14,277	46,041
Buildings	29,320	2,724	32,044
	<u>61,084</u>	<u>17,001</u>	<u>78,085</u>
<b>Culture and heritage assets</b>			
Pioneer Settlement vehicles & vessels	1,674	–	1,674
Pioneer Settlement site exhibits	1,390	–	1,390
Artworks	1,635	–	1,635
Pioneer Settlement buildings	4,002	(561)	3,441
Water rights	3,196	–	3,196
	<u>11,897</u>	<u>(561)</u>	<u>11,336</u>
<b>Infrastructure</b>			
Footpaths and cycleways	11,789	861	12,650
Drainage	17,723	6,363	24,086
Recreational, leisure and community facilities	7,374	2,014	9,388
Waste management	102	29	131
Parks, open space and streetscapes	2,831	1,202	4,033
Sealed roads	141,891	11,784	153,675
Unsealed roads	23,547	5,034	28,581
Other infrastructure	3,204	1,632	4,836
	<u>208,461</u>	<u>28,919</u>	<u>237,380</u>
<b>Total asset revaluation reserves</b>	<u>281,442</u>	<u>45,359</u>	<u>326,801</u>

The asset revaluation reserve is used to record the increased (net) value of Council's assets over time.

Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 9. Other matters (continued)

	2024 \$ '000	2023 \$ '000
<b>9.2 Reconciliation of cash flows from operating activities to surplus/(deficit)</b>		
Surplus/(deficit) for the year	3,288	6,799
<b>Non-cash adjustments:</b>		
Depreciation/amortisation	13,899	12,677
Impairment losses	98	574
Profit/(loss) on disposal of property, infrastructure, plant and equipment	(434)	(60)
Contributions - non monetary assets	(114)	(33)
Amounts disclosed in financing activities	78	84
<b>Change in assets and liabilities:</b>		
(Increase)/decrease in trade and other receivables	(3,398)	(869)
(Increase)/decrease in inventories	28	47
(Increase)/decrease in prepayments	(365)	(152)
Increase/(decrease) in contract assets	(5,012)	(1,621)
Increase/(decrease) in trade and other payables	3,564	(145)
Increase/(decrease) in provisions	(130)	(149)
(Decrease)/increase in other liabilities	(71)	17
Increase/(decrease) in unearned income/revenue	(2,695)	1,166
<b>Net cash provided by/(used in) operating activities</b>	<b>8,736</b>	<b>18,335</b>

9.3 Superannuation

Council makes the majority of its employer superannuation contributions in respect of its employees to the Local Authorities Superannuation Fund (the Fund). This Fund has two categories of membership, accumulation and defined benefit, each of which is funded differently. Obligations for contributions to the Fund are recognised as an expense in the Comprehensive Income Statement when they are made or due.

**Accumulation**

The Fund's accumulation category, Vision MySuper/Vision Super Saver, receives both employer and employee contributions on a progressive basis. Employer contributions are normally based on a fixed percentage of employee earnings (for the year ended 30 June 2024, this was 11.0% as required under Superannuation Guarantee (SG) legislation (2023: 10.5%).

**Defined Benefit**

Council does not use defined benefit accounting for its defined benefit obligations under the Fund's Defined Benefit category. This is because the Fund's Defined Benefit category is a pooled multi-employer sponsored plan.

There is no proportional split of the defined benefit liabilities, assets or costs between the participating employers as the defined benefit obligation is a floating obligation between the participating employers and the only time that the aggregate obligation is allocated to specific employers is when a call is made. As a result, the level of participation of Council in the Fund cannot be measured as a percentage compared with other participating employers. Therefore, the Fund Actuary is unable to allocate benefit liabilities, assets and costs between employers for the purposes of AASB 119.

**Funding Arrangements**

Council makes employer contributions to the Defined Benefit category of the Fund at rates determined by the Trustee on the advice of the Fund Actuary. A triennial actuarial investigation is currently underway for the Defined Benefit category which is expected to be completed by 31 December 2023. Council was notified of the 30 June 2023 VBI during August 2023 (2022: August 2022). The financial assumptions used to calculate the 30 June 2023 VBI were:

Net investment returns 5.7% pa  
Salary information 3.5% pa

continued on next page ...

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Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 9. Other matters (continued)

Price inflation (CPI) 2.8% pa.

The VBI is used as the primary funding indicator. Because the VBI was above 100%, the 30 June 2023 actuarial investigation determined the Defined Benefit category was in a satisfactory financial position and that no change was necessary to the Defined Benefit category's funding arrangements from prior years.

**Employer contributions**

*(a) Regular contributions*

On the basis of the results of the 2023 interim actuarial investigation conducted by the Fund Actuary, Council makes employer contributions to the Fund's Defined Benefit category at rates determined by the Fund's Trustee. For the year ended 30 June 2024, this rate was 11.0% of members' salaries (10.5% in 2022/23). This rate is expected to increase in line with any increases in the SG contribution rate and was reviewed as part of the 30 June 2023 triennial valuation.

In addition, Council reimburses the Fund to cover the excess of the benefits paid as a consequence of retrenchment above the funded resignation or retirement benefit.

*(b) Funding calls*

If the Defined Benefit category is in an unsatisfactory financial position at an actuarial investigation or the Defined Benefit category's VBI is below its shortfall limit at any time other than the date of the actuarial investigation, the Defined Benefit category has a shortfall for the purposes of SPS 160 and the Fund is required to put a plan in place so that the shortfall is fully funded within three years of the shortfall occurring. The Fund monitors its VBI on a quarterly basis and the Fund has set its shortfall limit at 98% from 26 July 2024 (previously 97%).

In the event that the Fund Actuary determines that there is a shortfall based on the above requirement, the Fund's participating employers (including Council) are required to make an employer contribution to cover the shortfall.

Using the agreed methodology, the shortfall amount is apportioned between the participating employers based on the pre-1 July 1993 and post-30 June 1993 service liabilities of the Fund's Defined Benefit category, together with the employer's payroll at 30 June 1993 and at the date the shortfall has been calculated.

Due to the nature of the contractual obligations between the participating employers and the Fund, and that the Fund includes lifetime pensioners and their reversionary beneficiaries, it is unlikely that the Fund will be wound up.

If there is a surplus in the Fund, the surplus cannot be returned to the participating employers.

In the event that a participating employer is wound-up, the defined benefit obligations of that employer will be transferred to that employer's successor.

**The 2023 triennial actuarial investigation surplus amounts**

An actuarial investigation is conducted annually for the Defined Benefit category of which Council is a contributing employer. Generally, a full actuarial investigation is conducted every three years and interim actuarial investigations are conducted for each intervening year. A full investigation was conducted as at 30 June 2023.

The Fund's actuarial investigations identified the following for the Defined Benefit category of which Council is a contributing employer:

	<b>2023</b>	<b>2022</b>
	(Triennial)	(Interim)
	<b>\$m</b>	<b>\$m</b>
- A VBI Surplus	84.7	44.6
- A total service liability surplus	123.6	105.8
- A discounted accrued benefits surplus	141.9	111.9

The VBI surplus means that the market value of the fund's assets supporting the defined benefit obligations exceed the vested benefits that the defined benefit members would have been entitled to if they had all exited on 30 June 2023.

The total service liability surplus means that the current value of the assets in the Fund's Defined Benefit category plus expected future contributions exceeds the value of expected future benefits and expenses as at 30 June 2023.

Swan Hill Rural City Council

2023/2024 Financial Report

Notes to the Financial Statements

for the year ended 30 June 2024

Note 9. Other matters (continued)

The discounted accrued benefit surplus means that the current value of the assets in the Fund's Defined Benefit category exceeds the value of benefits payable in the future but accrued in respect of service to 30 June 2023.

**The 2024 interim actuarial investigation**

An interim actuarial investigation is being conducted for the Fund's position as at 30 June 2024 as the Fund provides lifetime pensions in the Defined Benefit category. It is anticipated that this actuarial investigation will be completed by October 2024.

The VBI of the Defined Benefit category was 105.4% as at 30 June 2024. The financial assumptions used to calculate the 30 June 2024 VBI were:

Net investment returns 5.6% pa  
 Salary information 3.5% pa  
 Price inflation (CPI) 2.7% pa

Council was notified of the 30 June 2024 VBI during August 2024. Because the VBI was above 100%, the Defined Benefit category was in a satisfactory financial position at 30 June 2024 and it is expected that the actuarial investigation will recommend that no change will be necessary to the Defined Benefit category's funding arrangements from prior years.

**The 2020 triennial investigation**

The last triennial actuarial investigation conducted prior to 30 June 2023 was at 30 June 2020. This actuarial investigation was completed by 31 December 2020. The financial assumptions for the purposes of that investigation was:

	2020	2023
	Triennial investigation	Triennial investigation
	\$m	\$m
Net investment return	5.6% pa	5.7% pa
Salary inflation	2.5% pa for two years and 2.75% pa thereafter	3.50% pa
Price inflation	2.0% pa	2.8% pa

**Superannuation contributions**

Contributions by Council (excluding any unfunded liability payments) to the above superannuation plans for the financial year ended 30 June 2023 are detailed below:

Scheme	Type of scheme	Rate	2024 \$ '000	2023 \$ '000
Vision Super	Defined benefit	11.0% (2023:10.5%)	58	73
Vision Super	Accumulation fund	11.0% (2023:10.5%)	2,324	2,209

## 3 Officer Report for Noting

### 3.1 Quarterly MPP Updates - June 2024

<b>Directorate:</b>	Corporate Services
<b>File Number:</b>	XXXX
<b>Purpose:</b>	For Discussion Information Only

#### Council Plan Strategy Addressed

**4. Leadership** - We will ensure accountable leadership, advocacy and transparent decision making.

##### 4.1 Excellent management and administration

4.1.1 Well managed resources for a sustainable future

4.1.2 Provide robust governance and effective leadership

4.1.3 Sound, sustainable:

- Financial management • Excellence in service delivery • Strategic planning

#### Current Strategic Documents

10 Year Major Project Plan

#### Declarations of Interest

Council Officers affirm that no general or material conflicts need to be declared in relation to the subject of this report.

#### Summary

This report provides a status update of projects managed by the Project Management Office (PMO) and other teams across the Swan Hill Rural City Council (SHRCC), focusing on those considered large, specialized, or challenging. It highlights the projects completed by the PMO in the last financial year and the status of ongoing projects.

#### Discussion

In Financial Year 2023-2024 (FY23-24), the PMO continued to build on the progress made in the previous year, further enhancing its focus on project management and delivery. Significant improvements have been observed in transparency, reporting, accountability, project governance, and stakeholder engagement.

The implementation of a rigorous Project Management Governance Framework, coupled with comprehensive staff training and the introduction of associated tools, has substantially enhanced council's project management capacity. These enhancements have improved project forecasting and efficiency in delivering complex projects, all

while maintaining robust stakeholder communication and fostering deeper community involvement.

Over the past three months, SHRCC has made considerable progress and achieved notable milestones, including the completion of the Lake Boga Floating Pontoon and the finalization of the design for the Art Gallery Redevelopment Project, which is currently out for tender to secure a builder.

For specific details on completed and ongoing projects, please refer to Appendix 1.

A critical milestone for the year was securing a Heritage Permit for the construction of the Swan Hill Tourism & Cultural Hub at Pioneer Settlement, which was heritage-listed in 2022. This permit has enabled Council to proceed with the detailed design and procurement process for the construction of the proposed building.

As a summary for FY23-24, the following major projects were completed. This list pertains only to projects delivered by the PMO team, however, there have been many other projects completed that are not included in this report.

<b>Major Projects Completed during FY 23-24</b>	
<b>Location</b>	<b>Project Title</b>
Lake Boga	Lake Boga Floating Pontoon
Robinvale	Robinvale Leisure Centre Expansion
Swan Hill	Boardwalk and Viewing Platform-Monash Drive
Robinvale	Robinvale Skate Park
Nyah West	Nyah West Footpath
Swan Hill	SH Town Hall Exterior Refurbishment
Robinvale	Robinvale Leisure Centre Splash Park
Lake Boga	Fish Point Road Reconstruction
Lake Boga	Tresco West Road Reconstruction
Swan Hill	Swan Hill LC-Dry Fitness room
Robinvale	John James Lighting
Nyah West	Nyah West Revitalisation - Toilet Block

### **Consultation**

Consultations done with respective project managers.

**Financial Implications**

Nil.

**Social Implications**

Nil.

**Economic Implications**

Nil.

**Environmental Implications**

Nil.

**Risk Management Implications**

Nil.

<b>Attachments:</b>	1. CM Appendix 1 June 2024 Copy [3.1.1 - 2 pages]
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**Options**

1. That Council notes the progress made on projects reported.

**Recommendation/s**

**That Council notes the progress made on projects reported.**



Major Projects Progress Update – June 2024

Major Projects Plan (MPP) - Quarterly Report - Ending 30th June 2024					
Location2	Project Title	Overall Project Status	Work completed %	Project status as at 30th June 2024	Forecasted completion date*
Swan Hill	Butterworth St-Drainage & Road upgrade works	On budget, behind schedule, Agreed scope	50%	Works restarted from 29 April after a delay of 2 months. This quarter saw completion of drainage pipe between main drain upto Derham Drive, approximately, 433m out of 599m scope.	Sep-24
Swan Hill & Robinvale	Solar Panel for Leisure Centres - Swan Hill, Robinvale	On Budget, On Schedule, Agreed Scope	40%	Contract awarded in May-24. Installation works started at Swan Hill Aquatics & Recreation Centre in June-24. Works at Robinvale Aquatics & Recreation centre to start in July-24. Commissioning & Electrical Inspection to follow.	Sep-24
Swan Hill	Swan Hill Outdoor Pool Starter Blocks	On Budget, On Schedule, Agreed Scope	0%	Tender submissions not selected due to budget constraints. Exploring alternative strategy.	TBC
Swan Hill	SH Tourism and Cultural Hub @ Pioneer Settlement - Design & Construction	On Budget, On Schedule, Agreed Scope	Design - 90% Construction - 0%	Significant milestones achieved in reporting period: a) Award of drainage realignment works to a local contractor. b) Completion of design for preliminary review by Municipal Building Surveyor c) EOI Phase tender submissions are being reviewed	TBC
Swan Hill	SH Art Gallery Redevelopment - Design & Construction	On budget, behind schedule, Agreed scope	Design - 100% Construction - 0%	Under tender evaluation and negotiation phase. The building surveyor has been provided with the information and detail they requested to proceed with building permit application.	TBC
Lake Boga	LRCIP3 - Lake Boga Southern Entrance Beautification Project	On budget, behind schedule, Agreed scope	80%	Powercor have fitted the required transformer to the pole, power available at the pumps. The fabrication of the pump shed and installation complete at site. Plantings to be done at start of spring season.	Sep-24
Robinvale	Ronald Street Housing, Lots 5 to 8	On Budget, On Schedule, Agreed Scope	50%	In the month of June for units 5 & 6 the rough ins and lock up were completed and the plaster hung, stopping and sanding to follow. For units 7 & 8 the frame was complete and rooves on by months end, with the rough ins and lock up well underway.	Dec-24
Nyah	Nyah Community Centre Renewal	On budget, behind schedule, Agreed scope	0%	Preliminary designs have been received and shared with the end users of the facility. Tender advertisement planned for mid-July.	TBC
Robinvale	Robinvale Centenary Park Playground	On budget, On schedule, Agreed scope	Design - 100% Construction - 0%	Tender evaluation is complete and negotiations in progress.	TBC
Swan Hill	Milloo Street Boat Mooring Platform - Design only	On Budget, On Schedule, Agreed Scope	30%	Consultant has provided initial concept designs and it has been shared with the stakeholders for comments.	TBC
Lake Boga	Lake Boga Floating Pontoon	On Budget, On Schedule, Agreed Scope	100%	All the work on site are complete including the reinstatement of the turf and a final Practical Completion walkthrough with the contractor is also complete.	Complete

Major Projects Progress Update – June 2024

Major Projects Plan (MPP) - Quarterly Report - Ending 30th June 2024					
Location <sup>2</sup>	Project Title	Overall Project Status	Work completed %	Project status as at 30th June 2024	Forecasted completion date*
Boundary Bend	Boundary Bend – Kooloonong Road Reconstruction	On Budget, On Schedule, Agreed Scope	0%	Contract has been awarded and initial onsite meeting with the contractor is complete. Works are planned to start from July-24.	Sep-24
Swan Hill	Woorinen Road Construction	On Budget, On Schedule, Agreed Scope	0%	Contract has been awarded and initial onsite meeting with the contractor is complete. Site works are planned to start mid to late August.	Oct-24
Nyah West	Revitalising Nyah West Shopping Precinct	On Budget, Behind Schedule, Refined Scope	90%	Due to shortage of contractors and equipment supply delays, the tree lighting component & tree planting will be completed during August and September 2024. Requirements of funding for state government has been met.	Sep-24
Swan Hill	Tower Hill Stage 15	On Budget, Behind Schedule, Agreed Scope	70%	<p><b>Stage 15</b>  <b>Completed:</b> Authority approvals, Earthworks, Sewer and water, Road formation and drainage  <b>Commenced:</b> Electrical and communications, Lodgement of Memorandum of Common Provisions, Road pavement construction  <b>To complete:</b> Electrical – Audit of electrical services, Road pavements, concrete footpaths and driveways, Compliance inspections, Preparation and submission of as-construction plans, obtain statement of compliance, Title registration</p> <p><b>Public Open Space</b>  <b>Completed:</b> Concept design, Community consultation  <b>Commenced:</b> Detailed design  <b>To complete:</b> Tender, Construction of POS</p> <p>The construction works for stage 15 are expected to be completed by June-24. The public open space will be completed when seasonal conditions are suitable in Aug/Sept. Statement of Compliance will follow.</p>	Sep-24
Swan Hill	Swan Hill Early Years Services Consultation	On Budget, On Schedule, Agreed Scope	75%	Community consultation close to completion. Remaining 1 to 1 interviews with families and service providers to complete. Total of 637 parents / carers have participated till date.	TBC

\*Subject to weather conditions and any other unforeseen delays

## 4 Decisions Which Need Action / Ratification

### 4.1 Sign and Seal

**Directorate:** Chief Executive Officer  
**File Number:** S16-05-01  
**Purpose:** For Noting

#### Declarations of Interest:

Council officers affirm that no general or material conflicts need to be declared in relation to the subject of this report.

#### 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 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
1165	Instrument of Appointment and Authorisation (Planning and Environment Act 1987).	Between Swan Hill Rural City Council and Rutvik Muley.	27/8/24
1166	Instrument of Appointment and Authorisation (Planning and Environment Act 1987).	Between Swan Hill Rural City Council and Muhammad Salman.	27/8/24
1167	173 Agreement - Planning permit 2020-156, Condition 6 – 70 A Yana Street, Swan Hill.	Between Swan Hill Rural City Council and Greengrove Properties Pty Ltd.	04/9/24

Note: A Section 173 Agreement is 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 refer to Section 173 of the Planning and Environment Act 1987.

### **Consultation**

Council resolved to sign and seal the delegation of powers to these Planning Officers, as Authorised Officers, at the Council meeting held 13 August 2024.

Council authorise the signing and sealing of the above documents.

### **Recommendation/s**

**That Council notes the actions of signing and sealing the documents under delegation as scheduled.**

## 4.2 Councillor Assemblies - Record of Attendance and Agenda Items

**Directorate:** Chief Executive Officer  
**File Number:** S15-05-06  
**Purpose:** For Noting

### Declarations of Interest:

Council officers affirm that no general or material conflicts need to be declared in relation to the matter of this report.

### 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 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.

### Council Plan Strategy Addressed

**4. Leadership** - We will ensure accountable leadership, advocacy and transparent decision making.

4.1 Excellent management and administration

4.1.1 Well managed resources for a sustainable future

4.1.2 Provide robust governance and effective leadership

4.1.3 Sound, sustainable:

- Financial management • Excellence in service delivery • Strategic planning

### Current Strategic documents

No strategic documents applicable.

## Key Legislation

There is no key legislation applicable

**Attachments:** 1. COUNCILLOR ASSEMBLIES ATTENDANCE AND AGENDA  
September [4.2.1 - 2 pages]

## 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**  
**27 August 2024 at 1.00pm, Swan Hill Town Hall – Council Chambers**

**AGENDA ITEMS**

- Housing update incorporating Swan Hill 2050
- Solar Farms
- Transport for NSW presentation to Swan Hill Rural City Council - Swan Hill Bridge replacement project
- PMO project updates
- Swan Hill Regional Livestock exchange Regional review
- Councillor/Directors question time

**ADDITIONAL ITEMS DISCUSSED**

- Robinvale Hotel
- Drag Strip

**ATTENDANCE**

**Councillors**

- Cr Jacquie Kelly
- Cr Nicole McKay (chaired the meeting)
- Cr Stuart King (attended virtually)
- Cr Bill Moar
- Cr Chris Jeffery
- Cr Ann Young
- Cr Les McPhee

**Apologies / Leave of Absence**

- Nil

**OFFICERS**

- Scott Barber, Chief Executive Officer
- Bruce Myers, Director Community & Cultural Services
- Leah Johnston, Director Infrastructure
- Bhan Pratap, Director Corporate Services
- Michelle Grainger, Director Development and Planning
- Heather Green, Executive Manager Strategic Projects
- Azam Suleman, PMO – Manager
- Nathan Keighran, Economic Development Coordinator

**Other**

Nil

**CONFLICT OF INTEREST**

- Nil

**COUNCILLOR ASSEMBLIES ATTENDANCE AND AGENDA**  
**3 September 2024 at 1.00pm, Swan Hill Town Hall – Council Chambers**

**AGENDA ITEMS**

- Tender Evaluation Recommendation Report for the Swan Hill Tourism and Cultural Hub
- Swan Hill Showgrounds Reserve update
- July 2024 Delegations update
- Small towns future development
- Swan Hill Inc
- Drag Strip
- Councillor Expenses Report

**ADDITIONAL ITEMS DISCUSSED**

- MVH Service Station
- Building Advisory Service
- FOI Request
- Major Projects Tour 12/09/24 8am

**ATTENDANCE**

**Councillors**

- Cr Jacquie Kelly
- Cr Nicole McKay
- Cr Stuart King
- Cr Bill Moar
- Cr Chris Jeffery
- Cr Ann Young
- Cr Les McPhee

**Apologies / Leave of Absence**

- Nil

**OFFICERS**

- Scott Barber, Chief Executive Officer
- Bruce Myers, Director Community & Cultural Services
- Leah Johnston, Director Infrastructure
- Bhan Pratap, Director Corporate Services
- Michelle Grainger, Director Development and Planning
- Jess Chislett, Procurement and Properties Coordinator
- Dione Heppell, Liveability and Project Development Coordinator
- Jan McEwan, Family Youth & Children's Services Manager
- Helen Morris, Organisational Development Manager
- Ash Free, Finance Manager
- Will Burns, Youth Support Coordinator
- Robyn Burns, Maternal & Child Health Team Leader
- Hannah Shannon-Kelson, Executive Support Officer
- Sharon Lindsay, Executive Assistant

**Other**

- Consultants "Solucio" – Ben Manning and Matt Drysdale

**CONFLICT OF INTEREST**

- Nil



## 5 Notices of Motion

### 5.1 Prevent Further Fish Deaths - Improve Seasonal River Flows

Having given due notice, **Councillor Nicole McKay MOVED**

**That Council write to the Victorian Water Minister, the Honourable Harriet Shing, the Federal Water Minister, the Honourable Tanya Plibersek, and the New South Wales Water Minister, the Honourable Rose Jackson.**

- 1. To express support for the Constraints Relaxation Program in both the Victorian and NSW river systems and encourage that the program rollout be expedited for the benefit of downstream communities: to enable more efficient use of environmental water; to mitigate floods; to protect entitlement by reducing spill events; and to enable the agreed SDL adjustment related to this project.**
- 2. To express support for moderately increasing flow levels above current practice, to maintain water quality, and support the environment of the Mid-Murray, where there will not be an impact on private land, as is suggested is viable under the Constraints Relaxation Feasibility study, and by coordinating tributary flows through the Commonwealth Enhanced Environmental Water Delivery project.**

#### ***Preamble***

The goal of the Basin Plan is to ensure adequate flows in the river systems of the Murray Darling to maintain, water quality to support humans and ecology; the supply of water to river communities in all regions, whilst enabling horticulture industries to flourish.

Before the mid-1990s, the Murray River regularly flowed between 20,000 to 25,000 megaliters per day (ML/day) at Swan Hill during the seasonably appropriate period between late Winter and early Summer.

This flow enabled regular flushing of the system and the closer floodplain and filled and refreshed wetlands and lakes in the Mid-Murray region, promoting fish breeding, and maintaining water quality by reducing organic matter on the floodplain.

During negotiations around the Basin Plan and water management, flows have been restricted to around 17,000 ML/day at Torrumbarry, for managed releases, in particular releases of environmental water.

This has means that the regular flushing of the system has not occurred, contributing to cyanobacteria, when flows are low, and blackwater, when uncontrolled major flooding sweeps vast quantities of organic matter into the river system. System wide blackwater is a new phenomenon in the Mid Murray, occurring first in 2011, with follow up events in 2016 and 2022-3. Both blue-green algae (cyanobacteria) and blackwater (Hypoxic) cause mass fish, yabby and crayfish deaths. Poor water quality also badly impacts on recreational users and tourism.

Enabling moderately higher flows in the river system will mimic natural flow regimes at minor flood levels. The Constraints Measures Program Feasibility Study recognises that some achievable first steps to begin the process of constraints relaxation are to moderately increase flow levels to a level that does not impact private land, but which will contribute to improved ecological and water quality outcomes.

Careful utilisation of tributaries can mitigate risk to private land, as was achieved in the managed environmental flow of 2021. The Commonwealth Enhanced Environmental Water Delivery project is discussed in the Constraints feasibility study as the vehicle for improving flow co-ordination across tributaries. (pg. 151).

Other benefits to the wider Victorian river communities acknowledged in the report are: flood mitigation benefits and improved airspace management of dams, with potential protection of water entitlement, and that completing the constraints relaxation program will also reduce the water recovery target, as it will support the most efficient use of environmental water.

1. These issues and benefits are acknowledged and discussed in the Constraints Management Program Feasibility Study produced by DEECA  
<file:///C:/Users/namck1/Downloads/Victorian-CMP-Feasibility-study.pdf>  
<https://www.water.vic.gov.au/our-programs/murray-darling-basin/victorian-constraints-measures-program>
  - a. That constraints relaxation will reduce the water recovery target. (Pg. 11)
  - b. The environmental benefits to enable water to reach lakes; creeks; and billabongs, of particular benefit to this region. (Pg. 13)
  - c. That relaxing constraints could offer flood mitigation benefits. (Pg. 16, and Pg. 134) with the potential to reduce spill events, which also protects entitlement.
  - d. That constraints relaxation can assist in reducing deadly blackwater events. (pg. 134)

This Notice of Motion is consistent with the Swan Hill Rural City Council Management of the Murray Darling Basin policy document. (Pg. 10)

“Constraints management to be implemented as a matter of urgency” pg. 14.

<https://www.swanhill.vic.gov.au/Our-Council/Plans-policies-strategies-and-corporate-documents/Management-of-the-Murray-Darling-Basin>

**Attachments:** Nil

## 5.2 Equity and Better Outcomes from the Basin Plan

Having given due notice, **Councillor Nicole McKay MOVED**

**That Council write to the Federal Water Minister Tanya Plibersek**

- 1. To request that the Commonwealth Government make a commitment to ensuring that the Murrumbidgee and Darling River systems make an ongoing and reliable contribution to environmental flows to support the connectivity and water quality of the Lower Darling and Lower Murrumbidgee, the health of the entire Murray Darling, and to ensure equitable water recovery from all regions.**

### ***Preamble***

The goal of the Basin Plan is to maintain flows in the river systems of the Murray Darling to maintain water quality to support humans and ecology of the rivers, wetlands, lakes, and creeks; the supply of water to river communities in all parts of the Basin, whilst enabling a prosperous and adaptable horticulture industry.

This is most effectively and efficiently achieved when environmental flows on the major river systems: the Murray; Murrumbidgee; and Darling rivers, can be used in co-ordination. It is the confluence of the flows of the major tributaries that are essential to provide sufficient, efficient, environmental flows to the Mid and Lower Murray system.

Water managers need to have the resources to work with nature, and with the goal of regularly replicating naturalistic seasonal flows to support fish and the wider ecology of the Mid and Lower Murray-Darling. This in turn supports the way of life of river communities who love fishing, swimming, camping, and boating on the Mighty Murray-Darling.

Currently, due to inadequate recovery of secure water entitlement on the Darling and Murrumbidgee Rivers, effective environmental flows have not been achieved in the Mid and Lower Murray. Water quality is deteriorating across the entire system, but particularly in the lower reaches of these two major tributaries. Consequently, mass fish, yabby and crayfish kills continue to devastate the river system. Poor water quality is becoming seasonal and endemic, and the river system is regularly deemed unfit for recreational use.

It is impractical to seek to provide the bulk of environmental flows from the water entitlement of the Victorian and New South Wales Murray systems. It is not feasible to generate the required flows from the Murray River alone, with physical constraints. The previous couple of years have demonstrated the importance of flows from the Murrumbidgee and Darling Rivers to combine with Murray flows to achieve great ecological outcomes.

Many times, we have heard that the Basin Plan needs to provide better outcomes. It is time that equity and practicality met. The understanding of river people must be considered.

Further water recovery is legislated and has commenced. Examination of the holdings of the Commonwealth Environmental Water Holder (CEWH), will show clearly that the Murray River system has contributed the highest volumes of High Security water to water recovery. The volumes available to be used to maintain river health on the Darling and Murrumbidgee River systems are minute by comparison.

<https://www.dcceew.gov.au/cewh/manage-water/basin/water-holdings#commonwealth-environmental-water-holdings>

To achieve the best outcomes and to protect the Murray-Darling system ongoing we need to be able to achieve moderately high flows in a coordinated way down the major tributaries. This is impossible if the water contributed from the Murrumbidgee and Darling Rivers is too small. It also would ensure that the impact of water recovery was borne equitably across the states.

1. The NSW Connectivity Expert Panel Final Report July 2024 has been released which examines ongoing issues of low flows in the Lower Darling preventing connection between the Northern Basin and the Southern Basin.

[https://water.dpie.nsw.gov.au/\\_data/assets/pdf\\_file/0003/616737/connectivity-expert-panel-final-report.pdf](https://water.dpie.nsw.gov.au/_data/assets/pdf_file/0003/616737/connectivity-expert-panel-final-report.pdf)

The Report discusses the ongoing issues of reduced flows from the Northern Basin that impact on the ecology of the Lower Darling and consequently water security across the basin during dry periods.

- a) Periods of no flows have increased substantially due to over extraction and rule changes that have allowed it. (Pg. 6)
- b) The impact of floodplain harvesting. (Pg. 9)

It is important that the Murray Darling Basin Plan achieves sustainability and protects water quality for the farmers; fishers; cultural and recreational users right across the basin. To do that all participants, that is all states, need to co-operate, and contribute to systemic flows.

This Notice of Motion is consistent with the SHRC policy: Management of the Murray Darling Basin, "The mandating of environmental flows in the Murrumbidgee, Darling, Wakool and other tributaries to deliver environmental benefits where constraints on the Murray cannot be effectively dealt with." (Pg. 14)

“An inquiry into the contribution made to environmental flows from water buybacks on a valley-by-valley basis, with the aim of equalizing the amount taken from each catchment.” (Pg. 5)

[https://www.swanhill.vic.gov.au/files/assets/public/v/1/our-council/plans-strategies-documents/plans-strategies/murray\\_darling\\_basin\\_-\\_position\\_paper\\_october\\_2019\\_final.pdf](https://www.swanhill.vic.gov.au/files/assets/public/v/1/our-council/plans-strategies-documents/plans-strategies/murray_darling_basin_-_position_paper_october_2019_final.pdf)

**Attachments:** Nil

### 5.3 Impacts of Water Buybacks

Having given due notice, **Councillor Ann Young MOVED**

**That Council continue to advocate against the implications of Current and Future open market Water Buy Backs within the Swan Hill Rural City irrigated farming areas through the Murray River Group of Councils and any other meetings with Federal Government politicians or officers.**

#### ***Preamble***

The Swan Hill Rural City Council has always recognised that irrigated horticulture is the biggest economic contributor to the region. This has been done over many years through various reports from within and outside Council on a range of subject areas.

The cropping types include table and wine grapes, stone fruit, vegetables, avocados, almonds, olives, citrus, nuts and some minor crop types.

The Robinvale to Swan Hill areas are renowned horticulture regions that supplies to markets throughout Australia and globally.

The water buy back initiative has previously led to district farmers selling their water and withdrawing from the industry. This has led to productive land becoming derelict dry land and, in many cases, abandoned. The impact on areas such as Lake Boga and Tresco has been huge and resulted in a very depressive landscape. This is now starting to happen in Woorinen with a renowned, historical property, that was an original soldier settlement property after the First World War (WWI), being left with no water and all trees removed. We need to consider if this is just the start of this happening and what will be the many effects and ramifications should it continue and increase.

This is a growing Australia-wide trend in horticulture and other farming industries that rely on irrigation water to support rural communities. We need to be ahead of these trends that are happening within our farming industries, so that we can deal with the results and put in place initiatives to best deal with the results.

**Attachments:** Nil

## 5.4 Little Murray Urban Frontage Rehabilitation and Landscape Plan

Having given due notice, **Councillor Jacquie Kelly MOVED**

**That a report comes to a Council Assembly by 12 November 2024 on the creation of Little Murray Urban Riverfront Rehabilitation and Landscape Masterplan.**

### ***Preamble***

The Council resolution of the 4 June 2024 when considering budget submissions was (in part):

*In response to submitters, favourable consideration will be given to "Little Murray Urban Frontage Rehabilitation Plan" and the "Greening and Cooling Urban Tree Canopy Strategy".*

In supporting this resolution I provide the following supporting information:

The aim of the Little Murray Urban Frontage Rehabilitation Plan would be to develop a masterplan that improves the condition and amenity of the Little Murray frontage between the downstream junction with the Murray River in Swan Hill, and the Pental Island Bridge.

The project would map and assess vegetation, cultural heritage and seek replanting of indigenous species. It would contribute to beautification, ecological outcomes and community cohesion. It will provide landscape plans, including revegetation, pathways, seating, traffic management, canoe access, water fountain, removal of weeds, pest management.

The plan will build on the plans and work done previously by Council and collaborative projects.

The plan will enable partnering with other stakeholders such as North Central CMA, Ozfish, Sustainable Living in the Mallee (SLIM), Traditional Owners, which will give the best chance for leveraging to gain funding to work on projects with common goals.

There is synergy with the recent success of stage 1 of Pental Island Indigenous Cultural Precinct project because from over on Pental Island you look across to this urban frontage area therefore improving visitor and tourist experience.

This report will help to inform budget for implementation works in 24/25 year and ongoing.

This report will assist Council in future decision making around budget allocations.



**Attachments:** Nil

## 5.5 Greening and Cooling Urban Forest Strategy

Having given due notice, **Councillor Jacquie Kelly MOVED**

**That a report comes to a Council Assembly by 12 November 2024 on the development of an Urban Greening and Cooling Strategy.**

### **Preamble**

The Council resolution of the 4 June 2024 when considering budget submissions was (in part):

*In response to submitters, favourable consideration will be given to "Little Murray Urban Frontage Rehabilitation Plan" and the "Greening and Cooling Urban Tree Canopy Strategy".*

In supporting this resolution I provide the following supporting information:

An Urban Greening and Cooling Strategy will set out a target framework to guide the Council to consider where we are, where we want to be and how we will get there in regards to establishing a successful urban forest and a healthy canopy cover.

- *The Strategy should aim to increase the overall tree cover in our urban areas to 30 per cent by 2035, while developing partnerships with landowners and businesses to green the public realm and reduce the heat bank effect.*
- *Complete work similar to that in CVGA's Cool-it projects Stage 1 and 2.*
- *Enable the setting of targets for Urban Tree Canopy, eg. 30% by 2035.*
- *Reduce health impacts of heatwaves, improve amenity and beautify our towns.*
- *It will be a plan for strategic planting to work towards set goals.*

The health impacts of heat on our community must be considered. Heat kills more than any other extreme weather event. <https://bendigohealth.org.au/page/4175>

Greening our city will improve livability and beautify our towns for locals and visitors alike. If you think about it for just a moment, our favourite places to visit are well treed and/or have nature abounding. Let our town be the haven visitors are looking for.

Although we are planting trees, it is not happening strategically for cooling and greening based on an understanding of our current urban tree canopy and priority

areas. Without this information we do not know if 350 or even 500 trees are enough. That is why we need a plan, with data and targets.

The Cool-it project was going to provide some of this information for us but unfortunately was not successful in obtaining the grant to;-

- provide vital strategic guidance to Parks and Gardens program to enable the setting of meaningful targets and be able to measure success.
- make sure that in future years our tree canopy is growing and is providing shade, beautifying, and cooling our towns and improving amenity. We know how long it takes a tree to grow to give shade canopy, is 10-20 years at least, which is why doing this now is preferred.

Councils around Australia are doing this adaptation work. Bendigo started a decade or more ago, places like Geelong, Mildura and Kerang are on the way. Mildura has an Urban Forest Strategy.

This action will give tangible, long-term protection of our community wellbeing from the effects of heatwaves. Plus, all the other services trees provide. The right tree, right place, right time principle applies.

This report will assist Council in future decision making around budget allocations.

**Attachments:** 1. Web Page [5.5.1 - 1 page]



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PUBLIC HEALTH UNIT

# Climate Change and Health

## How climate change impacts our environment



Climate change is one of the greatest threats to our health



Temperatures are expected to rise by 2.8-3°C by 2050



Pollution contaminates air, water & soil



More severe bushfires, storms and floods



Changes in temperature and rainfall patterns affect farming and food security



Extreme weather can lead to changes in quality of water sources

## How climate change impacts our health



Bad air quality leads to breathing problems



Severe weather events can lead to injury and loss of life



Mental health issues after extreme weather events



Air pollution can cause heart attacks and strokes



More mosquitoes can spread diseases like Ross River Virus



Poor water and food quality can cause gastro

## How climate change action is good for our health



Using public transport means less pollution, road congestion and cleaner air



Buying or growing local produce increases access to cheaper and fresh plant-based food



Green spaces create community connection, improve mental wellbeing and reduce heat stress



Riding a bike means less pollution and more exercise to improve heart health



Waste management reduces landfill waste and improves air, water and soil quality



Energy efficient buildings reduce emissions and protect people from extreme weather



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## **6 Foreshadowed Items**

## **7 Urgent Items Not Included In Agenda**

## **8 To Consider and Order on Councillor Reports**

## **9 In-Camera Items**

## **10 Close of Meeting**