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AGENDA

ORDINARY MEETING OF COUNCIL FOR WEDNESDAY 25 JULY 2018 TO BE HELD AT COBRAM CIVIC CENTRE COMMENCING AT 5PM

RECORDING

Consistent with section 72 of our Meeting Procedures Local Law, Council officers have been authorised to record the public session of this meeting using an audio recording device.

1. CALLING TO ORDER – CEO

2. PRAYER

Almighty God we humbly ask you to guide our deliberations for the welfare and benefit of the Moira Shire and its people whom we serve.

Amen

3. ACKNOWLEDGEMENT OF COUNTRY

We, the Moira Shire Council, would like to acknowledge the traditional owners of the land upon which we meet and pay our respects to their Elders both past and present.

4. APOLOGIES & REQUESTS FOR LEAVE OF ABSENCE

5. DECLARATION UNDER ACTS, REGULATIONS, CODES OR LOCAL LAWS

6. DECLARATION OF ANY INTEREST OR CONFLICT OF INTEREST

7. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Recommendation: “That the minutes of the Ordinary Council Meeting held on Wednesday, 27 June 2018, as prepared, be confirmed.”

8. COUNCILLOR REPORTS

COUNCILLORS TO PROVIDE VERBAL REPORTS

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FILE NO: F18/27
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.1.1

**COMMITTEE OF COUNCIL - BLAKE STREET NATHALIA, STREET LIGHTS
MEETING HELD 27 JUNE 2018**

RECOMMENDATION

That Council:

1. Accept the attached minutes of the Committee of Council Meeting held 27 June 2018
2. Endorse the recommendation contained within the minutes.

1. Executive Summary

The minutes of the meeting of the Committee consisting of the whole of Council held on 27 June 2018 to discuss the heritage street lamps in Blake Street Nathalia are attached for Council's endorsement.

2. Background and Options

At the 23 May 2018 Ordinary Council meeting, Council resolved "That a committee be formed, comprising the whole of Council, to find an amicable and, community driven, energy efficient and policy compliant solution to the heritage street lamps in Blake Street Nathalia."

3. Financial Implications

The Committee of Council recommends an annual budget provision to fund the replacement of existing decorative street lighting in accordance with Council's adopted policy.

4. Risk Management

Risk is mitigated by fast tracking of a solution for the Nathalia community to provide safe, compliant and appropriate lighting for the local streetscape.

5. Internal and External Consultation

The Committee of Council met on 27 June 2018.

6. Regional Context

The contents of this report have no direct regional impact.

7. Council Plan Strategy

A clean green environment: Support the community to be more environmentally sustainable.

8. Legislative / Policy Implications

- Corporate Emissions Reduction Plan
- Public Lighting Policy
- AS/NZS 1158 Parts 1 to 6:2010 Lighting for Roads and Public Spaces
- AS/NZS 60598.2.3:2015 Luminaires – particular requirements for road and street lighting
- Infrastructure Design Manual <http://www.designmanual.com.au/>
- Public Lighting Code, Essential Services Commission
- Powercor - Distribution Construction Standard - Public Lighting – Decorative Lighting FA051.
- Moira Planning Scheme, Clause 56.09-4 - Public Lighting Objective
- Moira Shire Council Plan 2017 - 2021

9. Environmental Impact

The Committee's purpose is to find energy efficient and policy compliant solution to the heritage street lamps in Blake Street Nathalia.

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**COMMITTEE OF COUNCIL - BLAKE STREET NATHALIA, STREET LIGHTS
MEETING HELD 27 JUNE 2018 (cont'd)**

10. Conflict of Interest Considerations

There are no conflict of interest considerations associated with this report.

11. Conclusion

This report provides the Minutes Committee of Council Meeting held 27 June 2018.

The Committee Minutes include recommendations that be referred to Council for consideration.

Attachments

- 1 Committee of Council Meeting - Minutes - 27 June 2018

FILE NO: F18/27
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.1.1

**COMMITTEE OF COUNCIL - BLAKE STREET NATHALIA, STREET LIGHTS
MEETING HELD 27 JUNE 2018 (cont'd)**

ATTACHMENT No [1] - Committee of Council Meeting - Minutes - 27 June 2018



MINUTES

**COMMITTEE OF COUNCIL HELD AT
COBRAM CIVIC CENTRE,
WEDNESDAY 27 JUNE 2018**

The meeting commenced at 3:00 pm.

PRESENT Councillor Libro Mustica (Mayor)
Councillor Ed Cox (Deputy Mayor)
Councillor Kevin Bourke
Councillor Wendy Buck
Councillor Gary Cleveland
Councillor Peter Lawless
Councillor Peter Mansfield

IN ATTENDANCE: Mark Henderson Chief Executive Officer
Simon Rennie General Manager Corporate
Sally Rice General Manager Community
Linda Nieuwenhuizen Manager Governance and Communication

1. CALLING TO ORDER - MAYOR

2. APOLOGIES & REQUESTS FOR LEAVE OF ABSENCE

Apologies were received from Councillors Beitzel and Martin.

MOTION

CRS ED COX/ KEVIN BOURKE

That the apologies from Councillors Beitzel and Martin be received.

(CARRIED)

3. DECLARATION OF ANY INTEREST OR CONFLICT OF INTEREST

Nil

4. OFFICER REPORTS FOR DETERMINATION

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3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.1.1

**COMMITTEE OF COUNCIL - BLAKE STREET NATHALIA, STREET LIGHTS
MEETING HELD 27 JUNE 2018 (cont'd)**

ATTACHMENT No [1] - Committee of Council Meeting - Minutes - 27 June 2018

CORPORATE
OFFICER REPORTS FOR DETERMINATION

COMMITTEE OF COUNCIL
WEDNESDAY, 27 JUNE 2018

FILE NO: 123. A CLEAN GREEN ENVIRONMENT

ITEM NO: 8.1.1

**CONSULTATION PROGRAM - REPLACEMENT OF BLAKE ST NATHALIA STREET
LIGHTS**

Executive Summary

This report recommends a suite of activities that can collectively fulfill the requirements of the May Council meeting resolution to *establish a Committee of Council to find an amicable and community driven, energy efficient and policy compliant solution to the heritage street lamps replacement in Nathalia.*

The activities will

- Build on the comprehensive investigations completed by management to identify an energy efficient, look for look lighting option for Nathalia
- Enable fast tracking of a solution for the Nathalia community to provide safe, compliant and appropriate lighting for the local streetscape
- Recognise the longer term policy, strategic and funding issues triggered by the Nathalia example and ensure these are appropriately addressed within council policy
- Provide mechanisms for the Moira community to provide feedback and inform the street light solution for Nathalia and the longer term policy directions.

MOTION

CRS KEVIN BOURKE/ GARY CLEVELAND

That:

1. Immediate replacement of the eight faulty Nathalia lights with energy efficient, ASP530X 135W LED (Buckford lighting) lights occur. (Count as of 25 June 2018)
2. A review of Council's Public Lighting Policy within the next 12 months to:
 - a. enable replacement of existing decorative street lights with energy efficient 'look for look' lights where the community expresses support for this option and the lights are a key element of the local streetscape.
 - b. guide future approval of installation of decorative lights by developers, council and other agencies.
 - c. guide consultation with communities to confirm their support for 'look for look' replacement as and when required.
 - d. any other matters that may be required or relevant to an effective policy.
3. Conduct consultation programs to involve the community and stakeholders in:
 - a. endorsing the replacement of the Blake Street Nathalia lights and
 - b. reviewing Council's Street Lighting Policy.
4. An annual budget provision to fund the replacement of existing decorative street lighting in accordance with Council's adopted policy
5. Amendments to the Emissions Reduction Plan to accommodate 'look for look' energy efficient replacement options.

(CARRIED)

5. CLOSE OF MEETING

The Mayor declared the meeting closed at 3:07 PM.

FILE NO: F18/567
4. A WELL RUN COUNCIL

ITEM NO: 9.2.1

ASSET MANAGEMENT STRATEGY

RECOMMENDATION

That Council adopt the attached Asset Management Strategy

1. Executive Summary

Moira Shire Council is responsible for an extensive range of infrastructure assets. It is faced with the ongoing dilemma of what resources and funds need be provided to ensure these assets continue to provide the required services to its community in the most cost effective manner for the present and future.

This strategy details how that vision and direction is being addressed now and how it will be achieved in the future.

2. Background and Options

This strategy links to Council's Strategic Resource Plan (SRP) 2017-21 and the Council Plan 2017-21 and seeks to implement by best practice in asset management by:

- rebalancing Moira's asset mix with Council working in partnership with local communities to understand their aspirations and to identify changes in the asset mix required to support the community's future needs;
- ensuring asset management decisions are based on whole of life costing;
- monitoring the condition and performance of all assets;
- understanding the service level the asset is required to provide;
- understanding the remaining useful life of an asset or its components;
- understanding the current deterioration and consumption model for each asset category;
- using a condition degradation model (Moloney Model) to determine future renewal demands;
- continually seeking opportunities for multiple use of assets;
- considering any proposal to dispose of an asset, where such disposal may affect the level of service being provided;
- endeavouring to align the timing of expenditure on assets, particularly renewal or upgrade, with the actual use of the asset to avoid deferred expenditure being borne by future generations;
- participating in the National Asset Management Assessment Framework Program;
- applying the guidance provided in the resource documents published by the Department for Victorian Communities;
- applying the Australian Accounting Standards and
- referencing the Institute of Public Works Engineering Australia International Infrastructure Management Manual.

3. Financial Implications

The asset management plan influences the long term financial plan, and the future sustainability of Council.

4. Risk Management

This Strategy satisfies Council's statutory and audit requirements.

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4. A WELL RUN COUNCIL

ITEM NO: 9.2.1

ASSET MANAGEMENT STRATEGY (cont'd)

5. Internal and External Consultation

Input into the strategy has been provided by the Corporate Management Team and the Construction and Asset Department.

6. Regional Context

The strategy applies the guidance provided in the resource documents published for Victorian Communities.

7. Council Plan Strategy

A well run Council.

8. Legislative / Policy Implications

This strategy links to Council's Strategic Resource Plan (SRP) 2017-21 and the Council Plan 2017-21.

9. Environmental Impact

There are no environmental impact considerations associated with this report.

10. Conflict of Interest Considerations

There are no conflict of interest considerations associated with this report.

11. Conclusion

The asset Management strategy details how that vision and direction is being addressed now and how it will be achieved in the future.

Attachments

- 1 Asset Management Strategy

FILE NO: F18/567
4. A WELL RUN COUNCIL

ITEM NO: 9.2.1

ASSET MANAGEMENT STRATEGY (cont'd)

ATTACHMENT No [1] - Asset Management Strategy



**ASSET MANAGEMENT
STRATEGY**

2018

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4. A WELL RUN COUNCIL

ITEM NO: 9.2.1

ASSET MANAGEMENT STRATEGY (cont'd)

ATTACHMENT No [1] - Asset Management Strategy



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4. A WELL RUN COUNCIL

ITEM NO: 9.2.1

ASSET MANAGEMENT STRATEGY (cont'd)

ATTACHMENT No [1] - Asset Management Strategy



1. INTRODUCTION

Moirā Shire Council is responsible for an extensive range of infrastructure assets. It is faced with the ongoing dilemma of what resources and funds need to be provided to ensure these assets continue to provide the required services to its community in the most cost effective manner for the present and future.

There are a number of factors that require Council to critically assess the way in which it manages these assets. These include:

- Increased pressure from the community for improved service levels in a rate capping environment; and
- Changes in legislation requiring the identification and depreciation of infrastructure assets.
- Dealing with replacement schedules, upgrade requirements and appropriate rationalisation.

Council has adopted an Asset Management Policy that provides the vision and direction for asset management in Moira Shire.

This strategy details how that vision and direction is being addressed now and how it will be achieved in the future.

Best Practice

This strategy links to Council's Strategic Resource Plan (SRP) 2017-21 and the Council Plan 2017-21 and seeks to implement by best practice in asset management by:

- rebalancing Moira's asset mix with Council working in partnership with local communities to understand their aspirations and to identify changes in the asset mix required to support the community's future needs;
- ensuring asset management decisions are based on whole of life costing;
- monitoring the condition and performance of all assets;
- understanding the service level the asset is required to provide;
- understanding the remaining useful life of an asset or its components;
- understanding the current deterioration and consumption model for each asset category;
- using a condition degradation model (Moloney Model) to determine future renewal demands;
- continually seeking opportunities for multiple use of assets;
- considering any proposal to dispose of an asset, where such disposal may affect the level of service being provided;
- endeavouring to align the timing of expenditure on assets, particularly renewal or upgrade, with the actual use of the asset to avoid deferred expenditure being borne by future generations;

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ASSET MANAGEMENT STRATEGY (cont'd)

ATTACHMENT No [1] - Asset Management Strategy



- participating in the National Asset Management Assessment Framework Program;
- applying the guidance provided in the resource documents published by the Department for Victorian Communities;
- applying the Australian Accounting Standards and
- referencing the Institute of Public Works Engineering Australia International Infrastructure Management Manual.

2. PURPOSE

The strategy is provided to record existing asset management practices to ensure they are applied consistently across the organisation and supported by a continuous improvement action plan.

3. ASSET REGISTER SYSTEM

All of Council's assets with a valuation greater than the capital works threshold limit (Asset Capitalisation Policy – June 2017) are recorded in the asset management register system (Conquest). Other assets associated with significant risk (road signs, street and park trees) may also be included in the register for monitoring, reporting and renewal purposes.

Conquest is used to identify financial status, i.e. depreciation, replacement cost and disposals of individual assets in any asset group. It is also used to record maintenance works required on any asset and keep a history of inspections and completed works.

The majority of Council's asset types have also been mapped on a GIS database, using Intra Maps to enable ready identification of the asset.

4. ASSET MANAGEMENT WORKING GROUP

A cross functional Asset Management Working Group (AMWG) has been re-established and will coordinate, advise and facilitate the implementation of the adopted Asset Management Strategy.

The AMWG will report on a maximum quarterly basis to the executive staff who in turn will report progress to the Council. The AMWG comprises:

- General Manager Infrastructure – Chairperson
- Manager Construction & Assets
- Manager Operations
- Manager Commercial Services
- Manager Community
- Team Leader Assets
- Administration Officer (Agenda's and Minutes)

Terms of Reference have been developed and administrative support will be provided by Councils Administrative Support Officers on a rotating basis, Other Council officers will be invited to provide expert knowledge as required.

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ASSET MANAGEMENT STRATEGY (cont'd)

ATTACHMENT No [1] - Asset Management Strategy



The role of the AMWG is to:

- review the Asset Management Policy and Procedures to implement policy;
- develop and review Council's strategy for asset management, including practices to achieve best practice;
- provide linkages between the community, key stakeholders and the Council's asset managers with respect to ongoing management of Council assets;
- assist in developing asset management plans (AMPs) and capital works programs with a reporting mechanism to the Corporate Management Team (CMT) and Council; and
- facilitate appropriate work flows for the maintenance and improvement of Council's physical assets, with links to data collection systems and other asset management software systems (Conquest).

Issues & recommendations considered by the AMWG will be provided to CMT as required.

5. SERVICE PLANS

Service Plans should be prepared over the next two years and include community consultation that will assist Council understanding the community level of service expectations.

The service plans will be used to inform Council's asset management plans of what assets are required in order to deliver the service requirements, what minimum condition intervention level standards will be required and what the cost is to the Council and the community to undertake the service.

6. ASSET MANAGEMENT PLANS

AMPs are based on the guidelines documented in the International Infrastructure Management Manual (IIMM) and are written with the following structure:

1. introduction;
2. levels of service;
3. future demand;
4. asset portfolio;
5. risk management (routine maintenance plan);
6. acquisition plan;
7. operations and maintenance;
8. renewals/replacements;
9. disposals;
10. financials; and
11. monitoring and improvement program.

Levels of service described in the initial AMPs are general, predominantly proposing that the status quo remains.

The unit replacement costs in AMPs will be reviewed on a two-year basis to incorporate changes to asset replacement costs. A detailed review of the AMPs will be undertaken via

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ASSET MANAGEMENT STRATEGY (cont'd)

ATTACHMENT No [1] - Asset Management Strategy



the AMWG every four years to identify changes to Council's requirements for any asset or group of assets.

As AMPs are reviewed, general features of each asset type will be identified and public comment will be sought to determine whether the features that the public expect in the asset are available.

7. CONDITION INSPECTIONS

A significant part of asset management is the identification of the remaining life of an asset (condition assessment) and hence its written down value; this leads to the determination of renewal funding (for budgetary purposes) to ensure each asset remains operational and fit for purpose. Methodologies are in place to determine the condition of the following assets on a repeatable basis:

- sealed wearing course;
- sealed pavements;
- gravel pavements;
- footpaths;
- kerb and channel;
- playgrounds
- bridges & Culverts
- drainage pits & pipes; and
- buildings.

In order to accurately determine the condition of the above assets, operations department prepare an annual inspection programme and timetable known as Operations Calendar of Events.

Condition of all other assets is determined on age, unless other information is available.

8. PROJECT PRIORITISATION

Council has limited funds to meet the desires and expectations of the community. In order to ensure that funds are well directed to the renewal and upgrade of existing assets and the creation of new assets, Council uses a CAPEX Evaluation tool and the results are used to determine what capital projects provide best value for money based on:

- Council's explicit vision;
- maintaining existing assets;
- reduction of risk (based on Council's Risk Management Strategy); and
- overall costs (including whole of life costs and external funding).

The results of CAPEX are presented to Council for consideration as part of the annual budget process.

The CAPEX Evaluation Tool provides SRP CAPEX Summary Outputs by asset class and project identifier, asset type (renewal, upgrade, expansion and new) including funding splits across funding sources.

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ASSET MANAGEMENT STRATEGY (cont'd)

ATTACHMENT No [1] - Asset Management Strategy



9. LONG TERM FINANCIAL PLAN (LTFP)

Council has a long term financial plan that enables it to review its borrowing strategy, capital investment, notional reserves; capital works program, the range and level of services provided and the revenue raising strategy. This is a financial tool maintained by the Finance Department. Asset management provides input into the LTFP through:

- renewal demands over the next 10 years (based on asset condition);
- capital projects identified through the CAPEX evaluation tool;
- prioritisation of capital projects over years one to, and;
- inclusion of any other capital upgrade or expansion project identified in an AMP.

These inputs are reviewed yearly, as part of the annual budget process.

10. ASSET VALUATION AND RE-VALUATION

Council in accordance with relevant Australian Accounting Standards and other State Government requirements undertake financial valuations of non-current assets on an annual basis.

Asset valuation and re-valuation reports are produced following the completion of capital works processing at the end of each financial year. Asset revaluations by asset class occur every three to five years following a cyclical condition inspection program schedule. A valuation unit rates report is also completed on an annual base. This report presents the methodology and details regarding the valuation and revaluation of non-current physical assets held by Council for the financial year. This report also contains information regarding construction costs incurred by Council and is considered to be "commercial in confidence."

The Asset Valuation and Revaluation documents fully comply with relevant State Government Legislation and Guidelines and with Australian Accounting Standards, including:

Australian Accounting Standards Board (AASB) Standards;

- AASB 13 Fair Value Measurement
- AASB 102 Inventories
- AASB 116 Property, Plant and Equipment;
 - Fair Value
 - Costs of an Asset
 - Depreciation
- AASB 117 Leases
- AASB 140 Investment Property
- AASB 141 Agriculture
- AASB 1041 Revaluation of Non-Current Assets;
- AASB 136 Impairment of Assets;
- AASB 1051 Land Under Roads;
- AASB 138 Intangible Assets
 - Valuation
 - Amortisation
- AASB 5, Assets Held for Sale and Discontinuing Operations

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4. A WELL RUN COUNCIL

ITEM NO: 9.2.1

ASSET MANAGEMENT STRATEGY (cont'd)

ATTACHMENT No [1] - Asset Management Strategy



State Government Guidelines;

Department of Treasury and Finance - Financial Reporting Directions and Guidance Notes

- FRD 100A, Financial Reporting Directions – Framework – 2016
- FRD 103F, Non-Current Physical Assets - 2015
- FRD 106A, Impairment of Assets - 2016
- FRD 109A, Intangible Assets - 2016
- FRD 118C, Land Under Declared Roads – 2016

The methodology to be adopted is set out in Fair Value measurement of non-financial physical assets, Guidance Notes, Valuer General Victoria July 2015, and FRD 103F Non-Financial Physical Assets (June 2015).

11. ASSET DISPOSALS

Guidelines for the disposal of assets have been developed as per Council's asset management policy. These guidelines should be used when disposal is being considered; however, Council will determine when an asset is to be formally disposed.

Levels of service must be taken into account when considering asset disposal.

12. RISK MANAGEMENT

One of the first requirements of any group of assets is that they are safe to use. A significant part of asset management is the control of risks associated with an asset, especially the risks that emerge as the asset is used and gets older. These risks are generally controlled by maintenance activities. To ensure these activities are carried out in a timely manner, risk management is included in each of the sub asset plans that feature:

- asset registers;
- asset classification;
- inspection frequencies (to determine defects and risk);
- defect identification and risk assessment methodology; and
- response times.

13. STAFF ROLES AND RESPONSIBILITIES

Asset management involves the participation of and is the responsibility of the council, executive and all Council staff.

The roles and responsibilities are to be reviewed by the AMWG and upon agreement clearly detailed as per the examples shown in the following table:

Party/Parties	Roles and Responsibilities
Council	Ensure Council's legal obligations are met Represent the community as an asset owner

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4. A WELL RUN COUNCIL

ITEM NO: 9.2.1

ASSET MANAGEMENT STRATEGY (cont'd)

ATTACHMENT No [1] - Asset Management Strategy



	<p>Act as stewards for infrastructure assets and ensure assets and services are maintained for present and future generation at an equitable cost</p> <p>Adopt Asset Management Policy and Strategy</p> <p>Consider service delivery needs and asset management in the Council Plan</p> <p>Adopt asset management plans</p> <p>Promote and raise asset management awareness</p>
<p>Chief Executive Officer/ Corporate Management Team</p>	<p>Responsible for achieving asset management objectives</p> <p>Lead the Asset Management Working Group</p> <p>Oversee the Asset Management Policy and Strategy and asset management plans</p> <p>Recommend service provision solutions, levels of service and risk mitigation actions</p> <p>Ensure appropriate asset management resources are allocated</p> <p>Ensure services are delivered to agreed levels of service</p> <p>Monitor and manage asset management resources</p> <p>Ensure accurate and reliable service delivery asset information is presented to Council for decision making</p> <p>Manage the performance of the Asset Management Working Group</p>
<p>Team Leader Construction & Assets</p>	<p>Develop and implement business processes to support asset management</p> <p>Provide and manage the asset management information system</p> <p>Manage asset condition assessments</p> <p>Provide asset valuations</p> <p>Provide accurate and reliable asset renewal information to Council for evidenced based decision making</p> <p>Develop and implement improved business planning for asset management</p> <p>Assist in developing Asset Management plans and capital works programs with a reporting mechanism to CMT and Council;</p> <p>Facilitate appropriate systems and processes for the maintenance and improvement of Council's physical assets, with links to data collection systems and other Asset Management software systems (Conquest)</p> <p>Promote and raise staff asset management awareness</p>

14. STRATEGY REVIEW

The improvements and action plans listed in this strategy are designed to achieve core asset management competency by December 2018. The AMWG will undertake a review of this strategy in May 2018 and recommendations will be submitted to the EMT.

The updated strategy will then be submitted to Council by the nominated expiry date for consideration and adoption.

15. IMPROVEMENT AND ACTION PLAN

The Federal Government has adopted a National Asset Management Assessment Framework (NAMAF) to enable Councils to undertake an assessment of their asset management maturity.

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4. A WELL RUN COUNCIL

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ASSET MANAGEMENT STRATEGY (cont'd)

ATTACHMENT No [1] - Asset Management Strategy



The MAV, as part of the MAV STEP Program, has established that Council reviews its asset management progress annually against NAMAf to improve its asset management outcomes and gauge progress being made towards obtaining a “Core” level of maturity.



To achieve this, the following five actions were identified as the immediate priorities.

Action 1:	Submit reviewed Asset Management Policy to CMT and Council for adoption
Action 2:	Develop and adopt an Asset Management Strategy
Action 3:	Develop Service Plans and review the initial Asset Management Plans during the next 24 months to ensure all core level requirements are included, especially upgrades identified in strategic documents
Action 4:	Develop a Roles and Responsibilities matrix for all asset categories
Action 5:	Revitalise the Asset Management Working Group with regular meetings; review the terms of reference within the new Asset Management Strategy Document

Over the last four years to 30 June 2017, Council has identified the renewal funding required to ensure assets at intervention eight remain in service.

Council’s Asset Management Policy of capital renewal projects before upgrade and new projects should ensure this adequate level of funding continues. Ongoing monitoring will be carried out to assess Council’s sustainability using the various best practice tools.

FILE NO: F17/1128
4. A WELL RUN COUNCIL

ITEM NO: 9.2.2

2018/19 RENEWAL OF INDUSTRIAL SPECIAL RISKS (PROPERTY) INSURANCE

RECOMMENDATION

That Council:

1. Place the 2018/19 Industrial Special Risks Insurance with Jardine Lloyd Thompsons Municipal Asset Protection Plan (JMAPP).
2. Authorise the Chief Executive Officer to sign the 2018/19 insurance renewal documents.

1. Executive Summary

Jardine Lloyd Thompson (JLT) was appointed by the Chief Executive Officer on 29 March 2018 to undertake a Public Tender on behalf of Council for the procurement of Industrial Special Risks insurance (ISR/Property insurance).

JLT called for Expressions of Interest to provide Council's Property insurance through the Tenderlink system on 8 May 2018. Expressions of interest closed at 5pm on 14 May 2018, however due to a lack of response, the tender panel extended the close date to 18 May 2018. Formal quotations were to be received by 4pm on 6 June 2018.

Despite four Expression of Interest's being received only two tenders were submitted in the allocated timeframe. Unfortunately, neither of the two tender proposals contained pricing for property insurance.

JMAPP have since provided terms for property insurance to JLT within the 2018/19 Renewal Report received from JLT on 25 June 2018.

2. Background and Options

Acting on behalf of Council, Jardine Lloyd Thompson advertised a public tender in the Tenderlink system on 8 May 2018. JLT Account Managers encouraged as many insurers as possible to participate in the tender process. The report of the tender conducted by JLT is provided as confidential Appendix A.

In response to the tender, Expressions of Interest were received from four insurers; however, only two tenders were submitted in the allocated timeframe. Unfortunately, neither of the two tender proposals received contained pricing for ISR/Property insurance.

The Jardine Lloyd Thompson Discretionary Trust Arrangement (JMAPP), were unable to provide pricing for the property insurance by the tender closing date of 6 June 2018 due to claim estimates still being received to assist in establishing their financial position.

VERO declined to offer ISR/Property insurance terms to Councils on an individual basis due to their ongoing participation in the JMAPP scheme.

However, formal renewal terms for ISR/Property insurance were provided by JMAPP outside the tender conducted by JLT. A summary of the ISR/Property insurance renewal terms provided by JMAPP are provided in the confidential Appendix B.

FILE NO: F17/1128
4. A WELL RUN COUNCIL

ITEM NO: 9.2.2

2018/19 RENEWAL OF INDUSTRIAL SPECIAL RISKS (PROPERTY) INSURANCE (cont'd)

3. Financial Implications

The proposed renewal premium for ISR/Property insurance represents an increase of 6.9% over last year's premium which has been allowed for in the 2018/19 adopted budget.

4. Risk Management

Adequate insurance forms a critical part of the fundamental risk management framework which must be in place to protect Council and the community from incidents. Failure to have adequate insurance in place at any time places Council and the community at significant risk from incidents which could give rise to a property claim.

Insurance cover for Council's property under the 2017/18 policy expired at 4pm on 30 June 2018, however, the recommended insurer, has provided interim cover to allow Council time to consider this report.

5. Internal and External Consultation

External consultation occurred through the public tender process. Internal consultation occurred during the renewal process with a number of internal departments including Finance, People & Organisational Development, Assets & Construction, Fleet Management and Community Development.

6. Regional Context

The subject matter of this report does not have any direct impact on issues of regional significance.

7. Council Plan Strategy

The subject matter of this report supports the Council Plan Strategy to provide sound risk management and governance.

8. Legislative / Policy Implications

Section 186 of the Local Government Act requires Council to conduct a public tender process for any supply with a value of \$150,000 or more. Council is compliant with the Act by having appointed JLT to conduct a public tender on Council's behalf.

In accordance with the Moira Shire Council Procurement Policy, a Council resolution is required to accept tenders valued over \$150,000.

9. Environmental Impact

The subject matter of this report does not have any direct environmental impacts other than those related to the administrative function of Council.

10. Conflict of Interest Considerations

It is recognised that JLT has a conflict of interest in conducting this tender because most Victorian Councils currently insure their properties through the JMAPP policy which is a Jardine Lloyd Thompson facility and which is a respondent to the tender for the Industrial Special Risks insurance.

To ensure transparency and impartiality, the JMAPP branch of JLT were excluded from the tender administration process and each member of the Tender Evaluation Panel signed a Declaration of Confidentiality and Conflict of Interest prior to advertising the tender.

FILE NO: F17/1128
4. A WELL RUN COUNCIL

ITEM NO: 9.2.2

**2018/19 RENEWAL OF INDUSTRIAL SPECIAL RISKS (PROPERTY)
INSURANCE (cont'd)**

The appointed probity manager (Mr Mark Hayes of Maddocks Lawyers) has reviewed and confirmed conformance on both the tender process and tender responses.

There are no council officer conflict of interest issues within this report.

11. Conclusion

The Industrial Special Risks insurance policy provides protection for over \$151 million of Council assets. JMAPP has provided an increased premium for ISR/Property insurance for the 2018/19 year which is within expected budget parameters.

The attached Tender Evaluation and Renewal Reports provide a summary of the tender process conducted by Jardine Lloyd Thompson on Council's behalf.

It is recommended that Council accept the offer of ISR insurance from Jardine Lloyd Thompson's Municipal Assets Protection Plan (JMAPP) for 2018/19.

Attachments

- 1 Appendix A - Confidential JLT ISR Tender Evaluation Report - *printed in separate document*
- 2 Appendix B - Confidential JMAPP Summary of ISR Renewal Terms - *printed in separate document*

FILE NO: 1
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.2.3

QUARTERLY STATEMENT - ENVIRONMENTAL UPGRADE AGREEMENT

RECOMMENDATION

That Council note the Environmental Upgrade Agreements quarterly performance report.

1. Executive Summary

This report provides an update on the Environmental Upgrade Agreements involving Council, as required by the Local Government Act.

In summary, at 30 June 2018

- Council has two EUAs in place with a combined value of \$6.2 million.
- The EUAs are enabling solar and water efficiency projects.
- No new agreements were entered into during the reporting period.
- There are no outstanding charges associated with the EUAs.

EUAs provide a mechanism to assist business fund works that improve the energy, water or environmental efficiency or sustainability of a building on their rateable land.

Under an EUA, councils administer the recovery of the EUA charges and transfer the funds to the funding body. Council does not provide funding or assume financial risk.

Councils are required to report quarterly on the performance of EUAs involving council.

2. Background and Options

In summary, under the Local Government Act:

- Parties may enter into an environmental upgrade agreement involving non-residential rateable land to fund works that improve the energy, water or environmental efficiency or sustainability of the building on that rateable land.
- Councils do not provide any funding but levy an environmental upgrade charge on the owner/occupier and administer the payment of the charge in line with the agreement. The funds paid to council are transferred to the lending body.
- Councils have authority to impose penalties eg interest and can take further action to recover outstanding charges if the owner/occupier does not comply with the agreement.

For this reason EUAs have no direct financial impact on council.

The Act also requires a quarterly report to Council that confirms, amongst other matters, the number, value and performance of EUAs involving the council. This report fulfills with these requirements.

Reporting requirement	Status as at 30 June 2018
a) Each environmental upgrade agreement entered into in the last quarter, and the rateable land to which the agreement relates	No new agreements were entered into during the reporting period
b) Each environmental upgrade charge approved in respect of the agreements referred to in paragraph (a), and the value of the charges	No new agreements were entered into during the reporting period
c) The total number of environmental upgrade charges in operation in the last quarter;	2

FILE NO: 1
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.2.3

**QUARTERLY STATEMENT - ENVIRONMENTAL UPGRADE AGREEMENT
(cont'd)**

d) The total value of all environmental upgrade charge payments that have fallen due and have not been paid;	Nil
e) The total value of all environmental upgrade charge payments that are yet to fall due.	\$6,169,217.20

3. Conflict of Interest Considerations

No conflict of interests issues were identified for officers involved in the preparation of this report.

4. Conclusion

Council has two EUAs that are assisting local business to implement solar and water efficiency projects in Strathmerton. As at 30 June the business is fulfilling the obligations of its EUAs and no charges are outstanding.

Attachments

Nil

FILE NO: F13/503
4. A WELL RUN COUNCIL

ITEM NO: 9.2.4

ASSEMBLIES OF COUNCIL

RECOMMENDATION

That Council receive and note the Records of Assembly of Councillors.

1. Executive Summary

This report details the Assembly of Councillors for June/July 2018 is prepared in accordance with the requirements of the Local Government Act (the Act) 1989 section 80A.

2. Background and Options

This report fulfills Council's legislative obligation to report the matters considered and whether a conflict of interest disclosure was made by a Councillor at

- A meeting of an advisory committee where at least one Councilor is present; or
- A meeting, briefing or other activity where at least half of the Council and a member of Council staff are present; and
- Where the matters considered may be subject to a decision of Council or exercise of a function, duty or power of the Council that has been delegated to a person or committee.

Meeting	Present at meeting	Matters discussed	Declaration of Interest(s)
Council Briefing – 6 June 2018	<p>Councillors: Libro Mustica Gary Cleveland Peter Lawless Kevin Bourke Peter Mansfield Marie Martin Ed Cox</p> <p>Staff: Chief Executive Officer, Mark Henderson General Manager Infrastructure, Andrew Close General Manager Corporate, Simon Rennie General Manager Community, Sally Rice</p>	<ul style="list-style-type: none"> • Budget submissions 	Nil

FILE NO: F13/503
4. A WELL RUN COUNCIL

ITEM NO: 9.2.4

ASSEMBLIES OF COUNCIL (cont'd)

Meeting	Present at meeting	Matters discussed	Declaration of Interest(s)
Council Briefing - 13 June 2018	<p>Councillors: Libro Mustica Gary Cleveland Peter Lawless Kevin Bourke Peter Mansfield Wendy Buck Marie Martin Ed Cox</p> <p>Staff: Chief Executive Officer, Mark Henderson General Manager Infrastructure, Andrew Close General Manager Community, Sally Rice General Manager Corporate, Simon Rennie Manager Information Technology, Warren Gardner Communications and Media Officers, Fiona Blick and Melinda Gumbleton Community Services Officer, Hayley Benson</p>	<ul style="list-style-type: none"> • Draft Council agenda review • Murray Darling Basin • New web page • Yarrawonga Town Hall Precinct Library Consultation • Murray Valley Highway Projects 	Nil
Tourism Advisory Committee -14 June 2018	<p>Councillors: Kevin Bourke Peter Mansfield</p> <p>Staff: Manager Economic Development, Austin Ley Tourism Development Coordinator, Donna Russell Tourism Marketing Support Officer, Kyla Carpinelli</p>	<ul style="list-style-type: none"> • Barmah Forest Heritage & Education Centre overview • Developments within VicRoads & new stakeholder engagement model • River Red Gum Parks Management draft update • What happening around the region • TAC meeting structure suggested changes • Council Economic Development update • Council Tourism update 	Nil

FILE NO: F13/503
4. A WELL RUN COUNCIL

ITEM NO: 9.2.4

ASSEMBLIES OF COUNCIL (cont'd)

Meeting	Present at meeting	Matters discussed	Declaration of Interest(s)
Disability Advisory Committee - 19 June 2018	<p>Councillor: Peter Lawless Kevin Bourke</p> <p>Staff: Community Services Officer, Hayley Benson</p>	<ul style="list-style-type: none"> • Cobram Soccer Pavilion – Apex Reserve • Mobility Scooters (Motorized Wheelchairs) • Yarrawonga Tourism Trail Concept Plans • PALS for Life Program • Valid NDIS Planning course • Moira NDIS LAC & ECEI 	Nil
Council Briefing - 20 June 2018	<p>Councillor: Libro Mustica Gary Cleveland John Beitzel Peter Lawless Kevin Bourke Marie Martin</p> <p>Staff: Chief Executive Officer, Mark Henderson General Manager Infrastructure, Andrew Close General Manager Community, Sally Rice General Manager Corporate, Simon Rennie Manager Governance and Communications, Linda Nieuwenhuizen Manager Economic Development, Austin Ley Planning Coordinator, Peter Stenhouse Senior Town Planner, Norm Kortum</p>	<ul style="list-style-type: none"> • Re-valuation • Customer Satisfaction Survey • Major Town Strategy's review • Council agenda review 	<p>Major Town Strategy review</p> <ul style="list-style-type: none"> • Cr Mustica • Cr Cox • Cr Bourke

FILE NO: F13/503
4. A WELL RUN COUNCIL

ITEM NO: 9.2.4

ASSEMBLIES OF COUNCIL (cont'd)

Meeting	Present at meeting	Matters discussed	Declaration of Interest(s)
Council Briefing - 27 June 2018	<p>Councillor: Libro Mustica Gary Cleveland Ed Cox Peter Mansfield Peter Lawless Kevin Bourke Wendy Buck</p> <p>Staff: Chief Executive Officer, Mark Henderson General Manager Community, Sally Rice General Manager Corporate, Simon Rennie Manager Governance and Communications, Linda Nieuwenhuizen</p>	<ul style="list-style-type: none"> • Agenda review 	<p>Major Town Strategy review</p> <ul style="list-style-type: none"> • Cr Mustica • Cr Bourke
Council Briefing 11 July 2018	<p>Councillor:” Libro Mustica John Beitzel Kevin Bourke Wendy Buck Ed Cox Gary Cleveland Marie Martin</p> <p>Staff: Chief Executive Officer, Mark Henderson General Manager Infrastructure, Andrew Close General Manager Community, Sally Rice General Manager Corporate, Simon Rennie</p>	<ul style="list-style-type: none"> • Council Agenda Review • Capital works wrap up • Yarrowonga Aerodrome • Asset Management Strategy • Councillor Business • Feasibility report for 24-38 Exhibition Street Numurkah • Management Reports • Briefing Notes • Major Town Strategy 	<p>Council agenda review: Item 9.4.1</p> <ul style="list-style-type: none"> • Cr Mustica • Cr Bourke <p>Major Town Strategy:</p> <ul style="list-style-type: none"> • Cr Mustica • Cr Bourke <p>Council agenda review 17.1:</p> <ul style="list-style-type: none"> • Mark Henderson

FILE NO: F13/503
4. A WELL RUN COUNCIL

ITEM NO: 9.2.4

ASSEMBLIES OF COUNCIL (cont'd)

3. Legislative / Policy Implications

Inclusion of the records of Assembly of Councillors in the Council agenda, and incorporation into the Minutes ensures Council meets its statutory obligations under section 80A of the Local Government act 1989 (the Act).

4. Environmental Implications

There are no environmental implications with this report.

5. Conflict of Interest Considerations

There are no council officer conflict of interest issues to consider within this report.

6. Conclusion

The Assembly of Councillors records incorporated into this report are a true and accurate record of all assemblies of Councillors reported during June/July 2018.

Attachments

Nil

FILE NO: 1
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.2.5

**YARRAWONGA AERODROME- AUTHORISATION TO ISSUE PUBLIC NOTICE
OF INTENTION TO SELL LAND**

RECOMMENDATION

That:

1. In accordance with S189 of the Local Government Act public notice be given of Councils intention to sell Lot C, 122 – 140 Cahills Road, also known as the Yarrowonga Aerodrome and invite submissions in accordance with S223 of the Act for a 60-day period.
2. If required, convene a Committee comprising Councillors, General Manager Infrastructure and General Manager Corporate to hear any person wishing to be heard in support of their written submission.

1. Executive Summary

Regional aviation is rapidly changing as the private sector increasingly sees a role in airport ownership and development. The global need for pilot training and fast access to export markets requires airports to operate in different ways in the future and this can be best achieved through private ownership which can provide quick response to business opportunities.

The recent Qantas flight training EOI is a good example of a changing landscape and as Yarrowonga continues to develop as a premier tourism destination the aerodrome has a key role to play supporting investments like the Sebel Hotel.

From time to time Council receives enquiries in relation to ownership of the aerodrome and has in the past been very innovative in selling freehold lots with direct taxiway access. Selling the aerodrome represents a further and logical step in transitioning the asset from public to private ownership. Current freehold owners within the aerodrome would be well placed to form a syndicate to purchase the aerodrome and build on their investment in the site.

This report does not lock Council into selling the airport. It commences a process that will enable Council to formally engage with the existing hangar owners, aerodrome users, Yarrowonga businesses and the general public in a discussion about what the sale of the aerodrome may do to boost the aviation and tourism opportunities for Yarrowonga. The recommended 60-day submission period provides adequate time for all interested parties to contribute to the decision.

2. Background and Options

Yarrowonga Aerodrome is a small regional port, which caters primarily to recreational, agricultural and General Aviation ('GA'). It is adjacent to a freehold land precinct, with almost 50 allotments with direct airside access. The precinct includes residential occupants and a range of aviation businesses involved in aviation training, manufacturing and servicing.

Aviation activity within the Yarrowonga region is stimulated through regional transport, tourism and the associated offsets of the irrigated agricultural production and food processing sectors.

FILE NO: 1
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.2.5

YARRAWONGA AERODROME- AUTHORISATION TO ISSUE PUBLIC NOTICE OF INTENTION TO SELL LAND (cont'd)

Key features of the aerodrome include:

- 111.86 hectares of land
- A sealed runway 1200 metres length and 45 metre width
- Pilot operated PAL runway lighting
- Fuel Available
- Terminal building

In 2012 Council completed an \$810,000 upgrade, which included:

- Construction of a new taxiway - Taxiway Charlie;
- Construction of additional aircraft parking facilities;
- Widening of the fuel lane; and
- Construction of the Terminal Building.

3. Financial Implications

There are many financial implications linked with the possible sale of the Yarrawonga aerodrome which are yet to be determined. The purpose of this report is to gauge public interest in a potential sale and does not create any direct financial impact.

4. Risk Management

There are no aviation or financial risks associated with council inviting submissions and reputational risk can be mitigated by carefully following due process and carefully considering the merit of submissions. If the council ultimately decides to sell, then risk issues will be a key consideration in any sale process.

5. Internal and External Consultation

An extended Section 223 process is recommended. Any other form of informal consultation would by necessity become a public process and create unnecessary speculation which would then be duplicated through the required statutory process.

6. Regional Context

Aviation sites in the region are typically owned by Councils with Albury being the regional airport with substantial regular passenger traffic. Other sites cater for general aviation with the Mt Hotham airport being privately owned and catering to snow related visitation.

7. Council Plan Strategy

Infrastructure: Moira will be a desirable place to live, work and visit in North Central Victoria supported by its infrastructure, assets and facilities. It will proactively fund, maintain and develop Council's assets and facilities to meet its community's current and future needs in partnership with private development.

8. Legislative / Policy Implications

Legislative obligations are met by following the Local Government Act provisions for the sale of land. The ongoing use of the land for aviation can be controlled through the zoning of the land and council's consideration of any development proposals. If the council was no longer the land manager any use proposed for the land would be subject to permit.

FILE NO: 1
2. A THRIVING LOCAL ECONOMY

ITEM NO: 9.2.5

**YARRAWONGA AERODROME- AUTHORISATION TO ISSUE PUBLIC NOTICE
OF INTENTION TO SELL LAND (cont'd)**

9. Environmental Impact

There are no environmental impacts arising from the Council considering sale of the aerodrome.

10. Conflict of Interest Considerations

Nil

11. Conclusion

The Section 223 process creates a structured opportunity for all stakeholders to contribute to council's future decision on whether to sell. If Council determines to sell the aerodrome a more complex body of work will be required before it can be put to market to ensure all stakeholder interests are met.

Attachments

Nil

FILE NO: F17
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.3.1

WASTE MANAGEMENT BUSINESS PLAN - FINAL

RECOMMENDATION

That Council adopt the Waste Management and Services Strategy.

1. Executive Summary

The Moira Shire Waste Management and Services Strategy (WMSS) has been developed to guide the delivery of all waste services provided by Council. It aims to sustainably meet the needs of the community and align with state and regional waste priorities.

The draft WMSS is built around the five following objectives:

- **Objective 1:** operate compliant, and where possible best practice waste management sites
- **Objective 2:** Councils waste sites meet the needs of: Council, our community, and commercial customers
- **Objective 3:** maximise the life span of the Cobram landfill through diversion and recycling activities
- **Objective 4:** ongoing review of councils waste services to improve the efficiency and quality of service delivery
- **Objective 5:** financial allocations reflect service users and complete costs of waste service provision

At its 28 February 2018 meeting Council resolved to note the draft WMSS and make it available to the public for comment. Therefore the draft WMSS was made available to the public for a period of just over five weeks.

Council received one submission on the draft WMSS. The comments and feedback received have been considered and minor amendments have been made to the WMSS.

This report describes the feedback received and changes made to the Strategy. This report recommends that Council adopt the Waste Management and Services Strategy.

2. Conflict of Interest Consideration

There are no conflicts of interest to consider as part of this report.

3. Introduction

On the 28 February 2018 Council endorsed the draft WMSS being made available to the public for comment. The period for consultation was just over five weeks.

This opportunity was promoted through:

- general media releases;
- on Council web site;
- direct contact with stakeholders; and
- through direct and personalized letters to waste facility account holders.

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3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.3.1

WASTE MANAGEMENT BUSINESS PLAN - FINAL (cont'd)

The Goulburn Valley Waste and Resource Recovery Group (GVWRRG) was the only respondent.

4. Discussion

The following section of this report summarizes the feedback received from the GVWRRG including how it was integrated into an amended version of the WMSS.

Comment	Detail	Response
Strategy structure	Reference template used by others	Noted. Included 'current context' and 'key opportunities / challenges' sections
Strategy direction	General comments	noted
Language	Update terminology	complete
References	Dated reference	updated
Figures	Various suggestions	noted and amended as required
Implementation	General comments	provided more detail

5. Financial Implications

Waste expenditure and income is a significant component of Councils budget and addressed specifically throughout the WMSS.

Funding for the implementation of the WMSS will be ongoing through both capital and operational budgets. Having a clear strategy supports Council in funding applications that can be important for implementing various recommendations within the WMSS.

6. Risk and Mitigation

Managing risk is a key element of the WMSS. Operating compliant waste management sites is listed as the number 1 objective within the strategy.

Undertaking a comprehensive review of Councils waste services, as has occurred in the development of this WMSS, provides the opportunity to consider current and emerging risks. This strategy has been developed to manage known risks and support dealing with presently unknown waste related risks.

Working closely with our neighbors and the GVWRRG is a key risk mitigation strategy in relation to waste service provision. Sharing industry knowledge and resources is efficient, effective and assists with the provision of high quality, and where possible best practice, services.

7. External Consultation

The draft WMSS has been made available to the public for a period of consultation. This opportunity was available for just over five weeks.

This report explains that one submission was received and the feedback provided has been considered and informed an amendment to the final WMSS.

8. Legislative / Policy Implications

In 2014 the *Environment Protection Act (1970)* (EP Act) was reviewed and the Victorian Waste and Resource Recovery Infrastructure Planning Framework was established.

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3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.3.1

WASTE MANAGEMENT BUSINESS PLAN - FINAL (cont'd)

Through this framework the State government policy drives waste management in both a directional and operational sense. Therefore, it is critical that any Council planning in relation to waste management is closely aligned with state government policy.

The WMSS has been developed to align with the State and the subset regional Policies and 'Waste and Resource Recovery Infrastructure Plans'.

Additionally, the EPA and Sustainability Victoria have produced a range of best practice guidelines specific to various aspects of waste management. The WMSS has been prepared in line with these guidelines.

9. Environmental Sustainability

Councils Environment Sustainability Strategy has a specific focus area related to sustainable management of waste which includes a performance indicator of: *"finalized and implemented Waste Management Business Plan"*. This strategy states the following: *"Moira Shire acknowledges:*

- Consumption of goods and generation of waste have direct and indirect impacts on our environment;
- Resources are transformed to manufacture consumer goods;
- Almost all matter currently considered as waste has resource potential; and
- Diversion from landfill is preferable even if it is not the cheapest option".

Environmental sustainability, in particular air, waste and land pollution, are fundamental considerations of many aspects of waste management. Therefore environmental considerations are specifically included within and throughout the WMSS including.

10. Conclusion

The Draft WMSS has been prepared and made available for a period of public consultation. Feedback has been received and the document has been amended accordingly. This report recommends that Council adopt the Waste Management and Services Strategy.

Attachments

- 1 Draft Waste Management Service Strategy

FILE NO: F17
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.3.1

WASTE MANAGEMENT BUSINESS PLAN - FINAL (cont'd)

ATTACHMENT No [1] - Draft Waste Management Service Strategy

The cover page features a collage of four images: a yellow tractor at a waste management site, a row of blue, green, and red recycling bins, a family of four standing next to a green recycling bin, and a hand holding a smartphone displaying a calendar for September 2017 with a Moira Shire app interface. The Moira Shire logo is positioned in the upper right corner. The title 'Waste Management and Services Strategy' and the period '2018 - 2027' are centered on a green background at the bottom.

Waste Management and Services Strategy

2018 - 2027

FILE NO: F17
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.3.1

WASTE MANAGEMENT BUSINESS PLAN - FINAL (cont'd)

ATTACHMENT No [1] - Draft Waste Management Service Strategy

Our Vision

**Deliver financially
and environmentally
sustainable waste
services.**

FILE NO: F17
3. A CLEAN GREEN ENVIRONMENT

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WASTE MANAGEMENT BUSINESS PLAN - FINAL (cont'd)

ATTACHMENT No [1] - Draft Waste Management Service Strategy

Waste Management and Services Strategy 2018-2027 1

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FILE NO: F17
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.3.1

WASTE MANAGEMENT BUSINESS PLAN - FINAL (cont'd)

ATTACHMENT No [1] - Draft Waste Management Service Strategy

2 Moira Shire Council

Mayor's message



Welcome to the Moira Shire Council's Waste Management and Services Strategy. Council is committed in bringing about positive change in the way we view and manage waste.

A strategic approach has been developed as

described in the Waste Management and Services Strategy 2018-2027.

The strategy will provide guidance for Council to work towards its long term vision of delivering financially and environmentally sustainable waste services.

We have a strong track record of providing better or best practice waste services. Significant achievements are highlighted in the standalone Waste Management Achievements Report 2017 which is an appendix to this strategy.

In recent years some of our major achievements include the award-winning kerbside organics service, major rehabilitation of landfill cells, free mulch days and the Waste Management in Moira app. All of these projects highlight our commitment to high quality service delivery.

Looking forward there are five key objectives to the Waste Management and Services Strategy 2018-2027. The five objectives include:

1. to operate compliant and, where possible, best practice waste management sites;
2. that our waste sites meet the needs of Council, our community and commercial customers;
3. to maximise the life span of the Cobram landfill through diversion and recycling activities;
4. the ongoing review of our waste services to improve the efficiency and quality of service delivery; and
5. financial allocations reflect service users and complete costs of waste service provision.

Council is committed to minimising the amount of waste we generated; reducing the environmental impacts of waste generation and disposal; providing a cost effective service to ratepayers and providing the necessary infrastructure and service to support economic development in the Moira Shire.

We look forward to continuing to work with our partners and the broader community to implement this strategy.

It is my pleasure to endorse this strategy on behalf of my fellow Councillors.



Cr Libro Mustica
Mayor, Moira Shire Council
July 2017

FILE NO: F17
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.3.1

WASTE MANAGEMENT BUSINESS PLAN - FINAL (cont'd)

ATTACHMENT No [1] - Draft Waste Management Service Strategy

Waste Management and Services Strategy 2018-2027 3

Introduction

The Moira Shire Waste Management and Services Strategy (WMSS) guides the delivery of all waste services provided by Council. The WMSS aims to sustainably meet the needs of the community and align with state and regional waste priorities.

The WMSS considers the environmental, social and financial impacts of Councils waste management. A number of recommendations are made to guide Councils waste management activities and services into the future.

Vision and guiding principles

This WMSS vision is for Moira Shire to:

Deliver financially and environmentally sustainable waste services.

The following principles have guided the development of the WMSS:

- maximising the life span of Cobram landfill (through a variety of resource recovery activities);
- fees and charges incorporate full lifecycle costs;
- user pays principles will apply;
- resource recovery is more sustainable than landfill;
- Council delivers quality services to the community;
- rehabilitation obligations (including future and legacy facilities) are self-funded through waste service income rather than municipal rates;
- environmental, social and financial impacts are considered in decision making; and
- Councils activities need to be compliant with requirements and aligned with the broader waste sector.

Environmental, social and financial considerations

The strategic options identified in the WMSS have been developed within the framework of environmentally sustainable development. This incorporates:

- minimising the amount of waste generated;
- minimising the amount of greenhouse emissions generated;
- reducing the environmental impacts of waste generation and disposal;
- unintended consequences (illegal dumping) are considered in decision making;
- providing a cost-effective level of service to ratepayers; and
- providing the necessary infrastructure for future economic development in the Moira Shire.

FILE NO: F17
3. A CLEAN GREEN ENVIRONMENT

ITEM NO: 9.3.1

WASTE MANAGEMENT BUSINESS PLAN - FINAL (cont'd)

ATTACHMENT No [1] - Draft Waste Management Service Strategy

4 Moira Shire Council

Policy context

State Government

In 2014 the *Environment Protection Act (1970)* (EP Act) was reviewed and the Victorian Waste and Resource Recovery Infrastructure Planning Framework was established. This framework is to:

- effectively manage the expected mix and volumes of waste;
- reflect the principles of environmental justice to ensure that impacts on the community, environment and public health are not disproportionately felt across communities;
- support a viable resource recovery industry; and
- reduce the amount of valuable material going to landfill.

Additionally the EPA and Sustainability Victoria have produced a range of best practice guidelines including:

- Best Practice Environmental Guidelines for the Siting, Design, Operation and Rehabilitation of landfills 2001 (BPEM);
- Best Practice Environmental Guidelines for Reducing Green House Gas Emissions from Landfills and Wastewater Treatment Facilities 2000; and
- Guide to Better Practice at Resource Recovery Centres (May 2017).

Council strives to be compliant with the best practice guidelines. However, Council acknowledges with a number of our small, rural facilities full compliance is difficult to achieve.

In 2015 the Victorian Government released the Statewide Waste and Resource Recovery Infrastructure Plan (SWRRIP). The purpose of the SWRRIP was to "provide Victoria with the long term vision and roadmap to guide future planning for waste and resource recovery infrastructure".

The SWRRIP defines four goals that will be achieved through actioning the following six long term strategic directions:

1. Priorities viable recovery;
2. Reduce landfill reliance;
3. Aggregate materials;
4. Utilise land;
5. Evidence-based decision making; and
6. Integrated planning.

A requirement of the EPA Act is for the regional waste and resource recovery groups to prepare a plan for meeting regional infrastructure needs over at least the next 10 year period. Moira Shire is a member of the Goulburn Valley Waste and Resource Recovery Group (GVWRRG) which has prepared the 'Goulburn Valley Waste and Resource Recovery Implementation Plan 2016'.

There are five strategic objectives for the GVWRRG Implementation Plan that are based on the principles of the EPA Act and aligned to the strategic directions of the state infrastructure plan (Table 1).

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In April 2006 Council approved its inaugural Waste Management Business Plan. This Plan has provided direction to Council in relation to all aspects of waste management. This Business Plan has been reviewed a number of times, most recently in 2009.

Significant progress has been made in delivering on this Business Plan. A summary of progress is documented in the Waste Management Achievements Report 2017 (Appendix 1).

In 2017 Council endorsed its new Council Plan 2017-2021. Strategy 3 (of 4) of this Plan is "A Clean Green Environment". This Strategy contains waste specific goals, strategic actions and performance indicators.

In 2017 Council reviewed and renewed its Environment Sustainability Strategy. This review identified the following seven focus areas:

1. Environmentally accountable Council;
2. Community engagement;
3. Partnerships;
4. Climate change adaptation and mitigation;
5. Conservation of biodiversity;
6. Sustainable management of water; and
7. Sustainable management of waste.

Delivering the WMSS is important in a number of these focus areas.

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Objectives

Based on the vision and guiding principles outlined above the WMSS has five key objectives. Each objective has a number of recommendations. The Objectives align with the state and regional directions listed in Table 1.

Table 1: Alignment of State and Regional directions and objectives

State-wide waste and resource recovery infrastructure plan goals				
Landfills will only be for receiving and treating waste streams from which all materials that can be viably recovered have been extracted	Materials are made available to the resource recovery market through aggregation and consolidation of volumes to create viability resources from waste.	Waste and resource recovery facilities including landfills are established and managed over their lifetime to provide best economic, community, environment and public health outcomes for local communities and the state and ensure their impacts are not disproportionately felt	Targeted information provides the evidence base to inform integrated state-wide waste and resource recovery infrastructure planning and investments at the state regional and local levels by industry, local government resource recovery	
GV Regional strategic objectives				
To maximise the diversion of recoverable materials from landfills	To support increased resource recovery	To achieve quantities for reprocessing	To manage waste and materials streams	To maximise economic outcomes in the delivery of region wide network of waste and resource recovery infrastructure
Moira Shire Strategy Objectives				
1. Operate compliant, and where possible best practice waste management facilities				
			✓	✓
2. Cobram landfill meets the needs of Council, our community and commercial customers				
✓	✓	✓	✓	✓
3. Maximise the life span of the Cobram landfill through resource recovery and recycling activities				
	✓	✓	✓	✓
4. Ongoing review of Councils waste services to improve the efficiency and quality of service delivery				
				✓
5. Financial allocations reflect service users and complete costs of waste service provision				
✓	✓	✓	✓	✓

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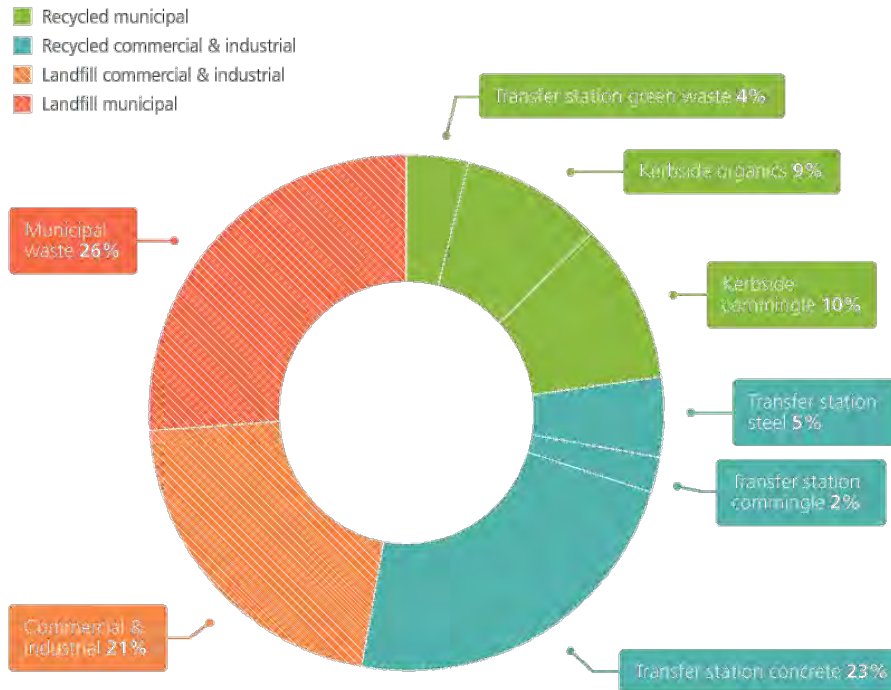
Overview

Waste profile

Council operates a landfill at Pye Road Cobram. In addition to the landfill Council also operates nine transfer stations throughout the shire. The waste profile taken to these facilities (transfer stations and landfill) is shown in the following graphs.

Figure 1 shows 53% (represented as green) of material presented to a Moira Shire waste facility is diverted from landfill. A significant component (21%) of the material to landfill is from the 'Commercial and Industrial' waste stream which is a waste stream Council currently has a limited capacity to directly influence.

Figure 1: Breakdown (%) of material received at Moira Shire's waste facilities



Note: Figure 1 combines Commercial and Industrial and Construction and Demolition waste streams

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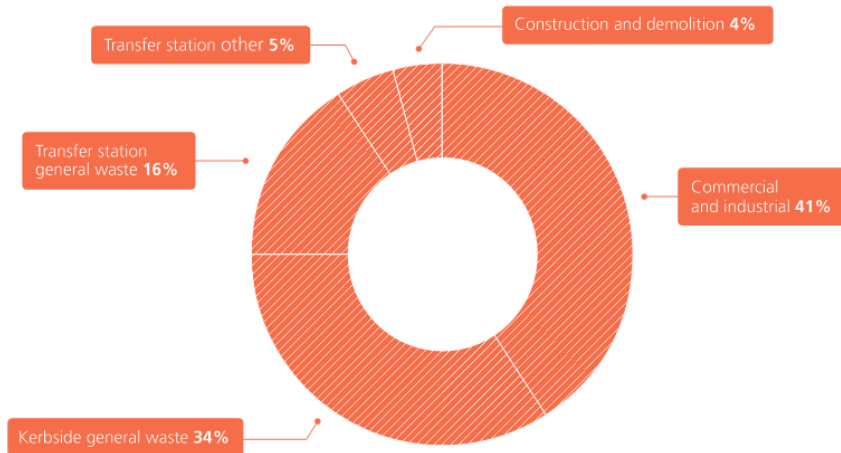
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Figure 2 illustrates the source of the waste that is disposed of in the Moira Shire landfill.

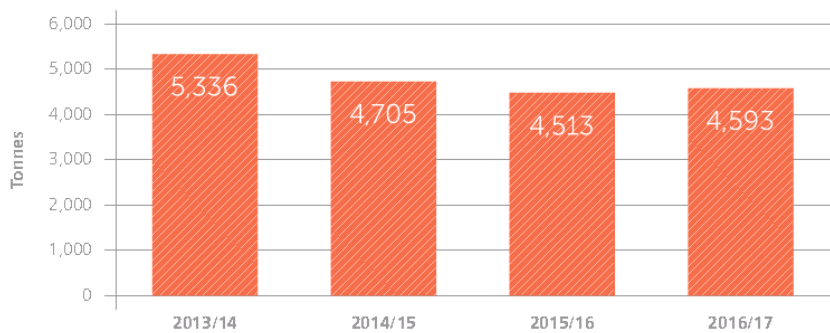
Figure 2: Origin of waste that is disposed of in the Cobram Landfill



In December 2014 Council introduced a kerbside organics collection service to approximately 75% of residential households in the Shire. This complemented the existing kerbside recycle and waste services. Research undertaken for the Department of Environment and Energy (Australian National Waste Report 2016) found that waste generation, particularly of municipal waste, is closely linked to population size. This report notes

that "other things being equal, more population means more waste". Figure 3 demonstrates that since the introduction of the kerbside organic service, the absolute amount of kerbside municipal waste disposed of to landfill is showing a decreasing trend. This is a very positive result, particularly since the number of bins, indicating households (and population) serviced, has increased (Table 2).

Figure 3: Tonnes of Municipal Waste to Landfill



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Table 2: Number of bins receiving a kerbside municipal waste service

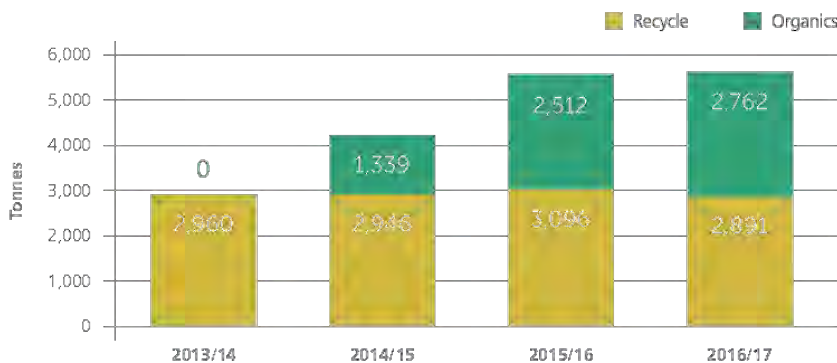
Year	Municipal Waste Bins	Increase in Number of Bins
2012	12,425	-
2013	12,641	216
2014	12,824	183
2015	13,067	243
2016	13,343	276
2017	13,739	396
Total increase (5 year)		1,314

Figure 4 demonstrates the resource recovery that occurs via kerbside collections. Figures 3 and 4 demonstrate that since the implementation of the kerbside organic service, total kerbside resource recovery (organics and recyclables) has become greater than kerbside waste.

Figure 4 also demonstrates the kerbside organic service was a successful customer service initiative. The number of tonnes disposed of through the kerbside organics service was greater than the decrease in tonnes to Municipal Waste.

In addition to the successful uptake of the kerbside organic service in terms of tonnes diverted, Moira Shire has reset the national benchmark for organics contamination. As at 31 December 2017 the community of Moira Shire has achieved an average contamination rate of 0.45%, by far exceeding the previous national best practice benchmark of 1%.

Figure 4: Kerbside resource recovery



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Cobram landfill capacity and lifespan

The Cobram landfill is located at Pye Road Cobram (Figure 5). The site is 47 hectares in total. It has eight constructed cells, with planning approvals and provision for four 'future cells'. The eight constructed cells are in various stages within their life cycle as presented in Table 3. It is assumed that all cells have a capacity of approximately 80,000m³ which equates to a life expectancy of 4 to 5 years.

Waste generation projections indicate that the currently constructed cells of Moira Shires Municipal Landfill should have sufficient capacity to service the Shire for at least the next 20 years.

This is based on:

- revised site layout of future cells;
- average filling time frames; and
- population projections.

Over recent years the life of the Cobram landfill has been extended significantly. This is due to two factors:

1. increased resource recovery; and
2. improved site management including compaction ratios and use of cover.

Figure 5: Layout of the Cobram Landfill



Table 3: Cobram Landfill life cycle stages

Cell	Old Cells East	1-3	4	5	6	7	8	9	10	11	Future cells (4)	
Stage	Closed After care management		Active					Design				

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Projected waste generation

For the purpose of modelling, waste generation is assumed to be flat. This is evidenced by our historical data (Figure 4) and supported by Moira Shire:

- having a low population growth (Table 4); and
- continuing efforts to improve efficiencies and opportunities for resource recovery.

Under the current SWRRIP the Cobram landfill is classified as a regional hub. Under the current SWRRIP when the Cobram landfill reaches its full capacity Moira Shire will not be granted a licence to develop a new landfill.

Therefore it is critical that through management practices the lifespan of the Cobram landfill is maximised. The value of having a council operated landfill is:

- it provides cost effective waste management for the community, businesses and the Shire;
- it provides an income stream to contribute to the operational and capital requirements of Council's waste facilities, including their rehabilitation and subsequent (30 year) compliance requirements;
- it reduces the cost of travel related waste expenses; and
- the landfill employs approximately four full time staff locally.

Population projection

Table 4 shows the projected population of Moira Shire to 2031. This was taken from the 2014 Department of Environment, Land, Water and Planning (DELWP) report 'Victoria in the Future – Population and Household Projections' which based projections on the 2011 Census data.

Table 4: Current and future population projections for Moira Shire

Year	Population
2016	29,155
2021	29,944
2026	30,791
2031	31,665

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Looking ahead

The following section of the WMSS is structured around five objectives. These objectives will be used to guide Council's actions in working towards achieving our vision.

The objectives are:

Objective 1

Operate compliant and, where possible, best practice waste management facilities

Objective 2

Council's waste facilities meet the needs of Council, our community and commercial customers

Objective 3

Maximise the life span of the Cobram landfill through resource recovery and recycling activities

Objective 4

Ongoing review of Council's waste services to improve the efficiency and quality of service delivery

Objective 5

Financial allocations reflect service users and complete costs of waste service provision

Within each objective section:

- the current services are outlined;
- opportunities and challenges are discussed; and
- a list of recommendations are presented.

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Objective 1

Operate compliant,
and where possible,
best practice waste
management facilities

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Current context

Council's facilities operate under a variety of regulatory instruments.

Cobram landfill

The Moira Shire municipal landfill is fully licensed and operates under EPA license 15500. This licence includes an Environmental Improvement Plan spanning the next 20 years. Being a licensed site the Cobram landfill's environmental performance is overseen by an EPA appointed Environmental Auditor. The site has independent 53V Audits and annual EPA Audits. Meeting the license conditions requires undertaking a comprehensive monitoring program involving the submission of annual reports to the EPA - Annual Performance Statement (APS) and National Pollution Inventory (NPI).

Monitoring of ground water is undertaken in accordance with an EPA endorsed Environmental Monitoring Plan. The water monitoring results are recorded and trends analysed by an independent hydrologist annually.

Closed landfills

Council has a number of closed landfill facilities. These are at Yarrawonga, Nathalia, Numurkah, Strathmerton, Barmah, Yabba and Tungamah. All undergone some rehabilitation, but some works are yet to be complete.

The Numurkah and Yarrawonga transfer stations are located at former licensed landfill facilities. These facilities are under Post Closure Pollution Abatement Notices (PC PAN). These facilities will have similar reporting structures and accountabilities as the open licenced landfill.

Transfer stations

Council also operates nine transfer stations. Best Practice Environmental Management Criteria apply to transfer stations. This includes removing recyclable material from the waste stream, conserving natural resources and extending landfill life.

Council's transfer stations encourage resource recovery and recycling through the provision of infrastructure and education strategies and pricing structures to maximise the amount of material recovered.

Greenhouse emissions

Landfills create greenhouse gas emissions in the form of methane. Methane is created during the anaerobic decomposition of putrescible waste in the cell.

Although Council is unable to definitively calculate how much methane is generated at the Cobram Landfill, it is estimated to be around 3,000–4,000t per annum (40–50% of Councils total emissions profile).

As per the Council Plan and Environment Sustainability Strategy, Council will continue to focus on removing as much putrescible waste from landfill as possible. This could be achieved, for example, via the extension of the kerbside organic service into our smaller townships, as well as increased education, particularly within the business sector.

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Under current legislation Council is not obligated to report specifically on its greenhouse emissions. However, with the recent establishment of Federal and State Government policies and legislation on the control and management of greenhouse gas emissions, it is envisaged that this will be a requirement in the future. Therefore it is anticipated the carbon economy will be more controlled and regulated in the future.

Monitoring, with the option to voluntarily report greenhouse emissions and carbon offsets, will demonstrate Council's ongoing commitment to greenhouse gas emission reductions and set an example for the community.

Key challenges

Meeting the ever increasing regulatory obligations is the greatest challenge in operating compliant, if not best practice, waste management facilities.

Being a small rural landfill our compliance obligations are the same as those imposed on a much larger operation. This includes ground water and landfill gas monitoring and audit requirements. These costs are irrespective of the size of the operation; however, in a practical sense the cost per tonne received is higher for smaller operations. The BPEM is updated regularly resulting in our licence regularly being amended. This generally introduces additional monitoring (both parameters and requirements) and reporting.

It has been identified the Moira Shire rate payers and community have limited capacity to pay. Therefore juggling service levels, meeting regulatory compliance obligations and providing all of Council's various infrastructure and services needs to be carefully managed.

Recommendations

1	Complete site master plans for Cobram landfill and the former Numurkah and Yarrawonga landfills (under Post Closure PAN)
2	Continue to seek external funding for compliance, development and investment into Council's waste facilities and services
3	Maintain compliant facilities through the continuous investment in better or best practice management of Council's landfill and transfer stations
4	Continue to invest in innovative systems and infrastructure for managing Council's waste facilities
5	Modernise Council's waste data collection system
6	Continue to pursue opportunities to remove organics from landfill
7	Advocate for responsible compliance requirements rather than a 'one size fits all' approach

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Objective 2

Council's waste facilities
meet the needs of Council,
our community and
commercial customers

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Current context

Sources of waste to landfill

Figure 3 shows the breakdown, by origin, of waste to landfill. This breakdown is typical of recent years with:

- domestic waste generally representing 55% of waste to landfill. This includes kerbside, residential waste to transfer stations and Council's waste;
- construction and demolition generally representing 4%; and
- commercial and industrial waste represents 41% of the total waste disposed of at the Cobram landfill.

The total volumes of waste to landfill are shown in Table 5.

Table 5: The volume of waste disposed of at Council's transfer stations

Year	Tonnes
2016-2017	13,762
2015-2016	13,596
2014-2015	13,394
2013-2014	14,589

Data supplied by Councils EPA approved data management system 'Ultrahawk'

Kerbside domestic waste

A total of 13,827 tenements are currently serviced by Councils contracted kerbside waste collection service. This is the equivalent of 84% of the total households in the Shire. Residents are provided with a 120 litre Mobile Garbage Bin (MGB) for their weekly kerbside waste collection.

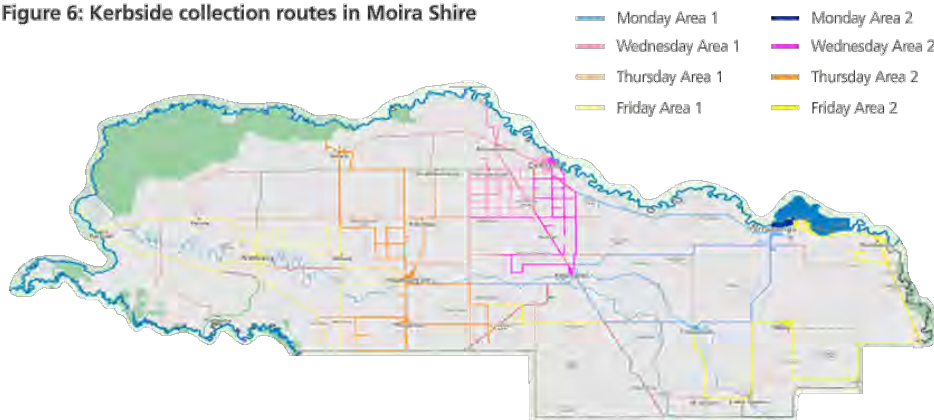
Council's kerbside waste and recycling contracts are due for renewal in 2019. This provides the opportunity to review them with an aim to:

- align the contracts with the Kerbside Organic Service; and
- offer different size bin combinations e.g. 80Lts MGBs and 360Lts recycle bins.

Non-kerbside municipal waste

For households which do not receive the kerbside service, or in instances when the kerbside service is insufficient, residents can dispose of general waste at Council's transfer stations. General waste is disposed into 31m³ bins and later transported by a contractor to the Cobram landfill.

Figure 6: Kerbside collection routes in Moira Shire



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Additional municipal waste

In addition to the municipal waste sources noted above Council also provides street bin and street cleaning services. In the 2016/2017 financial year this equated to 735 tonnes of waste gathered from the streetscapes throughout the Shire.

Commercial customers

The Cobram Landfill receives two classifications of commercial waste "Construction and Demolition" and "Commercial and Industrial". This section considers them together.

Within Moira Shire there are a variety of commercial and industrial sectors. Each produces a number of waste streams, some of which pose unique disposal challenges due to bulk density or volume.

Moira Shire Council encourages local businesses to participate in waste minimisation programs including those run by Council or the State Government.

The resource recovery of concrete and timbers used in construction has increased the life span of the Cobram landfill. This has been achieved by charging a rate for these waste streams which is cheaper than the landfill price and therefore incentivises resource recovery.

Key challenges and opportunities

Council's kerbside waste and recycling contracts are due for renewal in 2019. This provides the opportunity to review them with an aim to:

- align the contracts with the Kerbside Organic Service; and
- offer different size bin combinations e.g. 80Lts MGBs and 360Lt recycle bins.

Moira Shire is supporting and encouraging the commercial and industrial sectors to reduce waste and increase recycling. There are a number of benefits and opportunities in doing this, including:

- reducing the reliance on, and therefore extending the life of, the Cobram landfill;
- increased viability of recycling facilities;
- reduced material disposal costs for businesses; and
- improved industry economics.

Reductions in the cost of handling, transport and disposal of waste can increase local business viability. Also, some waste can be recycled or used as raw materials for other industrial processes. This provides the opportunity to attract new specialist businesses to the Shire.

Recommendations

1	Continue to deliver kerbside services through the appointment of contractors
2	Review Council's kerbside waste and recycling contract with a view to aligning it to the Kerbside Organic Service; Consider offering 80Lt MGBs and 360Lt MRBs
3	Continue to work with the commercial and industrial sectors on waste resource recovery and the management of specific waste streams to reduce waste to landfill (e.g. commercial organics and soft film plastics, building and demolition materials)
4	Continuously improve the amenity of Council's waste facilities for the benefit of customers, the community and staff
5	Continue to incentivise recycling through kerbside collection and transfer station fees and charges

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Objective 3

Maximise the life span of
the cobram landfill through
resource recovery and
recycling activities

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Current context

Kerbside collection of recyclables

Recyclables are collected from 13,802 tenements throughout the Shire. This equates to 84% of households in the Shire.

Council's contractor collects 240 litre Mobile Recycle Bins (MRB) fortnightly. Materials accepted in the comingle collection include:

- Aluminium drink cans and foil;
- Steel cans;
- Glass bottles and jars;
- Polyethylene terephthalate (PET) plastic bottles;
- High density polyethylene (HDPE) plastic;
- All plastics marked from 1 to 6 as recyclable;
- Newspapers and magazines; and
- Milk and juice cartons.

Moira Shire Council had previously set a target for 10% contamination. The average contamination rate for the kerbside recycling is presently 4%, this is significantly better than the rural average of 6.4%. This represents a vast improvement from when the contract began and the contamination rate was 25%. The contamination rate has the capacity to fluctuate, however future education programs are designed to maintain or improve on the current level.

Kerbside organic service

In December 2014 Council introduced a full organics kerbside collection to the townships of Cobram, Nathalia, Numurkah and Yarrawonga. 8,125 tenements, which equates to 75% of the households in Moira Shire, began receiving a compulsory fortnightly collection. Each tenement received one 240 litre mobile Organics Bin (MOB) and an 8 litre kitchen caddy. Each year they also receive a roll of 150 compostable bags.

Items for collection through this organics service include:

- Fruit and vegetable scraps;
- Meat scraps and bones;
- Fish and seafood (including shells);
- Dairy products;
- Teabags and coffee grounds;
- Tissues and paper towels;
- Hair;
- Lawn clippings;
- Garden prunings (including weeds and rose trimmings);
- Twigs and branches under 100mm in diameter; and
- Animal droppings.

Resource Recovery

Designated areas have been set up at each of the nine transfer stations and at the Municipal Landfill for resource recovery. At Yarrawonga, Cobram, Nathalia and Numurkah sheds have been constructed for this specific purpose. The site operator determines what materials are suitable for resource recovery.

The program has a nominal charge or is free of charge with residents able to drop off or pick up unwanted items that are in reasonable condition, e.g. old furniture, timber, pots, doors, chairs, tables, fitness equipment and garden tools.

All goods taken are second hand and recycled, there are no warranties or guarantees and Council does not accept any liability for materials taken.

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Key opportunities

Kerbside organics

The opportunity exists to expand the reach of the KOS. Expansion could occur to more townships and households throughout the Shire as well as to schools, businesses and other organisations that operate throughout Moira's townships.

Possible additional facilities

A variety of waste facilities can be established in conjunction with landfills and transfer stations. These facilities can be instrumental in improving resource recovery rates, expanded recycling opportunities and maximising the life of landfills.

Material Recovery Facilities (MRFs) are designed to sort recyclable components of the waste stream (e.g. glass, paper) from incoming loads of commingled recyclables. The separated materials are then generally compacted prior to transport to processing facilities.

MRFs range in complexity from manual sorting on a conveyor belt to fully automated systems. Kerbside recyclables from the Moira Shire area are currently taken to a MRF facility in Wangaratta.

Council currently has very limited capacity to facilitate recovery of commercial and industrial, or construction and demolition waste streams. As this waste represents 45% of the waste disposed into the Cobram landfill each year this represents a significant opportunity to pursue in the future. The separation of waste provides opportunities for specialised waste processing and the development of end markets. The development of new end markets is critical to the waste sector. Council can work with the commercial sector to support these developments.

Recommendations

1	Continue to work with and educate householders who receive the kerbside organic / recycling services to improve the resource recovery of organic / recyclable material from general waste
2	Where feasible expand the organic collection services throughout the Shire
3	Expand the recycling facilities available at Council's transfer stations
4	Work with the commercial sector to improve resource recovery rates
5	Investigate and promote viable resource recovery options within the shire including waste to energy opportunities and new end markets

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Objective 4

Ongoing review of council's waste services to improve the efficiency and quality of service delivery

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Current context

Council provides a number of waste services to the community beyond the facilities and kerbside services previously mentioned. Many of these services are provided in partnership with other agencies. Council strives to continuously improve the delivery of waste services. Council embraces new and emerging technologies that improve our operational systems and efficiencies and provide enhanced services to our customers and community. The research into, and uptake of new technologies is often done in partnership or with the support of the State Government, GVVRRG and neighbouring Councils.

Transfer stations

Nine lockable and secure transfer stations are currently operating within the Moira Shire. Table 9 details each transfer station site. Each transfer station is located on a closed landfill. Transfer station infrastructure includes areas for the collection and management of separated recyclables.

These items are processed as required through the use of a variety of specialist contractors.

Materials separated for further recycling at the transfer stations include:

- cardboard;
- batteries;
- electronic waste;
- gas bottles;
- green waste
- unprocessed timber;
- metal and scrap steel;
- silage wrap;
- tyres and oil;
- polystyrene;
- triple-rinsed agricultural chemical containers;
- white goods; and
- items deemed reusable for resource recovery.

Disposal of waste and transfer station items are paid for through gate fees. Gate fees are set each year as part of Council's budget processes. The annual gate fees are listed in the 'Fees and Charges' section of the annual budget.

Table 6: Transfer Stations – key site statistics

Site	Days (Hrs) per week	Hours of operation	Transactions (2015/16 FY)*	# 31m ³ skips	Pickups p.a
Yarrowonga	7 (49)	9am - 4pm	15,701	4	144
Cobram	7 (45)	Mon-Fri: 9am - 4pm Sat-Sun: 10am - 3pm	12,549	4	87
Tungamah	1 (3)	1pm - 4pm	290	2	3
St James	1 (3)	9am - 12pm	462	1	1
Yabba	1 (3)	9am - 12pm	542	1	6
Numerkah	4 (28)	9am - 4pm	5,128	3	55
Strathmerton	2 (6)	9am - 12pm	961	1	10
Nathalia	3 (11.5)	Tue, Thu: 8.30am - 12.30pm Sat: 12.30pm - 4pm	1,826	1	25
Barmah	2 (6)	1pm - 4pm	633	1	6
Total	(154.5)		38,092	18	337

* Transaction – Per visit to site / receipt issued upon entry

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E-waste

Electronic waste (e-waste) includes televisions, computers, mobile phones, kitchen appliances and white goods. These items include both hazardous and valuable materials. Due to the community-wide increase in use of electronic goods, e-waste is a waste stream which is growing up to three times faster than general municipal waste.

Public Place Recycling

Public Place Recycling infrastructure was first introduced into the streetscapes of the shire's four major towns in 2008. These bins have been successful in reducing Council's waste to landfill.

Event trailer

In 2014, Council was successful in gaining funding from the Victorian Government to build a tandem trailer capable of carrying up to 15 waste and recycling bins.

The Public Place Recycling Trailer provides mobile infrastructure to enable recycling at community run events. The trailer provides Council with the opportunity to lead by example and encourage awareness and behavioural change through best practice waste management practices at Council events.

Since making this trailer available for hire its use by community groups at their various events and activities continues to increase.

'Waste Management in Moira' app

Council is using social media as a waste education tool. The 'Waste Management in Moira' smartphone app was released in December 2016.

The app has enhanced Council's waste education capacity and significantly reduced the number of waste related calls received at customer service.

It is free to both Android and iOS operating systems and provides useful waste service information such as:

- a calendar detailing kerbside bin collection days for specific addresses;
- suitable and non-suitable items for each of the three kerbside bins;
- a report function for kerbside inquiries, illegal dumping etc;
- location, distance and travel time to Moira's transfer stations;
- push notifications to residents regarding important information (schedule changes to accommodate public holidays etc); and
- general waste related facts.

Partnership programs

Council delivers a number of programs in partnership with other agencies. This strategy recommends continuing this partnership approach to waste management in particular for the aspects that involve specific industries and neighbours.

State Government and Sustainability Victoria

The Victorian Government provides the structure for the waste industry through its "Victorian Waste and Resource Recovery Planning Framework".

The objectives of this framework are articulated in section 50A of the *Environment Protection Act 1970* and to:

- ensure long-term strategic planning for waste and resource recovery infrastructure at both the state and regional levels;

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- facilitate the integration of state-wide directions for the management of waste and resource recovery infrastructure and regional infrastructure needs;
- enable this infrastructure planning to be
 - effectively integrated with land use and development planning and policy, and
 - effectively integrated with transport planning and policy;
- ensure Sustainability Victoria (SV) and the Waste and Resource Recovery Groups (WRRGs) work together to integrate the SWRRIP and RWRRIPs; and
- enable waste and resource recovery infrastructure planning decisions to be made at the appropriate level of the framework.

Within this framework Council works closely with the State Government which provides policy direction, knowledge through research and development and funding for projects, in particular projects where innovations are being trialled.

Goulburn Valley Waste and Resource Recovery Group

The Goulburn Valley Waste and Resource Recovery Group (GVWRRG) is a Statutory Authority established under section 49C of the *Environment Protection Act 1970* (EP Act). In accordance with Section 49G of the EP Act the objectives of GVWRRG are:

- to undertake waste and resource recovery infrastructure planning to meet the future needs of its waste and resource recovery region while minimising the environmental and public health impacts of waste and resource recovery infrastructure;
- to facilitate efficient procurement of waste and resource recovery infrastructure and services for its waste and resource recovery region through the collective procurement of waste management facilities and waste and resource recovery services in the region;

- to integrate regional and local knowledge into statewide waste and resource recovery market development strategies;
- to educate businesses and communities within its waste and resource recovery region to reduce waste going to landfill by using waste and resource recovery infrastructure and services efficiently; and
- to ensure regional waste and resource recovery implementation plans and programs are informed by local government, business and community and inform statewide waste and resource recovery planning and programs.

In seeking to achieve its objectives, the GVWRRG collaborates with councils, Sustainability Victoria, the Environment Protection Authority, industry, business and the community.

Agricultural waste

Programs for the recovery of used agricultural chemical drums are well established in the Shire. Triple-rinsed agricultural chemical drums are collected at all waste facilities as part of the 'drumMUSTER' program.

Facilities for the agriculture sector to dispose of farm oil are installed at the Cobram, Nathalia, Numurkah and Yarrawonga Transfer stations.

Illegal dumping

Council is required, from time to time, to investigate reported incidents of illegal dumping. Generally, this results in a local response to address the pollution issue. Severe or repeat offenses can result in a notification to the EPA for an enforcement response.

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State Parks

The entire northern, eastern and south western borders of Moira Shire are publically accessible River Red Gum parks. Within these parks there are a number of beaches and reserves which are ideal for day visits and camping. Visitation varies throughout the year with peak visitor periods experienced around Christmas, Easter and other public and school holidays. It is well understood these campers are vital to the region's tourism industry.

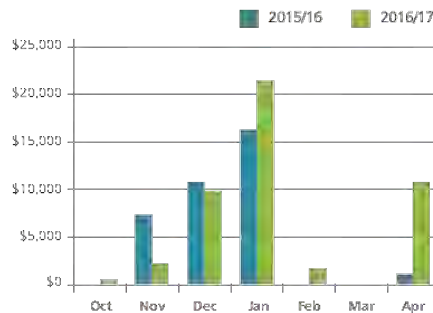
The Parks Victoria "carry in / carry out" policy is the sole method of waste management within Victoria's public parks. This policy has resulted in Council providing additional waste facilities to accommodate 'camper's waste' and to minimise littering. The provision of these services is costly.

The Murray River Litter Taskforce was established by the Murray River Group of Councils, Parks Victoria, the GVVRRG and SV to provide a forum for a collaborative approach to addressing this issue. The taskforce is working on projects that aim to change people's behaviour in relation to waste management and environmental protection.

As well as being active contributors to the taskforce, Moira has engaged contractors to provide waste collection for campers and day visitors accessing our parks. This waste is transported to the Cobram landfill. Bins are situated periodically at the following locations:

- Hogans Road, Woodlands;
- Majors Creek Road, Bundalong;
- Pyke Road, Bundalong;
- Pasley St, Bundalong;
- Toilet Block, Strathmerton;
- Thompson's Beach, Cobram;
- Maloney St, Barmah;
- Ulupna Island; and
- Moira Lakes Rd, Barmah.

Figure 7: Camper Bins - Monthly totals



Education

Education plays a critical role in gaining community co-operation and participation in waste minimisation and management including promoting behavioural change. Throughout the year and on an ongoing basis Council delivers general, and as required, targeted educational programs and activities.

The implementation of an education program requires a co-ordinated approach featuring:

- media advertising (e.g. television, radio, print) including social media;
- school programs;
- householders through letters and mailouts;
- tours of waste facilities;
- recycling displays in public areas (e.g. libraries, shopping centres, markets);
- working with local industry forums (e.g. community and environmental groups); and
- coordination with external education programs.

Free mulch days

Mulch is available free to the public at any time thought out the year. However, twice a year Council hosts 'Free Mulch Days' at transfer stations throughout the Shire. On these dates people are able to have their trailer, ute or truck loaded with mulch for free. Table 7 shows the volumes of mulch that has been given out on Free Mulch Days each year since 2014.

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Key opportunities and challenges

E-waste

In 2015 the Victorian Government released its "Managing e-waste in Victoria: Starting the conversation" report. This report clearly states the Andrews Government has committed to banning e-waste from landfill in Victoria to, amongst other things, reduce waste going into landfill.

Therefore preparing for and finding a manageable solution for e-waste disposal is a key priority that Moira Shire is working on with the GVWRG and its member councils. This issue is particularly challenging for Councils such as Moira where currently, e-waste is disposed of at our landfill site and transfer stations. From there the e-waste is bulk hauled to a processor (currently in Melbourne) for recycling.

Public Place Recycling

Council seeks every opportunity to increase the rate of recycling in our own operations and the street scape is no exception. A recent trial held in Cobram involved the replacement of nine recycle bin apertures and customising the signage. The result was an increased recycling volume with decreased contamination.

Based on the success of this trial the program has been continued throughout the Shire. Future efforts will focus on understanding an area's specific demographics, waste source/s, volumes and types. Customised apertures and signage will be installed.

'Waste Management in Moira' App

Promotion of the app, using incentives will continue in an effort to increase the number of download. This decreases our reliance on paper based means of distributing waste information.

Agricultural Waste

Soft film plastic, e.g. silage wrap, is a challenge for the entire waste industry. Historically Council has worked closely with a private operator, based in the Shire, to recycle soft film plastics. In recent times the private contractor has relocated out of the shire causing Council to stockpile this material. Council is committed to find a financially viable method to manage and reuse this material stream.

Education

The implementation of an education program requires a co-ordinated approach featuring:

- media advertising (e.g. television, radio, print) including social media;
- school programs;
- householders through letters and mailouts;
- tours of waste facilities;
- recycling displays in public areas (e.g. libraries, shopping centres, markets);
- working with local industry forums (e.g. community and environmental groups); and
- coordination with external education programs.

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Table 7: Volume of processed green waste (m³) provided to the public on Free Mulch Days

	Cobram	Yamrawonga	Numurkah	Nathalia	Total
2017	189	337	274	0	800
2016	111	329	406	N/A	846
2015	61	174	223	N/A	458
2014	148	285	724	36	1,193

Recommendations

1	Where possible enhance service delivery through the uptake of new and emerging technologies; and in doing so demonstrate leadership in the provision of waste services
2	Review the operation of Council's transfer stations to optimise efficiency and ensure they are meeting the customers' needs
3	Continually review individual waste stream end use to achieve best practice and financially viable outcomes (e.g rigid plastic, soft film (silage wrap), steel, green waste, E-waste)
4	Continue to improve the delivery of public place waste services
5	Improve waste management practices at events held within the Shire through infrastructure provision, planning and education
6	Continue to work in partnership with State Government, the Goulburn Valley Waste and Resource Recovery Group and industry in the planning, funding for and delivery of waste services
7	Continue to provide recycling services, support and waste solutions to industry including the agricultural, manufacturing and retail sectors
8	Continue to monitor and as necessary enforce illegal dumping
9	Continue to work with neighbouring Councils, Parks Vic and the GVVRRG on viable solutions for campers waste
10	Develop a waste communication and education strategy aimed at improving waste management in the community, households and industry
11	Continue to monitor customer satisfaction rates

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Objective 5

Financial allocations
reflect service users and
complete costs of waste
service provision

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Current context

In recent times Council's waste charges have been determined by the Waste Management Business Plan of the time and periodically adjusted as part of Council's annual budget.

As mentioned in the introduction, this strategy uses the guiding principles of fees and charges incorporate full lifecycle costs and user pays.

Current income streams

Council has the following revenue sources specific to waste management:

1. Itemised charges for domestic, recycling and organic kerbside services;
2. Environmental levy;
3. Landfill gate fees; and
4. Transfer station gate fees.

Rateable kerbside collection services

Payment for kerbside collection services occurs through itemised charges on the annual rates notice.

Some residents who do not live on a waste collection route are eligible for a kerbside collection service. These residents have the option to transport their bins to a designated drop-off point, nominated by the Council, for collection. This process is managed by the 'Kerbside Garbage, Recycling and Organic Collection' Policy.

Environmental Levy

In 2004/05 Council introduced an Environmental Levy. This was to ensure every rateable property made a contribution towards the cost of all waste services including the costs associated with waste disposal site rehabilitation and development. Prior to the introduction of the Environmental Levy only ratepayers receiving a kerbside collection service were funding all these expenses (Council Plan 2006/07 to 2009/10 incorporating strategic Resource Plan 2006/07 to 2015/16 revised and adopted 18 June 2007).

This Environmental Levy is collected via the annual rates notice. Currently, as at November 2017, there are 17,400 rateable assessments. The Environmental Levy is applied to each rateable property which has the capability of generating waste which can be deposited at a landfill or transfer station.

The Environmental Levy is payable unless one of the following exceptions apply:

- Rateable land that is 'farm land' within the meaning of s 3(1) of the Valuation of Land Act 1960 and is a 'single farm enterprise' within the meaning of section 159(4) of the *Local Government Act 1989*;
- Charitable lands; or
- Non-Rateable land under the Local Government Act which includes public and religious properties.

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Landfill gate fees

Landfill gate fees are charged at the Cobram landfill and Council's transfer stations. They apply to general waste that is ultimately disposed of at the Cobram landfill. These fees are reviewed annually and included in Council's budget. The prices are differentiated according to the following sources:

- Moira household waste (charged per cubic meter);
- Non-Moira household waste (charged per cubic meter);
- Moira Shire commercial operator (charged per tonne);
- Non-Moira Shire commercial operator (charged per tonne).

Transfer station gate fees

Transfer station gate fees are specific to the various waste streams Council accepts and manages through the provision of transfer stations services. These fees are reviewed as part of the annual waste budget.

Waste expenditure

Operating compliant waste facilities and providing quality waste services involves significant operational and capital expenditure. The income streams noted above are required to cover the immediate and longer term requirements of waste service provision.

Costs associated with waste service provision include:

- Regulatory compliance (detailed in objective 1);
- Operating the Cobram landfill (according to objective 1 and 2);
- Providing resource recovery and recycling activities (according to objective 3 and 4); and
- Providing the range of services (objectives 2, 3 and 4).

Further to these direct operational expenses there are additional costs associated with waste management. These include:

- Road maintenance and repair as a result of heavy waste trucks operating on local roads;
- VAGO landfill remediation requirements; and
- Financial assurances for remedial action, site rehabilitation and aftercare.

Financial assurances

The true cost of landfill includes costs associated with the siting, development, operation, rehabilitation and aftercare management of landfill, along with loss of amenity of the land and the costs associated with greenhouse gas costs. The EPA holds a Bank Guarantee as a financial assurance for the Cobram landfill. Council is currently in negotiation with the EPA in relation to this requirement.

Landfill rehabilitation reserve

Council has a landfill rehabilitation reserve to ensure we can meet our future commitments in relation to active and closed landfill facilities. Funding for this reserve comes from one of the four waste income streams previously listed.

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Key opportunities

Rebalancing the mix and user pays principles

The 2009 Waste Management Business Plan (adopted 18 May 2009) stated that *“Council’s approach has been to focus on establishing a viable standalone waste service that is funded from service charges and user fees and is able to meet its servicing, capital and rehabilitation requirements”*.

As previously identified within this Business Plan, there are a number of immediate and longer term financial obligations in relation to waste management. Furthermore, the individual services that individual residents, ratepayers and business use vary widely.

To understand the impact of fluctuating prices, population, waste volumes etc on customers Council has developed a modelling tool. This modelling tool enables numerous variables to be entered and extrapolated over the medium term.

Continuing to operate a viable stand-alone waste service remains critical to Council. This strategy recommends reviewing Council’s waste charges. This review will focus on financial allocations (fees and charges) reflecting individual service users and the complete costs of waste service provision.

This review will be informed by this WMSS and undertaken as part of the Rates and Service Charge policy review occurring in early 2018.

This review is timely because:

- the successful introduction of an organic kerbside service reduced the volume of putrescible waste in the kerbside waste collection by 1.5kg per household per week or 15%. A key focus area for the short to medium term is to remove the remaining organics, including packaged food, from the residual waste stream;
- the pending renewal of Council’s waste and recycling contract; and
- the recent completion of the state and subsequently regional waste and resource recovery implementation plans providing some clarity around future challenges and expectation in relation to waste management, for example increased requirements for rehabilitation and regulatory compliance and the e-waste ban.

The application of a user pays principle to waste collection will be developed around providing incentives to reduce waste generation by providing:

- volume based incentive for smaller rather than larger kerbside waste bins; and
- recycling being cheaper than garbage disposal.

Recommendations

1	Review, according to a user pays philosophy, waste rates and charges as part of Councils overall Rates and Service Charge policy review
2	Account for Council’s internal waste charges – operations (including road maintenance and repair due to damage caused by the use of the local road network by kerbside collection vehicles), Council’s environmental services, depots, emergency management
3	Waste site operations and capital works are funded through waste incomes
4	Introduce incentives for ongoing reduction in waste to landfill. For example, having available different size kerbside waste bins with differential charges

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Implementation monitoring and reporting

This Waste Management and Services Strategy will be implemented through detailed action planning. This action planning will involve developing key performance indicators for delivering on the recommendations.

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KERBSIDE ORGANICS SERVICE



Winner 2015 Premier's
Sustainability Award; Finalist
2015 Banksia Awards

The kerbside organics service has been a major success since it began in Cobram, Yarrawonga, Nathalia and Numurkah in 2014.

As at August 2017 almost 2,500 tonnes of organic waste is being turned into compost for reuse on gardens throughout the region.

The average contamination rate is around 0.4% which is significantly lower than the state average.

It is estimated this initiative will reduce council greenhouse gas emissions by up to 825 tonnes per year.



Winning the 2015 Premier's Sustainability Award

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PUTTING THE POLY IN YOUR POCKET



Nominated for Australia Waste and Recycling Expo (AWRE) Award 2013, Innovation Category.

Expanded polystyrene represents a problematic litter item. It does not decompose and often becomes air-borne or ends up in our water ways.

Polystyrene is 98% air and is very bulky by nature - removing it from the general waste stream extends the effective life of our landfill.

Residents can now deposit, free of charge, their polystyrene waste at any of Moira Shire's nine waste transfer stations, thanks to the polystyrene recycling project called 'Putting the Poly in Your Pocket'.

To help reduce costs and make it easier to transport, we have invested in a mobile compaction unit with a compression ratio of 40:1. This unit combines a Mil-Tek polystyrene compaction machine, air compressor and diesel generator, which are all mounted in a custom built trailer.

The compacted bricks produced are re-processed into new products such as plastic photo frames and coat hangers.

COUNCIL USE OF RECYCLED PRODUCTS

Council has used the following products:

- Road seal containing recycled rubber and plastics;
- Park benches made from recycled plastic bags;
- Recycled paper;
- Mulch on garden beds; and
- Recycled concrete.

We also work with contractors to encourage recycling from demolition projects.

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COBRAM LANDFILL REHABILITATION

The Cobram landfill rehabilitation "Part old cells east and cells 1 through 3" was a two year project that rehabilitated all of the closed cells within the Cobram landfill in the one project. It had a budget of approximately \$2million dollars (\$250,000 was recovered through a sustainability Victoria grant) and it covered an area of 3.7 Ha.

The challenge was to bring old fill area up to current BPEM standards on a site challenged with flood and cultural heritage overlays. The design was cutting edge with a full geosynthetic liner and the use of 17 biofilters over vertical gas wells to deal with landfill gas emissions. Mulch left over from the tornado was recycled into the vegetation layer of the cap profile

The borrow pit also became a catch and release water storage for all surface waters discharged from the site, this dam also was cleverly shaped to supply a water landing strip for the Cobram model Aero club.

The project ran for 2 years with design December 2013 works started July 2014 and ran through July 2015 and received Final EPA sign off in December 2015. It was delivered within budget and project Management was by Moira Shire Waste Management staff; the project was also audited by an external environmental auditor and met all the legislative requirements.



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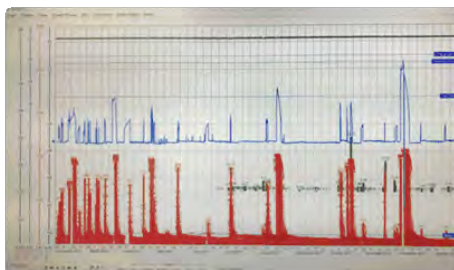
LEACHATE MANAGEMENT SYSTEM

The telemetry sender stores the live readings and sends it through every hour back to the central computer.

Each sump has its own sender which are all solar powered with battery backup and will record information during power outages and send stored data when the power returns so there are no data gaps.

Each individual sump has an automated air driven pump capable of pumping 1000 LPH. The sumps record live leachate levels and flows back to the pond. This is transmitted via telemetry to the main computer and backed up in each telemetry sender.

The system also incorporates a weather station and leachate dispersion system which irrigates leachate back over the active cell.



Example of leachate data including flow rates, sump heights and rainfall events, over 12 months in Cell 8.



Each of eight irrigation guns can be individually controlled from the central computer or remotely as required.

The system has a simple dash board which displays all sump leachate heights and the leachate dam levels.

The leachate management system was developed in house and the weather station overrides the irrigation to stop drift outside the cell boundaries. The data can be displayed in many formats to analyse water balance, cap performance and flag any issues with the system.

The system also reports back any faults via SMS in live time. This feature also alarms via SMS if leachate levels rise therefor avoiding environmental issues and EPA non compliances. There is the ability to log into the system and make adjustments from anywhere with GSM coverage around the world.

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FREE MULCH DAYS

Moira Shire Council offers free mulch to residents as part of our commitment to responsible waste management.

The mulch available has been produced from green waste deposited at our transfer stations by the public and is available two times a year from the Yarrowonga, Cobram and Numurkah Transfer Stations.

Approximately 1,300m³ of mulch was loaded free of charge and used by residents last year.



PUBLIC PLACE RECYCLING TRAILER

A mobile waste, recycling and organic disposal service, which offers up to 15 bins, has been made available to assist community groups with event waste management.

The trailer has been used to support community events such as agricultural shows, cultural festivals and sporting events.

As a separate achievement make something about the street scape recycling infrastructure a photo of the stop sign and some figures re the reduction in waste in the trail near the post office

In addition to the trailer, council has expanded the coverage of public place recycling throughout streetscapes including the Yarrowonga foreshore and recreation reserves such as Scott Reserve in Cobram.

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WASTE MANAGEMENT IN MOIRA APP

The Waste Management in Moira App was launched on 1 December 2016 to coincide with and help celebrate the two year anniversary of the Kerbside Organic Service.

The Waste Management in Moira App is free and available for Android and iOS.

The waste App provides waste service information to residents and tourists such as:

- a calendar detailing bin collection days to all addresses within Moira Shire;
- suitable and non-suitable items for each of the three kerbside bins;
- a report function for kerbside inquiries and illegal dumping;
- location, distance and travel time to Moira's various transfer stations; and
- notifications to residents regarding important information for instance, change of collection schedule due to public holidays

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FILE NO: F15/203
4. A WELL RUN COUNCIL

ITEM NO: 9.3.2

FEASIBILITY REPORT FOR 24-38 EXHIBITION STREET NUMURKAH

RECOMMENDATION

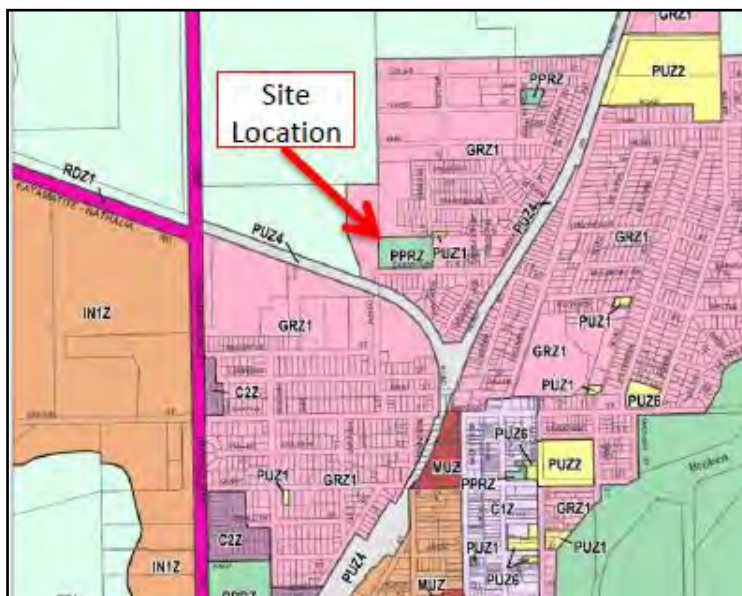
That Council undertakes a planning scheme amendment to rezone the Council owned parcel of land at 24 – 38 Exhibition Street Numurkah to residential, incorporating an open space reserve.

1. Executive Summary

At its meeting on 20 February 2012, Council resolved to “declare the land at Tweedle Street, Numurkah (Asset No 4066) with the exception of the existing road and an area of playground, being an area of 1.3 ha (approximately), as surplus and available for sale”. At a previous meeting on 16 May 2011, Council had resolved to sell this land following a Section 223 of the Local Government Act 1989 submission process.

The land referred to as Tweedle St in this 2012 report has the address of 24-38 Exhibition St Numurkah (see site location below).

Site Location of 24 – 38 Exhibition Street, Numurkah



Subsequent attempts to sell this land as a super-lot proved unsuccessful which may have been hindered by an inappropriate zoning.

The land has been assessed as suitable for residential development and its rezoning will enable Council to assess how that can best occur whilst preserving a suitable corner site for public open space and playground.

Background and Options

The land at 24 – 38 Exhibition Street, Numurkah was purchased by the former Numurkah Shire to provide a road reserve for Tweedle Street Numurkah. To date, apart from a small playground, there has been no other development on the 1.65 ha site and the Title is unencumbered.

As the land has failed to sell as a super-lot since the 20 February 2012 Council resolution, an independent report was commissioned to examine the feasibility of a residential subdivision of this parcel of land to improve its marketability and ultimate development.

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4. A WELL RUN COUNCIL

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FEASIBILITY REPORT FOR 24-38 EXHIBITION STREET NUMURKAH (cont'd)

Between July 2017 and April 2018 the Numurkah property market has been quite active. However only 5 of the 118 properties sold in this period were vacant blocks. This is due to the lack of residential estate development in Numurkah.

2. Financial Implications

Currently the subject land incurs maintenance costs but does not generate income. If developed and subsequently sold, Council would achieve significant rates income which can be applied to services. In addition, the potential construction of 14 houses and their subsequent occupation would provide substantial economic and social benefits to the community.

3. Risk Management

Development risk can be mitigated if Council first undertakes a planning scheme amendment to rezone the land to residential, incorporating an open space reserve. Once the land is rezoned, Council could test the market for six months and if the land still fails to sell, consider a suitable staged subdivision and lot sale.

4. Internal and External Consultation

Local Real Estate Agents have been consulted and an independent consultant engaged. CEO, Economic Development, Commercial Services and Infrastructure Departments have been consulted. Rezoning involves a transparent public process and the opportunity for submissions.

5. Regional Context

Numurkah is increasingly positioning itself to be an affordable town in close proximity to Shepparton and increasing subdivision will assist in bringing more people to Numurkah making its schools, hospital and local businesses more viable.

6. Council Plan Strategy

Reviewing and rationalizing assets and services to identify gaps, overlap and surplus.

7. Legislative / Policy Implications

Section 189 of the Local Government Act 1989 has been complied with. A planning scheme amendment process will follow the required statutory process.

8. Environmental Impact

The proposed residential subdivision would be required to meet sustainability standards.

9. Conflict of Interest Considerations

Council could potentially be the developer and approval authority which can be managed by separation of approval processes.

10. Conclusion

In its current form the land deliver little value and can be better utilized for housing to support Numurkah's growth.

Attachments

Nil

FILE NO: C004/18
4. A WELL RUN COUNCIL

ITEM NO: 9.3.3

C004/18 - MANAGEMENT AND OPERATION OF RECREATIONAL FACILITIES

RECOMMENDATION

That Council:

1. Award contract C004/18 – Management and Operation of Recreational Facilities to Victorian YMCA Community Programming Pty. Ltd. as per the tendered lump sum including asset and grounds maintenance.
2. Authorise the Chief Executive Officer to sign and seal the contract documents and approve contract extensions within the provision of the contract.

1. Executive Summary

Moira Shire Council sought submissions from experienced organisations for the management and operation of the following nine recreational facilities:

- Numurkah Aquatic Centre
- Numurkah Outdoor Pool
- Nathalia Outdoor Pool
- Strathmerton Outdoor Pool
- Yarrawonga Outdoor Pool
- Yarrawonga Foreshore
- Cobram Outdoor Pool
- Cobram Sports Stadium
- Nathalia Sports & Community Centre

After consideration of the tender submissions, the evaluation panel recommends that Council award contract C004/18 – Management and Operation of Recreational Facilities to Victorian YMCA Community Programming Pty. Ltd.

2. Background and Options

The general requirements of the Contract will be to:

- Manage, maintain and operate the facilities in accordance with Council's operating objectives and principles.
- Provide the Moira community with a range of opportunities to participate in a broad range of quality fitness and leisure pursuits to improve quality of life.
- Demonstrate a high level of professional and business acumen to achieve best value outcomes for the community.
- Pro-actively market and promote The Facilities and programs to all sectors of the community.
- Regularly evaluate and review services to ensure continuous improvement in these services.
- Provide quality customer service to a standard that meets the needs of the customer in a courteous, professional and timely manner.
- Deliver affordable and high quality services to the community.
- Ensure the facilities are attractive to the community and in good working order.
- Collect, compile, record and provide information relating to the operation of the facilities.

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**C004/18 - MANAGEMENT AND OPERATION OF RECREATIONAL FACILITIES
(cont'd)**

- Actively contribute to the review and future strategic and capital improvement planning for the facilities.
- Conform to all relevant and appropriate statutes, local laws, planning permits, public safety, occupational health and safety requirements, codes of practice, standards and practices.
- Execute programs, employ staff and manage buildings, plant and grounds.
- Maintain ownership and payment of all water accounts relating to the facilities.
- Where applicable maintain ownership and payment of all power accounts relating to the facilities
- Carry out all requirements as specified, and as may be modified from time to time.

Council's objectives for the facilities are to:

- Provide quality venues which encourage and promote optimal use by community groups and individuals including those which may be disadvantaged or have special needs.
- Provide for and encourage a range of leisure and fitness activities for a broad cross-section of residents and visitors.
- Develop and maintain customer services standards, comparable to the best recreation facilities in Australia.
- Be consistent with Council's broad policy and the operating principles of the facilities, whilst maximising community benefit and financial returns to Council.

Council's operating principles for the facilities are:

- Provision of quality leisure and fitness programs which provide opportunities for participation regardless of age, genders, interests, abilities and cultural background.
- Provision of innovative program opportunities relevant to community needs and in line with recreation industry trends.
- Co-operation with and complementary to Council's other leisure and recreation facilities, local business and the community so as to promote the interest of the Council.
- Encouragement of the social interaction of users and facilitate involvement in locally based sport and recreation clubs and organisations.
- Operate under approved business and marketing plans and quality management systems.
- Adherence to all necessary safety and supervision service standards and practices to ensure the safety of patrons.
- Development of mechanisms for community involvement in the planning, operation and evaluation of The Facilities programs.
- Maintenance of The Facilities in an attractive, functional working order.
- Compliance with all relevant legislation, regulations, industry recommendations and guidelines in carrying out all activities.
- Achieve the best financial outcomes.

Aquatic and leisure facilities are important community assets that provide a range of fitness, relaxation, rehabilitation, sporting, educational and socialising benefits for the community.

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**C004/18 - MANAGEMENT AND OPERATION OF RECREATIONAL FACILITIES
(cont'd)**

The growth of programs, delivery of opportunities and increased participation levels will be a key focus at the facilities.

Tenderers were required to submit lump sum prices inclusive and exclusive of Asset and Grounds Maintenance and power.

Contract Details

The contract will be for an initial term of three years with the option to extend in periods of three years to a maximum contract period of nine years (3+3+3).

Date of Public Notice

The tender was originally advertised as follows:

Paper	Date
TenderSearch	13 March to 9 May 2018
Cobram Courier	13 March 2018
Numurkah Leader	13 March 2018
Yarrawonga Chronicle	13 March 2018
Shepparton News	20 March 2018
Border Mail	24 March 2018
The Age	24 March 2018

The closing date for submissions was Wednesday 9 May 2018.

Receipt of Tenders

A total of two submissions were received from the following organisations:

1. Victorian YMCA Community Programming Pty. Ltd.
2. Lifeguarding Services Australia Pty. Ltd.

Supervision

Superintendent – Manager Community Development

Superintendent Representative – Team Leader Community and Recreational Development

Panel Membership

The submissions were independently evaluated in TenderSearch by the following positions:

- Manager Community Development
- Team Leader Community and Recreational
- Community Facilities and Recreation Officer

The evaluation was moderated by the Procurement Coordinator.

Specialist professional advice to support evaluation of the tender with respect to the power and asset maintenance components was provided by the Executive Manager, Operations and the Environmental Sustainability Officer respectively.

Non-conforming tenders

There were no non-conforming submissions.

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**C004/18 - MANAGEMENT AND OPERATION OF RECREATIONAL FACILITIES
(cont'd)**

Tender Evaluation

Each tender was evaluated separately utilising our electronic tendering system, TenderSearch.

The criteria and weightings from the original evaluation were utilised and are detailed in the following table:

Evaluation Criteria	Evaluation Weighting
Price	40%
Track Record	15%
Management of Schedules	15%
Skills and Resources	15%
Contribution to Local Economy	10%
Compliance with Specification	5%

For more information please refer to Appendix A – Evaluation Summary (Confidential).

3. Financial Implications

For more information please refer to Appendix A – Evaluation Summary (Confidential)

4. Risk Management

To minimise the risks associated with the contract, some of the conditions required to be met by the successful contractor are listed below:

- Within three months from the commencement of the contract, the contractor must have completed and implemented a Quality Plan containing all operational policies and procedures and an emergency action plan.
- Prior to the contract commencement date, the contractor must supply Council their Occupational Health and Safety Management System containing all procedures of each facility.
- Prior to the 30 April each year, the contractor must provide Council with an annual Marketing Plan for the following 1 July – 30 June period.
- Must develop a comprehensive Business Plan incorporating all contract requirements demonstrating how the contractor intends to establish, manage and conduct programs and services from the facilities. The Business Plan must be completed and implemented within three months of the contract commencement date and by 30 April of each year thereafter.
- The Contractor must comply with the requirements of State and Federal legislation for any Food Business in the State of Victoria.
- Ongoing and periodic reporting by the contractor is an essential aspect of the contract which at a minimum will include:

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**C004/18 - MANAGEMENT AND OPERATION OF RECREATIONAL FACILITIES
(cont'd)**

- Monthly operational reports (includes items such as monthly attendance levels, income and expenditure, marketing initiatives, customer complaints, capital works requests, summary of waste and recycling collections, water and electricity usage etc.)
 - Monthly swimming pool operational reports for each facility while in season (includes items such as attendance data, operational issues, maintenance issues etc.)
 - Audited financial statements for the 12 month period ending the 30 June each year of the contract (includes items such as outcomes of the Marketing Plan and Business Plan, maintenance summary, contract performance against key performance indicators (KPI's), customer satisfaction results etc.)
 - The annual Marketing and Business Plan's as detailed above.
- Must implement measures and practices to ensure compliance with the contract KPI's (includes actions covering finance, participation and diversity of access, safety and risk management, customer service, asset management and maintenance)

5. Internal and External Consultation

The tender was advertised on Council's TenderSearch website, The Age, Shepparton News, Border Mail and the local newspapers.

The specification was approved by the Manager Community Development and General Manager Community.

6. Regional Context

As part of consultations during the development of Council's 2016 - 2026 Recreation Strategy, swimming was rated the third highest participation activity and there was a strong and increasing desire for indoor sports.

This contract assists Council in the provision of public pools and indoor sports facilities that are highly valued by the Moira Shire Community.

7. Council Plan Strategy

The provision of recreational and aquatic facilities meets one of the three strategic goals in the Moira Shire 2013 – 2017 Council Plan: 'Improving Moira's Liveability'.

The provision of public swimming pools has traditionally been a strong contributor to this goal, as well as an emerging desire from the community for indoor sports such as basketball.

8. Legislative / Policy Implications

The tender process was undertaken in accordance with the requirements of the section 186 of the Local Government Act and Council's adopted Procurement Policy.

9. Environmental Impact

To minimise the environmental risks associated with the contract, some of the conditions required to be met by the successful contractor are listed below:

- Compliance with Councils Environmental Sustainability Strategy 2017 and the principals of the Environmental Management Plan.

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**C004/18 - MANAGEMENT AND OPERATION OF RECREATIONAL FACILITIES
(cont'd)**

- Clause 7.25 of the Contract requires the Contractor to enhance the environmental performance of the facilities by reducing power and water consumption and/or improving the efficient use of resources (energy, water and materials), reducing waste and increasing resource recovery.
- Clause 7.26 of the Contract requires the Contractor to work with Council to implement environmental sustainability practices (biodiversity, energy, gas and water) at all of the facilities. The Contractor is encouraged to discuss any innovative practice that will improve power and water consumption.
- The Contractor must comply with all relevant environmental legislation, policies and guidelines, permits and trade waste agreements.
- The Contractor must develop measurable targets for inclusion in the annual Business Plan for waste minimisations, recycling and other environmental initiatives.

10. Conflict of Interest Considerations

There was no conflict of interest declared for this tender evaluation process.

11. Conclusion

After consideration of the tender submissions, the evaluation panel recommends that the Council award contract C004/18 – Management and Operation of Recreational Facilities to Victorian YMCA Community Programming Pty. Ltd. as they meet all requirements of the specification and provide the best value for money.

Attachments

- 1 Appendix A - EVALUATION SUMMARY - *printed in separate document*

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1. A GREAT PLACE TO LIVE

ITEM NO: 9.4.1

**FUTURE DIRECTIONS PAPER: MAJOR TOWN'S STRATEGY PLAN REVIEW
(YARRAWONGA, COBRAM, NUMURKAH, AND NATHALIA)**

RECOMMENDATION

That Council:

1. Note the independent consultant review of the Major Town's Strategy Plan Review.
2. Adopt the Major Town's Strategy Plan Review.
3. Authorise Officers to prepare Planning Scheme Amendment documentation as appropriate, to be presented at future Council Meetings (seeking consent for Authorisation from the Planning Minister to prepare the Amendment).

1. Executive Summary

At the Council meeting of 18 April 2018, Council authorised the *'Future Directions Paper: Major Town's Strategy Plan Review (Yarrawonga, Cobram, Numurkah and Nathalia)'* to be released for public comment and feedback.

The Major Town's Strategy Plan Review was placed on public exhibition for four weeks from 9-30 May 2018 with a total of twenty one submissions received. The submissions have been thoroughly considered and in some instances have led to minor changes in the Strategy and highlighted future work. In most instances the submissions led to a consideration of no change.

The Strategy concludes that whilst there has been some growth and requirement for changes the structure plans, which the Strategy reviewed, will remain largely unchanged.

The Summary of Findings identifies the following:

- Yarrawonga requires additional new areas for industrial land and an expansion to the retail and commercial areas.
- Cobram requires the C1Z area to be expanded to encourage the development of a larger retail centre.
- Numurkah requires replacement industrial land to replace the existing which is constrained by the current owner as well as the need to provide for future supporting allied businesses for the solar industry that is growing in the Shire.
- Nathalia requires additional industrial land.

These findings if supported will lead to planning scheme amendments for rezoning.

In relation to Yarrawonga, Council is seeking further funding through Victoria Planning Authority (VPA) for more detailed Structure Planning for the town based on VPA's previous work. This will further the findings from this Structure Plan.

2. Discussion

As a result of the formal exhibition there were twenty one written submissions made to the Review. A table forms an appendix to this report which summarises the submissions and the specific response recommended to Council.

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The submissions raised have been themed into seven key issues as follows:

- Issue 1: Specific site in Numurkah (30-36 Tunnock Road, Numurkah)
- Issue 2: Specific Site in Numurkah (Long Term Industrial Expansion)
- Issue 3: Designation of short term residential south of commercial area within Cobram
- Issue 4: Rezoning of new Commercial 1 Zone within Cobram;
- Issue 5: Specific site in Cobram (Grasso Drive, Cobram)
- Issue 6: Designation of Ritchies Road for a future Mixed Use Zone (Cobram);
- Issue 7: State related submissions regarding Yarrowonga
- Issue 8: Two specific sites within Yarrowonga

Discussion of issues:

Issue 1 – Numurkah - Specific site at 30-36 Tunnock Road, Numurkah

Three (3) submissions raised concern in relation to site at 30-36 Tunnock Road, which was identified in the Numurkah Strategy Plan as an area to 'Encourage medium density residential development'. The identification of this site was through the 2010 Strategy Plan. The site is currently zoned General Residential Zone. It is acknowledged that the designation for medium density is misleading. As a result, it was suggested that the maps be revised to remove the designation of the site for medium density.

As a result of submissions a change has been to the Numurkah Strategy Plan map to remove designation of medium density

Issue 2 – Numurkah - Redesignation to Long term industrial and back zoning to Farming Zone – Saxton Street West

One submission was received in relation to the identification of a site for back zoning from industrial land. The submission requested that the site retain a designation for future industrial zoning, thus allowing the land to continue to be used for farming purposes, given that the land owner has invested significantly in agricultural improvements on the land. Recommend the land be back zoned to Farming and designated for future industrial.

Issue 3 – Cobram - Designation of short term residential south of a commercial area within Cobram

Ten submissions raised concern in relation to the designation of the 'short term residential' area south of the existing Commercial 2 Zone. The main reasons for these concerns were that residential development may limit the existing uses and commercial activity already occurring on sites to the north. The area south of the commercial zone has been identified for additional residential zoning since 2007. The Review suggests retaining the areas already identified.

The area is currently within Low Density Residential Zone (LDRZ); any additional rezoning to General Residential Zone would be undertaken as a separate planning scheme amendment. Future development on the site will consider appropriate traffic measures to ensure ongoing uses adjacent to the site (both low density residential and commercial) are considered and not unreasonably impacted. After considering this matter post consultation it was recommended that the designation for short term residential remain on the Cobram map.

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Issue 4 – Cobram - Rezoning of new Commercial 1 Zone within Cobram

In total four submissions were received in relation to this matter. Two were objections about the rezoning from C2Z to C1Z. Two submissions of support were received in relation to the rezone.

The identification of this site is a new component for the Cobram Strategy Plan introduced by the Review. This site has been identified for potential rezone to C1Z as a result of a retail analysis undertaken by SED and adopted in 2017. The Review suggests retaining the areas already identified. The identification of the site will support redevelopment of a core site and will support Cobram's identified need for additional larger scale supermarket retailing.

Issue 5 – Cobram - Designation of Grasso Drive, Cobram, for Low Density Residential Zone (LDRZ).

One submission was received that highlighted an anomaly in the exhibited strategy plan. Lot 1 on PS713446 was highlighted for Low Density Residential Zone despite having been rezoned to General Residential Zone through Amendment C77 (and receiving Council and Panel support).

As a result of the submission the map has been updated to delete any reference for LDRZ for the subject site.

Issue 6 – Cobram - Designation of Ritchies Road for a future Mixed Use Zone (Cobram).

Two submissions were received in relation to this matter. One submission objected to the designation of a site at Ritchies Road for future Mixed Use Zone whereby concern was raised in relation to future use of the site for residential uses. The second submission supported the designation of the site for Mixed Use Zone as well as requesting further changes to the proposed Strategy Plan.

Previously in the 2007 Strategy Plan this site had been identified for investigation for 'short term business expansion – potential business park'. During the investigations of this Review it was suggested that this designation change to 'Investigate Potential Mixed Use'.

Through consultation, site inspections and further deliberations with respect to the subject site, it is suggested that this site be identified as a 'Future Investigation Site'. At this time, it remains unclear what the ultimate development on this site should be; it is a key site with good access into the township as well as strategic linkages to highways and major road networks. It is considered that some commercial development should be incorporated into the site as well as other uses to ensure that the site's potential is realised.

One submission also requested additional areas be considered for Low Density Residential Zone and Special Use Zone (as well as relocation of settlement boundaries). Having considered the request it is determined that at this time, there is no justification for additional rural living areas or Special Use Zone. The Review has found that currently supply is adequate to meet the needs of Cobram for the next 5 – 10 years. It is not considered appropriate to consider such changes to the strategy plan at this time as it would require further community consultation and exhibition.

Issue 7 - State related submissions regarding Yarrowonga

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Two submissions were received from DELWP and VicRoads requesting further discussion and consultation on the Yarrawonga Growth Management Strategy (GMS).

During the process of the Major Towns' Strategy Plan Review it has been identified that there has been minimal input sought from the community, agencies and other stakeholders in the development of the initial GMS document. As a result, Moira Shire Council is in the process of working with the VPA to facilitate a third phase of the project which would include comprehensive consultation with the community, agencies and other stakeholders to discuss the detail of the Yarrawonga GMS. This phase is subject to further funding by the VPA. Further comment and discussion will be sought from both DELWP and VicRoads during this process.

Issue 8 - Two specific sites within Yarrawonga

Two submissions were received with respect to two specific sites within Yarrawonga.

One submission was in respect to 8173 Murray Valley Highway, Bathumi seeking inclusion of the site into the GMS for low density residential.

The second was with respect to Crown Allotment 2003, Murray Valley Highway, Yarrawonga, a site identified for commercial zoning requesting further engagement and discussion in relation to the sites future.

As discussed in relation to Issue 6, given that a further process for engagement is proposed in relation to the Yarrawonga GMS, it is considered appropriate to refer the two submissions received through this consultation to the next part of the GMS project. This will provide an opportunity to consider specific issues and sites having regard to the overall land use response for Yarrawonga. This phase will include comprehensive consultation with the community, agencies and other stakeholders to discuss the detail of the YGMS. As previously stated this phase is subject to further funding by the VPA.

These issues and discussion of the submissions are contained within the Final Report attached to this report.

3. Financial Implications

The financial implications include but are not limited to (unforeseen):

- If the Findings are not supported then there will be financial repercussions as business will not be necessarily attracted to the Shire due to the lack of appropriately zoned commercial and industrial land.
- If the Findings are not supported then there will be financial repercussions as potential residents will not be necessarily attracted to the Shire due to lack of appropriately zoned residential land for projected future population growth.

4. Community Consultation

As noted above, the Strategy was on public exhibition for a total of four weeks which included two notices in each of the towns new publication, information on Council's website and social media accounts together with half-day community consultation sessions in each of the four major towns.

The submissions have been thoroughly considered and in some instances have led to minor changes in the Strategy and highlighted future work. In most instances the submissions led to a consideration of no change.

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A summary of the submissions and the response is included within the Final report attached to the agenda.

5. Internal Consultation

Informal discussions were held with various departments with ongoing consultation with senior officers and the Corporate Management Team.

6. Legislative / Policy Implications

The adoption of the Major Town's Strategy Plan Review will provide the opportunity to commence appropriate amendment to the Moira Planning Scheme to implement the recommendations of the Strategy including updating maps contains within the Municipal Strategic Statement for Cobram, Numurkah and Nathalia.

7. Environmental Sustainability

The broad directions for land use and development in each of the towns and settlements have been derived through investigation of the existing strategic frameworks and have taken into consideration environmental matters including flooding.

8. Conflict of Interest Considerations

There are no officer conflict of interest issues to consider with this report.

9. Conclusion

The purpose of the Major Town's Strategy Plan Review is to manage future growth and development of the major towns within the Shire.

Following an extensive community consultation program which has included, drop-in sessions in each of the four towns, newspaper adverts, and social media presence, a final Strategy has been prepared with recommendations that include rezoning of land, future land use investigations and amendments to existing directions contains within the Municipal Strategic Statement within the Moira Planning Scheme. Maps of each town showing changes are included in the Final Report attached.

It is recommended the Major Town's Strategy Plan Review be adopted.

It is recommended that authorisation be given to Council Officers to prepare appropriate documentation to support the findings.

Attachments

- 1 Major Towns Strategy Review - Final Report

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**FUTURE DIRECTIONS PAPER: MAJOR TOWN'S STRATEGY PLAN REVIEW
(YARRAWONGA, COBRAM, NUMURKAH, AND NATHALIA (cont'd)**

ATTACHMENT No [1] - Major Towns Strategy Review - Final Report



June 2018

Major Towns' Strategy Plan Review
(Yarrawonga, Cobram, Numurkah and Nathalia)



SD Planning
Strategy & Development

Prepared for Moira Shire Council

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**FUTURE DIRECTIONS PAPER: MAJOR TOWN'S STRATEGY PLAN REVIEW
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ATTACHMENT No [1] - Major Towns Strategy Review - Final Report

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5.0	Final Report for Council consideration	12 June 2018	S Davies	Client
5.1	Final Report	21 June 2018	S Davies	Client

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GLOSSARY OF ACRONYMS AND ABBREVIATIONS

ABS	Australian Bureau of Statistics
CFA	Country Fire Authority
DELWP	Department of Environment, Land, Water and Planning
DSE	The former Department of Sustainability and Environment (now DELWP)
DPI	The former Department of Primary Industries (now DELWP)
EPA	Environmental Protection Authority
EVC	Ecological Vegetation Class
GMS	Growth Management Strategy for Yarrawonga
HRGP	Hume Regional Growth Plan
HRP	Hume Regional Plan
IDM	Infrastructure Design Manual
LPPF	Local Planning Policy Framework
MPA	Melbourne Planning Authority (now VPA)
MSS	Municipal Strategic Statement
NAHA	National Housing Affordability Agreement
NSW	New South Wales
RDA	Regional Development Australia
RDV	Regional Development Victoria
SEIFA	Socio Economic Index for Areas
SPPF	State Planning Policy Framework
VCAT	Victorian Civil and Administrative Tribunal
VIF	Victoria in Future
VIFSA	Victoria in Future Small Areas
VPA	Victorian Planning Authority

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ATTACHMENT No [1] - Major Towns Strategy Review - Final Report

Major Towns' Strategy Plan Review 2018

1. Introduction

This report forms the *Major Towns' Strategy Plan Review 2018* ('the Review') will provide strategic direction for future housing, jobs and investment within the Moira Shire Council across four of its main towns; Yarrowonga, Cobram, Numurkah and Nathalia.

In developing the Review, we have considered:

- *Yarrowonga Strategy Plan (2004)*
- *Cobram Strategy Plan 2025 (2007)*
- *Numurkah Strategy Plan (2010)*
- *Nathalia Strategy Plan (2010).*

As well as:

- *Yarrowonga Growth Management Strategy, MacroPlan (2016)*
- Amendment C77
- Planning Scheme Review 2016
- *Demand Analysis and Feasibility Study on Industrial Land at Nathalia and Numurkah, Spade Consultants (2011)*
- *Moira Shire Business and Innovation Strategy 2014-2017*
- *Retail Policy Framework for Cobram and Yarrowonga: Background Analysis, SED Consulting (2017)*
- *Retail Policy Framework for Cobram and Yarrowonga: Options Report, SED Consulting (2017)*
- *Numurkah Economic Development Plan, Spade Consultants (2016)*

It is intended that the Major Towns' Strategy Plan Review 2018 will inform an implementation plan to ensure the objectives of the strategies are realised through policy and future planning scheme amendments into the Moira Planning Scheme. The project will also inform advocacy positions for matters outside of Moira Shire Council's direct control, such as state government or government agency consultation or discussion papers that are seeking public review.

2. Why undertake a review of each town's strategy plan?

As part of a robust planning process, it is important to periodically revisit completed strategy plans to determine their success, to identify any additional actions that may have arisen and to ensure that strategically significant policies are being implemented.

The four major towns of Moira have had strategy plans in place for between 7 and 13 years. It is crucial to review the strategy plans in the context of emerging trends (both regional and local), as

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Major Towns' Strategy Plan Review 2018

well as taking into consideration further work that has been undertaken by Moira Shire Council since their initial adoption. The *Yarrawonga Strategy – Looking to the future* was adopted in 2004, the *Cobram Strategy Plan 2025* in 2007, and the *Numurkah Strategy Plan* as well as the *Nathalia Strategy Plan* in 2010.

The Review seeks to consider any relevant state, regional and local policies, as well as key trends in population and economies, that may alter and affect the land use within Moira's major towns.

As an overall approach the review elements include:

- Consulting with stakeholders;
- Monitoring progress of past strategy plans;
- Evaluating the outcomes of the past strategy plans; and,
- Seeking to update any key changes in the context of the four major towns.

3. The Review at a glance

Local policy encourages urban growth within the four main urban centres that make up Moira Shire Council; Yarrawonga, Cobram, Nathalia and Numurkah. To establish a connected region, planning across the four centers will need to allow for the appropriate type of growth in suitable locations.

Traditionally, the municipality has benefited from its association with agriculture and tourism, owing to its location in the Goulburn Valley and along the Murray River. Through the implementation of their *Economic Development Strategy*, Moira, in conjunction with key stakeholders, are considering ways for the unique mix of skills and infrastructure to deliver the future benefit of a robust economy in the municipality.

The *Hume Regional Growth Plan* has identified that that the region has aspirations to diversify the local economy while maintaining and enhancing key regional economic assets; and from an agricultural commodities region to a region that increasingly value-adds to its commodities for domestic and export markets. In particular, the region aims to increase its food production capacity, as well as encourage new energy projects, whilst also balancing its significant tourism attributes. These regional opportunities may present opportunities within Moira Shire Council that can be identified and directed within the Review.

3.1. Summary of findings

The Review findings are that the existing *Cobram Strategy Plan 2025*, *Numurkah Strategy Plan* and *Nathalia Strategy Plan* have successfully provided a framework for growth for Moira Shire Council over the past ten years; whilst there has been some growth and requirement for changes these structure plans will remain largely unchanged.

In 2017, Moira Shire Council, the Victorian Planning Authority and MacroPlan Dimasi sought to

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update and provide clear directions for future development of Yarrawonga through a *Growth Management Strategy* (GMS). It is expected that the resulting GMP document will supersede the *2004 Yarrawonga Strategy – Looking to the future* and will update the structure plans for the township and areas for future expansion of industry, retail and residential.

Our summary findings are outlined in Table 1 below.

	Yarrawonga	Cobram	Numurkah	Nathalia
Implementation	Council have acted on many of the recommendations of the Strategy Plan including: <ul style="list-style-type: none"> Implementation of strategy plan into Planning Scheme; and, Associated rezonings. 	Council have acted on many of the recommendations of the Strategy Plan including: <ul style="list-style-type: none"> Implementation of strategy plan into Planning Scheme; and Associated rezonings. 	Council have acted on many of the recommendations of the Strategy Plan including: <ul style="list-style-type: none"> Implementation of strategy plan into Planning Scheme; and, Associated rezonings. 	Council have acted on many of the recommendations of the Strategy Plan including: <ul style="list-style-type: none"> Implementation of strategy plan into Planning Scheme; and, Associated rezonings.
Growth	Population growth has outstripped expectations of the Strategy Plan.	Population growth has kept pace with expectations of the Strategy Plan.	Population growth has been much slower than expectations of the Strategy Plan.	Population growth has been much slower than expectations of the Strategy Plan.
Residential	Identifies additional long term residential land (consistent with findings of GMS).	No requirement for additional standard residential land from that shown in previous structure plans	No requirement for additional residential land from that shown in previous structure plans	No requirement for additional residential land from that shown in previous structure plans
	New areas for industrial land have been identified (consistent with findings of GMS)	Preliminary review has noted that there is 280 hectares of Industrial Zoned land, which is a high proportion. At this time, it is not envisaged that additional areas are required for new areas of industrial zone.	Existing industrial areas have been constrained by landowner uses (i.e. farming occurring and no 'appetite' for industrial development to occur on key sites). Replacement areas for industrial land have been identified for short term industrial.	Additional areas for industrial land have been identified and included in the land use plan.
Retail / Commercial	Retail areas and commercial areas are required to be expanded (consistent with findings of GMP and Retail's Options Paper)	Commercial 1 Zone areas are required to be expanded to encourage the development of a large retail centre.	No further retail areas are required.	No further retail areas are required.
Other Influences	Tourism has increased in Yarrawonga, although no change is anticipated to the GMS.	Although other influences have had an impact on Cobram; this has not resulted in a requirement to change the land use form or the Strategy Plan.	Flooding risk has constrained development in some areas over the past seven years. A shift to solar energy opportunities has occurred in the areas surrounding Numurkah. This will have an impact on the need for industrial land to attract and support allied businesses.	Although other influences have had an impact on the town of Nathalia; this has not resulted in a requirement to change the land use form or the Strategy Plan.
	Yarrawonga	Cobram	Numurkah	Nathalia

Table 1: Summary of findings

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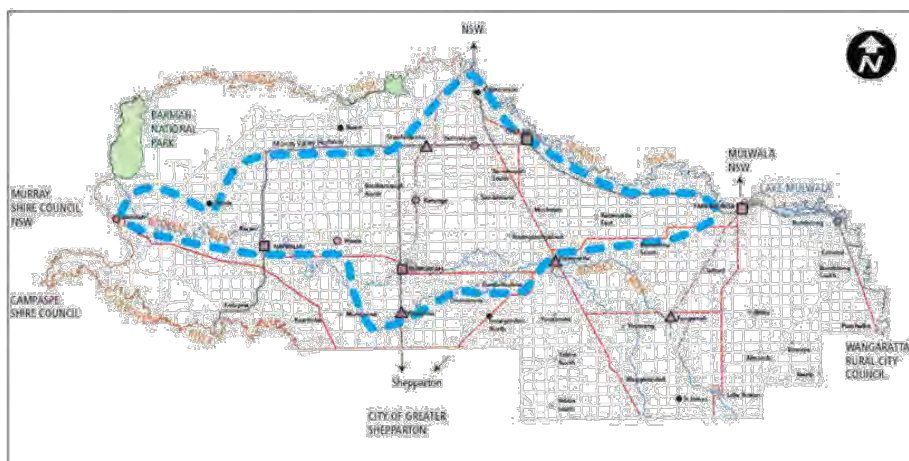
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4. Location

Moira Shire is strategically positioned two and a half hours drive from Melbourne in north-central Victoria, and is close to other regional centres such as Shepparton, Wangaratta, Echuca-Moama and Albury- Wodonga. It covers a total area of 4,045 square kilometres and is bounded by the Murray, Goulburn and Ovens Rivers.

The municipal region comprises the major centres of Cobram, Nathalia, Numurkah and Yarrowonga, as well as twenty three smaller towns and communities.

Figure 1: Moira Strategic Framework Plan (existing)



MOIRA STRATEGIC FRAMEWORK PLAN

5. Context: Policy, Plans and Initiatives

5.1. Overview

There are numerous existing policies which are relevant to the Review. Given the extent of relevant policy and literature, it is not possible to outline them all within this document. A summary of the key policies is provided below. Future strategic work, will involve targeted assessment of the related policies, as appropriate.

During the preparation of this report, a number of key policy and planning initiatives were being developed by Moira Shire Council, regional agencies and other levels of government. It will be essential to ensure that future work under this project responds to, and aligns with, these various initiatives.

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5.2. Commonwealth Policy

5.2.1. Murray Darling Basin Plan 2012

The *Murray-Darling Basin Plan* (MDBP) was finalised at the end of 2012, and was developed in response to the Millennium Drought. The MDBP is a significant outcome in terms of Australian water reform, and was undertaken to secure the long-term ecological health of the Murray-Darling Basin. The plan discusses a range of outcomes, including cutting existing water allocations and increasing environmental flows.

The implementation of the MDBP is expected to result in less water availability for the northern Victorian region (which encompasses the Moira municipality). However, northern Victoria has already achieved its in-valley targets outlined in the plan, therefore any further reductions will come from the shared contribution target of 971 GL (most of which is still to be recovered).

The price of water (from both permanent and temporary markets) will increase, and the outcome of these increases will introduce a 'user pay system', requiring those who make the highest profit from water use will pay the highest prices for water allocations. It is anticipated that the pricing system will result in a more efficient allocation of water, as well as creating incentives to increase water efficiency. In addition, with less water available and more water moving to its highest value use, there will inevitably be a decline in irrigation in areas where it is not required.

The increase in water prices and decrease in irrigation rights, or access to rights, will result in a move towards dryland production. This will have a significant impact on the types of agriculture undertaken in the rural areas of Moira, which will have a flow-on impact to the types of businesses that are retained or attracted to the townships.

5.3. State strategies and land use related policies

5.3.1. Plan Melbourne – State of Cities

Plan Melbourne outlines several key concepts for planning the future of Melbourne and recognises the role of regional centres in contributing to Victoria's long-term prosperity. As growing pressure to accommodate an increasing population is placed on Melbourne's limited space and resources, the ability of regional centres that are well-connected and within viable commuting distances of capital cities to offer alternate housing and employment opportunities is recognised.

Plan Melbourne also identifies the following directions which are considered relevant to the four towns:

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- Direction 6.2 Rebalance Victoria's population growth from Melbourne to rural and regional Victoria over the life of the strategy.
- Direction 6.3 Integrate metropolitan, peri-urban and regional planning implementation.
- Direction 6.4 Improve connections between cities.

Plan Melbourne notes that the key to attracting growth to the Hume region will be optimising development potential through major infrastructure planning and strategic investment whilst protecting the region's natural assets. Infrastructure that further supports connectivity between regions, key gateways and transport routes will support the development of new and existing industries and contribute to employment generation.

The Plan also discusses that in some towns and regions communities are actively looking for opportunities to increase population growth to support local businesses, services and community organisations. Yarrowonga, Numurkah, Nathalia and Cobram are well positioned to take advantage of job opportunities that are expected to be required to meet the needs of Melbourne's population growth through, tourism, new energy and food and fibre businesses. Similarly, with good access to affordable housing, health care, education and internet technology it is expected that the towns could support any population boom generated by a strong metropolitan Melbourne.

Figure 2: Outline of freight supply chains across Victoria.



5.3.2. Infrastructure Victoria – 30 year Infrastructure Strategy (2016)

An initiative of the Victorian Government, Infrastructure Victoria is currently undertaking work which will help set the direction of infrastructure planning in Victoria for the next 30 years. The Victorian Government is currently completing a series of discussion papers, which culminated with the release of the final strategy by in December 2016.

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The document *30-year Infrastructure Strategy* identified that the future Infrastructure Victoria strategy will contribute to future updates to land use strategies, and identifies that land use planning and infrastructure planning should be closely aligned. Infrastructure Victoria anticipates that the recommendations made in their 30 year strategy will be able to inform future refreshes of Plan Melbourne and the Regional Growth Plans.

The future work undertaken by Moira Shire will be to align with any major initiatives or work undertaken by Infrastructure Victoria. In particular the 'needs' that should be supported are outlined in Table 2 (below).

General 'needs' to support	Specific Needs and Recommendations
Need 2 - Address infrastructure challenges in areas with low or negative population growth	Need 12 - Improve access to jobs and services for people in regional and rural areas, through: <ul style="list-style-type: none"> Roll out high quality service provision via mobility, technology and ICT to reduce need for long-distance travel; and, Strengthen transport links between regional centres and surrounding communities to provide access to opportunities
Need 3 - Respond to increasing pressures on health infrastructure, particularly due to ageing	
Need 4 - Enable physical activity and participation	Need 13 - Improve the efficiency of freight supply chains, through: <ul style="list-style-type: none"> Increase the capacity and optimize the use of freight terminals for interstate and international trade; Prepare the road network and regulatory frameworks for the arrival of driverless freight vehicles; and, Increase the capacity and connectivity of Victoria's freight transportation network.
Need 5 - Provide spaces where communities can come together	
Need 6 - Improve accessibility for people with mobility challenges	Need 14 Manage threats to water security, particularly in regional and rural areas through: <ul style="list-style-type: none"> Increase efficiency in meeting water demands including, <ul style="list-style-type: none"> Clearer water governance, sophisticated water trading regimes and upgrading; and, modernization of projects for irrigation water delivery systems Supporting the major water supply augmentation project
Need 7 - Provide better access to housing for the most vulnerable Victorians	
Need 9 - Provide access to high-quality education infrastructure to support lifelong learning	Need 16 - Transition to lower carbon energy supply and use, through: <ul style="list-style-type: none"> Enable an orderly transition away from brown coal energy supply to lower emission energy sources. Including: <ul style="list-style-type: none"> Improving and understanding electricity network capability; and, Small scale solar projects.
Need 13 - Improve the efficiency of freight supply chains	
Need 15 - Manage pressures on landfill and waste recovery facilities	
Need 16 - Help preserve natural environments and minimize biodiversity loss	
Need 17 - Improve the health of waterways	
Need 19 - Improve the resilience of critical infrastructure	

Table 2: Initiatives within 30 Year Infrastructure Strategy.

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5.4. Regional strategies and land use related policies

5.4.1. Hume Regional Plan 2015-2020

Snapshot of Hume Region
<ul style="list-style-type: none">• Today: Approximately 248,500 people.• 2046: Will grow to 315,000 people.• Multi-centered region not dominated by one large city.• Located strategically along nationally significant interstate road and rail transport routes, including for freight. Productive agriculture and food processing sector. Wine and nature-based tourism assets including alpine resorts.• Vulnerable to impacts of climate change, including warmer, drier weather and more bushfires.

Table 3: Snapshot of Hume Region

The *Hume Regional Plan* (HRP) is a long-term strategic plan for improving economic, social and environmental outcomes for the Hume region and its community, and responding to the most significant challenges and opportunities for the region over the next ten to twenty years.

The development and implementation of the HRP brings together all levels of government and business, as well as a wide range of agencies and community organisations. The HRP provides a framework in which priority projects and initiatives, that will drive improved regional capability, are identified, agreed, and advocated for.

The HRP reinforces the recognition of Numurkah, Nathalia, Yarrawonga and Cobram as urban localities that will continue to accommodate growth. It states that these locations offer natural attractions and lifestyle opportunities such as rural settings and access to significant water bodies. These towns will continue to support surrounding rural communities by providing services and access to services in larger urban localities. Some of these localities offer unique growth opportunities related to natural characteristics, provided growth can be managed to protect environmental assets and values and limit exposure to natural hazards, especially bushfire and flood.

The plan acknowledges that Cobram and Yarrawonga are located on the Murray River (Victoria - New South Wales border), forming part of the cross-border twin towns of Cobram-Barooga and Yarrawonga-Mulwala. These urban locations will continue to provide services to communities on both sides of the border. However, connections across the Murray River may need to be enhanced, particularly via a new bridge at Yarrawonga. Cobram is strategically located near the intersection of key transport routes linking Melbourne and Brisbane and Albury-Wodonga and Adelaide.

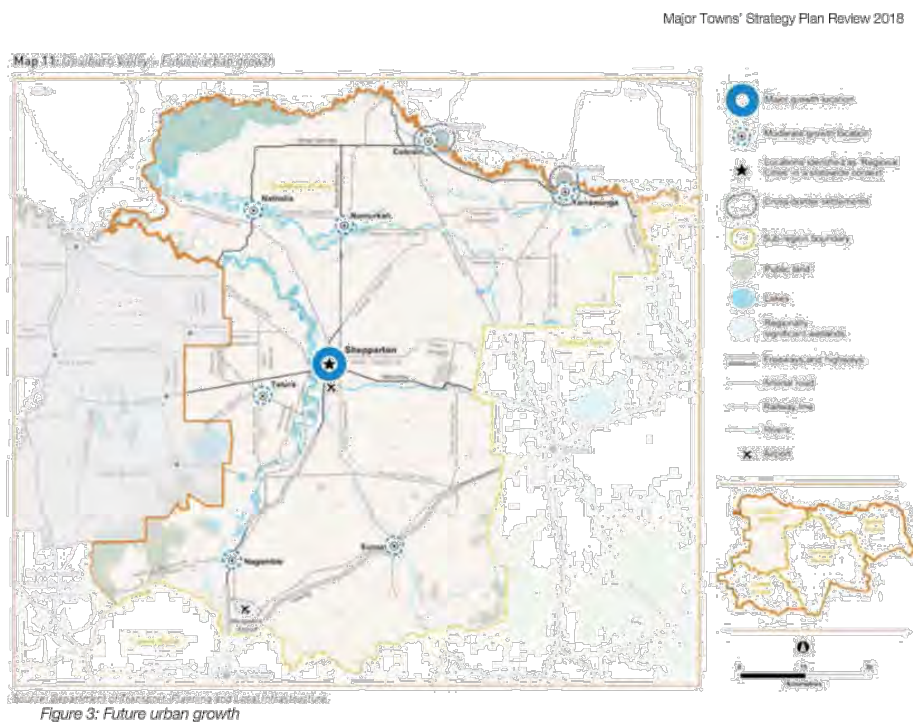
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5.5. Local strategies and planning related policy

5.5.1. Small Towns and Settlements Strategy 2013

Moira is unique in that there are a number of small townships and rural living settlement areas situated away from the main activity centres. In 2013 the Moira Small Towns and Settlement Strategy was undertaken to review all settlements across the municipality. The 23 settlements reviewed included Barmah, Bearii, Bundalong, Burramine, Invergordon, Kaarimba, Katamatite, Katunga, Koonoomoo, Kotupna, Lake Rowan, Lower Moira, Naring, Muckatah, Picola, St James, Strahmerton, Tungamah, Waaia, Wilby, Wunghnu, Yalca North and Yarroweyah.

The strategy addressed the issues for each settlement's future up to 2030 and considered:

- Settlement history and background.
- What it means to live in a small town.
- Strategic influences including:
- Town planning provisions

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- Infrastructure and servicing
- Social influences
- Economic influences
- Environmental influences
- Population levels and trends
- Land supply and demands.

As recognised in Moira Shire Council's municipal strategic statement (MSS), the small towns of Moira Shire offer attractive lifestyle choice, providing rural living options nearby to the major towns of Yarrowonga, Numurkah, Nathalia and Cobram. The attractiveness of the small townships within the municipality is an important consideration in forecasting future supply and demand for a range of housing and lifestyle opportunities and ultimately impacts upon the future growth and expansion of townships.

5.5.2. Retail Policy Framework for Cobram and Yarrowonga: Options Report

Adopted in August 2017, the Retail Policy Framework for Cobram and Yarrowonga: Options Report (SED Consulting) provided Moira Shire Council with a range of recommendations influencing policy direction to guide retail development in the towns of Cobram and Yarrowonga, with a specific focus on the town centres of these major towns.

Key findings from the background report included;

- The resident population for the indicative Primary Retail Catchment is estimated to grow by 2,105 to approximately 38,545 people by 2031; Cobram's catchment growing by over 126 people and Yarrowonga's catchment by over 1,980 people. *Note: these figures do not include seasonal workers or tourists within the catchment.*
- The retail offer in Cobram, in terms of range of goods and services, is considered good for the catchment size and vacancy rates are low (approximately 4 per cent of total retail floor space). However, the report found that there would be increased need for additional areas of retail floorspace to cater for growth in population and to service tourists to the town.
- Revitalisation of some areas have occurred and a number of newer developments support the floor space supply and range of services/goods within the Cobram town centre.
- The retail offer in Yarrowonga, in terms of range of goods and services, is considered very good for the catchment size and vacancy rates are low (approximately 5 per cent of total retail floor space). A number of new developments support the floor space supply and range of services/goods within the town centre, most notably in the southern end of the town centre.
- The combined conventional retail floor space for Cobram and Yarrowonga is estimated to be 77,277 square metres.
- The estimated floor space of existing supermarkets in other centres located within the

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indicative primary catchment included, the total conventional retail floor space for the catchment is estimated at 84,432 square metres.

- Tourism represents around 30 per cent of output, 27 per cent of value added and 28 per cent of employment within the retail and food and accommodation sectors of the Moira Shire. Of the total used retail and food and accommodation floor space of 80,023 meters squared in Cobram and Yarrowonga town centres, an estimated 8,330 square metres (10.4 per cent) is tourism related.

The report recommend a range of strategic directions for retail development in Cobram and Yarrowonga, including:

Cobram

- That the demand for additional retail floorspace to 2031 is expected to range from 7,512m²(2.2m² per person) to 11,567m² (2.4m² per person), depending on retail floorspace ratios (per capita).
- It is anticipated that this need for additional retail floorspace is required in the short term that being within the next 5 years (2023).
- That tourism-related retail is expected to require an additional 391m² of floorspace to 2031 – this is considered independently from general retail demand due to locational sensitivities.
- The recommended response for immediate term retail is to include an area identified in the strategy as Site 3 which is a parcel of land fronting Murray Valley Highway and bound by Colgan Street, Park Court and Broadway Street. The report stated that this was an ideal site given its location, orientation and size for the rezoning to Commercial 1 Zone to facilitate any future major retail development.

Yarrowonga

- That the demand for additional retail floorspace to 2031 is expected to range from 1,187m²(2.2m² per person) to 4,841m² (2.4m² per person), depending on retail floorspace ratios (per capita).
- That tourism-related retail is expected to require an additional 810m² of floorspace to 2031 – this is considered independently from general retail demand due to locational sensitivities
- That there should be an extension (or indicate in-principle support for the extension of) the C1Z to the northern boundary of the Murray Valley Highway for land with frontage to Belmore Street and ensure appropriate urban design outcomes with residential interface areas.

These findings and subsequent recommendations of the Options Report have been reviewed in the context of the Major Towns' Structure Plan Review and have been highlighted as outstanding items for implementation for the future of Cobram and Yarrowonga which are discussed in the context of each township in Section 8.

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5.5.3. Analysis and Feasibility Study on Industrial Land at Nathalia and Numurkah

In 2011, Spade Consultants investigated the practical availability of industrial land in both Nathalia and Numurkah. As part of the strategy they reviewed the structure plans approved for each township as well as the *2007 Audit of Industrial Land in Provincial Victoria* (the audit).

Nathalia

The audit found that of Nathalia's 23.8 hectares of industrial zoned land, 4.09 hectares is vacant. In terms of number of lots vacant, the Audit found that 14.3 per cent (5 lots) of Nathalia's 35 industrial lots were vacant. The Spade analysis reviewed the data taking into consideration extensive field survey, discussions with Council officers and stakeholder consultation. This report found that land readily available for use and/or development is constrained. This was due to the logistical nature of fostering industrial land uses on the parcels (i.e. the shape of the allotment and/or access to necessary services). At best, it is considered that these parcels of land may provide for a minor expansion opportunity for adjoining land uses.

Following consultation with land owners, significant portions of industrial land were identified as being constrained by the use proposed for the lots. Consequently, while they were technically able to provide for future demand in some form, they are not available to the market should a new requirement for industrial land emerge and therefore should not be regarded as part of the current supply equation.

As a result the Spade report concluded that in respect to Nathalia:

- *"there is little to no industrial land available to the market should an opportunity present itself or should a firm seek to establish, relocate or expand in Nathalia with the exception of a rural industry that is able to operate in the adjoining Farm Zone."*
- *"areas identified in the Nathalia Strategy Plan for short term industrial use are considered unlikely to be realised in the short to medium term."*
- *"Based on the discussions actual quantification of demand is almost impossible. What is likely however is that, with a well located and presented industrial development, several local businesses will seek to relocate and/or expand."*

It would appear that little has changed with respect to the industrial areas of Nathalia and it is considered appropriate to rezone an area identified in the 2010 structure plan, however, for a variety of reasons it is considered that there should be further changes with respect to location of Industrial land.

This is discussed further in Section 8 of this report.

Numurkah

The audit found that of Numurkah's 46.8 hectares of industrial zoned land, some 12.9 per cent (5.9 hectares) was vacant. In terms of number of lots vacant, the Audit found that 4.1 per cent (7 lots) of Numurkah's 171 industrial lots were vacant. It should be noted that the methodology used in the audit to determine whether a parcel of land was vacant or occupied is not considered to be accurate in every instance. Consequently, the measure of vacancy should be considered as a guide rather than an accurate record of industrial land usage and availability.

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Following consultation with land owners, significant portions of industrial land were identified as being constrained by the use proposed for the lots. Consequently, while they were technically able to provide for future demand in some form, they are not available to the market should a new requirement for industrial land emerge and therefore should not be regarded as part of the current supply equation.

As a result, the Spade report concluded that in respect to Numurkah there is little to no industrial land available to the market.

Since the 2011 report was completed, Amendment C63 was approved which resulted in additional areas of industrial land being approved and rezoned. However, for a variety of reasons it is considered that there should be further changes with respect to location of Industrial land, this is discussed further in Section 8.

5.5.4. Yarrowonga Growth Management Strategy

Recognising that Yarrowonga is an evolving regional economy, the *Yarrowonga Growth Management Strategy* (GMS) was developed as a framework to guide future population, residential settlements and other land use activities in Yarrowonga from 2016 to 2051.

The GMS considered local and regional economic trends and their potential future implications for:

- Local population growth and associated demand for new dwellings in Yarrowonga;
- Future employment by sector, and current and future demand for developable land for retail, commercial, industrial and community uses;
- The spatial distribution of these uses within the Yarrowonga township; and,
- Potential locations for detailed future examination via precinct-level planning or master planning.

The GMS was developed in two stages:

- *Stage 1 Background Analysis Report* incorporates detailed economic, labour force and demographic data relating to Yarrowonga and its context within Moira Shire, the Hume Region and Regional Victoria. The findings of this report have informed the preparation of growth modelling in the *Stage 2 Forecast Report*.
- *Stage 2 Forecast Report* assessed three potential future growth scenarios for Yarrowonga.

These scenarios considered the potential for declining growth rates, continuation of current trends and the potential for an increase in growth rates. Key outputs from this stage include analysis of the quantum of population, jobs and dwellings required or produced under all three scenarios and associated floor space requirements per sector.

The GMS was tabled for consideration at the 22 November 2017 meeting and adopted, as discussed in Section 8, it is anticipated that this document will be utilized to update the existing framework plan for Yarrowonga and will supersede the former Strategy Plan.

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6. Other influences and changes

As part of the Review an investigation has been undertaken into the broad shifts that have had a considerable impact on the economies of the four major townships since the completion of the strategy plans.

This has included consideration of the Millennium Drought and the ongoing changes in water rights that occurred in the mid 2000s with the announcement in 2012 of the Murray River Basin Plan and Connections Project that remains ongoing in the region. It is important to acknowledge the significant disruption that the Millennium Drought has had on the growth of the region

Notwithstanding the impact of the drought there have been several other shifts, at both the macro and micro level, within the townships that need to be considered to secure economic success into the future. It is these changes that have been explored to assist with the review of the structure plans. This section discusses disrupters at a macro level and their impact on the region.

6.1. Population and Demographics

In the past 10 years the population growth rate has been 6.66 per cent from approximately 27,400 to approximately 29,300 people in 2016 (increase of approximately 1800 people). The growth rate is slightly lower than previous estimations, however, the 2031 population forecast is set to rise at a rate of 26.67 per cent to 39,904 people.

Demographic forecasts suggest a continuing trend towards an ageing population. It is important to recognise this trend as it raises a variety of questions, such as changes in the types of housing needed, workforce employment opportunities/ constraints, and responding to servicing this changing demographic.

Local and regional policy encourages urban growth within four urban centres which make up Moira Shire (Yarrawonga, Cobram, Nathalia and Numurkah). Current forecasts and work undertaken by the VPA has identified that the largest urban centre (Yarrawonga) will accommodate more residential growth than the other urban centres.

6.2. Technology changes

Technology has changed significantly since 2004 when the first strategy plan was completed. Increasingly the rapid development of new technology and access to transportable devices including smart phones has transformed the way that people interact with all aspects of their life. Although in the past this hasn't meant a huge impact on the form or way that land use of towns it is becoming an important consideration in understanding if any changes are required to accommodate or respond to changes to planning to for towns.

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6.2.1. Technology and influences on retail

The rollout of the better internet systems including the National Broadband Network (NBN) provides local retailers the opportunity to embrace the online space as another platform to reach the local community, which they have previously only served through traditional 'bricks and mortar' retail. It also widens their market reach to customers living outside of their local area, as well as the opportunity for rural retailers to start or grow the way they communicate with their communities online. There is also the chance to work collaboratively with other retailers, their local council, chambers of commerce, customers, landlords and other interested stakeholders, to recreate what the rural main street once was – the cornerstone of the local community.

Notwithstanding opportunities for rural retailers to embrace the online space, there are also significant opportunities for new retail developments in Moira's immediate future as a result of the following factors:

- Population growth - the population forecasts for the period to 2026 represent an average annual growth rate of 1.4 per cent.
- Low cost rent and in some cases operating costs for businesses relocating from metropolitan Melbourne or similar locations.
- Real growth in per capita retail spending is ongoing in an environment of economic growth, which generates an increase in retail demand from existing and future residents.
- Opportunities to increase the share of resident spending captured by local retail facilities in rural Victoria (i.e. a reduction in escape spending to larger centre's and to Melbourne).
- Opportunities for additional 'captured' spending from tourists and other visitors. Looking forward, online retailing turnover is expected to grow.
- The shift in popularity towards online shopping has had a considerable impact on rural retailers, as residents look for products and brands they cannot find locally. However, current data indicates that 29.7 per cent of businesses located outside of capital cities have a web presence compared with 39.5 per cent of businesses located in capital cities. (National Digital Economy Strategy, DBCDE, 2011).

Major towns within Moira are constrained by competition from other regions, in particular the larger towns of Echuca-Moama, Shepparton, Wangaratta and Albury/Wodonga. It is important for rural retailers and policy makers to work together to resolve issues including declining and no growth population, competition from larger regional centres and online retailers to allow retailers in small centres to continue to provide local jobs, incomes and economic development.

While issues of technology and retail have been explored at this time no land use related responses are required to be undertaken at this time. Analysis undertaken as part of the Review has noted that some additional areas for commercial zoned area to ensure appropriate land supply is offered in the townships and do not constrain towns over time.

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6.2.2. Technology and influences on location

There are opportunities for businesses, who can work from anywhere, to relocate to the rural areas where there is more affordable housing, a more relaxed lifestyle and access to warehousing on major transit routes.

Access to better internet speeds will have a direct impact on the accessibility to more flexible working arrangements. The increase in flexible work hours and locations has the potential for increased tree-changer interest in Moira. Anecdotally, there is evidence that there has been an increase in time (days per year) spent in rural and regional holiday properties suggesting that weekenders are being used for increased periods through the year.

As more people embrace the online space, as another platform to reach new customers, this provides an opportunity for rural residents to start or grow the way they communicate with their communities online. The recent increase in flexible work hours and locations diversifies communities and the services they can provide.

These changes in modern business practices are not considered to affect the ongoing land use of the four main towns at this time, although has been considered in terms of understanding additional workers and opportunities to attract new residents into the townships.

6.2.3. Technology and influences on short stay accommodation

Increasing connection to internet technology and shifts in tourism provides local residents access to new streams of the economy and short term hosting/accommodation platforms, including AirBnB. In the context of Airbnb, a web-based platform provides a mechanism that brings together guests and private hosts for the purpose of providing temporary accommodation.

Although, the concept of sharing goods and services is not a new phenomenon, the web-based business model of the sharing economy adds new dimensions and technological opportunities to economic activities with respect to providing opportunities for all tourism providers to offer tourism/short stay accommodation options.

A basic search in January 2018 of the four major towns revealed that at this time there are only a small number of properties available on Airbnb, with a large proportion of properties listed being existing accommodation businesses.

The Review does not considered that AirBnB or other short term accommodation hosting has had a significant impact on existing tourism businesses locally, and still provides an opportunity for diversification of the local economy. This is particularly relevant in times of seasonal harvesting and when there is a significant increase in short term population growth to house transient workers in, and around the main towns, this is particularly the case for Cobram during peak fruit picking seasons. Additionally, at this time it is not considered that there will be any reduction of rental or affordable housing stock through the short stay accommodation businesses.

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6.3. Changes in the local economy

6.3.1. Changes in local economy due to drought

The Millennium Drought lasted for over a decade, from early 2000s through to the summer of 2010 - 11, and led to widespread social, financial and environmental impacts on the communities of Cobram, Yarrowonga, Nathalia and Numurkah as well as the surrounding areas. It is considered that the impacts of the Millennium Drought increased uncertainty in the communities and contributed to why the high population projections forecasted were not realised. The tension between water rights and agriculture has changed the fundamental economy of the region.

During the drought, inflows to the River Murray System were half the previous recorded minimum and created significant uncertainty as to whether even the most basic water needs could be met. In response to water scarcity, a broad range of mechanisms were made available for individuals through to the national scale to help adapt to low water availability, including: water trading, access to groundwater, altered farm management practices, off-farm sources of income and government assistance.

The Millennium Drought triggered major reform in water management across the region and, more broadly, throughout Australia. It led to the Federal Government investing \$12.9 billion into ten years of water reform funding through the Water for the Future Program. Outcomes included the introduction of the Commonwealth Water Act 2007, and the *Murray Darling Basin Plan 2012*.

Changes in agricultural practices within the local area, resulting from water reforms, involved the rationalisation of irrigation systems and a shift to dryland cropping. These trends have continued throughout the region resulting in reduced water usage and therefore increased flows in the Murray River. It is predicted that this will continue as water security becomes more uncertain and the effects of climate change are recognised. The constraint of water supply provides an opportunity for innovation and a culture shift towards more appropriate farming practices and products.

The availability of water will pose a major challenge to northern Victoria over the next 10 - 20 years as the region adapts to an agricultural sector with less water rights. However, this also produces major opportunities in water trading and water use efficiency.

At this time it is not anticipated that this has had an impact on land use in the four major towns.

6.3.2. Changes in local economy due to increased tourism to the region

In the past 10 years tourist visitation to areas within Moira Shire have increased considerably. Tourism is considered to be an important sector to Moira Shire in terms of economic output and job creation.

Tourism figures for the Sun Country area were released in the Murray Regional Tourism - Travel to the Murray quarterly report ending September 2017 revealing that the Sun Country region received 20.1 per cent of domestic daytrips out of the entirety of the Murray region, a share up by 4.7 per cent compared to the year ending September 2016. Tourism is also an important employer in the region,

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representing 569 jobs and 6.2 per cent of the overall employment in Moira Shire.

The main town to attract tourists is Yarrowonga and the Sun Country area showed further growth in domestic overnight and day trip visitors, generating more than \$322 million into the region in the 2017. The report also stated domestic daytrip visitors spent \$81 million in the region with an average of \$140 per visitor.

Yarrowonga is a well-established tourism location that leverages proximity to the Murray River and Lake Mulwala. Additionally, tourism in Yarrowonga is benefited by its location on the border of Victoria and New South Wales. The recent GMS states that Yarrowonga – with growth in visitation over time having implications for the quality and stock of short-stay accommodation as well as infrastructure supporting access to the water economy in the area. One of the key findings in the GMS was to provide some direction in relation improving community infrastructure and assets to help support future growth of the tourism industry.

Lake Mulwala in Yarrowonga proved to be a reliable water body because of its role in the irrigation system. Throughout the drought it provided a positive reminder and economic support to the community through tourism. The lake is 4,450 hectares in size and has a storage capacity of 117,500 mega litres. Lake Mulwala has an attractive foreshore and attracts visitors interested in water sports, walking, outdoor gatherings (such as picnics or barbeques), and fishing.

In the future it is considered that there is the opportunity for Yarrowonga and to a lesser extent the other main towns to increase opportunities for tourism to diversify the economy and counter the decline of more traditional industries, in particular agriculture. There are a range of recommendations for assisting Yarrowonga in this transition within the GMS which should be implemented.

6.3.3. Changes to local economy due to growth of solar industry

Globally, solar photovoltaic (PV) power production is increasing due to the scaled-up production and continually falling costs, and adaptation of power systems for storage and to cope with increased input. Over the past 10 years significant changes have occurred to shift the focus onto increased planning approvals being sought for alternate energy projects. It is estimated that over 8,000 Australians are now employed in solar energy industry, which has the potential to create thousands more jobs as it grows. Increased pressures to allow for and approve solar farms is becoming an issue for local governments. This and the identification of appropriate locations for solar farms is becoming increasingly important to assist decision makers into the future.

The shift to solar and growing interest in solar farms has meant that in the past 12 months (2017-2018) Moira Shire Council has considered and approved a number of large scale solar projects, including:

- APSU Power which is a 4.8MW solar farm at 84 Allens Road, Numurkah on 19 hectares.
- X-Elio Australia's \$112 million, 102 megawatt solar farm proposed for a site Kaarimba Road, Wunghnu. The facility, which will be built on 270 hectares, will consist of hundreds of thousands of solar panels.
- Numurkah Solar Farm, located in the township of Wunghnu, was approved by Council in

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August 2017. The 100 megawatt project, to be developed by Neoen Australia (a partner in the Tesla Big Battery project), will be situated on land 6 kilometres south of Numurkah.

- First Solar undertook proponent-led community consultation in December 2017 for potential solar farm on O'Kanes Road, Numurkah.
- Lightsource Renewable Energy Australia has submitted an application for a 60MW solar farm at 3405 Katamatite-Nathalia Road, Numurkah.
- Wunghnu solar farm proposal for a 90 megawatt facility at 661 Central Muntoona Road and Reillys Pit Road, Wunghnu, was received by Council in March 2018 and is currently being considered.

Once realised these projects will have a significant impact on the municipality, in particular around Numurkah where the projects are concentrated. This provides opportunity for the township of Numurkah and Moira Shire Council to attract associated businesses into the region that can leverage off the association with large scale solar farms. However, currently there is no market ready industrial land available to locate these businesses.

As a result through this *Main Towns' Strategy Plan Review* sites will be identified for future rezoning and in one instance the back zoning of an area that has been unrealised and is occupying most of the industrial land in Numurkah.

6.4. Infrastructure of major towns

Infrastructure includes basic physical and organisational services and facilities to support populations in their everyday living and industries in their operations. It includes transport infrastructure such as roads, rail and airports; civil infrastructure such as electricity, water, sewer and communications; and community infrastructure such as parks, playgrounds, community and education centres, and sports and recreation places and spaces. All of these types of infrastructure require consideration when planning for communities, however, many of these infrastructure elements sit outside the direct responsibility of local government.

The types of infrastructure available to communities influences the way in which they can operate. For example, dwellings without access to sewer infrastructure need to manage waste water onsite, generally meaning they require larger lot sizes, and some types of industry require access to particular types of infrastructure services in order to operate effectively. It is well recognised that strong community facilities and services provide a sense of place and wellbeing for communities. Accessibility and connectivity to these services and facilities is important to ensure all people can participate and actively contribute to their community.

The *Hume Regional Growth Plan* acknowledges that 'historically, growth has occurred without adequate consideration of infrastructure needs which can frequently result in existing infrastructure being inadequate or undersized'. It further notes, 'the major constraints that appear common across most local government areas is the availability of funding for existing and new infrastructure'. As articulated in the current Infrastructure Victoria 30 year plan, there is a well-defined nexus between land use planning and the provision of infrastructure. A clearer

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understanding of what Moira Shire's role at the Victorian, regional and local level will assist both infrastructure provisions and land use planning for the municipality.

6.4.1. Water supply and sewer infrastructure

Yarrowonga, Cobram, Numurkah and Nathalia have access to both reticulated water and sewerage networks. There is capacity in each of the major towns for additional residential growth. However, future changes within each town, particularly relating to land use patterns and additional growth, will need to consult the relevant water management authorities and the EPA to ensure water, wastewater and sewer are appropriately considered.

Smaller towns and rural settlement areas within the municipality have limited capacity to expand existing water and sewer infrastructure. There are also some areas that are not connected to mains water or sewer, instead relying on septic tanks or localised treatment plants to dispose of waste.

Access to irrigation water and other the water supply systems, that service the industrial areas and agricultural areas within Moira Shire, urban areas and industry have significant capacity to support the region's growth. This may support significant investments in new industry requiring access to reliable water supplies. In addition, due to the existing heavy industry waste water treatment needs, the existing sewerage and wastewater treatment facilities may be able to cater for new industry growth and expansion (depending on location). Moira Shire Council will continue to work with the service providers, through targeted consultation, to ensure updates to the network infrastructure reflect projected growth

6.4.2. Electricity supply

Electricity infrastructure is extensive in across the four towns. All towns are connected to mains electricity and many industrial areas are well located to access the significant electricity infrastructure. The previous Yarrowonga Strategy Plan highlighted that *"Anecdotal evidence suggests that the existing electricity supply is an impediment to new industries being established and adversely impacting on some. In one instance, a commercial enterprise installed a generator to provide power rather than rely on mains power"*.

Since the development of the previous strategy plans there has been significant changes to the States energy supply with the closure of coal fired power stations in the Latrobe Valley, as well as the rise of electricity supply costs. It has been well publicised that the energy market is currently under transformation. This report does not provide a detailed account of these issues, but acknowledges the work done to date by local, state and Federal governments.

The importance of continuous, uninterrupted power supply has been highlighted in recent years, as the townships and rest of Victoria have experienced an increase in 'black-out' and 'brown-outs' due to an increased pressure on the power grid. In a report released in August 2017 by Australia's energy market operator the AEMO, warned that the nation faces an "increased risk of energy shortfall over the next 10 years", and that the biggest risk of blackouts is in Victoria and South Australia in 2017-18. The report suggested that beyond 2017-18, the risk of power shortfalls will

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decrease in Victoria as more renewable energy generation is produced.

This has relevance to the Moira main towns given their vulnerable location within the electricity network as being *'at the end of the line'*. It is anticipated that once the solar farms are developed the risk of power shortfalls will decrease as more renewable energy generation is produced locally. It is hoped that new solar farms already approved in the past two years by Moira Shire Council will not only prove an economic development opportunity but will also reinforce access to continuous power supply locally to support new and established businesses, community infrastructure and residences.

6.4.3. Gas

All towns have access to reticulated natural gas, although it is noted that in some instances not all households and businesses have access to connections. The 2007 Industrial Review undertaken as part of the Cobram Strategy Plan 2025 highlighted that some of the industrial areas within Cobram have limited access to transmission pipeline supply systems in the area. Lack of access does at times negatively impact the attractiveness of the towns to industries and industrial uses due to the existing cost of heating and cooling, however, at this time it does not seem that this a large barrier to relocation of businesses to the area.

Gas supply in Nathalia is somewhat constrained by the mother-daughter station and supply system that services the town. The limitations of the supply in Nathalia have anecdotally affected individual households who are not able to gain connection to the supply. Numurkah also has constraints regarding gas supply levels due to the town's location at the end on the Cobram supply line and the limited size and capacity of the infrastructure. The unreliability of the Numurkah supply can be a barrier to industrial and agricultural growth. Ongoing, Moira Shire Council will continue to work with the service providers through consultation to ensure updates to the network infrastructure address projected growth.

6.4.4. Transport infrastructure

Each of the four towns, Yarrawonga, Cobram, Numurkah and Nathalia, have access to readily available transport infrastructure. The road and rail links are the region's main connectors and provide efficient access to NSW (and through to Brisbane) and Melbourne to the south. There are a number of future upgrades proposed to this critical infrastructure including the Strathmerton Deviation on the Goulburn Valley Highway.

The *Hume Regional Growth Plan* notes:

'efficient transport connections are needed to provide access to services and employment across Upper Hume area as well as inter-regional destinations. As the region's population continues to grow and change, it is important to plan transport infrastructure projects to promote enhanced connectivity, capitalise on economic opportunities and monitor the demand and the viability of providing additional public transport services.'

In relation to the Main towns it is anticipated that in the long-term the construction of a new

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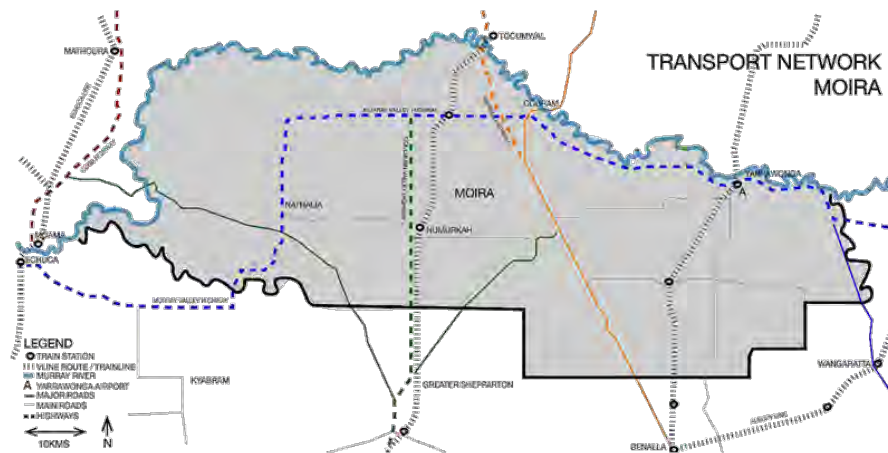
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Mulwala/Yarrowonga bridge will readdress numerous constraints currently proposed by the existing bridge. Once developed it is expected that the new road will provide a freight route between New South Wales and Murray Valley Highway connection, removing heavy truck traffic from Belmore Street. Traffic modelling shows a 32 percent reduction in the number of vehicles on Belmore Street between Piper Street and Orr Street once this new route is established.

Below at Figure 4 is a map of existing transport systems supporting the townships including rail lines and public transport linkages.

Figure 4: Moira Transport Network



Public transport

As shown at Figure 4 there are numerous options for connections to public transport which is largely served across the municipality through VLine bus services connecting to trains at Benalla, Wangaratta and Shepparton. These routes travel both towards Melbourne as well into NSW and onto Sydney.

Access to VLine bus services are a key element of the public transport mix for Numurkah, Yarrowonga, Cobram and Nathalia. These services are important for the community particularly, with a high proportion of the community (25 per cent), being over 65. This is further exacerbated with increasing fuel prices and the number of people living outside existing urban areas which will increase the demand for both public and community transport services.

Limited public transport options can lead to dependency on the car and social isolation for non-car owners, such as the elderly, the young or low income earners. These issues were noted in each of the previous strategy plans and continue to challenge rural and regional communities. Appropriate links between popular destinations such as the town centres, recreational facilities and the various residential precincts are important and should be investigated. In each of the towns there are a

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number of school buses servicing the rural areas.

Freeway/Highway

Road infrastructure is the main transport for the four major towns and is relied on for supporting key regional townships. As shown in Figure 4 there are a series of major Freeways and Highways that service the townships.

- The Murray Valley Highway is easily accessible to majority of the municipalities towns and provides good connections to Albury/Wodonga.
- To the south Cobram and Yarrawonga both funnel towards Benalla on different road networks.
- Yarrawonga is located on the Sydney to Melbourne Heritage Drive.
- The townships of Numurkah and Nathalia have minimal interrelationship (as far as road networks) with Cobram and Yarrawonga.
- Numurkah relies on the Goulburn Valley Highway which connects the town to Shepparton to the south.
- Cobram connects to north towards Brisbane as well as Melbourne via Shepparton to the south.

Air transport

Yarrawonga Aerodrome (also shown on Figure 4) caters for various small aircraft. Whilst the aerodrome is operated 24/7 there is currently limited capacity of the site, although it is noted that it supports agricultural services and provides a key opportunity for the region.

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7. Township Analysis

7.1. Yarrawonga

The *Yarrawonga Strategy Plan (YSP)* as adopted by the Moira Shire Council in December 2004 aimed to 'ensure that future residential growth, retail activity, commercial activity and industrial development are conducted in a manner that meets the needs of the local community and visitors to the town.'

Contextual elements of the YSP included:

- Long, medium and short term residential growth areas to facilitate Yarrawonga's steady population growth over the next 25 years.
- An exclusive golf, tourist and residential development (Silverwoods) along Lake Mulwala.
- Establishment of a commercial area on the Gorman land and along the Murray Valley Highway to facilitate bulky goods, car showrooms, hardware and larger plate commercial uses
- Opportunities for retail expansion within Belmore Street.
- The need to cater for future car parking requirements and traffic management.
- Lower the speed limit of Belmore Street to 40 kilometers per hour.
- Attract one or more five star accommodation facilities.
- Potential retail and/or office development on Pigdons Motors site.
- Retention of the centre car parking strip.
- Staged acquisition program to acquire potential car parking sites identified for offstreet parking.
- Rezone potential off-street parking to Public Use Zone.
- The requirement for a landscape masterplan including landscape and streetscape elements along Lake Mulwala.

Since its adoption in 2004, a substantial amount of the YSP has been completed through various planning scheme amendments, including Glanmire Park rezoning, Amendment C24 (which implemented the strategy plan) and Amendment C54 (which implemented a range of car parking related provisions).

Many of the developments envisaged by the strategy plan have been realised, including Silverwoods an integrated residential development and golf course. A full outline of completed actions from the strategy plan are contained at Attachment 1.

There has been a range of other work undertaken in the intervening period, including:

- *Yarrawonga Futures Plan* (adopted in 2006)
- *Yarrawonga Growth Management Plan* (adopted in 2017)
- *Retail Analysis Options: Yarrawonga and Cobram* (adopted in 2017).

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Since there has also been significant growth, although the YSP remains well founded, it is concluded that the 2004 document needs to be superseded by the more recent *Yarrawonga Growth Management Strategy* (GMS) by MacroPlan Dimasi. The Growth Management Strategy for Yarrawonga has been developed as a framework to guide future population, residential settlements and other land use activities from 2016 to 2051.

The GMS was tabled for consideration at the 22 November 2017 meeting and noted, as discussed earlier it is anticipated that this document will be utilized to update the existing framework plan for Yarrawonga once further community and stakeholder consultation has been undertaken. This process is subject to funding from the VPA.

7.1.1. Overview of findings relating to Yarrawonga

Since the previous Strategy Plan was completed in 2004.

Themes Reviewed	Comments
Population growth	<ul style="list-style-type: none"> • Yarrawonga has grown faster than other areas within Moira • Forecasts in the GMS suggest this will continue to 2051. • The 2016 Census data shows that the usual resident population is 7,848 which is an increase from 5,730 people in the past 10 years.
Residential land supply and housing stock.	<ul style="list-style-type: none"> • The GMS found that Yarrawonga will need more land for residential to be rezoned. This land has been identified through the GMS framework plan. • The existing housing form in Yarrawonga is generally single or two storey detached dwellings, this form is expected to be the dominant form into the future. • Growing need to consider new forms of dwellings i.e. units and medium density form, due to: <ul style="list-style-type: none"> ○ an ageing population; ○ peak population (workers/tourism); and, ○ smaller family households.
Retail & Commercial floor space	<ul style="list-style-type: none"> • Yarrawonga is well catered for in terms of the volume and mix of retail floorspace and plays a strong regional role alongside Cobram in meeting the retail needs of a large Victorian/NSW catchment • The retail floor space provision within Yarrawonga is higher than benchmark requirements, meaning although new floorspace will be required it is not a short term requirement. • Retail vacancy rates are relatively low (approximately 5 per cent) and investment in retail premises will likely continue into the future catering for strong population growth and tourism in the region. • Recent work undertaken by SED and adopted by Council in August 2017 indicates that by 2030 an additional area of between 1187 - 4841 meters squared may be required to meet the overall demands. • While there is significant commercial zoned land in Yarrawonga, the commercial real estate market is relatively undeveloped, owing mainly to the dominance of agriculture and manufacturing. • As a result of the need for some additional commercial land it is proposed that this

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	<p>area will extend southeast of Belmore Street to the Murray Valley Highway.</p> <ul style="list-style-type: none"> • Much of the stock of commercial zoned land is occupied by retail premises. • Demand for commercial floor space is unlikely to grow above and beyond recent trends with future growth in key services sectors such as health, education and professional services likely to define future requirements for commercial floor space. • It is noted that in recent times there have been a number of bulky goods stores and facilities that have been developed including Bunnings, Toyota, Tradelink are in Glanmire Park Estate (formerly Gorman's Land)
Industrial floor space	<ul style="list-style-type: none"> • Currently there of the approximate 100 hectares of land in industrial zone only 26 hectares remains vacant and undeveloped. • The GMS has identified new areas to facilitate future industrial rezonings. • In the immediate term Yarrowonga is considered able to have more than sufficient industrial land stocks to cater to current and forecasted needs.

7.1.2. Recommendations/future directions relating to Yarrowonga.

In relation to Yarrowonga as part of the *Main Town Strategy Plan Review* it is considered that there has been substantial work undertaken as part of the *Yarrowonga Growth Management Strategy*, which was adopted by Council in July 2017. As such it is proposed that the recommendations of the strategy should be implemented into policy within the Moira Planning Scheme and it should supersede the *2004 Yarrowonga Structure Plan*

Future directions for Yarrowonga are consistent with the work undertaken by MacroPlan Dimasi in the development of the GMS that was tabled and received a report to Council in November 2017. These maps are showing changes made through the Review deliberations and process. The final maps have been reproduced and are outlined at Section 9 of this report.

Residential

The updated plan provided by the GMS will result in additional areas being identified for future expansion.

Industrial

The GMS has identified additional areas for rezoning and industrial expansion.

Environmental

There are no further changes proposed to the policy framework with respect to the environment specific to Yarrowonga.

Commercial and Retail

In the GMS, MacroPlan accepts the findings of the SED Retail Options report, and considers that the retail forecast land use requirements contained within this report are in alignment with the analysis and options proposed by SED. The proposed GMS identifies additional areas for retail expansion.

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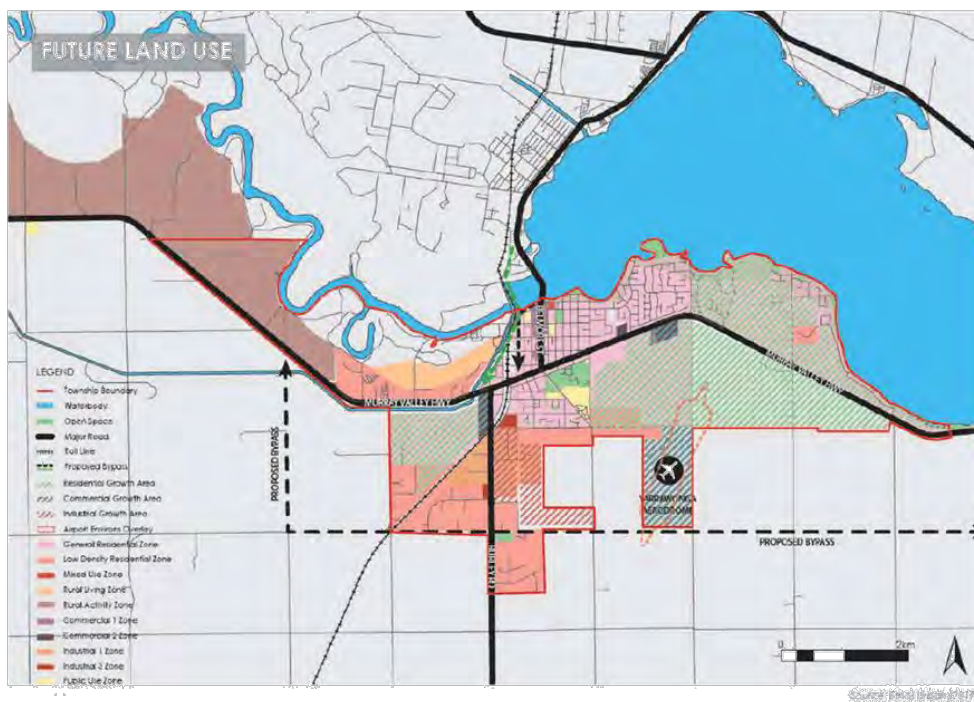
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Maps

in its entirety, as well as a revised plan shown in Clause 21.07 in accordance with the following map. A plan has also been reproduced and is discussed in Section 9 and forms Attachment 6.

Figure 5: Map outlining future growth (Source: Growth Management Plan, MacroPlan Demasi 2017 (created by Ethos Urban).



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7.2. Cobram

The *Cobram Strategy Plan (CSP)* as adopted by the Moira Shire Council in December 2007 aimed to create 'a sustainable and innovative environment that meets the needs of the Cobram community through providing interactive neighbourhoods, safe open space, connecting pathways, a vibrant business sector; encouraging innovative building design; and recognising and valuing the natural environment and heritage'. Contextual elements of the CSP included:

- Long, medium and short term residential growth areas to facilitate Cobram's population growth over the next 18 years to 2025.
- Considered affordable living, such as the Oasis Village development.
- An updated strategy plan to outline future land uses.
- Encouraged medium density housing around the commercial fringe of the town centre, near public open space and local neighbourhood centres and within good access to existing and potential public transport routes.
- Suggested that medium and long term residential growth should be directed to the south east and south of the town centre.
- Encouraged new development and the redevelopment of land to consider the provision of affordable housing.
- Industrial development was focused to the north west of the township. A mix of large and small lots will be retained for long term manufacturing and service industrial expansion;
- Develop an integrated open space plan inclusive of connections to the town centre, through the expanding residential neighbourhoods and access along the river frontage.
- Ensure that open space is provided in appropriate locations in new residential developments.
- Implemented the recommendations of the *Cobram Urban Design Framework (2006)*.
- Specific actions regarding sites including redevelopment of surplus railway land.
- Encourage the redevelopment of vacant and underutilised sites in the commercial precincts, including the town centre.

Since its adoption in 2007, a substantial amount of the CSP has been completed through various planning scheme amendment including Amendment C41 (which implemented the Strategy Plan and rezoned residential and industrial land) and Amendment C56 (which implemented a range of car parking related initiatives).

Many of the developments envisaged by the strategy plan have been realized. A full outline of completed actions from the CSP is contained at Attachment 2.

There has been a range of other work undertaken in the time intervening time including:

- *Cobram Industrial Review* (adopted in 2007)
- *Retail Analysis Options: Yarrowonga and Cobram* (adopted in 2017).

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The Review concludes that the *Cobram Strategy Plan* is well founded and remains relevant. It is suggested that the *Cobram Strategy Plan* be updated to include the policy updates from the *Retail Analysis Options* report.

7.2.1. Cobram overview

These following findings have been made with respect to Cobram.

Themes Reviewed	Comments
Population growth	<ul style="list-style-type: none"> Cobram has had slow/steady growth over the past ten years with an increase of approximately 300 residents. The population at the 2016 Census was 5,375 usual residents within the urban centre. It is important to note that Cobram receives a high number of seasonal workers during the fruit picking season. These workers are generally younger and not fully captured in Census data.
Residential land supply and housing stock.	<ul style="list-style-type: none"> There is no need for additional areas for residential development to be identified beyond the existing framework plan. The existing housing form in Cobram is generally single or two storey detached dwellings this is form is expected to be the dominant form into the future. Growing need to consider new forms of dwellings i.e. units and medium density form, due to: <ul style="list-style-type: none"> an ageing population; peak population (transient workers); and, smaller family units (2.1 person households).
Retail & Commercial floor space	<ul style="list-style-type: none"> Cobram is well catered for in terms of the volume and mix of retail floorspace and plays a strong regional role alongside Yarrawonga in meeting the retail needs of a large Victorian/NSW catchment. There is an increased demand for additional retail floorspace to 2031 is expected to range from 7,512m² (2.2m² per person) to 11,567m² (2.4m² per person), depending on retail floorspace ratios (per capita). It has been identified that there is the need for additional consolidated Commercial 1 Zone, that will allow for the development of a large scale center to allow for a new DDS or large size supermarket 'type' development. The fragmentation of existing sites in Commercial 1 Zone and use of Commercial 2 Zone constrain the Cobram town centre from being able to offer an appropriate site. The recommended response for immediate term retail, is to include an area identified in the strategy as Site 3 which is a parcel of land fronting Murray Valley Highway and bound by Colgan Street, Park Court and Broadway Street. (outlined in Figure 6 below). The Ritchies Road site should be further investigated for future rezoning, potentially to Mixed Use Zone or Commercial 1 Zone, to facilitate future growth. While there is significant commercial zoned land in Cobram, the commercial real estate market is relatively unutilised, owing mainly to the dominance of agriculture and manufacturing in the local economy. Some of the stock of commercial zoned land is occupied by retail premises and could be

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	<p>made available through natural attrition.</p> <ul style="list-style-type: none"> • Demand for commercial and office floor space is unlikely to grow above and beyond recent trends with future growth in key services sectors such as health, education and professional services likely to define future requirements for commercial floor space.
Industrial floor space	<ul style="list-style-type: none"> • Currently there of the approximate 280 hectares of land in industrial zone only 20 hectares remains vacant and undeveloped. • The existing township Framework has identified new areas to facilitate future industrial rezonings, it is not anticipated that any new areas are required at this time. • In the immediate term Cobram is considered able to have more than sufficient industrial land stocks to cater to current and forecasted needs.

7.2.2. Recommendations/Future directions regarding Cobram

Future directions for Cobram resulting from this review have been broken up into four themes; Residential, Industrial, Commercial and Environment. At this time the strategy plan completed as part of the *Cobram Strategy Plan* is considered to be appropriate and relevant.

Residential

It is considered that Moira Shire Council does not need to undertake any additional residential rezoning at this time due to the moderate take up of areas previously rezoned as part of Amendment C41.

It is also considered that there will be no benefit in undertaking a housing strategy for the township given the considerable cost. This was an outstanding element of the earlier Strategy Plan. It would be better for Council to monitor housing taken up and undertake a demand analysis that is monitored internally to understand take up and development opportunities.

Industrial

It is considered that there is sufficient areas for industrial development at this time. One of the largest areas that is unrealized at this time is a parcel of Council land. It is not considered to be an immediate need to rezone additional industrial areas at this time, however, this can be further explored through consultation.

Environmental

There are no further changes proposed to the policy framework with respect to the environment specific to Cobram.

Commercial and Retail

This Review accepts the findings of the *SED Retail Options* report, and considers that the retail forecasted land use requirements contained within this report are in alignment with the analysis and options proposed by SED. The findings were that the commercial areas of Cobram need to be further expanded as identified by the *Retail Options: Yarrawonga and Cobram*.

Therefore, further rezonings should be considered as part of the Review, as well as updated policy objectives and a revised structure plan map. The recommended response for immediate term retail,

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is to rezone from Commercial 2 Zone to Commercial 1 an area identified in the strategy as Site 3 which is a parcel of land fronting Murray Valley Highway and bound by Colgan Street, Park Court and Broadway Street. (outlined in Figure 6).

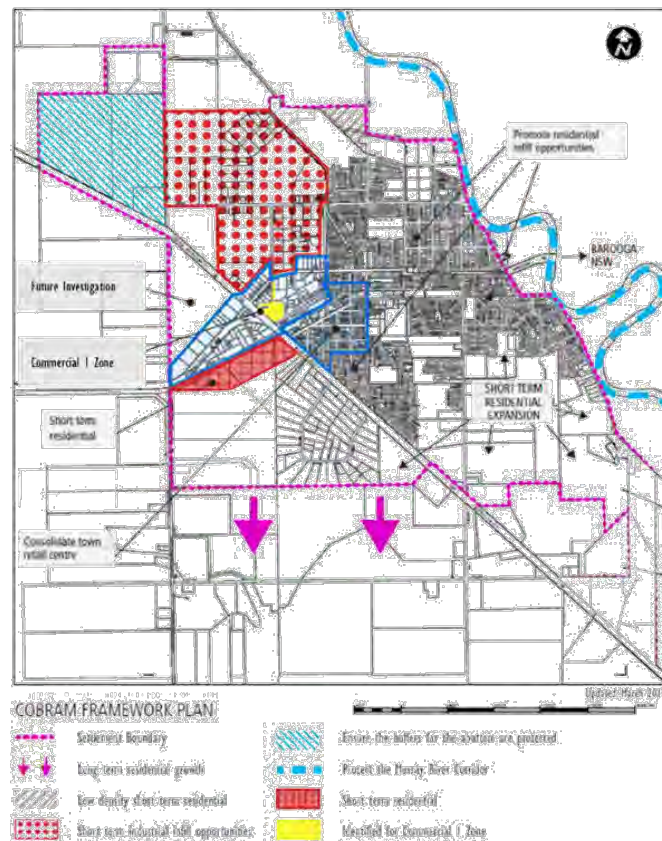
Further investigation is needed to facilitate future development opportunities at the Ritchies Road site, potential options to be explored include Mixed Use Zone and Commercial 1 Zone.

Policy support will also be required within the LPPF, as well as identification of additional areas for commercial land in accordance with the SED plans

Map

An updated map should be included to support expansion of the commercial areas. These maps are showing changes made through the Review deliberations and process. The final maps have been reproduced and are outlined at Section 9 of this report (also form Attachment 7)

Figure 6: Cobram Strategy Plan (post consultation changes)



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7.3. Nathalia

The *Nathalia Strategy Plan* as adopted by the Moira Shire Council in May 2010 aimed to create 'a sustainable environment that will encourage innovative design to complement and enhance the natural environment and heritage significance and encourage the support of the educational and recreation facilities within the town'.

Contextual elements of the structure plan included:

- Long, medium and short term residential growth areas to facilitate Nathalia's population growth over the next 20 years.
- A mix of housing densities is encouraged. Medium density development is encouraged around the town centre, near public open space and in areas with good access to community facilities and existing and potential public transport routes.
- Short term residential development will be directed to land already zoned for residential purposes.
- Medium and long term residential should be directed to the west and south-west of the town, as indicated in the *Nathalia Strategy Plan*.
- Encourage new developments and redevelopments to consider the provision of affordable housing.
- Include all areas identified for short, medium and long term residential in a Development Plan Overlay to ensure their orderly development and co-ordinated provision of infrastructure, community services and facilities.
- In the short term, industrial development will be focused to the north of the town. Additional long-term demand - and demand for larger industrial allotments - will be accommodated to the south of the town, east of the Murray Valley Highway.
- Enhance open space facilities and improve accessibility - particularly along Broken Creek.
- Ensure that open space is provided in appropriate locations in new residential developments.
- Undertake a retail/business floorspace analysis for Nathalia.
- Encourage the redevelopment of vacant and underutilised sites in the town centre.
- Undertake a traffic and transport analysis and assessment for Nathalia.
- Facilitate the establishment of a medical precinct around the new hospital in Phillip Street.

Since its adoption in 2010, a substantial amount of the *Nathalia Structure Plan* has been completed through various planning scheme amendment including Amendment C64 (which implemented the strategy plan and sought to rezone residential and industrial land). A summary of actions is shown at Attachment 3.

In terms of development of the township there has been a low rate of population growth in Nathalia, the Review concludes that the *Nathalia Strategy Plan* is well founded and remains relevant. Since the 2010 Strategy Plan the following work has been completed:

- *Demand Analysis and Feasibility Study on Industrial Land at Nathalia and Numurkah (2007); and,*
- *2016 review of industrial areas and data sheet development.*

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Since the provision of additional industrial land in Nathalia that resulted from the 2010 Strategy Plan there has been minimal growth.

It is suggested that any additional industrial rezonings in Nathalia should be consistent with the *Nathalia Strategy Plan*.

7.3.1. Overview

These following findings have been made with respect to Nathalia.

Themes Reviewed	Comments
Population growth	<ul style="list-style-type: none"> Nathalia has had slow growth over the past ten years with an increase of approximately 35 residents (some 2006 Census) and 36 dwellings. The population at the 2016 Census was 1,431 usual residents within the urban area.
Residential land supply and housing stock.	<ul style="list-style-type: none"> There is no need for additional areas for residential development to be identified beyond the existing framework plan. The existing housing form in Nathalia is generally single or two storey detached dwellings and this form is expected to be the dominant form into the future. Growing need to consider location and new form for dwellings i.e. units and medium density form, due to: <ul style="list-style-type: none"> an ageing population; peak population (transient workers); and, smaller family units (2.1 person households).
Retail & Commercial floor space	<ul style="list-style-type: none"> Nathalia as a small regional centre is well served given its size and regional function in terms of the mix of retail floor space. New hospital and allied services have been established in town. It is not envisaged that there will be further growth in the retail floor space at this time. For the size of the town it is considered there is access to adequate stock of commercial zoned land in Nathalia, although it is noted that some of the stock of commercial zoned land is occupied by retail premises and could be made available through natural attrition. The demand for additional commercial and office floor space (beyond what can be achieved through existing controls i.e. General Residential Zone) is unlikely to become prohibitive. Future growth in key services sectors such as health, education and professional services can be accommodated within existing stock or within existing land use zones.
Industrial floor space	<ul style="list-style-type: none"> Currently there is only 2ha vacant (and undeveloped) industrial land within the overall 13ha for the township. Additional areas for rezoning have been identified and the framework plan (Figure 7) should be updated as required. In the immediate term Nathalia is considered able to have more than sufficient industrial land stocks to cater to current and forecasted needs. Land at 1 Murray Valley Highway has been identified within the <i>Nathalia Strategy Plan</i> for 'Industrial – long term'. This land is not deemed viable for industrial purposes due to the cost of providing services.

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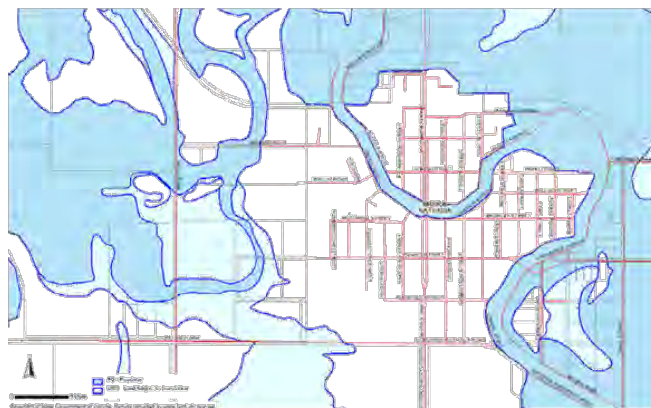
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7.3.2. Recommendations/Future directions regarding Nathalia.

Future directions for Nathalia resulting from this review have been broken up into four themes; Residential, Industrial, Commercial and Environment. The Nathalia Strategy Plan is considered to be appropriate and 'tracking well'. All future rezoning in Nathalia need to consider the risks associated with inundation and the management of the levee systems (see Land Subject to Inundation Overlay (LSIO) and Floodway Overlay (FO) below).

Figure 7: Flooding overlays in/around Nathalia.



Residential

It is considered that Moira Shire Council does not currently need to undertake any additional residential rezonings due to the slow take up of areas previously rezoned as part of Amendment C64. It is also considered that there will be no benefit in undertaking a housing strategy for the township given the considerable cost. This was an outstanding element of the earlier Strategy Plan. It would be better for Council to monitor housing taken up and undertake a demand analysis that is monitored internally to understand take up and development opportunities.

Industrial

Recent work undertaken has identified that on "face-value" there is sufficient industrial land supply in Nathalia, however the potential areas available are unable to be realized. Therefore, it is considered that Moira Shire Council should consider the rezoning of two areas to Industrial 1 Zone, which are consistent with the proposition within the *Nathalia Structure Plan*. It is also worth recognising the effects of flooding upon the industrial land supply. The levee system provides some protection from flood waters; however, the management and security of levees is a matter of contention as addressed in the *Victorian Floodplain Management Strategy 2016*. Both the levee system and the risk of flooding constrain the industrial land supply within Nathalia.

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Environmental

There are no further changes proposed to the policy framework with respect to the environment specific to Nathalia.

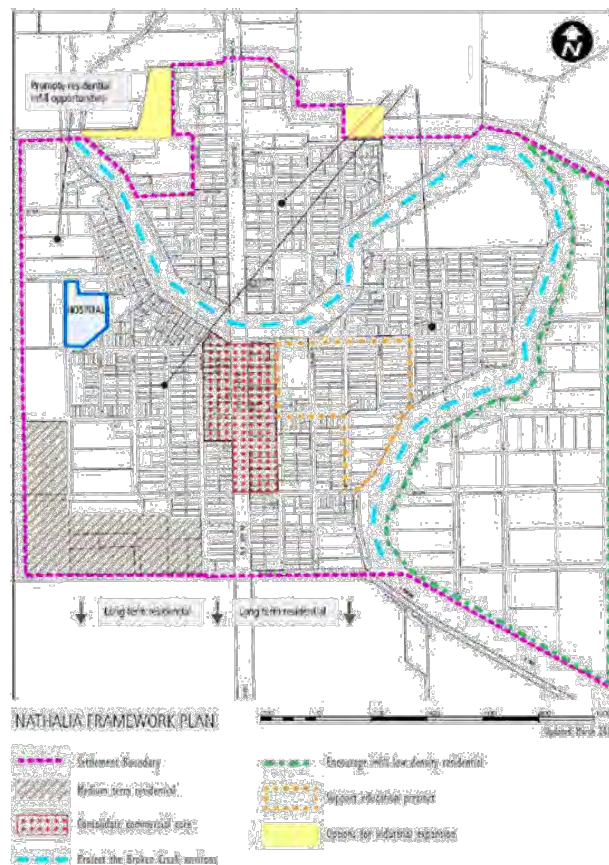
Commercial

The commercial/retail areas of Nathalia are appropriate and no further rezonings should be considered as part of the Major Towns' Strategy Plan Review

Map

An updated map should be included to support expansion of the industrial areas. These maps are showing changes made through the Review deliberations and process. The final maps have been reproduced and are outlined at Section 9 of this report (also form Attachment 8)

Figure 8: Nathalia Strategy Plan (post consultation changes)



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7.4. Numurkah

Based on the vision outlined in the *Numurkah Urban Design Strategy (2005)* the *Numurkah Strategy Plan* as adopted by the Moira Shire Council in May 2010.

Contextual elements of the *Numurkah Structure Plan* included:

- Long, medium and short term residential growth areas to facilitate Numurkah's population growth over the next 20 years.
- Medium density housing is encouraged around the commercial fringe of the town centre, in proximity to public open space.
- Medium and long term residential growth should be directed to the north east and north of the town centre, as identified in the *Numurkah Strategy Plan*.
- Encourage new development and the redevelopment of land to consider the provision of affordable housing.
- Low density residential land will be directed to the north east of the town centre.
- Rural living development will be directed to the north and south of the town centre, adjacent to existing rural residential developments.
- Industrial development will be focused to the north west of the township, west of the Goulburn Valley Highway. A mix of large and small lots will be provided for long term manufacturing and service industrial expansion.
- An integrated open space plan inclusive of connections to the town centre, through the expanding residential neighbourhoods and access along the Broken Creek frontage linking with Kinnairds Wetlands will be developed.
- Priority to be given to the creation and maintenance of a network of wheelchair/gopher friendly pathways linking residential areas, recreation areas and the CBD.
- Ensure that open space is provided in appropriate locations in new residential developments.
- Implement the recommendations of the *Numurkah Urban Design Framework (2006)*.
- Encourage the redevelopment of vacant and underutilised sites in the commercial precincts, including the town centre.
- Protect the town centre by favouring new developments that provide active frontages on the ground floor with offices on the first floor or in the streets surrounding the town centre. Building design should be sympathetic to the character and scale of existing development in the CBD.
- Encourage the development of a well-planned streetscape strategy using the recommendations set out in the *Numurkah Urban Design Framework* and the *Retail, Tourism and Events Marketing Strategy for Numurkah*.
- Undertake a traffic and transport analysis and assessment for Numurkah.

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- Ensure that new and expanding residential communities are planned to take into account the continued use of adjoining land for agricultural purposes, and that appropriate buffers are included in plans for residential development.

Since its adoption in May 2010 a substantial amount of the *Numurkah Structure Plan* has been implemented through Amendment C63 (which implemented the strategy plan). A full outline of completed actions from the NSP is contained at Attachment 5.

There has been limited work undertaken in the intervening time, however the following work has been completed:

- *Demand Analysis and Feasibility Study on Industrial Land at Nathalia and Numurkah (2007) – not adopted by Council.*
- *Numurkah Economic Development Plan (2016) – not adopted by Council.*

Given that there has been a low rate of growth in Numurkah, the Review concludes that the *Numurkah Strategy Plan* is well founded and remains relevant. It is suggested that additional industrial rezonings occur in Numurkah, which is consistent with the *Numurkah Strategy Plan*.

7.4.1. Overview

Although these issues will be further interrogated through targeted consultation during the refinement of the project. Drawing on work undertaken in the *Numurkah Strategy Plan* recently the following comments are reiterated in terms of the core aspects of the review.

Themes Reviewed	Comments
Population growth	<ul style="list-style-type: none"> • Numurkah has had a slight population decline over the past ten years however have been an additional 50 dwellings constructed in the same period. • The population at the 2016 Census was 3676 usual residents within the urban centre. • This does not represent the projected growth outlined in the <i>2010 Numurkah Strategy Plan</i> and is not representative of the previous ten years' growth to 2006.
Residential land supply and housing stock.	<ul style="list-style-type: none"> • There is no need for additional areas for residential development to be identified beyond the existing framework plan. • The existing housing form in Numurkah is generally single or two storey detached dwellings and this form is expected to be the dominant form into the future. • Growing need to consider location and new form for dwellings i.e. units and medium density form, due to: <ul style="list-style-type: none"> ○ an ageing population; ○ peak population (transient workers); and, ○ smaller family units (2.1 person households).
Retail & Commercial floor space	<ul style="list-style-type: none"> • Numurkah as a small regional centre is well served given its size and regional function in terms of the mix of retail floor space. • It is not envisaged that there will be further growth in the retail floor space at this time. • Older retail buildings make up the majority stock in Numurkah. • For the size of the town it is considered there is access to adequate stock of

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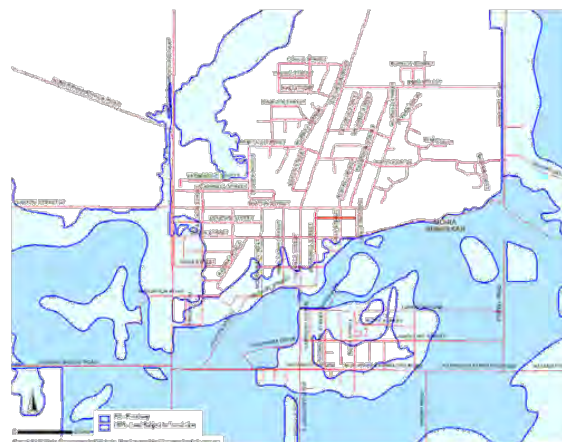
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	<p>commercial zoned land in Numurkah, although it is noted that some of the stock of commercial zoned land is occupied by retail premises and could be made available through natural attrition.</p> <ul style="list-style-type: none"> The demand for additional commercial and office floor space (beyond what can be achieved through existing controls i.e. General Residential Zone) is unlikely to become prohibitive. Future growth in key services sectors such as health, education and professional services can be accommodated within existing stock or within existing land use zones.
Industrial floor space	<ul style="list-style-type: none"> Land at 163 O'Kanes Road is subject to a permit and rezoning application to facilitate a solar farm. The area is flagged for future low density residential, with the area immediately to the south identified as long term residential. If approved, the solar farm will require a buffer from residential uses. This is to be addressed by Council during the permit process. It is anticipated that there will be additional areas required within Numurkah to support ancillary businesses that will support the burgeoning solar industry. Although there is currently in excess of 65 hectares of vacant and undeveloped industrial land it has been identified that the landowner is not going to develop the land. This has essentially meant that the land is 'banked'. As part of this review it is identified that there is sufficient need to warrant the back zoning of the area and rezoning of additional areas to the north as outlined in Figure 10.

7.3.1 Recommendations/Future directions regarding Numurkah

Future directions for Numurkah resulting from this review have been broken up into four themes; Residential, Industrial, Commercial and Environment. Overall, the Numurkah Strategy Plan is still considered to be appropriate and tracking well. All future rezoning in Numurkah need to consider the risks associated with inundation (see Land Subject to Inundation Overlay (LSIO) and Floodway Overlay (FO) below).

Figure 9: Flooding overlays in/around Numurkah



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Residential

It is considered that Council does not need to undertake any additional residential rezonings at this time due to the slow take up of areas previously rezoned as part of Amendment C63. It is also considered that there will be no benefit in undertaking a housing strategy for the township given the considerable cost. This was an outstanding element of the earlier Strategy Plan. It would be better for Council to monitor housing taken up and undertake a demand analysis that is monitored internally to understand take up and development opportunities.

It was identified, as part of the *Numurkah Strategy Plan*, that 17 hectares of land were to be rezoned for short-term low density residential, subject to the outcomes of the *Numurkah Flood Study*, the flood study has recently been completed and demonstrates that the land will not be impeded by flooding and that risk can be managed. However, requirement for this land to meet residential supply is not necessary at this time.

The increase of interest in developing solar farms within close proximity of Numurkah requires consideration of effects on short to long term residential growth and potential buffer distances.

Industrial

Recent work undertaken has identified that on "face-value" there is sufficient industrial land supply in Numurkah a large area of 66 hectares is undeveloped and presently used for agricultural purposes.

Having undertaken consultation with landowners, it is considered appropriate to back zone an area, that was previously identified and rezoned for industrial uses, to the Farming Zone. It is necessary to identify an additional area to meet the demand for Industrial 1 Zone land.

It is also considered appropriate to update policy statements to include supporting words for encouraging businesses that will support the emerging solar industry in and around Numurkah.

Environmental

It is important to implement the outcomes of the recent *Numurkah Flood Study* undertaken by Moira Shire Council into the planning scheme through updating the flood controls.

Commercial

The commercial areas of Numurkah are appropriate and no further rezonings should be considered as part of the *Major Towns' Strategy Plan Review*.

Map

An updated map should be included to support expansion of the industrial areas. These maps are showing changes made through the Review deliberations and process. The final maps have been reproduced and are outlined at Section 9 of this report (also form Attachment 9)

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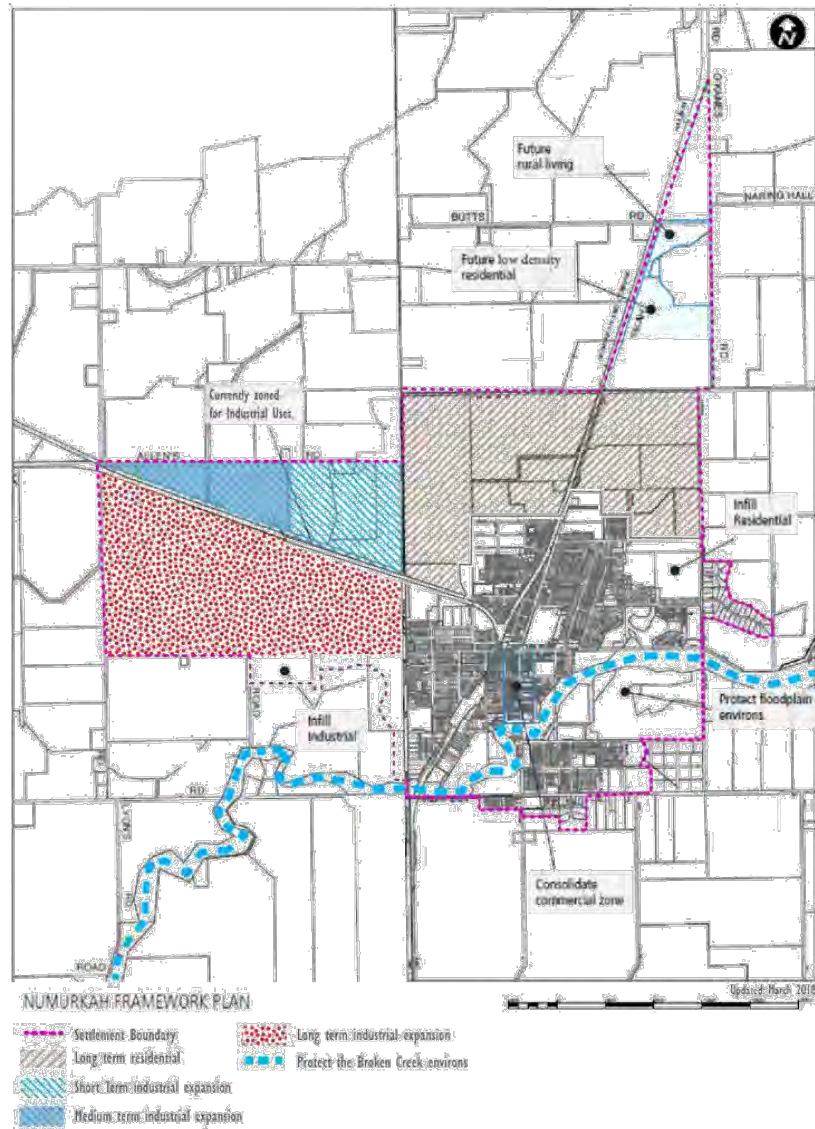
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Figure 10: Numurkah Strategy Plan (post consultation)



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8. Consultation

Although there are no prescribed formal consultation processes associated with the performance review of the Strategy Plans under the provisions of the *Planning and Environment Act 1987*, as part of the project Moira Shire Council considered that consultation was an important part of the monitoring and review process to assist the development of the 2018 Major Towns' Review. Consultation was undertaken, process was held for a four-week exhibition timeframe from 9 May until 30 May 2018. As part of the process four drop in sessions were held, where individuals could discuss the project with consultants at a range of sessions. The drop-in sessions were held, at;

- Nathalia from 9am – 12pm on Wednesday 16 May 2018;
- Numurkah from 2pm – 5pm on Wednesday 16 May 2018;
- Cobram from 9am – 12pm on Thursday 17 May 2018; and,
- Yarrawonga from 2pm – 5pm on Thursday 17 May 2018.

These sessions and notice of the public exhibition included two notices in each of the towns new publication, information on Council's website and social media accounts together with half-day community consultation sessions in each of the four major towns. In total there were 12 individuals who attended the drop-in sessions. The following map provides a summary of numbers of attendees according to township.

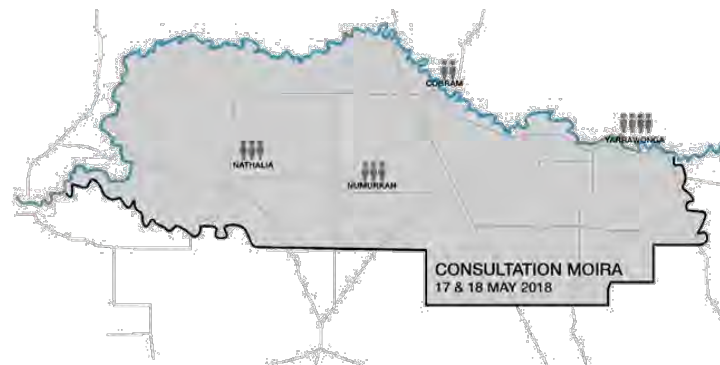


Figure 11: Drop in session attendees

8.1. Consultation - Key Issues

There were a number of key issues raised through the drop-in consultation sessions of the Major Towns' Strategy Plan Review 2018. These key issues are discussed in this section of the report.

The issues are categorised into the following themes:

- General amenity concerns in relation to street lights (Nathalia);
- Lack of access to key infrastructure including internet, telephone and gas networks in

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particular within Nathalia;

- Concern about investigation of Ritchies Road, Cobram, for mixed use, in relation to possible residential uses;
- Flooding, including possible inundation, and concern that the report didn't adequately reflect the flooding issues (Numurkah);
- Concerns and comments that the maps used were not clear;
- Heritage Overlay causing some issues with the residential redevelopment;
- Concern that new businesses had not been picked up, in particular a poultry farm that would have had an impact on new jobs locally (Nathalia);
- Possible economic drivers that could be encouraged locally, including Caravan/Tourism and electronic car parking/charging.

These matters have been considered in the context of the overall Review with some changes being made to ensure that the report adequately covers these issues (in particular access to key infrastructure service networks). The major towns' Strategy Plan maps have also been revised.

8.2. Consultation - Submissions

As a result of the formal exhibition there were 22 written submissions made to the Review. The following map provides a summary of numbers of submissions received according to township.

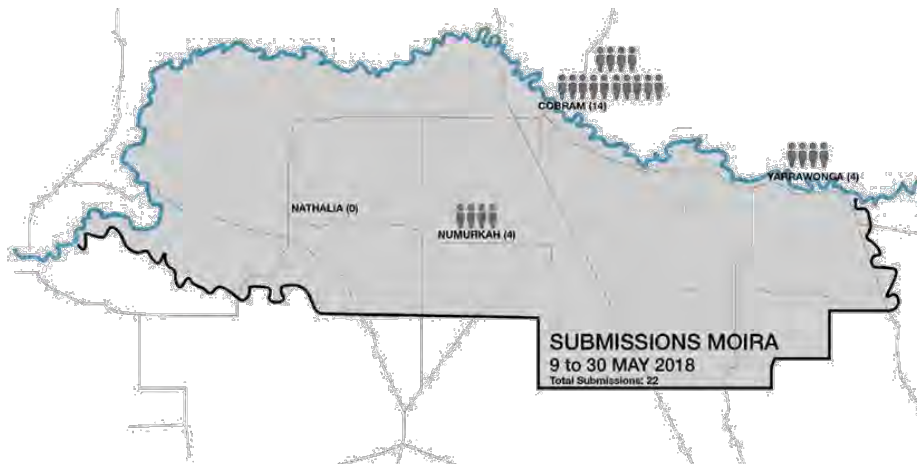


Figure 12: Submissions received for each town

A table forms Attachment 5 to this report which summarises the submissions and the specific response recommended to Council.

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The submissions raised have been themed into eight key issues as follows:

- Issue 1: Specific site in Numurkah (30-36 Tunnock Road, Numurkah);
- Issue 2: Specific site in Numurkah (Long Term Industrial Expansion);
- Issue 3: Designation of short term residential south of a commercial area within Cobram;
- Issue 4: Rezoning of new Commercial 1 Zone within Cobram;
- Issue 5: Specific site in Cobram (Grasso Drive, Cobram);
- Issue 6: Designation of Ritchies Road for a future Mixed Use Zone (Cobram);
- Issue 7: State related submissions regarding Yarrowonga; and,
- Issue 8: Two specific sites within Yarrowonga.

These are discussed in detail in the next section of this report.

There were no formal submissions received in relation to Nathalia.

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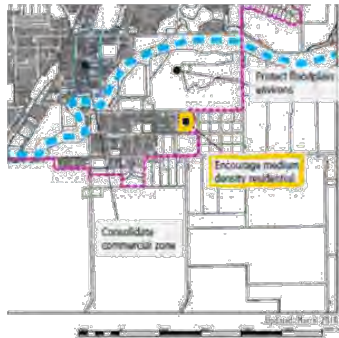
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8.2.1. Numurkah:

Issue (1): Concern raised in relation to site at 30-36 Tunnock Road, which was been identified in the Numurkah Strategy Plan as an area to 'Encourage medium density residential development'. Concern was also raised with respect to this site being subject to flooding.

Number submissions: Three (3) submissions objected to this issue.

Associated site/map:



Discussion: The identification of this site for residential uses (and medium density) was already in the previous 2010 Numurkah Strategy Plan. It is zoned for general residential zone (GRZ) and is identified within the Moira Planning Scheme at Clause 21.07.

Given that the site is already within the General Residential Zone (GRZ) this zoning should remain. Flooding will need to be considered as part of any planning application for the subject site. The Rural Floodway Overlay (RFO) is applied to part of the subject site. The GBCMA will be a planning referral authority and any development will need to adequately respond to the constraints onsite. It is acknowledged that the designation for medium density is misleading.

As a result, it is suggested that the maps be revised to remove the designation of the site for medium density. As a result of submissions a change has been to the Numurkah Strategy Plan map to remove designation of medium density.

Issue (2): A submission was made in relation to concern about the identification of a site for back zoning from industrial land. The submission requested that the site retain the designation for future industrial zoning.

Number submissions: One (1) submissions in relation to this issue.

Associated site/map:



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Discussion:

The landowner has invested significantly into agricultural practices for the subject site and has indicated that in the short term it is unlikely that they would undertake any industrial uses onsite.

As such the industrial land is essentially 'land banked' and is unlikely to be realized or made available for industrial use/development. Given the lack of 'real' and available industrial land in Numurkah it is considered important to secure sites that can be readily utilized for industrial use and development. In particular, it is considered that there may be an increase in businesses seeking to locate within Numurkah due to the proposed solar farms.

In order to justify further industrial rezoning in Numurkah it may be difficult to justify supply and demand to the state government (in particular PPV) without back zoning an area of the existing industrial land.

The review identified the land for back zoning and should retain this recommendation, however, in the new mapping the site has been identified for future industrial zone.

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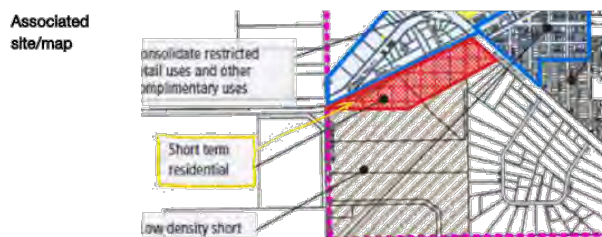
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8.2.2. Cobram:

Issue (3): Concern raised in relation to the designation of the 'short term residential' area south of the existing Commercial 2 Zone. Issues relate predominantly to the possibility of this limiting existing uses within the commercial area.

Number submissions: Ten (10) submissions objected to this issue.



Discussion: The identification of this site was already in the previous strategy plan and is already identified for residential in the planning scheme (through both existing zoning and identification at Clause 21.07). The area south of the commercial zone has been identified for 'short term residential' since 2007. The Review suggests retaining the areas already identified.

The area is currently within Low Density Residential Zone (LDRZ); any additional rezoning to General Residential Zone would be undertaken as a separate planning scheme amendment. Future development on the site will consider appropriate traffic measures to ensure ongoing uses adjacent to the site (both low density residential and commercial) are considered and not unreasonably impacted.

Having considered this matter post consultation it is recommended that the designation for short term residential remain on the plans.

Issue (4): Designation of new site for Commercial 1 Zone (site previously Commercial 2 Zone).

Number submissions: Two (2) submissions objected to this issue.
Two (2) submissions supported this issue.



Discussion: The identification of this site is a new component for the Cobram Strategy Plan introduced by the Review. The basis of the identification of this site for Commercial 1 Zone is the result of a retail analysis undertaken by SED and adopted in 2017. The Review suggests retaining the areas already identified. The identification of the site will support redevelopment of a core site and will support Cobram's identified need for additional Commercial 1 Zone.

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Issue (5): Designation of Grasso Drive, Cobram, for Low Density Residential Zone (LDRZ).

Number submissions: One (1) submissions highlighted this issue.

Associated site/map: Specific site at Grasso Drive, Cobram (Lot 1 on PS713446).

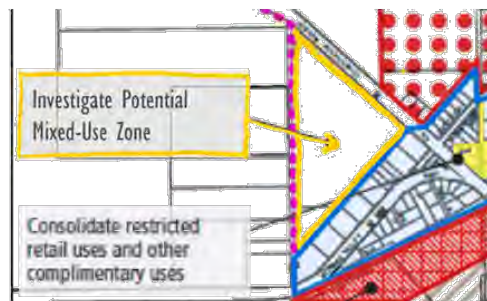


Discussion: A submission was received to highlight an anomaly in the exhibited strategy plan. Lot 1 on PS713446 was highlighted for Low Density Residential Zone despite having been rezoned to General Residential Zone through Amendment C77 (and receiving Council and Panel support). As a result of the submission the map has been updated to delete any reference for LDRZ for the subject site.

Issue (6): Designation of Ritches Road site investigation for Mixed Use Zone (Cobram).

Number submissions: One (1) submissions objected to this issue.
One (1) submissions supported this issue.

Associated site/map:



Discussion: Previous in the 2007 Strategy Plan this site had been identified for investigation for "short term business expansion – potential business park". During the investigations of this Review it was suggested that this designation change to *Investigate Potential Mixed Use*. Through consultation and discussion with respect to the subject site it is suggested that this site be identified for as a *Future Investigation site*.

At this time it remains unclear what the ultimate development on this site should be; it is a key site with good access into the township as well as strategic linkages to highways and major road networks. It is considered that some commercial development should be incorporated into the site as well as other uses to ensure that the site's potential is realised.

Additional Issues: The submission made on behalf of Oasis Homes also requested additional areas be considered for Low Density Residential Zone and Special Use Zone (as well as relocation of settlement boundaries).

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It is considered that there is no justification for additional rural living areas or Special Use Zone. The Review has found that currently supply is adequate to meet the needs of Cobram for the next 5 – 10 years. It is not considered appropriate to consider such changes to the strategy plan at this time as it should require further community consultation and exhibition as well as further justification.

Response: Reframe the designation of the Fichies Road site to 'Future Investigation' and locate within the township boundary.

8.2.3. Yarrawonga:

In 2017, Moira Shire Council, sought to update and provide clear directions for future development of Yarrawonga through a Growth Management Strategy (GMS). It is expected that the resulting GMS document will supersede the 2004 *Yarrawonga Strategy – Looking to the future* and will update the strategy plan for the township and areas for future expansion of industry, retail and residential.

Initial consultation and circulation of the GMS has been undertaken as part of the Major Towns' Strategy Plan Review 2018. Three submissions were received in relation to the proposed strategy plan and land use plan that was exhibited. The issues raised included (Attachment 5):

- Issue 7: Requests for further consultation with respect to specific services, infrastructure projects and sites.
- Issue 8: Site specific requests to be considered for future development.

Through the process of the Review it has been highlighted that the Yarrawonga GMS will supersede the previous outdated 2004 Yarrawonga Strategy. During the process it has been identified that there has been minimal input sought from the community, agencies and other stakeholders in the development of the initial GMS document. As a result, Moira Shire Council is in the process of working with the VPA to facilitate a third phase of the project which would include comprehensive consultation with the community, agencies and other stakeholders to discuss the detail of the Yarrawonga GMS. This phase is subject to further funding by the VPA. Given that this process is currently being investigated it is considered appropriate to refer the three submissions received through this consultation to the next part of the GMS project. This will provide an opportunity to consider specific issues and sites having regard to the overall land use response for Yarrawonga.

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9. Conclusions and Recommendations

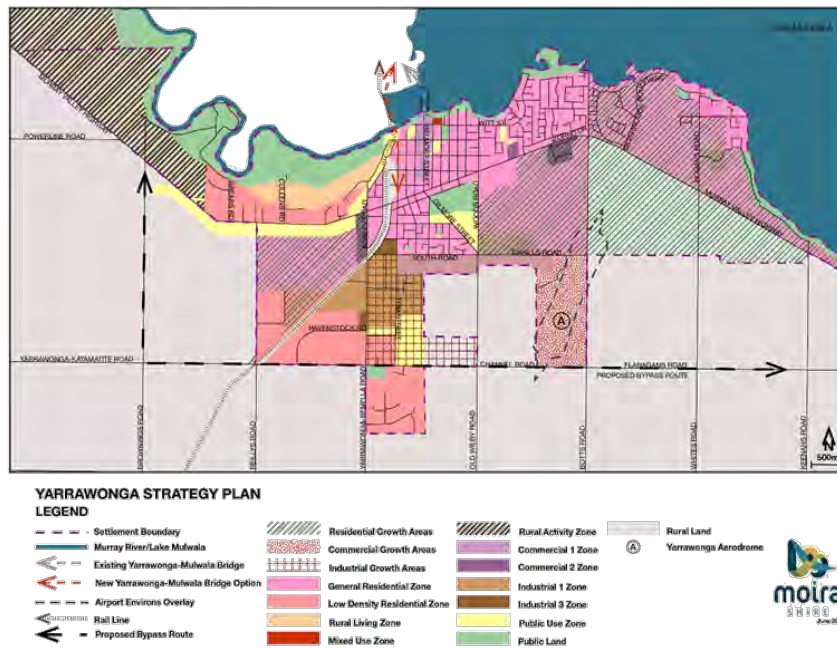
Overall, it is considered that the existing Cobram Strategy Plan 2025, Numurkah Strategy Plan and Nathalia Strategy Plan have successfully provided a framework for growth for Moira Shire Council, whilst there has been some growth and requirement for changes these strategy plans will remain largely unchanged.

Once the Yarrowonga GMS is finalised by Council, and further consultation has been undertaken, it is anticipated that the document will supersede the 2004 *Yarrowonga Strategy – Looking to the future*. The final result will be a comprehensive and extensive land use document that will update the strategy plan for the township and areas for future expansion of industry, retail and residential.

9.1. Yarrowonga

1. That Council refer all submissions to a new phase of engagement for the Yarrowonga GMS.
2. Once finalised the Yarrowonga GMS will be the replacement future land use document for Yarrowonga superseding the 2004 Strategy Plan.

The following plan (also at attachment 6) has been reproduced showing the land use related issues.



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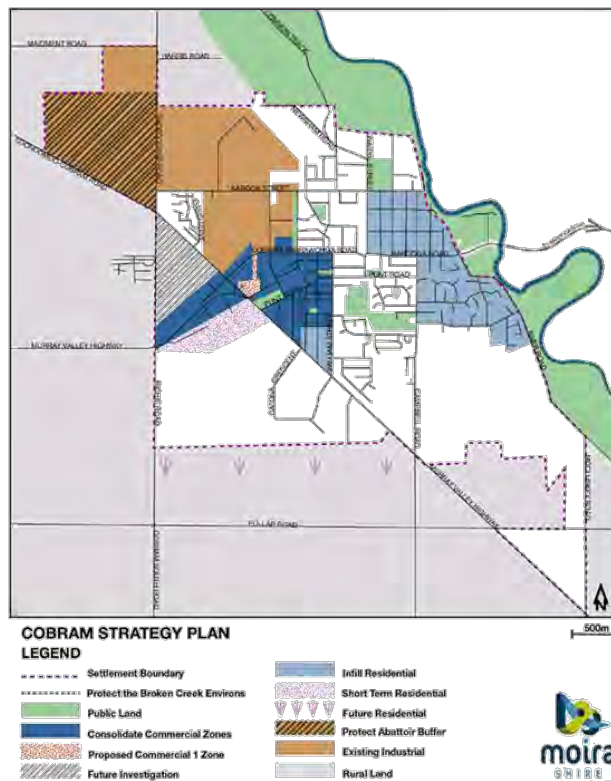
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9.2. Cobram

3. That Council seek to implement the revised Cobram Strategy Plan which shows:
 - An additional Commercial 1 Zone area;
 - Identify the 'Ritchies Road' site for 'Future Investigation'; and,
 - Remove the Grasso Drive site from being identified for Low Density Residential Zone.
4. That Council make changes to the LPPF and other MSS related documents to ensure that the new Commercial 1 Zone can be adequately facilitated.

The following plan has been reproduced showing the land use related issues (also forms Attachment 7)



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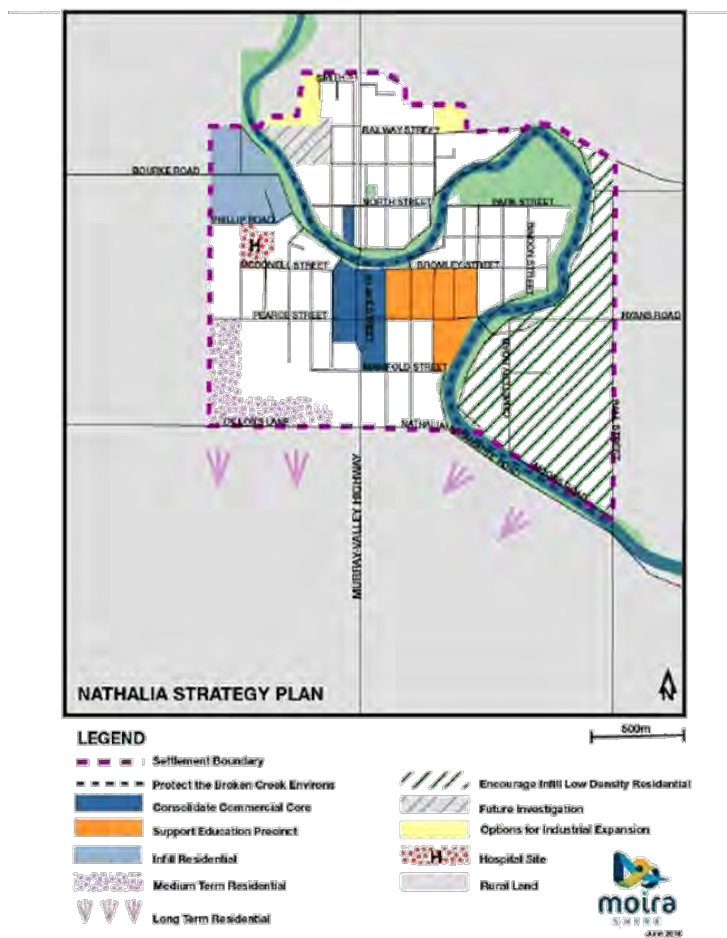
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9.3. Nathalia

- 5. That Council seek implement the revised Nathalia Strategy Plan which shows additional industrial areas and future investigation areas.

The following plan has been reproduced showing the land use related issues (also forms Attachment 8)



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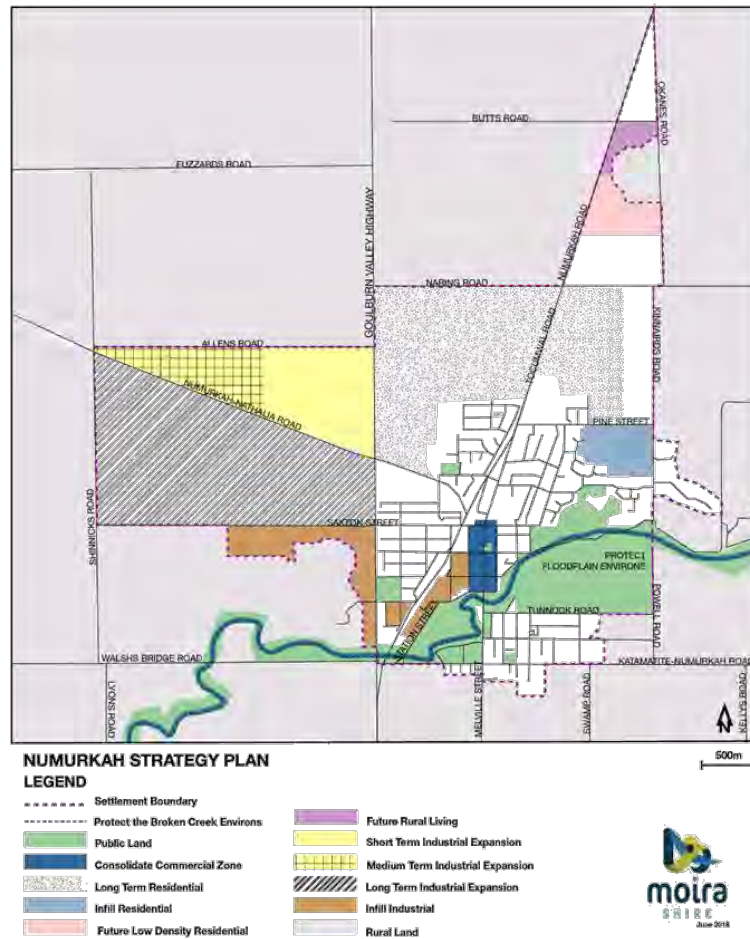
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9.4. Numurkah

6. That Council seek implement the revised Numurkah Framework Plan which:

- Shows additional industrial areas; and,
- Removes identification of 30-36 Tunnock Drive for medium density residential.

The following plan has been reproduced showing the land use related issues (also forms Attachment 9)



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9.5. General

7. Any future planning policies continue to encourage and support good access to internet and mobile phone coverage this will have minimal change to the land use of the towns.
8. That Council not seek to undertake any housing strategies for the townships which will supersede the requirements in the previous Strategy Plans.
9. That Council establish a framework for monitor and review of housing supply and demand across the municipalities.

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YARRAWONGA DATA SHEET - DOCUMENT REVIEW

YARRAWONGA FUTURES PLAN 2006		
RECOMMENDATION	COMPLETED	ANALYSIS (AND NOTES)
Development Plan for the apartments/cafes/restaurants along Irvine Parade/Bank Street.	Not implemented	No. However, Development Plans are often ineffective in areas that have existing buildings. The tool would not meet the needs as set out within the YFP.
Cost Benefit Analysis, feasibility analysis and concept design for the proposed Community/Visitor centre on the foreshore including funding from government grants.	Ongoing	A range of upgrades have been undertaken with respect to the Yarrowonga Visitor Services Centre. Council has produced a Visitor Services Strategy 2017 – 2019 that also provides ongoing support to the Yarrowonga centre.
Feasibility and design assessment for the central Lake Mulwala water jet including private/public funding options.		
Local and regional artists to work closely with Moira Shire and local organisations in establishing a theme and commissioning specific art projects.	Ongoing	Numerous public art opportunities have been realised however, this action will be ongoing.
Develop a Special Levy to equitably fund future car parking needs.	Yes	Car parking overlay and various tools were implemented through C54.
Establish a Yarrowonga Futures Focus Group comprising of existing community representatives and Moira Shire Council to achieve practical implementation of the Structure Plan.	Yes	The structure plan was implemented
Introduce a Compulsory Acquisition Overlay to land identified for future car parking would reduce administrative issues when acquiring the land on behalf of the community.	Difficult to quantify	Car parking was explored as part of a separate project. Changes have been implemented.
Specific Design & Development Overlays are to be applied to the Foreshore (East) and Central Retail & Commercial Precincts. This will facilitate a uniform and themed approach to the future development of the centre.	No	No overlays have been developed or applied to control design along the foreshore.
YARRAWONGA STRATEGY PLAN 2004		
RECOMMENDATION	COMPLETED	ANALYSIS (AND NOTES)
Rezone the area identified as Short to Medium and Medium to Residential 1 with a Development Plan Overlay.		Investigated and completed as part of C24. These areas will be superseded by new (and additional) recommendations in the GMS.
Rezone the area identified as Medium Term Affordable to Residential 1 with a Development Plan Overlay.		Investigated and completed as part of C24. These areas will be superseded by new (and additional) recommendations in the GMS.
Place a Development Plan Overlay over the area identified as Long Term.		Investigated and completed as part of C24. These areas will be superseded by new (and additional) recommendations in the GMS.
Require a Development Plan be prepared and approved by the Responsible Authority before a permit can be issued for subdivision of more than one dwelling on a lot.		
That council takes a lead role in the preparation of the Outline Development Plans in consultation with relevant landowners and service authorities	Ongoing	
That council reviews the appropriateness of existing height control provisions of the Moira Planning Scheme and prepare a height control policy for subsequent inclusion as Schedules within the Residential 1 Zone, Low Density Residential Zone, Mixed Use Zone and Township Zone.	No longer relevant	Changes to the residential zones in 2016 and 2017 have brought in changes to the residential zones. These zones now include heights and mandatory heights for zones. As such this policy would be difficult to implement and is no longer relevant.
Develop a small lot industrial subdivision on the vacant land at the saleyards.		The sale yards remain undeveloped.
Negotiate with the owner of the industrial land at the eastern end of Melaleuca Street to develop an industrial park; Schedule drainage, road, streetscape and signage improvements to Acacia and Melaleuca Streets.	Ongoing	This area is appropriately zoned as industrial zone however, no further development has occurred onsite at this time
Negotiate with VicTrack and the State Government to secure the old railway yards for the development of a light industrial industry park including an amendment	Ongoing	

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to the Planning Scheme to rezone the land to Industrial 3.	Not yet	
Prepare a development strategy for a light industrial park on the old railway yard.	Not yet	
Prepare and initiate a landscape plan for the disused stock route easement running between the sewerage farm and South Road.	Not yet	
Prepare an amendment to the Planning Scheme to rezone land fronting the Murray Valley Highway and Burley Road from Rural to Business 3.		This has occurred.
Prepare a Design and Development Overlay for Burley Road to ensure that development occurs in the desired manner.		This has occurred
Develop a strategy to secure a large hardware/homeware store to service the needs of the existing community and of the construction industry as part of the process to Amend the Planning Scheme to rezone land in Burley Road to Business 3 Zone.		Bunnings has been developed in Yarrowonga in recent times.
Prepare an amendment to the Planning Scheme to rezone land occupied by the sewerage farm from Public Use to Industrial 1 Zone.	Ongoing	- Waste water treatment facilities in Yarrowonga, Bundalong and Tungamah have had an ESO applied through Amendment C84. - Amendment with dept. for assessment.
Prepare an improvement program for the Benalla Road entrance to Yarrowonga including, but not limited to, drainage, landscaping and signage.		Improvements to the gateway are a project that will occur over time.
Explore the potential for introducing commuter flights to and from Yarrowonga Airport as part of the airport masterplan.		Ongoing advocacy position.
Negotiate with the proprietors of the cordial factory in Hunt Street Yarrowonga for its relocation to a new site in the industrial estate.		Ongoing advocacy position.
Negotiate with the proprietors and landowners of the grainbunker site with the objective of removing the facility to a more appropriate location		This objective is no longer relevant. Recent approvals to the facility mean that the site will operate in this location into the long-term future.
Commence discussions with ADIMulwala to determine the types of construction services and the types of building materials which will be required for the redevelopment and initiate a program to secure the required types of businesses to establish in the industrial estate.		The GMS contains new strategies regarding future industrial estates.
In conjunction with ADIMulwala, determine the demand for short to medium term rental accommodation and if appropriate, prepare a development plan for The Grove Caravan Park and initiate discussions with the State Government and selected tertiary institutions with the objective of securing a higher education campus on land near the existing secondary college. It is suggested that the focus should be on tourism and recreation and building and technology.		The GMS contains new strategies regarding future residential uses and locations.
Review the use and appropriateness of the saleyard with a view to its relocation.		Sale yard closure and relocation is complete.
Work with North-East water to facilitate the relocation of the sewerage treatment plant.		Ongoing.
Prepare an amendment to the Planning Scheme to rezone land behind the Murray Valley Highway and Burley Road from Rural to Industrial 1.		Complete
Negotiate with the proprietors of the establishments on the Murray Valley Highway east of Woods Road for their eventual relocation to the industrial estate.		The GMS contains new strategies regarding future industrial estates.
In conjunction with ADI Mulwala, initiate a feasibility study into the potential to establish factories to manufacture the raw materials used in the production of the propellant.		
Determine the location of a north-south bypass of Yarrowonga, seek State Government funding and construct the bypass within seven years.	Ongoing	
Negotiate with the Victorian and New South Wales State Governments for the construction of a new road bridge linking Yarrowonga and Mulwala to be constructed within the next 10 years.	Ongoing	- Local area implementation: Facilitate a north-south bypass of Belmore Street in conjunction with the construction of

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YARRAWONGA DATA SHEET - DOCUMENT REVIEW

		a second road crossing of Lake Mulwala within the next 5 years.
Instigate discussions with Sacred Heart Primary School and College and Catholic Education with a view to achieving the objectives of: Adding years 11 and 12 to the existing school, and identifying a new site for the future development of a combined Catholic Education facility		
Rezone land opposite Yarrowonga Secondary College on the showgrounds site to Public Purposes Education.		Complete in C55
Rezone land adjacent to Yarrowonga Secondary College to Public Purposes Education and initiated discussions with the State Government, the Education Department, Yarrowonga Primary School and the Secondary College with the objective of planning a multi-campus education facility for development within the next five years.		Complete in C55
Initiate discussions with the State Government and selected tertiary institutions with the objective of securing a higher education campus to serve the population of Yarrowonga and its hinterland.	Ongoing	Ongoing advocacy position.
Commence negotiations with the proprietors of the two carsale outlets in Belmore Street with a view to relocating to the potential Business 3 Zone in Burley Road or another suitable commercial centre.		Ongoing advocacy position.
Through councils Business Development Officer, seek out potential tenants of an office complex on land currently occupied by Pigdons Motors.		Ongoing advocacy position.
Modify the Outline Development Plan covering Gormans Land to include a commercial centre.		Complete.
Include a boutique retail centre in the vicinity of Linthorpe Drive for the future development of Botts Land.		This has not occurred and the recommendations of the Retail Options paper with respect to additional retail and commercial land should supersede this aspiration
Identify land for the boutique retail centre be rezoned for that purpose.		This has not occurred and the recommendations of the Retail Options paper with respect to additional retail and commercial land should supersede this aspiration
Initiate a marketing program to attract the following types of businesses in the new retail centres: Hardware and homeware; Lighting shops; Garden and landscape supplies; Builders hardware; Plumbing supplies; Wood and timber supplies; Tile and tiling supplies; Window coverings; Nursery and nursery supplies	Ongoing	- Recent investment in township includes a Bunnings.
Develop a marketing program to attract one or more five star accommodation facilities to Yarrowonga.	Completed	A range of improvements to tourism attraction has occurred. This has also be supported by the development of Silverwood's integrated golf course.
Favour future development applications in the central district of Yarrowonga that locate officespace above ground floor or in the streets surrounding Belmore Street.	Ongoing	- Local area implementation: Accommodate complementary business uses at the southern end of Belmore Street.
Write to the Federal and State Ministers for Health expressing concern about the availability of general practitioners in country towns and request the governments to initiate programs to overcome this.		Ongoing advocacy position.
Retain the centre road parking in Belmore Street.	Yes	- Local area implementation: Protect the amenity of Belmore Street by retaining the centre of the road car parking.
Lower the speed limit through Belmore Street to 40 kms per hour.		
Raise the cash-in-lieu rate for developers in relation to carparking to \$7,000 per space.	Completed	Car parking overlay and investigations were undertaken as part of C54.
Favour fullon - site parking provision rather than the cash-in-lieu carparking arrangement.		Car parking overlay and investigations were undertaken as part of C54.
Cease discounting the parking requirement for developments.		Car parking overlay and investigations were undertaken as part of C54.
Develop a staged acquisition program to purchase the three sites identified for off-street car parks.		Car parking overlay and investigations were undertaken as part of C54.

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Commence negotiations with the owners of these potential carpark sites to obtain an option to purchase the land.		Car parking overlay and investigations were undertaken as part of C54.
Rezoned potential off-street car park land as a Public Use Zone.		
Include these new carparks in the Developer Contributions Plan currently underway.		Car parking overlay and investigations were undertaken as part of C54.
Develop a Landscape Masterplan for the eastern foreshore from Murphy Street to the Yacht Club with the following components: Continuing the design theme used over the reclaimed land; Replacing the existing concrete hard edge to continue the new hard edge provided where the land was reclaimed; Continuing the lighting theme already commenced; Continuing the vegetation treatment already commenced; Replacing of bitumen road paving with aesthetically more appealing surfacing material; Improving pathways through the area; Relocating of the water slide to the Yarrowonga Pool in Burley Road; Restoring of the toddlers swimming pool; Installing new barbecue facilities and picnic shelters; Installing new seating; Restoring the stone changing rooms and toilets; Restoring the stone kiosk; Restoring the stone fence; Stabilising the high banks area to prevent further erosion; Consideration of the future of the willow trees in the high bank area; Constructing a landscaped shared pedestrian/bicycle path to linkup with the path in River Road. Vehicle/pedestrian separation is a priority; Improving access to and parking arrangements at the boat ramp; and Constructing jetties either side of the boat ramp to facilitate launching and retrieval of boats.		This has not been complete.
Seek funding for the preparation of the eastern foreshore Landscape Masterplan and for the works involved.		
Negotiate with Goulburn-Murray Water to secure the transfer of the River Road land to council.		Ongoing discussion. Unclear that this has been finalised..
Develop and implement a Landscape Masterplan for the revitalisation of the area surrounding the rowing sheds including the following components: New boat launching ramps, Improved parking areas; Landscape treatment, Barbecue and picnic facilities, Physical separation of the walking track from traffic and parking areas.		This has not occurred
In conjunction with Goulburn-Murray Water negotiate with the landowner to obtain sufficient land to widen and improve the access to the rowing sheds area.		This has not occurred
Conduct a survey of the community to gauge the level of support for re-establishing the rowing club. If there is a high level of support for the re-establishment of the Rowing Club, seek funding for the construction of new rowing club facilities.		Rowing club has been established. A new facility was being completed by Goulbourn Murray Water and rowing club to outline new facilities.
Negotiate with the owners of Botts Land seeking to ensure that as and when the land is developed, that an east-west link between Hogans Road and Linthorpe Drive is provided.		This has not occurred
In conjunction with Goulburn-Murray Water, prepare a Landscape Masterplan with the primary objective of creating a linear park on foreshore land from Hogans Road through to Bundalong with the Park to have the following key elements: Fully formed shared pedestrian/bicycle pathway; Consistent landscape theme represented by selected planting and furniture; Barbecue and picnic facilities in appropriate locations; Improvements and new car and boat parking areas; Upgrading of the small boat ramp between Rosemary Court and Stevenson Court; Enhanced visibility of the small existing pathways leading from Rosemary and Stevenson Courts to the Lake Foreshore; The development of a vantagepoint, interpretive facility, carpark and access from the Highway on the Public Park and Recreation zoned land near the Donkeys paddock; and the construction of a boat ramp,		This has not occurred

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carpark and toilet facilities in the general vicinity of Majors Creek.		
Rezoning the small area of Residential 1 land adjoining the boat ramp at the end of Hogans Road to Public Park and Recreation Zone.		This has not occurred
Rezoning the area of land along the southern foreshore of Lake Mulwala in the general vicinity of Bathumi to the west of Bundalong to Road Zone as a pre-cursor to the development of a scenic drive.		This has not occurred.
In conjunction with Goulburn-Murray Water, seek funding for the staged construction of the scenic drive.		This has not occurred

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YARRAWONGA - CONTEXT		
	KEY ISSUE/INFLUENCE	ANALYSIS (AND NOTES)
ENVIRONMENTAL	The Basin Plan	<ul style="list-style-type: none"> - The plan came into effect in November 2007. - Aims to ensure water is shared between all users in a sustainable way. - Ensures that the river system is managed and shared focusing on long term adaption to the effects of climate change.
	Connections Project	<ul style="list-style-type: none"> - Aims to assist communities in the Goulburn Murray Irrigation District adapt to reduced water availability ensuring a sustainable future for productive agriculture. Focusing on adapting and balancing customers' needs for flow rates and timing. - Aims to enhance the environment locally and across the Murray Darling Basin including: <ul style="list-style-type: none"> - water savings for environmental use across the Basin (ie. deliver 204GL of water savings) - local environmental benefits through improvement projects (mitigation water and local environmental flows).
	Flood Risk	<ul style="list-style-type: none"> - Area around the town are affected by flooding. - Areas at risk to inundation have been identified through updated flood studies. - Land use on these areas need to respond to the risk. In circumstances where the risk is too great land uses should be relocated to appropriate sites.
	Millennium Drought	<ul style="list-style-type: none"> - Generally there have been changes to agricultural industries, although this has less impact on Yarrawonga due to its diversification of economic development opportunities.
	Hume Growth Plan/ Hume Land Use Plan	<ul style="list-style-type: none"> - Highlights that Yarrawonga will be a high growth township and supports it as a tourism destination.
SOCIAL	Population Growth	<ul style="list-style-type: none"> - Moderate population growth (relative). - Higher proportion of younger residents (in municipality). - Residential land supply is fitting for population growth. However, does not necessarily take into account seasonal residents. - Housing prices are becoming less affordable. - High costs associated with servicing residential land. - High proportion of aged residents. Trend looks to continue.
	Tree Changers	<ul style="list-style-type: none"> - Large increase in investment in second houses. - Often working remotely or spending a large amount of peak season in town.
	Artistic Community	<ul style="list-style-type: none"> - Growth in arts. - Increased with Tree Changer interest. - Foundation for further tourism industries.
INFRASTRUCTURE	Gas Supply	<ul style="list-style-type: none"> - Limited access to gas affecting growth in industry.
	Internet Connectivity	<ul style="list-style-type: none"> - Internet services are increasing access to other areas and changing industries including; Retail and Tourism. - Increasing people working remotely and Tree Changers spending more time in second homes.
	Water Security	<ul style="list-style-type: none"> - Currently there are consistent levels of water in the lake. - No guarantee regarding long-term supply.
	Access to Electricity	<ul style="list-style-type: none"> - Limited access to energy affecting growth in industry.
	Industrial Land Supply	<ul style="list-style-type: none"> - Limited access to electricity and gas affecting investment. - Current industrial land supply _____?
	Commercial Land Supply	<ul style="list-style-type: none"> - There is some need to increase the commercial land supply within Yarrawonga. - The new Retail Options Paper undertaken by Council identifies areas for some commercial expansion.
	Yarrawonga – Mulwala Bridge	<ul style="list-style-type: none"> - 2009 VicRoads commissioned study into new bridge options, Environmental Effects Statement (EES) referred out, submissions due at end of 2017. - Following outcome of EES referral process VicRoads will undertake a planning scheme amendment to secure the route.
Transport Networks	<ul style="list-style-type: none"> - High costs associated with transport out of the region. - Cross-boarder business competition. 	
ECONOMIC	Investment in Local Businesses and Traders	<ul style="list-style-type: none"> - Recent increase in investment i.e. Bunnings/Sebel and Golf Course - Currently has a narrow economy that is focused on tourism/cafes and a lack of industrial land. - Potential growth in year-round tourism markets. - Need for greater access to infrastructure services such as electricity and gas for new industries.

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Tourism Destination	<ul style="list-style-type: none">- Growth in the industry has increased tourism to a year-round destination.- Increase in holiday/second homes in town.- Destination for Tree Changers and their guests.
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COBRAM DATA SHEET – DOCUMENT REVIEW

COBRAM STRATEGY PLAN 2007		
RECOMMENDATION	COMPLETED	ANALYSIS (AND NOTES)
Amend Clause 21.04 to replace the existing Settlement Strategies with the revised Settlement Strategies as per Section 13.	Yes	- Introduced into the scheme by Amendment C41.
Amend Clause 21.04 to replace the Cobram Structure Plan with the Cobram Strategy Plan as per Figure 12 in Section 13.	Yes	- Introduced into the scheme by Amendment C41. - Cobram Strategy Plan informed and was superseded by the Cobram Framework Plan (currently in the scheme at 21.07-1).
Rezone land identified for short term residential development in Figure 7 to Residential 1 Zone.	Yes	- A large proportion of the land has been rezoned to General Residential Zone 1.
Rezone land identified for short term low density residential development in Figure 7 to Low Density Residential Zone and cover by Development Plan Overlay requiring among other matters that lots be seweraged.	Yes	- Areas identified have been rezoned and DPO9 applied.
Rezone the parcels of land identified in Figure 8 to Residential 1 Zone and Mixed Use Zone.	Yes	- Land rezoned to Mixed Use Zone and General Residential Zone 1.
Amend the planning scheme to include all land identified for short, medium and long term residential and low density residential development within the Development Plan Overlay. The requirements of the Development Plan Overlay should at least be consistent with the existing Development Plan Overlay No.1.	Yes	- DPO8, DPO9, and DPO10 have been applied to the sites (Amendment C41).
Undertake a Housing Strategy for the municipality to quantify and qualify the needs for different types of housing, including affordable housing and lifestyle opportunities.	No	- Outstanding item. However, it is considered that a housing strategy is costly and will result in no actual benefit. Council are better to monitor supply and demand.
Following the completion of the Rural Lands Review, amend the Moira Planning Scheme to include land in the Rural Living Zone, if recommended.	Yes	- Completed in 2008 and implemented through C51.
Council should take a lead role in the preparation of the Development Plans in consultation with relevant landowners and service authorities.	Yes	- Numerous DPO's have been applied to land around Cobram.
Rezone land as per the recommendations of the Industrial Land review by Maunsell Australia, and as identified in Figure 9 to Business 4 Zone.	Yes	- Large proportion of the land has been rezoned to Commercial 2 Zone.
Undertake a Retail/Business Floorspace Analysis for Cobram.	Yes	- SED undertook a retail analysis which has been supported as part of this Review.
Continue discussions with VicTrack in regard to the railway land.	Yes	- The planning scheme currently supports the redevelopment of surplus railway land (if deemed surplus by VicTrack) for either open space or commercial type uses, as appropriate.
Encourage the relocation of bulky goods and other such retail outlets from the towncentre.	Yes	
Ensure the requirements of the Development Plan Overlay (as recommended in Section 12.1.1 above) include provision for appropriately located local neighbourhood convenience centres.	Yes	- DPO8, DPO9, DPO10 (introduced through Amendment C41).
Investigate the establishment of a 'Cobram Business Park' in the triangle defined by Ritchie Road, Cobram-Koonoomoo Road and the Murray Valley Highway. The demand for such will be identified through a floorspace analysis (As per the above recommendation). If this area is to be developed for a business park, a Business 4 Zone is recommended, as is a Design and Development Overlay.	Yes	- The planning scheme currently encourages the establishment of a Cobram Business Park in the area defined by the Murray Valley Highway, Cobram-Koonoomoo Road and Ritchie Road.
Rezone all current rural land north and south of Karook Street to Industrial 1 Zone, except Oasis Village, which we recommend to be rezoned Mixed Use Zone.	Yes	- The majority of land around Karook Street has been rezoned to Industrial 1 Zone. - Oasis Village has been rezoned to Mixed Use Zone.
Extend the industrial zoning west of Richie Road to encompass the abattoirs.	Yes	- Land containing abattoirs has been rezoned. However not the

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		extent of the area shown on the Cobram Strategy Plan.
Council should continue to facilitate high quality industrial development as occurring in Schubert Crescent on vacant industrial sites.	Agreed	
Undertake an assessment into the feasibility of relocating the Cobram Saleyards to the identified site in Cobram Koonoornoo Road. If the relocation does not prove to be feasible, or saleyards are not required in Cobram, consider there zoning of the site to Industrial 1 Zone.	No longer relevant. *Saleyards have closed.	<ul style="list-style-type: none"> - Saleyards currently zoned Commercial 2 Zone. - Addressed as an area of interest in SGS Economics and Planning's Industrial Land Review 2007. - Saleyards have closed.
Rezone Council owned land used or reserved for public open space, including parts of Federation Park to Public Park and Recreation Zone.	Yes	<ul style="list-style-type: none"> - Council public open space and parts of Federation Park have been rezoned to Public Park and Recreation Zone.
Continue discussions with VicTrack in regard to the railway land.	Yes	<ul style="list-style-type: none"> - The planning scheme currently supports the redevelopment of surplus railway land (if deemed surplus by VicTrack) for either open space or commercial type uses, as appropriate.
Facilitate the implementation of the recommendations of the Cobram Urban Design Framework, prepared by David Look & Associates.	Not yet	<ul style="list-style-type: none"> - Not included as a reference document in the scheme. - Clause 21.07-1 does not appear to contain recommendations. - Outstanding item.
Prepare a policy position on the inclusion or otherwise of encumbered land as part of the required public open space contribution.	Not recommended. Encumbered land is a public open space contribution. The Development Plan	<ul style="list-style-type: none"> - Clause 56 clearly states that the objective of subdivisions is to receive unencumbered open space. - Generally, land that is constrained for development purposes. Includes easements for power/transmission lines, sewers, gas, waterways/drainage; retarding basins/wetlands; landfill; conservation and heritage areas. - This land may be used for a range of activities (e.g. walking trails, sports fields). This is not provided as a credit against public open space requirements. However, regard is taken to the availability of encumbered land when determining the open space requirement.
Ensure the requirements of the Development Plan Overlay (as recommended in Section 12.1.1 above) include provision for appropriately located public open space.	Yes	<ul style="list-style-type: none"> - See DPO8, DPO9, DPO10 (introduced through Amendment C41).
Undertake a traffic and transport assessment for Cobram.	Not yet	<ul style="list-style-type: none"> - Outstanding item.
Encourage the adoption of the traffic and transport networks and management as identified in the Cobram Development Plan prepared by EarthTech throughout other areas proposed to be included in the Development Plan Overlay.	In part	<ul style="list-style-type: none"> - DPO8 and DPO9 require further work to be undertaken through A Traffic Management and Impact Mitigation Plan.
Continue to encourage the provision of public transport to service Cobram.	Ongoing	Ongoing advocacy position.
Undertake a Social Plan for the municipality (note – it is understood that this is currently underway).	Yes	<ul style="list-style-type: none"> - A plan was undertaken to cover 2007 – 2010.
Ensure the requirements of the Development Plan Overlay (as recommended in Section 12.1.1 above) include provision for appropriately located community facilities.	Yes	<ul style="list-style-type: none"> - See DPO8, DPO9, DPO10 (introduced through Amendment C41). - Requirements outlined in Municipal Strategic Statement for orderly development and co-ordinated provision of roads and infrastructure, community services and facilities to all areas identified for short, medium and long term residential consistent with a Development Plan.

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Undertake discussions with tertiary and further education providers to facilitate the provision of such courses/subjects in Cobram.	Proposed	The planning scheme supports the expansion of primary, secondary and tertiary educational facilities in Cobram.
In consultation with the Departments of Sustainability and Environment and Primary Industries, prepare a policy on the treatment of the rural/urban interface.	Proposed	- Outstanding item.
As appropriate amend the Strategy Plan to reflect the recommendations of the Rural Lands Review (note-it is understood this project is soon to commence).	Proposed	- This project was completed in 2008 and implemented into the planning scheme through C51.
Council work closely with GBCMA to prepare a strategy to floodproof the immediate surrounds of Cobram.	Proposed	- The Goulburn Broken Regional Catchment Strategy 2013-2019. - Goulburn Broken Regional Floodplain Management Strategy (at draft stage mid-2017).

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COBRAM - CONTEXT			
	KEY ISSUE/INFLUENCE	PROGRESS	ANALYSIS (AND NOTES)
ENVIRONMENTAL	The Basin Plan		<ul style="list-style-type: none"> - The plan came into effect in 2012. - Aims to ensure water is shared between all users in a sustainable way. - Ensures that the river system is managed and shared focusing on long term adaption to the effects of climate change. - The increase in water prices and decrease in irrigation rights, or access to rights, will result in a move towards dryland production. - This will impact on the types of agriculture undertaken in the rural areas of Moira. - This may have a flow-on impact to the types of businesses that are retained or attracted to the region.
	The Connections Project		<ul style="list-style-type: none"> - Aims to assist communities in the Goulburn Murray Irrigation District adapt to reduced water availability ensuring a sustainable future for productive agriculture. Focusing on adapting and balancing customers' needs for flow rates and timing. - Aims to enhance the environment locally and across the Murray Darling Basin including: <ul style="list-style-type: none"> o water savings for environmental use across the Basin (ie. deliver 204GL of water savings) o local environmental benefits through improvement projects (mitigation water and local environmental flows).
	Millennium Drought		<ul style="list-style-type: none"> - Has had an impact on agriculture in and around Cobram. - Has meant there has been a decline in dairying in the local district. - Agribusinesses have been impacted in recent years. - Ongoing water rights and impacts of Basin plan may have an ongoing impact on the surrounding agriculture.
	Hume Growth Plan and Hume Land Use Plan		<ul style="list-style-type: none"> - HGP supports Cobram as a regional centre and town that has opportunity to grow. - It supports its industrial and business centre position in the region.
	Flood Risk		<ul style="list-style-type: none"> - Land subject to inundation. - Areas of risk have been identified through updated flood studies.
SOCIAL	Health Care		<ul style="list-style-type: none"> - Available in town. - Access to local hospital. - Aged care available.
	Population		<ul style="list-style-type: none"> - Steady population growth. - Younger population (on average) to other towns in Moira. - Ageing population (expected to increase). - Residential land supply is suitable for residential population growth. - Supply does not necessarily accommodate seasonal residential growth. Seasonal workers mean population growth at peak seasons
ECONOMICS & INFRASTRUCTURE	Commercial Land		<ul style="list-style-type: none"> - Limited supply of commercial land. - Good mix of retail and commercially available. - Not a high demand for office space. - Some commercial areas contain residential homes and buildings that are not commercial in focus. - New Retail options paper undertaken by Council which identified new areas for some retail and commercial expansion.
	Internet Access		<ul style="list-style-type: none"> - Increased Tree Changer interest. - Increased residents working remotely or from home, including time spent in the region by Tree Changers. - Agriculture and farming are becoming more automated. - Access to drone technology. - Internet services are increasing access to other areas and changing industries including; Retail and Tourism.
	Water Security		<ul style="list-style-type: none"> - Increased threat to long-term water security in terms of water security for surrounding irrigation district. - Good access to water for residential use. - Costs are increasing due to irrigation and water right costs.
	Electricity Supply		<ul style="list-style-type: none"> - Energy costs are increasing across the state. - Increased brown outs and black outs in the region. - high and therefore there is the increased move to technological advances.

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COBRAM DATA SHEET - KEY ISSUES AND INFLUENCES

Closure of Major Businesses		<ul style="list-style-type: none">- There have been a number of major businesses close in the town, such as JBS & MG Sale.- The Saleyards have closed.- Cross boarder competition for businesses but also provides broader retail/commercial catchment
Waste Water Treatment		<ul style="list-style-type: none">- There are constraints with the GWV treatment plant.

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NATHALIA DATA SHEET - DOCUMENT REVIEW

NATHALIA STRATEGY PLAN 2010		
RECOMMENDATION	COMPLETED	ANALYSIS (AND NOTES)
Amend Clause 21.04 to replace the existing Settlement Strategies with the revised Settlement Strategies as per Section 12.	Yes	- Completed through Amendment C64.
Amend Clause 21.04 to replace the Nathalia Town Structure Plan with the Nathalia Strategy Plan (Figure 7 at Section 12).	Yes	- Completed through Amendment C64. - Nathalia Strategy Plan 2010 informed the Nathalia Framework Plan 2010 at Clause 21.07-4.
Amend the planning scheme to include all land identified for short, medium and long term residential development within a Development Plan Overlay; if they are not already included within this overlay. The requirements of the Development Plan Overlay should at least be consistent with the existing Development Plan Overlay - Schedule 1.	Yes	- DPO13 introduced through Amendment C64.
Undertake a Housing Strategy for the municipality to quantify and qualify the needs for different types of housing, including affordable housing and lifestyle opportunities.	Not yet	- Outstanding item. Outstanding item. However, it is considered that a housing strategy is costly and will result in no actual benefit. Council are better to monitor supply and demand.
Council should take a lead role in the preparation of any future Development Plans in consultation with relevant land owners and service authorities.	Process	- Process based recommendation.
Undertake a Retail/Business Floorspace Analysis for Nathalia.	Yes	- An assessment was undertaken by Slade Consulting
Rezoned land identified in the Strategy Plan for short and medium-term industrial use to the Industrial 1 Zone. Some discussion with VicTrack may be required before land owned by this agency is rezoned.	Completed	- This was considered as part of Amendments C64. The planning panel recommended removal of the site from rezoning.
Council should facilitate high quality industrial development to ensure that adequate industrial land is available and that the amenity of surrounding areas is protected.	Process	- Process based recommendation.
Continue discussions with VicTrack in regard to the future industrial use of railway land.	Commonwealth	- This was considered as part of Amendments C64. The planning panel recommended removal of the site from rezoning.
At the time of rezoning include the land identified for industrial purposes that is located south of the town, along the Murray Valley Highway, in a Design and Development Overlay.		- This rezoning has not yet occurred.
Facilitate improvement and enhancement of the open space along Weir Street and south of Broken Creek.	Proposed	- Clause 21.07-4 references the item in Local area implementation. <i>"Enhance public open space facilities and improve accessibility particularly along Broken Creek."</i>
Prepare a policy position on the inclusion or otherwise of encumbered land as part of the required public open space contribution.	Partly completed Items not yet included in the Development Plan Overlay are being assessed	- Clause 56 clearly states that the objective of subdivisions is to receive unencumbered open space. - Generally, land that is constrained for development purposes. Includes easements for power/transmission lines, sewers, gas, waterways/drainage; retarding basins/wetlands; landfill; conservation and heritage areas. This land may be used for a range of activities (e.g. walking trails, sports fields). This is not provided as a credit against public open space requirements. However, regard is taken to the availability of encumbered land when determining the open space requirement.
Ensure the requirements of the Development Plan Overlay (as recommended in Section 11.1.1 above) include provision for appropriately located public open space.	Yes	- DPO13 introduced through Amendment C64. - DPO1 affects the western edge of Nathalia and meets this recommendation.
Undertake a traffic and transport assessment for Nathalia.	Not yet	- Outstanding item.

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NATHALIA DATA SHEET - DOCUMENT REVIEW

		- Not considered essential further work.
Continue to encourage the provision of public transport to service Nathalia.	Ongoing	Ongoing advocacy position.
Investigate the establishment of an education precinct east of the town centre around existing school facilities.	Ongoing	- This has been supported through the framework plan that has been implemented into the planning schema.
Undertake discussions with tertiary and further education providers to facilitate the provision of such courses/subjects in Nathalia.	Ongoing	- Councillor session stated 'good education available'.
Investigate the establishment of an arts and cultural precinct east of the town centre at and near the former Council depot.	Ongoing	Ongoing advocacy position
Work with the local community to investigate options for the development of an arts and cultural precinct.	Ongoing	Ongoing advocacy position
Encourage establishment of child care centre, especially near education facilities.	Ongoing	
Ensure the requirements of the Development Plan Overlay (as recommended in Section 11.1.1 above) include provision for appropriately located community facilities.	Ongoing	<ul style="list-style-type: none"> - DPO13 introduced through Amendment C84 is not greatly specific in this regard. - Clause 21.07-4 provides more direction regarding preferred outcomes. - DPO1 affects the western edge of Nathalia and meets this recommendation.

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**FUTURE DIRECTIONS PAPER: MAJOR TOWN'S STRATEGY PLAN REVIEW
(YARRAWONGA, COBRAM, NUMURKAH, AND NATHALIA (cont'd))**

ATTACHMENT No [1] - Major Towns Strategy Review - Final Report

NATHALIA DATA SHEET – KEY ISSUES AND INFLUENCES

NATHALIA - CONTEXT			
	KEY ISSUE/INFLUENCE	PROGRESS	ANALYSIS (AND NOTES)
ENVIRONMENTAL	The Basin Plan		<ul style="list-style-type: none"> - The plan came into effect in November 2007. - Aims to ensure water is shared between all users in a sustainable way. - Ensures that the river system is managed and shared focusing on long term adaption to the effects of climate change.
	Barmah National Park		<ul style="list-style-type: none"> - Declaration of National Park status prohibits logging of the asset. - Barmah Forest Heritage and Education Centre provides tourist information and a tourist attraction to the town.
SOCIAL	Health Care		<ul style="list-style-type: none"> - Additional health services have become available since the completion of the structure plan. - There is a lack of capital prohibiting the relocation of the aged care facility. - New hospital - Allied health provides support for aged care and for residents to stay on farms.
	Education		<ul style="list-style-type: none"> - Primary and Secondary Schools available. - Nathalia Community House
	Tree Changes		<ul style="list-style-type: none"> - Increase in investment in holiday/second houses. - Often working remotely or spending a large amount of peak season in town.
	Artistic Community		<ul style="list-style-type: none"> - Growth in interest in the arts. - Increased with Tree Changer interest. - Residents have a feeling of social licence over town.
INFRASTRUCTURE	Services		<ul style="list-style-type: none"> - Access to gas supply - Electricity is available however increased black outs.
	Internet Connectivity		<ul style="list-style-type: none"> - Increased ability for residents to work from home or remotely. - Improves tourism opportunities such as AirBnB and other sharing economies. - Provides additional access to further education.

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ATTACHMENT 4

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**FUTURE DIRECTIONS PAPER: MAJOR TOWN'S STRATEGY PLAN REVIEW
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NUMURKAH DATA SHEET - DOCUMENT REVIEW

NUMURKAH STRATEGY PLAN 2010		
RECOMMENDATION	COMPLETED	ANALYSIS (AND NOTES)
Amend Clause 21.04 to replace the existing Settlement Strategies with the revised Settlement Strategies.	Yes	- Completed through Amendment C63.
Amend Clause 21.04 to replace the Numurkah Structure Plan with the Numurkah Strategy Plan.	Yes	- Completed through Amendment C63.
Rezone Area D to Residential 1 Zone so as to accommodate the retirement village proposal.	Yes	- Completed through Amendment C63.
Rezone Area E to Residential 1 Zone.	Yes	- Possibly only in part need to research CA 26, Numurkah (30-36 Tunnock Road, Numurkah).
Rezone 30 hectares of Area I to Low Density Residential Zone and apply the Development Plan Overlay.	Yes	- Completed through Amendment C63.
Rezone Area J known as "BraistonPark" to Rural Living Zone to reflect current subdivision pattern.	Yes	- Completed through Amendment C63.
Amend the planning scheme to include all land identified for short, medium and long term residential, low density residential and rural living development within the Development Plan Overlay. The requirements of the Development Plan Overlay should be consistent with the existing Development Plan Overlay No.1.	Yes	- Completed through Amendment C63 (see DPO11 and DPO12).
Amendment of the Numurkah 2040 Urban Growth Boundary to accommodate new residential areas.	Undecided	- Settlement boundary currently includes land recommended for residential expansion.
Undertake a Housing Strategy for the municipality to quantify and qualify the needs for different types of housing, including affordable housing and lifestyle opportunities.	Not Met	- Outstanding item. However, it is considered that a housing strategy is costly and will result in no actual benefit. Council are better to monitor supply and demand.
Encourage medium density development around the commercial fringe of the Numurkah town centre, in Areas E, F and G identified in this Strategy, near public open spaces and in new residential developments.	In Part	- Infill development encouraged in Area E and Area F of the <i>Numurkah Framework Plan 2010</i> .
Encourage standard residential growth to include infill development of Areas A, B, E, F and G before continuing north of existing Residential 1 Zone between Tocumwal Road and Kinnaids Road in the future.	Yes	- In part (Area E & Area F in DPO11). DPO11 introduced through Amendment C63.
Encourage medium term residential growth to occur in Area C.	Yes	- Completed through Amendment C63.
Encourage medium and long term supply of low density residential allotments in the balance of Area I.	Yes	- Future and short term low density residential development encouraged in Area I of the <i>Numurkah Framework Plan 2010</i> .
Enhancement of the streetscapes of Coxon Avenue and Exhibition Street to create an attractive entrance to the new development areas, including sealing of Coxon Avenue and improved safety of railway crossings.	Yes	
Liaise with VicTrack regarding the development of the Rail Reserve between Goulburn Valley Hwy and Tocumwal Road as a public open space and pathway to facilitate pedestrian movement between new development and the towncentre.	Ongoing	- Local area implementation: Facilitate the redevelopment of surplus railway land (if deemed surplus by Vic Track) for either open space or commercial uses, as appropriate.
Area K to provide for long term residential growth.	Yes	- Implemented through Amendment C63 (see DPO11).
Area L to provide also for long term residential growth, however if developed for low density or rural living development, sections may cater for medium term supply of lots at these densities.	Yes	- Implemented through Amendment C63 (see DPO11).
Area N and U to provide for medium to long term rural living growth subject to further investigations.	Yes	- In part (Area N in DPO11).
Continue discussions with VicTrack in regard to the use of the rail reserve area and implementation of the recommendations made of the Moira Shire Council Rail Corridor Report, 2007.	Ongoing	- Local area implementation: Facilitate the redevelopment of surplus railway land (if deemed surplus by Vic Track) for either open space or commercial uses, as appropriate.
Ensure the requirements of the Development Plan Overlay (as recommended in Section 12.1.1 above) include provision for appropriately located local neighbourhood convenience centres.	Yes	- Through Amendment C63 (see DPO11).
Maintain the compact nature of the Numurkah towncentre to intensify retail and commercial uses.	Ongoing	

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NUMURKAH DATA SHEET - DOCUMENT REVIEW

Encourage the expansion of existing supermarket facilities within the CBD. The associated carparking should be to the rear of the buildings to avoid loss of commercial street frontage.	Completed	
Building design should be sympathetic to the character and scale of existing commercial development in Melville Street.	Ongoing	
Encourage the development of a well-planned streetscape strategy using the recommendations set out in the Retail, Tourism and Events Marketing Strategy for Numurkah.	Ongoing	
Pursue the application for the underground relocation of powerlines along Melville Street in conjunction with streetscape improvements.	Not Started	- Not completed but undergrounding powerline programme by State Government has been discontinued.
Encourage higher density residential development on the periphery of the town centre.	In Part	- Local area implementation: Encourage medium density housing around the commercial fringe of the town centre, particularly in proximity to public open space.
Undertake a retail floorspace analysis to review the supply of and anticipated demand for commercial and retail floorspace in and around the towncentre.	Completed	- Report was undertaken by Stude Consulting which considered commercial and retail.
Provide appropriately located local neighbourhood centres in residential neighbourhoods as they develop.	Ongoing	
To explore opportunities for other sites within the township for tourism accommodation.	Ongoing	
Pro-actively work with VicRoads to improve the maintenance of the existing landscaping of the Goulburn Valley main road reserve and development of Town Entrances	Ongoing	
Investigate the feasibility of a designated carpark in Tocumwal Road to service the P.O.W Plantation and the local area (as recommended in Appendix 1).	Ongoing	
Rezone Areas O, P and Q to Industrial 1 Zone to cater for short to medium term industrial development	Yes	- Implemented through Amendment C63.
Encourage a major industry to Area R by promoting the land as a state significant resource. If interest shown rezone land to Industrial 2 Zone.	Yes	- Industrial 2 Zone encouraged in Area R of the Numurkah Framework Plan 2010.
Encourage consolidation of existing industrial precincts for short-term industrial development.	Ongoing	
Identify Areas S and T as providing for long-term industrial development.	In Part	- Long term Industrial development has been encourage in Area T of the Numurkah Framework Plan 2010.
Include the industrial land opportunities of Numurkah in a Moira Industrial Land and Opportunity Kit as recommended in the Moira Industrial Land Review (2004).	Not Yet	- Outstanding item.
Continue to facilitate high quality industrial development on vacant industrial sites.	Not Yet	- Industrial land has not been developed. 68 hectares has been essentially banked with landowner not seeking to undertake any further development onsite.
Undertake an assessment into the feasibility of relocating the Council Depot to new industrial development to the west of the Goulburn Valley Highway and redeveloping the area as parklands.	Ongoing	- Ongoing
Encourage the implementation of urban design initiatives through Design and Development for any future industrial rezoning in Numurkah.	Ongoing	- Local area implementation: Create a network of wheelchair / mobility scooter friendly pathways linking residential areas, recreation areas and the Numurkah CBD.
Ensure the requirements of the Development Plan Overlay (as recommended in Section 12.1.1 above) include provision for appropriately located public open space.	Yes	- Implemented through Amendment C63 (see DPO11).
Priority to be given to the creation and maintenance of a network of wheelchair/gopher friendly pathways linking residential areas, recreation areas and the CBD.	Ongoing	
Development of a Master Plan for the Youth Club Oval precinct to include beautification and maintenance to support this as a significant area of open space for the west of the town.	Not Yet	- Outstanding item.
Restoration and development of the Turntable Park as a significant heritage and tourism site within the town.	Not Yet	- Outstanding item.

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NUMURKAH DATA SHEET - DOCUMENT REVIEW

Encourage further discussions between Council and VicTrack to provide an easement for a pedestrian bridge for public access at Turntable Park.	Ongoing	- Local area implementation: Facilitate the redevelopment of surplus railway land (if deemed surplus by Vic Track) for either open space or commercial uses, as appropriate.
The resolution of the issues in regard to the Numurkah Lake should be a high priority for Council.	Ongoing	- Ongoing
Consider the relocation of the Council Depot and develop this area along with the Old Sheep Yards as public open space.	Ongoing	- Ongoing
Continue to develop Kinnaird's Wetlands as a local tourist attraction with a well designed network of paths linking it to the CBD.	Ongoing	- Local area implementation: Develop an integrated open space plan with connections to the town centre, through the expanding residential neighbourhoods and access along the Broken Creek frontage linking with Kinnairde Wetlands.
Develop a regular maintenance and tree planting program for the open space around Broken Creek to affirm its status as a local asset.	Not set	- Outstanding item.
Open spaces should be used for recreation and conservation of natural and cultural environments.	Ongoing	
Newly developing residential areas should be provided with adequate levels and variety of open spaces. Where possible and practical these spaces should be appropriately linked so as to provide a network of open spaces.	Yes	- Through Amendment C63 (see DPO11).
Incorporate features such as drainage lines and waterways into Open Space.	Ongoing	
Encumbered land should not be included as part of the 5% public open space contribution.	Yes	- Consistent with state policy objectives.
Areas of public open space should be zoned within the Public Park and Recreation Zone.	Yes	- Partially implemented through Amendment c65.
Appropriate land uses should be sited adjoining open space networks.	Ongoing	- General requirement of planning scheme as well as strategy plan.
Undertake a traffic and transport assessment for Numurkah.	Not set	- Outstanding item.
Encourage the adoption of the traffic and transport networks and management as Identified in the Numurkah Development Plan prepared by Earth Tech throughout other areas proposed to be included in the Development Plan Overlay.	Ongoing	
Continue to investigate the option of a public transport to service Numurkah.	Ongoing	
Facilitate the implementation of the recommendations of the Moira Social Plan, prepared by Coomes Consulting Group.	Ongoing	
Facilitate the implementation of the recommendations of the Numurkah Urban Design Framework, prepared by Deutscher Associates.	Not set	- Outstanding item.
Ensure the requirements of the Development Plan Overlay (as recommended in Section 12.1.1 above) include provision for appropriately located community facilities.	Yes	- Through Amendment C63 (see DPO11).
Facilitate the implementation of the recommendations of the Campaspe, Greater Shepparton and Moira Rural Land Use Strategy, prepared by Parsons Brinckerhoff.	Ongoing	
In consultation with the Departments of Sustainability and Environment and Primary Industries, prepare a policy on the treatment of the rural/urban interface.	Not set	- Outstanding item.

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NUMURKAH DATA SHEET - KEY ISSUES AND INFLUENCES

NUMURKAH - CONTEXT			
	KEY ISSUE/INFLUENCE	PROGRESS	ANALYSIS (AND NOTES)
ENVIRONMENTAL	The Basin Plan		<ul style="list-style-type: none"> The plan came into effect in November 2007. Aims to ensure water is shared between all users in <ul style="list-style-type: none"> a sustainable way. Ensures that the river system is managed and shared <ul style="list-style-type: none"> focusing on long term adaption to the effects of climate change.
	The Connections Project		<ul style="list-style-type: none"> Aims to assist communities in the Goulburn Murray Irrigation District adapt to reduced water availability ensuring a sustainable future for productive agriculture. Focusing on adapting and balancing customers' needs for flow rates and timing. Aims to enhance the environment locally and across the Murray Darling Basin including: <ul style="list-style-type: none"> water savings for environmental use across the Basin (ie. deliver 204GL of water savings) local environmental benefits through improvement projects (eg. Lowering Little Murray Weir, Kerang Lakes, mitigation water and local environmental flows).
	Barmah National Park		<ul style="list-style-type: none"> Declaration of National Park status prohibits logging of the asset. Barmah Forest Heritage and Education Centre provides tourist information and a tourist attraction to the town.
	Millennium Drought		<ul style="list-style-type: none"> Has had an impact on agriculture in and around Cobram. Has meant there has been a decline in dairying in the local district. Agribusinesses have been impacted in recent years. Ongoing water rights and impacts of Basin plan may have an ongoing impact on the surrounding agriculture.
	Hume Growth Plan and Hume Land Use Plan		<ul style="list-style-type: none"> HGP supports Numurkah as a service centre and town that has opportunity to grow.
	Flood and Stormwater Risk		<ul style="list-style-type: none"> Land subject to inundation. Recent Flooding Study has been undertaken. Areas of risk have been identified through updated flood studies.
SOCIAL	Health Care		<ul style="list-style-type: none"> Available in town. Development of a new hospital. Aged care available.
	Education Population		<ul style="list-style-type: none"> Primary and Secondary Schools are available. Increase in Tree Changer interest. Very minimal population growth. Aging population (expected to increase).
INFRASTRUCTURE	Industrial Land		<ul style="list-style-type: none"> Limited supply of industrial land. Land suitable for industrial development to the north of Numurkah. Anticipated additional pressure due to expansion of solar farms locally.
	Solar Farms		<ul style="list-style-type: none"> Increased interest in solar farms within the region. Starting trend or cluster of 'like' businesses and development.
	Internet Access		<ul style="list-style-type: none"> Increased Tree Changer interest. Increased residents working remotely or from home, including time spent in region by Tree Changers. Agriculture and farming are becoming more automated. Access to drone technology.
	Water Security		<ul style="list-style-type: none"> Increased threat to long-term water security.
ECONOMIC	Dairy Industry		<ul style="list-style-type: none"> Decline in the dairy industry. Transition of agricultural areas to cropping.
	Strong Business Growth		<ul style="list-style-type: none"> Major businesses have expanded - Riverland upgrade for oilseed. Existing strong businesses - agriculture based/farm aggregation.
	Corporate Farming		<ul style="list-style-type: none"> There are corporate farming occurring in the area.

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ATTACHMENT 5

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No	Town	Issues	Response
1	Numurkah	<p>Objection to any urban development or designation of 30 – 36 Tunnock Road for medium density.</p> <p>Comments include concern that 30-36 Tunnock Road, which has been identified in the Numurkah Strategy Plan as an area to 'Encourage medium density residential development'.</p> <p>Concern is also raised with respect to specific elements of the subject site including:</p> <ul style="list-style-type: none"> • Mapped flood risk of site; • Traffic flow (if future development is approved); and, • Egress of new development (future). 	<p>Change to remove designation of medium density.</p> <p><u>Discussion:</u> It is acknowledged that the designation for medium density is misleading. As a result, it is suggested that the maps be revised to remove the designation of the site for medium density.</p> <p>The identification of this site was already in the previous strategy plan and is already identified for residential in the planning scheme (through both existing zoning and identification at Clause 21.07). However, given that the site is already within the GRZ this zoning should remain until such time as the site is 'tested' through application of a planning permit. Flooding will need to be considered as part of any planning application for the subject site. The RFO is applied to part of the subject site. The GBCMA will be a planning referral authority and any development will need to adequately respond to the constraints onsite.</p>
2	Cobram	<p>Objection to short term residential south of Commercial 2 Zone.</p> <p>Objection states that should the 'short term residential' area proceed, it would severely compromise the ability of the existing Commercial 2 Zone to operate according to the Moira Planning Scheme requirements for the zone.</p> <p>Submission also noted that all of Cobram's general residential areas (not including "Low Density Residential") are north of the Murray Valley Highway. The proposed "Short term residential" area is an anomaly in the Cobram Framework Plan, and should be removed so that the industrial areas are more accessible to trucks and b-doubles.</p>	<p>No change</p> <p><u>Discussion:</u> There are no additional areas identified as a short term residential as part of the Review. The area south of the commercial zone has been identified for additional residential since 2007. The Review suggests retaining the areas already identified.</p> <p>The area is currently within Low Density Residential Zone (LDRZ); any additional rezoning to General Residential would be undertaken as a separate planning scheme amendment. Future development on the site will consider appropriate traffic measures to ensure ongoing uses adjacent to the site (both low density residential and commercial) are considered and not unreasonably impacted.</p>
3	Cobram	<p>Raised concern that Grasso Drive, Cobram which was identified on exhibition maps for low density residential. As part of Amendment C77 the site was reallocated to general residential and rezoned as such. The submitter took the time to raise concern to this anomaly which had not yet been rectified in the mapping.</p>	<p>Change to maps to include site as a general residential site.</p> <p><u>Discussion:</u> This site was an anomaly that had been included into the Planning Scheme despite recommendations of Panel for Amendment C77. The map has been updated to include Grasso Drive, Cobram as represented for residential land. This will reflect development occurring onsite already.</p>
4	Cobram	<p>Objection to rezoning of Commercial 2 Zone (C2Z) to Commercial 1 Zone (C1Z).</p> <p>Submission raises that they value the compact nature of the existing business 'town centre'. Also raises concern with respect to generation of traffic congestion and access to emergency services.</p> <p>Objection to designation of 'short term' residential south of the commercial 2 area.</p>	<p>No change</p> <p><u>Discussion:</u> With respect to the proposed rezoning of Commercial 2 Zone to Commercial 1 Zone. The identification of the site will support redevelopment of a core site within the Cobram town centre which is consistent with the <i>SED Retail Options Paper</i> which is an adopted document of Council. Although it is noted the concern raised by the submission it is considered that the future rezoning of the site will support Cobram's identified need for additional C1Z.</p> <p>There are no additional areas identified as a short term residential as part of the Review. The area south of the commercial zone has been identified for additional residential since 2004. The Review suggests retaining the areas already identified.</p> <p>The area is currently within Low Density Residential Zone (LDRZ). Any additional rezoning to General Residential would be undertaken as a separate planning scheme amendment. Future development on the site will consider appropriate traffic measures to ensure ongoing uses adjacent to the site (both</p>

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			low density residential and commercial) are considered and not unreasonably impacted.
5	General	Encouraged further consultation with state departments in relation to Yarrowonga growth.	<p>Referred to future stage of Yarrowonga Growth Management Strategy.</p> <p>Change to map to make the designation of bridge route less specific.</p> <p><u>Discussion:</u> Yarrowonga Growth Management Strategy (YGMS) will have a third phase which will include comprehensive consultation with the community, agencies and other stakeholders to discuss the detail of the YGMS. This phase is subject to further funding by the VPA.</p> <p>In the interim the bridge crossing has been updated to be less specific with respect to the Yarrowonga/Mulwala bridge route.</p>
6	Cobram	<p>Support for designation of Mixed Use Zone (MUZ) for the Fitchies Road site.</p>  <p>Request that the settlement boundary be extended to encompass the existing Oasis Home site as well as additional areas – Rural Living to the north of the existing Oasis Village. Extension to the west of the Special Use Zone (SUZ). As well as deferring areas of LDRZ and GRZ1.</p> <p>Objection to rezoning of 'short term' residential south of the existing C2Z. The submission also suggests that there be further work on the western portion of the Cobram township to resolve a range of issues (raised by the submission).</p>	<p>Support in part.</p> <p><u>Discussion:</u> This submission seeks the further expansion of the settlement boundary. This change is not recommended as part of the Review. The settlement boundary has been maintained in relation to the site to be outside of the SUZ. This will maintain the clear definition of the township in this location. Although the SUZ has been utilised to facilitate the Oasis Village this should remain outside of the township boundary as a specific response to this particular site.</p> <p>In relation to 'deferring' areas of LDRZ and GRZ1, these areas are already zoned for these purposes, should an application be made in these areas Council must consider the applications. It would be unreasonable to delay the opportunities to realise these sites. At this time, there is no justification for additional rural living areas or Special Use Zone. The Review has found that currently supply is adequate to meet the needs of Cobram for the next 5 – 10 years. Making these changes to the strategy plan, at this stage of the process, would impact on the overall strategy plan and may generate further comments from the community.</p> <p>In relation to the designation of Mixed Use, this is recommended to be altered through the consultation process to be noted as a Future Investigation Site. At this time it remains unclear what the ultimate development on this site should be, it is a key site with good access into the township as well as strategic linkages to highways and major road networks. It is considered that some commercial development should be incorporated into the site as well as other uses to utilise the site to the highest possible use.</p> <p>In relation to short term residential south of the existing commercial zoned area. There are no additional areas identified as a short term residential as part of the Review. The area south of the commercial zone has been identified for additional residential since 2007. The Review suggests retaining the areas already identified.</p>
7	Yarrowonga	Seeking inclusion of 8173 Murray Valley Highway, Bathumi, in Yarrowonga for low density residential.	<p>Referred to future stage of Yarrowonga Growth Management Strategy</p> <p><u>Discussion:</u> As a response to the submission it is suggested that there be support to change some words in the Review to reflect that there is some merit to undertake a different residential product on part of the submitters land. This may line up with the outer extent of the residential land on the other side of the road. However, this should be further explored through the next phase of the Yarrowonga Growth Management Strategy (YGMS).</p> <p>This phase will include comprehensive consultation with the community, agencies and other stakeholders to discuss the detail of the YGMS. This phase is subject to further funding by the VPA.</p>
8	Numurkah	Concern regarding site designated for medium density.	<p>Change to remove designation of medium density.</p> <p><u>Discussion:</u> It is acknowledged that the designation for medium density is misleading. As a result, it is suggested that the maps be revised to remove the designation of the site for medium density.</p> <p>The identification of this site was already in the previous strategy plan and is already identified for residential in the planning scheme (through both existing zoning and identification at Clause 21.07). However, given that the site is</p>

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			already within the GRZ this zoning should remain until such time as the site is 'tested' through application of a planning permit. Flooding will need to be considered as part of any planning application for the subject site. The RFO is applied to part of the subject site. The GBCMA will be a planning referral authority and any development will need to adequately respond to the constraints onsite.
9	Cobram	Objection to designation of short term residential area in south west of Cobram.	<p>No change</p> <p><u>Discussion:</u> There are no additional areas identified as a short term residential as part of the Review. The area south of the commercial zone has been identified for additional residential since 2007. The Review suggests retaining the areas already identified. Any future development/rezoning would need to ensure that it does not conflict with the commercial nature and businesses that are legally being carried out within the adjoining areas.</p> <p>The area is currently within Low Density Residential Zone (LDRZ), any additional rezoning to General Residential Zone would be undertaken as a separate planning scheme amendment.</p>
10	Numurkah	Objection to the consideration of the proposed development of the property at 30-36 Tunnock Road, which has been identified in the Numurkah Strategy Plan as an area to 'Encourage medium density residential development'.	<p>Change to remove designation of medium density.</p> <p><u>Discussion:</u> It is acknowledged that the designation for medium density is misleading. As a result, it is suggested that the maps be revised to remove the designation of the site for medium density.</p> <p>The identification of this site was already in the previous strategy plan and is already identified for residential in the planning scheme (through both existing zoning and identification at Clause 21.07). However, given that the site is already within the GRZ this zoning should remain until such time as the site is 'tested' through application of a planning permit. Flooding will need to be considered as part of any planning application for the subject site. The RFO is applied to part of the subject site. The GBCMA will be a planning referral authority and any development will need to adequately respond to the constraints onsite.</p>
11	Cobram	Objection to Ritchies Road site being identified for mixed use (concern relates in particular to residential use on this site) and Objection to extension of Commercial 1 Zone	<p>Support in part.</p> <p><u>Discussion:</u> The site at Ritchies road has been reworded and is now identified as a Future Investigation Site. At this time this is uncertain as to whether this should be residential or a business use as previously noted. Realisation of this key site should be undertaken with master planning guided by Council.</p> <p>In relation to the objection to the location of the new Commercial 1 site, while concerns are noted, the Retail Options Paper, undertaken by SED and adopted by Council in 2017, already identifies the site for Commercial 1 Zone. It is considered that on this basis that the rezoning of the site should be reflected in the Review.</p>
12	Cobram	Support for rezoning of site to Commercial 1 Zone	<p>Retain site in Cobram for Commercial 1 Zone</p> <p><u>Discussion:</u> No further changes required</p>
13	Cobram	Objection to land immediately south of the railway line at the south end of Riley Street being identified for 'short term' residential.	<p>No change</p> <p><u>Discussion:</u> This area has been identified as short term residential since 2007. The Review suggests retaining the areas already identified.</p> <p>The area is currently within Low Density Residential Zone (LDRZ). Any additional rezoning would be undertaken as a separate planning scheme amendment. Future development on the site will consider appropriate traffic measures to ensure ongoing use adjacent to the site (both low density residential and commercial) are considered and not unreasonably impacted.</p>
14	Cobram	Objection to land immediately south of the railway line at the south end of Riley Street being identified for 'short term' residential.	<p>No change</p> <p><u>Discussion:</u> This area has been identified as a short term residential since 2007. The Review suggests retaining the areas already identified.</p>

FILE NO: F17/806
1. A GREAT PLACE TO LIVE

ITEM NO: 9.4.1

**FUTURE DIRECTIONS PAPER: MAJOR TOWN'S STRATEGY PLAN REVIEW
(YARRAWONGA, COBRAM, NUMURKAH, AND NATHALIA (cont'd))**

ATTACHMENT No [1] - Major Towns Strategy Review - Final Report

		Submission suggests that this site would be better to be rezoned for future business use.	It is noted that the submitter has suggested that the site be changed to a commercial zone, at time this is not consistent with recommendations of Council's other strategic documents including the <i>Retail Options Paper</i> by SED. The area is currently within Low Density Residential Zone (LDRZ). Any additional rezoning would be undertaken as a separate planning scheme amendment. Future development on the site will consider appropriate traffic measures to ensure ongoing uses adjacent to the site (both low density residential and commercial) are considered and not unreasonably impacted.
15	Cobram	<p>Objection to identification of 'short term' residential land site south of the commercial area in Cobram.</p> <p>Also seeks clarification regarding what is 'Short Term' with respect to rezoning south of commercial area. Requests that any future rezoning consider issues such as noise and truck traffic which under Clause 34.02-2 of the Moira Planning Scheme "must not have a detrimental effect on a surrounding neighborhood".</p> <p>Suggests that this area could be rezoned to a future commercial zone (or light industrial) due to direct access to Murray Valley Hwy.</p>	<p>No change</p> <p><u>Discussion:</u> This area has been identified as a short term residential since 2007. The Review suggests retaining the areas already identified. This area is the 'next' area identified for rezoning to General Residential Zone within Cobram. There is no definition of 'short term' in relation to when the site would be rezoned. However, should there be redevelopment of the area it is a site that is closely located to the township and could provide an appropriate response to immediate residential supply.</p> <p>It is noted that the submitter has suggested that the site be changed to a commercial zone, at this time it is not consistent with recommendations of Council's other strategic documents including the <i>Retail Options Paper</i> by SED.</p> <p>The area is currently within Low Density Residential Zone (LDRZ). Any additional rezoning would be undertaken as a separate planning scheme amendment. Future development on the site will consider appropriate traffic measures to ensure ongoing uses adjacent to the site (both low density residential and commercial) are considered and not unreasonably impacted.</p>
16	Cobram	<p>Objection to 'industrial land' being rezoned to residential land.</p> <p>The land referred to is the portion of land directly abutting the Commercial 2 Zone.</p>	<p>No change</p> <p><u>Discussion:</u> This area has been identified as a short term residential since 2007. The Review suggests retaining the areas already identified.</p> <p>The area is currently within Low Density Residential Zone (LDRZ). Any additional rezoning would be undertaken as a separate planning scheme amendment. Future development on the site will consider appropriate traffic measures to ensure ongoing uses adjacent to the site (both low density residential and commercial) are considered and not unreasonably impacted.</p>
17	Cobram	<p>Supports Review but seeks following changes:</p> <ul style="list-style-type: none"> ▪ doesn't clearly represent the timing for this need. As outlined within the background Paper that informed the Cobram Retail Strategy, this need has been established as being required immediately; • change recommendations to suggest changes to LPPF. ▪ Changes to mapping to clear up meaning. 	<p>Changes have been made.</p> <p><u>Discussion:</u></p> <ul style="list-style-type: none"> • The following changes have been made; • Changed wording on page • Added words to recommendation • Revised mapping.
18	Yarrawonga	Requested further consultation to discuss Crown Allotment 2003, Murray Valley Highway.	<p>Referred to future stage of Yarrawonga Growth Management Strategy.</p> <p><u>Discussion:</u> Yarrawonga Growth Management Strategy (YGMS) will have a third phase which will include comprehensive consultation with the community, agencies and other stakeholders to discuss the detail of the YGMS. This phase is subject to further funding by the VPA.</p>
19	Yarrawonga	Concern raised with respect to location of Yarrawonga/Mulwala bridge.	<p>Referred to future stage of Yarrawonga Growth Management Strategy.</p> <p><u>Discussion:</u> Yarrawonga Growth Management Strategy (YGMS) will have a third phase which will include comprehensive consultation with the community, agencies and other stakeholders to discuss the detail of the YGMS. This phase is subject to further funding by the VPA.</p> <p>In the interim the bridge crossing has been updated to be less specific with respect to the Yarrawonga/Mulwala bridge route.</p>

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1. A GREAT PLACE TO LIVE

ITEM NO: 9.4.1

**FUTURE DIRECTIONS PAPER: MAJOR TOWN'S STRATEGY PLAN REVIEW
(YARRAWONGA, COBRAM, NUMURKAH, AND NATHALIA (cont'd))**

ATTACHMENT No [1] - Major Towns Strategy Review - Final Report

20	Cobram	<p>Objection to identification of 'short term' residential land site south of the commercial area in Cobram.</p> <p>Suggests that this area could be rezoned to a future commercial zone (or light industrial) due to direct access to Murray Valley Hwy.</p>	<p>No change</p> <p><u>Discussion:</u> This area has been identified as a short term residential since 2007. The Review suggests retaining the areas already identified. This area is the 'next' area identified for rezoning to General Residential Zone within Cobram. There is no definition of 'short term' in relation to when the site would be rezoned. However, should there be redevelopment of the area it is a site that is closely located to the township and could provide an appropriate response to immediate residential supply.</p> <p>It is noted that the submitter has suggested that the site be changed to commercial zone, at time this is not consistent with recommendations of Council's other strategic documents including the <i>Retail Options Paper</i> by SED. The need for this area to be rezoned has not been noted as a key requirement given the number of bulky goods sites already available within Cobram.</p> <p>The area is currently within Low Density Residential Zone (LDRZ). Any additional rezoning would be undertaken as a separate planning scheme amendment. Future development on the site will consider appropriate traffic measures to ensure ongoing uses adjacent to the site (both low density residential and commercial) are considered and not unreasonably impacted.</p>
21	Cobram	<p>Objection to identification of 'short term' residential land site south of the commercial area in Cobram.</p> <p>Concern with respect to existing uses occurring on site adjacent.</p>	<p>No change</p> <p><u>Discussion:</u> This area has been identified as a short term residential since 2007. The Review suggests retaining the areas already identified.</p> <p>It is noted that the submitter has suggested that the site be changed to commercial zone, at time this is not consistent with recommendations of Council's other strategic documents including the <i>Retail Options Paper</i> by SED.</p> <p>The area is currently within Low Density Residential Zone (LDRZ). Any additional rezoning would be undertaken as a separate planning scheme amendment. Future development on the site will consider appropriate traffic measures to ensure ongoing uses adjacent to the site (both low density residential and commercial) are considered and not unreasonably impacted.</p>
22	Numurkah	<p>Objection to the designation of industrial land to be back zoned to farming zone. Has indicated that in the interim and to retain use of the site as possible industrial land in the future.</p>	<p>Change on map to designate land for future industrial.</p> <p><u>Discussion:</u> The review identified the land for back zoning and should retain this recommendation, however, in the new mapping the site has been identified for future industrial zone.</p> <p>Currently the industrial land is essentially 'land banked' and is unavailable for use/development. In order to justify further industrial rezoning in Numurkah it may be difficult to justify supply and demand to the state government (in particular PPV) without back zoning an area of the existing industrial land.</p>

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1. A GREAT PLACE TO LIVE

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**FUTURE DIRECTIONS PAPER: MAJOR TOWN'S STRATEGY PLAN REVIEW
(YARRAWONGA, COBRAM, NUMURKAH, AND NATHALIA (cont'd))**

ATTACHMENT No [1] - Major Towns Strategy Review - Final Report

ATTACHMENT 6

FILE NO: F17/806
1. A GREAT PLACE TO LIVE

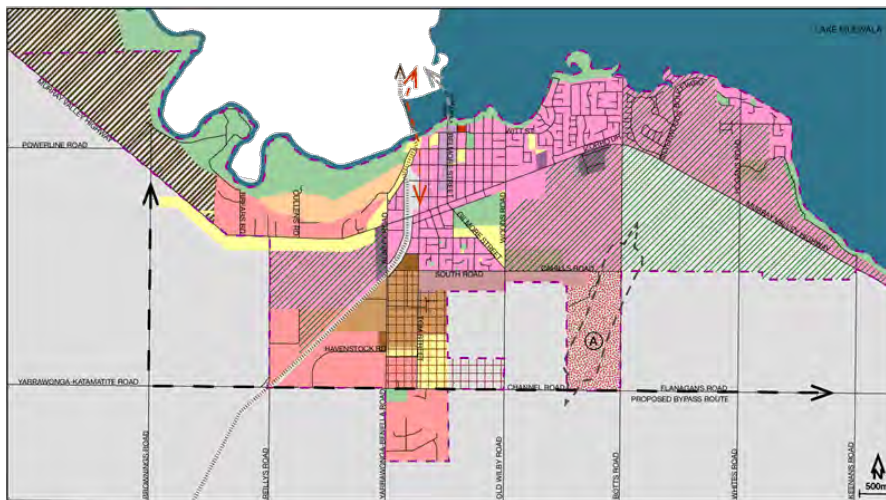
ITEM NO: 9.4.1

**FUTURE DIRECTIONS PAPER: MAJOR TOWN'S STRATEGY PLAN REVIEW
(YARRAWONGA, COBRAM, NUMURKAH, AND NATHALIA (cont'd)**

ATTACHMENT No [1] - Major Towns Strategy Review - Final Report

Yarrowonga Growth Management Strategy (in principle)

*Subject to future process



**YARRAWONGA STRATEGY PLAN
LEGEND**

- | | | | |
|--------------------------------------|------------------------------|---------------------|----------------------|
| Settlement Boundary | Residential Growth Areas | Rural Activity Zone | Rural Land |
| Murray River/Lake Mulwala | Commercial Growth Areas | Commercial 1 Zone | Yarrowonga Aerodrome |
| Existing Yarrowonga-Mulwala Bridge | Industrial Growth Areas | Commercial 2 Zone | |
| New Yarrowonga-Mulwala Bridge Option | General Residential Zone | Industrial 1 Zone | |
| Airport Environs Overlay | Low Density Residential Zone | Industrial 3 Zone | |
| Rail Line | Rural Living Zone | Public Use Zone | |
| Proposed Bypass Route | Mixed Use Zone | Public Land | |



FILE NO: F17/806
1. A GREAT PLACE TO LIVE

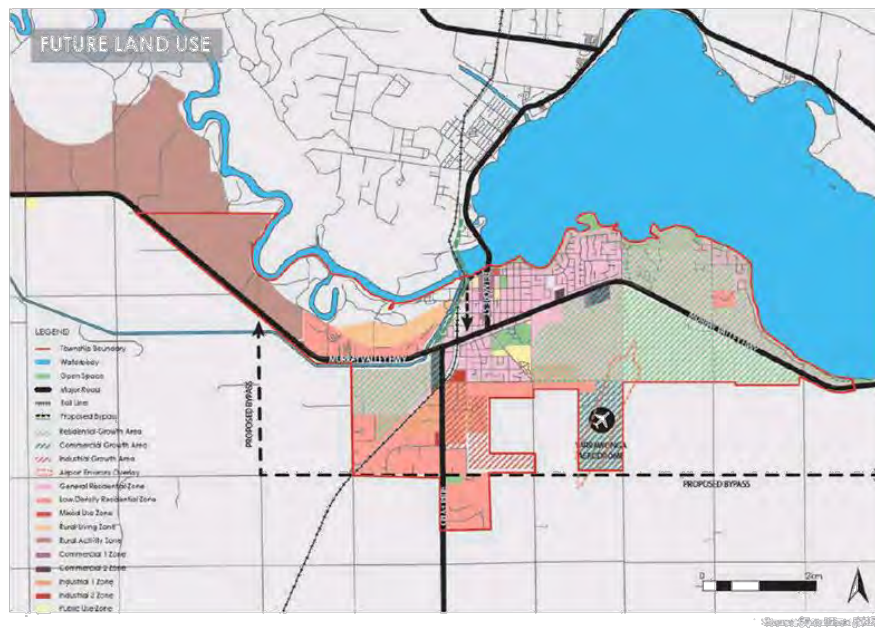
ITEM NO: 9.4.1

**FUTURE DIRECTIONS PAPER: MAJOR TOWN'S STRATEGY PLAN REVIEW
(YARRAWONGA, COBRAM, NUMURKAH, AND NATHALIA (cont'd))**

ATTACHMENT No [1] - Major Towns Strategy Review - Final Report

Yarrowonga Growth Management Strategy (in principle)

*Subject to future process



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**FUTURE DIRECTIONS PAPER: MAJOR TOWN'S STRATEGY PLAN REVIEW
(YARRAWONGA, COBRAM, NUMURKAH, AND NATHALIA (cont'd))**

ATTACHMENT No [1] - Major Towns Strategy Review - Final Report

ATTACHMENT 7

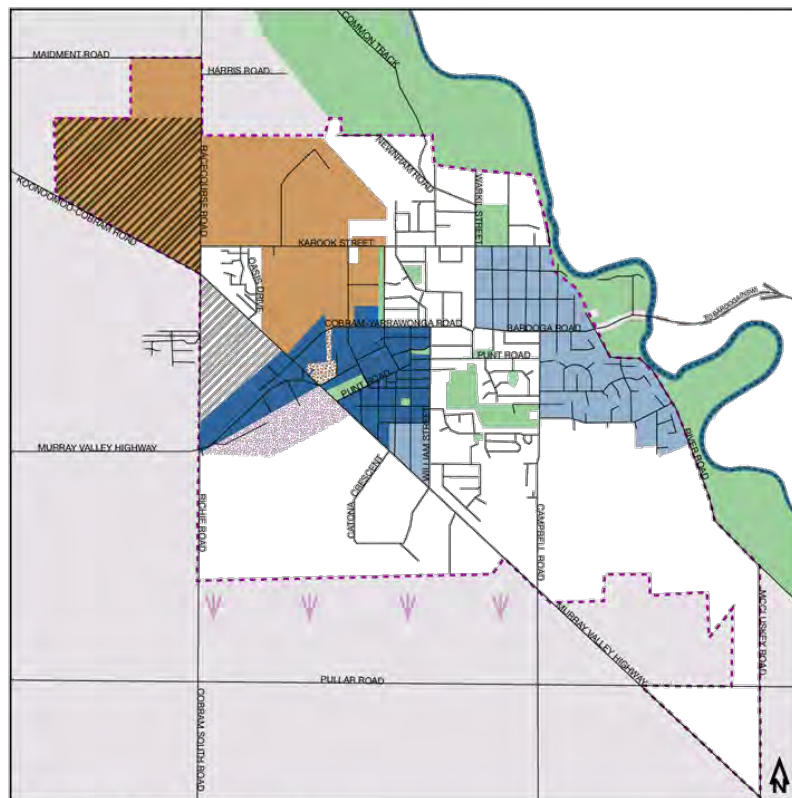
FILE NO: F17/806
1. A GREAT PLACE TO LIVE

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**FUTURE DIRECTIONS PAPER: MAJOR TOWN'S STRATEGY PLAN REVIEW
(YARRAWONGA, COBRAM, NUMURKAH, AND NATHALIA (cont'd)**

ATTACHMENT No [1] - Major Towns Strategy Review - Final Report

Final Strategy Plan: Cobram



**COBRAM STRATEGY PLAN
LEGEND**

- | | |
|---|---------------------------|
| --- Settlement Boundary | ■ Infill Residential |
| Protect the Broken Creek Environs | ■ Short Term Residential |
| ■ Public Land | ▽ Future Residential |
| ■ Consolidate Commercial Zones | ▨ Protect Abattoir Buffer |
| ■ Proposed Commercial 1 Zone | ■ Existing Industrial |
| ■ Future Investigation | ■ Rural Land |

500m



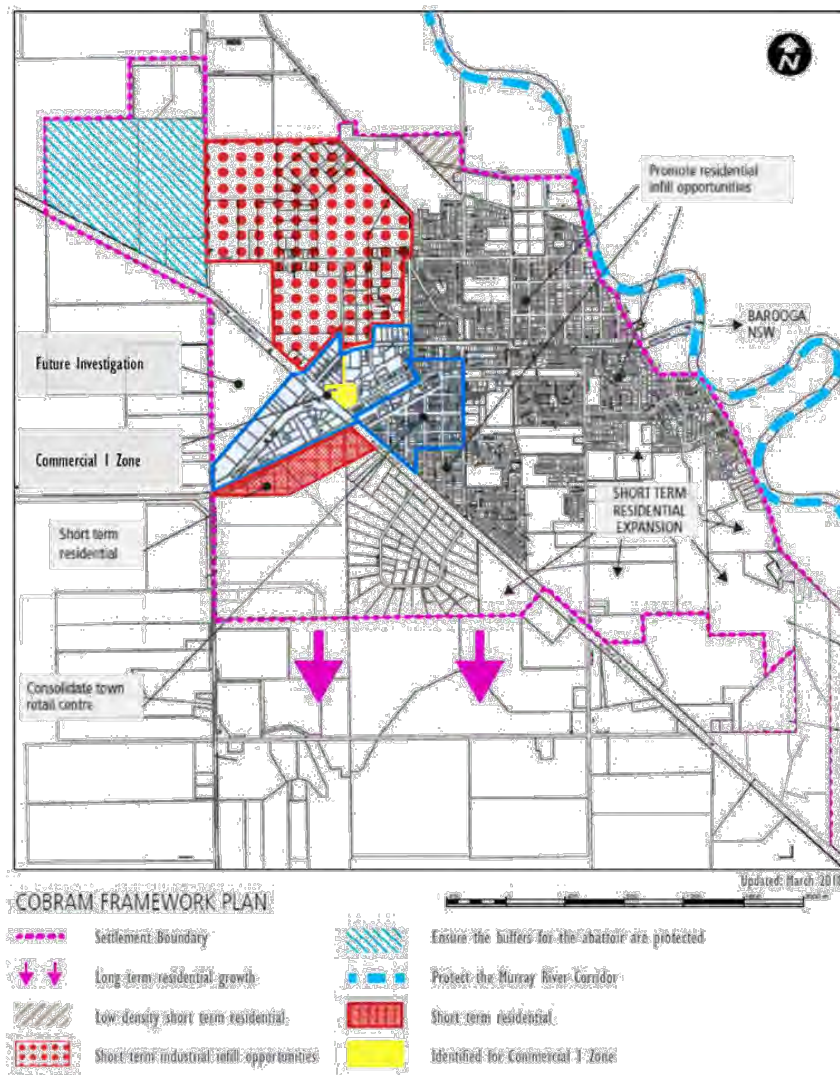
FILE NO: F17/806
1. A GREAT PLACE TO LIVE

ITEM NO: 9.4.1

**FUTURE DIRECTIONS PAPER: MAJOR TOWN'S STRATEGY PLAN REVIEW
(YARRAWONGA, COBRAM, NUMURKAH, AND NATHALIA (cont'd))**

ATTACHMENT No [1] - Major Towns Strategy Review - Final Report

Cobram Strategy Plan (with changes post consultation)



FILE NO: F17/806
1. A GREAT PLACE TO LIVE

ITEM NO: 9.4.1

**FUTURE DIRECTIONS PAPER: MAJOR TOWN'S STRATEGY PLAN REVIEW
(YARRAWONGA, COBRAM, NUMURKAH, AND NATHALIA (cont'd))**

ATTACHMENT No [1] - Major Towns Strategy Review - Final Report

ATTACHMENT 8

FILE NO: F17/806
1. A GREAT PLACE TO LIVE

ITEM NO: 9.4.1

**FUTURE DIRECTIONS PAPER: MAJOR TOWN'S STRATEGY PLAN REVIEW
(YARRAWONGA, COBRAM, NUMURKAH, AND NATHALIA (cont'd))**

ATTACHMENT No [1] - Major Towns Strategy Review - Final Report

Final Strategy Plan: Nathalia



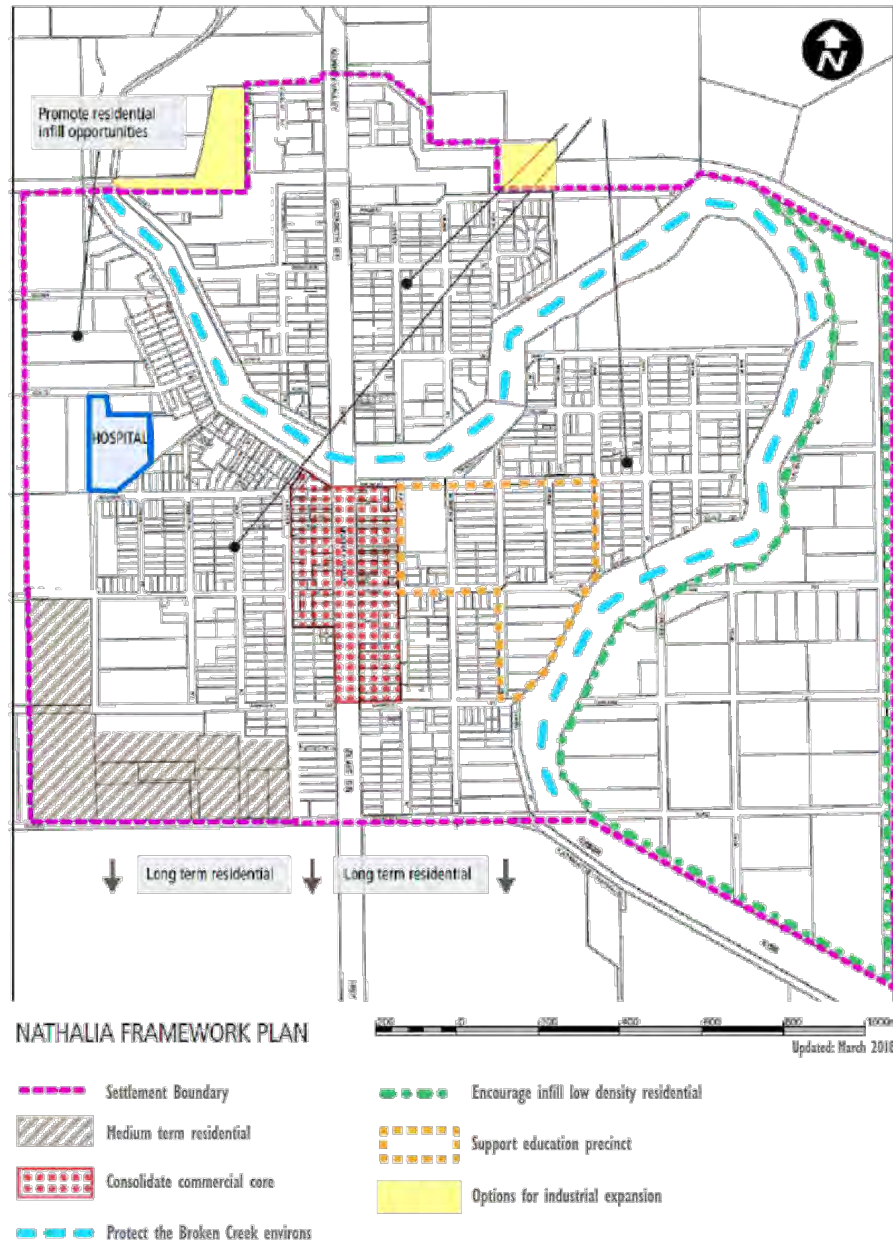
FILE NO: F17/806
1. A GREAT PLACE TO LIVE

ITEM NO: 9.4.1

**FUTURE DIRECTIONS PAPER: MAJOR TOWN'S STRATEGY PLAN REVIEW
(YARRAWONGA, COBRAM, NUMURKAH, AND NATHALIA (cont'd))**

ATTACHMENT No [1] - Major Towns Strategy Review - Final Report

Nathalia Strategy Plan (with changes post consultation)



FILE NO: F17/806
1. A GREAT PLACE TO LIVE

ITEM NO: 9.4.1

**FUTURE DIRECTIONS PAPER: MAJOR TOWN'S STRATEGY PLAN REVIEW
(YARRAWONGA, COBRAM, NUMURKAH, AND NATHALIA (cont'd))**

ATTACHMENT No [1] - Major Towns Strategy Review - Final Report

ATTACHMENT 9

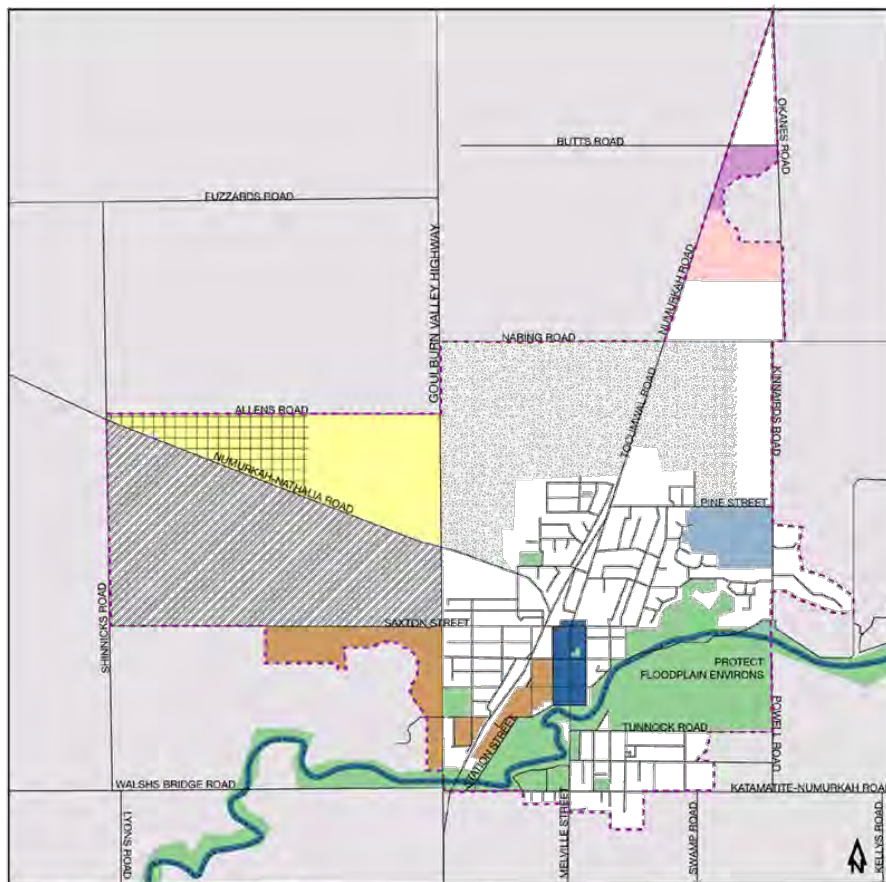
FILE NO: F17/806
1. A GREAT PLACE TO LIVE

ITEM NO: 9.4.1

**FUTURE DIRECTIONS PAPER: MAJOR TOWN'S STRATEGY PLAN REVIEW
(YARRAWONGA, COBRAM, NUMURKAH, AND NATHALIA (cont'd))**

ATTACHMENT No [1] - Major Towns Strategy Review - Final Report

Final Strategy Plan: Nathalia



NUMURKAH STRATEGY PLAN

LEGEND

- | | |
|---|----------------------------------|
| ----- Settlement Boundary | Future Rural Living |
| Protect the Broken Creek Environs | Short Term Industrial Expansion |
| Public Land | Medium Term Industrial Expansion |
| Consolidate Commercial Zone | Long Term Industrial Expansion |
| Long Term Residential | Infill Industrial |
| Infill Residential | Rural Land |
| Future Low Density Residential | |

500m



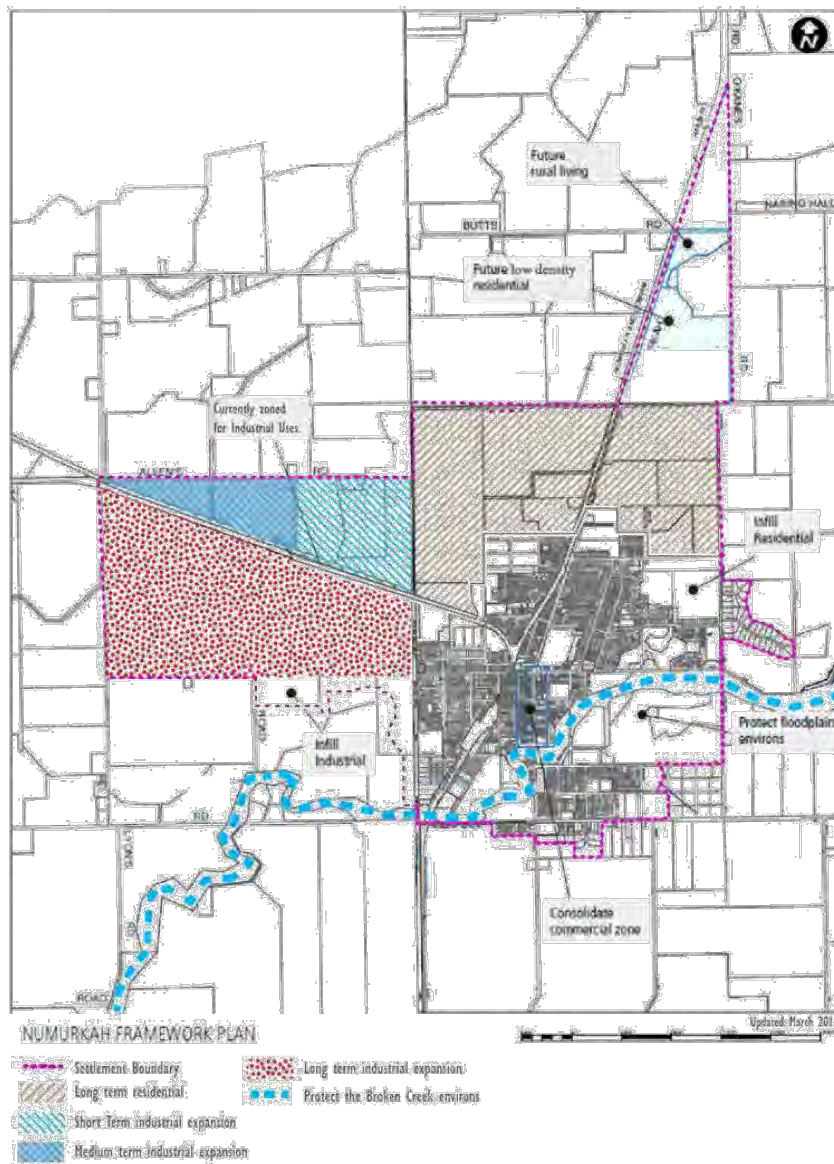
FILE NO: F17/806
1. A GREAT PLACE TO LIVE

ITEM NO: 9.4.1

**FUTURE DIRECTIONS PAPER: MAJOR TOWN'S STRATEGY PLAN REVIEW
(YARRAWONGA, COBRAM, NUMURKAH, AND NATHALIA (cont'd)**

ATTACHMENT No [1] - Major Towns Strategy Review - Final Report

Numurkah Strategy Plan (with changes post consultation)



FILE NO: F13/365
4. A WELL RUN COUNCIL

ITEM NO: 9.4.2

SUPPLY OF AVIATION FUEL - YARRAWONGA AERODROME

RECOMMENDATION

That:

Council

- 1 Authorise the Chief Executive Officer to:
 - a) give public notice of Council's intention to enter into a lease with IOR Aviation for the supply of aviation fuel at the Yarrowonga Aerodrome;
 - b) make the lease proposal available for public inspection;
 - c) invite submissions in accordance with Section 223 of the Local Government Act 1989; and
 - d) receive submissions until 5pm Wednesday 29 August 2018.
- 2 Convene a Committee of Council comprising Cr_____, Cr_____ and General Manager Infrastructure/Corporate to meet at 5pm Wednesday 12 September 2018 at the Councillor Briefing Room, 44 Station Street Cobram to hear any person wishing to be heard in support of their written submission.
- 3 Consider a recommendation to proceed with the lease with or without amendment at the 26 September Ordinary Council meeting.

1. Executive Summary

Council has sought "Expressions of Interest" (EOI) from suitable suppliers to establish and operate a retail aviation fuel supply system from the designated site at the Yarrowonga Aerodrome. Despite four EOI documents being forwarded to possible lessee's only one EOI submission had been received by the closing date and time of 4pm Wednesday 27 June 2018. The only respondent, IOR Aviation will rent the site and supply a self bunded and self-contained 13,000 litre Avgas tank. A further financial commitment for access to Councils Terminal building electricity supply has since been negotiated by Council officers.

2. Background and Options

The current arrangements for the supply of aviation fuel to the Yarrowonga Aerodrome have expired. Council has offered the lease of the designated fuel supply site at the Aerodrome for lease on a 5x5x5 basis with only one respondent received. The offer to lease from IOR Aviation offers a 24 hour seven day a week card operated service that is far superior to what is currently on offer at the Aerodrome whilst paying Council an annual rent on the site.

3. Financial Implications

Council will receive an annual rent plus a contribution to electricity supply.

4. Risk Management

The company that has submitted the EOI is an experienced and compliant supplier of fuel to aerodromes.

5. Internal and External Consultation

Infrastructure and Economic Development Departments.

FILE NO: F13/365
4. A WELL RUN COUNCIL

ITEM NO: 9.4.2

SUPPLY OF AVIATION FUEL - YARRAWONGA AERODROME (cont'd)

6. Regional Context

A good reliable 24 hour 7 day a week card operated aviation fuel supply should give a boost to the usage of the aerodrome.

7. Council Plan Strategy

Goal – We will continue to responsibly manage our business and safety risks.

8. Legislative / Policy Implications

Section 190 and 223 of the Local Government Act 1989

9. Environmental Impact

Safer more environmentally friendly fuel service

10. Conflict of Interest Considerations

Nil

11. Conclusion

By awarding IOR Aviation the lease of the Yarrowonga Aerodrome fuel site a much improved and compliant 24 hour 7 day a week card operated fuel supply can be supplied to the users of aviation fuel at this facility.

Attachments

- 1 Confidential Proposed Lease and EOI Submission - *printed in separate document*
- 2 Confidential EOI - *printed in separate document*

FILE NO: 5/2018/39
1. A GREAT PLACE TO LIVE

ITEM NO: 9.4.3

PLANNING PERMIT APPLICATION NO. 5/2018/39 - USE AND DEVELOPMENT - FOOD AND DRINK PREMISES AND REDUCTION OF CAR PARKING

RECOMMENDATION

It is recommended that Council approve Planning Permit Application 5/2018/39 for the Use and Development of the land for a Food and Drink Premises and the use of the land for the sale and consumption of liquor at 9-11 Hunt Street, Yarrowonga and issue a Notice of Decision to Grant a Permit subject to the following conditions:

- (1) Prior to the commencement of the use/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 the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - a) The activity area to be reduced to 1,500 square metres and have a setback of at least 3 metres from the eastern boundary; and
 - b) Access points servicing the development catering for pedestrians, venue area, deliveries and waste collection services and the proposed car parking area, including any redundant access points to be removed, in accordance with Council's Infrastructure Design Manual.
- (2) The use and development shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
- (3) The venue must be managed at all times in accordance with the Venue Management Plan to the satisfaction of the Responsible Authority.
- (4) Liquor must only be consumed within the licensed area, as defined by the 'Red Line' and identified on the endorsed plans to this permit
- (5) The licensed area is to have a maximum capacity of 600 patrons within the 'Red Line' area, unless otherwise authorised in writing by the Responsible Authority.
- (6) The premises may only operate between the following hours:

Monday – Thursday:	Between 5pm and 10pm
Friday and Saturday:	Between 12 noon and 11pm
Sunday:	Between 12 noon and 10pm
On the eve of or on a Public Holiday:	12 noon and 11pm.

Unless otherwise authorised in writing by the Responsible Authority.
- (7) The use and development must be managed to that the amenity of the area or locality, in the opinion of the Responsible Authority, is not detrimentally affected through the:
 - a) Transport of materials, goods or commodities to or from the land;
 - b) Appearance of any building or works;
 - c) Emission of noise, artificial light vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; and

FILE NO: 5/2018/39
1. A GREAT PLACE TO LIVE

ITEM NO: 9.4.3

PLANNING PERMIT APPLICATION NO. 5/2018/39 - USE AND DEVELOPMENT - FOOD AND DRINK PREMISES AND REDUCTION OF CAR PARKING (cont'd)

- d) Presence of vermin.
- (8) Noise emitted from the site must not exceed the permissible noise levels determined in accordance with the State Environment Protection Policy (Control of Noise from Commerce, Industry, and Trade) No. N-1.
- (9) The operator shall ensure that any litter or rubbish located on the site is immediately collected and disposed of in an appropriate receptacle, all to the satisfaction of the Responsible Authority.
- (10) The operator must at all times make reasonable endeavours that patrons on, or leaving the premises, do not create nuisance or annoyance to neighbours or otherwise disturb the amenity of the area.
- (11) Prior to the commencement of the use, the developer must provide a pedestrian crossing point across Hunt Street connecting the development to the Foreshore path network. These works will include any connecting footpath (concrete), pram crossing/s and signage to the satisfaction of the Responsible Authority. All works must conform to plans and specifications prepared at the expense of the applicant by a qualified Engineer, and endorsed by the Responsible Authority prior to commencement of construction. Unless otherwise agreed in writing, the Responsible Authority will only approve plan and specifications complying with Council's Infrastructure Design Manual.
- (12) Prior to the commencement of the use, all new and existing vehicle crossings as shown on the endorsed plan must be constructed and sealed to the standards of Council's Infrastructure Design Manual, and to the satisfaction of the Responsible Authority. In particular, any redundant vehicular crossing/s serving the subject land must be removed and replaced with kerb and channel, to the satisfaction of the Responsible Authority.
The final location of the crossing is to be approved by the Responsible Authority via a "Consent to Work within the Road Reserve" approval, prior to the undertaking of works.
- (13) Prior to the commencement of the use, internal customer parking, maneuvering areas and loading and unloading areas created by the proposed development and as shown on the endorsed plan are to be in accordance with Council's Infrastructure Design Manual, and any specifications approved by the Responsible Authority, and be:
- a) Constructed;
 - b) Properly formed to such levels that they can be used in accordance with the plans;
 - c) Drained;
 - d) Surfaced with an all-weather surface;
 - e) Marked to indicate each car space and all access lanes;
 - f) Clearly marked to show the direction of traffic along access lanes and driveway; and
 - g) Illuminated.

FILE NO: 5/2018/39
1. A GREAT PLACE TO LIVE

ITEM NO: 9.4.3

PLANNING PERMIT APPLICATION NO. 5/2018/39 - USE AND DEVELOPMENT - FOOD AND DRINK PREMISES AND REDUCTION OF CAR PARKING (cont'd)

Car spaces, access lanes and driveways must be kept available for these purposes at all times.

- (14) Prior to the commencement of the use, all drainage infrastructure required by the approved drainage plan must be constructed in accordance with plans and specifications approved by the Responsible Authority.
- (15) Prior to the commencement of construction on the site, the developer must provide a drainage plan which accords with the provisions of Council's Infrastructure Design Manual, and has been prepared by a suitably qualified person to the satisfaction of the Responsible Authority. In particular demonstrate that:
 - a) How the works on the land are to be drained and/or retarded;
 - b) A maximum discharge rate from the site be determined by computations to the satisfaction of the Responsible Authority; and
 - c) Stormwater drainage plans for the development incorporate measures to enhance the quality of water discharged from the site and to protect downstream infrastructure and waterways.
- (16) All loading and unloading of vehicles must at all times be undertaken within the curtilage of the subject land, unless agreed otherwise by the responsible Authority.
- (17) Vehicle access and egress from the property must take place in a forward direction at all times.
- (18) No excavation or construction material may be placed or stored outside the site area or on the adjoining road reserves, except where the materials are required in conjunction with any road or footpath construction works in such reserves that are required as part of this permit.
- (19) Care must be taken to preserve the existing infrastructure adjacent to the site. If any damage to existing infrastructure occurs as a result of this development, the affected infrastructure must be replaced, and the full cost met, by the developer, to the specification and satisfaction of the Responsible Authority.
- (20) No such contaminates will be permitted to enter the storm-water drainage system under any reasonably foreseeable circumstance.
- (21) This permit will expire if:
 - The development is not started within two (2) years from the date of this permit;
 - The development is not completed within four (4) years from the date of this permit;
 - The use is discontinued for a period of two (two) years.

The Responsible Authority may extend the periods referred to if a request is made in writing before or within 6 months after the expiry of the permit where the development has not yet started, or within 12 months where the development has commenced.

FILE NO: 5/2018/39
1. A GREAT PLACE TO LIVE

ITEM NO: 9.4.3

PLANNING PERMIT APPLICATION NO. 5/2018/39 - USE AND DEVELOPMENT - FOOD AND DRINK PREMISES AND REDUCTION OF CAR PARKING (cont'd)

Planning Notes

- (1) This permit does not authorise the commencement of any building construction works. Before any such development may commence, the applicant must apply for and obtain appropriate building approval.
- (2) Prior to works commencing on public land or roads, the applicant must obtain a permit from the relevant authority giving *Consent to Work within a Road Reserve*.
- (3) Food Act registration must be obtained prior to any activities beginning.

1. Executive Summary

Planning Permit Application 5/2018/39 was lodged with Council on 20 February for the Use and Development of the land for a Food and Drink Premises and use of the land for the sale and consumption of Liquor at 9-11 Hunt Street, Yarrawonga.

The subject site is located within a Mixed Use Zone which caters to a range of uses including Residential, Commercial and Industrial. The site is rectangular in shape measuring approximately 100 metres long by 40 metres wide and has a street frontage to Hunt Street in the north, Hume Street to the west and Witt Street to the south.

The 2017 aerial image below details the vacant subject site in context of the surrounding area.

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The Lake Mulwala foreshore is approximately 20 metres to the north, the land to the east is also within a Mixed Use Zone and occupied with dwelling, the land to the south is General Residential Zone with dwelling whilst the land to the west is Commercial 1 Zone land and contains an existing hotel and a dwelling immediately adjacent the site but beyond is Belmont Street and commercial centre of Yarrowonga.

The map below identifies the subject site and the surrounding zonings.

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2. Background and Options

Application Details:

Applicant	Tony Scalzo
Owner	Tony Scalzo
Property Address	9-11 Hunt Street, Yarrawonga
Title Details	Lot 1 on TP365653 Lot 1 on TP561768 Lot 1 on TP680297 Lot 1 on TP332508 Lot 1 on TP680126 Lot 1 on TP387739 Lot 2 on TP387739
Site Area	4,033 square metres
Application No.	5/2018/39
Zone	Mixed Use Zone
Overlays	Parking Overlay – Schedule 1
Permit Triggers	Clause 32.04-4 – Use of the land for a Food and Drink Premises exceeding 150 square metres (Mixed Use Zone) Clause 32.04-8 – Buildings and works associated with a Food and Drink Premises exceeding 150 square metres (Mixed Use Zone)

Proposal

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The buildings and works component of this application comprises a semi-permanent structure (i.e. marquee) with steel sub-frame, flooring, solid walls and linings which is to be erected over the northern portion of the site.

As shown on the above site plan, the rear half of the site is provided with 60 car parking spaces and accessways are proposed to be entirely from Hume Street.

It is noted that the applicant has provided a Venue Management Plan (VMP) as part of the application which details the purpose and offering of the venue together with engagement of local trades' people, local food supplies and employment opportunities.

The VMP also details a number of mitigating measure to ensure the amenity of adjoining residential areas are not detrimentally impacted including:

- Compliance with Environmental Protection Authority guidelines for noise including State Environment Protection Policies N-1 (Control of noise from commerce, industry and trade) and N-2 (Control of music from public premises).
- Supervision and management of patrons including discouraging patrons from lingering around the venue once the venue is closed. Notices posted on the site informing patrons to leave the venue quietly.
- Waste and recycling to be collected and stored in the designated back of house area to be collected by a private contractor. No emptying of bottle into bins would occur between 11pm and 7am with no collection to occur between 9am and 8am the following day.
- A food safety program will be prepared in accordance with the Food Act 1984.
- A venue manager will be present at all times on the premises and will be required to:
 - Monitor noise emissions.
 - Ensure all staff are trained in Responsible Service of Alcohol.
 - Ensure alcohol is being served responsible and liquor is not provided to intoxicated persons.
 - Ensure the venue closes at the allotted time.
 - Assist in supervising the departure of patrons from the venue to minimise noise disturbance.
- Training of staff and a register of Responsible Service of Alcohol Policy.
- A complaint handling process whereby the Manager or Owner will respond to the complainant within 14 days. A register of complaints will also be kept.
- Lighting of the venue including the car park.

Planning History

A review of Council's records revealed that two planning applications have previously been received for the subject site which is detailed below:

- A Planning Permit was issued by Council in 2004 for the construction of a four storey building comprising commercial at ground level and apartments at the upper levels. The permit was never acted upon and has since expired.
- Planning application 5/2017/183 sought to use and develop the site for a Place of Assembly and Food and Drink Premises but was refused by Council at their meeting on 22 November 2017.

Options Available to Council

Council has the following options:

- Issue a Notice of Decision to Grant a Permit

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- Issue a Notice of Refusal
- Defer the Decision

3. Financial Implications

In the event Council's decision is appealed to VCAT, by either the permit applicant or objectors, there will be associated costs.

4. Risk Management

Council should consider the following:

- Non-budgeted costs to Council from any appeal as noted above.
- Net community benefit (negative or positive).

5. Internal and External Consultation

Internal Consultation

The proposal was internally referred to the following:

Department	Comment
Safety & Amenity	The proposal must not impact on street parking whereby residents file complaints with Council.
Building	No comments were received however verbal discussions revealed that the eastern boundary of the structure would not comply with fire separation requirements and would therefore need to be setback 3 metres from the property boundary. This can be imposed via a permit condition.
Environmental Health	Food Act registration must be obtained prior to any activities beginning.
Engineering	The following conditions be imposed on any permit issued: <ul style="list-style-type: none"> • Prior to the commencement of the use/development, amended plans to the satisfaction of the responsible Authority must be submitted to and approved by the responsible Authority. When approves, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must generally be in accordance with the plans submitted with the application but modified to show: <ul style="list-style-type: none"> (a) Access points servicing the development catering for pedestrians, venue area, deliveries and waste collection services and the proposed car parking area, including any redundant access points to be removed, in accordance with Council's Infrastructure Design manual. • Prior to the commencement of the use, the developer must provide a pedestrian crossing point across Hunt Street connecting the development to the Foreshore path network. These works will include any connecting footpath (concrete), pram crossing/s and signage to the satisfaction of the Responsible Authority. All works must conform to plans and specifications prepared at the expense of the applicant by a qualified Engineer, and endorsed by the Responsible Authority prior to commencement of construction. Unless otherwise agreed in writing, the Responsible Authority will only approve

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	<p>plan and specifications complying with Council's Infrastructure Design manual.</p> <ul style="list-style-type: none">• Prior to the commencement of the use, all new and existing vehicle crossings as shown on the endorsed plan must be constructed and sealed to the standards of Council's Infrastructure Design Manual, and to the satisfaction of the Responsible Authority. In particular, any redundant vehicular crossing/s serving the subject land must be removed and replaced with kerb and channel, to the satisfaction of the Responsible Authority. <p>The final location of the crossing is to be approved by the Responsible Authority via a "Consent to Work within the Road Reserve" approval, prior to the undertaking of works.</p> <ul style="list-style-type: none">• Prior to the commencement of the use, internal customer parking, maneuvering areas and loading and unloading areas created by the proposed development and as shown on the endorsed plan are to be in accordance with Council's Infrastructure Design Manual, and any specifications approved by the Responsible Authority, and be:<ul style="list-style-type: none">(a) constructed;(b) properly formed to such levels that they can be used in accordance with the plans;(c) drained;(d) surfaced with an all-weather surface;(e) marked to indicate each car space and all access lanes;(f) clearly marked to show the direction of traffic along access lanes and driveway; and(g) Illuminated. <p>Car spaces, access lanes and driveways must be kept available for these purposes at all times.</p> <ul style="list-style-type: none">• Prior to the commencement of the use, all drainage infrastructure required by the approved drainage plan must be constructed in accordance with plans and specifications approved by the Responsible Authority.• Prior to the commencement of construction on the site, the developer must provide a drainage plan which accords with the provisions of Council's Infrastructure Design Manual, and has been prepared by a suitably qualified person to the satisfaction of the Responsible Authority. In particular demonstrate that:<ul style="list-style-type: none">(a) how the works on the land are to be drained and/or retarded;(b) a maximum discharge rate from the site be determined by computations to the satisfaction of the Responsible Authority; and(c) stormwater drainage plans for the development incorporate measures to enhance the quality of water discharged from
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	<p>the site and to protect downstream infrastructure and waterways.</p> <ul style="list-style-type: none"> • All loading and unloading of vehicles must at all times be undertaken within the curtilage of the subject land, unless agreed otherwise by the responsible Authority. • Vehicle access and egress from the property must take place in a forward direction at all times. • No excavation or construction material may be placed or stored outside the site area or on the adjoining road reserves, except where the materials are required in conjunction with any road or footpath construction works in such reserves that are required as part of this permit. • Care must be taken to preserve the existing infrastructure adjacent to the site. If any damage to existing infrastructure occurs as a result of this development, the affected infrastructure must be replaced, and the full cost met, by the developer, to the specification and satisfaction of the Responsible Authority. • No such contaminates will be permitted to enter the storm-water drainage system under any reasonably foreseeable circumstance.
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It is recommended to impose all conditions recommended above should a permit issue.

External Consultation

The proposal was externally referred to the following:

Authority	Comment
Goulburn Murray Water	No objection to a planning permit being issued.
Victoria Police	No comments

Notice

The proposal was notified with letters to adjoining land owners and occupiers together with three signs erected on the site, one to each street frontage, for a period of fourteen days.

A total of nineteen submissions were received with seven lodged as objections and twelve lodged as letters of support. At the conclusion of the advertising period the applicant responded to the grounds of objection, however, it should be noted that a number of submissions were received after this response.

Copies of all objections and submissions were provided to the applicant together with an opportunity to undertake a conciliation meeting which was turned down.

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A table has been prepared detail all grounds of objections, the applicant response (to the grounds raised at the time of response) together with the Planning Officer response. This table is included as Attachment 1.

6. Regional Context

Regional context is considered in the Council Plan section of this report as detailed below.

7. Council Plan Strategy

Moira Shire's current Council Plan (2017-2021) includes the strategic goal 'A Thriving Local Economy' which states as a goal to be achieved, that a region will offer year round tourism product, services and destinations.

8. Legislative / Policy Implications

The subject site is located within a Mixed Use Zone and subject to Parking Overlay – Schedule 1.

State Planning Policy Framework

The following State Planning Policy Framework provisions are relevant to this application:

Settlement Networks – Clause 11.01-1

Objective:

- To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Strategies:

- Provide for growth in population and development of facilities and services across a region or sub-region.

Urban Growth – Clause 11.02

Objective:

- To locate urban growth close to transport corridors and series and provide efficient and effective infrastructure to create benefits for sustainability while protecting primary production, major sources of raw materials and valued environmental areas.

Strategies:

- Provide for significant amounts of local employment opportunities and in some areas, provide large scale industrial or other more regional employment generators.
- Create a network of mixed-use activity centres that are high quality, well designed and create a sense of place.
- Create well planned, easy to maintain and safe streets and neighbourhood that reduce opportunities for crime, improve perceptions of safety and increase levels of community participations.

Hume – Clause 11.12

Objectives:

- To develop a more diverse regional economy while managing and enhancing key regional economic assets
- To focus growth and development to maximize the strengths of existing settlements.

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Strategies:

- Plan for a more diverse and sustainable regional economy by supporting existing economic activity and encouraging appropriate new and developing forms of industry, agriculture, tourism and alternative energy production.
- Support tourism activities, including nature-based tourism, that take advantage of environmental and cultural heritage assets and the rural environment without compromising their future.
- Support growth and development in other existing urban settlements and foster the sustainability of small rural settlements.

The map within Clause 11.12-5 – Hume Regional Growth Plan, identifies Yarrowonga as an area to support growth and lifestyle opportunities as shown below.

11.12-5 Hume Regional Growth Plan

31/03/2017
VC134



SETTLEMENT NETWORK

- Major growth location
- Medium to high growth location
- Significant change location
- Designated identified growth centre in Plan Melbourne⁽¹⁾
- Locations identified as 'Regional Cities' in a statewide context

OTHER KEY URBAN SETTLEMENTS

- Cross-border settlements
- Support growth in these urban locations, and lifestyle opportunities
- Towns and areas in the Hume Region within Melbourne's Urban Growth Boundary
- Settlements external to the region

⁽¹⁾Plan Melbourne (Chapter 6 – State of Cities) identifies Broadford, Kilmore and Seymour as peri-urban towns with potential to attract housing and population growth out of Melbourne

Noise Abatement – Clause 13.04-1

Objective:

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- To assist the control of noise effects on sensitive land uses

Strategies:

- Ensure that development is not prejudiced and community amenity is not reduced by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area.

Urban Environment – Clause 15.01

Objective:

- To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.
- To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimizing detrimental impact on neighbouring properties.
- To improve community safety and encourage neighbourhood design that makes people feel safe.

Strategies:

- Promote good urban design to make the environment more liveable and attractive.
- Ensure new development or redevelopment contributes to community and cultural life by improving safety, diversity and choice, the quality of living and working environments, accessibility and inclusiveness and environmental sustainability.
- Require development to respond to its context in terms of urban character, cultural heritage, natural features, surrounding landscapes and climate.
- The public realm, which includes main pedestrian spaces, streets, squares, parks and walkways, should be protected and enhanced.
- New development should create urban environments that enhance personal safety and property security and where people feel safe to live, work and move in at any time.
- Design of interfaces between buildings and public spaces, including the arrangement of adjoining activities, entrances, windows, and architectural detailing, should enhance the visual and social experience of the user.
- Ensure the design of buildings, public spaces and the mix of activities contribute to safety and perceptions of safety.

Commercial – Clause 17.01

Objectives:

- To encourage development which meet the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.

Strategies:

- Locate commercial facilities in existing or planned activity centres.
- Provide new convenience shopping facilities to provide for the needs of the local population in new residential areas and within, or immediately adjacent to, existing commercial centres.

Community Infrastructure – Clause 19.02

Objectives:

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- To provide fairer distribution of and access to social and cultural infrastructure.

Strategies:

- Identify and address gaps and deficiencies in social and cultural infrastructure, including additional regionally significant cultural and sporting facilities.
- Encourage the location of social and cultural infrastructure in activity centres.

Local Planning Policy Framework

Settlement – Clause 21.03

Objectives:

- To promote the orderly development of urban areas

Strategies:

- Ensure development is consistent with adopted and incorporated strategy plans and town framework plans.

Economic Development – Clause 21.06

The Tourism overview states:

The dominant role of Yarrowonga as a tourist town needs to be recognized and promoted. Tourism development needs to be enhanced in order to multiply the expenditure benefits tourism brings to the municipality.

Yarrowonga – Clause 21.07-2

Objectives:

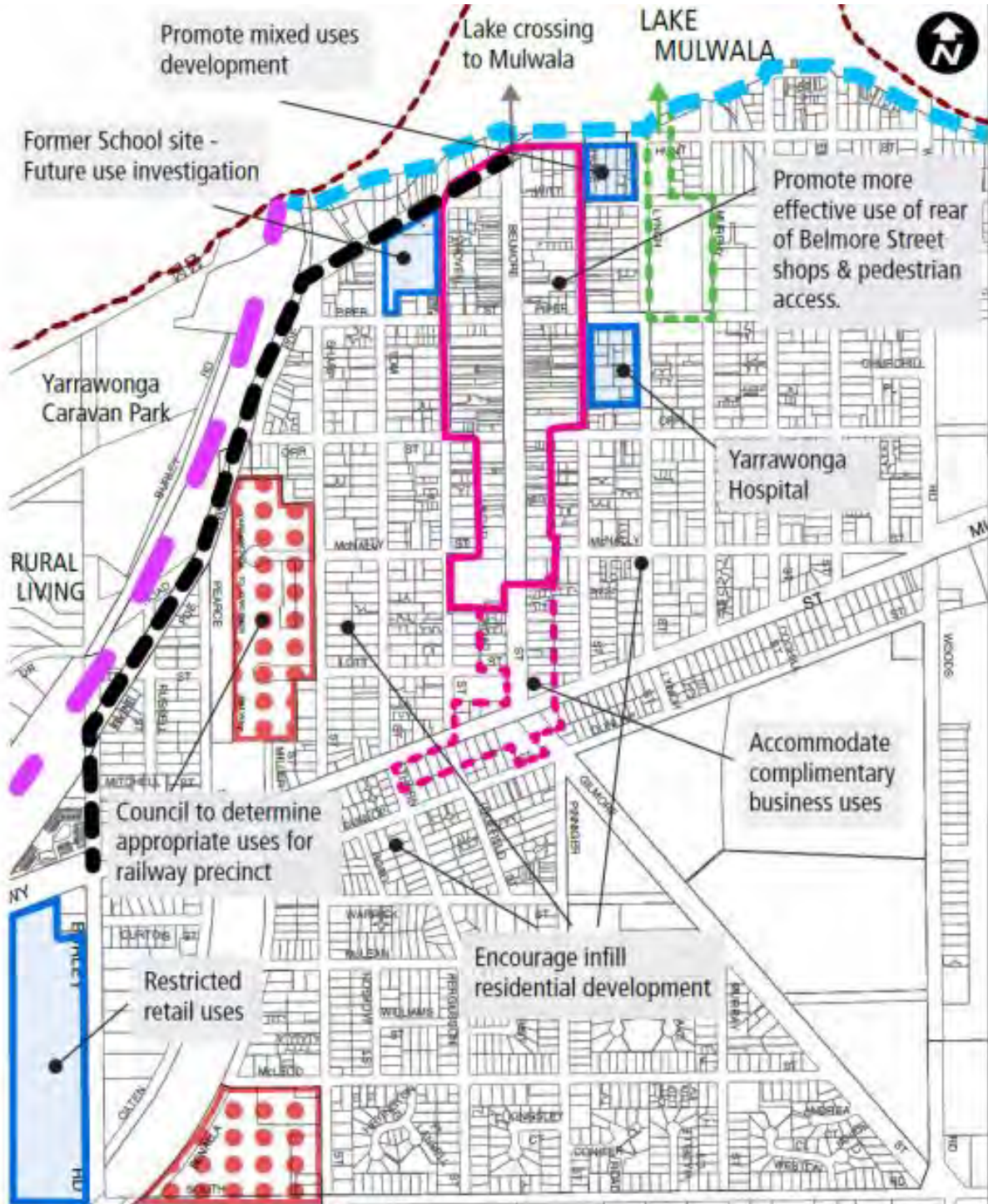
- Ensure development is generally consistent with the Yarrowonga Framework Plans and contained within the settlement boundary.
- Promote an integration of tourism, retailing and residential uses at the interface of Lake Mulwala and the Town Centre through redevelopment of land adjacent to the northern end of Belmore Street.
- Promote mixed use development with the area bounded by Hunt Street, Lynch Street, Witt Street and Hume Street.

The Yarrowonga Central Framework Plan shown in Clause 21.07-2 is detailed below.

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YARRAWONGA CENTRAL FRAMEWORK PLAN

- | | | | |
|---|---|---|--|
|  | Yarrowonga Activity Centre - Encourage retail consolidation |  | Integrate Kennedy Park with Lake Mulwala |
|  | Yarrowonga Main Irrigation Channel |  | Bypass of Belmore Street associated with new interstate crossing |
|  | Industrial 3 Zone - promote uses that have limited off-site amenity impacts |  | Protect Lake Mulwala and foreshore |

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Zone

Mixed Use Zone

The subject site is located within a Mixed Use Zone

- *To implement the State and Local Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.*
- *To provide for housing at higher densities.*
- *To encourage development that responds to the existing or preferred neighbourhood character of the area.*
- *To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.*

Pursuant to Clauses 32.04-2 and Clause 32.04-7, a planning permit is required to use and develop the site for a Food and Drink Premises exceeding 150 square metres.

The proposal is considered to comply with the purpose of the Mixed Use Zone as it would provide and contribute to a range of uses within the zone and area, complementing the neighbour character of the area. It is also noted that the proposed use is much less invasive than others that are permitted within the zone which includes Warehouse and Industry.

Overlays

Parking Overlay – Schedule 1

The site is subject to Parking Overlay which has a purpose to:

- *To implement the State and Local Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To facilitate an appropriate provision of car parking spaces in an area.*
- *To identify areas and uses where local car parking rates apply.*
- *To identify areas where financial contributions are to be made for the provision of shared car parking.*

The provisions of the Car Parking Overlay operate in conjunction with the Car Parking provisions at Clause 52.06 with the overlay varying the State-wide car parking requirements for some uses.

As Table 1 within Car Parking Overlay – Schedule 1 doesn't vary the car parking rate for a Food and Drink Premises, this overlay is not applicable and the provisions of Clause 52.06 are to be used.

It is noted within Clause 4.0 to Schedule 1 of the Parking Overlay that Council can impose a payment-in-lieu for each car parking space not provided on the site. The payment for each reduced car parking space was set at \$8,061 when introduced into the scheme (via Amendment C56 – 23 May 2013) which will rise each year in accordance with the *Construction Industries Producer Price Index – General Construction Industry*.

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Particular Provisions

Car Parking - Clause 52.06

The purpose of the Car Parking provisions is as follows:

- *To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enable easy and efficient use.*

Clause 52.06-1 notes that a new use must not commence until the required car parking spaces have been provided on the land.

The table at Clause 52.06-5 notes that a Food and Drink Premises requires 4 car parking spaces to each 100 square metres of leasable floor area.

In this application, a total of 60 car parking spaces are provided for the 2,011.7 square metres of leasable floor area (considered the seating & shaded area detailed on the site) which is a shortfall of 20 car parking spaces (2,011.7 / 100 x 4).

Under these provisions, a reduction of car parking could be required however, given the location of the proposal adjacent the foreshore and the parking demand in peak tourist times, it is deemed appropriate that the proposal accommodate the required car parking on site.

Given the difficulty in providing additional car parking on the site it is recommended to impose a condition reducing the leasable floor area of activity area to be 1,500 square metres resulting in the 60 car parking spaces provided being compliant with the car parking provisions of Clause 52.06.

If this condition is imposed, a reduction in parking is no longer a permit trigger and should not be included in any planning permit preamble.

Licensed Premises – Clause 52.27

The purposes of the Licensed Premises provisions are as follows:

- *To ensure that licensed premises are situated in appropriate locations.*
- *To ensure that the impact of the licensed premises on the amenity of the surrounding area is considered.*

Pursuant to Clause 52.27, a permit is required to use land to sell or consume liquor. Before deciding on an application, the responsible authority must consider:

- *The impact of the sale or consumption of liquor permitted by the liquor license on the amenity of the surrounding area.*

It is not considered that the sale or consumption of liquor on the subject site would have a detrimental impact on the amenity of the surrounding area. As part of the assessment

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process, the application was referred to both Council Safety and Amenity Department and Victoria Police in Yarrawonga, both of whom did not raise any issues or concerns.

It should be noted that the application proposes a Food and Drink Premises as opposed to a Hotel or Tavern and there will be a focus on food and other beverages, as opposed to purely the consumption of liquor. It is considered that patrons at Food and Drink Premises are much less likely to binge drink or drink to excess.

Furthermore, should a permit be issued, the Victorian Commission for Gambling and Liquor Regulation will impose requirements as they see fit which could potentially include security guards. Regardless, staff will need to undertake the Responsible Service of Alcohol training course and it is recommended that the Venue Management Plan be endorsed as it outlines measures staff will undertake to minimise amenity impact to the surrounding area.

- *The impact of the hours of operation on the amenity of the surrounding area.*

The application proposes to allow the sale and consumption of liquor as follows:

Monday:	Closed
Tuesday:	Closed
Wednesday:	5pm – 10pm
Thursday:	5pm – 10pm
Friday:	12pm – 11pm
Saturday:	12pm – 11pm
Sunday:	12pm – 10pm
Public Holiday or Public Holiday eve	12pm – 11pm

These hours of operations are considered to be generally consistent with other Food and Drink Premises (including restaurants and cafes) within Yarrawonga. The hours of operation of all venues within 450 metres that have a 'Restaurant & Café' License has been undertaken and detailed in the table below.

Venue	Type of License	License No.	Hours of operation
Lake Café & Deck	Restaurant & Cafe	32324604	ANZAC Day: 12 noon and 4pm Any other day: Between 9am and 4pm
Lussino's	Restaurant & Cafe	32230790	Sunday: Between 10am and 11pm Good Friday & ANZAC Day: Between 12 noon and 11pm On any other day: Between 7am and 1am the following morning.
The Naked Tree	Restaurant & Cafe	32220410	Sunday: Between 10am and 11pm Good Friday and ANZAC Day: Between 12 noon and 11pm On any other day: Between 7am and 1am the following morning.
Souleiado	Restaurant & Cafe	32318263	Sunday: Between 10am and 11pm Good Friday and ANZAC Day: Between 12 noon and 11pm On any other day: Between 7am and 11pm.
Belles Cafe	Restaurant & Cafe	32342979	Sunday: Between 10am and 11pm Good Friday and ANZAC Day: Between 12 noon and 11pm On any other day: Between 7am and 11pm.

The proposed 12pm – 11pm hours for the sale and consumption of liquor proposed is significantly less than the venues detailed above and the hours of operation would not have a detrimental impact on the amenity of the area.

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It is noted that whilst the venue closes at 11pm, it is unlikely that the venue would be operating at capacity until this time resulting in all patrons leaving the site at any one time. It is more likely that patrons will gradually leave the site once meals have been consumed, similar to other food outlets.

- *The impact of the number of patrons on the amenity of the surrounding area.*

The application proposes a maximum capacity of 600 hundred patrons on the 2,011 square meter area. As detailed earlier within this report, it is recommended that a condition be imposed on any permit issued that the total area be reduced to 1,500 square metres to comply with the car parking requirements for a food and drink premises.

A total of 600 patrons within the 1,500 square metres complies with the building regulations and would not have a detrimental impact on the amenity of the area noting the site is within a Mixed Use Zone, adjacent the Lake Mulwala Foreshore and the Belmore Street Activity Centre.

As noted within the Venue Management Plan, mitigating measures are proposed to ensure patrons leaving the site would not impact on the amenity of the surrounding area including the on-premises signs and staff/security monitoring patrons once they leave.

- *The cumulative impact of any existing licensed premises and the proposed licensed premises on the amenity of the surrounding area.*

Practice Note 61 was released by the Department of Planning and Community Development (subsequently renamed Department of Environment, Land, Water and Planning) was released in March 2011 and relates to the assessment of cumulative impacts (both positive and negative) of licensed premises. The guidelines within this document are to identify and address the extent to which a licensed premises is likely to contribute to a cumulative impact within an area. The guidelines should be used for all application for new or expanded licensed premises that:

1. Will be licensed and open after 11pm; and
2. In an area where there is a cluster of licensed premises

As the application does not propose to operate after 11pm, it is considered that the proposal would not have a cumulative impact (either positive or negative) on the amenity of the surrounding area.

9. Environmental Impact

The application proposes to utilize a currently vacant lot opposite the Lake Mulwala foreshore and whilst it is in close proximity, it is not considered that the proposal would impact on the lake and a condition could be imposed on any permit issued requiring the site to be kept in a neat and tidy manner which would prevent rubbish or other waste from impacting the foreshore.

10. Conflict of Interest Considerations

There are no Council officer conflicts of interest associated with this proposal and report.

11. Conclusion

The application has been assessed against the relevant provisions of the Moira Planning Scheme and the proposed Food and Drink Premises would activate the Lake Mulwala

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Foreshore, providing passive surveillance and security to the area whilst reinforcing Yarrawonga as a tourist destination.

The proposal would activate a currently underutilised site and cater to both tourist and resident's alike, offering greater diversity in dining options within Yarrawonga whilst also contributing to the vitality and safety of the Lake Mulwala foreshore.

It is concluded that the proposal meets the requirement of the Moira Planning Scheme and as such, should be supported, subject to the conditions included within this report.

Attachments

- 1 Submission Table

FILE NO: 5/2018/39
1. A GREAT PLACE TO LIVE

ITEM NO: 9.4.3

PLANNING PERMIT APPLICATION NO. 5/2018/39 - USE AND DEVELOPMENT - FOOD AND DRINK PREMISES AND REDUCTION OF CAR PARKING (cont'd)

ATTACHMENT No [1] - Submission Table

Grounds of Objection	Applicants Response	Council Officer Response
<p>1. Commercial competition and impacts on existing food and drink premises with Yarrawonga</p>	<p>It is not the role of planning and planning law to regulate competition, and as such, these objections have no relevance on the decision to grant a planning permit. However, in saying that, the intended offering is designed to provide a unique experience and therefore rather than be in competition to existing food and beverage businesses it will compliment these offerings and help enhance the social and economic impact of the area.</p>	<p>It is a long established principle of planning law that it is not the role of planning to regulate competition. This principle was established by the High Court of Australia in <i>Kentucky Fried Chicken Pty Ltd v Grimaldis and Anor</i> which held that because the profitability of individual existing businesses is threatened by the new competition, it is not a relevant town planning consideration. This application is being considered similar to any other Food and Drink Premises.</p>
<p>2. Similar application to the one previous refused</p>	<p>This objection was received after the applicant responded to objections.</p>	<p>Council must consider all planning applications submitted. It is also noted that whilst the proposal may be similar, it is fundamentally different to the previous application. The 2017 application proposed a seasonal venue which was generally open from late December through to late January and some weekends throughout the year whilst this application proposes to be open Wednesday – Sunday each week. Following the previous refusal, the application is significantly different and the Planning Officers believe it addresses the previous grounds of refusal as detailed below:</p> <ul style="list-style-type: none"> <i>The proposal will have a detrimental impact on the amenity of the area, particularly with respect to noise, odour, car parking and traffic management.</i> <p>As detailed within this report, it considered that the proposal must comply with the relevant requirements of their liquor license including provision of security measures deemed necessary from VCGLR together with noise controls governed by the EPA.</p> <p>To ensure sufficient car parking has been provided, a condition of any permit issued will require an amended plan reducing the activity area to be reduced from 2,000 square meters down to 1,500 square meters which will ensure traffic management and car parking would not have a detrimental impact on the adjoining area.</p> <ul style="list-style-type: none"> <i>The proposal is not in keeping with its surrounds with respect to the transient and temporary nature of the proposed use and development.</i> <p>As detailed within this report, the proposed built form and infrastructure works for this proposal are approximately \$150,000 and, from a planning perspective, considered permanent. Unlike the previous application, the Food and Drink premises is proposed to be operated year round and have a positive Urban Design outcome for the area.</p> <p>This is not a relevant planning consideration. The application has been lodged and Council must consider if the use and development is appropriate being cognisant of the provisions contained within the Moira Planning Scheme.</p> <p>If a planning permit is issued, this will allow the ongoing use of the site for a Food and Drink Premises however an expiry condition will be impose</p>
<p>3. Permanent v transient business e.g. food trucks. The proposal is not investing any money into infrastructure and it is unclear when the venue will operate</p>	<p>Any right to occupy the land will be under a commercial lease, no different to any other business that operates in the area. The intention is to create a venue that will operate for 10+ years and be a huge source of local employment and enjoyment.</p> <p>The food will be prepared by the venue in the commercial kitchen. There will be no outside food vans or food trucks brought in.</p>	<p>To ensure sufficient car parking has been provided, a condition of any permit issued will require an amended plan reducing the activity area to be reduced from 2,000 square meters down to 1,500 square meters which will ensure traffic management and car parking would not have a detrimental impact on the adjoining area.</p> <ul style="list-style-type: none"> <i>The proposal is not in keeping with its surrounds with respect to the transient and temporary nature of the proposed use and development.</i> <p>As detailed within this report, the proposed built form and infrastructure works for this proposal are approximately \$150,000 and, from a planning perspective, considered permanent. Unlike the previous application, the Food and Drink premises is proposed to be operated year round and have a positive Urban Design outcome for the area.</p> <p>This is not a relevant planning consideration. The application has been lodged and Council must consider if the use and development is appropriate being cognisant of the provisions contained within the Moira Planning Scheme.</p> <p>If a planning permit is issued, this will allow the ongoing use of the site for a Food and Drink Premises however an expiry condition will be impose</p>

FILE NO: 5/2018/39
1. A GREAT PLACE TO LIVE

ITEM NO: 9.4.3

PLANNING PERMIT APPLICATION NO. 5/2018/39 - USE AND DEVELOPMENT - FOOD AND DRINK PREMISES AND REDUCTION OF CAR PARKING (cont'd)

ATTACHMENT No [1] - Submission Table

<p>stating if the use is not commenced, or the use stops for a permit of two years, the permit will expire and a new application must be made to Council.</p>	<p>As the landowner I do not wish to have a permanent footprint on the site in order to ensure that the site can still be developed in the future.</p> <p>As such, there is no 'built' component but rather it is proposed that only semi-permanent structures be installed/built, giving the look and feel of a bricks and mortar premises, but with the flexibility to return the block back to a blank canvas for developers. Mains electricity and plumbing will be used wherever possible and a HOCKER clear-span marquee structure will be installed, complete with steel sub-frame, flooring, solid walls, linings, lighting and more.</p> <p>The capital investment into the site is estimated to cost in excess of \$150,000 and will not only help enhance what is already an attractive tourist destination but be a drawcard for the region.</p> <p>This objection was received after the applicant responded to objections.</p>	<p>4. Details of the applicant and whether this is the owner of the land or a third party</p> <p>5. The proposal is located in a highly residential area</p>	<p>Whilst not a relevant planning consideration, the permit applicant is the registered owner as detailed on the title.</p> <p>The site is located within a Mixed Use Zone which, as detailed within this report, aims to provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.</p> <p>The subject site is immediately adjacent a Commercial 1 Zone containing the Yarrawonga Activity Centre and the Lake Mulwala foreshore to the north.</p>	<p>Furthermore, the only interface to the Residential Zone is to the south for approximately 40m and it should be noted that this interface is the proposed car parking area with no crossovers in this location.</p> <p>If a Planning Permit was to be issued, the applicant would still require further approval from the Victorian Commission of Gambling and Liquor Regulation (VCGLR) to sell and consume alcohol on the site.</p> <p>As part of this assessment and approval process from VCGLR, they may impose security measures they consider appropriate which is standard practice throughout Victoria and something every venue seeking to sell liquor must undertake.</p> <p>It is considered inappropriate for Council to impose measures, pre-empting VCGLR and potentially requiring stricter requirements than what is required for similar businesses.</p> <p>The owner will need to operate within the confines of any Liquor License issued by VCGLR including any safety and security measures.</p> <p>It is also considered that the activation of this currently vacant block would have a positive safety outcome on the public realm and the Lake Mulwala foreshore. The provision of a Food and Drink Premises in this location</p> <p>Noise arising from the Food and Drink Premises would be governed by the Environmental Protection Authority. The proposal would need to be compliant with State Environment Protection Policy No. 2 which specifies acceptable noise levels for these types of uses.</p> <p>Furthermore, it is noted that the site is located within a Mixed Use Zone and adjacent to the Commercial centre of Yarrawonga with the proposed</p>	<p>6. Safety issues regarding total number of patrons together with lack of closed-circuit television and security. Potentially anti-social behaviour of patrons.</p>	<p>The VCGLR will place controls on any licence issues as they see fit and is required. This is the same for all licensed premises in the area and in the State of Victoria. The venue will adhere to any and all conditions implied and manage the venue in accordance with the obligations under the Liquor Control Reform Act 1998.</p>	<p>All noise emitted from the venue will comply with any limits, standards or rules prescribed thereto or imposed by, in or under the State Environment Policy made pursuant to the Environmental Protection Act 1970.</p> <p>In addition any speakers will be faced towards the lake (i.e. away from residential properties)</p>	<p>7. Noise impacting on the lifestyle of adjoining residents, including any music.</p>
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FILE NO: 5/2018/39
1. A GREAT PLACE TO LIVE

ITEM NO: 9.4.3

PLANNING PERMIT APPLICATION NO. 5/2018/39 - USE AND DEVELOPMENT - FOOD AND DRINK PREMISES AND REDUCTION OF CAR PARKING (cont'd)

ATTACHMENT No [1] - Submission Table

			<p>activities (not including the car parking) being at least 70m from a General Residential Zone (not including roads).</p> <p>It is considered the level of amenity for this area is lower than those in a fully residential setting and the proposal would not have a detrimental impact on this level of amenity. It is proposed to impose a condition on any permit issued requiring the proposal to not detrimentally impact on the amenity of the neighbourhood.</p> <p>In relation to Planning, there is no difference in this application to a 'bricks and mortar' application noting a permit is required for both the land use and the proposed buildings and works – both triggers which have been considered.</p> <p>It is noted that this grounds of objection was from someone representing a close by Hotel which may have different requirements from VCGLR noting they have a General License.</p> <p>The proposed big screen television is orientated to face inwards and would impact on the surrounding area. The view from adjoining dwellings would be obscured by the marquee structure which is proposed to have walls, together with facilities inside the venue (amenities, tables, chairs, serving area, kitchen, and patrons).</p> <p>The amenities of the site are not considered under the planning application as there are no requirements under the Moira Planning Scheme.</p> <p>These matters are required prior to a Certificate of Occupancy Permit being issued and if sufficient amenities are not provided, the Building Surveyor can reduce the number of patrons allowed on the site.</p> <p>It is considered that there is sufficient space for the applicant to provide for facilities under the Building Regulations without have a detrimental impact on the surrounding owners or occupiers.</p> <p>As detailed within this report, a condition of permit can ensure the proposal provide adequate parking as required under the Moira Planning Scheme and would therefore not have a detrimental impact on on-street parking within the vicinity.</p> <p>Furthermore, it is noted that the application was referred to Council Engineering Department who have requested conditions relating to access. It is considered that the proposal accordance with the relevant requirements (subject to conditions) and would not have a detrimental impact on vehicle movements or on-street parking.</p> <p>Emergency exits are not a planning consideration but the proposal would need to provide sufficient exits under the Building Regulations. It is considered that this would occur prior to the Certificate of Occupancy being issued and not a relevant consideration under the planning application.</p> <p>The hours of operation were included in the application information as detailed within this report.</p> <p>If approved, the site would need to provide the required number of car parking spaces determined under the Moira Planning Scheme which would therefore not have an impact on on-street parking.</p>
		<p>The VCGLR will place controls on any licence issues as they see fit and is required. This is the same for all licensed premises in the area and in the State of Victoria. The venue will adhere to any and all conditions implied and manage the venue in accordance with the obligations under the Liquor Control Reform Act 1996.</p>	
8.	A differing level of behaviour expectations for an outdoor type venue when compared to a 'bricks and mortar' venue		
9.	The proposed big screen television and other lighting may emit light that would impact on residential areas	This will not have any impact on any residential properties, either by the light or noise emitted.	
10.	Lack of facilities including toilets and baby-change facilities	This objection was received after the applicant responded to objections.	
11.	Traffic impacts and the loss of on-street car parking	The number of car parking spaces proposed on the site meets the requirements of the Moira Planning Scheme. It is important to note that currently the land is not available for parking, so in reality these are additional car spots that have been created.	
12.	Lack of entry and exists in case of an emergency	Emergency vehicles will have access to the site and in the case of an emergency, managers will follow the venues Emergency Management Plan.	
13.	There are no details of the hours of operation	This objection was received after the applicant responded to objections.	
14.	The proposal would have a negative impact on Council facilities	This objection was received after the applicant responded to objections.	

FILE NO: 5/2018/39
1. A GREAT PLACE TO LIVE

ITEM NO: 9.4.3

PLANNING PERMIT APPLICATION NO. 5/2018/39 - USE AND DEVELOPMENT - FOOD AND DRINK PREMISES AND REDUCTION OF CAR PARKING (cont'd)

ATTACHMENT No [1] - Submission Table

<p>The proposal would also need to provide sufficient amenities on the site under the relevant Building Regulations. Given the substantive area afforded for the proposed 600 patrons, there is sufficient space to accommodate the required amenities and would therefore not impact on the application as proposed.</p>			
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FILE NO: F17/235
4. A WELL RUN COUNCIL

ITEM NO: 10.1

ACTION OFFICERS' LIST

RECOMMENDATION

That Council receive and note the Action Officers' List.

Meeting: 13 December 2017

Subject – Urgent General Business

MOTION

That Moira Shire work with the National Heavy Vehicle Regulator (NHVR) and Vic Roads to open up more of our local road network to B Double trucks for local low volume traffic particularly in the dry land cropping areas .

Activity

A Tele conference meeting was held with NHVR Officers on the 20th March. They have suggested a route pre-approval scheme that could run on a seasonal basis and limited to the type of freight being transported such as grain and stock. Council officers have assessed the details provided by the NHVR and have provided Councillors with a briefing note and a briefing on the suggested scheme. Meeting to be arranged with local transport industry to discuss proposal.

(CARRIED)

Meeting: 25 October 2017

Subject – Rural roadside signage

MOTION

1. That the Moira Shire recognizes the difficulties small local business face in promoting their business activity due to the planning constraints of State Government Planning Legislation in relation to signage fronting roadsides
2. That Moira Shire work with the local business owners operating in smaller townships and those operating rural style cottage and boutique businesses to:
 - formulate a desired solution to the problem
 - Work with the local small business operators to seek a deputation to the Victorian State Government Minister for Planning to alert him to the signage issues and seek amendment to the Planning Legislation and/or regulations to rectify the problem.

(CARRIED)

COMPLETED

The Economic Development department has prepared a draft Signage Strategy for those "Agribusiness" and "Tourism" business that don't currently meet the "Victoria" Signage Guidelines. This document is currently being circulated internally for comment and will be progressively rolled out with participating businesses.

FILE NO: F17/235 4. A WELL RUN COUNCIL	ITEM NO: 10.1
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ACTION OFFICERS' LIST (cont'd)**Meeting:** 23 May 2018**Subject:** General Business**MOTION**

That Council liaise with Vicroads to provide safety treatment to the intersection of the Barmah- Shepparton Road and Katie Walsh's Bridge Road and also the Barmah - Shepparton Road and Murray Valley Highway South of Nathalia including rejuvenation of rumble strips and more pronounced signage at both intersections.

(CARRIED)

COMPLETED

The matters were raised at the Traffic Liaison Committee meeting held on Thursday 7 June 2018. The action is now with Vicroads.

Attachments

Nil

FILE NO: F18/0716
1. A GREAT PLACE TO LIVE

ITEM NO: 11.1

**FEASIBILITY STUDY ON THE HEALTHCARE INDUSTRY IN MOIRA SHIRE
COUNCIL**

TAKE NOTICE that at the Council Meeting to be held on 25 July 2018, it is my intention to move the following motion:

That Moira Council investigates the feasibility of supporting Moira Healthcare Alliance and PALS (Providing All Living Supports) to sustain and build on their operations in our shire, thus maintaining quality local employment, offering training opportunities for job pathways and confidence in our third largest industry, health.

Marie K. Martin

Cr Marie Martin

Date: 16 July 2018

FILE NO: VARIOUS

ITEM NO: 14

URGENT GENERAL BUSINESS**Clause 60 of Council's "Meeting Procedures Local Law 2017 states:****60. Urgent general business**

- 1) Councillors must provide an outline of the matters to be considered before Council can accept the motion to consider urgent business. The outline must demonstrate how the matter meets the criteria for urgent business.
- 2) Urgent business can only be admitted by resolution of Council
- 3) Urgent business must not be admitted as urgent business unless
 - a) It relates to or arises out of a matter which has arisen since distribution of the agenda
 - b) Is manifestly urgent
 - c) Is material to the function of Council
 - d) Requires an urgent council resolution
 - e) Is otherwise determined by the CEO.
- 4) Only the mover of an urgency motion may speak to the motion before it is put.

FILE NO: VARIOUS

ITEM NO: 15

QUESTIONS FROM THE PUBLIC GALLERY

Clause 61 of Council's "Meeting Procedures Local Law 2017 states:

61. Question Time

The Council will hold a Public Question Time of up to 30 minutes duration at each Ordinary Meeting, to enable members of the public to receive answers to questions previously submitted for consideration, and if the submitted questions are dealt with in less than the 30 minute period, the Chair can invite questions from the floor.

- 1) At every ordinary meeting of the Council a maximum of 30 minutes may be allocated to enable members of the public to submit questions to Council.
- 2) The time allocated may be extended by unanimous resolution of Council.
- 3) Sub-clause (1) does not apply during any period when the Council has resolved to close a meeting in respect of a matter under section 89(2) of the Act.
- 4) To assist the accurate recording of minutes and addressing any questions that may require written response or follow up, the Chief Executive Officer may require questions to be submitted in writing.
- 5) No person may submit more than two (2) questions at any one (1) meeting.
- 6) The Chairperson or member of Council staff nominated by the Chairperson may read a question to those present.
- 7) No question must be so read unless:
 - a) the person asking the same is in the gallery at the time it is due to be read; and
 - b) the person asking the question reads the same when called upon by the Chairperson to do so.
 - c) A question may be disallowed by the Chairperson if it:
 - d) relates to a matter outside the duties, functions and powers of Council;
 - e) is defamatory, indecent, abusive, offensive, irrelevant, trivial or objectionable in language or substance;
 - f) deals with a subject matter already answered;
 - g) is aimed at embarrassing a Councillor or a member of Council staff;
 - h) relates to personnel matters;
 - i) relates to the personal hardship of any resident or ratepayer;
 - j) relates to industrial matters;
 - k) relates to contractual matters;
 - l) relates to proposed developments;
 - m) relates to legal advice;
 - n) relates to matters affecting the security of Council property; or
 - o) relates to any other matter which Council considers would prejudice Council or any person.
- 8) The Chairperson may request a Councillor or member of Council staff to respond, if possible, to the question.
- 9) Councillor or member of Council staff may require a question to be put on notice until the next Ordinary meeting, at which time the question must be answered, or elect to submit a written answer to the person asking the question.
- 10) A Councillor or member of Council staff may advise Council that it is his or her opinion that the reply to a question should be given in a meeting closed to members of the public. The Councillor or member of Council staff must state briefly the reason why the reply should be so given and, unless Council resolves to the contrary, the reply to such question must be so given.

FILE NO: VARIOUS

ITEM NO: 16

MEETING ADJOURNMENT

RECOMMENDATION

That the meeting be adjourned for 10 minutes.

RECOMMENDATION

That the meeting be resumed.

RECOMMENDATION

That pursuant to Sections 89(2) (A) of the Local Government Act, 1989, this meeting of Council be closed to members of the public in order for Council to discuss personnel and contractual matters which the Council considers would prejudice the Council or any person.

RECOMMENDATION

That pursuant to Section 89(2) of the Local Government Act 1989, Council resolve to continue in open session.

RECOMMENDATION

That the recommendations of the "Closed" Meeting of Council be adopted and the award of tenders disclosed in the open minutes.